

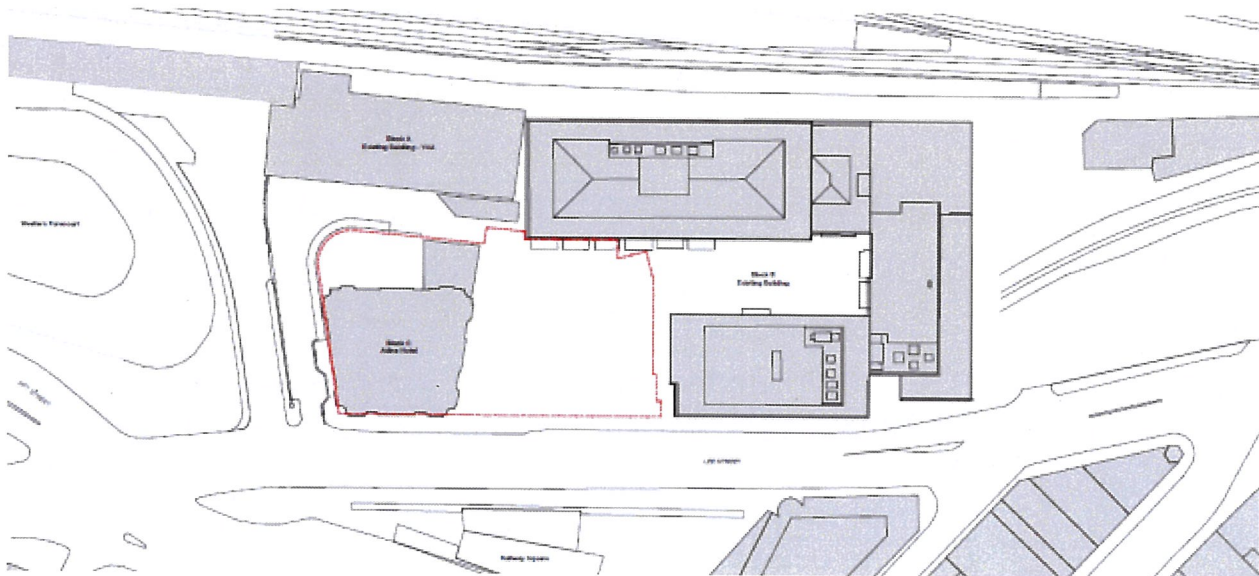


NSW Police Force

13<sup>th</sup> February 2023

ATT: Tom Piovesan  
Department of Planning and Environment

**REGARDING:** Response to Submissions for proposed mixed use tower with office, hotel and retail spaces and the revitalisation of Henry Deane Plaza, located at 2 & 8A Lee Street, Haymarket.



(Image source: Urbis Final CPTED Assessment)

**Crime Prevention Unit**

192 Day Street, Sydney, NSW, 2000

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## Introduction

This document is in relation to the proposed mixed use tower with office, hotel and retail spaces and the revitalisation of Henry Deane Plaza, located at 2 & 8A Lee Street, Haymarket.

In April 2001 the NSW Minister for Planning introduced Crime Prevention Guidelines to Section 79C of the Environmental Planning and Assessment Act, 1979. These guidelines require consent authorities to ensure that development provides safety and security to users and the community. 'If a development presents a crime risk, the guidelines can be used to justify modification of the development to minimize crime risk, or, refusal of the development on the grounds that crime risk cannot be appropriately minimised'.

## Crime Prevention Through Environmental Design (CPTED)

Crime Prevention Through Environmental Design (CPTED) is a crime prevention strategy that focuses on the planning, design and structure of cities and neighbourhoods. It reduces opportunities for crime by using design and place management principles that reduce the likelihood of essential crime ingredients from intersecting in time and space.

Predatory offenders often make cost-benefit assessments of potential victims and locations before committing crime. CPTED aims to create the reality (or perception) that the costs of committing crime are greater than the likely benefits. This is achieved by creating environmental and social conditions that:

- Maximize risk to offenders (increasing the likelihood of detection, challenge and apprehension).
- Maximise the effort required to commit crime (increasing the time, energy and resources required to commit crime)
- Minimise the actual and perceived benefits of crime (removing, minimising or concealing crime attractors and rewards) and
- Minimise excuse making opportunities (removing conditions that encourage/facilitate rationalization of inappropriate behaviour).

CPTED employs four key strategies. These are surveillance, access control, territorial re-enforcement and space/activity management.

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### Site Description (as described in the Final CPTED Assessment)

The site is located at 2 & 8A Lee Street, Haymarket and is legally described as Lot 30 in Deposited Plan 880518 and Lot 13 in Deposited Plan 1062447. The land that comprises the site under the Proponent's control (either wholly or limited in either height or depth) comprises a total area of approximately 4,159sqm.

The site is located within the City of Sydney Local Government Area (LGA), 1.5km south of the Sydney CBD and 6.9km north-east of the Sydney International Airport.

The site currently contains the following existing development:

- Adina Hotel building: the north-western lot within the Western Gateway sub-precinct accommodates a heritage-listed building which was originally developed as the Parcels Post Office building. The building has been adaptively re-used and is currently occupied by the Adina Hotel Sydney Central. The eight storey building provides 98 short-stay visitor apartments and studio rooms with ancillary facilities including a swimming pool and outdoor seating at the rear of the site.
- 
- Henry Deane Plaza: the central lot within the Western Gateway sub-precinct adjoins Lot 30 to the south. It accommodates 22 specialty food and beverage, convenience retail and commercial service tenancies. The lot also includes publicly accessible space which is used for pop-up events and a pedestrian thoroughfare from Central Station via the Devonshire Street Tunnel. At the entrance to Devonshire Street Tunnel is a large public sculpture and a glazed structure covers the walkway leading into Railway Square. This area forms part of the busy pedestrian connection from Central Station to Railway Square and on to George and Pitt Streets, and pedestrian subways.

The site is listed as an item of local significance under Schedule 5 of the Sydney Local Environmental Plan 2012 'Former Parcels Post Office including retaining wall, early lamp post and building interior'.

The site is also included within the Central Railway Station State heritage listing. This is listed on the State Heritage Register 'Sydney Terminal and Central Railway Station Group', Item SHR 01255, and in Schedule 5 of the Sydney Local Environmental Plan 2012 'Central Railway Station group including buildings, station yard, viaducts and building interiors'.

The site is not listed independently on the State Heritage Register. There are an array of built forms that constitute Central Station, with the Main Terminal Building (particularly the western frontage) and associated clocktower being key components in the visual setting of the Parcel Post building.

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## Surveillance

Crime Prevention Through Environmental Design (CPTED) treatments should be considered for the development in order to reduce opportunities for crime.

- *Natural*
- *Organised (low)*
- *Technical/Mechanical (low)*
- *Technical/Mechanical (high)*

*Natural surveillance* is achieved when normal space users can see and be seen by others. This highlights the importance of building layout, orientation and location; the strategic use of design; landscaping and lighting. *Natural surveillance* is a by-product of well-planned, well-designed and well-used space. *Technical/mechanical Surveillance* is achieved through mechanical/electronic measures such as CCTV, help points and mirrored building panels.

*Technical/mechanical surveillance* is commonly used as a 'patch' to supervise isolated, higher risk locations. *Formal (or Organised) Surveillance* is achieved through the tactical positioning of guardians. An example would be the use of on-site supervisors at higher risk locations.

## Lighting

There is a proven correlation between poor lighting, fear of crime, the avoidance of public places and crime opportunity (Painter, 1997). Good lighting can assist in increasing the usage of an area. There is no information with the plans, which were reviewed to indicate the lighting proposals for the development.

### *General Comments in Design for Lighting*

- Lighting should be designed to the Australian and New Zealand Lighting Standards.
- Australia and New Zealand Lighting Standard 1158.1 – Pedestrian, requires lighting engineers and designers to consider crime risk and fear when selecting lamps and lighting levels.

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## Territorial Re-enforcement

Criminals rarely commit crime in areas where the risk of detection and challenge are high. People who have guardianship or ownership of areas are more likely to provide effective supervision and to intervene in crime than passing strangers. Effective guardians are often ordinary people who are spatially 'connected' to a place and feel an association with, or responsibility for it. *Territorial Re-enforcement* uses actual and symbolic boundary markers, spatial legibility and environmental cues to 'connect' people with space, to encourage communal responsibility for public areas and facilities, and to communicate to people where they should/not be and what activities are appropriate.

## Space/Activity Management

Space/Activity management strategies are an important way to develop and maintain *natural* community control. Space management involves the formal supervision, control and care of the development. All space, even well planned and well-designed areas need to be effectively used and maintained to maximize community safety. Places that are infrequently used are commonly abused. There is a high correlation between urban decay, fear of crime and avoidance behaviour.

## Access Control

Access control treatments restrict, channel and encourage people and vehicles into, out of and around the development. Wayfinding, desire-lines and formal/informal routes are important crime prevention considerations.

Access control is used to increase the time and effort required to commit crime and to increase the risk to criminals. *Natural access control* includes the tactical use of landforms and waterways features, design measures including building configuration; formal and informal pathways, landscaping, fencing and gardens. *Technical/Mechanical access control* includes the employment of security hardware, and *Formal (or Organised) access control* includes on-site guardians such as employed security officers.

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## Policing Issues

- *Policing Generally*

In the event of an incident requiring attendance by police, the Plan of Management should include a requirement to assist police during investigations involving the business and for the identification and preservation of crime scenes. Any footage captured by CCTV should be made available to police upon request.

- *During Construction*

To minimise the impact to the amenity of the surrounding suburbs and to assist in traffic management police request notification of any road closures during the construction process.

To reduce the chance of criminal activity there should be adequate lighting of the work site at night and the worksite be secured during periods of inactivity. The worksite should have security patrols by contracted licenced security guards.

All engineers, workers, visitors, security guards, etc be vetted and to follow instructions and warnings as stipulated in a formal induction process. Police should be offered a familiarisation tour of the worksite and be provided with a list of key contacts on the worksite.

## Comments

- *Entrance*

Design and security systems at entrances and exits are significant in terms of crime prevention. Identifying and screening visitors before they enter the premises reduces the risk of a crime occurring within the premises.

The design of entrances should maximise visibility for natural surveillance by staff. Good entrance design should eliminate opportunities for someone to conceal themselves from both the public domain (street) and surveillance from the premises (e.g. window, camera).

Lighting of entrances and exits should provide adequate illumination for ease of entry and surveillance after dark.

Security systems for entrances should maximise the internal control of entry to the premises by providing an adequate means of identifying and screening visitors before they enter the premises. Security systems should not obstruct staff members from quickly and easily exiting the premises in the case of an emergency.

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- *Reception*

Design and security systems for reception areas should allow for the further identification and screening of visitors *after* they enter the premises as well as supporting the security of reception staff. Locating other areas used by staff, such as staff rooms or the manager's office, adjacent to reception can enhance the safety of receptionists.

Design of reception areas should optimise the supervision by reception staff and control entry to and movement within the premises. Security systems should maximise the internal supervision and support the safety of staff.

- *Intruder Alarm System*

A monitored intruder alarm system designed to the Australian Standard, Domestic & Commercial Alarm Systems AS: should be installed to enhance the physical security of your business.

To prevent the alarm system being disabled by severed telephone lines, a supplementary system such as Global Satellite Mobile (GSM) or Radio Frequency (RF) systems should be used to transmit alarm signal by either mobile telephone or radio frequency.

The light emitting diodes (LEDs red lights) within the detectors should be deactivated, to avoid offenders being able to test the range of the system. The system should be tested on a regular basis to ensure that it is operating effectively.

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## Disclaimer

NSW Police has a vital interest in ensuring the safety of members of the community and their property. By using recommendations contained within this document, any person who does so acknowledges that:

- It is not possible to make areas evaluated by NSW Police absolutely safe for the community and their property.
- Recommendations are based upon information provided to, and observations made by NSW Police at the time the document was prepared.
- The evaluation/report is a confidential document and is for use by the person/organisation referred to on page one.
- The contents of this evaluation/report are not to be copied or circulated otherwise than for the purposes of the person/organisation referred to on page one.

NSW Police hopes that by using the recommendations contained within this document, criminal activity will be reduced and the safety of members of the community and their property will be increased. However, it does not guarantee that all risks have been identified, or that the area evaluated will be free from criminal activity if its recommendations are followed.

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