

161 Sussex Street Redevelopment



Crime Prevention Through
Environmental Design Report
(CPTED)

REV : B

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1. INTRODUCTION

This CPTED Report supports the architectural design of GL InvestmentCo. Pty. Ltd ATF GL No1 Trust proposal for 161 Sussex Street Redevelopment project.

The hotel is within the Darling harbor precinct, which is identified as a State Significant Site, as the proposed development will have a capital investment value of more than \$10 million.

The CPTED Report will form part of the EIS and supports the safety design for the architectural design to the Director General's Requirement.

The overall design and functional intention of the Four Points Sheraton Hotel Expansion Project is to:

- Increase the quantum of hotel accommodation in Darling Harbour;
- Significantly improve convention facilities;
- Remedy the current functionality of the hotel (both front and back of house areas);
- Improve the experience of the hotel and convention facilities for patrons; and
- Augment the hotel/convention facilities with new commercial office tenancies on the site

The Four Points Sheraton Hotel Expansion project will provide the following outcomes:

- Twenty five (25) Storey Tower – consisting of :
 - 231 new Hotel Rooms and Suites in the lower 14 levels
 - Commercial Office Space for the 7 levels above the Hotel levels;
- Convention space with associated Pre Function Areas;
- New / Upgrade Back of House areas to serve these new convention / ballroom venues;
- New Meeting Rooms, acting as breakout venues serving the Convention/ Ballroom Functions;
- An activated Slip Street and re-activated Corn Exchange Building;
- A heritage interpretation strategy to re-inforce the historical fabric of the site (trade and maritime uses);
- A direct, safe through site link to Darling Harbour; and
- New breakout areas to accommodate the increased hotel accommodation
- Upgraded porte cochere, hotel lobby and reception areas and new restaurant/bar on the ground floor.

CPTED principles relating to policing, staffing and management of this facility is beyond the scope of this report. However it is recommended that the stakeholders understand and implement the appropriate management procedures and strategy which will compliment and support the CPTED principles inherent in the architectural design.

These principles have been adopted in this report to assess the public domain design. We seek to reinforce desirable scenarios and to highlight areas in need of more thought and investigation to ensure a successful, safe and enjoyable environment both on completion and into the future.

2. BACKGROUND

The Four Points Sheraton Hotel is situated on a site within the boundary of lands controlled by the Sydney Harbour Foreshore Authority. The land is subject to a 99 year lease to May 2087.

The site is anchored on Sussex Street by a row of sandstone buildings used as retail and the 1887 Corn Exchange Building on the corner of Market Street. The hotel structure built in 1990 rises behind these elements, so as not to overwhelm the two storey heritage streetscape.

Through the 19th and early 20th Century, the site was associated with trade and maritime uses. The buildings on Sussex Street affected a level change to Wharf Lane and later Day Street which directly serviced the docks on Darling Harbour. This western elevation had utilitarian functions while the Sussex Street frontage presented more a formal urban address.

The sandstone warehouses in the central section of Sussex Street are integrated into the lobby space of the hotel over two levels.

The site's proximity to the Pyrmont Bridge was also important (both the original 1858 structure and the later 1902 bridge that replaced it).

Wharf land to the west of the site was replaced by the new Day Street in the 1930's. The Western Distributor between the Harbour Bridge and Pyrmont to the west was built in stages from 1972 with the Anzac Bridge completed in 1995.

The existing hotel was opened as the Nikko Hotel on a site that extends over Slip Street and is partly over the Western Distributor.

The existing Hotel currently consists of:

- 630 four star guest rooms and suites;
- Limited meeting space scattered over a number of levels. These consist of a banquet room at ground level and meeting rooms within the tower;
- Restaurant and retail space in the heritage buildings along Sussex Street; and
- The heritage Corn Exchange and Dundee Arms occupied by commercial and retail tenancies.

3. BRIEF OUTLINE OF AREA UNDER REVIEW

This section outlines the public domain areas that fall under the CPTED principles review. (see attached diagram)

These include:

3.1 NORTHERN ENTRY

The plaza is accessed from Sussex Street and its nearest cross intersection is King Street.

Consists of the pedestrian only hotel and meeting and convention entry. This area is physically defined on either side by two (2) heritage buildings and is addressed by a fully glazed foyer. The heritage buildings are currently occupied by retail and food and beverage tenancies.

The northern entry is approximately 24 metres in width with unobstructed access to Sussex Street.

This area has also been nominated as part of the heritage interpretation strategy, and various design principles are proposed as part of the public domain.

3.2 PORTE-COCHERE MAIN ENTRY

This area is flanked on either side by two heritage buildings. On the northern side by a retail tenancies within a heritage building and on the southern side by the Dundee Arms Hotel.

The main entry is approximately 38 metres in width which has unobstructed access from Sussex Street.

The port cochere entry is used by Taxis and coaches for Hotel drop off and by pedestrians as the main access point to the Hotel and Convention/ Meeting facilities.

The main entry has also been nominated as part of the heritage interpretation strategy, and various heritage interpretation design principles proposed as part of the public domain.

The porte cochere is accessed by vehicles from Sussex Street in a loop pattern for hotel and

Unimpeded pedestrian access is provided for the entire length of the entry from Sussex Street pedestrian footpath.

3.3 PUBLIC THROUGH SITE LINK

Consists of 3500mm wide and approximately 50 metres in length direct through site link from Sussex Street to the Sydney Aquarium and Darling Harbour.

The link is located in the main hotel lobby.

The direct unimpeded through site link replaces the existing pedestrian link which currently is indirect, hidden on the southern side of the existing hotel tower with limited surveillance.

The public though site link is located to the southern side of the main hotel lobby and is defined clearly by contrasting paving and a different floor level to the main lobby.

The link is accessed by the lobby and in direct alignment with the existing stairs over the Western Distributor.

3.4 COMMERCIAL FOYER

The commercial foyer provides dedicated pedestrian and service access to the seven (7) commercial levels above the proposed hotel tower.

The foyer is accessed from the porte cochere main entry in addition to a dedicated 6 metres wide pedestrian access path between the Dundee Arms Hotel and the Corn Exchange.

3.5 SLIP STREET - SHAREWAY

Consists of the Slip Street public domain share way located at the base level of the Corn Exchange.

The Slip Street level is at RL 3.0 and the Sussex Street level is RL 10.

The Slip Street Shareway is accessed via the existing public staircase to the northern side of the Corn Exchange and the Service Road.

The Slip Street Shareway has also been nominated as part of the heritage interpretation strategy, and various heritage interpretation design principles proposed as part of the public domain.

4. CPTED PRINCIPLES

- CPTED aims to influence the design of buildings and places by:
- Increasing the perception of risk to criminals by increasing the possibility of detection, challenge and capture.
- Increasing the effort required to commit crime by increasing time, energy or resources which need to be expended.
- Reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits'.
- Removing conditions that create confusion about required norms of behaviour (NSW Department of Urban Affairs and Planning, 2001).

Key CPTED principles are outlined below:

4.1 ACCESSIBILITY CONTROL

This CPTED principle involves the management of movement and control of access and egress in normal and after hours operation. It involves the ability to secure certain areas to prevent trespass, while making accessible other areas to legitimate users such as staff and service personnel.

The ability to effectively secure the hotel and the development after hours is a critical design consideration. Similarly, it is equally important to provide good safe access when approaching the hotel from the public domain.

Good circulation design, which will provide users with short, clear and unambiguous direction of travel, encourages purposeful movement and deters loitering. This shall be augmented by clear signage and good illumination levels.

4.2 SURVEILLABILITY

One of the fundamentals of CPTED is the issue of surveillability. Natural surveillability relates to the ability to see and be seen and this is achieved through good planning, elimination of blind corners, strategic placement of windows, exits and entrances, etc. which will provide uninterrupted sightlines. With the addition of good lighting, and complimented by CCTV and effective policing, such measures will be an effective deterrent to crimes being committed because the level of exposure and risk potential of being seen is high.

4.3 TERRITORIAL REINFORCEMENT

Territoriality refers to a sense of ownership of the facility by the stakeholders and the Public, which is based on the theory that people generally will look after that facility if they have some vested interest in it. Designs that encourage the Public to gather and use the space also encourages them to feel some responsibility for its use and condition.

Territories should be well defined so that there are clear transitions and boundaries between public and private space. In addition, clear design cues should be introduced as to what the space is to be used for and by whom. It should be noted that territorial reinforcement is devalued if public space is accessed through gates or other barriers.

4.4 SPACE MANAGEMENT

Space Management relates to activity co-ordination; site cleanliness; the rapid repair of vandalism and graffiti; the replacement of burned out lighting throughout the Development; the upgrade and refurbishment of decayed physical elements.

Graffiti and vandalism, low levels of illumination are signs of malaise and 'colonisation' by illegitimate users. The appropriate selection of vandal resistant materials and equipment, coupled with the regular upkeep of the facility is critical in maintaining rightful ownership of it

5. STATEMENT AND RECOMMENDATIONS

5.1 NORTHERN ENTRY

Accessibility Control:

The northern entry is highly visible from Sussex Street and the Hotel Foyer is controlled and secured for access after hours. The foyer is accessible for the duration of the day and after hours will be accessible by patrons.

Pedestrian circulation in the northern entry provides hotel patrons and the public with a short, clear and unambiguous direction of travel, and consequently deters any loitering.

Surveillability:

The northern entry is highly visible from the hotel foyer and Sussex Street pedestrian footpath.

The entry at 24 metres in width is generously wide providing clear visual and physical access from Sussex Street foot path.

In addition surveillance will be provided by the two food and beverage tenancies on either side of the entry.

During night time the entry will be well lit in the public domain and through indirect lighting from the hotel.

All doors, and staircases and vulnerable areas accessible to the plaza will be monitored by CCTV surveillance and the fire doors alarmed.

Territorial Reinforcement:

Clear boundaries between public and private spaces have been defined by hotel foyer and the retail tenancies.

The Heritage Interpretation strategies employed in the entry will reinforce the public sense of ownership and pride and interest in heritage.

The retail tenancies will activate the plaza and reinforce the sense of belonging to the public.

Space Management:

Vandal resistant materials and equipment will be specified to the plaza.

The selection of materials finishes and equipment generally must be robust, vandal resistant and graffiti-proof. This particularly refers to elements which are located in accessible and hence vulnerable positions.

5.2 PORTE-COCHERE/ MAIN ENTRY

Accessibility Control:

The porte cochere and main entry is highly visible from Sussex Street and the hotel foyer. The hotel foyer is accessible for the duration of the day and after hours will be accessible to patrons and users.

With the reconfiguration and demolition of the most recent additions to the heritage buildings the new porte cochere and main entry are proposed to be generous in space and open at each end to provide clear and unambiguous sight lines of travel.

This will be augmented with clear signage and good lighting.

Pedestrian circulation in this space provides hotel patrons and the public with a short, clear and unambiguous direction of travel, and consequently deters any loitering.

The shareway is defined by bollards, clearly defining the zone for pedestrian and vehicular traffic.

Surveillability:

The porte cochere and main entry are highly visible from the hotel foyer and Sussex Street pedestrian footpath.

The entry at 38 metres in width is generously wide providing clear visual and physical access from Sussex Street foot path.

In addition surveillance will be provided by existing tenancies and the Dundee Arms Hotel.

During night time the plaza will be well lit through in the public domain and indirect lighting from the hotel foyer.

All doors, and staircases and vulnerable areas accessible to the plaza will be monitored by CCTV surveillance and the fire doors alarmed.

Recesses and areas of concealment have been deleted in the design, hence providing a clear, open and generous experience.

Territorial Reinforcement:

Clear boundaries between public and private spaces have been defined by hotel foyer and the retail tenancies.

The Heritage Interpretation strategies employed in the entry will reinforce the public sense of ownership and pride and interest in heritage.

The retail tenancies will activate the plaza and reinforce the sense of belonging to the public.

Space Management:

The selection of materials finishes and equipment generally must be robust, vandal resistant and graffiti-proof.

5.3 PUBLIC THROUGH SITE LINK

Accessibility Control:

The public through site link is clearly defined as a secure direct link through the Hotel Foyer.

The selection of floor finish will assist in its differentiation the main hotel foyer.

Access ways to stairs and hotel lift corridors are set back and designed not to intrude physically into the pedestrian circulation zone of the link.

The link is further differentiated by having a dedicated door at each end and an awning to locate it in the public domain.

Public wayfinding signage will encourage a safe path of travel.

Surveillability:

The Through site link has 24 hours surveillance from the main hotel lobby and is activated by usual hotel activity.

Indirect surveillance is provided by hotel staff and hotel users. The pedestrian link is an integrated part of the hotel foyer design.

The link will be illuminated 24 hours a day, and will have CCTV integrated at its western end.

Territorial Reinforcement:

Clear boundaries between public and private spaces have been defined by hotel foyer and the link.

The link is defined as a distinct path with its own dedicated entry point at the western and eastern end of the hotel foyer.

5.4 COMMERCIAL LOBBY

Accessibility Control:

The Commercial Lobby is part of the main entry and porte cochere in addition to having its own dedicated entry point and awning.

The line of access ways to stairs and hotel lift corridors are set back and designed not to intrude physically into the pedestrian circulation zone of the link.

Pedestrian circulation to the foyer is short, clear and an unambiguous direction of travel, and consequently deters any loitering.

Surveillability:

The lobby is visible from the porte cochere and Sussex Street Pedestrian footpath. In addition surveillance will be provided by the Corn Exchange and Dundee Arms Hotel tenancies.

All doors, and staircases and vulnerable areas accessible to the plaza will be monitored by CCTV surveillance and the fire doors alarmed.

Recesses and areas of concealment have been deleted in the proposed design, hence providing a clear and direct access to the commercial lobby.

Territorial Reinforcement:

Clear boundaries between public and private spaces have been defined.

5.5 SLIP STREET – SHAREWAY

Accessibility Control:

All fire stairs from the development opening onto Slip Street have been designed to eliminate recesses.

In addition, doors shall be monitored and alarmed to discourage unauthorised use. Where practicable, all doors shall be kept locked shut and key activated externally.

Public stairway from Sussex Street adjacent to the Corn Exchange is clearly defined and lit . Wayfinding signage will encourage safe path of travel.

Surveillability:

The Slip Street shareway is generally visible from the Corn Exchange and the entrance to the commercial lobby at the raised level.

The shareway is visible from the staff cafeteria in the tower development.

In addition the design of balustrades and handrails to stairs and walkways will be transparent.

At night time the shareway will be well lit through in the public domain and indirectly from the Corn Exchange.

The accessibility control shall be augmented by CCTV which will monitor travel within the stair and exit and entry points. Where the stairs discharge onto public space, access from the outside shall be key operated and will remain permanently locked. Where practicable, recesses have been eliminated to prevent areas of concealment.

Territorial Reinforcement:

Clear boundaries between public and private spaces have been defined.

The Heritage Interpretation strategies employed in the Slip Street Shareway will reinforce the public sense of ownership and pride. The design strategies utilised will encourage places for contemplation, gathering and reflection.

Space Management:

Vandal resistant materials and equipment will be specified to the Slip Street shareway.

6. LIGHTING

The lighting design will achieve the following:

- provide a wide and even spread of illumination which provides visibility from as far away as possible. Good sightlines become ineffective if illumination levels are poor. Good lighting is an essential ingredient of survivability as it allows us to see and be seen, and gives us the opportunity to take evasive action if required;
- Lighting shall be related to critical areas such as entries, porte cochere and pedestrian paths
- Lighting shall provide an appropriate lux levels of lighting is in the order of 200 - 500 lux;
- Light fittings shall be positioned to eliminate shadows cast by surrounding elements;
- Lighting levels shall be adequate to meet CCTV operational requirements;
- Public luminaires shall be robust and vandal resistant;

- 1. Northern Entry
- 2. Porte Cochere Main Entry
- 3. Public Through Site Link
- 4. Commercial Lobby



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