



Harris Crime Prevention Services

Independent Security
Risk Management and
Crime Prevention Consultants

PO Box 1550
Macquarie Centre
North Ryde NSW 2113

Telephone (02) 9804 8771
Facsimile (02) 9804 8775
www.harriscrimeprevention.com.au

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Mr Paul Hurwitz
Construction Manager Project Management & Construction
Lend Lease
30 The Bond, 30 Hickson Road,
MILLERS POINT NSW 2000

Dear Paul,

**Security Consulting Services
Sydney International Convention, Exhibition and Entertainment Precinct [SICEEP]**

We have pleasure in submitting our Crime Prevention Through Environmental Design report on the SICEEP project.

Yours sincerely,

Leon L. Harris Dip.Sec.Studs.,CPP
Principal Consultant



Crime Prevention Through Environmental Design

A Report to

Darling Harbour Live

in relation to

**Sydney International Convention, Exhibition and
Entertainment Precinct [SICEEP]**

March 2013





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A EXECUTIVE SUMMARY

A1 SICEEP

A1.1 Consultancy Brief and Scope

The Harris Crime Prevention Services (Harris) consultancy brief involved:

- (i) understanding Darling Harbour Live's vision for the Sydney International Convention Exhibition and Entertainment Precinct (SICEEP, the Precinct or the Project), as that vision promotes 'welcoming and safe place' (Harris);
- (ii) responding, in that regard, to the development application (DA) requirements by the Director General of Planning and Infrastructure NSW (DGRs), that CPTED principles should underpin SICEEP's crime prevention vision particularly with regard to the Public Domain, its three major buildings complexes including the northern and southern sector adjunct developments;
- (iii) aligning CPTED responses to foreshadowed operational crime risk and management initiatives to sustain the Precinct's welcoming and safe place reputation.

The scope responds directly to the DGRs of 21st January 2013 under Schedule 2 of the Environmental Planning and Assessment 2000, Regulation by:

- (i) reviewing current architectural drawings to understand the design philosophy and existing surrounding activity linkages; for example, commercial, retail, accommodation and recreational facilities and 'feeder' streets, roads, footpaths and laneways;
- (ii) researching current contextual anti-social and criminal behaviour and completing a risk analysis of patterns and trends;
- (iii) meeting with relevant Project management representatives to clarify issues of scope relating to the incorporation of CPTED principles and parameters;
- (iv) ensuring the above points (i) to (iii) accord with the DGRs.

A1.2 Crime Reduction and Prevention

As a 'first choice' destination, the Precinct will encourage increased and diverse activity generation, particularly at night. Activity in the existing and other CBD precincts is often intermittent, creating an activity void and opening opportunities for anti-social and criminal behaviour.

The City of Sydney is addressing this void across its CBD and SICEEP is a critical part of the City's night-time economic, social and entertainment goals. The adjunct (hotel and residential) developments will foster a more permanent presence. Increased hotel and residential accommodation will encourage spill-over pedestrian activity at the Project's northern and southern sectors.

A key indicator of the Project's ultimate success will be its 24/7 reputation as a safe destination; a Precinct offering the perception and reality of zero tolerance towards anti-social and criminal behaviour.

The Project's key economic and social performance indicators (KPIs) will stand or fall on critically defined and delivered criteria, one of which will be the site-wide reputation of security or community safety – the ability of the consortium to deliver holistic 'welcoming and safe place' outcomes for envisaged 24/7 activity generation and vibrancy. Much of this vibrancy will occur within the Precinct's north-south public domain (public realm) corridor and its east-west connectors. The master plan reflects a positive sense of community safety throughout the Public Domain in particular. (Refer Sub-Objective 1 and Sub-Objective 2)

A2 Primary Objective – Director General’s Requirements (DGRs), NSW Department of Planning and Infrastructure

The NSW Department of Planning and Infrastructure has determined the ‘Director General’s Requirements’ (DGRs) pursuant to a regulation schedule (Schedule 2) of the Act. These requirements seek compliance with Safer-by-Design principles in relation to built form, but with specific reference to the Precinct’s Public Domain. Safer-by-Design principles are in turn based on Crime Prevention Through Environmental Design (CPTED) an internationally accepted model for applying aspects of architecture, engineering and technology to reduce or prevent crime in urban environments. Reference to this requirement falls within “Point 3 – Urban Design”, of the DGRs covering the total development’s design.

The DGRs are underpinned by State environmental law and supported by policies and practices pertinent to CPTED principles enacted or implied by City of Sydney, Sydney Harbour Foreshore Authority and the NSW Police Force.

A2.1 Sub-Objective 1 Influencing Contextual Factors

CPTED design principles and parameters are influenced by SICEEP’s contextual purposes, the first of which are destination objectives. Those objectives see the Precinct as ‘destination central’; totally new social and entertainment experiences for some; totally new residential, business and international visitor experiences for others. The purpose is to provide for that totality in each of SICEEP’s contextual sectors or zones in an environment of personal safety and property security.

The second contextual purpose is the return on investment. While this is driven at times by economic uncertainties, the Precinct’s welcoming and safe place reputation remains a key driver in bringing visitor numbers to the site to experience its architecture and facilities free from intimidating or criminal behaviour. Similarly, the expectations of investors are that all business ventures are not subjected to property or reputational damage from such behaviour; hence the holistic CPTED and CPTEM approach (B2.7)

The SICEEP is the primary contextual influence. The neighbouring connector sites provide complementary influences. The combined influences revolve around:

- (i) existing facilities, their architecture use and impact on safety/security;
- (ii) profiles, patterns and locations of reported anti-social or criminal behaviour, crime ‘hotspots’;
- (iii) reasons, often speculative, for location-based behaviour and remedial solution options.

Routine passive or active surveillance of locations by precinct ‘participants’, is now common throughout Sydney’s CBD. (CPTED principles seek maximum passive surveillance in all urban design). Human surveillance is more likely to deter (prevent) and detect crime. Technical surveillance (CCTV, networked IP cameras, etc) is more universally relied upon, although such surveillance is often limited to detection and/or post incident offender/offence recognition.

A2.2 Sub-Objective 2 Design Strategies

The design strategies are the essential sub-objective. Their implementation is central to meeting the DGRs and, by extension, meeting SICEEP’s reputational vision of welcoming and safe place (Harris). The strategies have been considered against contextual form and function, with particular attention to the Public Domain and the key facilities, ICC, ICC Exhibition and Theatre. Drawings have been reviewed and the observations, inferences, assessments and recommendations are made with regard to:

Public Domain – General Amenity	International Convention Centre
Public Domain – The Boulevard	International Convention Centre Exhibition
Public Domain – Tumbalong Green	Theatre
Public Domain – Tumbalong Place and Event Deck	Hotel Towers – Northern Sector
Public Domain – Chinese Garden and Plaza	The Haymarket – Southern Sector
Public Domain – Harbourside Place	

Note: The Hotel Towers and The Haymarket developments are covered in more detail in other SSDAs.



Reviewed drawings indicate the appropriate application of one or more CPTED principles in relation to the above areas. (CPTED principles are: territorial definition, access control, natural surveillance, activity support and target hardening).

A3 Conclusions

The SICEEP's concept, master plan and design documentation prepared for the development application have been reviewed and analysed – the subject of this report. Harris is of the view that personal and property safety (security) is a key vision ethos. The drawings evidence this ethos.

Each of the major facilities exhibit CPTED principles in their design thus far; the ICC, ICC Exhibition, Theatre, Hotel complex and proposed new neighbourhood for The Haymarket.

The Public Domain is the vision's interlocker and interconnector. Again, CPTED principles have been applied holistically to the entire site and to individual zones or sub-precincts within the site.

The overall design will benefit neighbouring communities, particularly communities to the west and south of the development. The report concludes that positive CPTED and CPTM safety/security measures implemented throughout the Precinct should serve to positively impact those communities; that is, should promote an extension of the Precinct's no-crime-by-design-and-management policy.

Building and Public Domain design embrace CPTED through attention to connectivity, (permeability) legibility, liveliness and maximising activity generation appropriate to each amenity.

It is imperative that design development reflect the current documentation's intent, ensuring CPTED principles become detailed reality throughout each of the construction phases and into post-construction occupancy – CPTM. Design development should also ensure relevance to public transport, road and street corridors servicing the Precinct, particularly with regard to the light rail infrastructure.

With respect to the requirements of the Director General, NSW Department of Planning and Infrastructure, Harris concludes that the documentation prepared for the SICEEP development application meets those requirements, in that CPTED principles have been incorporated into the Public Domain, ICC, ICC Exhibition and Theatre designs. Incorporation of the principles also accords with informing authorities, specifically the City of Sydney, the Sydney Harbour Foreshore Authority and the NSW Police.

Design development should reflect the principles in all relevant aspects of the Project's implementation.



B THE REPORT

B1 Consultancy Brief

The Harris Crime Prevention Services (Harris) consultancy brief involved:

- (i) understanding Darling Harbour Live's vision for the Sydney International Convention Exhibition and Entertainment Precinct (SICEEP, the Precinct or the Project), as that vision promotes 'welcoming and safe place' (Harris);
- (ii) responding, in that regard, to the development application (DA) requirements by the Director General of Planning and Infrastructure NSW (DGRs), that CPTED principles should underpin SICEEP's crime prevention vision particularly with regard to the Public Domain, its three major buildings complexes including the northern and southern sector adjunct developments;
- (iii) aligning CPTED responses to foreshadowed operational crime risk and management initiatives to sustain the Precinct's welcoming and safe place reputation.

B1.1 Scope and Approach

The scope responds directly to the DGRs of 21st January 2013 under Schedule 2 of the Environmental Planning and Assessment Regulation 2000. Under Point 2 'Policies and Guidelines' of the revised Environmental Assessment Requirements, Crime Prevention Through Environmental Design (CPTED) principles must be considered when addressing...*"relevant planning provisions, goals and strategic planning objectives."* Specifically under Point 4, CPTED principles must be considered in all precinct public domain design. The DGR's also require reference to the urban design and public realm (domain) guidelines prepared by Infrastructure NSW for the SICEEP.

The site's 'safe place' operational reputation is essential. Our approach to the scope therefore addresses a holistic CPTED - and subsequently CPTM - imprint.

The scope specifics are:

- (i) reviewing current architectural drawings to understand the design philosophy and existing surrounding activity linkages; for example, commercial, retail, accommodation and recreational facilities and 'feeder' streets, roads, footpaths and laneways;
- (ii) researching current contextual anti-social and criminal behaviour and completing a risk analysis of patterns and trends;
- (iii) meeting with relevant Project management representatives to ensure CPTED principles are incorporated into drawings submitted for the DA;
- (iv) ensuring the above points (i) to (iii) accord with the DGRs.

Disclaimer

The recommendations outlined in the report are based on information provided to Harris Crime Prevention Services at the time of this assignment. Research and experience suggest certain design and policy approaches can be adopted to reduce opportunities for crime. It is not possible to guarantee that actual crime will be reduced or eliminated if these recommendations are implemented.

B1.2 Explanatory Terms

Harris defines, explains and/or interprets the following terms relevant to this report:

(i) Crime Prevention

Social, economic, policing, community and personal initiatives, practices or policies aimed at identifying, containing, reducing and ultimately preventing opportunistic or planned anti-social or criminal behaviour.

(ii) Security Design [inter alia Safer-by-Design]

Comprehensive (holistic) crime prevention strategies, codes or guidelines; applying aspects of architecture, engineering and technology design to master planning (macro), design development (meso) and design detail (micro) project briefs.

(iii) Crime Prevention Through Environmental Design (CPTED)

CPTED is a coined version of security design; a model based on the concept of 'defensible space' and the design principles of territoriality definition, surveillance, access control, activity support and target hardening. The CPTED model has largely been adopted throughout the developed world as legitimate crime prevention strategies.

(iv) Security Management [inter alia Crime Prevention Through Environmental Management (CPTM)]

Post-security design management initiatives by police, security and facilities operatives as (a) design maintenance, (b) systems management, (c) risk re-appraisal, (d) engagement monitoring and (e) outcome evaluation.

(v) Holistic Crime Prevention Project Profiling

Engaging inter-disciplinary design-and-construct and operational specialists to plan and execute crime prevention (security) design and management strategies over the life of a project; that is from concept to operational occupation.

(vi) Safe Space

Physical, social, private, communal and public zones, areas, places or precincts where security design and security management are interdependently incorporated into built form development.

(vii) Welcoming and Safe Place

A built environment that welcomes, defines, guides, directs, encourages, regulates, challenges and limits pedestrian and vehicular activity to override and prevent opportunistic and planned anti-social and criminal behaviour through simultaneous (security) design and management initiatives.

(viii) Advisory Recommendations

Recommendations made progressively throughout the document, which may not directly impinge on the report's scope but which are included to highlight relevant issues, raise concerns and/or affirm CPTED principles/initiatives relevant to the 'welcoming and safe place' vision.

B2 SICEEP

B2.1 Project Overview Introduction

This report supports a State Significant Development Application (SSD 12_5752) submitted to the Minister for Planning and Infrastructure pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The Application seeks approval for construction of the Public Private Partnership (PPP) component of the Sydney International Convention, Exhibition and Entertainment Precinct (SICEEP) Project at Darling Harbour.

The SICEEP Project will deliver Australia's global city with world class convention, exhibition and entertainment facilities that can compete effectively in the national and international events markets. The SICEEP Project importantly forms a critical element of the NSW Government's aspiration to "make NSW number one again". The SICEEP Project also involves the creation of a new neighbourhood and a community hub.

B2.2 Overview of Proposed Development

The proposed development involves construction of the PPP component of the SICEEP Project, comprising new, integrated and world-class convention, exhibition and entertainment facilities with associated retail and public domain upgrades.

The application more specifically seeks approval for the following development:

- Demolition of existing improvements on the site, including existing Sydney Convention Centre (part) and Sydney Exhibition Centre;
- Associated tree removal and replanting;
- Construction of a new, integrated and world-class Convention, Exhibition and Entertainment Centre;
- Public domain improvements, including:
 - reinvigorating and expanding Tumbalong Park;
 - provision (part) of a new active north-south pedestrian connection (known as the Boulevard);
 - provision of new east-west connections, including Harbourside Place and Tumbalong Place;
 - provision of a pedestrian bridge link from Quarry Street;
 - retention of the tidal cascade water feature;
 - reconfiguration and upgrade of Darling Drive (part);
 - provision of a new square adjoining the Chinese Garden;
 - provision of a new open space 'event deck' (connected with the Exhibition Centre);
 - integrated art, play zones, water play and recreation areas;
 - provision of retail kiosks;
- Provision of ground level parking within the Exhibition and Entertainment Centre facilities;
- Ground and elevated loading docks (accessed off Darling Drive) for Convention, Exhibition and Entertainment Centre facilities;
- Two vehicle drop off points off Darling Drive;
- Provision of signage; and
- Extension and augmentation of physical infrastructure / utilities as required.

B2.3 Background

The existing convention, exhibition and entertainment centre facilities at Darling Harbour were constructed in the 1980s and have provided an excellent service for Sydney and NSW.

The facilities however have limitations in their ability to service the contemporary exhibition and convention industry which has led to a loss in events being held in Sydney.

The NSW Government considers that a precinct-wide renewal and expansion is necessary and is accordingly committed to Sydney reclaiming its position on centre stage for hosting world-class events with the creation of the SICEEP Project.

Following an extensive and rigorous Expressions of Interest and Request for Proposals process, Darling Harbour Live (formerly known as 'Destination Sydney'- a consortium comprising AEG Ogden, Lend Lease, Capella Capital and Spotless) was announced by the NSW Government in December 2012 as the

preferred proponent to transform Darling Harbour and create the new Sydney International Convention, Exhibition and Entertainment Precinct.

Key features of the Darling Harbour Live Preferred Master Plan include:

- Delivering world-class convention, exhibition and entertainment facilities, including:
 - Up to 40,000m² exhibition space;
 - Over 8,000m² of meeting rooms space, across 40 rooms;
 - Overall convention space capacity for more than 12,000 people;
 - A ballroom capable of accommodating 2,000 people; and
 - A premium, red-carpet entertainment facility with a capacity of 8,000 persons.
- Providing up to 900 hotel rooms in a hotel complex at the northern end of the Precinct.
- A vibrant and authentic new neighbourhood at the southern end of the precinct, called 'The Haymarket', home to an IQ Hub focused on the creative industries and high-tech businesses, apartments, student accommodation, shops, cafes and restaurants.
- Renewed and upgraded public domain, including an outdoor event space for up to 25,000 people at an expanded Tumbalong Park.
- Improved pedestrian connections linking to the proposed Ultimo Pedestrian Network drawing people between Central, Chinatown and Cockle Bay Wharf as well as east-west between Ultimo/Pyrmont and the City.

B2.4 Site Description

The SICEEP Site is located within the Darling Harbour precinct. Darling Harbour is a 60 hectare waterfront precinct on the south-western edge of the Sydney Central Business District that provides a mix of functions including recreational, tourist, entertainment and business.

With an area of approximately 20 hectares, the SICEEP Site is generally bound by the Light Rail Line to the west, Harbourside shopping centre and Cockle Bay to the north, Darling Quarter, the Chinese Garden and Harbour Street to the east, and Hay Street to the south.

The SICEEP Site has been divided into three distinct redevelopment areas (from north to south) – Bayside, Darling Central and The Haymarket. The PPP Application Site area is located within Bayside and Darling Central as shown in Figure 1.



Figure 1

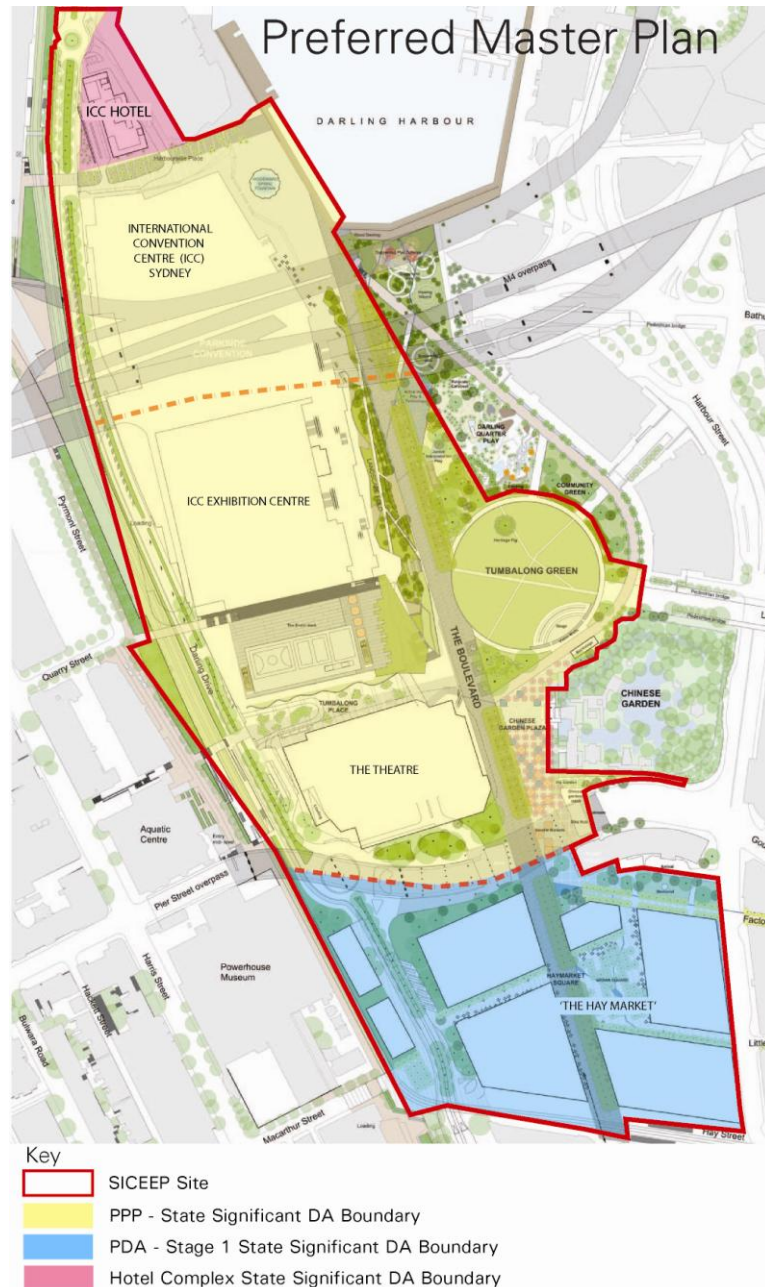
B2.5 Planning Approvals Strategy

In response to separate contractual agreements with the NSW Government and staging requirements, Darling Harbour Live is proposing to submit a number of separate development applications for key elements of the overall Project.

This Application involves the PPP component of the SICEEP Project, comprising the convention centre, exhibition centre, entertainment facility, and associated public domain upgrades.

Development of The Haymarket is to be staged and accordingly a staged development application is to be lodged. Detailed development applications will follow seeking approval for specific aspects of The Haymarket.

A separate development application will also be submitted for the Hotel Complex.



B2.6 Crime Reduction and Prevention: Critical Project Indicators

The Precinct's (community) safety reputation should match and/or model similar initiatives for safe precincts throughout the City of Sydney. The DGRs signal that intention – the ability of the consortium to deliver a holistic 'welcoming and safe place' outcome for envisaged 24/7 activity generation and vibrancy. Much of this vibrancy will occur within the Precinct's north-south public domain (public realm) corridors and within its east-west connectors. The concept and master plans reflect an appropriate sense of CPTED principles in this regard. (Refer assessment B5 Sub-Objective 2)

B2.7 'Designing Out Crime' and Managing Place Risk: An Holistic Alignment

It is our experience that some mixed-use developments fail to manage ongoing crime risks once CPTED or similar criteria have been implemented. This partial approach can undermine the determination to 'protect' the collective investment interests of developers.

We are therefore convinced that security design (CPTED) and security management (CPTM) strategies are interdependently and inexorably linked. When either of these strategies are ignored or overlooked the protection of property and people relies entirely on technology and public or private policing; not a desirable outcome.

While technology and policing responses are relevant, in isolation they can be intimidating rather than helpfully reassuring in terms of (a) encouraging "safe place" social and economic activity and (b) promoting lasting safe place integrity.

It is our contention that measuring and managing anti-social and crime risks associated with contemporary urban developments require holistic crime prevention platforms, where design and management are understood and promoted by development consent authorities, by developers, by post construction owner-occupiers and by adjoining communities.

B2.8 Sustaining a 'Welcoming and Safe Place' Precinct

The DGRs incorporating CPTED principles are an essential first step in providing lasting, discernible and manageable outcomes for the Precinct. Their application to the Public Domain, ICC, ICC Exhibition and Theatre provide the welcoming and safe place foundation.

SICEEP's vision commits to (a) ensuring that master planning and design development/detail architecture and (b) a collective post-construction security and crime risk management, reflect the pursuit of holistic crime prevention solutions including the application of CPTED.

The crime prevention (welcoming and safe place) key indicators for SICEEP are clearly to adopt seamless design and management strategies for long term holistic Project outcomes; combining CPTED and CPTM.

B2.9 CPTED Principles

CPTED's underpinning principles provide a theoretical and purposeful framework whereby architecture re-focuses, re-emphasises and/or re-packages design-against-crime practices that have long existed.

Harris identifies five CPTED principles that should inform SICEEP's architecture. There are also four spatial zones into which the principles may be applied:

- Zone 1 Public Space - for open and general use; precincts serving a variety of purposes;
- Zone 2 Semi-Public Space - open public precincts but with restricted usage;
- Zone 3 Semi-Private Space - space defined by occupancy and ownership usage;
- Zone 4 Private Space - singly defined purpose usage by specific individuals.

Each of the following principles informs, or is informed by, key planning and design purposes for the Precinct with regard to the Public Domain and its inter-connectedness with built form. These purposes include the Precinct's visibility, liveliness and legibility criteria to secure key 24/7 destination objectives.

CPTED Principle 1	Territorial Definition
CPTED Principle 2	Access Control
CPTED Principle 3	Natural Surveillance
CPTED Principle 4	Activity Support
CPTED Principle 5	Target Hardening



Territorial Definition

This is a delineator of one or more of the above spaces. Territorial design defines form and function of spatial ownership, emphasising invitational purpose. Perimeters and creative bounded form confirm spatial integrity and cared for legitimacy.

Surveillance

This principle designs for maximum surveillance opportunities – formal and informal. The principle considers the number, width, depth, height and length of sight lines: the capacity of people and technology to observe movement and activity at distance. Design legibility and spatial connectivity are key.

Natural surveillance encourages casual observation of all users of known and defined urban space.

Social surveillance encourages regular (and possibly casual) users of space to more deliberately observe and routinely monitor, challenge or report suspicious pedestrian and vehicle movements through precincts or into buildings.

Technical surveillance employs digital and visual recognition technology to manage defined spatial access and support human surveillance activity.

All surveillance encourages a 'security ownership' of territory and promotes informal 'security intelligence'.

(Note 1: Closed Circuit Television, Networked IP Cameras, alarms and access control systems are now mainstream surveillance tools in urban design. While they should be incorporated into security design briefs, their inclusion should be the subject of separate documentation supporting CPTED's design principles. The (eventual) application of technologies throughout the entire Precinct are a given but are not part of this report's considerations.)

Access Control

Access control design applies subtle architecture in support of territorial definition, by clearly indicating the directional or destination limits, restricting or halting access through certainty of access and movement. Lighting, movement corridors, landscaping, low-line fencing, steps and doorways (as opposed to doors) are obvious examples. The principle encourages 'distinguishing' design between legitimate access and users and/or occupiers of urban space, and those seeking access illegitimately or unlawfully.

Activity Support

This involves the use of creative signage, (external) lighting and other landscaping way-finding design to encourage intended patterns of usage, generating activity certainty or liveliness, particularly in the public domain. The activity support principle reinforces activity purpose and location security.

Target Hardening

Target hardening increases the efforts that 'offenders' must expend in their intent to disrupt legitimacy and put at risk legitimate activity. It is directed at denying or limiting access to potential criminal targets through the use of more intentional and less subtle access control design including deliberate physical barriers such as security fencing, gates, locks and electronic alarms. However, the design goal is to avoid 'fortressing'.

(Note 2: CPTED is augmented by five CPTEM principles.

CPTEM Principle 1	Design Maintenance
CPTEM Principle 2	Systems Management
CPTEM Principle 3	Risk Re-appraisal
CPTEM Principle 4	Engagement Monitoring
CPTEM Principle 5	Outcome Evaluation)

B2.10 Stakeholders

The ultimate stakeholders are the users of, and visitors to, the Precinct. Key government, agency, consortium and stakeholders are:

Infrastructure NSW
Darling Harbour Live Consortium
Destination NSW
City of Sydney Council
Sydney Harbour Foreshore Authority
NSW Police Force
The people of Sydney and NSW
International clients and visitors to the Precinct

B2.11 Crime Prevention Objectives and Outcomes: A Summary

In summary, the SICEEP crime prevention objectives and outcomes may be summarised as:

- (i) An integrated (holistic) approach by the design-and-construct consortium and subsequent Precinct operating companies and agencies to create and sustain SICEEP's reputation as 'welcoming and safe place';
- (ii) The opportunity to demonstrate leading crime prevention design and management practice receiving global acclaim as a world class (safe) destination;
- (iii) Engagement with City of Sydney, NSW Police, Sydney Harbour Foreshore Authority and broader community stakeholders to examine the impacts of Precinct-wide crime prevention strategies on neighbouring (surrounding) urban built form, so as to ensure holistic strategy integration;
- (iv) At each stage of project completion, there should be an operational (environmental ownership) plan to progressively and holistically measure and manage the benefits of the crime-prevention-by-design outcomes.

B3 Primary Objective – Director General's Requirements (DGRs)

The DGRs are underpinned by State environmental law and supported by policies and practices pertinent to CPTED principles enacted or implied by the Sydney Harbour Foreshore Authority, City of Sydney, Transport for NSW and the NSW Police Force.

B3.1 Informing Legislation NSW Government

The NSW Environmental Planning and Assessment (EPA) Act 1979 allows provision for instruments to regulate or codify issues pertaining to environmental impacts of (normally) large scale and modest developments. Security (crime prevention) is one of the "impacts" allowed for.

Section 79C (1) states: "*In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development, the subject of the development application*".

Section 79 (1) (b) adds: "*...the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality*".

Section 79 (1) (e) adds: "*...the public interest*".

The 2001 amendments to the interpretive guidelines for this Section state: "*...Crime prevention falls under these subsections of 79C. Councils have an obligation to ensure that a development provides safety and security to users and the community. If a development presents a crime risk, these guidelines can be used to justify*".

- *modification of the development to minimise the risk of crime, or*
- *refusal of the development on the grounds that crime risk cannot be appropriately minimised*".

Interpretation of "*the public interest*" includes relevant stakeholders – in this case, the Precinct's stakeholders (B2.10). The public interest in this Precinct is similar to public interest in other CBD precincts including the original Darling Harbour and current Barangaroo Developments which, from a crime prevention perspective aim to create, sustain and promote 'safe place' outcomes, i.e. to prevent anti-social and/or criminal behaviour that might put at risk personal property protection outcomes.

The premise of SICEEP is to become a day-night attractor for international, national, regional and local visitors to the city. SICEEP is part of the proposed vibrant visitor corridor envisaged from Barangaroo's north headland to The Haymarket sector. The "*public interest*" is therefore aligned to this corridor. A successful whole-of-site crime prevention by design and management regime would model similar regimes to neighbouring precincts and or streetscapes progressively being introduced by the City of Sydney.

The legislation's interpretive Guidelines were issued in 2001. Part A requires (of local Councils) a risk assessment on sites/footprints to be developed and Part B outlines CPTED principles. It is these principles that have informed the SICEEP DGRs.

B3.2 Informing Instruments Sydney Harbour Foreshore Authority

The Sydney Harbour Foreshore Authority Act 1998, establishes a management framework, setting out functions (a)...*"to protect and enhance the natural and cultural heritage of the foreshore area; and, (b)..."*to promote, coordinate, organise, manage, undertake, secure, provide and conduct cultural, educational, commercial, tourist, recreational, entertainment and transport, activities and facilities..." [Section 12 (1)]

While the Act makes no specific reference to the management of anti-social and/or criminal behaviour, the Authority, by implication, seeks an environment within and beyond its Darling Harbour footprint which permits and promotes the wide ranging activities falling within its jurisdiction.

B3.3 Informing Instruments City of Sydney

In 2006, the City of Sydney developed the *Safe City Strategy 2007-2012*. While the strategy is currently under review, the City's policy for a safer LGA remains in place. The 2007 – 2012 strategy provided an overarching framework: *"to guide the City and its partners in tackling the complex range of crime and safety issues affecting both the Central Business District and our urban villages. This is in recognition that the causes of crime are complex, many and varied and that only working together effectively on a broad range of issues can we continue to create safer, vibrant and more prosperous communities"* (City of Sydney, 2006b: 2). To achieve these goals, the City of Sydney established the following key objectives:

- reduce crime and anti-social behaviour
- tackle complex crime and safety issues in areas of public housing
- improve the look and feel of our public spaces
- deliver primary prevention and early intervention initiatives
- target first time offenders released from prison
- strengthen communities and increase opportunities for people to engage in legitimate activities
- advocate to higher levels of government for more resources aimed at crime prevention (City of Sydney, 2006b: 2-3).

The *Safe City Strategy* also identifies guiding principles. "The City of Sydney is committed to a crime prevention approach that:

- delivers a measurable reduction in crime
- improves quality of life for all members of the City community
- delivers best practice, evidence-based and economically viable solutions that provide the greatest benefit to all members of the City community
- works in partnership and in meaningful consultation with other levels of government, business and residential communities

- includes an active advocacy role that promotes comprehensive and coordinated public policy responses to crime
- recognises that crime and the causes of crime are complex and require multi-faceted strategies which address the needs of specific locations and target groups
- recognises the need for primary prevention and early intervention and
- respects the right of all community members to use public spaces” (City of Sydney, 2006b: 14). ‘The community’ makes specific reference to international visitors and students visiting or living within the City’s boundaries. (City of Sydney op cit)

All development applications in relation to the City’s ‘village’ network (the urban LGA) are required to submit CPTED reports, undertaken either by specialist NSW police or by private planning or security consultants. Also relevant to the DGRs are other City policy instruments including the Sustainable Sydney 2030, the Cycle Strategy and Action Plan 2007-2017, City of Sydney Chinatown Public Domain Plan and the Ultimo Pedestrian Network. These instruments support the DGRs in ‘securing’ the SICEEP as a function of its safe-city policy, protocols and practices.

B3.4 Informing Agencies Transport for NSW

Transport for NSW has issued planning proposals for the development of (a) the city’s light rail network, (b) greater emphasis on seamless bus and light rail interchanges and (c) general improvements to personal safety and property protection across the entire metropolitan network with the creation of the NSW Police Transport Command. Transport policy and procedures affirm the need for CPTED design at each of the light rail stations serving SICEEP.

B3.5 Informing Agencies NSW Police Force

The NSW Police Force has appointed crime prevention officers within most of the State’s local area commands. Their role is to proactively review (a) anti-social and criminal behaviour ‘hot spots’ with a view to risk amelioration through increased police or security presence and/or through situational crime prevention measures – involving physical modification of (usually) external built form, applying CPTED principles.

City Central Local Area Command (LAC) works closely with City of Sydney ‘village’ communities, assessing and documenting issues likely to negatively or positively impact on criminality, especially in public domains. The LAC also manages alcohol and crowd control accords within the CBD, in conjunction with City of Sydney staff and private security companies. The LAC also hosts community safety precinct committees, comprising business and community representatives whose role is to monitor crime risks and recommend crime reduction and prevention initiatives. Police input into, or review of, SICEEP CPTED and CPTM initiatives is desirable.

B3.6 Informing Precincts Surrounding Sites and Activity

The DGRs focus on the Public Domain, which in CPTED terms includes SICEEP’s streetscapes, pocket parks, garden spaces, greens, squares, plazas and access/egress points including to and from car parks and transport corridors.

CPTED design principles for these zones should be informed by similar public spaces adjacent to SICEEP, their uses and their propensity to impact or encourage anti-social or criminal activity within the Precinct. These are contextual attractors – points of connectivity which indicate surrounding urban crime risks and should be taken into account when determining design and management initiatives for SICEEP. Likely impacts of contextual considerations are addressed in B4 following.

B4 DGRs: Sub-Objective 1 Influencing Contextual Factors

CPTED design principles and parameters are influenced by SICEEP’s contextual purposes, the first of which are destination objectives. Those objectives see the Precinct as ‘destination central’; totally new social and entertainment experiences for some; totally new residential, business and international visitor

experiences for others. The purpose is to provide for that totality in each of SICEEP's contextual sectors or zones in an environment of personal safety and property security.

The second contextual purpose is the return on investment. While this is driven at times by economic uncertainties, the Precinct's welcoming and safe place reputation remains a key driver in bringing visitor numbers to the site to experience its architecture and facilities free from intimidating or criminal behaviour. Similarly, the expectations of investors are that all business ventures are not subjected to property or reputational damage from such behaviour; hence the holistic CPTED and CPTM approach (B2.7)

We note that predicting anti-social and crime risk in urban contexts is difficult. Also, people's perceptions of crime can often be disproportionate to recorded crime data. Research routinely shows how many people over-estimate the likelihood of becoming a victim of crime particularly in public places, on public transport, in shopping centres and on deserted streets. Research is also inconclusive as to what risk factors trigger criminal behaviour in such circumstances. What is pertinent is acknowledging that there are triggers and that contextual design and management factors can influence positive or negative behavioural responses.

The SICEEP is obviously the primary contextual influence in applying CPTED to all built form design. The neighbouring connector sites provide complementary influences. The combined influences revolve around:

- (i) existing facilities, their architecture use and impact on safety/security
- (ii) profiles, patterns and locations of reported anti-social or criminal behaviour, crime 'hot spots';
- (iii) reasons, often speculative, for location-based behaviour and remedial solution options

Routine passive or active surveillance of locations by precinct 'participants', is now common throughout Sydney's CBD. (CPTED principles seek maximum passive surveillance in all urban design). Human surveillance is more likely to deter (prevent) and detect crime. Technical surveillance (CCTV, networked IP cameras, etc) is more universally relied upon, although such surveillance is often limited to detection and/or post incident offender/offence recognition.

B4.1 Existing Site: Function, Facilities, Crime and Crime Risk Profiles

The *existing* site facilities are divided into two sectors – (i) the entertainment sector and (ii) the convention and exhibition sector. There is no purposeful connectivity between these sectors.

Access to the current Entertainment Centre occurs primarily from the city's southern sector. The current light rail, mono rail and buses provide direct public transport access. The neighbouring car park facilitates short-walk pedestrian access. Sydney's train network provides majority pedestrian access to Central or Town Hall stations, via Bathurst, Liverpool, Goulburn, Hay and Quay Streets to and from the Precinct.

Access to the Sydney Convention Centre and Exhibition Halls may also come via the southern CBD corridors using public transport to the shores of Darling Harbour. Observation suggests that the present public domain lacks purposeful and seamless connectivity with, or between each facility. This of itself causes functional disconnect.

Inconsistent lighting illuminance in and around current facilities including entry portals leading towards Tumbalong Park, the Chinese Garden forecourt, retail outlets and the Entertainment Centre, detracts from any inviting way-finding between zones.

There are a number of identified 'hot spots' for intimidating and threatening behaviour in both sectors, evidenced by graffiti, vandalism, theft and assaults. It is difficult to quantify criminal activity as such incidents may go unreported and the LAC is unable to supply statistical details other than general trends published by the NSW Bureau of Crime Statistics and Research (BOCSAR). The locations are around the site's north western and north eastern zones i.e. under the distributor fly-over, around public toilets, adjacent to the IMAX theatre, fast food outlets and the play spaces.

Alcohol and drugs are seen as major negative catalysts in profiling these spaces as unsafe. There are also City Central police and community concerns about harbour cruise passengers 'spilling' from Cockle Bay disembarkation wharves and causing disturbances within the Darling Harbour precinct.

The (existing) site's southern zones have similar issues, particularly around the Pier Street fly-over, the public toilets, the EC car park and the south western links to The Haymarket, including Chinatown. In the past, drug dealing and alcohol related incidents have caused concern around both precincts.

The impact of inconsistent or lack of purposeful and safe connectivity, especially during early and late night hours significantly reduces legitimate activity generation, within the current convention and exhibition site, including activity across public domain zones and pedestrian corridors leading thereto. This detracts from the site's reputational goals as a desired and safe destination.

B4.2 Connector Sites: Functions, Facilities, Crime and Crime Risk Profiles

It is important to take account of the current crime and crime risk profiles associated with connector linkages in order to 'set' the CPTED design principles against adjacent contexts.

The connector sites are the suburbs/zones of The Haymarket, Pyrmont, Ultimo and Sydney's central and southern CBD. These are feeders to the existing site via surrounding streets, walkways, lanes, promenades, car parks and public transport.

These connectors have mixed use function, comprising residential, institutional, commercial, retail, hotel, recreational built form with accompanying pocket parks or other public passive or active recreational space. Functionality is therefore diverse and activity generation determined by specific locations.

There are limited intentional and obvious connector points to the existing site, apart from signed linkages which, in our view, lack any sense of purposeful invitation to explore (in particular, the public domain), as a distinct, welcoming and safe entity.

B4.3 Reported Crime Hotspots – Existing and Connector Sites

BOCSAR maintains statistical information about reported crime in the City of Sydney LGA. The statistics are listed as Appendix 1. The agency also indicates crime 'hotspots' within the LGA. While this information is general, it is worth noting the following tables regarding main reported offences. The latest indicative data supplied relates to 2010 which, if reflected as a trend for 2011-2013, emphasises the importance of holistically and intentionally applying CPTED and CPTM to every aspect of the Project's design development and operational management.

The BOCSAR data also reveals crime 'hot-spots' in an around the Sydney CBD, some of which relates to the Darling Harbour and surrounding precincts. The main crimes indicated in this data relate to theft of or from motor vehicles, malicious damage to property, theft from persons, graffiti and physical or sexual assaults. The specifics of reported and recorded crime are not available; no specific locations, time of day, outcomes of investigations etc. The BOCSAR data is indicative of the fact that the crime categories listed are of concern to a city intent on attracting greater visitor numbers, throughout the year, in all seasons and beyond daylight hours.

This concentration of anti-social and criminal behaviour is, in part, being addressed by SICEEP's regeneration of The Haymarket as a new neighbourhood. This is an important contextual transformation and will assist in displacing 'crime free' activity into existing southern Sydney crime prone areas. Reverse displacement should benefit all of SICEEP's neighbouring precincts.

B4.4 SICEEP: A Contextual Transformation

The SICEEP vision is to transform the existing footprint into a 'new world class experience' (vision statement 2012). CPTED principles (i) underpin the Precinct's Public Domain and built form 'welcoming and safe place' reputation and (ii) enhance the integrity of the Precinct as a *safe* world class destination.

Contrary to some interpretations, Harris considers the adoption of CPTED and CPTM as more than an ad hoc or situational manipulation of built environments. CPTED works with the new, in this case a re-visioning of the Precinct's form and function and a re-affirmation of the role form and function will play to

achieve holistic crime prevention outcomes. Equally importantly, CPTED supports and affirms the design strategies. (B2.7 and B2.8)

B5 DGRs: Sub-Objective 2 CPTED Principles and Strategies

The design strategies are the essential sub-objective. The strategies are based on the above informing and contextual sources. Their implementation is central to meeting the DGRs and, by extension, meeting SICEEP's reputational vision of welcoming and safe place. The strategies have been considered against contextual form and function, relating to the Public Domain, ICC, ICC Exhibition Centre and Theatre. Drawings have been reviewed and the following observations, inferences and recommendations are made.

B5.1 Public Domain – General Amenity

From a CPTED perspective, the site drawings indicate Precinct cohesion – the mixed use vibrancy envisaged by the convention, exhibition and entertainment building designs is integrated with, each of the public spaces to bring about critical safe purpose outcomes. Unlike the existing site, the entire (proposed) public space maximises legibility and connectivity with the surrounding neighbourhoods. The legitimate amenity of the Domain is increased with the acknowledgement of local 'ownership' of the site. Western connectors including the Quarry Street bridge not only link residential streets but bring the Powerhouse Museum and the Ian Thorpe Aquatic Centre into the wider community safety equation. Positive CPTED displacement benefits to this western corridor will do much to increase and sustain legitimate pedestrian traffic in and around the immediate Ultimo area in particular.

The Domain encourages day and night shared pedestrian and cycleway amenity. This introduces a mix of activity 'speed' which has positive and negative crime risk connotations. Positively, cycle ways will encourage group or individual slow speed exploration and pedestrian traffic mingling. Negatively, cycle ways can be used by would-be offenders to steal from, and/or assault, someone without recognition or detention. CCTV or Networked IP Cameras and other CPTED measures will provide some protection against this possibility, although, the Domain's capacity for precinct wide passive surveillance through medium to high volume activity should offer a more lasting deterrent.

Each of the building footprints encourages surrounding or adjacent green space exploration either as connector points or as pocket passive social amenity. Terraced zones to and from the ICC, ICC Exhibition Centre and Theatre facilitate exploration through the application of ease-of-access to exploratory spaces, all of which are spatially defined to promote intra Precinct surveillance.

To the east of the Boulevard, legibility within and around Tumbalong Green, the Chinese Garden Plaza, and Darling Quarter should promote surveillance within and beyond each space. The landscaping design should ensure that existing and proposed tree plantings, on maturity, maximise surveillance options. The landscaping layout should also ensure that low level walled areas predominate through the domain, along with low shrub plantings, (i) to aid surveillance sight lines and (ii) to avoid the possibility of entrapment or concealment.

Public domain lighting is a critical determinant of welcoming and safe place. Too often in such spaces, lighting characteristics (colour rendition, luminaire types, illuminance consistencies leading to, shadowing, spill and throw) create conditions of uncertainty at best or confusion at worst, limiting night time surveillance and encouraging shadow concealment. Overhead or down lighting plots are a preferred way of providing safer night time space. The use of bollard and other forms of up lighting or low height spherical luminaires create glare and tend to interrupt sight line or way-finding certainty, particularly throughout what is a large but inviting public place. From a CPTED perspective, these (latter) lighting options are prone to damage and can either be 'buried' by mid height plantings or create shadow-creep.

The other lighting issues relate to the spill of tower, under-eave or internal lighting thrown from each of the major facilities onto green corridors. Design development will no doubt consider the options to negate illuminance confusion, particularly along domain's north-south corridor and within The Haymarket.

The existing Western Distributor and Pier Street flyovers are currently points of precinct disconnect. They are noise generators, 'uncomfortable' voids and do little to unite the existing public domain footprint. The SICEEP plan deals in part with the Distributor flyovers by under-locating part of the ICC, and ICC Exhibition building footprint. However, the north eastern Darling Quarter and Pier Street are still subject to exposure of a concrete undercroft effect, interrupting the directional north-south flow of the Boulevard and adjacent green space.

In order to address some of these concerns, it would be appropriate to treat the supports, to an appropriate height, say 4 metres, with some cladding, landscaping and/or lighting, as a 'softening' feature to reinforce the Domain's continuity of connection.

B5.2 The Boulevard

The intra and inter-connective spine is the proposed Boulevard. Its design is central to encouraging activity legitimacy. The key CPTED principles of surveillance and activity support should form part of landscaping design development to ensure this outcome. The Boulevard provides purposeful north-south legibility from Hay Street in the south to the southern Darling Harbour waterfront promenade. Appropriate landscaping, signage and lighting will ensure way-finding certainty in terms of pedestrian Precinct exploration and navigation within, to and from each of the surrounding urban spaces. The Boulevard concept provides that certainty on approach to each of the building complexes. They in turn, invite further certainty through clearly identifiable entry statements providing seamless connections (some at-grade) with their 'host' green spaces.

The stay-and-play points along the spine should generate the sort of casual passive activity conducive with natural surveillance objectives. The Boulevard's amenity therefore encourages safe social pausing along pocket green spaces.

B5.3 Public Domain – Tumbalong Green

The expanded Tumbalong Green (Park) provides a centre piece for the public domain. The west connector is Tumbalong Place and the north-south connector is the Boulevard, and the east connectors are 'fanned' from Liverpool, Goulburn and Harbour Streets. The Green promises good sight line visibility to and from the surrounding facilities; thereby maximising natural surveillance and observation objectives even where large pedestrian numbers might otherwise obscure vision. Orientation is easy, and directional transfer to other stay-and-play spaces or buildings, clear. The Green's potential for safe day and night event activity will be realised in the overall (subtle) lighting and landscaping capture of the entire domain.

B5.4 Tumbalong Place and the Event Deck

Tumbalong Place provides a green access and directional movement corridor between the Theatre and the ICC Exhibition, which with appropriate landscaping, furniture, lighting and signage, will enhance inter-building connection and connection between the Boulevard and western gateway points, including the light rail station. Activity levels along this domain corridor will be high, attracting equally high levels of passive surveillance.

The ICC Exhibition's Quarry Street bridge is the major connector between the Ultimo/Pyrmont suburbs, the Event Deck and the Public Domain, generating considerable pedestrian traffic which, on occasions will facilitate casual socialisation and visitation of both facilities outside exhibition, convention, performance or function times. Its design will require compliance with safety and security expectations. Surveillance of the Theatre approach and the ICC Exhibition's southern frontage is further facilitated by the Deck's unencumbered flat floor design.

B5.5 Public Domain – Chinese Garden Plaza

What is now an inactive 'corner' of the current precinct will be part of the overall transformation of public space, creating an extension of the activity between the Green and The Haymarket. The Garden Plaza will extend intra-spatial activity, with the added attractions of cultural markets and associated retail. The space

is especially important in connecting with The Haymarket's urban square, either directly or via the Boulevard.

The Pier Street fly-over issues remain relevant to this space. There must be no impediment to certain and safe pedestrian networks in and around the south eastern quarter and the challenge will be to ensure no aspect of the fly-over's 'intrusion' leads to unwelcome activity. Natural (and probably technical) surveillance will be possible from apartments looking north, although the flyover will block that to a certain extent. The flyover's structural columns will reduce permeability, hence the need to examine an intentional treatment strategy.

B5.6 Public Domain – Harbourside Place

Harbourside Place provides another east –west connector between the ICC and the proposed dual hotel towers. From a CPTED perspective, activity generation along this corridor will attract medium to high pedestrian and 'drop-off' vehicular traffic between Darling Drive and the waterfront promenade as well as providing a pedestrian cross link between the ICC and Hotel precincts. It will be a gathering space around the ICC forecourt and will provide excellent passive surveillance within and beyond the Place. The hotel and ICC forecourt spaces will be under constant passive and technical surveillance.

B5.7 Public Domain – Darling Quarter

Plans to up-grade this play and retail space will again improve the domain's overall perception (and reality) of safety. It is an unconnected corner surrounded and overshadowed to the east by built form. The outlook is towards the waterfront and inward towards the Green. Plans indicate continuity of play space for children and families. Surveillance will be more of an issue where 'play' spaces are less well defined and where activity moves intra-spatially. Ensuring adequate surveillance from the Green and the Boulevard is critical as is creative overhead lighting treatment to account for the variety of play, rest and retail furniture planned for the site.

B5.8 International Convention Centre

The Centre is SICEEP's welcoming hub. It has a variety of adaptable space which, like the exhibition halls can be configured for diverse purposes. From a crime prevention perspective, there are four main areas to consider:

- (i) the forecourt reception foyers
- (ii) connecting movement corridors and function designations
- (iii) back-of-house loading operations
- (iv) building externals

CPTED design for each of these areas demonstrates good territorial definition, access control and activity surveillance opportunities through activity support. Design development should detail specifications for anti-graffiti materials, particularly on all external surfaces of this and interconnected structures. Separate lighting, landscaping, signage and furniture sub-plans will form part of CPTED's internal design principles.

- (i) The Forecourt and Reception Foyers

The approaches are critical welcoming and gathering indoor and outdoor spaces. The design invites purposeful entry to reception and booking zones, with outside connections to northern foreshore and Public Domain spaces. Legibility encourages appropriate surveillance. The drawings indicate that foyer and general reception spaces permit good sight lines by staff throughout the zone, with limited observation to the forecourt approaches. Any design development which can minimise structural column impedence to observation and surveillance options in this zone is endorsed.

- (ii) Connecting Movement Corridors and Function Designations

Drawings for different levels indicating corridor layouts, accompanying lift foyers and stairs to plenary theatres, function rooms, meeting rooms and breakout spaces reflect directional certainty and corridor widths facilitating ease of observation/surveillance where way-finding challenge, guidance or re-direction

by staff and/or by clear signage will be possible. Movement to and from designated function spaces will be controlled to some extent by visitor and client passes and, for staff or contractors, by security identity tags to be developed as part of access control systems. A pleasing CPTED design feature is the seamless interconnectivity between the ICC and ICC Exhibition; again facilitating movement surveillance certainty throughout both complexes along clear defined walkways.

(iii) Back-of-House Loading Operations

Designated parking and loading facilities require special attention in all three facilities, especially given the volume and frequency of exhibition and event traffic to be generated. Drawings indicate docking and loading spaces for articulated vehicles using ramped entry from Darling Drive, designed to serve the ICC and ICC Exhibition complexes.

Loading and parking zones in this case can (a) attract ease of non-legitimate entry, (b) fail to check for legitimacy as drivers and loading teams are meeting deadlines, (c) provide concealment opportunities due to dock 'clutter' and rapid vehicle or loading movements which could facilitate theft, and (d) allow entry to otherwise prohibited building zones where doors are left open or unattended during loading and unloading procedures. CPTED should be a design development requirement for this vulnerable area, including the possibility of gates for the elevated dock.

(iv) Building Externals

All external facades (in relation to this and every structure) should research and apply the latest anti-graffiti materials to minimise the likelihood of defacing and other damage. The existing site exhibits minimal graffiti damage, although surrounding neighbourhoods reveal extensive graffiti defacing. Given the connectivity and legibility goals, and given the 'its-there-and-its-new' rationale for defacing structures, design development should aim for best-outcomes in curbing upward trends in this type of property damage.

External lighting will play a critical role in aesthetically 'wrapping' the ICC, ICC Exhibition and Theatre. While decorative and way-finding lighting will illuminate much of the building facades and adjoining green space, lighting of loading zones, emergency exits and exposed infrastructure should not be overlooked in order to minimise 'black' space offering concealment or entrapment opportunities.

B5.9 International Convention Centre Exhibition

The ICC Exhibition is interconnected to the ICC and therefore the crime risk issues of unlawful entry, property damage, theft and assault are common. The stacked configuration of the exhibition halls increases convention and exhibition options but, as with all such venues, there is high volume, high frequency and highly diverse pedestrian and vehicle activity. This precinct is more likely to operate *through* the night rather than *into* the night to accommodate an array of, at times, frantic, activity. As for the ICC, there are common crime risk concerns relating to:

- (i) the terrace and reception foyers
- (ii) intra and interconnecting pedestrian corridors and function designations
- (iii) exhibition spaces
- (iv) back-of-house loading and parking operations and building externals
- (v) the event deck

As for the ICC, DA drawings indicate attention to spatial relationships (a) between the terraced area and Public Domain and (b) within the complex, observable break-out spaces adjoin the exhibition halls. Design development should incorporate CPTED detail.

- (i) the terrace and reception foyers

The interconnectivity between the ICC, the ICC Exhibition and the Public Domain adds to purposeful and safe pedestrian activity. Internal legibility and liveliness characterises inside-outside capacity to formally observe and/or monitor pedestrian traffic at the multi-entry terraced approach, which also encourages

socialising in and around forecourt spaces. Designated entry doors can control or restrict entry and/or can define territory purpose for different occasions.

(ii) intra and interconnecting pedestrian corridors and function designations

Drawings indicate the separation of spatial purpose between, for example exhibition, preparation and storage spaces, which denote functions and which can therefore define access control to secure areas. Tracking of multi-faceted activity will be a function of technology, the clear designation of function also promotes naturally challengeable concern as to apparent unauthorised access. Catering and meeting areas, as designed and located, assist in observational surveillance.

(iii) exhibition spaces

The exhibition spaces present no obvious problems in design. Their vastness and smaller exhibition configurations will present certain risks, as with all busy convention/exhibition sites. Access to the different levels and function areas can be physically and electronically controlled.

(iv) back-of-house loading and parking operations and building externals

Parking and loading issues are shared with the ICC. However, the bulk of vehicle parking and load movements are centred on the exhibition halls. (Refer B5.8 (iii) and (iv) above).

(v) the event deck

The Deck is an invitational and connecting feature which will encourage local visitor and participant numbers from the Ultimo/Pymont/Glebe areas. Primarily the Deck will be function or event related and is designed to restricted public access during those schedules. Design development should consider transitional overhead lighting from Quarry Street with continuing illuminance patterns across the deck where night time public access and activity is to be encouraged. There could be some target hardening of the ICC Exhibition's (southern) façade as a precautionary CPTED measure against property defacing or damage.

B5.10 The Theatre

The Theatre comprises entertainment halls, performance rooms, staging areas, staff meeting and cafeteria rooms, minor retail, storage, loading and multi-level parking, rehearsal spaces, convention options and corporate function and/or breakout rooms. The facility is therefore an integral part of the international footprint. Attractive concourse and foyer/reception entry and exit points are well defined and there are sufficient spaces for formal or informal gatherings on the different levels. During non-performance periods, the forecourt and reception areas will generate inquisitive activity, enhancing natural surveillance.

Internally, locations of stair and lift wells are appropriate and spaces on the upper levels are clearly designated with adequate foyer approaches. Security passes and procedures to upper levels and function spaces are assumed.

As with the ICC and ICC Exhibition, ramps, parking and loading bays will require careful design development consideration for exactly the same reasons referred to in B5.8 above.

The crime risk factors in this (and the existing) facility revolve around theft from unsuspecting patrons and/or staff, especially during post-performance mass exits. The design facilitates smooth movement but observation at 'peak' times will be difficult. Surveillance by box-office or usher staff will also prove difficult as their respective roles demand customer focus, above all else. There will be pre-performance and interval socialising around the catering outlets but the floor space allocation for social informalities appears sufficient to permit some awareness of opportunistic criminality.

The Theatre is set around green pockets and forms part of the Boulevard's western border. The significant points of connection with the ICC Exhibition are Tumbalong Place and the bridge leading to the event deck. Issues around the Pier Street fly-over (southern Public Domain zone) have already been canvassed

(B5.1 and B5.5). They are relevant to promoting a safe stay place for patrons or visitors arriving and/or departing the (theatre) complex.

External lighting, façade treatment and landscaping are critical design development matters to maximise night time surveillance, reduce graffiti damage and minimise shadowed concealment areas around the external perimeters and around or under the fly-over.

B5.11 Hotel Towers – Northern Sector

The Hotel complex will be developed opposite the ICC's, main entrance, facilitating high traffic pedestrian activity. From a CPTED perspective, this development will extend opportunities for passive surveillance between, around and adjacent to, the ICC and hotels.

Design development for the hotels will cover specifics of CPTED including perimeter protection, front-of-house and back-of-house traffic, critical points of access control and internal/external surveillance. These key CPTED issues will help manage ongoing crime risks within the sector's footprint. Design development for this sector will also focus on the lighting mix, the relationship between the towers and common areas and the interconnectivity between the hotels and the ICC.

B5.12 The Haymarket – Southern Sector

The proposed mixed use precinct is the catalyst for a complete rejuvenation of SICEEP's southern sector. What currently is a city crime "hotspot", will be changed to inject a mixed use neighbourhood demographic, combining business, housing apartments, student accommodation, food and general retail and social space. The 'high tech' and entrepreneurial space will add to the 24/7 vibrancy and activity generation, as will the sector's attractive square and laneway network.

The immediate benefits will be to replace and re-open a collection of disconnected and empty corridors leading to, or skirting, the existing entertainment and exhibition hall (public) domain which have little invitational legitimate activity purpose, especially at night; hence the perception of these spaces as unsafe and crime prone – real or not. The adjunct southern sector master plan reverses this perception.

Mixed use and multi-demographic developments where territorial 'ownership' is supported by that CPTED principle provides human barriers to those intent on claiming or disrupting owned space.

The sector clearly defines territory in the master planning of the five towers, student accommodation and public space architecture. Design development will indicate how legitimate access will be controlled throughout the neighbourhood. Indicatively, front-of-house access for residential, commercial and retail will be facilitated by the Square, fed by Little Hay and Hay Streets and from the south and south eastern city quarters and from SICEEP's boulevard from the north. Linkages to the city markets and the University of Technology Sydney's campus will promote an inclusive neighbourhood, leading to an engagement with SICEEP's public domain.

CPTED focused design development of lighting and landscaping will be critical to diverse and safe activation. Noise attenuation measures in and around the Square would improve 'productive' and safe time-extended social engagement with the Square and with the surrounding laneways and adjoining green space connectors, including the boulevard.

B6 Conclusions

The SICEEP's concept, master plan and design documentation prepared for the Project's development application have been reviewed and analysed – the subject of this report. Harris is of the view that personal and property safety (security) is a key vision ethos. The drawings evidence this ethos.

Each of the major facilities exhibit CPTED principles in their design thus far; the ICC, ICC Exhibition, Theatre, Hotel complex and proposed new neighbourhood for The Haymarket.



The Public Domain is the vision's interlocker and interconnector. Again, CPTED principles have been applied holistically to the entire site and to individual zones or sub-precincts within the site.

The overall design will benefit neighbouring communities, particularly communities to the west and south of the development. The report concludes that positive CPTED and CPTM safety/security measures implemented throughout the Precinct should serve to positively impact those communities; that is, should promote an extension of the Precinct's no-crime-by-design-and-management policy.

Building and Public Domain design embrace CPTED through attention to connectivity, (permeability) legibility, liveliness and maximising activity generation appropriate to each amenity.

It is imperative that design development reflect the current documentation's intent, ensuring CPTED principles become detailed reality throughout each of the construction phases and into post-construction occupancy – CPTM. Design development should also ensure relevance to public transport, road and street corridors servicing the Precinct, particularly with regard to the light rail infrastructure.

With respect to the requirements of the Director General, NSW Department of Planning and Infrastructure, Harris concludes that the documentation prepared for the SICEEP development application meets those requirements, in that CPTED principles have been incorporated into the Public Domain, ICC, ICC Exhibition and Theatre design. Incorporation of the principles also accords with informing authorities, specifically the City of Sydney, the Sydney Harbour Foreshore Authority and the NSW Police.

Design development should reflect the principles in all relevant aspects of the Project's implementation.

B7 Methodology

The methodology indicates the process undertaken taken by the consultants in our preparing our report. The consultants have:

- (a) reviewed the drawings in order to understand the commercial, social, architectural and 'destination' goals of the Project;
- (b) received input from the consortium's Project management representatives;
- (c) explored the crime risk backdrop;
- (d) visited the site during the day and night;
- (e) obtained information in relation to local crime risks and statistics;
- (f) obtained information in relation to (security focussed) government planning authority instruments and/or policies.

B8 References

- 1 City of Sydney, 2006 (reviewed 2008), Safe City Strategy 2007-2012, internal publication
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- 5 NSW Government, 1979, Environmental Planning and Assessment Act and Guidelines, NSW Government publication.
 - 6 NSW Bureau of Crime Statistics and Research crime statistical data on City of Sydney LGA (2010).
 - 7 NSW Bureau of Crime Statistics and Research, City of Sydney crime hotspots data 2010).
 - 8 The Sydney Harbour Foreshore Authority Act 1998.
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Appendix

Crime Statistics

The following crime statistics are relevant to the SICEEP environment. They are issued by the NSW Bureau of Crime Statistics and Research. Number of recorded incidents and rate per 100,000 population. These statistics are issues for all NSW local government areas and are used indicatively in all crime prevention and crime management strategies implemented by police and councils. The following table relates to the Sydney CBD and surrounding City Council controlled) suburbs.

Recorded victims within the Sydney Local Government Area.	2007	2008	2009	2010	2011
Murder	3	4	4	6	4
Assault (domestic violence related)	856	873	898	911	877
Assault (non domestic violence related)	4266	4345	3909	4063	3805
Sexual assault	176	168	213	191	187
Indecent assault/act of indecency/other sexual offences	299	262	256	330	284
Robbery without a weapon	1028	938	739	552	488
Robbery with a firearm	64	43	45	30	22
Robbery with a weapon not a firearm	429	260	215	173	167
Break & enter – dwelling	2001	1550	1594	1286	1229
Break & enter non dwelling	1630	1333	1015	930	811
Motor vehicle theft	1379	1055	773	692	720
Steal from motor vehicle	8200	5880	4362	2797	2745
Steal from retail store	1771	1886	1912	1969	2285
Steal from dwelling	949	931	920	1057	940
Steal from person	4392	3604	3637	3127	2905
Malicious damage to property	4471	4431	3807	3609	3691
Arson	85	81	78	65	56
Possession and/or use of cocaine	105	191	292	351	300
Possession and/or use of narcotics	187	198	292	292	236
Possession and/or use of cannabis	1198	1939	1981	2727	2822
Possession and/or use of amphetamines	336	444	363	550	771
Possession and/or use of ecstasy	210	540	734	901	650
Possession and/or use of other drugs	272	421	517	846	879
Dealing, trafficking in cocaine	43	43	63	42	38
Dealing, trafficking in narcotics	32	113	123	145	73
Dealing, trafficking in cannabis	45	58	51	56	68
Dealing, trafficking in amphetamines	81	98	71	87	127
Dealing, trafficking in ecstasy	68	125	133	92	80
Dealing, trafficking in other drugs	22	27	54	71	115
Cultivating cannabis	7	5	2	6	3
Manufacture drug	4	4	2	3	4
Importing drugs	3	4	5	6	4
Other drug offences ⁴³³	433	559	585	519	532

Trends in Recorded Crime Statistics, 2007 to 2011

Offence category	24 month trend^^	60 month trend^^
Murder*	nc**	nc**
Assault - domestic violence related	Stable	Stable
Assault - non-domestic violence related	Stable	-2.8%
Sexual assault	Stable	Stable
Indecent assault, act of indecency and other sexual offences	Stable	Stable
Robbery without a weapon	Stable	-17.0%
Robbery with a firearm	Stable	-23.4%
Robbery with a weapon not a firearm	Stable	-21.0%
Break and enter dwelling	Stable	-11.5%
Break and enter non-dwelling	Stable	-16.0%
Motor vehicle theft	Stable	-15.0%
Steal from motor vehicle	Stable	-23.9%
Steal from retail store	Stable	6.6%
Steal from dwelling	Stable	Stable
Steal from person	Stable	-9.8%
Malicious damage to property	Stable	-4.7%
Arson	Stable	-9.9%
Possession and/or use of cocaine	Stable	30.0%
Possession and/or use of narcotics	-19.2%	6.0%
Possession and/or use of cannabis	Stable	23.9%
Possession and/or use of amphetamines	40.2%	23.1%
Possession and/or use of ecstasy	Stable	32.6%
Possession and/or use of other drugs	Stable	34.1%
Dealing, trafficking in cocaine	Stable	Stable
Dealing, trafficking in narcotics	Stable	22.9%
Dealing, trafficking in cannabis	Stable	Stable
Dealing, trafficking in amphetamines	46.0%	Stable
Dealing, trafficking in ecstasy	Stable	Stable
Dealing, trafficking in other drugs	Stable	51.2%
Cultivating cannabis	nc**	nc**
Manufacture drug	nc**	nc**
Importing drugs	nc**	nc**
Other drug offences	Stable	Stable

This table shows the results of statistical tests for a significant upward or downward monthly trend in the number of criminal incidents recorded over 2 years and 5 years respectively, for selected offence categories. Where the trend is significant, the annual percentage change in the number of incidents is shown.

^ For murder and manslaughter, the data are counts of recorded victims, not criminal incidents.



^ The trend test used was a two-tailed Kendall's rank-order correlation test with a 0.05 level of significance .

For the 24-month trend the annual percentage change is provided if the trend was significant.

For the 60-month trend the average annual percentage change is provided if the trend was significant.

Rates are only calculated for the major offences. Ranks are not calculated for murder due to the low number of recorded victims per LGA.

** Trend information is not calculated (nc) if at least one 12-month period in the selected timeframe had less than 20 incidents.

Note: The statistics need to be treated with caution as they represent only reported crime, therefore, a number of categories may also show lower than actual incidents.

Further, it is important to note that changes in reported crime are also significantly affected by factors other than changes in victimisation, including (i) changes in the willingness of the public to report crimes to police, and (ii) changes in policing policy and practice. The second factor particularly affects trends in recorded drug and weapons offences, and trends in offensive behaviour, so changes in the number of incidents for these offences may reflect shifts in policing, rather than in actual crime rates.

Where the number of recorded incidents is low, a very small change in the actual number of incidents may result in a disproportionately large change in derived ratios such as the rate per resident population or the percentage change over time.

Therefore, it is important that any increase in criminal activity should be factored into the auditing and development of site policies, procedures (including maintenance), technology and training.
