

CPTED Assessment

Proposed State Significant Development (SSD) Redevelopment, Campbell's Stores

7-27 Circular Quay West, The Rocks

October 2016

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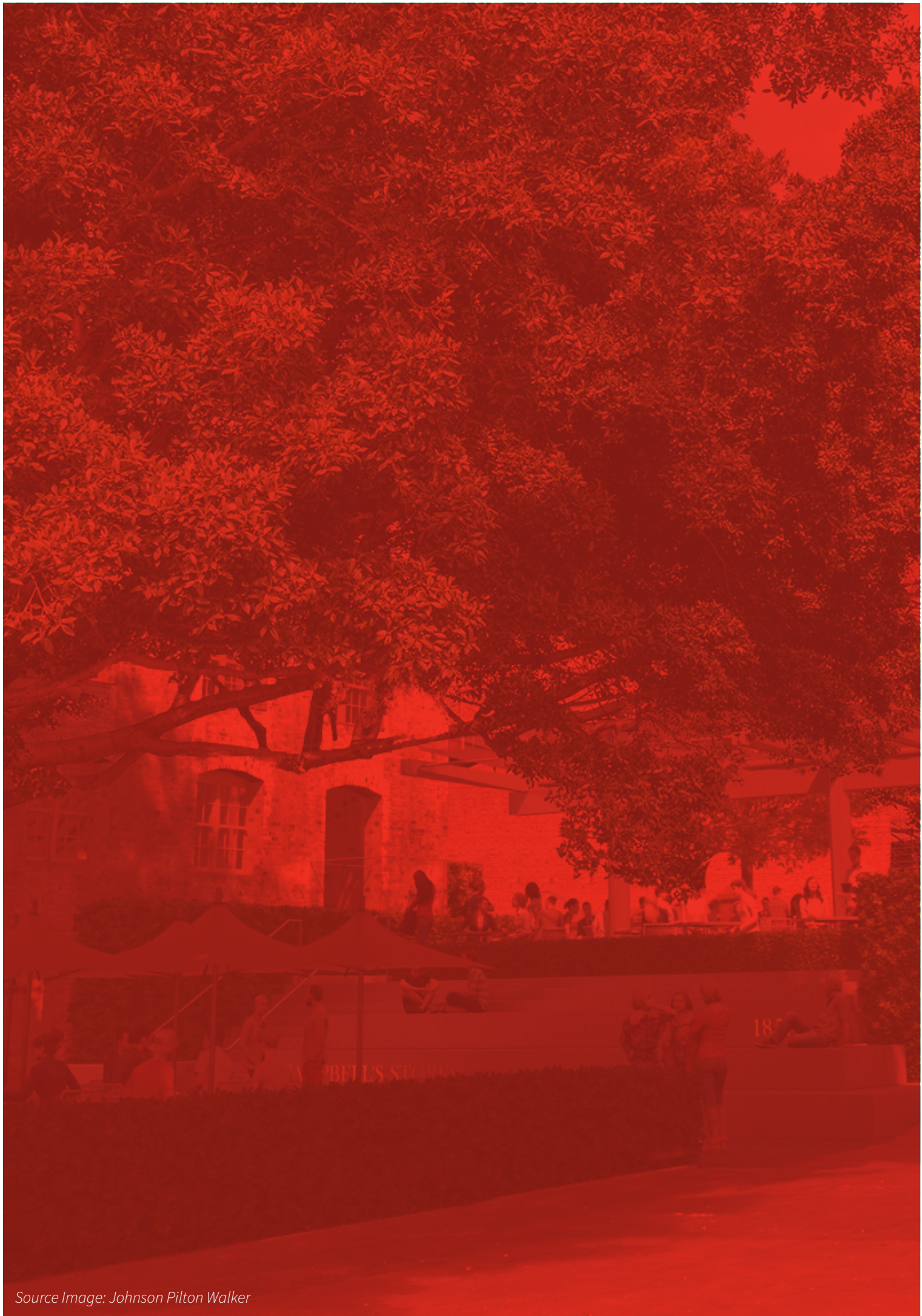
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Appendix A - Assessment against Safer by Design Guidelines

Appendix B - NSW Recorded Crime Statistics – City of Sydney LGA (BOCSAR)

Appendix C- Crime prevention feedback received from NSW Police (Sydney City Local Area Command) in relation to the proposed development design



Source Image: Johnson Pilton Walker

1. Introduction

This report constitutes a Crime Prevention through Environmental Design (CPTED) assessment prepared by TPG Town Planning and Urban Design on behalf of Tallawoladah Pty Ltd. The report is in response to the Secretary's Environmental Assessment Requirements (SEARs) issued by the Department of Planning and Environment (DPE) on 28 May 2015 for the proposed State Significant Development (SSD) known as the 'Remediation, Renewal and Adaptive Re-Use of Campbell's Stores, The Rocks' (SSD 7056). The proposal relates to the land at 7-27 Circular Quay West, The Rocks, referred to as 'Campbell's Stores'.

Crime and safety issues relating to the proposed development will be explored in this CPTED Report. The purpose of this report is to assess the nature and design of the proposed redevelopment against potential crime risks presented in the local government area (LGA) of Sydney. It includes detailed recommendations to ensure the safety and security of the proposed redevelopment, its future patrons and the local community. Lowering the risk of crime involves using design to both intensify the difficulty and risks for possible offenders and diminishing the rewards. As such, any crime risks identified have been addressed through the implementation of CPTED principles incorporated in the design of the proposed redevelopment.

The proposed redevelopment will involve:

- The remediation, restoration, and development of the Campbell's Stores in accordance with an Agreement for Lease (AFL) of Campbell's Stores executed by Sydney Harbour Foreshore Authority (SHFA) and Tallawoladah Pty Ltd, including:
 - » alterations to the existing building, including modifications to the existing openings on the western elevation of the building, provision of new openings on the southern elevation, upgrades to fire egress and other remediation and restoration works;
 - » expansion of the existing covered outdoor dining area so that it runs generally parallel to the eastern elevation of the building, with landscape beds to provide a clear separation between the leased area and the public domain;
 - » construction of a stand-alone structure to the north of the existing building which will accommodate amenities on the lower ground floor and roofed outdoor terrace on the upper section, which will be elevated to capture views to the harbour;
 - » subdivision to create separate lots, broadly including the building and loading dock, licensed area, tunnel land, ground lease land, ground licensed area and balance of the land; and
 - » activation of the Hickson Street frontage, with particular inclusion of restaurant seating.

The CPTED report has been prepared taking into consideration the following data sources:

Feedback on the design from Crime Prevention Officer Constable Laura Clifford of the Sydney City Local Area Command (LAC). This feedback has been incorporated into Section 4 of this CPTED report, with original comments received via email dated 29 July 2015 and are included at Appendix C.

The Crime Prevention and the Assessment of Development Applications: Guidelines under section 79C of the Environmental Planning and Assessment Act 1979 document prepared by the Department of Urban Affairs and Planning (2001).

Analysis of local crime statistics from the Bureau of Crime Statistics and Research (BOCSAR).

1.1 Proposed CPTED Measures

The proposed development will incorporate a range of safety and security measures in order to ensure the proposed development incorporates CPTED principles. These are outlined in Section 4 of this report and are based on the four CPTED principles being surveillance, access control, territorial reinforcement and space management.

An assessment under the Safer by Design guidelines is also attached at Appendix A.

It is noted that the NSW Bureau of Crime Statistics and Research (BOCSAR) has issued a summary of crime associated with the Sydney Local Government Area (LGA) from 2010-2014. Refer to Appendix B for these statistics.

2. Location and Context

2.1 Local Context

The subject site is located in the suburb of Sydney, approximately 60 metres to the north-west of Overseas Passenger Terminal, 130 metres east of the Bradfield Highway/Cahill Expressway, and 70 metres south of the Park Hyatt hotel, Sydney. The subject site is surrounded by a mix of commercial, retail and residential development, and addresses Sydney Cove. Figure 1 demonstrates the subject site's context.



Figure 1. Local context of the subject site (subject site outlined identified by red balloon) Source: Google Maps

The following photos demonstrate the subject site and the surrounding locality.



Photograph 1. View of the existing Campbell's Stores, looking north from Hickson Road Source: Google Maps



Photograph 2. View of existing Campbell's Stores, looking south from Hickson Road Source: Google Maps



Photograph 3. View of existing Campbell's stores, looking south from Hickson Road Source: Google Maps



Photograph 4. View of existing Campbell's stores, looking south-west from the eastern frontage of the site Source: Google Maps



Photograph 5. View of existing Campbell's stores, looking north-west from the eastern frontage of the site Source: Google Maps

2.2 Regional Context

The subject site is located in the suburb of Sydney, which is located in the City of Sydney LGA. The site is located approximately 630 metres from the northern edge of the CBD core. Figure 2 demonstrates the regional context of the subject site.

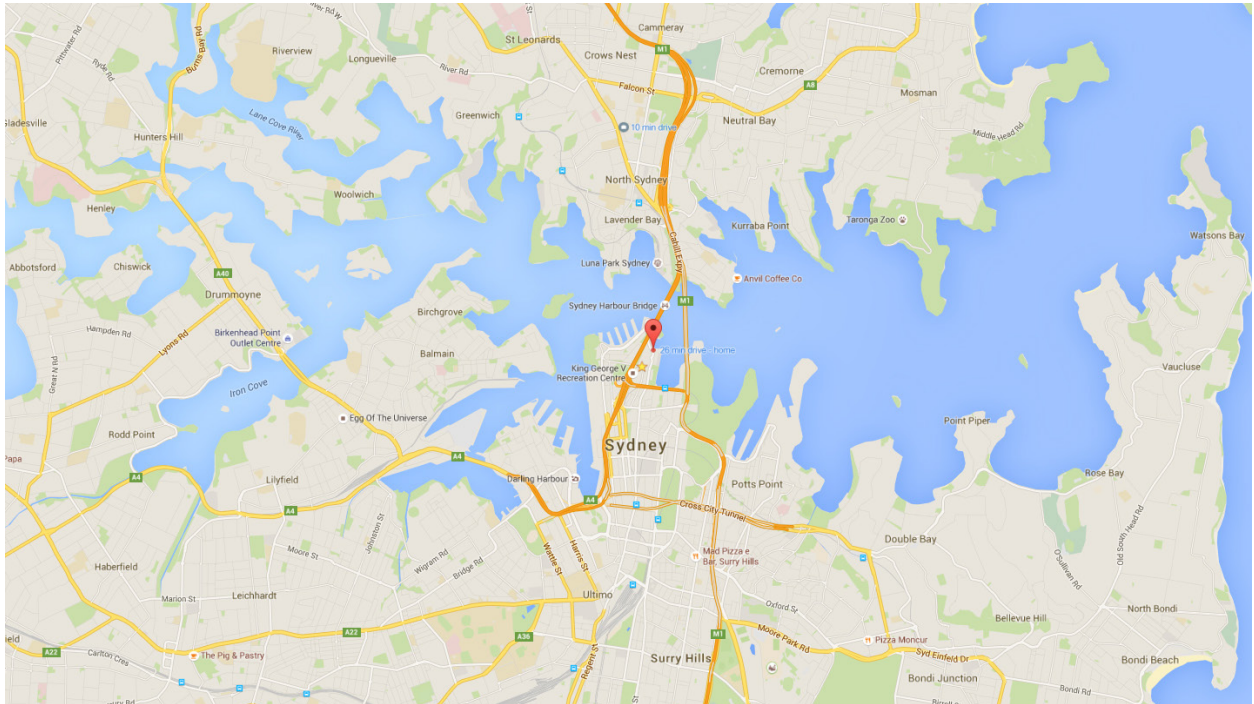


Figure 2. Regional context of the subject site (subject site identified by red balloon) Source: Google Maps

3. Crime Prevention Through Environmental Design Principles

3.1 Overview

Table 1 provides a summary of the proposed development’s design response against the four CPTED principles, being surveillance, access control, territorial reinforcement and space management.

Table 1. Design response of the proposed development against the CPTED Principles

CPTED Principle	Design Response
Surveillance	Sight lines between corners and entrances at the entries and to the public domain elements of the proposal have been designed to minimise hiding opportunities. This has been achieved through the removal of unnecessary walls/obstructions, the use of clear glazing where possible, as well as maximising sight lines from the entrance of the buildings to the primary street and public domain frontages. The use of CCTV cameras will also be a technical surveillance addition used throughout the development, loading dock, the entry and exit point to the building as well as the new structure to the north and restaurant tenancy areas.
Access control	The use of security shutters/swipe card access to the offices, utilities, service counters, store rooms and loading dock of the proposed development. All areas that are restricted will be kept locked at all times, with employees given access to these areas through security clearances. It is necessary to ensure the effective use of physical and symbolic barriers to attract, channel or restrict the movement of people to minimise opportunities to commit crime. Additionally, the design and location of the back of house areas of the building will be such that it allows the opportunity for staff surveillance.
Territorial reinforcement	The design of the proposed development incorporates aspects which define and distinguish areas strictly for private use/access from the areas utilised for public and semi-public purposes. All proposed lighting and signage has been designed accordingly. Where appropriate, the utilisation of signage, site furnishings and paving detailing to delineate between public and private spaces has been included.
Space management	The creation of well-kept and attractive spaces will help to attract more people, and thus reduce the likelihood of crime occurring through increased passive surveillance. The use of quality design combined with the implementation of an appropriate management, upkeep and cleaning strategies will reinforce perceptions of safety.

3.2 Design Considerations

3.2.1 Relationship between design and crime

Crime prevention: Aims to prevent crime and anti-social behaviour before it occurs.

Social prevention: Aims at addressing socio-economic causes of crime.

Situational prevention: Seeks to reduce opportunities for crime and anti-social activity through changing the environment

Examples:

- A typical offender will assess the potential crime location before committing a crime.
- Building design or use can create an environment that is not conducive to crime.
- Building design should seek to address both actual crime and fear of crime.
- Good design should encourage an open society, open space and freedom of movement.

A fear of crime leads to reduced participation in civil society. This also leads to a self-fulfilling prophesy, that is if an area is perceived as unsafe, people retreat into homes, surveillance is reduced and crime is encouraged.

Holistic approach

Crime Prevention for development – a holistic approach involving:

- CPTED (Crime Prevention through Environmental Design) principles;
- engineering and physical measures (e.g. CCTV, security doors, security patrols, mirrors);
- management strategies (e.g. Security Management Plan).

Crime Prevention through Environmental Design

Crime Prevention through Environmental Design (CPTED) aims to reduce crime and change perceptions of crime through changing the physical environment.

- CPTED increases risk for criminals by increasing chance of detection, challenge and capture.
- Increases effort required to commit crime by increasing the time, energy and resources needed to be expended.
- Removes conditions that create confusion about behaviour norms.

The CPTED Principles

There are four principles that need to be used in the assessment of development applications to minimise the opportunity for crime:

- Surveillance.
- Access Control.
- Territorial Reinforcement.
- Space Management.

Particular consideration has been given to the incorporation of these principles concerning entrances, sight lines, vehicular access and exit onto the premises and from the loading dock, opportunities for technical and passive surveillance, interrelationships with public domain areas, and restaurant tenancy spaces, lighting, legibility and accessibility, ownership and space management, security and safety, and minimisation of 'entrapment' opportunities.

3.3 Current Crime Profile

1.1.1 City of Sydney LGA

A desktop study has been undertaken to prepare a crime profile for the area. Statistics and data generally relates to the City of Sydney LGA as a whole. Table 1 shows the crime trends for the Sydney LGA for selected offence types obtained from the NSW Bureau of Crime Statistics and Research (BOCSAR) over a five year period between 2011 and 2016. The table provides data on a large array of offences such as assault, robbery and stealing. It is noted that offences such as murder have not been included as they are considered to be a specific and generally premeditated offence. The information provided is current to June 2016.

Table 2. Crime trends in the City of Sydney LGA – Number of recorded incidents and rate per 100,000 population, 24-month trend and 60-month trend and Local Government Areas rankings (for 2014)

Offence type	Number of incidents					24-month trend^^	60-month trend^^
	2011-12	2012-13	2013-14	2014-15	2015-16		
16 major offences							
Assault – domestic violence related	881	895	1021	996	973	Stable	**
Assault – non-domestic violence related	3723	3665	3367	3130	3243	Down	-3.40%
Sexual assault	189	196	181	169	206	Stable	**
Indecent assault, act of indecency and other sexual offences	281	323	337	331	328	Stable	**
Robbery without a weapon	488	436	333	268	210	Down	-19.00%

Offence type	Number of incidents					24-month trend ^{^^}	60-month trend ^{^^}
	2011-12	2012-13	2013-14	2014-15	2015-16		
Robbery with a firearm	24	24	18	15	7	Not Calculated [*]	**
Robbery with a weapon not a firearm	167	154	134	87	88	Down	-14.80%
Break and enter dwelling	1107	1241	960	890	838	Down	-6.70%
Break and enter non-dwelling	792	906	773	534	504	Down	-10.70%
Motor vehicle theft	645	493	388	397	315	Down	-16.40%
Steal from motor vehicle	2530	2204	2176	2077	1627	Down	-10.40%
Steal from retail store	2351	2388	2118	2392	2303	Stable	**
Steal from dwelling	1058	1169	1215	1324	1072	Stable	**
Steal from person	2852	2430	1982	1793	1577	Down	-13.80%
Fraud	4623	6553	7191	6894	5899	Up	6.30%
Malicious damage to property	3412	3384	3151	2723	2750	Down	-5.20%
Other theft							
Receiving or handling stolen goods	924	1133	1194	1273	1300	Up	8.90%
Stock theft	2	3	0	2	4	Not Calculated [*]	**
Other theft	5437	5120	4607	4447	3943	Down	-7.70%

* A trend is not calculated if at least one 12 month period in the selected timeframe had less than 20 incidents.

** No annual percentage change is given if the trend is stable or if a trend has not been calculated.

Source: NSW Bureau of Crime Statistics and Research

As can be seen in the table above, crime levels for the City of Sydney LGA have either been relatively stable or have reduced in most categories over the last five years. In particular, the assault (non-domestic violence related), robbery and stealing categories, there have been reductions over the past five years in terms of the number of incidents. Given the proposed development is for the redevelopment of an existing restaurant precinct, these statistics must be considered at a suburb level so as to isolate the likelihood, at least from a statistical point of view, of theft or robbery occurring on the subject site. Analysing trends at a more local level will allow a more holistic approach to designing the proposed development with CPTED principles as a basis.

3.3.1 The Rocks (suburb)

The maps and figures included in this subsection have been obtained from BOCSAR's NSW Online Crime tool and relate to The Rocks (suburb). They cover offences including assault, robbery, sexual offences, theft and malicious damage to property. The figures are reflective of the most recent data available from BOCSAR, being the period between July 2015 and March 2016. Other than the 'incidents of malicious damage to property' category, for which The Rocks features in the lower incident category, The Rocks generally features in the mid-tier incident categories of crime in the rate per 100,000 population analysis, as is demonstrated in the figures below.

Incidents of Assault from Jul 2015 to Jun 2016

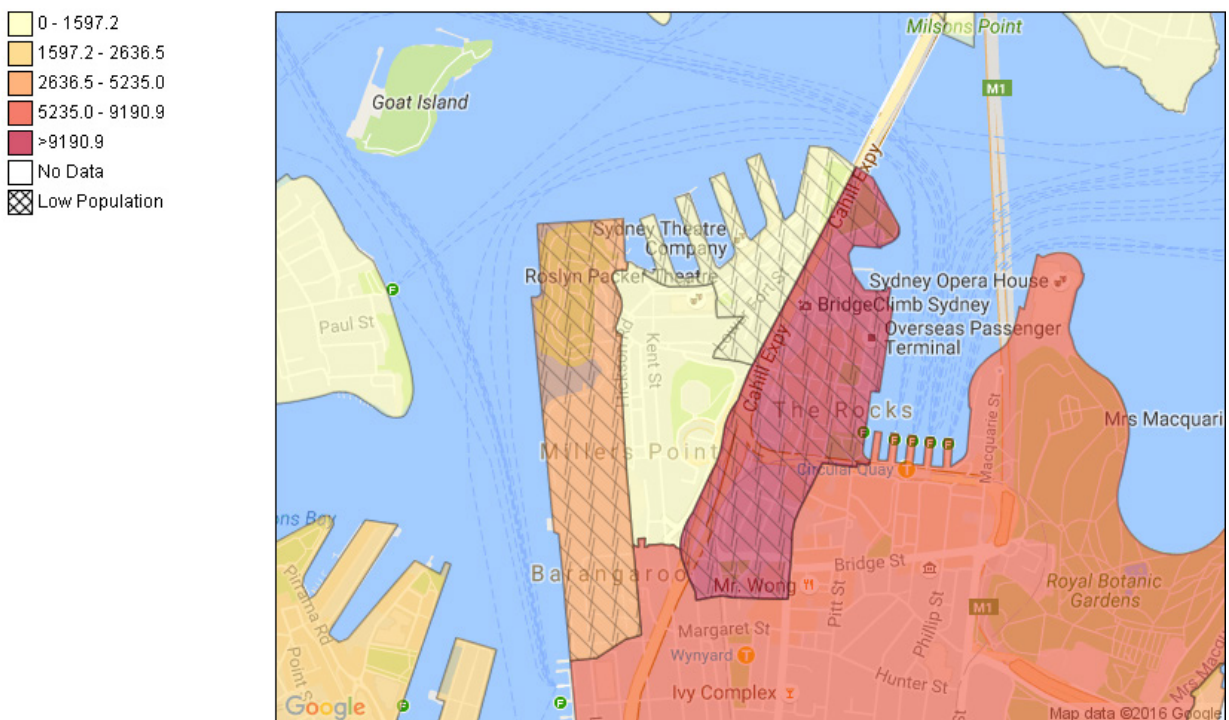


Figure 3. Incidents of assault (Non-domestic assault) from July 2015 to June 2016, The Rocks (suburb) Source: BOCSAR NSW Crime Tool

Incidents of Sexual offences from Jul 2015 to Jun 2016

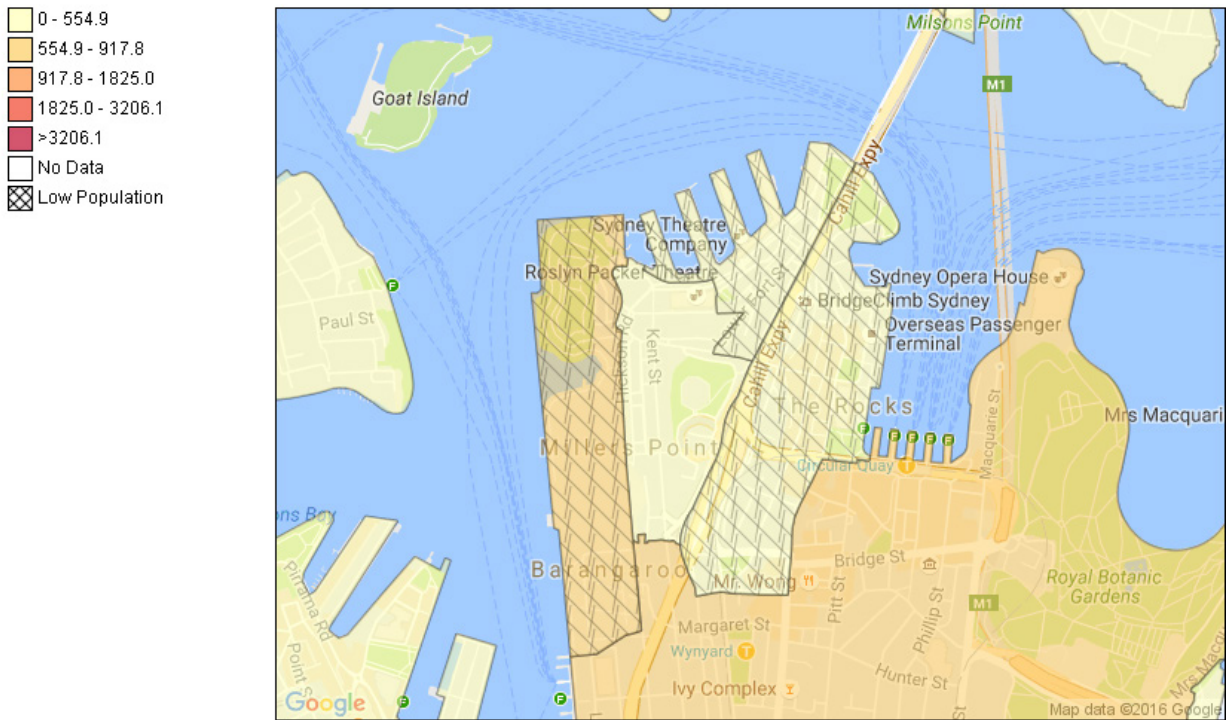


Figure 5. Incidents of sexual offences from July 2015 to June 2016, The Rocks (suburb) Source: BOCSAR NSW Crime Tool

Incidents of Theft from Jul 2015 to Jun 2016

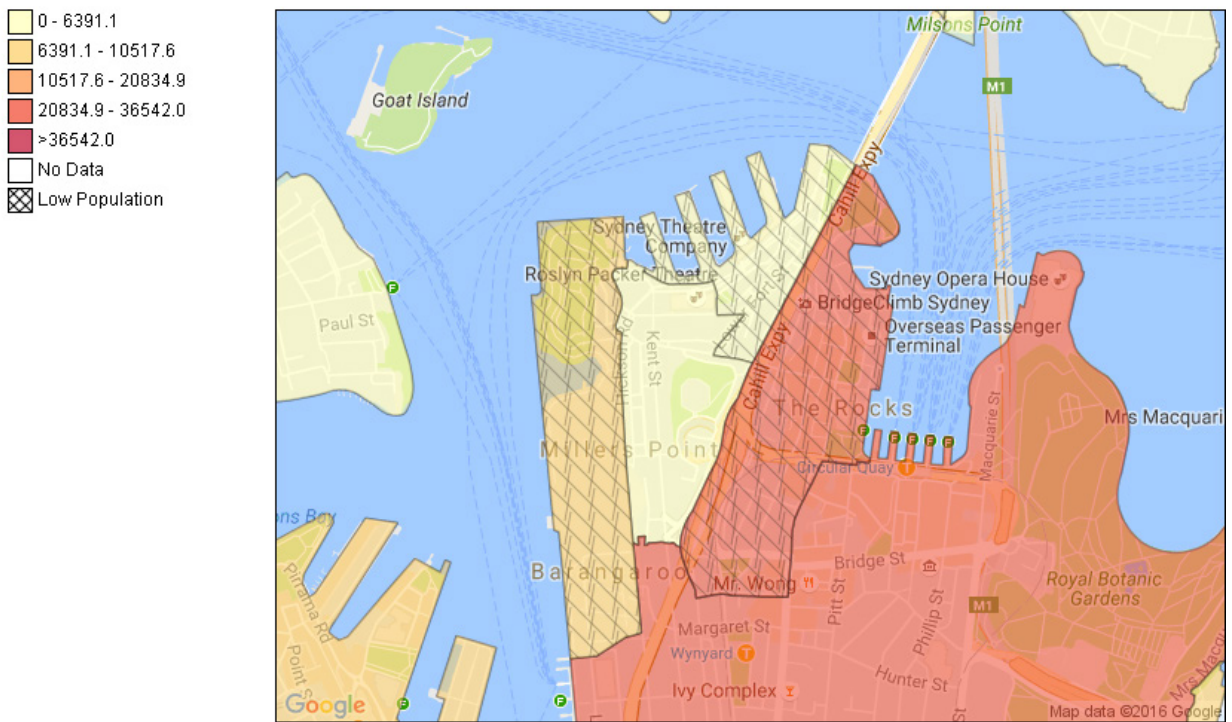


Figure 6. Incidents of theft from July 2015 to June 2016, The Rocks (suburb) Source: BOCSAR NSW Crime Tool

Incidents of Malicious damage to property from Jul 2015 to Jun 2016

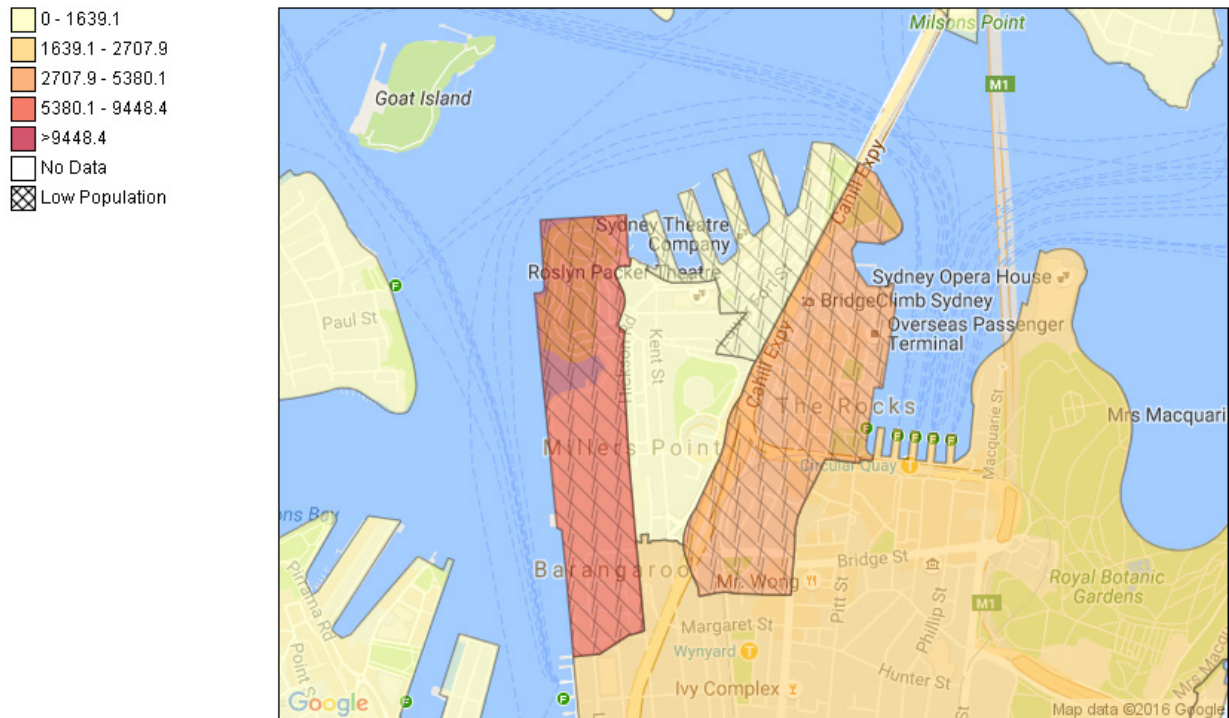


Figure 7. Incidents of malicious damage to property from July 2015 to June 2016, The Rocks (suburb) Source: BOCSAR NSW Crime Tool

As can be seen in the figures above, for every crime category other than ‘incidents of sexual offences, The Rocks falls between a medium to high frequency category (orange and red category). Whilst this does not show that the in terms of overall trends over 5 years that the incident rate for these categories is dropping, it does demonstrate that the frequency of incidents must be given careful and due consideration at the design stage of the proposed development to ensure appropriate CPTED measures can mitigate the risk of these crime occurrences to the proposed development. From the figures above, it can be deduced that theft has (in the recent past) been the likeliest of these offences to occur in the suburb.

The comments provided by NSW Police Sydney City LAC acknowledge crime risks and document strategies designed to reduce the risks outlined above, including theft. The comments include Crime Prevention Strategies, such as the implementation of a Plan of Management, conditions relating to visibility to the interior elements of the development, signage and security recommendations, CCTV measures, lighting, spruikers and a strategy for the care of building surrounds.

This CPTED report and the design of the proposed development have both considered Crime Prevention Strategies provided by NSW Police, a copy of these strategies is included in Appendix C.

4. Assessment Against CPTED Principles

4.1 Surveillance

Information gathered from BOCSAR identifies moderate to high proportions of theft for the area concentrated around The Rocks particularly. The proposed development's close proximity crime hotspots would require the implementation of CPTED principles at the design stage. Therefore the proposed redevelopment has been designed to maximise passive surveillance within and around the main existing building, the proposed new building, within the loading dock and back of house areas, as well as maximising the use of CCTV and other additional surveillance measures.

The proposed development has been designed to provide users exiting and entering the buildings, and casual observers along Hickson Road and the Sydney Cove/Circular Quay west public domain areas with clear sight lines. This will be achieved by ensuring the frontages along Sydney Cove are activated to allow unobstructed visibility. The associated level changes works to be completed by the Sydney Harbour Foreshore Authority (SHFA) as part of the wider development scheme will ensure the activated levels of the development more readily address the public domain and overall, the proposal will result in an improvement in terms of visibility through to Sydney Cove and its associated civic areas. Figures 8-10 provide artists impressions that illustrate the visual relationships within the public realm that would result from the proposed development.



Figure 8. Birds eye view of northern terrace demonstrating multiple access points and open sight lines (source JPW)



Figure 9. Eye level view of northern terrace as seen looking from Hickson Road demonstrating open sight lines (source JPW)



Figure 10. Eye level view of northern terrace as seen looking south from Sydney Cove (source JPW)

Clear glazing will be used on all windows which are to be retained and implemented to ensure patrons of the development have a clear view down to the street and public domain areas and entry points to the development for additional passive surveillance. The design of the proposed development will incorporate glazing where possible along the primary frontage to Sydney Cove, particularly with the new structure to the north.

The new structure to the north is generally open to the air with standard side glass balustrades. It includes a combination of stepped terraces to encourage casual seating and therefore surveillance of the public realm, with a deck that provides further surveillance of Hickson Road and adjacent public realm towards Sydney Cove. The openness of this structure will maintain appropriate site lines between the facility and the public realm.

Any landscape plantings will be located to ensure no obstructions are proposed at eye level into, within and from the development with the selection of species and maintenance programmes to ensure plantings are of a nature to facilitate surveillance. The design will ensure no obstructions of sight lines from the proposed entry points from the public domain into the development and inclusive of the service area/loading dock as well as to the adjacent development and the proposed pedestrian areas surrounding the subject site. The proposed activation of Hickson Street to include restaurant seating will provide increased opportunities for passive surveillance.

The internal layout of the proposed development is such that hall widths and back of house areas will be sufficient to enhance opportunities for passive surveillance for staff members and patrons. Particular attention has been made to create additional sight lines in areas between corners, entrances and staff only areas in order to minimise hiding opportunities through the rationalisation of internal plant and mechanical structures.

In addition to the casual surveillance offered by the proposed design, technical surveillance is proposed throughout the development, with the use of lighting and CCTV cameras at the entry, back of house areas, loading dock and throughout the building to light the spaces and entry after dark. These measures will ensure people can be easily seen and potential offenders are deterred from gathering at the site individually or in groups at any time.

1.1.2 Comments from NSW Police (Sydney City LAC): Surveillance

The following Crime Prevention Strategies were provided by crime prevention officer, Constable Laura Clifford of the Sydney City LAC at the design stage of the proposed development in relation to surveillance measures throughout the proposed development:

(2) VISIBILITY TO INTERIOR

(a) In order to maintain visibility to the interior, the windows must not be obscured by:-

- a. blinds, curtains or the like;
- b. advertising posters, painted signs, decals or displays that are fixed internally or externally; or
- c. shelving;

(b) The approved layout must not be altered, without the prior approval of Council, where it would result in the front being obscured in any way.

(c) Any shelving along the glass windows must be of an open-framed, see through construction and the combined height of shelving and any goods displayed must not exceed 1200mm above the finished floor level.

(d) All shelving, and the like which are placed in front of windows, must be kept a minimum of 1 metre from the inside face of the window.

....

(6) CCTV

The following conditions in relation to CCTV are strongly requested to better allow Police to investigate and prosecute offences within the in the City of Sydney Local Government Area -

- (a) A digital CCTV system must be installed and be in constant operation covering all entry/exit points and the cash register and the cameras must be fitted so as to capture images of the face of potential offenders that may be wearing caps or hats. The CCTV system and installation must be in accordance with Australian Standards.
- (b) Suitable and clearly visible signage shall be displayed at the principal entrance(s) to the premise, in lettering not less than 50mm in height with the words "Closed Circuit Television in use on these premises". The same signage to be attached in a prominent position on the bulkhead on each respective level of the premises.
- (c) All CCTV recording equipment and cameras shall be of high grade digital quality capable of establishing the population and identification of patrons, offenders and incidents within the depth of field view of the cameras. In this respect each surveillance camera shall be capable of recording a minimum rate of 10 frames per second and at high resolution.
- (d) CCTV recording discs or hard drive recordings shall be retained for 30 days before being re-used, destroyed or deleted. Time and date shall be auto recorded on the disc or hard drive. The CCTV recording equipment shall be capable of reproducing a CD/DVD copy of recorded footage on demand of Council or Police Officers either immediately or within 12 hours of the request being made. Copy discs must be handed to Council, Police Officer or Special Inspectors as required.
- (e) All CCTV recording devices and cameras shall be operated 24 hours per day and 7 days per week or all trading hours of the premises if it does not trade 24 hours per day.
- (f) The employee on duty is responsible, each shift, to ensure the CCTV system is fully operational. All checks and faults are to be recorded and reported to those responsible.
- (g) All staff are trained to copy CCTV footage upon request by Police.
- (h) The CCTV is registered with the NSW Police Force CAMFIND program.
- (i) CCTV system set up in staff only areas where customers cannot easily access and minimise tampering.

The applicant has considered the Crime Prevention Strategies received by the Sydney City LAC with regards to surveillance and has incorporated them into the design of the proposed development.

4.1.1 Proposed Measures: Surveillance

It is noted that the hours of operation of the proposed development are as per the current licensing and proposed noise recommendations. In addition to the surveillance recommendations from NSW Police identified in above, the proponent has agreed that the following measures will be included within the proposed development with regards to surveillance:

- All external windows in the proposed development shall be reinforced by either a shatter resistant film adhered internally or by the use of laminated glass to aid in the prevention of breakage.
- A Closed Circuit Television (CCTV) system should be installed throughout the development to maximise surveillance opportunities, including inside and outside, in particular throughout the back of house areas and public domain areas.
- Clear glazing where practical, and where able to be included (keeping in mind the confines presented by the need to preserve the heritage values of the existing building) rather than solid walls to provide surveillance to and from adjacent development and the surrounding public domain.

- Installation of mirrors to increase visibility of possible hiding areas and to minimise hiding opportunities such as in the loading dock area and in the back of house areas, such as the common back of house rear corridor connection shared between all tenancies which connects to the loading dock.
- Continuation of management measures (through CCTV cameras, regular security patrols) for increased deterrence against loitering.
- Suitably located lighting to illuminate the building, walkways and amenities section which is vandal proof/resistant to limit breakage and maintenance issues;
- The use of CCTV surveillance at the entry of the development, that is focused at face level to combat masking techniques of potential offenders.
- The provision of unobstructed corridors to promote passive surveillance within the development.
- Continued passive surveillance will be provided with staff members on site at any one time.
- All CCTV cameras will have an adequate spread radius to avoid blind spots existing throughout the development.

As such, it is considered that opportunities for surveillance have been maximised through the design of the proposed development.

4.2 Access Control

The design includes measures such as physical barriers (a roller shutter for the loading dock entrance) at the entry points to the proposed building to restrict access when required. The design delineates and channels pedestrian movement to the main entrance and to the designated pathways around the site. The design of the proposed development ensures that there are no places to allow for entrapment. The internal design of the proposed building includes barriers to back of house operations, signage at the entry points and staff only areas throughout the proposed development. A shatter resistant film will be placed on all windows and glazing of the proposed development. A back to base alarm system will be installed for the development, with the design, height and location of the hallways within the building carefully selected to optimise the use of floor space while at the same time allowing for staff surveillance.

4.2.1 Comments from NSW Police (Sydney City LAC): Access control

The following Crime Prevention Strategies were provided by crime prevention officer, Constable Laura Clifford of the Sydney City LAC at the design stage of the proposed development in relation to access control measures throughout the proposed development:

(5) SECURITY

The following security measures must be implemented during fit out and use of the development:

- High quality door and window locks must be fitted to all openings that are accessible by the public. The locks must comply with the building code of Australia.
- The premises must have a secure entry and controlled internal and external access, preferably with remote door release mechanisms.
- A security gate system must be fitted to the end/s of the main reception counter to assist in restricting unauthorised entry to the "staff only" area.
- Staff must be provided with a secure and safe place to leave their belongings (eg lockers) whilst at work.

- (e) The installation and specifications of the safe needs to be in accordance with the Australian Standards.
- (f) Staff working after 1.00am should be trained to respond to intoxicated and aggressive behaviours.
- (g) Immediately after the person in charge of shift becomes aware of an incident involving an act of violence causing an injury to a person on the premises, the person must:
 - i. Take all practical steps to preserve and keep intact the area where the act of violence occurred, retain all material and implements associated with the act of violence in accordance with the Crime Scene Preservation Guidelines issued by the NSW Police; and
 - ii. Make direct and personal contact with the Local Area Commander or his/her delegate and advise the Commander or delegate of the incident; and
 - iii. Comply with any directions given by the Commander or delegate to preserve or keep intact the area where the violence occurred.
 - iv. Secure and produce a copy of all CCTV footage upon request of any Police Officer.

The applicant has considered the comments and recommendations received by the Sydney City LAC and incorporated them into the design of the proposed development.

4.2.2 Proposed Measures: Access control

In addition to the security recommendations from NSW Police identified above, the proponent has agreed that the following measures will be included within the proposed development with regards to access control:

- The loading dock and service areas have been designed to minimise the potential for conflict between pedestrians, staff and motorists. The following points summarise how this will be achieved:
 - » Displays of clear signage identifying loading dock and service areas and associated restrictions.
 - » Installation of CCTV at the entrance of the loading dock, facing inward toward the loading dock.
 - » The location of staff access points with respect to fire escapes and specialised rooms (e.g. offices, utilities, service counters, cool rooms, store rooms and service yards) will make it clear that these are not public entry points.
 - » The loading dock will be differentiated with treatment through the incorporation of a different pavement/ concrete finish, contrasting to the public domain.
 - » The shutter at the entrance to the loading dock will remain closed and locked for the security of the building when not in operation.

The proposed development will also incorporate the following access control measures:

- Access to certain levels of the development (such as back of house areas) will be restricted to staff only, through a security control by way of swipe cards or a similar computer control zone access mechanism.
- In general, back of house operations will be controlled by the general manager and associated staff. All back of house operations and operational areas (i.e. any non public area) will have restricted access by swipe lock or a similar mechanism. This system will be utilised for all relevant parts of the development.

As identified in information gathered from BOCSAR relating to potential within the Sydney LGA and The Rocks (refer to Section 3.3), maximising the used of access control methods throughout the proposed development will be important in ensuring the safety of future patrons and staff of the site.

4.3 Territorial Reinforcement

The definition between the boundaries of the subject site and surrounding public domains areas and development are clear given the proposed frontages, street addresses, pavement treatments, kerbings, street activations, vehicular accesses and egresses and shutters at the loading dock entrance. A proposed shutter at the loading dock entrance is proposed to ensure territorial reinforcement remains an active measure in preventing potential offenders from entering the loading dock and back of house areas via the through connection. The internal spaces within the proposed development will have clear boundaries between patron and guest areas and will include definition for staff/back of house areas through appropriate signage and demarcation. The proposed development has clearly indicated pathways for circulation both within and outside of the building through informal and formal articulation of pathways and entrances.

It is considered that treatments of passageways and thoroughfares will ensure that patrons who will frequent the proposed development will gain improved access from the proposal as it will improve the legibility and safety of the existing space. Ownership of spaces also directly correlates to the likelihood of intervention in the case of wrongdoing as well as care and maintenance of spaces (perceived surveillance). Territorial reinforcement employs the use of actual and implied boundary markers to provide legibility and environmental cues to encourage community responsibility for public spaces.

4.3.1 Comments from NSW Police (Sydney City LAC): Territorial reinforcement

The following Crime Prevention Strategies were provided by crime prevention officer, Constable Laura Clifford of the Sydney City LAC at the design stage of the proposed development in relation to territorial reinforcement measures throughout the proposed development:

(4) SIGNAGE

- (a) Provide a clear, unobstructed street number and business signage.
- (b) Signs must be erected to alert patrons that CCTV is in operation and to indicate “staff only” areas.
- (c) A street sign should be prominently displayed at the front of the development to comply with Local Government Act, 1993, Section 124, Order No.8.

(8) LIGHTING

- (a) It is recommended that further information be obtained in regards to the use of lighting, both internally and externally to ensure lighting meets required Australian Standards to enhance surveillance opportunities during hours of darkness and the safety of staff and customers and to maximise the identification effect of CCTV footage.
- (b) Adequate lighting must be provided to all entrances and exits of the premises, to ensure the safety of all staff and visitors as they arrive, use and leave the premises.
- (c) Lighting to have an even distribution with no glare.
- (d) Lighting to be positioned in all areas where CCTV Cameras are installed to enhance the vision of the cameras.

The applicant has considered the comments and recommendations received by the Sydney City LAC and incorporated them into the design of the proposed development.

4.3.2 Proposed Measures: Territorial reinforcement

In addition to the territorial reinforcement recommendations from NSW Police identified above, the proponent has agreed that the following measures will be included within the proposed development with regards to territorial reinforcement to promote a positive and safe environment:

- The implementation of surveillance through the use of CCTV cameras;
- Adherence to Australian standards for lighting associated for retail buildings and amenities; and
- Where appropriate, the utilisation of signage, site furnishings and paving detailing to delineate between public and private spaces.

As such, it is considered that opportunities for territorial reinforcement have been maximised through the design of the proposed development.

4.4 Space Management

Space management systems such as light globe replacement, graffiti removal and broken site furnishing remediation influence the perceived level of care. An effective space management plan will need to be developed to ensure that processes are established to respond to and fix services and structures and under whose responsibilities these services are assigned. Site cleanliness also forms part of what is perceived to be and is actually a representation of the level of care of a particular site. Cleanliness of the site is dependent upon the management practices of facility as well as the implementation of waste removal and cleaning processes.

Opportunities for graffiti and other forms of vandalism need to be further minimised through appropriate finishes and surveillance measures. If graffiti/vandalism was to occur at any given time, the applicant can prepare a policy in accordance with the rapid removal requirement as recommended by Council for those areas controlled and managed by the owners.

4.4.1 Comments from NSW Police (Sydney City LAC): Space management

The following Crime Prevention Strategies were provided by crime prevention officer, Constable Laura Clifford of the Sydney City LAC at the design stage of the proposed development in relation to space management measures throughout the proposed development:

(1) PLAN OF MANAGEMENT

(a) An updated Plan of Management for the business should be submitted to Council, outlining the considerations listed in this response.

(b) A condition on the consent in regard to compliance with the Plan of Management is also requested.

...

(3) EXTENSION OF TRADING REQUESTS

(a) Council's consideration of a proposed continuation and/or extension of the hours permitted by trial will be based on, among other things, the performance of the operation in relation to the current compliance with development consent conditions and any substantiated complaints received.

...

(7) CARE OF BUILDING SURROUNDS

(a) In addition to Council's daily street sweeping and cleansing operations, the owner/manager of the business shall ensure that surrounds of the shopfront including pavements and gutters are to be kept clean and free of litter associated with the operation of the business at all times. Regular morning, noon, afternoon, evening and night time litter patrols shall be undertaken.

(b) The owner/manager of the site must be responsible for the removal of all graffiti from the building within 48 hours of its application.

...

(9) SPRUIKERS

(a) No Spruikers are permitted to be seen to operate in association with the business.

The applicant has considered the comments and recommendations received by the Sydney City LAC and incorporated them into the design of the proposed development.

4.4.2 Proposed Measures: Space management

In addition to the space management recommendations from NSW Police identified above, the proponent has agreed that the following measures will be included within the proposed development with regards to space management to promote a positive and safe environment:

- Removal of any graffiti.
- Remediation of vandalised or broken furnishings and lighting.
- Immediate replacement of burnt-out globes.
- Maintaining cleanliness throughout the site.

It is noted that the proposed development is subject to a waste management plan which details that disposal of waste generated by the proposed development will be handled by a private contractor, who will have access to garbage disposal facilities. All times of access by the private waste contractor will be monitored.

As such, it is considered that opportunities for space management have been maximised through the design of the proposed development.

5. Conclusion

This report has been prepared to detail the crime minimisation design mechanisms associated with the proposed development at 7-27 Circular Quay West, The Rocks. In summary, it is considered that the proposed development is appropriate and consistent with the NSW Department of Planning and Environment guidelines on minimising crime risk subject to the recommendations in this report.

Should the NSW Police or the Department consider that additional measures are required, the applicant asks to be consulted in the first instance prior to rejection of the proposal or imposition of any conditions which will alter the designs.

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Appendix A - Assessment against Safer by Design Guidelines

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ASSESSMENT AGAINST SAFER BY DESIGN GUIDELINES FOR CRIME PREVENTION



REQUIREMENT		CONSISTENT	COMMENT
Natural Surveillance	<i>Openings in buildings are located and designed to overlook public places to maximise casual surveillance.</i>	Yes	In accordance with BCA requirements, the openings in the buildings have been designed to also allow for casual surveillance.
	<i>The main entry to a building should face the street.</i>	Yes	Main entry to the building will address and be visible from the public domain areas along Sydney Cove. The building will include active street frontages along Hickson Street to activate that frontage.
	<i>An external entry path and the foyer to a building must be direct to avoid potential hiding places.</i>	Yes	The primary external entry path is located along the eastern frontage of the site facing Sydney Cove. However, the Hickson Street frontage will also be activated to include alfresco dining space. These external paths are considered direct and in plain sight to the public domain, limiting opportunities for potential areas of concealment.
	<i>Entry lobby areas to and from car parking areas should be transparent allowing viewing into and from these areas.</i>	Yes	Glazing/windows incorporated into facade designs.
	<i>Landscaping must not conceal the front door to a building when viewed from the street.</i>	Yes	The landscaped areas of the proposed development along the eastern and western frontages have been designed to not conceal the main entrances to the development when viewed from any part of the development, surrounding public domain elements and adjacent development. The terrace to be located at the north of the building will encourage casual seating, passive surveillance of the public realm. The design of this terrace maximises sight lines due to provision of standard height glass balustrades and plantings that will not obscure sight lines.
	<i>Pedestrian access should be well lit and maximise sight lines.</i>	Yes	The design is in accordance with the Australian Standards.
	<i>Landscaping should not inhibit sight lines.</i>	Yes	The proposed landscaping will not inhibit sight lines.
	<i>ATM design and location is within direct view of pedestrian paths so that they can</i>	N/A	Any ATMs included in the proposal will be designed and located within

ASSESSMENT AGAINST SAFER BY DESIGN GUIDELINES FOR CRIME PREVENTION



REQUIREMENT		CONSISTENT	COMMENT
	<i>be overlooked from vantage points.</i>		direct view of pedestrian paths so that that they can be overlooked from vantage points.
	<i>The street number of a building must be visible from the street and made of a reflective material to allow visitors and emergency vehicles to easily identify the location of the building.</i>	Yes	A street number for the proposed development can be provided if required.
	<i>Landscaping should be designed to maximise sight lines.</i>	Yes	All landscaping proposed has been designed and located to maximise sightlines to and from the development.
Active surveillance measures – security devices	<i>A security alarm system must be installed in a building.</i>	Yes	Alarms will be installed in the development.
	<i>All windows and doors on the ground floor must be made of toughened glass to reduce the opportunities for ‘smash and grab’ and ‘break and enter’ offences.</i>	Yes	Schedule of building materials and finishes will be utilised in accordance with standards.
	<i>Unless impractical, access to an outdoor car park must be closed to the public outside of business hours via a lockable gate.</i>	Yes	The proposed development includes a loading dock but no underground parking, and will include a lockable roller shutter.
	<i>CCTV system must cover all high risk areas and including all entry areas and the laneway.</i>	Yes	CCTV surveillance will be installed.
Access Control	<i>Loading docks in the vicinity of main entry areas are secured outside business hours.</i>	Yes	The loading dock will include CCTV.
	<i>Access to a loading dock or other restricted areas in a building must only be available to tenants via a large security door with an intercom, code, or card lock system.</i>	Yes	Access to the loading dock will be restricted to only trucks providing deliveries to the proposed development, the private waste contractor and staff.
	<i>Clear signage should be erected indicating that loading docks should not be accessed by the general public.</i>	Yes	Signage will be installed.

ASSESSMENT AGAINST SAFER BY DESIGN GUIDELINES FOR CRIME PREVENTION



REQUIREMENT		CONSISTENT	COMMENT
Territoriality/ ownership	<i>Site planning provides a clear definition of territory and ownership of all private, semi-public and public places</i>	Yes	Site planning effectively indicates the designation of parts of the development as private and public places.
Lighting	<i>Both natural and artificial lighting is used to reduce poorly lit or dark areas and therefore deterring crime and vandalism.</i>	Yes	Lighting will be installed to comply.
	<i>Lighting must be provided to the following areas of a building to promote safety and security and night:</i>	Yes	
	<i>A) An external entry path, foyer, driveway and car park to a building.</i>	Yes	
	<i>B) Shopfront. This may be in the form of motion sensitive lighting or timer lighting.</i>	Yes	
	<i>C) The underside of an awning.</i>	Yes	
	<i>Lift access to a car park that are intended for night use must be well lit using a vandal resistant, high mounted light fixture.</i>	Yes	
	<i>The lighting in a car park must conform to Australian Standards 1158.1, 1680, 2890.1.</i>	Yes	
	<i>The use of lighting fixtures, and vandal resistant, high mounted light fixtures, which are less susceptible to damage in the car park and laneway areas.</i>	Yes	
	<i>Car parking areas should be painted in light colours which will increase levels of illumination.</i>	Yes	If required, the proposed lower ground car parking area can be painted accordingly.
Vandalism and Graffiti	<i>Development minimises blank walls along all street frontages</i>	Yes	The design of the façades includes windows and doors to minimise blank walls where possible.

ASSESSMENT AGAINST SAFER BY DESIGN GUIDELINES FOR CRIME PREVENTION



REQUIREMENT		CONSISTENT	COMMENT
	<i>The exterior to a building wall on the ground floor must be painted in a graffiti resistant coating.</i>	Yes	Schedule of building materials and finishes will be utilised in accordance with standards.
	<i>Maintenance regimes should be implemented which ensure all public areas are well maintained.</i>	Yes	A cleaning and maintenance program can be implemented.
	<i>Cleaning regimes should be implemented which ensure all main public areas are free of rubbish.</i>	Yes	
	<i>Graffiti removal regimes should be implemented which ensure graffiti is promptly removed.</i>	Yes	

Appendix B - NSW Recorded Crime Statistics – City of Sydney LGA (BOCSAR)

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Crime Trends Tool

Table 1. Recorded incidents of selected offences in the Sydney Local Government Area
Annual Totals and 60 month trend from July 2011 to June 2016

Offence	Jul 2011 to Jun 2012	Jul 2012 to Jun 2013	Jul 2013 to Jun 2014	Jul 2014 to Jun 2015	Jul 2015 to Jun 2016	Trend	Avg. annual % change
Assault - domestic violence related	881	895	1021	996	973	Stable	**
Assault - non-domestic violence related	3723	3665	3367	3130	3243	Down	-3.4%
Break and enter - dwelling	1107	1241	960	890	838	Down	-6.7%
Break and enter - non-dwelling	792	906	773	534	504	Down	-10.7%
Fraud	4623	6553	7191	6894	5899	Up	6.3%
Indecent assault, act of indecency and other sexual offences	281	323	337	331	328	Stable	**
Malicious damage to property	3412	3384	3151	2723	2750	Down	-5.2%
Motor vehicle theft	645	493	388	397	315	Down	-16.4%
Other theft	5437	5120	4607	4447	3943	Down	-7.7%
Receiving or handling stolen goods	924	1133	1194	1273	1300	Up	8.9%
Robbery with a firearm	24	24	18	15	7	Not Calculated *	**
Robbery with a weapon not a firearm	167	154	134	87	88	Down	-14.8%
Robbery without a weapon	488	436	333	268	210	Down	-19.0%
Sexual assault	189	196	181	169	206	Stable	**

Source: NSW Bureau of Crime Statistics and Research

Printed 26 September 2016

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Crime Trends Tool

Continued.

Offence	Jul 2011 to Jun 2012	Jul 2012 to Jun 2013	Jul 2013 to Jun 2014	Jul 2014 to Jun 2015	Jul 2015 to Jun 2016	Trend	Avg. annual % change
Steal from dwelling	1058	1169	1215	1324	1072	Stable	**
Steal from motor vehicle	2530	2204	2176	2077	1627	Down	-10.4%
Steal from person	2852	2430	1982	1793	1577	Down	-13.8%
Steal from retail store	2351	2388	2118	2392	2303	Stable	**
Stock theft	2	3	0	2	4	Not Calculated *	**

* A trend is not calculated if at least one 12 month period in the selected timeframe had less than 20 incidents.

** No annual percentage change is given if the trend is stable or if a trend has not been calculated.

Source: NSW Bureau of Crime Statistics and Research

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Crime Trends Tool Continued.

Table 2. Recorded criminal incidents of selected offences in the Sydney Local Government Area by month

Month/Year	Assault - domestic violence related	Assault - non-domestic violence related	Break and enter - dwelling	Break and enter - non-dwelling	Fraud	Indecent assault, act of indecency and other sexual offences	Malicious damage to property	Motor vehicle theft	Other theft	Receiving or handling stolen goods	Robbery with a firearm	Robbery with a weapon not a firearm
Jul 2011	87	325	83	57	273	32	299	44	401	66	1	9
Aug 2011	70	280	80	39	366	13	240	47	446	58	0	3
Sep 2011	63	281	69	65	377	24	304	63	416	67	1	20
Oct 2011	75	342	74	92	269	26	294	75	490	77	3	15
Nov 2011	78	287	111	65	329	30	288	81	394	64	2	18
Dec 2011	74	343	73	87	339	28	316	60	462	91	5	16
Jan 2012	76	336	91	71	460	28	336	59	480	75	2	12
Feb 2012	66	319	105	67	449	13	254	52	484	92	0	13
Mar 2012	82	303	122	55	424	24	283	39	480	77	3	9
Apr 2012	62	325	105	72	325	20	255	46	474	82	3	13
May 2012	68	311	84	60	477	31	277	35	481	95	3	10
Jun 2012	80	271	110	62	535	12	266	44	429	80	1	29
Jul 2012	77	285	102	97	600	16	291	45	427	82	0	13
Aug 2012	65	297	89	65	408	22	251	45	442	75	1	12
Sep 2012	72	323	113	71	471	30	254	35	426	82	1	18
Oct 2012	70	308	123	73	509	35	306	54	416	125	7	15
Nov 2012	64	297	122	60	417	32	281	41	410	82	0	8
Dec 2012	98	354	103	64	447	27	284	40	407	111	0	14

Source: NSW Bureau of Crime Statistics and Research

Printed 26 September 2016

Your reference number is: 2016-566046-3. Important: Please quote this number when referring to this data query.

Crime Trends Tool

Continued.

Month/Year	Assault - domestic violence related	Assault - non-domestic violence related	Break and enter - dwelling	Break and enter - non-dwelling	Fraud	Indecent assault, act of indecency and other sexual offences	Malicious damage to property	Motor vehicle theft	Other theft	Receiving or handling stolen goods	Robbery with a firearm	Robbery with a weapon not a firearm
Jan 2013	86	347	127	69	681	23	299	35	438	92	4	13
Feb 2013	79	276	117	57	549	27	255	33	438	87	2	9
Mar 2013	87	334	89	76	581	40	301	42	481	107	1	11
Apr 2013	71	266	94	85	589	26	284	35	440	99	3	17
May 2013	74	278	82	82	672	16	312	47	397	94	1	8
Jun 2013	52	300	80	107	629	29	266	41	398	97	4	16
Jul 2013	80	268	58	88	683	27	282	21	364	87	1	9
Aug 2013	67	287	94	80	642	34	290	33	390	99	1	10
Sep 2013	77	301	88	60	587	28	245	22	424	112	3	9
Oct 2013	98	310	77	68	647	27	300	35	367	107	0	17
Nov 2013	89	282	89	79	567	21	274	49	386	100	2	18
Dec 2013	109	340	71	80	509	33	248	32	360	87	2	19
Jan 2014	87	258	103	71	615	29	270	43	388	103	3	3
Feb 2014	98	233	69	59	564	28	214	40	347	87	2	11
Mar 2014	96	306	79	45	706	37	247	28	388	89	0	7
Apr 2014	81	250	73	45	544	22	251	28	366	122	0	10
May 2014	79	275	96	60	554	31	300	36	410	116	1	12
Jun 2014	60	257	63	38	573	20	230	21	417	85	3	9
Jul 2014	71	253	45	32	467	34	239	27	396	90	0	10
Aug 2014	68	250	68	27	554	19	196	40	371	129	0	10

Source: NSW Bureau of Crime Statistics and Research

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Crime Trends Tool

Continued.

Month/Year	Assault - domestic violence related	Assault - non-domestic violence related	Break and enter - dwelling	Break and enter - non-dwelling	Fraud	Indecent assault, act of indecency and other sexual offences	Malicious damage to property	Motor vehicle theft	Other theft	Receiving or handling stolen goods	Robbery with a firearm	Robbery with a weapon not a firearm
Sep 2014	92	235	77	68	549	31	268	37	400	91	0	6
Oct 2014	99	298	67	38	566	32	259	28	399	109	0	11
Nov 2014	82	286	85	41	633	31	217	35	401	87	0	2
Dec 2014	104	253	80	65	510	24	190	46	414	125	5	4
Jan 2015	95	261	98	42	772	25	236	26	376	125	1	4
Feb 2015	86	292	69	47	528	21	237	28	322	86	2	6
Mar 2015	89	251	95	50	571	32	211	35	359	114	3	9
Apr 2015	83	227	82	51	620	34	222	27	332	104	2	11
May 2015	54	257	65	31	597	28	224	39	351	125	1	11
Jun 2015	73	267	59	42	527	20	224	29	326	88	1	3
Jul 2015	75	249	63	20	556	20	245	25	320	116	0	7
Aug 2015	90	244	64	33	417	28	210	24	348	106	2	10
Sep 2015	84	264	75	33	473	27	205	28	307	81	0	17
Oct 2015	87	245	59	38	566	30	244	40	309	106	1	7
Nov 2015	70	287	53	26	420	29	224	22	312	87	0	6
Dec 2015	106	300	71	38	428	32	221	33	299	125	0	6
Jan 2016	76	292	66	47	454	21	268	21	308	132	0	6
Feb 2016	88	273	78	59	496	39	232	23	332	103	0	4
Mar 2016	74	283	77	71	468	35	218	19	360	99	2	4
Apr 2016	73	300	86	46	578	27	235	19	331	95	0	8

Source: NSW Bureau of Crime Statistics and Research

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Crime Trends Tool Continued.

Month/Year	Assault - domestic violence related	Assault - non-domestic violence related	Break and enter - dwelling	Break and enter - non-dwelling	Fraud	Indecent assault, act of indecency and other sexual offences	Malicious damage to property	Motor vehicle theft	Other theft	Receiving or handling stolen goods	Robbery with a firearm	Robbery with a weapon not a firearm
May 2016	82	265	69	48	530	19	241	30	369	122	0	7
Jun 2016	68	241	77	45	513	21	207	31	348	128	2	6

Month/Year	Robbery without a weapon	Sexual assault	Steal from dwelling	Steal from motor vehicle	Steal from person	Steal from retail store	Stock theft
Jul 2011	32	16	66	168	200	173	0
Aug 2011	30	18	76	205	204	171	0
Sep 2011	49	21	70	201	190	149	0
Oct 2011	53	14	80	292	227	135	1
Nov 2011	33	12	85	191	229	157	0
Dec 2011	38	16	81	269	304	243	0
Jan 2012	48	17	110	253	299	188	1
Feb 2012	39	16	111	142	196	225	0
Mar 2012	47	15	107	182	266	232	0
Apr 2012	36	15	79	207	282	187	0

Source: NSW Bureau of Crime Statistics and Research

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Crime Trends Tool Continued.

Month/Year	Robbery without a weapon	Sexual assault	Steal from dwelling	Steal from motor vehicle	Steal from person	Steal from retail store	Stock theft
May 2012	37	20	103	255	237	208	0
Jun 2012	46	9	90	165	218	283	0
Jul 2012	33	10	85	116	214	197	0
Aug 2012	40	24	88	163	207	169	0
Sep 2012	27	12	84	185	185	152	0
Oct 2012	35	16	100	195	200	159	0
Nov 2012	41	14	88	200	201	165	2
Dec 2012	36	24	93	142	216	298	0
Jan 2013	50	18	109	181	207	222	1
Feb 2013	28	18	99	256	196	210	0
Mar 2013	54	15	116	209	234	191	0
Apr 2013	39	19	77	197	204	192	0
May 2013	28	16	121	178	176	175	0
Jun 2013	25	10	109	182	190	258	0
Jul 2013	37	13	109	177	170	160	0
Aug 2013	31	18	115	200	173	183	0
Sep 2013	23	14	95	197	153	149	0
Oct 2013	31	15	98	181	182	172	0
Nov 2013	38	14	92	195	168	157	0
Dec 2013	32	23	100	209	173	213	0
Jan 2014	26	16	111	197	206	175	0
Feb 2014	27	13	116	136	127	138	0
Mar 2014	20	18	108	198	190	192	0
Apr 2014	27	11	82	154	145	149	0
May 2014	24	13	98	157	160	190	0
Jun 2014	17	13	91	175	135	240	0
Jul 2014	23	13	98	191	142	181	0
Aug 2014	35	12	98	172	134	217	0

Source: NSW Bureau of Crime Statistics and Research

Printed 26 September 2016

Your reference number is: 2016-566046-3. Important: Please quote this number when referring to this data query.

Crime Trends Tool Continued.

Month/Year	Robbery without a weapon	Sexual assault	Steal from dwelling	Steal from motor vehicle	Steal from person	Steal from retail store	Stock theft
Sep 2014	11	17	99	188	142	211	0
Oct 2014	16	19	108	234	157	209	0
Nov 2014	29	13	126	207	182	177	0
Dec 2014	20	13	102	158	166	239	0
Jan 2015	24	21	132	143	209	168	1
Feb 2015	21	9	98	155	143	190	0
Mar 2015	35	16	122	137	166	207	1
Apr 2015	16	11	119	164	127	187	0
May 2015	21	12	126	156	114	187	0
Jun 2015	17	13	96	172	111	219	0
Jul 2015	26	15	99	139	95	174	0
Aug 2015	13	17	97	120	112	171	0
Sep 2015	12	18	102	114	124	145	0
Oct 2015	19	21	89	119	150	151	0
Nov 2015	15	22	79	125	161	141	0
Dec 2015	12	17	82	147	155	255	0
Jan 2016	18	11	90	151	138	229	0
Feb 2016	24	24	83	113	124	181	0
Mar 2016	14	26	93	131	152	192	2
Apr 2016	28	13	88	143	125	225	0
May 2016	18	9	82	182	119	190	2
Jun 2016	11	13	88	143	122	249	0

Source: NSW Bureau of Crime Statistics and Research

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Appendix C- Crime prevention feedback received from NSW Police (Sydney City Local Area Command) in relation to the proposed development design

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NSW POLICE FORCE

Sydney City Crime Prevention Officer
192 Day Street
SYDNEY
NSW 2000
Tel: 02 9265 6468
Fax: 02 9265 6439

29th July 2015

The following Crime Prevention Strategies are for subject site is 7-27 Circular Quay West, The Rocks.

(1) PLAN OF MANAGEMENT

- (a) An updated Plan of Management for the business should be submitted to Council, outlining the considerations listed in this response.
- (b) A condition on the consent in regard to compliance with the Plan of Management is also requested.

(2) VISIBILITY TO INTERIOR

- (a) In order to maintain visibility to the interior, the windows must not be obscured by:-
 - a. blinds, curtains or the like;
 - b. advertising posters, painted signs, decals or displays that are fixed internally or externally; or
 - c. shelving;
- (b) The approved layout must not be altered, without the prior approval of Council, where it would result in the front being obscured in any way.
- (c) Any shelving along the glass windows must be of an open-framed, see through construction and the combined height of shelving and any goods displayed must not exceed 1200mm above the finished floor level.
- (d) All shelving, and the like which are placed in front of windows, must be kept a minimum of 1 metre from the inside face of the window.

(3) EXTENSION OF TRADING REQUESTS

- (a) Council's consideration of a proposed continuation and/or extension of the hours permitted by trial will be based on, among other things, the performance of the operation in relation to the current compliance with development consent conditions and any substantiated complaints received.

(4) SIGNAGE

- (a) Provide a clear, unobstructed street number and business signage.
- (b) Signs must be erected to alert patrons that CCTV is in operation and to indicate "staff only" areas.
- (c) A street sign should be prominently displayed at the front of the development to comply with Local Government Act, 1993, Section 124, Order No.8.

- (d) No flashing signage visible from the public way shall be installed.

(5) SECURITY

The following security measures must be implemented during fit out and use of the development:

- (a) High quality door and window locks must be fitted to all openings that are accessible by the public. The locks must comply with the building code of Australia.
- (b) The premises must have a secure entry and controlled internal and external access, preferably with remote door release mechanisms.
- (c) A security gate system must be fitted to the end/s of the main reception counter to assist in restricting unauthorised entry to the “staff only” area.
- (d) Staff must be provided with a secure and safe place to leave their belongings (eg lockers) whilst at work.
- (e) The installation and specifications of the safe needs to be in accordance with the Australian Standards.
- (f) Staff working after 1.00am should be trained to respond to intoxicated and aggressive behaviours.
- (g) Immediately after the person in charge of shift becomes aware of an incident involving an act of violence causing an injury to a person on the premises, the person must:
 - i. Take all practical steps to preserve and keep intact the area where the act of violence occurred, retain all material and implements associated with the act of violence in accordance with the Crime Scene Preservation Guidelines issued by the NSW Police; and
 - ii. Make direct and personal contact with the Local Area Commander or his/her delegate and advise the Commander or delegate of the incident; and
 - iii. Comply with any directions given by the Commander or delegate to preserve or keep intact the area where the violence occurred.
 - iv. Secure and produce a copy of all CCTV footage upon request of any Police Officer.

(6) CCTV

The following conditions in relation to CCTV are strongly requested to better allow Police to investigate and prosecute offences within the in the City of Sydney Local Government Area -

- (a) A digital CCTV system must be installed and be in constant operation covering all entry/exit points and the cash register and the cameras must be fitted so as to capture images of the face of potential offenders that may be wearing caps or hats. The CCTV system and installation must be in accordance with Australian Standards.
- (b) Suitable and clearly visible signage shall be displayed at the principal entrance(s) to the premise, in lettering not less than 50mm in height with the words "Closed Circuit Television in use on these premises". The same signage to be attached in a prominent position on the bulkhead on each respective level of the premises.
- (c) All CCTV recording equipment and cameras shall be of high grade digital quality capable of establishing the population and identification of patrons, offenders and incidents within the depth of field view of the cameras. In this respect each surveillance camera shall be capable of recording a minimum rate of 10 frames per second and at high resolution.
- (d) CCTV recording discs or hard drive recordings shall be retained for 30 days before being re-used, destroyed or deleted. Time and date shall be auto recorded on the disc or hard drive. The CCTV recording equipment shall be capable of reproducing a CD/DVD copy of recorded footage on demand of Council or Police Officers either immediately or within 12 hours of the request being made. Copy discs must be handed to Council, Police Officer or Special Inspectors as required.
- (e) All CCTV recording devices and cameras shall be operated 24 hours per day and 7 days per week or all trading hours of the premises if it does not trade 24 hours per day.
- (f) The employee on duty is responsible, each shift, to ensure the CCTV system is fully operational. All checks and faults are to be recorded and reported to those responsible.
- (g) All staff are trained to copy CCTV footage upon request by Police.
- (h) The CCTV is registered with the NSW Police Force CAMFIND program.
- (i) CCTV system set up in staff only areas where customers cannot easily access and minimise tampering.

(7) CARE OF BUILDING SURROUNDS

- (a) In addition to Council's daily street sweeping and cleansing operations, the owner/manager of the business shall ensure that surrounds of the shopfront including pavements and gutters are to be kept clean and free of litter associated with the operation of the business at all times. Regular morning, noon, afternoon, evening and night time litter patrols shall be undertaken.
- (b) The owner/manager of the site must be responsible for the removal of all graffiti from the building within 48 hours of its application.

(8) LIGHTING

- (a) It is recommended that further information be obtained in regards to the use of lighting, both internally and externally to ensure lighting meets required Australian Standards to enhance surveillance opportunities during hours of darkness and the safety of staff and customers and to maximise the identification effect of CCTV footage.
- (b) Adequate lighting must be provided to all entrances and exits of the premises, to ensure the safety of all staff and visitors as they arrive, use and leave the premises.
- (c) Lighting to have an even distribution with no glare.
- (d) Lighting to be positioned in all areas where CCTV Cameras are installed to enhance the vision of the cameras.

(9) SPRUIKERS

- (a) No Spruikers are permitted to be seen to operate in association with the business.

If you have any queries in relation to this letter, please do not hesitate to contact me at Sydney City Local Area Command on the contact details listed above.

Kind regards



Laura CLIFFORD
Constable
Crime Prevention Officer
Sydney City Local Area Command

Disclaimer

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

- *It is not possible to make areas evaluated by NSW Police absolutely safe for the community and their property.*
- *Recommendations are based upon information provided to, and observations made by NSW Police at the time the document was prepared.*
- *The evaluation/report is a confidential document and is for use by the person/organization referred to on page one.*

- *The contents of this evaluation/report are not to be copied or circulated otherwise than for the purposes of the person/organization referred to on page one.*

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



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