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Crime Prevention Through Environmental Design Principles (CPTED)
Design Assessment Report
Restaurant, Bar and Micro-brewery
Tenancy 5, Overseas Passenger Terminal, Circular Quay West, Sydney
SSDA Submission
May 2017
Revision A

1. Overview

The aims of CPTED broadly seek to improve safety and reduce the level of crime within an area through design that reduces the opportunity for opportunistic crime.

The four principles used to assess CPTED are:

Surveillance – The potential that surveillance either natural or technical can reduce the opportunity for crime. Good surveillance allows people to see what others are doing.

From a design perspective good surveillance can be achieved by the use of:

- clear sight-lines between public and private places.
- effective lighting of public places.
- landscaping that makes places attractive, but does not provide offenders with a place to hide or entrap victims.

Access control – The use of physical or symbolic barriers to channel or restrict movement of people with the view that this minimises opportunities for crime by increasing the effort required to commit crimes.

Access control can be achieved using:

- landscape and physical locations that channel and group pedestrians into target areas.
- public spaces which attract, rather than discourage people from gathering.
- restricted access to internal areas or high-risk areas (like car parks or other rarely visited areas). This is often achieved through the use of physical barriers.

Territorial reinforcement – Encouragement of community ownership of spaces with the view that people will be more likely to take action by reporting attempted or actual criminal activities in these areas.

Territorial reinforcement can be encouraged by:

- design that encourages people to gather in public space and to feel some responsibility for its use and condition.
- design with clear transitions and boundaries between public and private space.
- clear design cues on who is to use space and what it is to be used for.

Space management – Encouraging continued use of spaces through good maintenance. This includes; regular cleaning and replacement of damaged facilities.

Space management strategies can include:

- site cleanliness.
- rapid repair of vandalism and graffiti.
- the timely replacement of non-functioning lighting fixtures.

2. Assessment against CPTED Principles

2.1 Surveillance

The proposed redevelopment will provide activation to a currently under-utilised area of the harbour foreshore. More people and activity means more passive surveillance from the public using the space.

The proposed redevelopment has been designed to provide casual surveillance to the public domain. The design ensures minimal obstructions of sight-lines from the proposed entries through the use of clear glazing to the venue. Balconies and clear unobstructed glazed facades are provided to all frontages, which provide passive surveillance to all entries and to the surrounding public domain.

The design of the ground floor provides the opportunity for a sole entry point, thereby enabling increasing surveillance from within the venue. The venue will also be monitored with 24 hour CCTV.

Specifically, the proponent has agreed that the following measures will be included within the design:

- Ground floor facade to feature full height clear glazed doors to provide passive surveillance to public domain.
- CCTV to venue entry, interior and publicly accessible areas.
- Provide 24 hour lighting to all public areas.
- Landscaping designed to be of an open nature to not provide opportunities to hide.

2.2 Access control

Access will be controlled within the site with a clear separation between public and private areas. The design of the proposed building entries from the public domain frontages ensure that no places are available to allow entrapment.

2.3 Territorial Reinforcement

The public domain around the venue will be further activated by the venue and its patrons, which will serve to promote a sense of ownership for the patrons and community and will encourage a clean and well maintained environment.

Definition between the boundaries of the public areas and the venue areas for public and patrons is clearly identified through:

- A clear glazed boundary fence to the outdoor seating area.
- Glazed sliding security gate at access from venue to public domain.

2.4 Space Management

Opportunities for graffiti and other forms of vandalism will be minimised in public domain areas and the pedestrian access frontage. This will be achieved 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 within a 48-hour period as recommended by Council for those areas controlled and managed by the owners of the building.

Specific strategies utilised to promote space management are:

- The design minimises the use of blank walls to the boundaries to reduce opportunities
- CCTV monitoring areas accessible to the public
- 24 hour lighting to all public areas
- Strict maintenance regime providing regular cleaning of all publicly accessible areas of site