

Project Star - Crime Prevention Through Environmental Design

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urbis



Crime Prevention Through Environmental Design (CPTED)

Prepared for Sydney Harbour Casino
Properties Pty Ltd

80 Pyrmont Street
Pyrmont NSW 2009
June 2008

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Executive Summary

Introduction

This Crime Prevention through Environmental Design (CPTED) report has been prepared for Star City Casino to assess the safety impacts of the proposed redevelopment to the existing Star City Casino complex in Pyrmont.

The project application will seek approval for:

- a new 309 room hotel with ancillary lower level retail, gambling and conference facilities on the currently vacant 'Switching Station' site
- approximately 500 additional basement car parking spaces to be accessed via the existing Casino car park
- redevelopment of the retail arcade through the ground floor level of the building, linking Pyrmont Bay Park to the intersection of Union and Pyrmont Streets
- the redevelopment of the eastern (Pirrama Road) portion of the Casino building currently occupied by large external stairs to contain additional restaurants, retail outlets, gaming space, other entertainment and tourist related facilities and a driveway providing a new vehicle drop-off to the Casino
- works on the exterior of the existing buildings to enhance their external appearance and function.

The CPTED aims to influence the design of buildings and places by:

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

Methodology

The following tasks were undertaken in the preparation of this CPTED assessment:

- Review of key literature on CPTED including Council CPTED protocols and professional standards for CPTED requirements
- Collection and analysis of local and NSW state crime statistics from the Bureau of Crime Statistics and Research (BOCSAR)
- Site inspection on 24 May 2008 to assess current design and situational crime prevention measures and safety impacts
- Review of proposed development concept design proposal with architects including providing on-going inputs into the development of those designs from a safety point of view
- Interviews with key stakeholders including the NSW Police, Sydney City Council and Star City Security
- Review of Star City data and reports – Incident Report, Traffic Report

- Design assessment and reporting. The proposed development will be assessed against local police and Council CPTED protocols, where they exist as well as professional standards for CPTED requirements.

Conduct of a safety audit in the current NSW policy and practice environment involves consideration of the following regulation and assessment principles:

- CPTED principles endorsed by NSW Police.
- Section 79C of the NSW Environmental Planning and Assessment Act, 1979 (EP&A Act), which includes guidelines for the consideration of safety issues in the development approvals process.
- NSW Department of Urban Affairs and Planning: 'Crime Prevention and the Assessment of Development Applications' (2001).

Summary findings of the CPTED assessment

The following provides a summary of the findings of this assessment: The purpose of identifying these issues now is to enable any concerns to be addressed in the assessment process.

Crime and Safety in Pyrmont

- There are no current concerns in relation to levels of crime, safety and security in Pyrmont and around the Star City Casino site
- To address the incidence of crime in the basement car park, including car theft and theft from motor vehicle.

Design issues

- Legibility and Pedestrian Access
 - There is potential for conflict in the number of uses indicated at the Pirrama Road main entry with pedestrians making authorized or unauthorized crossings of Pirrama Road (ie following desire lines) from Pyrmont Bay toward the entrance; pedestrians crossing at the corner of Jones Bay Street and Pirrama Road and pedestrians crossing near the corner of Edward and Pirrama. While there is a formal crossing at Edward Street, pedestrians are still crossing against the lights causing potential pedestrian safety concerns.
 - At the main entrance, there is potential for conflict where there are distractions (eg the Sound and Light Show, celebrities arriving) or lack of clarity in 'path-finding'.
- Passive/Active Surveillance
 - The design of the retail arcade improves greatly upon the current design as it will provide a more direct route through the Casino and permeability will be accentuated through a strong visual connection with Pyrmont Bay. While the curve of the retail arcade may still affect lines of sight and potentially create a physical place of entrapment, the continuation of CCTV cameras and roving security in the area will improve overall surveillance.

Proposed Mitigation Measures

- Installation of CCTV cameras throughout the proposed car park area extension (and if possible the current parking area) and continuation of regular security patrols through these areas.
- Maintenance of clear and prominent signage, changed at regular intervals, warning people not to leave their valuables in their cars.
- Consideration of use of adequate lighting to a standard that enables face recognition in the car park and in the pedestrian arcade and ensuring street lighting is maintained to this standard in external areas adjacent to the Casino,.

- Continuation of after hours management measures (ie CCTV, roving security patrols) for the retail arcade to address potential loitering or malicious damage to property.
- Use of robust materials in finishes throughout the retail arcade to mitigate against potential malicious damage.
- Use of clear signage in relation to pedestrian access and path-finding through the pedestrian arcade.
- Use of traffic control personnel at the main entry to marshall vehicles and pedestrians during peak times or events.
- Ensuring that external doors are flush with walls.
- Ensuring that lighting is improved in Union Street.

Note: We would recommend a Pedestrian Safety Report be undertaken to address any potential pedestrian safety concerns.

1 Introduction

Star City Casino has engaged Urbis to assess the implications for community and patron safety of the proposed redevelopment to the existing Star City Casino complex in Pyrmont. This study identifies opportunities to reduce opportunistic crime, and to improve the overall safety of persons in the vicinity of the Casino premises.

The project application will seek approval for:

- a new 309 room hotel with ancillary lower level retail, gambling and conference facilities on the currently vacant 'Switching Station' site
- approximately 500 additional basement car parking spaces to be accessed via the existing Casino car park
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The CPTED aims to influence the design of buildings and places by:

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2 Methodology, data sources and principles

2.1 Methodology and data sources

The following tasks were undertaken in the preparation of this CPTED assessment.

- Site inspection on 24 May 2008 to assess current design and situational crime prevention measures and safety impacts
- Review of proposed development concept design proposal with architects including providing on-going inputs into the development of those designs from a safety point of view
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- Interviews with key stakeholders including the NSW Police, Sydney City Council and Star City Security
- Review of Star City data and reports – Incident Report, Traffic Report
- Design Assessment and Reporting. Assessed against local Police and Council CPTED protocols, where they exist as well as professional standards for CPTED requirements.

2.2 Regulation and assessment principles

Conduct of a safety audit in the current NSW policy and practice environment involves consideration of the following regulation and assessment principles:

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3 Crime Prevention through Environmental Design (CPTED)

The CPTED study aims to influence the design of buildings and places by:

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

Situational crime prevention involves changing various aspects of the environment so that the efforts and risks required to commit crime are increased, and offender's perceived rewards are reduced. Situational crime prevention is based on the assumption that people commit crimes for rational motives, and that people will only commit a crime when they perceive the benefits outweigh the risks.

Situational crime prevention is more effective for some types of crimes, such as those motivated by greed or opportunistic crimes. Crimes such as vandalism, assault, break and enter, theft, trespassing, and motor vehicle theft tend to be more responsive to situational crime prevention strategies. These are the types of crimes that most commonly occur in public spaces.

CPTED applies knowledge about situational crime prevention to the planning and design stages of buildings and public spaces. Key CPTED principles include:

- **Natural surveillance** – maximising opportunities for passers-by or residents to observe what happens in an area (the 'safety in numbers' concept). This may be achieved through, for instance, the placement of physical features, activities and people.
- **Access control** – control of who enters an area so that unauthorised people are excluded, for instance, via physical barriers such as fences and grills.
- **Territorial reinforcement/ownership** – people are more likely to protect territory they feel they own and have a certain respect for the territory of others. This can be expressed through installation of fences, paving, signs, good maintenance and landscaping.
- **Space management** – ensures that space is appropriately utilised and cared for. Space management strategies include; activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of burned out lighting and the removal or refurbishment of decayed physical elements.

It is also important to distinguish between 'passive' security measures (better lighting, enhancing natural surveillance) and 'active' security (security guards, closed circuit television or CCTV). Effective use of the former can reduce the need and associated cost of the latter.

4 Summary of proposed development

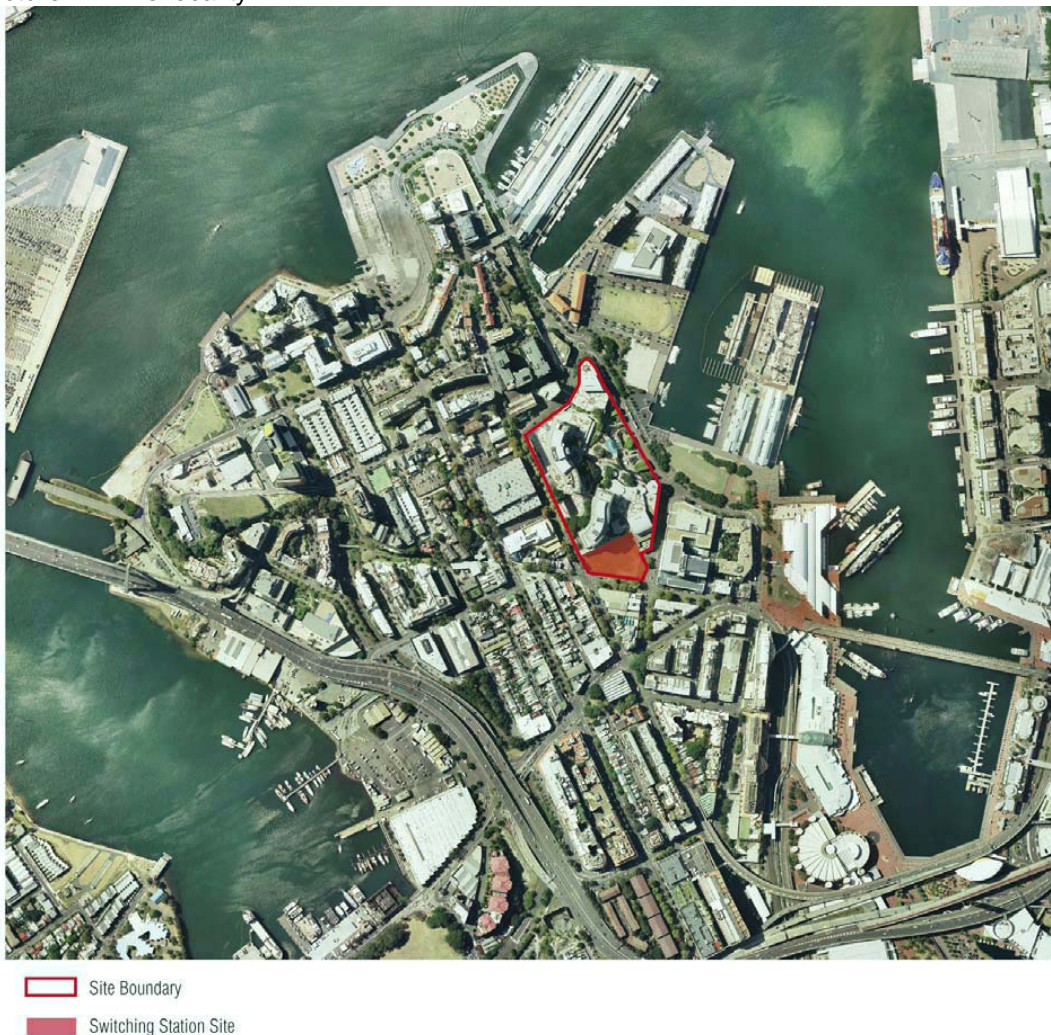
4.1 The site

The Star City Casino site is located in the Sydney City Local Government Area suburb of Pyrmont. The site comprises the irregularly proportioned street block bounded by Edward Street, Pyrmont Street, Union Street, Pirrama Road and Jones Bay Road.

The site accommodates the existing Star City Casino as well as the Light Rail line, a bus interchange and the Casino LR station within the Casino building near the Pirrama Road frontage.

The Casino is located in a major tourism precinct close to the Sydney Central Business District and is itself a significant tourist facility. The immediate context of the site is highly varied in terms of land use and built form and includes high density residential, new buildings and refurbished former maritime and industrial buildings, landscaped foreshore parks, mixed retail and commercial high rise, remnant heritage hotels and heritage listed terrace houses.

Picture 1 – The locality



4.2 Proposed Development

The proposed redevelopment will seek approval for:

- A new 309 room hotel with ancillary lower level retail, gambling and conference facilities on the currently vacant 'Switching Station' site
- Approximately 500 additional basement car parking spaces to be accessed via the existing Casino car park
- Redevelopment of the retail arcade through the ground floor level of the building, linking Pymont Bay Park to the intersection of Union and Pymont Streets
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- Works on the exterior of the existing buildings to enhance their external appearance and function.

5 Socio-demographic analysis

This section provides a brief summary of the key social and demographic characteristics of Pyrmont and the neighbouring suburb of Ultimo against Sydney metropolitan area and Sydney LGA as a whole. Data have been derived from the 2006 ABS Census Community Profile. Pyrmont and Ultimo were once industrial precincts of the inner west part of Sydney and a vital component of Sydney's waterfront. Today, this area is a mixed use area, with industrial, entertainment and increasing residential land uses due to redevelopment and has come to accommodate inner Sydney's new social profile of incoming young professionals, university and TAFE students, and a large number of Chinese born residents. Other significant trends in Pyrmont and Ultimo include:

- population density 10 times denser than the average for the Sydney Metropolitan area
- young professionals account for nearly half the population
- 8.5% of residents are Chinese born
- 60% of residents are couple families without children
- most residents rent privately
- 8.4% of housing in Pyrmont and 10.4% in Ultimo is classified as public housing
- many residents are university or TAFE students
- most common occupations of graduates are property and business services
- higher than average number of residents work casually in the hospitality industry
- approximately one third of residents walk to work
- higher than average proportion of single young men (aged 25-34 years).

5.1 Population and age profile

There is a total of 11,088 persons residing in Pyrmont. The population is forecast to grow by approximately 14% to 12,648 persons by 2021.

Table 1 – Age Distribution Pyrmont, Ultimo and Sydney CBD, Census 2006

Characteristics	Pyrmont	Ultimo	Ultimo/Pyrmont Combined	Sydney LGA	Sydney Metropolitan area
Age Distribution					
Aged 0-4	3.8%	2.3%	3.3%	3.3%	6.6%
Aged 5-9	2.2%	2.0%	2.1%	2.0%	6.4%
Aged 10-14	1.5%	1.8%	1.6%	1.9%	6.4%
Aged 15-19	3.4%	5.7%	4.2%	4.2%	6.5%
Aged 20-29	34.8%	45.1%	38.2%	30.2%	15.1%
Aged 30-44	31.9%	24.5%	29.4%	31.0%	23.6%
Aged 45-59	14.4%	10.9%	13.2%	15.8%	19.2%
Aged 60+	8.0%	7.7%	7.9%	11.6%	16.2%

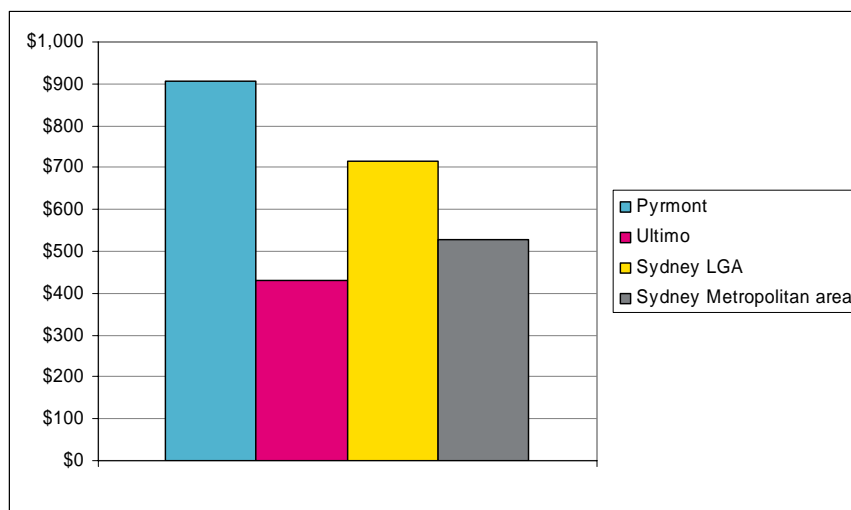
- The proportion of children aged 0-19 living in the Pyrmont, Ultimo and Sydney CBD areas is less than that of the Sydney metropolitan area.
- Residents in Pyrmont aged between 20-29 years are the largest population group (34.8% of Pyrmont residents), according to the 2006 Census. This figure is substantially higher than the Sydney average of 15.1%.
- There is a higher than average number of men (51%) aged 25-34 years who are classified as never married.
- The second highest population group in Pyrmont is those aged 30-44 years which is 31.9% of the local population. This is again higher than the Sydney average of 23.6%.
- Ultimo residents have a higher proportion of residents in the 20-29 age range than Pyrmont or the Sydney LGA with 45.1% in this age group.

5.2 Income and Affluence

Median individual weekly income for Pyrmont residents is significantly higher at \$905 per week than the Sydney LGA at \$717 per week, neighbouring Ultimo at \$431 per week or the wider Sydney area at \$521 per week.

The same is true for median weekly household income which at \$1,736 is higher than Ultimo (\$938), Sydney LGA (\$1,204) or the Sydney metropolitan area (\$1,176).

Figure 1 – Average income levels



A high proportion of Pyrmont households has internet access compared to residents in Ultimo, Sydney LGA, and the wider Sydney area. 80% of Pyrmont households had access to the internet, 60% in Ultimo, 54% in the Sydney LGA and 67% across the Sydney metropolitan area.

5.3 Housing characteristics

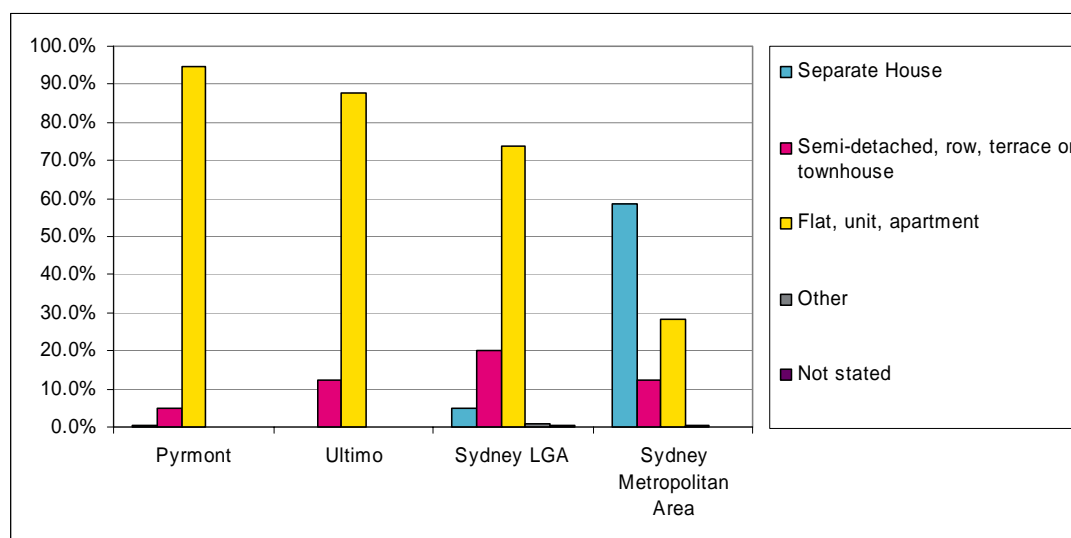
- Housing types display consistent patterns over the Pyrmont and Ultimo areas and the Sydney LGA. The predominant housing type is flats, units or apartments.
- Terraces, townhouses or semi-detached dwellings are a distant second in terms of housing types.

- According to 2006 Census data, most housing in the Pyrmont area is being rented (45.6%). Dwellings that are either fully owned or being purchased comprise 26% of housing in this area.

In Pyrmont, the majority of rented dwellings (72%) are rented through real estate agents while public housing comprises 8.4% of rented dwellings (or approximately 213 homes). When compared to the proportion of public housing in the Sydney LGA and the wider Sydney region, the proportion of public housing in Pyrmont is relatively low (ie 16.9% across the LGA and 15.6% across the wider Sydney metropolitan area). Public housing forms 10.4% of total rental housing stock in Ultimo.

The Department of Housing considers that there is 'good' integration between public housing and private housing in Pyrmont although there are pockets within Pyrmont/Ultimo/Sydney CBD where public housing is at significantly dense levels.

Figure 2 – Housing characteristics



5.4 Employment

- The rate of unemployment in Pyrmont is low at 4.0% compared to 9.3% in Ultimo and 5.3% across the Sydney LGA.
- More than half of Pyrmont residents are employed as professionals or managers (55.5%) in either finance and insurance or scientific and technical services.
- The majority of professionals and managers are aged 25-34 years.

5.5 Summary of Socio-demographic Profile

- Over 94% of Pyrmont residents live in apartments or units
- The population of Pyrmont is predominantly young. Residents in Pyrmont aged between 20-29 years constitute the largest population group (34.8% of Pyrmont residents) according to the 2006 Census. The proportion of residents in this age group has dropped slightly since the 2001 Census which recorded 35.7% in this age range. This figure is substantially higher than the wider Sydney area of 15.1%
- The second highest population group in Pyrmont is those aged 30-44 years which is 31.9% of the local population. This is also higher than the Sydney average of 23.6%
- The population of Pyrmont is also predominantly wealthier than people living in the wider Sydney area.

6 City of Sydney Local Government Area Crime Profile

The proposed development is located in Pyrmont which is part of the City of Sydney Local Government Area (LGA). The crime figures discussed in this section of the report are those crimes that have been recorded by NSW Police, not necessarily all crimes committed in the Sydney LGA. Levels of crime are sensitive to the willingness or ability of people to report crime, levels and nature of police activity and actual levels of criminal activity.

The incorporation of recommendations included in this report into the design would ensure that the proposed development does not become attractive to perpetrators of these types of crime.

6.1 Reported offences in City of Sydney LGA

Sydney LGA has a higher than average incident of reported crime and is considered a special case, as the population used to calculate the rate is much lower than the population using the area for work and entertainment.

The three most reported offences occurring within the City of Sydney LGA during 2007 were:

- Steal from motor vehicle (7,907 offences)
- Assault – non-domestic violence related (4,539 offences)
- Steal from person (4,390 offences).

These offences occur in the public domain and would be sensitive to CPTED measures.

Measures recommended as a response to crime in the public domain would include:

- secure car parking facilities;
- passive surveillance;
- active surveillance;
- anti-graffiti measures; and
- anti-vandalism measures.

6.1.1 Decrease in the crime rate per 100,000 population for the LGA 2003 -2007

There was a significant decrease in the crime rate for the following offences in City of Sydney LGA between 2003 and 2007. The following figures in brackets indicate the crime rate per 100,000 of the population for the LGA during 2007 and the average annual percentage change.

Break and enter – non-dwelling (1035.4 down by 10.1%), steal from person (2889.7 down by 10.1%), robbery without a weapon (684.6 down by 6.9%), motor vehicle theft (862.3 down by 6.6%), break and enter – dwelling (1330.3 down by 6.3%), robbery with a weapon not a firearm (278.4 down by 4.5%), steal from dwelling (648.4 down by 4.5%).

NOTE: The only annual percentage decrease in the crime rate from 2006 to 2007 was for steal from dwelling, down by 10.7% to 648.4 offences

6.1.2 Increase in crime rate per 100,000 population for the LGA 2003 -2007

The only recorded increase in crime for the City of Sydney LGA between 2003 and 2007 was for malicious damage to property (2853.5 up by 3.9%).

NOTE: The only annual percentage increase in the crime rate from 2006 to 2007 was for stealing from retail store, up by 10.7% to 1161.8 offences.

NOTE: All other offences were 'stable' for this period.

Crime trend data for the period 2003-2007 for Sydney LGA are represented in Figure 3, on the following page. The number of offences listed above (in addition to data represented in Figure 3) indicates an overall decrease in the crime trend for City of Sydney LGA in recent years.

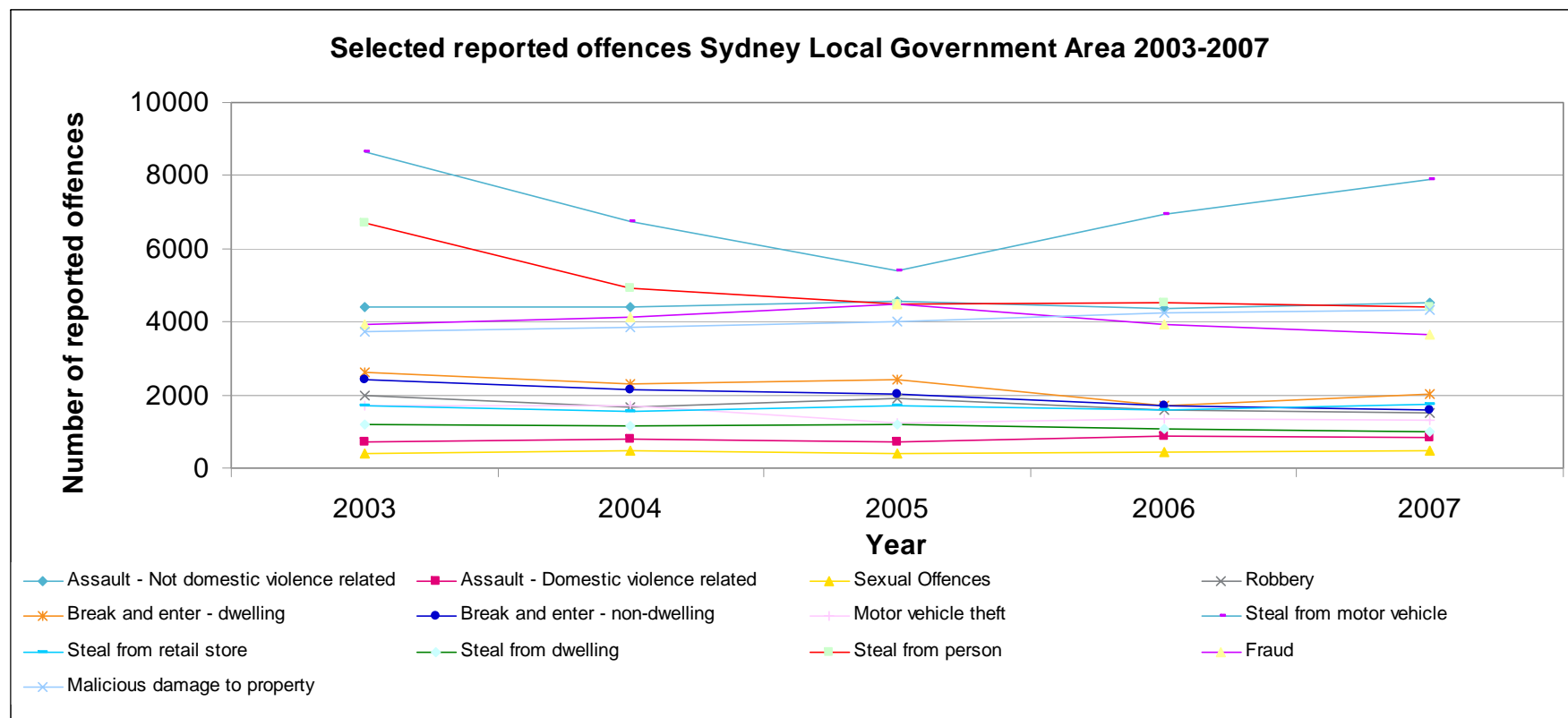
6.2 Crime Hotspots in Pyrmont

The NSW Bureau of Crime Statistics and Research published a Local Government Area Crime Report Series for Sydney in 2006. Part of this crime report uses kernel density maps to illustrate areas of high and low crime concentration within the LGA. The data in this report were extracted from the NSW Police Force's Computerised Operational Policing System (COPS) which is a live database.

Based on the density maps, Pyrmont experienced a medium -higher proportion of criminal offences for the following:

- *Steal from motor vehicle (high)* – most commonly committed weekdays (Monday – Friday) from 6pm – 12am
- *Malicious damage to property (med-high)* – occurred most often Friday to Sunday between 6pm and 6am
- *Motor vehicle theft (med)* – most commonly committed Thursday to Sunday
- *Steal from dwelling (med)* – most commonly committed weekdays, 12-6pm and weekends.

Figure 3 – Selected reported offences Sydney Local Government Area 2003-2007



The NSW Bureau of Crime Statistics and Research also publishes crime statistics for NSW as a whole. Table 2 below compares the NSW 2007 recorded criminal incidents with those recorded in the City of Sydney LGA per type of offence during that year. This selection of offences has been chosen as those most directly related to CPTED issues and would be expected to respond most effectively to the proposed design recommendations.

Table 2 –Selected recorded criminal incidents and rates per 100, 000 population Sydney LGA and NSW

Area	Malicious damage	Rate per 100, 000 pop.	Robbery	Rate per 100, 000 pop.	Motor Vehicle theft	Rate per 100, 000 pop.	Steal from motor vehicle	Rate per 100, 000 pop.
Sydney LGA	4335	2853.5	1526	1004.5	1,310	862.3	7907	5204.7
Total NSW	107,343	1572.2	7739	111.3	26,875	393.6	62,089	393.6

Area	Steal from retail store	Rate per 100, 000 pop.	Assault	Rate per 100, 000 pop.	Liquor offences	Rate per 100, 000 pop.
Sydney LGA	1765	1161.8	4539	2987.8	2099	1381.6
Total NSW	18,282	267.8	45,841	671.4	17,866	261.7

Note:

- Assault is non-domestic violence related.
- Robbery includes robbery without a weapon, robbery with a firearm, robbery with a weapon not a firearm.
- Sydney LGA has a higher than average incident of reported crime and is considered a special case as the population used to calculate the rate is much lower than the population using the area for work and entertainment.

Source: NSW Bureau of Crime Statistics and Research

7 Consultation

The following parties were consulted as part of this CPTED assessment. It should be noted that concerns raised have been assessed and mitigation measures to address these concerns, where considered necessary or appropriate, are included in Section 9.

7.1 Crime Prevention Officer, City Central Local Area Command

Urbis met with Leading Senior Constable Jacob Reeves, Crime Prevention Officer for the City Central Local Area Command on 10th June 2008, to brief him on the Casino's proposal, and to receive his views on community safety considerations/implications of the Casino upgrade.

Constable Reeves was shown the plans of the Star City Casino upgrade to review. In relation to the designs for the redevelopment, his thoughts were:

- Overall, he considered that the design was appropriate and that there appeared to be no immediate concern regarding safety and potential crime resulting from the proposed changes
- Based on the number of car related offences occurring in the Casino car park, Constable Reeves recommended that CCTV cameras be installed in the extended car park area
- After hours access to the retail arcade was identified as Constable Reeves as a potential 'risk' area for criminal activity such as malicious damage to property (eg. graffiti) and alcohol related assaults and violence. Constable Reeves recommended that the arcade be closed-off/ locked after hours to avoid unwarranted crime.

The major crime hotspot map from the 2006 Local Government Area Crime Report Series for Sydney identified a high proportion of *malicious damage to property* occurring in the Pyrmont area, however, Constable Reeves confirmed that the location of the Casino did not form part of the problem area. He noted that while *malicious damage to property* was high within the LGA it was considerably low (approximately one in ten incidents per year) amongst licensed premises across four local area commands in the Sydney LGA.

Constable Reeves noted that Pyrmont was not a major crime 'hot spot' or area of concern for their Local Area Command compared to other zones within the City of Sydney LGA. The main local crime issues in Pyrmont included:

- Motor vehicle related theft (including both steal from motor vehicle and car theft)
- Steal from person (mainly bag snatching).

In terms of safety and crime relating directly to Star City, Constable Reeves noted that the Casino car park was a prime location for car theft and stealing from motor vehicle offences due to the internal absence of CC TV cameras. He noted that the only cameras present within the parking station are at the entry/exit points (boom gates) to the main car park which he felt are not adequate enough to identify the perpetrators of an offence. He noted that the valet parking area has a number of CCTV cameras installed throughout the parking station and has a minimal incidence of reported car theft.

7.2 Sydney City Council staff

Urbis met with the Community Safety Officer and Social Planner from City of Sydney Council on 11 June. The Council Officers were briefed on Star City's intentions and shown the most recent set of plans. Questions or comments on the plans were invited, and they were asked specifically about community safety implications of such a development.

The following views were indicated during the discussion in relation to community safety:

- There are no significant crime trends in the Pyrmont area
- There are no particular crime and safety issues in Pyrmont Park

- Physical accessibility is considered to be important in the proposed development
- There should be CCTV covering the back of house entry/exit of the Lyric Theatre (Edward St)
- There is the occasional assault in the surrounding streets, and quite a few incidents of thefts from cars, but this is seen as common across the LGA
- The incidence of crime in basement car parks is considered significant in comparison to on-street and above ground parking – it was noted that the Casino has CCTV coverage at car park entrances
- It was felt the new retail arcade may draw skateboarders if it is open 24 hours, and may create conflicts with pedestrians/diners etc
- It was considered robust materials will need to be used in the retail arcade to accommodate 24 hour 'wear and tear' and significant pedestrian thoroughfare
- It was considered the additional car spaces may be an issue in terms of queuing to get in and out of the site - car park entry/exit points may be an issue
- It was considered that signage has to be very clear in relation to warning people not to leave their valuables in their cars.

7.3 Star City Casino Security Operations Manager

Urbis met with Star City Casino, Security Operations Manager Andrew Barnes on 6th June. Mr Barnes considered the crime related incidents on-site and adjacent to the Casino to be minimal.

Mr Barnes submitted the Star City Retail Arcade Incidents Report for the period May 2006- May 2008 which detailed the major crime categories and location of offences occurring in the retail arcade. According to the report, disruptive/abusive or threatening behaviour towards patrons (including offensive behaviour, physical assault, causing injury, verbal altercation) was the main crime committed over the 2 year period. Other reported incidents related to damage to property (vandalism and malicious damage) and illegal or undesirable conduct (suspicious activity, drug related, and prostitution). Of the total 177 incidents reported from May 2006 – May 2008, approximately 21% of all incidents were reported to the Police.

Mr Barnes also indicated he has received from Police information that, prior to October/November 2007, the rate of incidents (thefts/break ins) in the Casino car park was lower than the Sydney average. He noted that the Police have also stated that, where the the rate of thefts and break-ins in the car park may have risen, this would only be to reflect the Sydney average. Mr Barnes noted that Police have also stated that there has been considerable activity in this regard across Sydney due to organised groups involved in this type of crime.

8 Design Assessment

In terms of design assessment, we regard the overall design of the proposed Casino upgrade as robust, reinforcing access principles, strong amenity and attention to security and public surveillance. A review of designs follows:

8.1 Drawing Number ADA200 - Level B2 Pirrama Rd & Entry

The porte cochere on Pirrama Road provides a number of positive features including encouragement for vehicles to slow down at entry/exit, thus potentially assisting pedestrian safety. The entry itself will be more accessible (from Pirrama Road) than currently by pedestrians, while access to the upper levels of the Casino and retail arcade will be more clearly defined.

However, there is also potential for conflict among the number of uses envisaged at the entry point, which will need to be carefully managed. These include (potentially) pedestrians making authorized or unauthorized crossings of Pirrama Road (following desire lines) from Pymont Bay toward the entrance; pedestrians crossing at the corner of Jones Bay Street and Pirrama Road and pedestrians crossing near the corner of Edward Street and Pirrama Road. At the entrance, there is potential for conflict where there are distractions (eg the Sound and Light Show, celebrities arriving) or lack of clarity in 'path-finding'. While many of these potential conflicts can be mitigated, there will be a measure of responsibility upon the 'traffic control' personnel in this area to marshal vehicles and pedestrians, particularly at peak times.

8.2 Drawing Number ADA201 – Pymont St Floor Plan (Retail)

The proposed pedestrian link through the retail arcade will provide a more direct route through the Casino than at present, and permeability will be accentuated through a strong visual connection with the Pymont Bay destination through the glass-walled restaurants. Visual and physical connectivity to the Casino will also be improved with re-aligned links to the intersection of Union Square, an additional connection to Union/Edward Street, connection to the serviced apartment lobby, proximity to the new Hotel lobby and new stairs directly through to Pirrama Road. Note that disabled access will need to be clearly indicated.

The proposed widening of the loading dock door to the Lyric Theatre on Edward Street will improve safety in terms of increased vehicle access with less vehicle manoeuvring to enter or depart the area. Note that all door access to the building should be flush with the building and there should be adequate lighting to enable CCTV and casual surveillance of the area.

8.3 Drawing Number ADA202, ADA203 and ADA204 – Floor Plan for Main Gaming, Terrace and Covered Deck and Roof

The increase in the types of facilities proposed within the Casino (including hotel, retail and additional gaming) will result in increased patronage. It is pleasing to note that, in addressing this anticipated increase, aspects of the design have sought to facilitate the safe and comfortable movement of patrons within the complex, including, in particular, the main Pirrama Road entrance and retail arcade.

The layout of the main gaming area should similarly allow for adequate circulation space for safe and comfortable movement of patrons. Signage and physical barriers should clearly delineate between front and back-of-house areas for the safety of both patrons and staff.

The design of the roof area has been considered, however no comments are offered in relation to CPTED issues.

8.4 Safety of Car Park Areas

There is a need to consider improvement of overall security in relation to the proposed new car parking area. This may include regular patrols, controlled parking areas and possibly installation of CCTV cameras. As previously noted, in the Valet parking area this has had a demonstrable effect in reduced crime rates.

It is understood from the Traffic Report that the new and existing car parks will share internal circulation space, suggesting that for CCTV coverage to be effective within the car parking areas, it would need to apply across all areas.

8.5 Site Visit

In a site visit to the area on Saturday 24 May at 7pm, it was observed that vehicles were queuing to enter the car park along Pirrama Road back to the intersection of Murray Street. Although there is a controlled crossing on Pirrama Road at the entrance to the car park, there was some conflict with pedestrians trying to cross the lanes of traffic entering and exiting the casino car park. Lighting on the footpath in this approach to the casino was poor, as was lighting at the corner of Edward and Pirrama. Four street lights on Pirrama Road adjacent to the entrance were not operating, contributing to a poorly lit environment. Pyrmont Bay Park was also poorly lit. While the footpath on the opposite side of the road is well-lit, this lighting is largely confined to the area directly beneath trees over the footpath. Lighting in Jones Bay Road and on Pyrmont Road is good and pedestrian sightlines are clear. Lighting in Union Street is not at the same standard.

9 Proposed Mitigation Measures

Further to assessment of the results of this study (including data analysis, consultation and review of the proposed designs), the proposed mitigation measures to address safety and design concerns identified during this assessment include:

- Installation of CCTV cameras throughout the proposed car park area extension and if possible the current parking station and continuation of regular security patrols through these areas.
- Maintenance of clear and prominent signage, changed at regular intervals, warning people not to leave their valuables in their cars.
- Consideration of use of adequate lighting to a standard that enables face recognition in the car park and in the pedestrian arcade and ensuring street lighting is maintained to this standard in external areas adjacent to the Casino
- Continuation of after hours management measures (ie CCTV, roving security patrols) for the retail arcade to address potential loitering or malicious damage to property.
- Use of robust materials be used in finishes throughout the retail arcade to mitigate against potential malicious damage.
- Use of clear signage in relation to pedestrian access and path-finding through the pedestrian arcade.
- Use of traffic control personnel at the main entry to marshal vehicles and pedestrians during peak times or events.
- Ensuring that external doors are flush with walls.
- Ensuring that lighting is improved in Union Street.

Note: We would recommend a Pedestrian Safety Report be undertaken to address any potential pedestrian safety concerns.