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Statement for a State Significant Development Application for a new hotel and associated uses and works at a site known as 1 Eels Place Parramatta.

There are no specific requirements for a formal CPTED report to be done as part of the Secretary's Environmental Assessment Requirements (SEARs), although one has been prepared in recognition of the importance of such an assessment given the nature of the proposal and the surrounding public domain, as well as large crowds that may occur on match days at the adjoining Parramatta Stadium, to the immediate south of the site.

This report should be read in conjunction with the EIS to which it is attached, the plans by HASSELL and the Plan of Management.

This report has been prepared having regard to the Guidelines for CPTED assessments published by the former Department of Urban Affairs and Planning (now Department of Planning and Environment), 2001. Regard has also been given to recent crime statistics published by the Australian Bureau of Statistics.

The Safety and Security provisions within Parramatta Development Control Plan 2012 (PDCP 2012), Part 3.4.4, have also been considered and addressed.

#### **a) Site and Precinct Considerations**

The site is on the western side of O'Connell Street, approximately 90m south of Eels Place and opposite the western termination of Ross Street. The site is currently an open carparking area (for 94 cars) and lies to the south of the existing Parramatta Leagues Club, to the north of the Parramatta Stadium redevelopment (currently under construction) and to the east of a 4-7 level carpark for 773 cars, recently completed. Part of the site includes a mature Eucalyptus tree and also adjoins a former gatehouse single storey cottage fronting O'Connell Street.

The site is legally known as Lot 369 DP 752058, Lot 7054 DP 1074335, Residual Crown Plan 80-3000 (Sydney), and is variously known as 1 Parramatta Park Land, Parramatta, 1 Eels Place and 17-19 O'Connell Street, Parramatta.

The site is owned by Parramatta Park Trust and is under an exclusive lease by Parramatta Leagues Club. The site has an area of approximately 4,000sqm (source: HASSELL).

The nearest residential uses are a residential (convent) component of Our Lady of Mercy College, to the east of the site across O'Connell Street and residential uses along Eels Place and Northcott Lane to the north-west. To the north-west, across Eels Place (being a western extension of Grose Street) is the Northcott site, a not-for-profit facility assisting elderly people. To the east of that facility is a carpark owned by the Leagues Club and buildings containing residential uses fronting Eels Place and Northcott Lane.

Surrounding development is mixed, although is dominated by recreational, sporting and entertainment uses in and around Parramatta Stadium and Parramatta Park and the Leagues Club building itself. Old Government House is located further to the south, across Parramatta River, approximately 700m from the site.





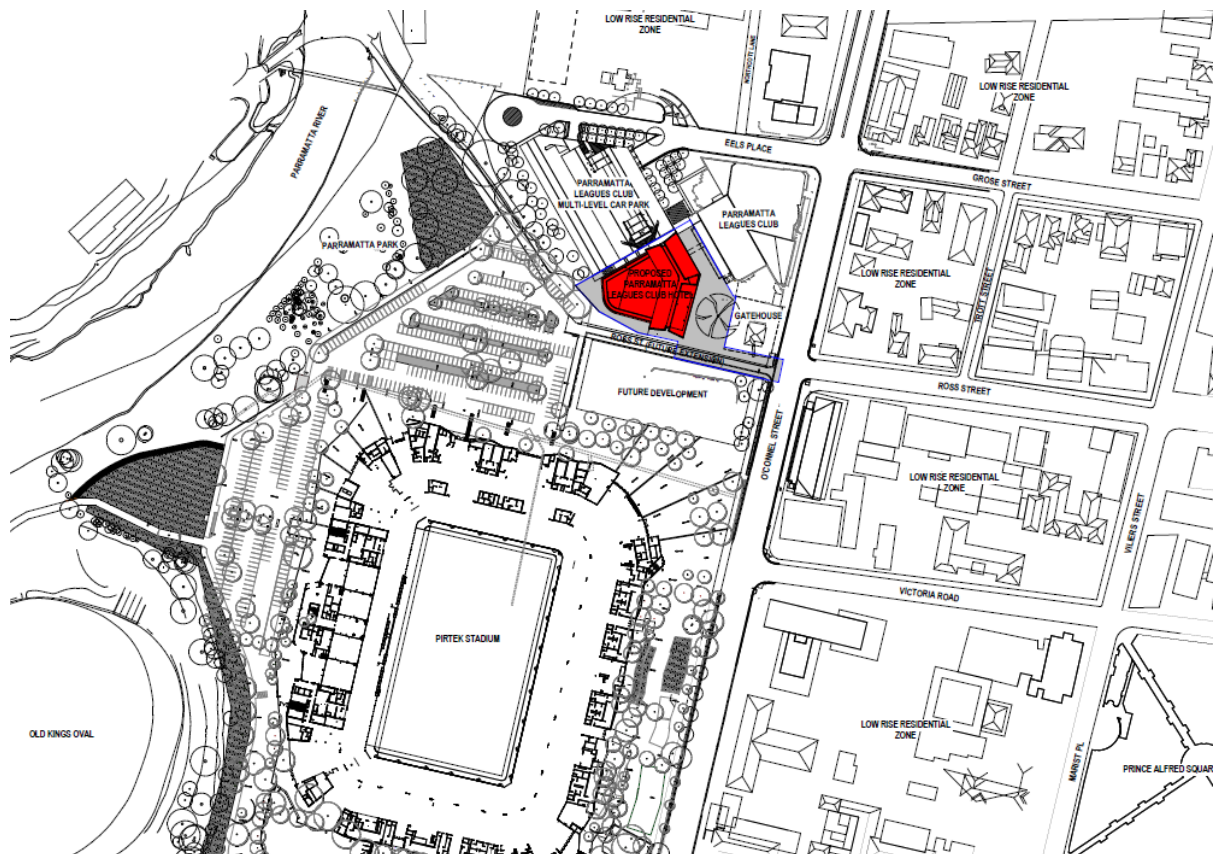
**Figure 1 and 2 – Site and surrounds**

Source: Google Earth



To the south of the site is Parramatta Stadium and former Parramatta Council outdoor swimming pool (demolished in 2016/2017). This has received a Stage 1 State Significant Development approval on 7 December 2016 by the Minister for Planning. This was a Concept Proposal, including building envelopes, 500 surface car parking spaces and ancillary works and detailed works for remediation and staged demolition. These works are underway. This also included a conceptual envelope of a 20000sqm commercial building fronting O'Connell

Street to the immediate south of the site, at a height generally equating to the existing Leagues Club Building.

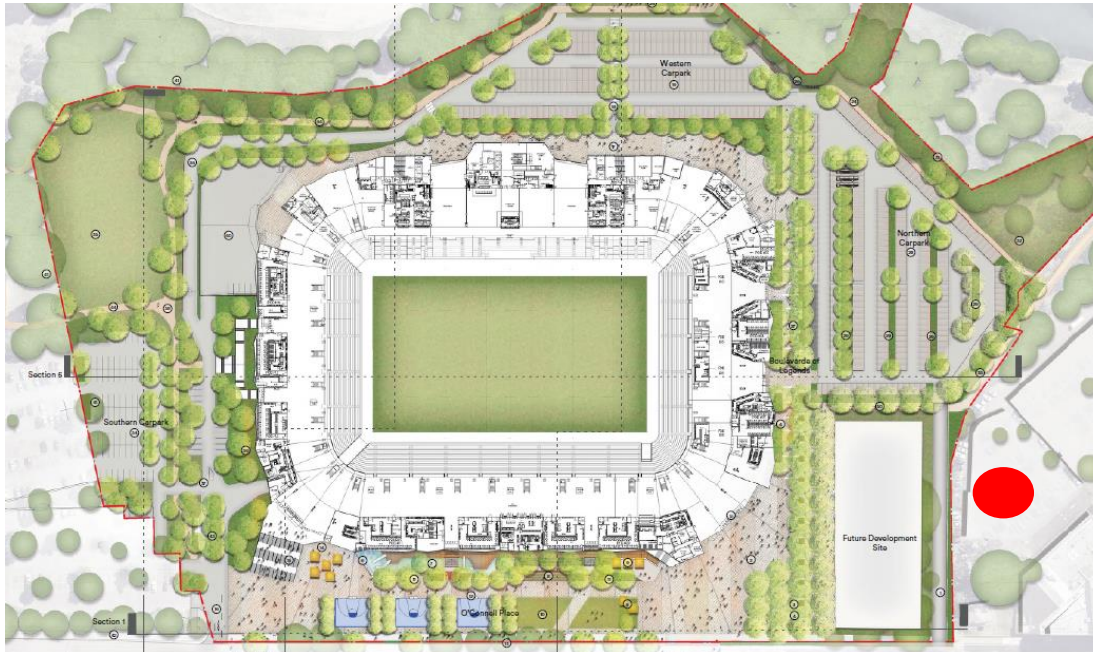


**Figure 3— Site and Context (HASSELL)**

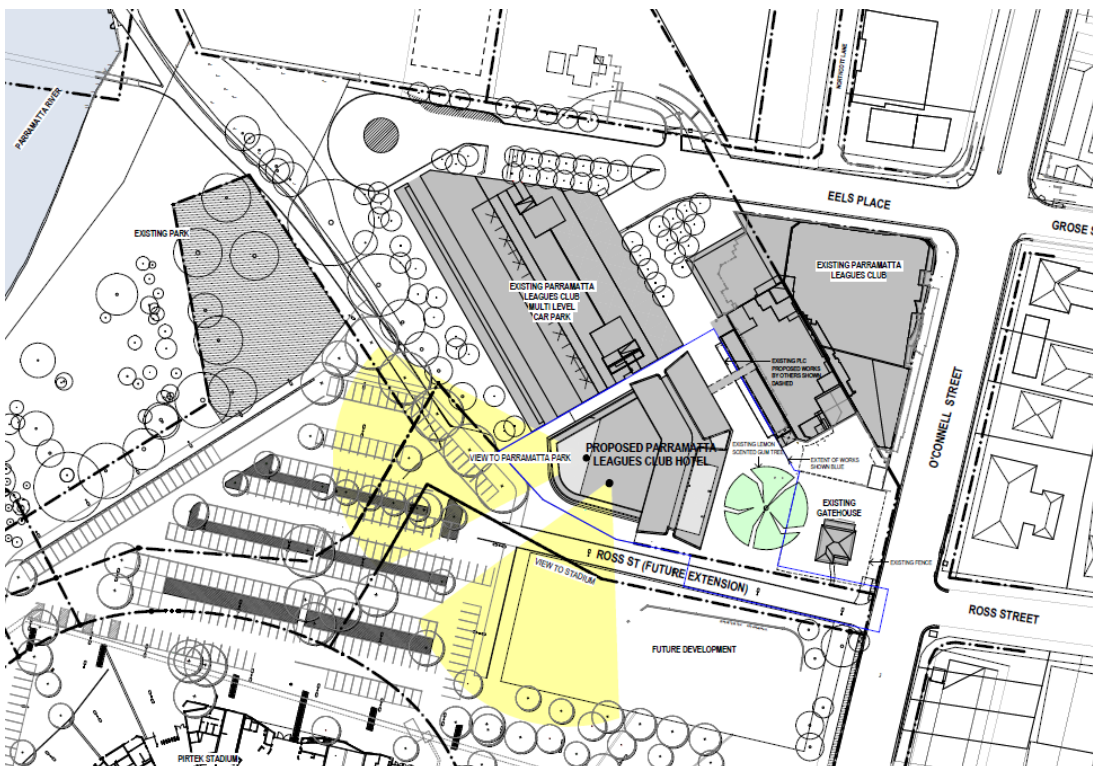
A Stage 2 DA has recently been approved for the stadium design and ancillary works and uses to the Stadium (approved on 31 August 2017, SSD 8175). This DA approval did not include details of the building within the approved 20000sqm commercial building envelope to the immediate south of the site, which will be subject to a separate DA. Works on the new stadium are nearing completion and are expected to be completed in March 2019.

The Stage 2 DA for the Stadium site (landscape plan) shows the following site layout for the building and surrounding public domain:

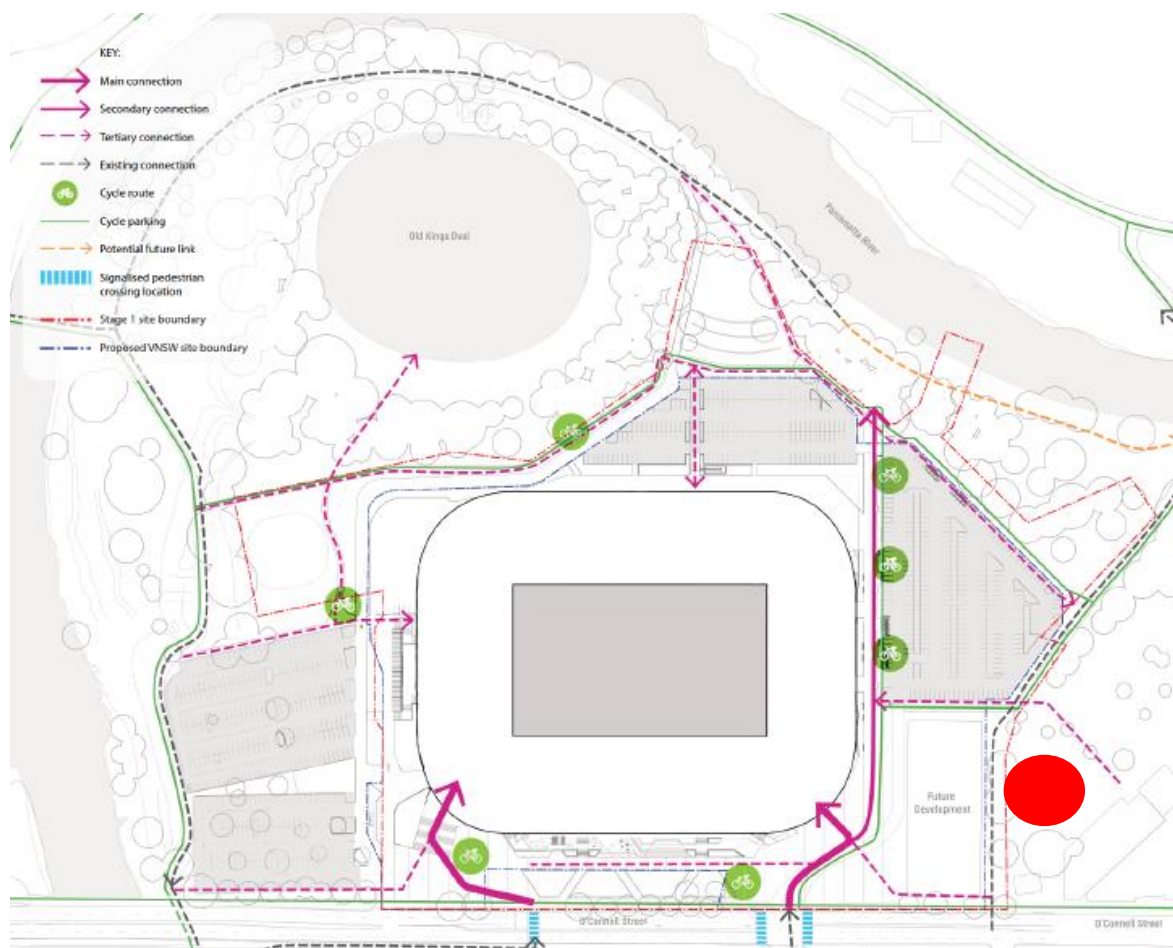




**Figure 4–** Adjoining Stadium relative to proposed hotel (source: Aspect, DPE website)



The submitted draft Operational Management Plan for the Stadium redevelopment showed the key entry locations as below:



**Figure 6** – Stadium Operational Mode (source: JBA/Venues NSW, DPE website)

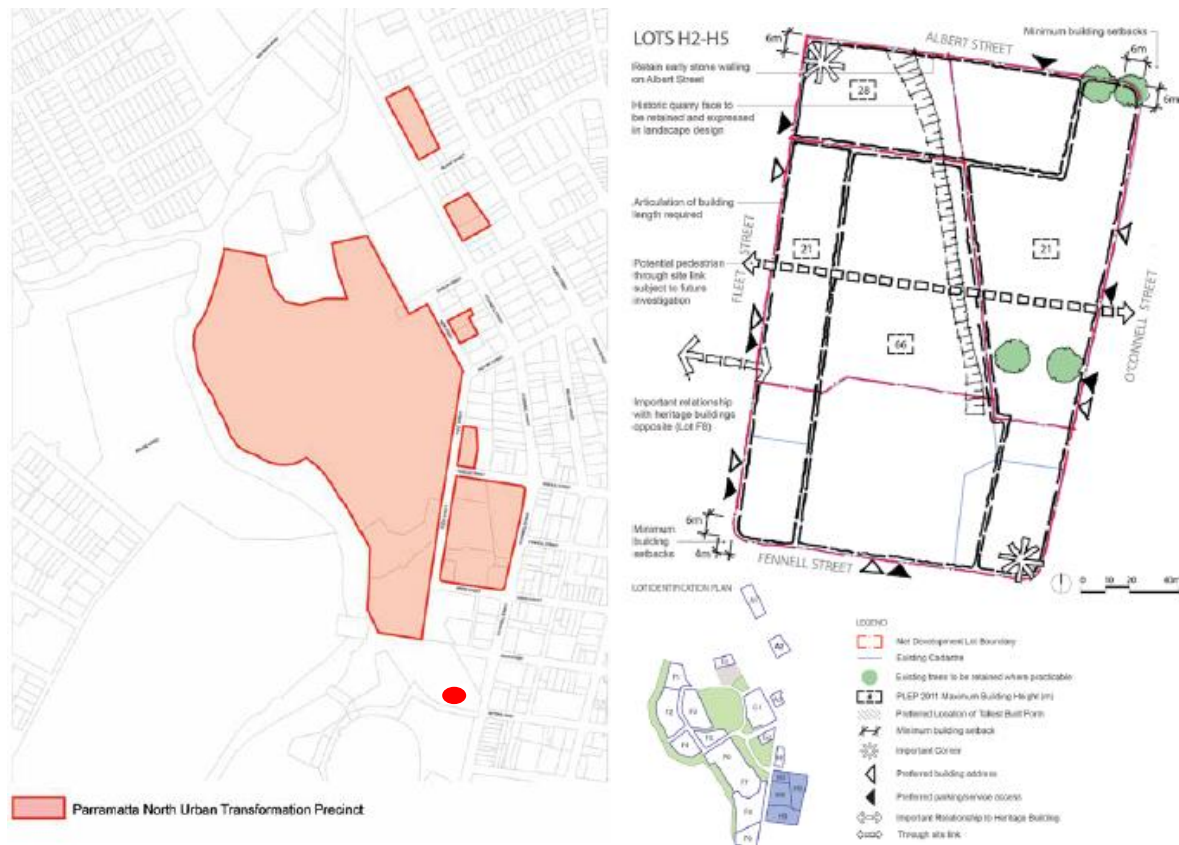
The following maximum capacities are anticipated at the adjoining Stadium:

- Rugby League, Rugby Union, Soccer: 30,000
- Concerts: 40,000

The final operating procedures are expected to be settled upon commencement (source: Operational Plan of Management, Stage 2 approved Stadium DA, Response to submissions).

To the north and north-west of the site, is the area known as the Parramatta North Urban Transformation Precinct (PNUT), which has included detailed work by UrbanGrowth NSW. This area has resulted in rezoning of land and new planning controls (increased height and FSR etc.) within Parramatta LEP 2011, with associated detailed controls in a Development Control Plan for the Precinct.

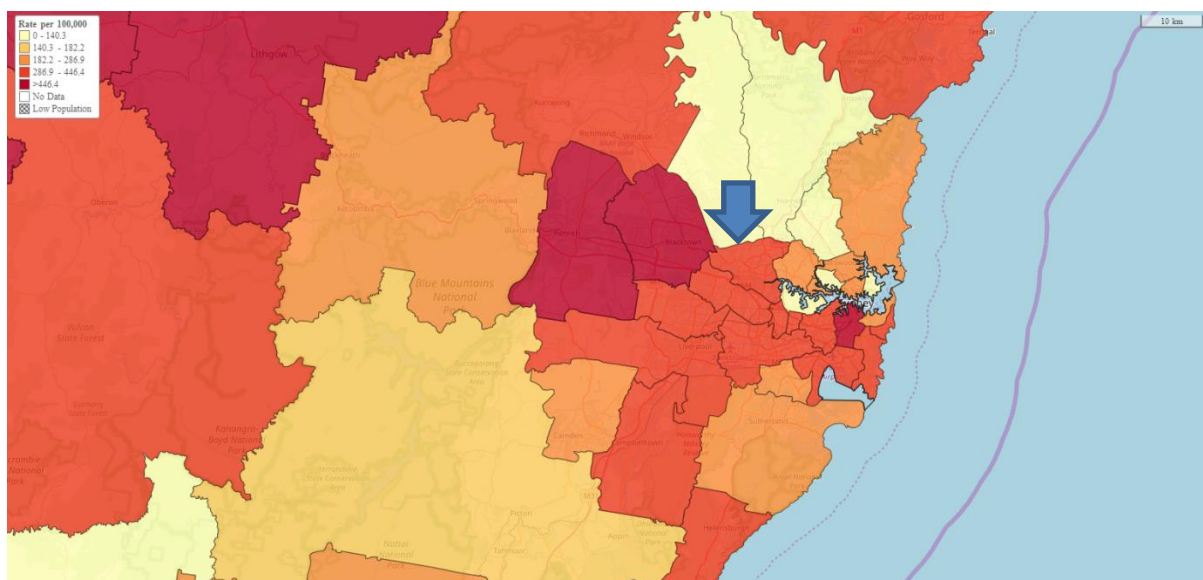




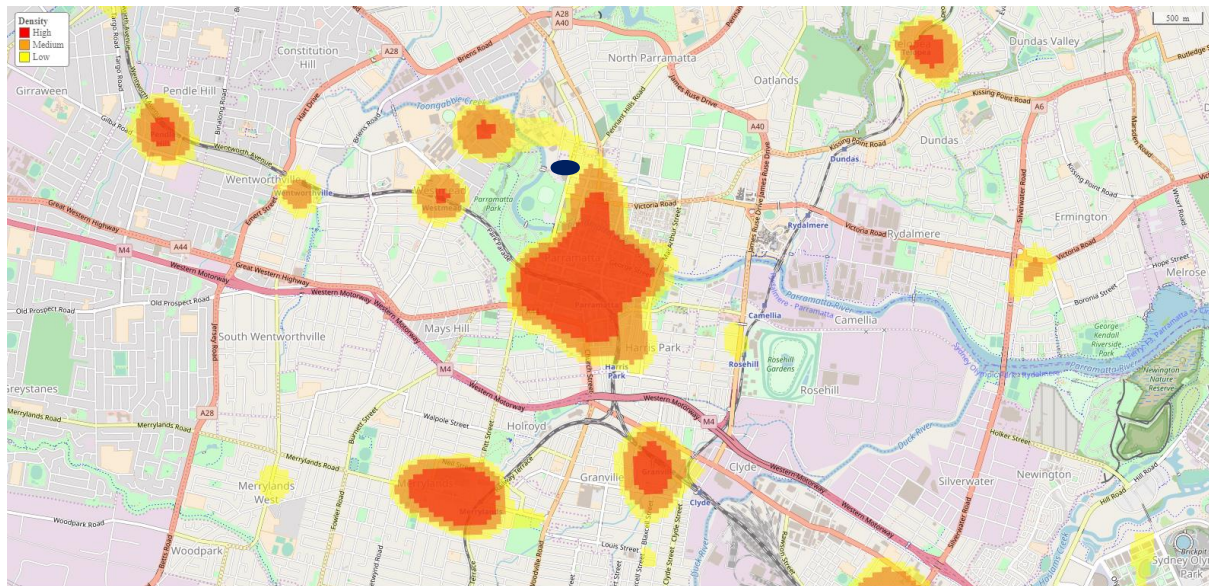
**Figure 7** – PNUT Precinct (PDCP 2011 extract) and block two to the north

## b) Crime Statistics

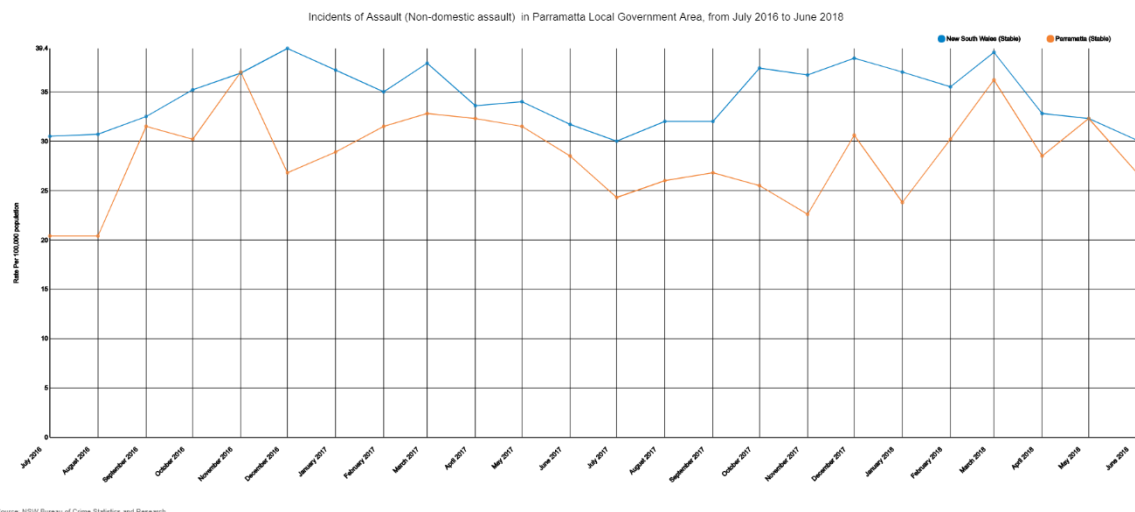
The following comparative crime statistics have been obtained from the Australian Bureau of Statistics (ABS), from their website:



**Figure 8** – Incidents of Assault Jul 2017-June 2018 (source: ABS)



**Figure 9** – Area incidents of Assault Jul 2017-June 2018 (site = blue dot) (source: ABS)



**Figure 10** – Graph of assaults Jul 2016-June 2018 (Parramatta Orange, NSW Blue)

From the above, it can be summarised:

1. The Parramatta LGA is a medium crime risk LGA;
2. The average number of assaults in the past two years for Parramatta is less than the NSW average;
3. There is medium-high area of assaults around Parramatta Stadium (and former pool), south of the site, likely to be linked to larger crowds on game days, coming to and from public transport;
4. Methods which encourage principles of CPTED around the Stadium should be encouraged.



## c) CPTED Principles and the Proposal

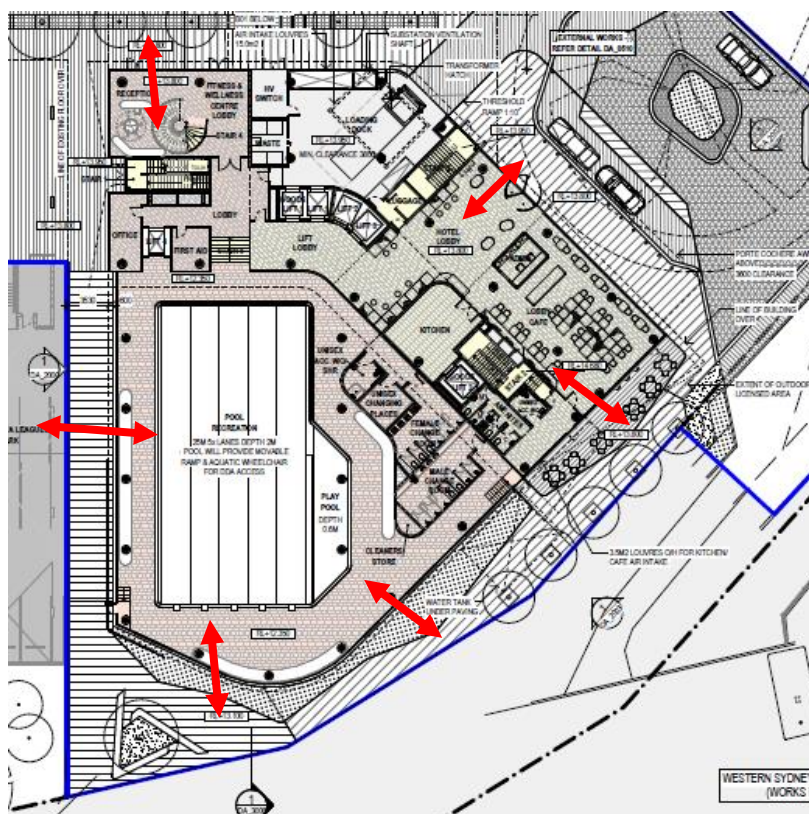
### Principle 1: Surveillance

*"The attractiveness of crime targets can be reduced by providing opportunities for effective surveillance, both natural and technical. Good surveillance means that people can see what others are doing. People feel safe in public areas when they can easily see and interact with others. Would be offenders are often deterred from committing crime in areas with high levels of surveillance. From a design perspective, 'deterrence' can be achieved by:*

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

Response:

- ✓ The design and proposal significantly increases surveillance, in all directions (combined with spatial control) within the site. A conscious effort has been made (in collaboration with an independent Design Review Panel) to maximise activation and surveillance of the public domain. This is shown on the ground floor plan below:



**Figure 11** – Ground floor plan (HASSELL)

- ✓ The use of glazing and restricting the area of loading cleverly maximises surveillance.

- ✓ Surveillance is also maximised by the podium uses, whereby the gym, function area and roof terrace look down to the surrounding public domain. This is in addition to the hotel rooms above. The result is that people in the public domain will feel as though they may be monitored by people and casual observation at all times.
- ✓ The provision of hotel staff at the porte-cochere will also be highly effective in managing oversight of the public domain.
- ✓ The café and outdoor seating area will increase opportunities for interaction.
- ✓ The glazing of the pool area will enliven and light the laneway between the Club and the Stadium (west of the hotel, east of the carpark).
- ✓ Landscaping has been integrated with the design to help define space and encourage casual and safe interaction

A recommendation is made regarding CCTV cameras and lighting (the latter also needing to balance impacts on Grey Headed Flying Foes nearby).

## **Principle 2: Access Control**

*“Physical and symbolic barriers can be used to attract, channel or restrict the movement of people. They minimise opportunities for crime and increase the effort required to commit crime. By making it clear where people are permitted to go or not go, it becomes difficult for potential offenders to reach and victimise people and their property. Illegible boundary markers and confusing spatial definition make it easy for criminals to make excuses for being in restricted areas. However, care needs to be taken to ensure that the barriers are not tall or hostile, creating the effect of a compound. Effective access control can be achieved by creating:*

- *landscapes 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 carparks or other rarely visited areas). This is often achieved through the use of physical barriers.*

Response:

- ✓ The building elements creates of pedestrian channelling, through building design rather than less effective signage or barriers.
- ✓ The proposed change is a significant improvement to the existing open bitumen carpark, where access is ambiguous, as shown in the photo below.





- ✓ The “hostility” of space has been avoided by incorporating podium heights (around 4 levels), which are human in scale and appropriate for the surrounding public domain. This is balanced with the taller (15 storey) element of the hotel to create visual excitement and interest. The public domain is further enriched and made attractive by retention of the significant lemon scented gum (shown in the photo above), landscaping and retention of the former Gatehouse building to the east, fronting O’Connell Street.
- ✓ The wider precinct and urban design considerations are detailed in the Design Report by HASSELL.

There is an undercroft space to the north of the hotel (southern end of the Parramatta Leagues Club) which would benefit in some activation during busier periods, such as game days at the stadium. This could be achieved by “pop-up” stalls for selling of food or drinks, managed by the Parramatta Leagues Club. A recommendation is made accordingly.

### **Principle 3: Territorial reinforcement**

*Community ownership of public space sends positive signals. People often feel comfortable in, and are more likely to visit, places which feel owned and cared for. Well used places also reduce opportunities for crime and increase risk to criminals. If people feel that they have some ownership of public space, they are more likely to gather and to enjoy that space. Community ownership also increases the likelihood that people who*

*witness crime will respond by quickly reporting it or by attempting to prevent it. Territorial reinforcement can be achieved through:*

- *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. Care is needed to ensure that territorial reinforcement is not achieved by making public spaces private spaces, through gates and enclosures.*

Response:

- ✓ The nature of the uses as a hotel (4 star equivalent) and a fitness centre with a southern aspect ensures there is an alignment of priorities for the high quality of finishes, surveillance and well maintained materials, which all help engender a feeling of safety.
- ✓ The nature of the surrounds also assists in the spaces "feeling" public. That is, the space leads to a public park (Parramatta Park) and a publicly-accessible major sporting and cultural venue (Parramatta Stadium).
- ✓ The location of the hotel and uses within the podium along a pedestrian desire line to Parramatta Park, Parramatta River and pedestrian bridge, and adjoining the Stadium assists in marking the surrounding spaces as being open and welcoming to the public. The result will be a significant improvement to the current situation.
- ✓ The café and outdoor seating area will increase opportunities for interaction.
- ✓ The fitness uses add to engagement between the building and the public domain.

A recommendation is made regarding a wayfinding strategy to be formulated prior to the commencement of works, and following consultation with Parramatta Park Trust and Venues NSW.

#### **Principle 4: Space Management**

*Popular public space is often attractive, well maintained and well used space. Linked to the principle of territorial reinforcement, space management ensures that space is appropriately utilised and well cared for. Space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of burned out pedestrian and car park lighting and the removal or refurbishment of decayed physical elements.*

Response:

- ✓ The location of the adjoining Parramatta Leagues Club, carpark (773 spaces), Stadium and Park, all of which are regional attractors, will help ensure the public spaces are well used.
- ✓ The design has sought to reinforce the "grid pattern" of the City, to help in navigation of space (also encouraged by a Design Review Panel process).



- ✓ The urban design and wider linkages are illustrated in the Design report by HASSELL.
- ✓ The Operational Plan of Management addresses operational matters, including coordination with the adjoining Stadium, with Venues NSW.
- ✓ Similarly, issues regarding cleaning, repair, graffiti, security and the like are addressed in the Plan of Management and are able to be regulated through conditions of development consent

A recommendation is made regarding lighting of the public domain.

#### **d) Parramatta Development Control Plan 2012**

Parramatta Development Control Plan 2012 (PDCP 2012) contains the following provisions in Part 3.4.4, related to Safety and Security:

##### **3.4.4 Safety and Security**

The design of buildings and places has an impact on perceptions of safety and security as well as actual opportunities to commit crime. Design for safety works by enabling casual surveillance, reinforcing territory, controlling access and managing space.

The application of the principles outlined in the NSW Police Service's 'Crime Prevention Through Environmental Design' (CPTED), promotes physical conditions that deter opportunities for criminal behaviour and aims to make our communities safer places.

##### **Objectives**

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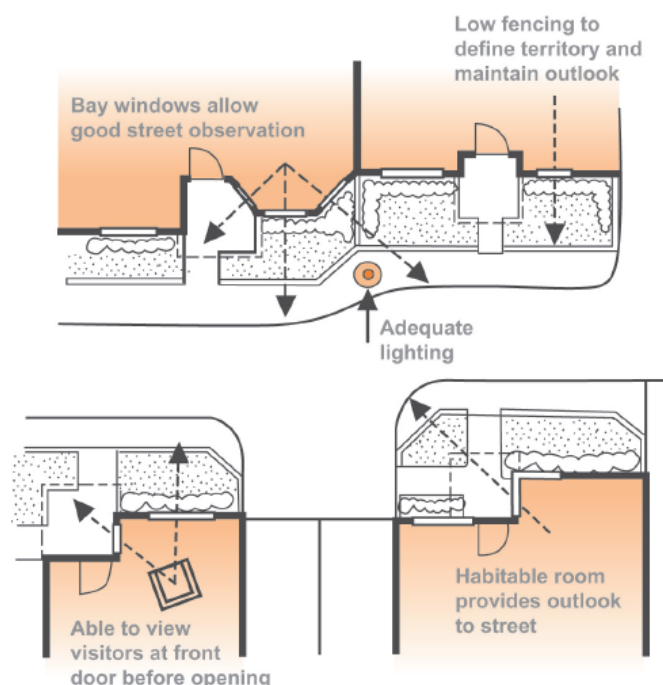
- O.1 To reduce crime risk and minimise opportunities for crime.
- O.2 To increase and contribute to the safety and perception of safety in public and semi-public spaces.
- O.3 To encourage the consideration and application of crime prevention principles when designing and siting buildings and spaces.
- O.4 To encourage dwelling layouts that facilitate safety and encourage interaction and recognition between residents.

##### **Design Principles**

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- P.1 Development is to be designed to incorporate and/or enhance opportunities for effective natural surveillance by providing clear sight lines between public and private places, installation of effective lighting, and the appropriate landscaping of public areas.
- P.2 Development should be designed to minimise opportunities for crime through suitable access control. Physical or symbolic barriers should be used to attract, channel and/or restrict the movement of people. Landscaping and/or physical elements may be used to direct people to destinations, identify where people can and cannot go and restrict access to high crime risk areas such as carparks.

- P.3 Development is to incorporate design elements that contribute to a sense of communal ownership of public spaces. Encouraging people to gather in public spaces through appropriate design techniques, helps to nurture a sense of responsibility for a place's and condition.
- P.4 Definition and transition of boundaries between public and private spaces is encouraged as a method of territorial reinforcement. Methods other than gates, fences and enclosures are encouraged. The installation of solid security shutters will not be supported.
- P.5 The incorporation of crime prevention measures in the design of new buildings and spaces is not to detract from the quality of the streetscape. Subtle design techniques should be applied to blend into façades and places.
- P.6 New development is to be designed to reduce the attractiveness of crime by minimising removing or concealing crime opportunities. The design of development should increase the possibility of detection, challenge and apprehension of persons engaged in crime.
- P.7 A site management plan and formal crime risk assessment (Safer by Design Evaluation involving the NSW Police Service may be required for large developments, which in Council's opinion, would create a crime risk.
- P.8 Public pedestrian areas within developments as well as communal accessways within multiunit developments are to provide non-slip pavement surfaces.
- P.9 The design of buildings adjoining laneways and through block connections should be designed to activate these spaces at ground level and provide casual surveillance from ground and upper levels.
- P.10 Lighting of laneway spaces is encouraged.



Response:



These matters generally replicate those within the Guidelines referred to previously and addressed above, together with recommendations made in this report.

In summary, the proposal is positive in terms of CPTED principles and objectives and provisions within PDGP 2012. The proposal is well considered and is a significant improvement compared to the current situation.

### Recommendations

1. Prior to the issue of an Occupation Certificate, game day management will be settled upon redevelopment and review, post-construction of the Stadium, by Parramatta Leagues Club, in consultation with Venues NSW, Parramatta Park Trust, key sporting bodies using the Stadium venue, NSW Police Service, RMS, TfNSW and Council.
2. Prior to the issue of an Occupation Certificate, a CCTV system shall be installed at the premises with coverage of public areas excluding the toilets, and in strategic locations.
3. Lighting of the public domain around the proposed hotel and of the public domain areas associated with the proposal and site shall be directed to meet Australian Standards (as appropriate for the enjoyment of the public spaces), while being directed by an ecological specialist recommendation(s) to minimise impacts on the nearby Grey Headed Flying Fox colony.
4. Prior to the issue of an Occupation Certificate, a wayfinding strategy shall be developed and implemented, with the approval of Parramatta Park Trust, and following consultation with the City of Parramatta Council and Venues NSW.
5. The undercroft area to the north of the hotel and south of Parramatta Leagues Club (opposite the proposed loading area and within the land owned by Parramatta Leagues Club) shall, on game days or events at Parramatta Stadium when large crowds are expected, either be utilised for the sale of food and/or drink (to meet any requirements of the Food Act and Liquor Act), or be appropriately lit.