PERIMETER SECURITY STRATEGY

Perimeter security will be incorporated into the relevant areas of the design during design development. The following outlines the overall strategy to ensuring that satisfactory perimeter security is incorporated into the final design. During design development if required a security consultant will be engaged to assist in ensuring that the design provides a secure outcome that delivers the required level of public safety.

Risk or Issue	**Strategy**
Building Access - Hotel	The hotel will be a 24/7 operation, with staff on the premises at all times. There will be free access to the main lobby area at all times during normal operations. There will also be a 24/7 security presence on the site as part of normal operations. Access to BOH areas will be via secure access control at all times and staff/BOH areas will have a high level of CCTV surveillance.
Building Access - Commercial	The commercial office components of the buildings will operate with an out of hours access control system, which will restrict access to pass holders only outside the hours of 7am to 6pm on normal business days. During business hours specific single tenant floors may also have restricted lift access that only allows pass holders to access the locked floor.
Surveillance of building perimeter	All perimeter and basement entry and egress points will be covered by CCTV. This will be designed in a manner that there is no way to enter either building, either via the front of house areas or back of house areas without being captured on CCTV. In the instance of the commercial uses within the proposed development the CCTV will be monitored by the building management and concierge if the final operation model has one. The hotel will have full time security staff who will be responsible for monitoring CCTV. All CCTV systems will have recording capacity to enable recordings to be retained for a reasonable period.
Internal Surveillance - Hotel	The hotel portion of the proposed development will as a minimum have CCTV coverage internally in the following areas as part of the overall CCVT system for that part of the building:

	• FOH lobby area • All common lobby areas • All doors leading to BOH areas from FOH • Lift cars • Loading dock area • BOH corridors and entry points • Basement lift lobbies and basement entry point
Internal Surveillance – Commercial	The commercial portions of the proposed development will as a minimum have CCTV coverage internally in the following areas as part of the overall CCVT system for that part of the building: • FOH lobby area • Lift cars • Loading dock area • BOH corridors at ground level • Basement lift lobbies and basement entry point
Surveillance of public areas	Active frontages are an important feature of both buildings and include retail tenancies at both corners of the Dawn Fraser East extension and the service lane. The activated street frontages create numerous opportunities for passive surveillance of the public domain surrounding the buildings. There is also a door connection between the hotel lobby and the service lane that will assist with the passive surveillance of the lane. In addition to the considerable passive surveillance opportunities delivered by the activated ground plane of the proposed building, the comprehensive CCTV network covering all of the proposed building access points.
Mitigation measures to prevent hostile vehicle attacks	As part of the further development of the public domain design passive vehicle protection will be incorporated into the design. The primary approach will be to incorporate this protection in a manner that it is subtly integrated without the measure standing out. This will be achieved through the final layout of public domain elements such as planters, street furniture, retaining walls, stairs etc that serve as a barrier, whilst not

	looking like an obvious security element. Whilst the aim will be to avoid bollards as part of the mitigation design, in locations where no other barrier design option is possible due to accessibility or other requirements then a bollard approach may be required. In this instance bollards that blend in and contribute positively to the built form environment will be used.
Dimly lit areas	The design will be developed to ensure that there are no tight dimly lit areas where an attacker could hide or where the general CCTV coverage of the buildings is unable to cover the area adequately.