

APPENDIX L

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN ASSESSMENT - JBA URBAN DEVELOPMENT SERVICES



Crime Prevention Through Environmental Design Assessment



505 - 523 George Street, Sydney

Submitted to City of Sydney
On Behalf of Coombes Property Group and Mirvac Projects

September 2014 ■ 14102

Reproduction of this document or any part thereof is not permitted without prior written permission of JBA Urban Planning Consultants Pty Ltd.

JBA operates under a Quality Management System that has been certified as complying with ISO 9001:2008. This report has been prepared and reviewed in accordance with that system. If the report is not signed below, it is a preliminary draft.

This report has been prepared by:

Claire Burdett

Claire Burdett

23/09/2014

This report has been reviewed by:

J. Buchanan

Jennie Buchanan

23/09/2014

Contents

1.0	Introduction	1
2.0	Context	3
2.1	Site Location and Context	3
2.2	Access	4
2.3	Security	4
3.0	The Proposed Development	7
4.0	Nature of Recorded Crime	8
5.0	Matters for Consideration	9
5.1	Surveillance	9
5.2	Lighting and Technical Supervision	9
5.3	Territorial Reinforcement	10
5.4	Environmental Maintenance	10
5.5	Activity and Space Management	10
5.6	Access Control	10
6.0	Conclusion	12

Figures

1	Site Location	3
2	Surrounding Development	4
3	Photographs of the site and surrounding development	5
4	Photographs of the site and surrounding development	6

1.0 Introduction

This Crime Prevention Through Environmental Design (CPTED) assessment has been undertaken to assess the elements of crime, and the fear of crime at the Events Cinema Centre, 505-523 George Street, Sydney.

CPTED is a situational crime prevention strategy that focuses on the design, planning and structure of the environment. It aims to reduce opportunities for crime by employing design and place management principles that minimise the likelihood of essential crime ingredients. This assessment has been prepared by a Certified NSW Police Risk Assessor, and uses qualitative and quantitative measures of the physical and social environment to analyse and suggest treatment for crime opportunity in accordance with the Australian and New Zealand Risk Management Standard AS/NZS 31000:2009.

The aim of the CPTED strategy is 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'; and
- removing conditions that create confusion about required norms of behaviour.

The following drawings have been reviewed as part of this assessment:

- Architectural Drawing set prepared by Crone Partners.

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

- Review of key literature on CPTED including information from the NSW Department of Police & Justice.
- Collection and analysis of local and NSW State crime statistics from the Bureau of Crime Statistics and Research (BOSCAR).
- Conduct a safety audit, in accordance with the current NSW policy and practice, of the following regulation and assessment principles:
 1. Surveillance
 2. Lighting/technical supervision
 3. Territorial reinforcement
 4. Environmental maintenance
 5. Activity and Space Management
 6. Access control
- Consultation with the Crime Prevention Officers at the City of Sydney Local Area Command.

A site inspection was conducted on 10 April 2014 between the hours of 10.30am and 11.00am to assess the current site conditions and situational crime prevention measures and safety impacts.

This report reflects the findings and recommendations of the Safety Audit as outlined in Section 5 of this report.

Disclaimer:

CPTED strategies must work in conjunction with other crime prevention strategies and police operations. By using recommendations contained within this document, any person who does so must acknowledge that:

- it is not possible to make areas assessed completely safe for the community and their property;*
- recommendations are based upon information provided to, and observations made at the time the document was prepared; and*
- this document 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.*

2.0 Context

2.1 Site Location and Context

The site is located at 505-523 George Street within the City of Sydney Local Government Area. The site is part of the 'Cinema Strip' within the Park Street to Goulburn Street Entertainment Precinct within Sydney's Central Business District. The site has an area of approximately 4,308m² and is currently occupied by the Events Cinema Centre. The site's location is illustrated in **Figure 1** below.

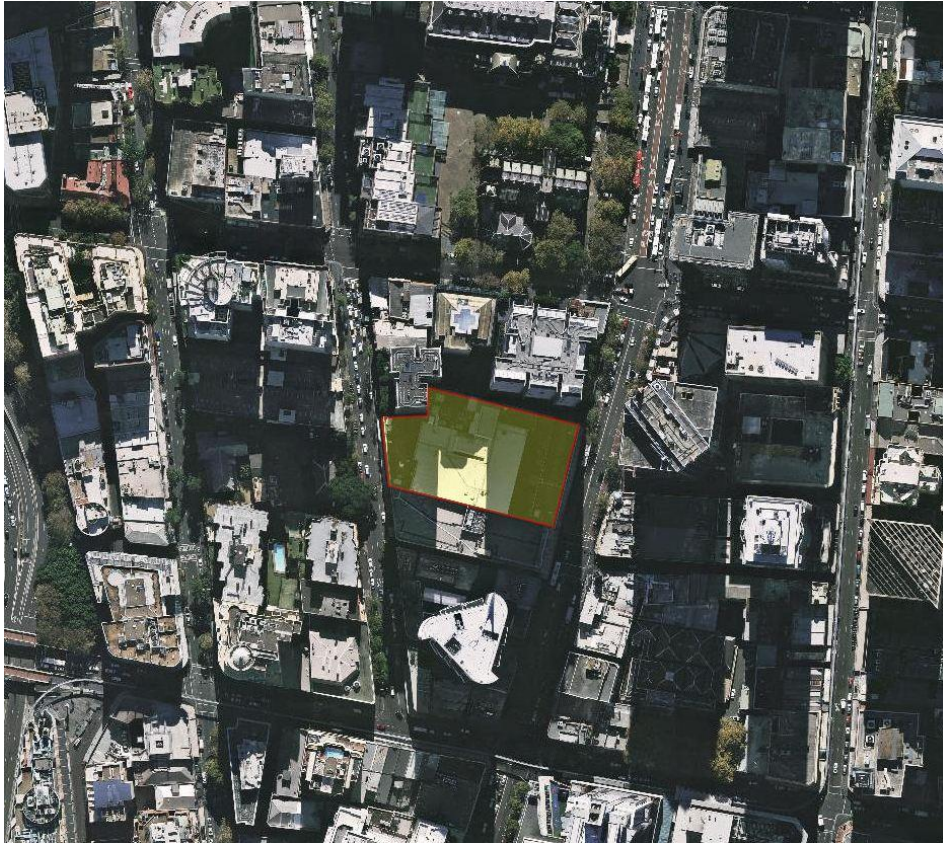


Figure 1 – Site Location
Source: Nearmap and JBA

The cinema building is of a similar height as a four to five level office building and has one basement level for plant and equipment. The building currently accommodates retail premises on the ground floor including Hungry Jacks, Giodano, Chatime, Subway, Timezine, Umi Shushi and the like. The building has seventeen cinema screens within the complex.

The site is surrounded by a mix of development types consisting of commercial offices, retail premises, residential accommodation and serviced apartments. The main developments within the immediate locality of the site are illustrated in **Figure 2**.

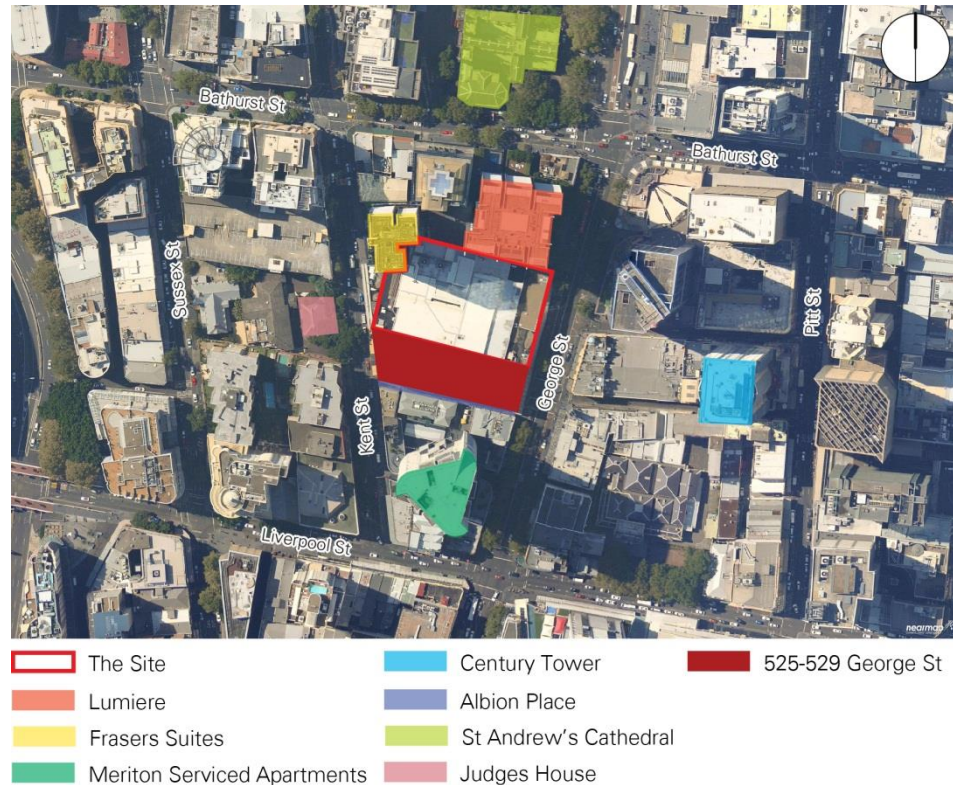


Figure 2 – Surrounding Development
 Source: Near Map and JBA

Photographs of the existing cinema complex and the surrounding development are included at **Figures 3 and 4**.

2.2 Access

Pedestrian access for the general public into the site is provided via George Street. Separate pedestrian and vehicular access ways are also provided from Kent Street, however these access ways are not open to the general public.

2.3 Security

The site currently has the following security measures in place:

- Security shutters at the George Street entrance between 1.00am and 7.00am (when the cinema centre is closed).
- Glazed doors at the Kent Street pedestrian entrances are provided and closed at all times.
- Large security shutters at the Kent Street vehicular entrance.
- Security guards on duty between 7.00am and 1.00am (when the cinema centre is open to the public).
- Approximately 8 security cameras surveying the common areas within the existing building, and George and Kent Streets.



Views of the site from George Street



View of 600 George Street located opposite the site



View of The Metro Theatre located opposite the site on George Street



View of the site from Kent Street



View of the rear of the Hoyts Cinema Complex on Kent Street, located adjacent to the site

Figure 3 – Photographs of the site and surrounding development
Source: JBA



View of Judges House on the western side of Kent Street



View of Cinema CentreCar Park located on the western side of Kent Street, opposite the site



View of Frasers Suites located to the north of the site on Kent Street

Figure 4 – Photographs of the site and surrounding development
Source: JBA

3.0 The Proposed Development

This CPTED Assessment has been prepared to inform a Planning Proposal submitted to the City of Sydney Council and support the rezoning of the Events Cinema Centre, 505-523 George Street, Sydney.

Whilst it is understood that the details of the mixed use/ residential development are indicative at this time, the indicative drawings include the following features which are relevant to this CPTED Assessment:

- basement car parking.
- Pedestrian access from Kent Street to a residential lobby at lower ground level.
- Vehicular access from Kent Street to basement car parking levels and loading/storage areas.
- Pedestrian access from George Street at ground level to retail premises and other publicly accessible areas on levels above.
- Mix of publicly accessible uses (i.e. retail, dining, child care and office areas).
- 588 residential apartments within a residential tower.

4.0 Nature of Recorded Crime

Crime statistics from the NSW Bureau of Crime Statistics and Research represents criminal incidents recorded by NSW Police. A review of the local statistics found that the site is classified as a medium density hotspot for the following crimes:

- Assault – non-domestic violence related;
- Assault – domestic violence related;
- Robbery;
- Break and enter – dwelling;
- Break and enter – non-dwelling;
- Motor vehicle theft;
- Stealing from a motor vehicle;
- Stealing from a dwelling;
- Stealing from a person;
- Malicious damage to property.

Hotspots indicate areas of high crime density (number of incidents per 50m by 50m) relative to crime concentrations across NSW. Hotspots are not adjusted for the number of residents and visitors in the area and thus may not reflect the risk of victimisation.

In addition, consultation has been undertaken with the Crime Prevention Officers at the City of Sydney Local Area Command. A summary of the key findings from the consultation exercise is set out below:

- The main cinema specific crimes which take currently place on the site are:
 - unauthorised entry; and
 - stealing (from the cinema, or associated retail premises).
- The George Street frontage is part of a high pedestrian volume area and main thoroughfare at all times of the day and night due to:
 - Hungry Jacks being open until midnight;
 - the cinema being open until approximately 1pm;
 - the site itself being a key landmark and natural ‘meeting place’;
 - McDonalds being open late, located at 600 George Street opposite the site;
 - the Metro Theatre (located opposite the site on the eastern side of George Street) holding a large number of events throughout the week and at weekends;
 - nightrider buses commencing their routes from that area and people congregating waiting for buses;
- Whilst George Street is an ‘alcohol free zone’ whereby officers have the power to stop, seize and destroy alcohol, many of the offences which occur within the local area are alcohol related due to the high number of licensed premises within the vicinity.
- Other mixed-use and residential apartment developments within Sydney CBD have been subject to crimes such as ‘stealing from apartment car parks’, (in particular storage cages within the car parks) and ‘unauthorised entry of car parks’.

5.0 Matters for Consideration

The built environment does not cause criminal behaviour, but its propensity to influence behaviour is well recognised. Many predatory offenders make cost benefit assessments of potential crime victims and targets before committing criminal acts. Given that stealing, unauthorised access and malicious damage to property could potentially be the main criminal offences affecting the users of the proposed development, the following comments and recommendations are made.

5.1 Surveillance

- Buildings that address the street facilitate natural connections between occupants and visitors and natural surveillance can be maximised through the provision of windows, doors and balconies which face public areas. By activating both George Street and Kent Street through the provision of pedestrian entrances and providing uses on floors above which have the ability to look out on to the street, the proposed development will help provide 'natural' community policing to both streets.
- Entry areas such as foyers and lobbies can be supervised naturally through the strategic placement of capable guardians (i.e. concierges, occupants, caretakers, general public etc). The proposed indicative uses at lower ground floor and ground floor provide the opportunity for natural surveillance from capable guardians out onto George Street and Kent Street.
- The provision of dedicated off-street parking within the basement levels of the development will reduce the opportunity for vehicle theft. In order to maximise surveillance opportunities within the car parking areas, the following is recommended:
 - the internal car park structures are strategically placed to prevent opportunities for cover and entrapment;
 - the configuration of car parking spaces maximise natural surveillance opportunities (i.e. using grid rows instead of a herringbone design);
 - the height of ceilings in the car parking areas ensure that lighting is distributed across the entire car park evenly and to a standard which provides a perception of spaciousness and comfort;
 - way-finding signage is provided to ensure that users know how and where to enter, exit and find assistance; and
 - lighting is provided which is bright enough to permit an observer to see inside a parked vehicle.

5.2 Lighting and Technical Supervision

- Studies indicate that effective lighting can reduce fear, increase community activity, improve visibility and increase the likelihood that offenders will be detected and apprehended. The proposed redevelopment of the site provides the opportunity for all lighting to meet the minimum Australia and New Zealand Standards and in particular, the objectives for crime and fear reduction as outlined in Australian Lighting Standard AS/NZ 1158 for public streets, car parks and pedestrians areas.
- High quality lighting throughout all publicly accessible areas should be adequate to permit facial recognition, informal surveillance and reduce the threat of predatory crime. Furthermore the proposed development provides the opportunity for a new CCTV system to be installed within all publicly accessible areas to increase the technical supervision of the site.

5.3 Territorial Reinforcement

- As noted above, the strategic location of concierges and other employees increases offender risk and crime effort. It is commonly thought that supervision provided by employees is more effective as a crime deterrent than surveillance provided by passers-by. The future proposed development will increase the numbers of users and also increase the types of users within the centre, thus potentially providing 24 hour surveillance opportunities.
- People are commonly attracted to vibrant public areas. Well used areas are made safer by natural community supervision. Furthermore, area reputations can affect the liveability, social impact and economic prosperity of areas. The redevelopment of the site, will undoubtedly increase the vibrancy of the area as well as providing a higher quality environment which will act to prevent improper use and provide strong ownership cues.

5.4 Environmental Maintenance

- Area image can impact on feelings of safety and danger, influence local confidence and individual decisions to withdraw or engage in community life. It can also affect the economic prosperity of areas and lessen the likelihood of visitors to return. As envisioned in the photomontages (refer to the Architectural Drawings set, prepared by Crone Partners) the proposed indicative scheme provides a finer grained and higher quality building than the existing building. This in turn provides the opportunity to act as a catalyst for environmental improvements to the surrounding public areas and provide the opportunity to reduce levels, of graffiti, litter, and urban decay, which all negatively impact perceptions of safety, community confidence to use public space and ultimately crime opportunity.

5.5 Activity and Space Management

- 'Recreation' precincts are often easier to supervise than facilities which are spread over large areas. Greater supervision can increase the risk of offender detection and apprehension. The introduction of new and improved forms of activity, and a greater number of employees, residents and public users will increase the activity of the area during both the day and night. This in turn can increase surveillance and natural community policing and provides guardianship 24 hours a day. However, care will need to be taken to ensure that the needs of one user group do not conflict within or override the needs of others.

5.6 Access Control

- Access control strategies restrict, channel and encourage the movement of people and vehicles into and around designated areas. Physical barriers increase the effort required to commit crimes and will prevent unauthorised entry. Consideration will need to be given to the proposed mechanisms within the future development to control unauthorised access into the different parts of the development, particularly given the high volume of users and the potential opportunity for offenders to make excuses about their actions. Examples include:
 - Car Park/ Vehicular Access Control:
 - Use of boom gates or a security door at the Kent Street entry;
 - Compartmentalisation of the car parking areas through the use of internal security doors;
 - Careful planning of traffic flow throughout the car park areas;
 - Use of robust construction materials for car park storage areas.

- Restricted pedestrian access (only those who use it) to the car park, through the interior of the building.
- Security/ entry control systems:
 - Electronic communication devices such as voice or visual intercom for visitors into the different parts of the development;
 - Separated entrances and restricted access to the different parts of the development, i.e. resident lifts/ resident floors and the retail facilities etc;
 - Use of concierges/ receptions and formal guardians in lobbies and entrances to the different uses.

6.0 Conclusion

Overall, it is considered that the Planning Proposal will facilitate a mixed use/residential development which will help improve the safety and security of the local area and generally increase the image of the area.

In particular it is considered that:

- it will increase the surveillance opportunities within the centre itself and surrounding areas including George Street and Kent Street;
- it will provide the opportunity to ensure that suitable lighting, technical supervision and access control mechanisms can be provided to the building;
- it will provide strong ownership cues and provide the opportunity for an increase in vibrancy and natural community policing 24 hours a day; and
- it will provide the opportunity for environmental improvements to the site and immediate locality, which in turn will increase the perception of the area as a high quality and safe environment.

Specific CPTED recommendations in relation to the design of the future development will be made at the detailed design stage, however high level design recommendations that should be implemented in the final design include:

- provision of separate entries to the residential, car park and retail uses;
- installation of CCTV throughout publicly accessible areas;
- use of a 24 hour concierge or security for the residential lobby;
- key controlled access to the podium levels outside of business hours;
- use of security shutters to different uses within the podium, outside of business hours; and
- use of access control mechanisms within the car park.