

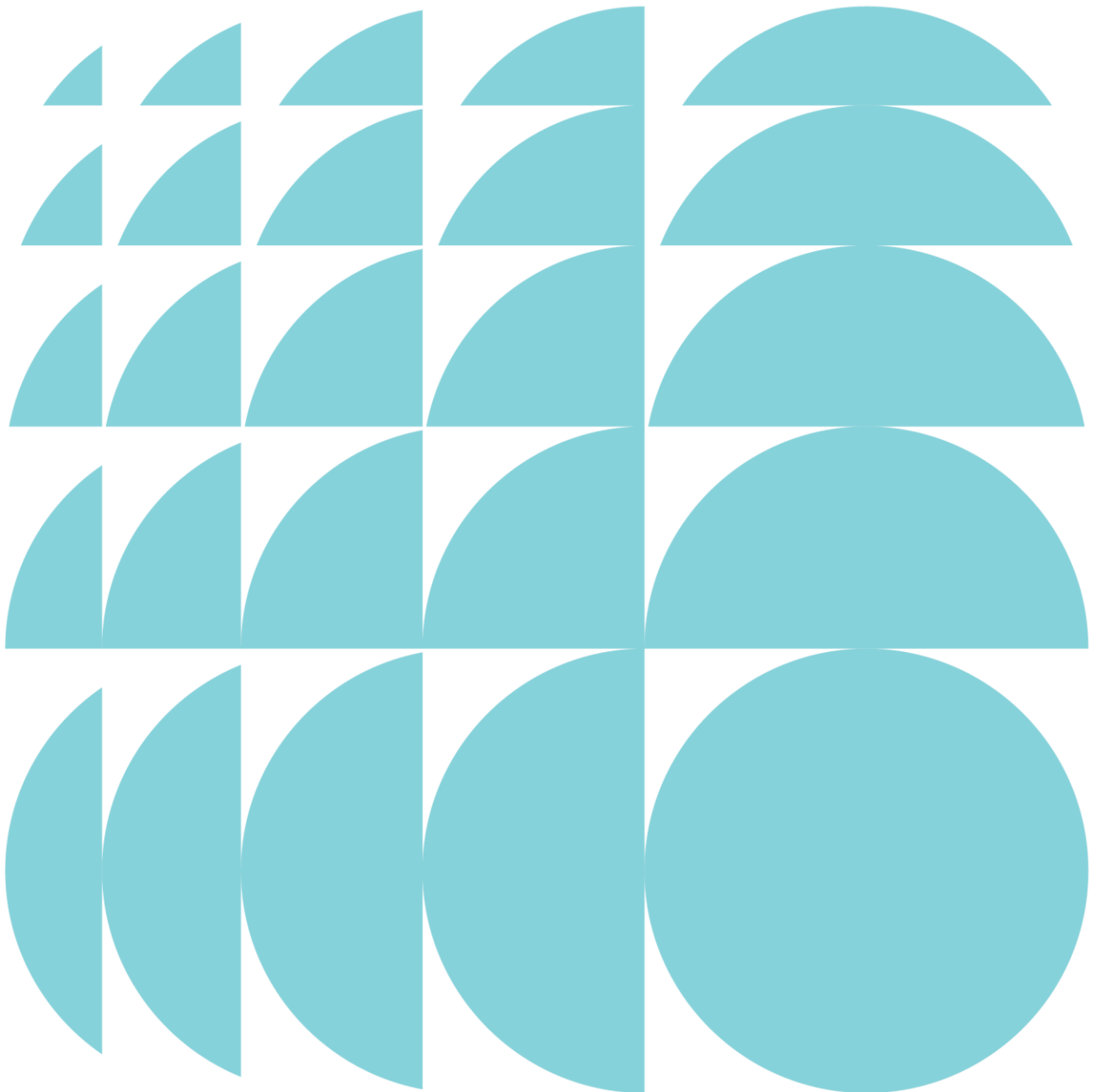
ETHOS URBAN

Crime Prevention Through Environmental Design Assessment Report

UTS Sites 13 to 15 (622-644 Harris Street)
Indigenous Residential Building

Submitted to The Department of Planning,
Industry and Environment
On behalf of the UTS

26 August 2021 | 2210184



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1.0 Introduction

This report has been prepared on behalf of University of Technology Sydney (UTS) in support of its Ultimo Haymarket Precinct Key Site Master Plan.

The Master Plan is being progressed under the framework established by the Pyrmont Peninsula Place Strategy (PPPS), where UTS is identified as one of four “key sites”. The PPPS sets out the NSW Government’s 20-year strategic direction and vision for Pyrmont, where Pyrmont’s locational advantages in terms of its proximity to Central Sydney, context within the Innovation Corridor and delivery of a new metro station have been embraced as part of its next evolution as the Western Gateway to the CBD.

As an identified “key site” it is recognised that UTS has the greatest potential to deliver strategic growth and change across the Peninsula together with leveraging the delivery of broader public benefits and infrastructure.

The Master Plan ultimately seeks to inform updated planning controls in relation to UTS’s short-term development plans for UTS Sites 13 -15 (also known as UTS Sites 13 to 15 (622-644 Harris Street)), where it is planning to deliver Australia’s largest Indigenous Residential College (IRC) including Indigenous Arts Centre and Library

1.1 Crime Prevention Through Environmental Design

This Crime Prevention Through Environmental Design (CPTED) Assessment has been undertaken to assess the potential opportunities for crime and the perceived fear of crime that may be associated with the proposed development at UTS Campus Sites 13-15 as envisaged in the Master Plan to which this report is appended.

CPTED is a situational crime prevention strategy that focuses on the design, planning and structure of the environment. This assessment aims to identify the potential opportunities for crime created by the proposed development by assessing the development in accordance with design and place management principles of CPTED.

Ethos Urban has prepared this assessment in accordance with the methods and resources of the NSW Police Force Safer by Design Course. This assessment has been prepared and reviewed by experienced CPTED professionals, following their completion of the NSW Police Force Safer by Design Course. The assessment uses qualitative and quantitative measures to analyse the physical and social environment in which the proposed development is located, and recommends actions to mitigate crime opportunity in accordance with the Australian and New Zealand Risk Management Standard AS/NZS 31000:2009.

In accordance with the NSW Department of Planning and Environment’s guidelines (2001), 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 a 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.

Indicative architectural plans prepared by BVN and Architectus and landscape plans prepared by ASPECT Studios have been reviewed as part of this assessment. The following tasks were undertaken in the preparation of this assessment:

- review of the *Safer By Design Manual* by the NSW Police Force;
- collection and analysis of local and NSW state crime statistics from the Bureau of Crime Statistics and Research (BOCSAR); and
- a crime risk assessment, in accordance with the current NSW policy and practice.

A site inspection was undertaken on the 4 July 2021 between the hours 3.30pm and 4.30pm to assess the current site conditions, situational crime prevention measures and perceived safety of the existing environment.

1.2 Disclaimer

CPTED strategies must work in conjunction with other crime prevention strategies and police operations. By using the recommendations contained in this assessment, it must be acknowledged that:

- there is no definitive measure of 'safety'. Therefore, this assessment cannot be used as proof of a definitive measure of safety.
- this assessment does not ensure complete safety for the community, and public and private property.
- assessment and recommendations are informed by information provided, with observations made at the time the assessment was prepared.
- this assessment does not guarantee that all risks have been identified, or that the area assessed will be free from criminal activity if recommendations are followed.
- this assessment has been undertaken on behalf of the applicant and does not represent the opinions and expertise of the NSW Police Force.

The principles of CPTED aim to minimise the opportunity for crime, but it is recognised that environmental design cannot definitively eliminate opportunities for crime, or prevent a determined perpetrator from committing such crimes.

1.3 Pyrmont Peninsula Place Strategy (PPPS)

The Pyrmont Peninsula Place Strategy provides a 20-year framework that identifies areas that can accommodate future growth in order to support Pyrmont's evolution as the western gateway to the CBD and a hub for jobs in innovation, technology, creative industries, and media.

A balanced approach to growth has been established within the PPPS to ensure its local character and heritage is protected and it remains a great place to live, with the focus of strategic change occurring within four "key sites", including UTS (refer to **Figure 1**).

The first phase in implementing the PPPS is the preparation of master plans for each of the seven sub-precincts ("places") that make up the Peninsular (**Figure 2**). The master plans will provide the next level of detail, outlining the spatial components of the PPPS, which will be used to inform changes to land use zones, building height and density, and community infrastructure requirements etc.

As a "Key Site", UTS is progressing its own master plan for its "Key Site" which seeks to respond, inform and align with the sub-precinct master plan process and broader aspirations for the Peninsular.

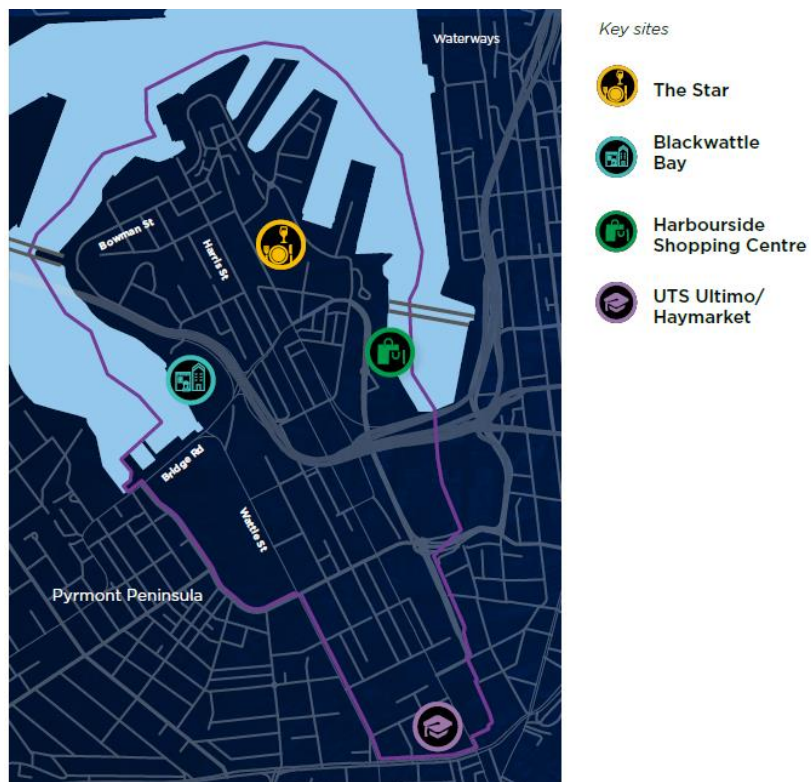


Figure 1 Pyrmont Peninsula and Key Sites



Figure 2 Pyrmont Peninsula Sub-Precincts

1.4 Project Background

UTS is a public university of technology committed to research, innovation and social justice, indigenous knowledge, and collaboration with industry. With a total enrolment of over 44,000 students, UTS is one of the largest universities in Australia. It has a culturally diverse campus next to Sydney's central business district (CBD).

UTS is an anchor institution within the Pyrmont Peninsula and plays an important role in the success of Sydney and NSW, with the Greater Sydney Commission's Sydney Regional and District plan acknowledging this importance and identifying the need to protect and support the growth of education activity within the Harbour CBD Innovation Corridor.

As part of the Pyrmont Peninsula Place Strategy, the DPIE identified key sites (refer to **Figure 1**) where development will drive new jobs while providing a more connected and integrated urban landscape. As a key site DPIE released general requirements for preparing key site masterplans for the UTS and Star sites, of which includes the preparation of a Crime Prevention Through Environmental Design assessment against any prepared masterplan scheme for the site. This document responds to the General Requirement to prepare a CPTED report that considers the relevant indicative masterplan design for the site.

UTS has largely completed its \$1 billion+ Broadway Precinct master plan and is now planning for its next growth phase at its Ultimo Haymarket Precinct, leveraging the opportunities and strategic planning focus on innovation, technology, creative industries and diverse housing (**Figure 3**). UTS's immediate short-term plans are focussed on the redevelopment of Sites 13-15 (CB13-15) into an Indigenous Residential College (IRC) including adaptive reuse of the local heritage listed building and public realm improvements. UTS redevelopment plans for its other significant site (Site 5 – CB05) will be progressed through a separate process with the City of Sydney and its Central Sydney planning framework in the future.

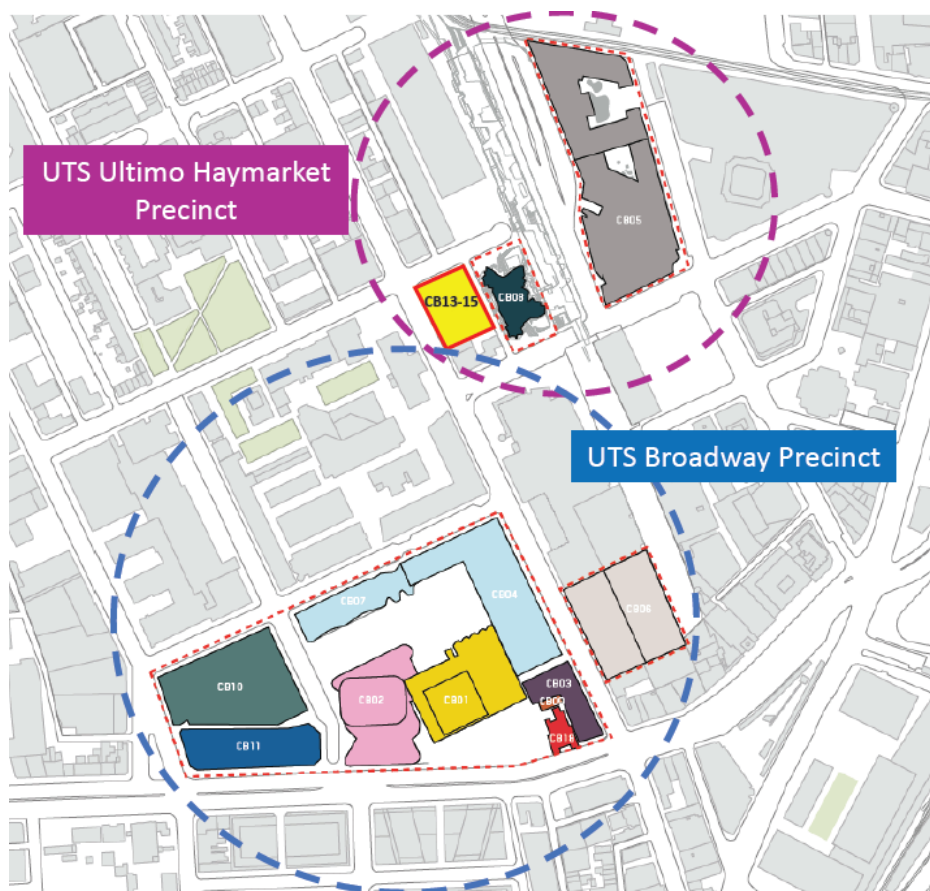


Figure 3 UTS City Campus

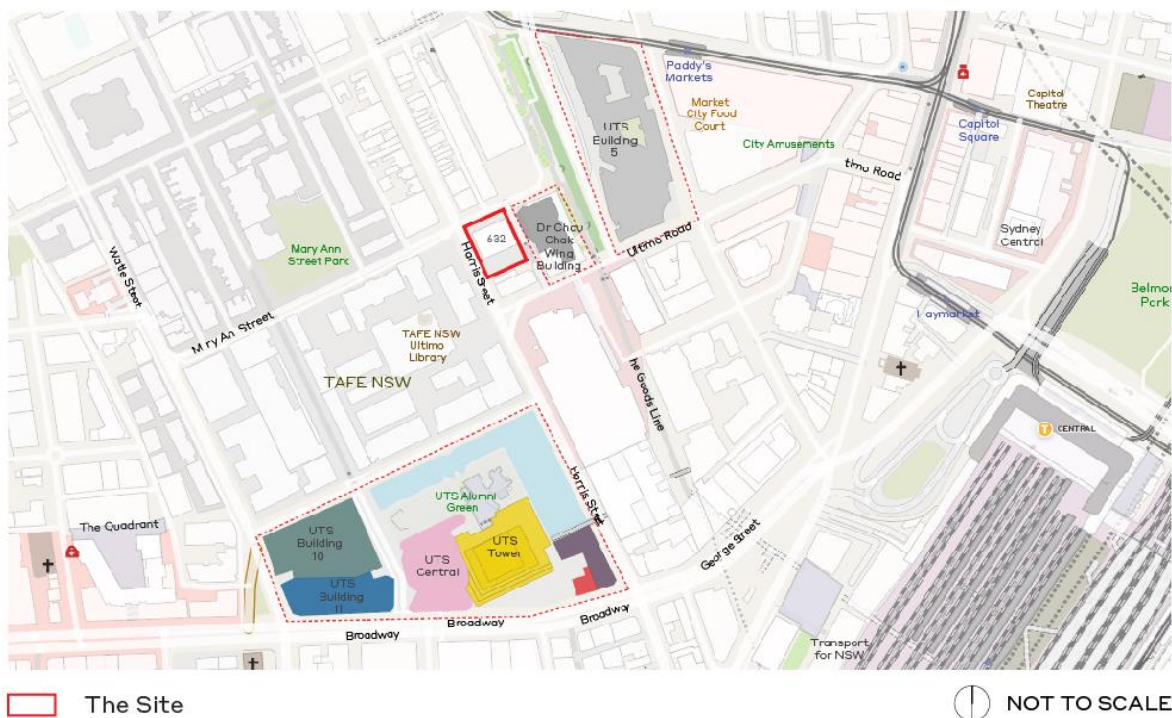


Figure 5 Site in the context of the UTS precinct

Source: Ethos Urban

The site has frontage to Harris Street to the west, Mary Ann Street to the north and Omnibus Lane to the east. No. 622-632 Harris Street contains a 4 storey building and No. 634-342 Harris Street is a vacant site that is currently occupied for car parking. Refer to **Figure 6**.

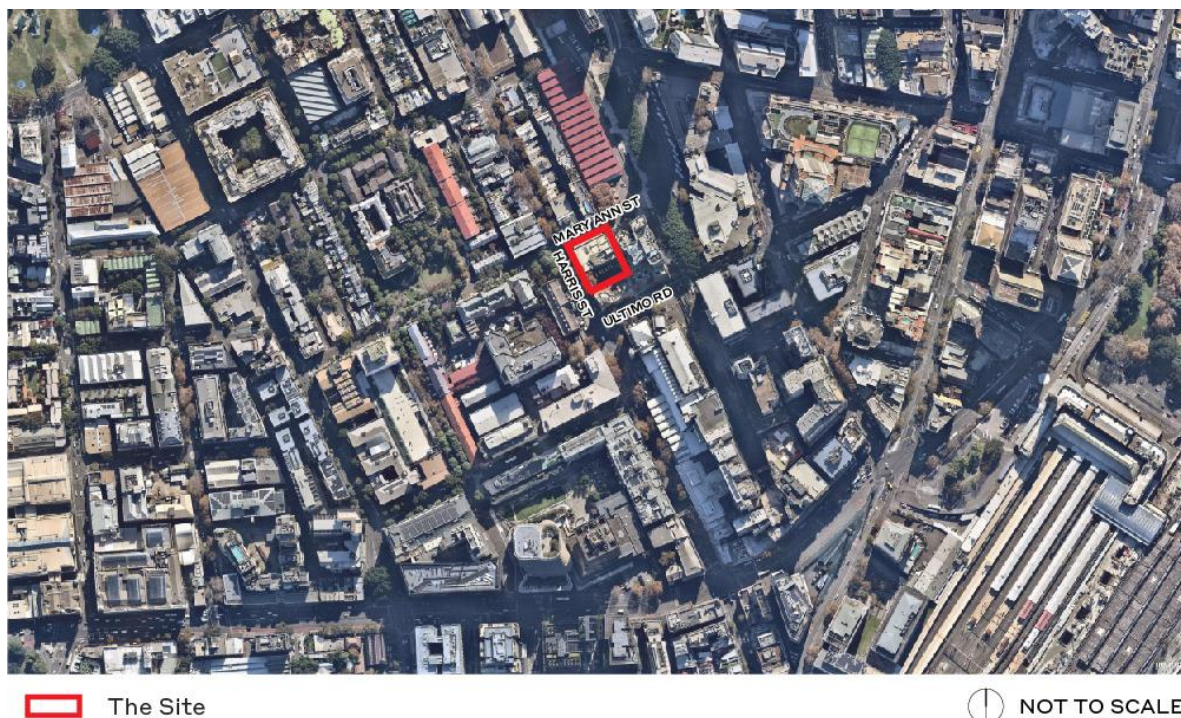


Figure 6 Site aerial context map

Source: Nearmap / Ethos Urban

2.2 Existing Site Conditions

The site is listed as heritage item under the Sydney Local Environmental Plan and is known as Item No 'I2036', which was more commonly known as the former National Cash Register Building. The building is 4 storeys in height and constructed of reinforced concrete with curtain walls and rendered brickwork facades. The built form on site is currently built to the boundaries and is accessed directly from the public domain at Mary Ann Street. Part of the site is used as a car park and is accessed from Omnibus Lane at the east. There are no boundary treatments or access provisions in place currently for the car park, as it remains open and accessible. Refer to **Figures 7 to 10**.

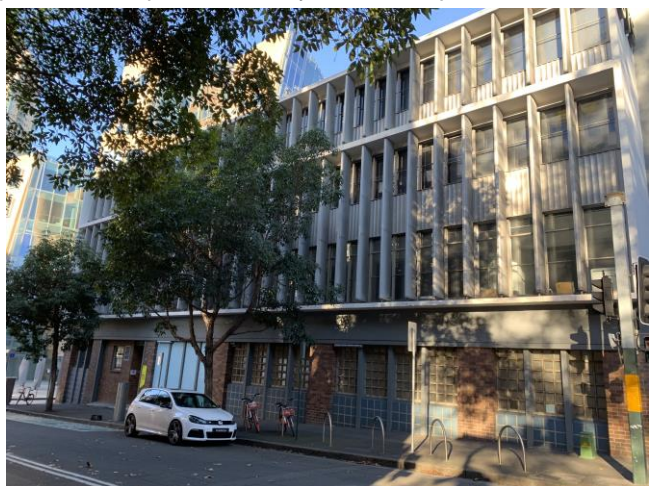


Figure 7 Existing development on site, Mary Ann Street

Source: Ethos Urban



Figure 8 Existing development on site, Harris Street

Source: Ethos Urban



Figure 9 Significant tree on Harris Street

Source: Ethos Urban



Figure 10 Existing development on site, Omnibus Street

Source: Ethos Urban

2.3 Surrounding Development

The surrounding area is characterised by a mix of residential, commercial and university buildings of various heights and scale. The following development surrounds the site:

North

To the immediate north of the site is the Rosehill College building, an 8 storey building with an educational use. It is built to the boundary and is accessed primarily via Harris Street. Further north comprises a series of different development typologies along Harris Street that foster a mix of uses including retail, residential and recreational, including the Power House Museum. Refer to **Figures 11 and 12**.



Figure 11 Rosehill College at the immediate north

Source: Ethos Urban



Figure 12 Development further north along Harris St

Source: Ethos Urban

East

Development to the immediate east of the site is the UTS School of Business, an 11 storey building that is known for its design excellence, designed by Frank Gehry. The building is characterised by its un-uniform character, distorted façade, brickwork and glazed elements. Further east of the site is the Goods Line, a publicly accessible thoroughfare, characterised by passive seating and play opportunities with fixed ping pong tables and landscaped elements that are built on a former train track. Further east beyond the Goods Line is the UTS Building 8. Refer to **Figures 13 and 14**.

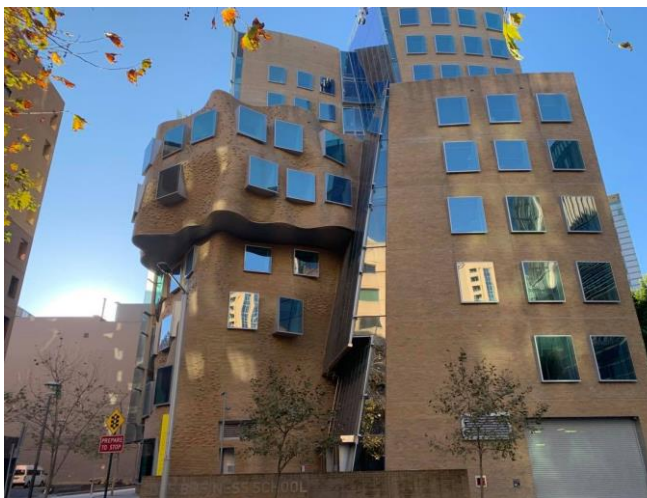


Figure 13 Development to the immediate east, UTS Business School

Source: Ethos Urban



Figure 14 Development further east, The Goods Line

Source: Ethos Urban

South

Development to the immediate south consists of development of a mix of uses, primarily a 10 storey residential building with ground floor retail on the corner of Harris Street and Ultimo Road. Development further to the south comprises of a large multi-storey commercial building that is currently occupied by ABC. Refer to **Figures 15 and 16**.



Figure 15 Mixed use development on the corner of Harris Street and Ultimo Road

Source: Ethos Urban



Figure 16 ABC commercial building further south

Source: Ethos Urban

West

Development to the immediate west comprises of the TAFE Ultimo Campus, a multi-building precinct characterised by different educational building typologies and circulation spaces. Development further west comprises of residential terrace houses and other mixed-use development. Refer to **Figures 17 and 18**.



Figure 17 TAFE, immediately west of the site

Source: Ethos Urban



Figure 18 Further development west of the site

Source: Ethos Urban

2.4 Risk Assessment of Existing Site

A risk assessment of the site in its existing context and form has been undertaken. Overall, the Crime Risk Rating is considered 'moderate'. The key positive elements of the site are:

- the site is located within a built up and highly urban area which provides opportunities for the natural surveillance, particularly from the amount of pedestrian flow that occurs along each street frontage.

- the site is located on a corner block and is overlooked by surrounding uses will provide further opportunities for surveillance.
- there are limited site entrances which indicates some level of access control and conveys cues that it is privately owned.
- CCTV presence is noted on site and points towards key areas of the surrounding public domain and building entrances.
- the orientation of the building, being built to the boundary currently enables clear sight lines to the primary areas of the site and enable views to any areas of concealment.
- adequate lighting is provided in the surrounding streetscape and may enhance surveillance of the area as well as increase the likelihood that offenders will be detected.

Other key elements of the site are:

- The car park component of the site can be interpreted as an area that does not have a specified use and incorporates some areas of concealment or escape.
- There is minimal natural surveillance from the existing building into the car park.
- The building is fortified from the public domain at Mary Ann Street and Harris Street, demonstrating a poor relationship between the built form and the streetscape.

3.0 The Proposed Development

This CPTED assessment report is appended to the UTS Key Site Master Plan which proposes to “rezone” Sites 13-15 in order to establish new planning controls to enable its redevelopment as an Indigenous focussed Residential College, arts centre and library.

The rezoning and proposed planning controls are based on an envelope informed by detailed site planning considerations and local context analysis, an indigenous led design brief for the college, and tested by a reference design. The proposed new planning controls including LEP amendments and Design Guide respond to the vision, strategic directions, big moves and place priorities established within the PPPS along with site specific opportunities and constraints informed through environmental, social and economic considerations.

The key development outcomes sought to be achieved for Site 13-15 from the Key Site Master Plan process include:

- A new 250 bed Indigenous Residential College and supporting arts centre and library
- Retention and adaptive re-use of a local heritage item accommodating a mix of uses, including teaching/university support space
- Creation of new open space within the site
- Creation of a new pedestrian through-site link from Harris Street to Omnibus Lane
- A country led design and landscape outcome
- Potential for additional local public domain works for Omnibus Lane and Mary Ann Street subject to a VPA

Once new planning controls are in place, UTS will progress with the detailed design and planning of the IRC project, including progressing with a design competition and securing development approval for the winning design.

An indicative reference scheme has been developed by BVN which proposes a building envelope for the above vision and will be subject to further design development, for the purpose of this report, the proposal is shown as a ‘maximum building envelope’. This envelope includes partial demolition of the existing heritage building and will incorporate a new built form up to a maximum height of RL 67.9 (some 17 storeys high). Refer to **Figure 19**.

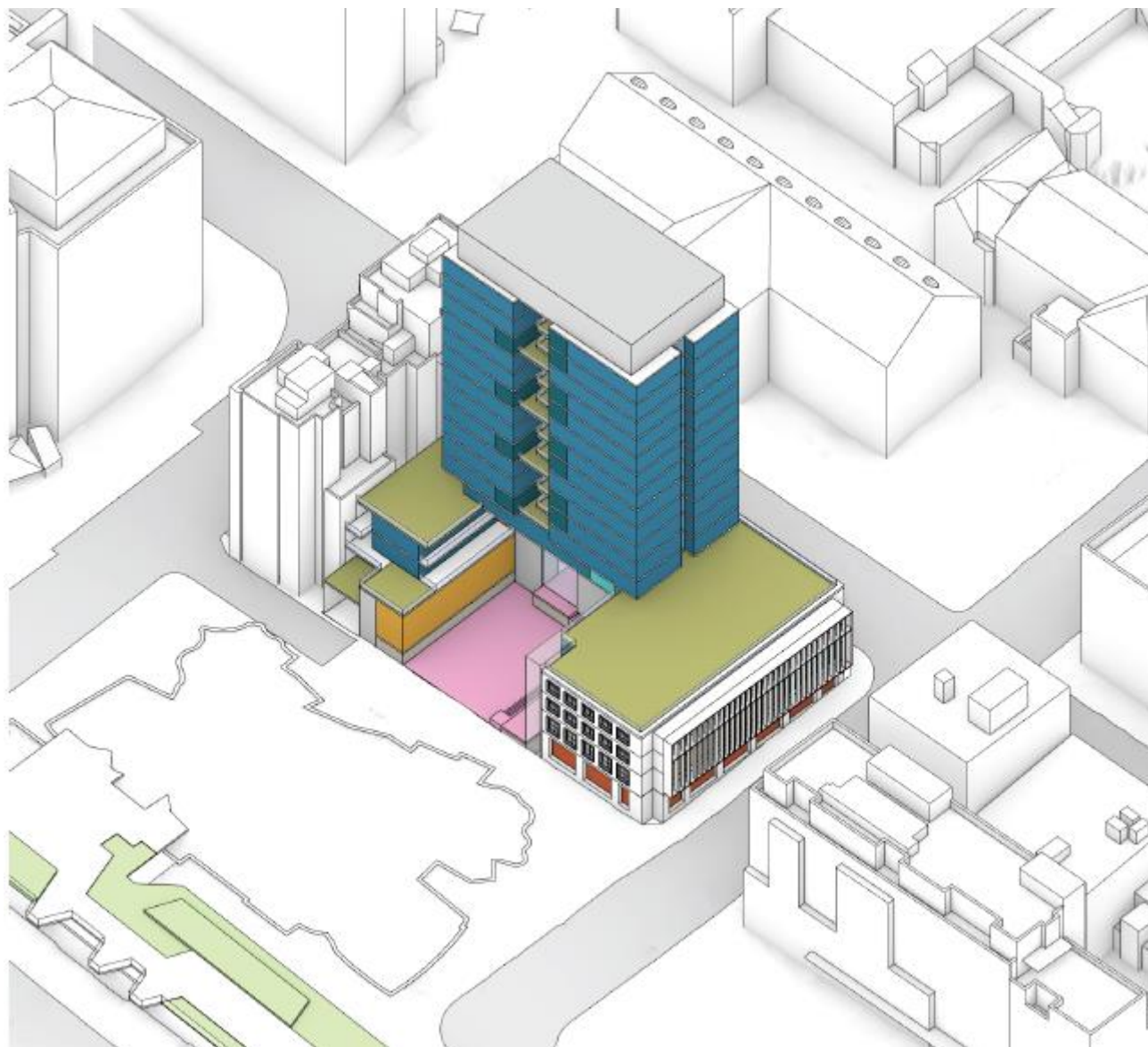


Figure 19 Indicative reference scheme built envelope

Source: BVN

4.0 Nature of Recorded Crime

Crime statistics obtained from the NSW Bureau of Crime Statistics and Research (BOCSAR) represent criminal incidents recorded by NSW Police. A review of the local statistics for 2020 / 2021 found that the most commonly occurring crimes relevant to CPTED within suburb of Ultimo were:

- Assault – domestic assault
- Assault – non-domestic assault
- Break and enter of dwelling
- Break and enter of non-dwelling
- Malicious Damage to Property
- Motor vehicle theft
- Steal from Dwelling
- Steal from motor vehicle
- Steal from person

The frequency of the above crimes in the suburb of Ultimo, between April 2018 and March 2021 are detailed in **Table 1** below.

Table 1 Statistics of recorded crime in Ultimo (suburb) between April 2018 and March 2021

Crime	Incidents 2018	Rate per 100,000 persons	Incidents 2019	Rate per 100,000 persons	Incidents 2020	Rate per 100,000 persons	Incidents 2021	Rate per 100,000 persons	2018-2021 Trend	Rate per 100,000 Category
Assault – non-domestic violence related	55	556.2	66	657.6	51	506.2	47	466.5	Stable	Low
Assault –domestic violence related	23	232.7	35	348.5	35	357.4	35	347.4	Stable	Low
Break and enter – dwelling	34	343.6	12	119.7	23	228.3	17	168.7	Stable	Very low
Break and enter – non-dwelling	29	293.9	20	199.3	16	158.8	4	39.7	Stable	Very Low
Steal from motor vehicle	30	303.3	30	299.0	31	307.7	22	218.4	Decline (10.4%)	Low
Steal from retail store	14	141.4	24	239.2	20	198.5	25	248.1	Stable	Very Low
Steal from dwelling	40	404.4	32	319.0	41	406.9	26	258.1	Decline (13.9%)	Low
Steal from person	31	313.5	29	289.1	19	188.6	1	9.9	Stable	Very Low
Malicious damage to property	55	556.2	77	767.3	58	575.7	55	545.9	Stable	Moderate

The rate per 100,000 residents and the corresponding category are not adjusted for the number of non-residents, visitors and tourists and thus does not accurately reflect the risk of victimisation in a unique location that has very high levels of non-residents and visitors which would inflate the above rates. The above data reflects crimes that were actually reported and recorded. It is noted that the BOSCAR statistics indicate that the majority of the areas surrounding the site is included within these hotspot areas due to the intense urban nature of the area and its proximity to the Sydney CBD and its fringe areas.

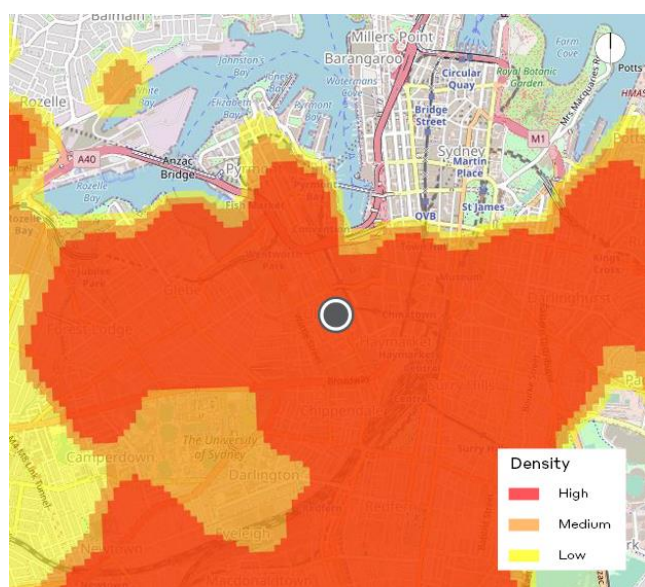
As illustrated in **Figures 20 to Figure 28**, The BOCSAR database indicates that the site is located within close proximity of a crime ‘hotspot’ for the following crimes relevant to CPTED.

- Assault – non-domestic violence related

- Assault – domestic violence related
- Break and enter of dwelling
- Break and enter of non-dwelling
- Malicious damage to property
- Motor vehicle theft
- Steal from dwelling
- Steal from person
- Steal from motor

Notwithstanding the above, hotspots indicate areas of high crime density (number of incidents per 50m by 50m) relative to crime concentrations across NSW. They are not adjusted for the number of residents and visitors in the area and thus may not accurately reflect the risk of victimisation in locations such as areas that are located within proximity to CBD's or other centres that accommodate high density residential, employment and tourism with very high levels of residents and visitors.

It is noted that the site experiences high pedestrian flow as Harris Street, the Goods Line, and the nature of the precinct being characterised by commercial and tertiary educational uses, as well as proximity to tourist, hotel accommodation and transit options all generate high pedestrian activity.

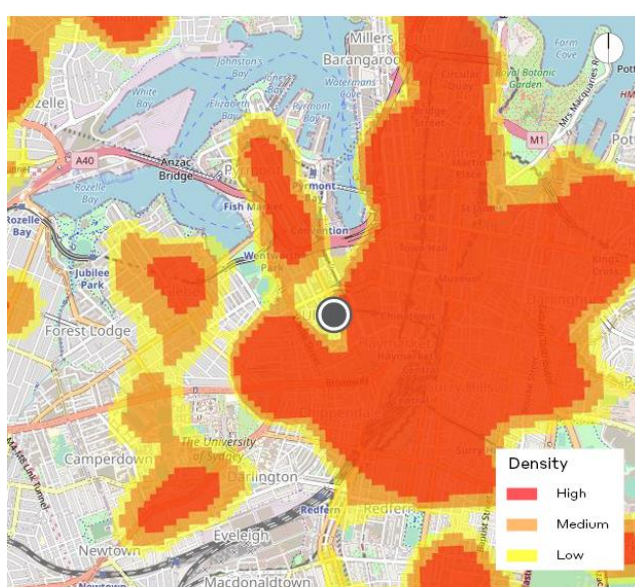


● The Site

Break and enter dwelling

Figure 20 Hotspot - break and enter dwelling

Source: BOSCAR / Ethos Urban

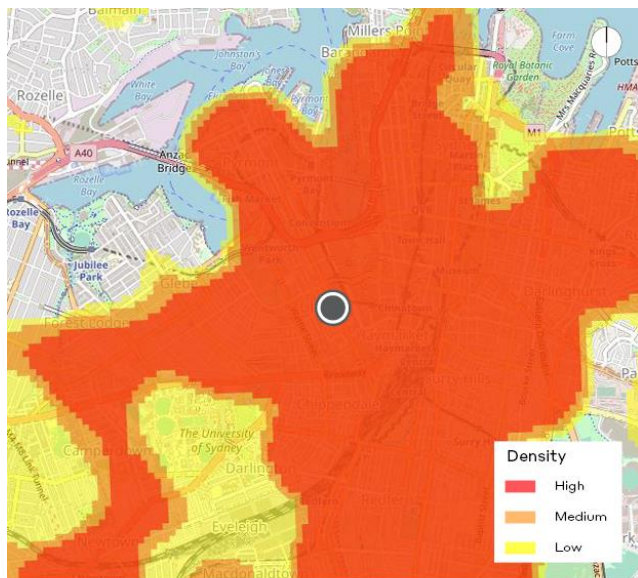


● The Site

Break and enter non-dwelling

Figure 21 Hotspot - break and enter non-dwelling

Source: BOSCAR / Ethos Urban

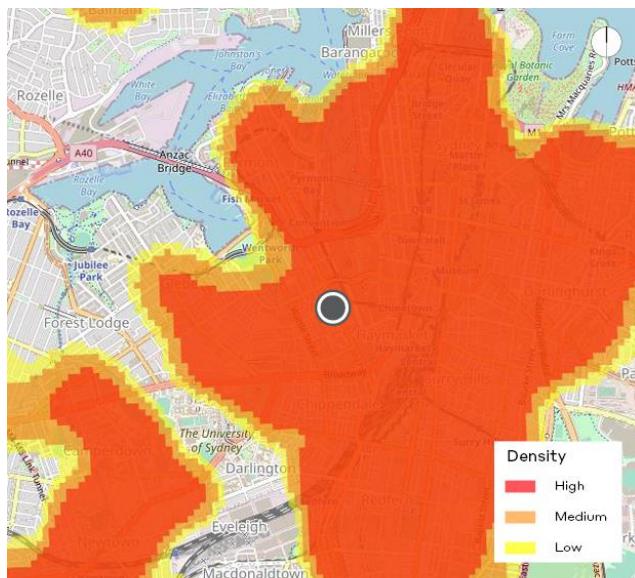


● The Site

Domestic assault

Figure 22 Hotspot - domestic assault

Source: BOSCAR / Ethos Urban

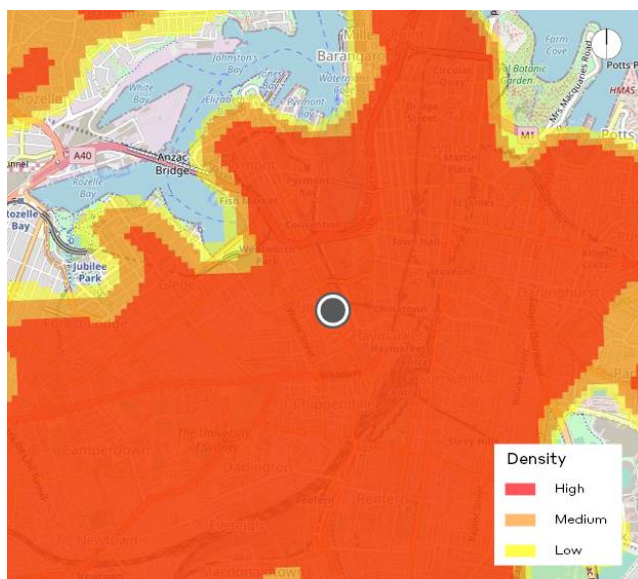


● The Site

Non domestic assault

Figure 23 Hotspot - non-domestic assault

Source: BOSCAR / Ethos Urban

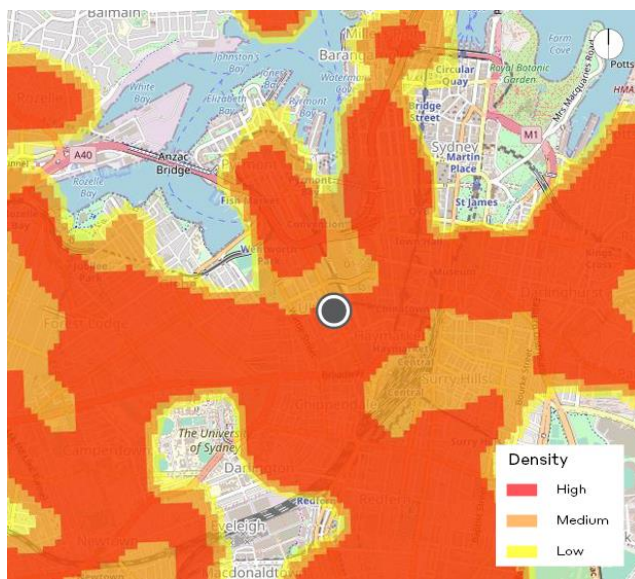


● The Site

Malicious damage to property

Figure 24 Hotspot - Malicious damage to property

Source: BOSCAR / Ethos Urban

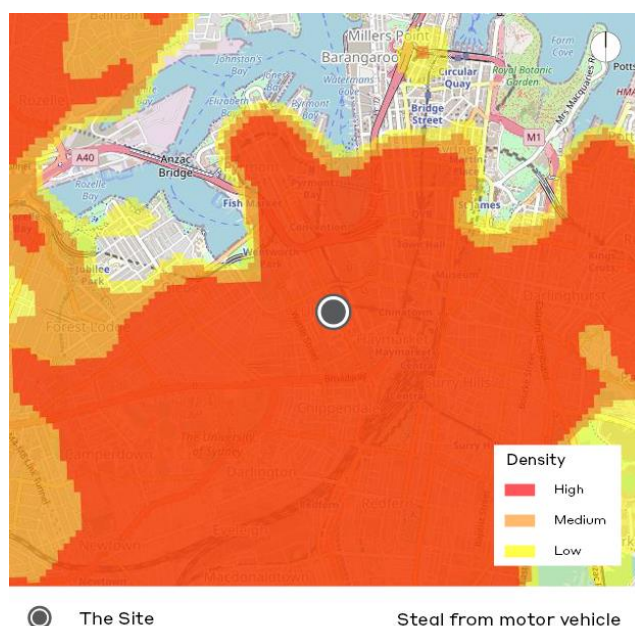
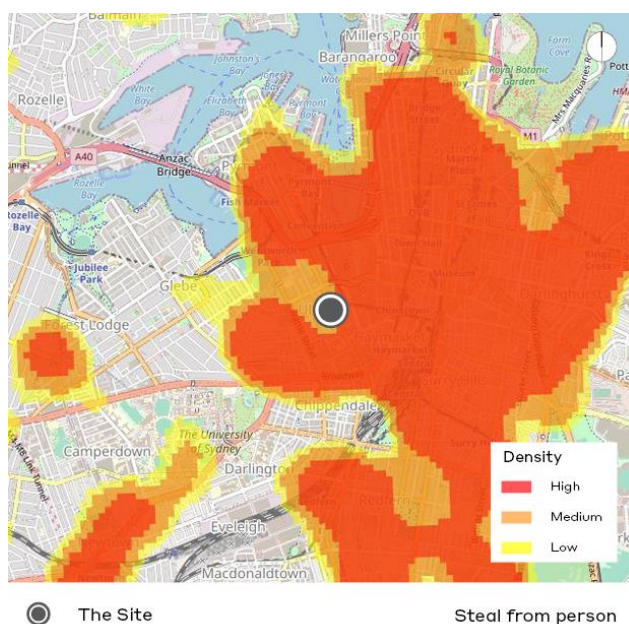
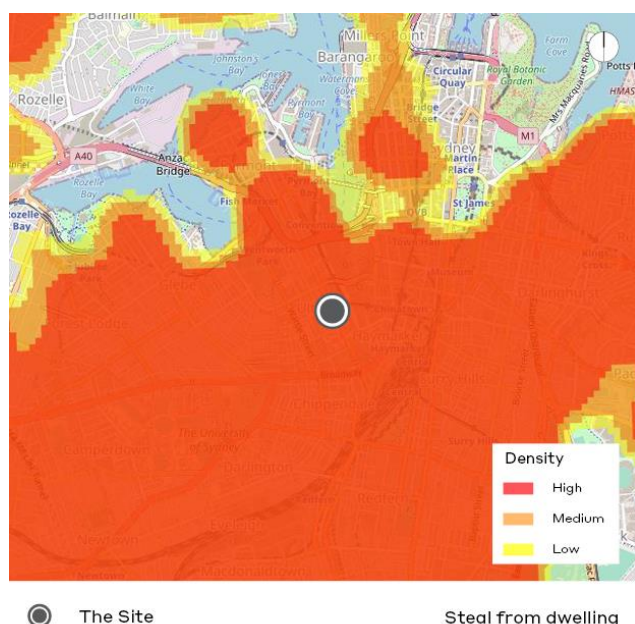


● The Site

Motor vehicle theft

Figure 25 Hotspot - motor vehicle theft

Source: BOSCAR / Ethos Urban



4.1 Sydney Development Control Plan 2012

The Sydney Development Control Plan 2012 (Sydney DCP) applies to the site with Part 3.13.1 of the Sydney DCP focussing on objectives and controls relating to Crime Prevention Through Environmental Design measures, and details the following provisions to assist in reducing opportunities for crime:

- Active spaces and windows of habitable rooms within buildings are to be located to maximise casual surveillance of streets, laneways, parking areas, public spaces and communal courtyard space.
- In commercial, retail or public buildings, facilities such as toilets and parents rooms are to be conveniently located and designed to maximise casual surveillance to facility entries.

- Minimise blind-corners, recesses and other external areas that have the potential for concealment or entrapment.
- Building entries are to be clearly visible, unobstructed and easily identifiable from the street, other public areas and other development. Where practicable lift lobbies, stairwells, hallways and corridors should be visible from the public domain.
- Ground floors of non-residential buildings, the non-residential component of mixed use developments, and the foyers of residential buildings, are to be designed to enable surveillance from the public domain to the inside of the building at night.
- Pedestrian routes from car parking spaces to lift lobbies are to be as direct as possible with clear lines of sight along the route.
- Where dwelling units have individual main entries directly from a public space, the entry is to include a clearly defined transitional space between public and private areas.
- Building details such as fencing, drainpipes and landscaping are to be designed so that illegitimate access is not facilitated by the opportunity for foot or hand-holds, concealment and the like.

Whilst the development has not been designed in detail as yet, as this report responds to an indicative design reference scheme only, it is entirely possible that the future detailed design of the development would be able to achieve compliance with the above objectives. A review of the indicative design reference scheme for the site has demonstrated that it is capable of satisfying and complying with the above provisions to provide a safer outcome on site than what currently exists by providing a development scheme that showcases good surveillance in and out of the site, has appropriate access control measures by way of informal and formal guardians on site and provides a built form that communicates good space management and territorial reinforcement.

Section 5.0 of this report undertakes a detailed assessment with regards to the relevant matters for consideration and exemplifies how the design of the proposed development achieves compliance with the relevant CPTED principles. Further recommendations that satisfy the provisions contained in the Sydney DCP with regards to CPTED are detailed in **Section 6.0** of this assessment

4.2 Crime Prevention Strategy

The City of Sydney Community Safety Action Plan 2019-2023 sets out the role and approach to enhancing safety within the community, and includes the following relevant objectives to assist with reducing opportunities for crime:

- Increase actual and perceived public safety in city streets and spaces to ensure they are well-lit and attractive
- Promote a creative and vibrant night life to reduce alcohol related anti-social behaviour
- Improve road, public transport and pedestrian safety
- Ensure visitors feel safe and welcome in Sydney
- Help students to live, study and work safely in Sydney

The master planned indicative reference scheme has the potential to facilitate multiple actions mentioned above and is seen to contribute to a better outcome that facilitates a high quality, inclusive urban design and lively vibrant new development that is close to transit, services and educational uses. The development will incorporate an effective governance structure to help safeguard the increase in population density on site in a capacity that holds safety and inclusivity as a core element to the building functionality. Further recommendations concurrent with this plan are detailed in **Section 6.0** of this assessment.

5.0 Matters for Consideration

A potential perpetrator can take advantage of the environment, with access and the opportunity for concealment significantly affecting the safety and perceived safety of an environment. Given the site's location in proximity to high risk areas, including the railway station and licensed premises including bars, pubs, live music venues and theatres, along with its location within the hotspots identified above, the following is an assessment of the proposed development's potential to create opportunities for such crimes.

5.1 Surveillance

Opportunities for crime can be reduced by providing opportunities for effective natural surveillance. The surveillance principle indicates that offenders are often deterred from committing a crime in areas with high levels of natural surveillance that foster communal activity. The following design features can improve natural surveillance:

- clear, direct path that encourage pedestrian activity and allow for clear lines of sight;
- activated day uses and casual streetscape surveillance offered by activity at the ground floor;
- establishing buildings close to the street frontage to allow passing traffic to observe the development;
- clear building entry points, highly visible from the street and pedestrianised areas;
- orientation of building entrances and windows towards the street, public domain and parking areas;
- appropriate lighting and effective guardianship of communal and/or public areas; and
- minimised opportunities for offenders to hide or entrap victims.

The proposed development provides a high level of natural surveillance, both to the development itself and to the surrounds. The site benefits from three street frontages that are frequented by high levels of vehicle and foot traffic throughout the day and night. Due to the site's location within Ultimo, located centrally in one of Sydney's largest education precincts, and in proximity to a myriad of retail and recreational offerings as well as high frequency transit options, the site is surrounded by high activity ground floor retail and other mixed uses, with activated frontages provided at street level. Accordingly, the site is already afforded a high level of natural surveillance.

Buildings that address the street provide opportunities for natural surveillance between occupants and the general public, which can be maximised through the provision of windows and pedestrian entrances which face public areas. The indicative reference scheme for the masterplan incorporates a design that would further activate the ground floor landscape by facilitating a wide 337m² through-site link with additional seating and study space opportunities, essentially acting as an extension to the public domain, accessed from both Harris Street and Omnibus Lane. Consequently, the site is expected to accommodate an even higher number of pedestrians and as it is intended for high inflows of foot traffic across the site.

It is noted that there will be periods outside of standard activity hours where the ground floor may experience limited pedestrian movements. In light of this, formal surveillance measures such as CCTV should still be incorporated, as discussed in the recommendations provided in Section 6.1.

The indicative building envelope, proposed BVN, will be built to the street frontages and generally will provide straight building alignments devoid of alcoves, inset doorways or recesses that are capable of impeding sightlines or providing opportunities for offenders to hide. The use of formal surveillance through the provision of CCTV cameras in these locations would further add to the level of surveillance.

5.2 Lighting and Technical Supervision

Effective lighting can reduce fear, increase community activity, improve visibility and increase the likelihood that offenders will be detected. All lighting should meet (and preferably exceed) minimum Australia and New Zealand Lighting Standards and the objectives for crime and fear reduction outlined in Australian Lighting Standards. Furthermore, a consistent maintenance and cleaning regime should be put in place to ensure all lighting and CCTV cameras remain in good working condition.

Although the design of the building is indicative only, any internal and external lighting provisions proposed to the future development should be adequate to permit facial recognition and allow for informal surveillance. Bright and well distributed lighting should be planned to be installed at all of the building's entrances and egress points, including private access points that are not intended for public access. Lighting types should be of a high quality and be vandal resistant to ensure longevity and allow for less maintenance or replacement. All lighting should be designed and managed in the context of the location to maximise effectiveness. Where recesses and blind corners cannot be avoided, the use of extra lighting and / or mirrors should be considered.

Given that the majority of the ground floor plane is intended to be publicly accessible, a CCTV network is recommended to be installed throughout the ground floor of the proposed development. It is recommended that a CCTV network plan be developed by a security consultant. To ensure the CCTV network is effective, lighting in and around the development should be designed to correspond with the placement of the CCTV cameras to permit adequate facial recognition of CCTV images at all times. A suitably qualified consultant should be engaged to advise on the lighting specifications. Recommendations are provided in Section 6.1.

5.3 Territorial Reinforcement

The NSW Police Safer by Design Guidelines note that people generally recognise areas that are well cared for and areas that display strong ownership cues are less likely to be improperly used than those that do not. In particular, ownership cues are heightened and fear can be reduced amongst occupants through the personalisation, marking, maintenance and decoration of a building.

The proposal will provide a high level of territorial reinforcement, with the following ownership cues and formal guardians provided:

- The site entrance is proposed at the ground level, accessible from the streetscapes at both Omnibus Lane and Harris Street. The façade of the ground floor level incorporates extensive glazing at the majority of proposed elevations, including to the foyer space at the north and the library at the south, as well as the main Omnibus Lane entrance, with interfaces to public domain and civic spaces. The glazed facades in these locations provide highly visible sightlines in and out of the building, showcasing activation of the space through formal and informal guardians of the space such as employees manning these areas as well as students occupying the spaces.
- These frontages provide strong natural surveillance and territorial reinforcement cues by way of anticipated signage and clear use of the land as an educational centre that signifies ownership and management of space.
- Employees are likely to be appointed and will act as a community guardian and activity manager for the ground floor library, administration and exhibition spaces, overseeing persons entering and exiting the area.
- Even though the site is private land, the ground floor civic space is designed to be a public space to facilitate pedestrian flow in and out of the site, the management and quality of the design for the space will be high and will reinforce regular maintenance and that it is cared for, strengthening cues of territorial reinforcement.

The location of the desks against the glazed facades in the library and the reception desk at the education entrance from Omnibus Lane will contribute to the perception of the presence of both informal and formal guardians within the building. Care must be taken to ensure that the car park, mail room, storage rooms and end of trip facilities is managed, maintained and well monitored in the future. Informal and formal guardians on site will increase the risk to offenders and the degree of effort required to commit a crime, as it is commonly thought that supervision provided by employees is more effective as a crime deterrent than surveillance provided by passers-by.

Suitable way finding signage at the perimeter and within the development, along with building / business identification signage associated with the overall building as mix of education and residential uses is recommended to help reduce confusion and an excuse for loitering. Whilst the civic plaza is designed to be legible and inviting, signage will further enhance this perception.

Overall, it is considered that the indicative reference design scheme is capable of providing appropriate opportunities for formal and informal guardians in and around the development that will help to deter offenders and increase the risk of detection. As such, it is considered the proposed development will be an improvement to the current situation on the site and will enhance the safety of the area.

5.4 Environmental Maintenance

The image of an area can influence perceptions of safety and danger, and impact an individual's decision to engage with the community. The appearance of a place can have a large impact on the overall level of real and perceived safety on the site. It can also affect the economic prosperity of areas and lessen the likelihood of visitors returning.

Vandalism, graffiti and other crimes can induce fear and avoidance of public spaces, particularly amongst the elderly. As such, maintenance of the proposed development and its surrounds is a key crime prevention mechanism. The indicative reference scheme and future development on site would provide a high value contribution to the existing urban environment in which it sits and will improve the current clarity of ownership and display a space that is well cared for.

The maintenance of an area encourages regular use in attracting visitors and ensuring their return, which in turn provides opportunities for natural supervision. It is recommended that a rapid removal policy should be in place for vandalism repair and the removal of graffiti and all public spaces should be kept clean and tidy and free of litter. Further, high quality public domain objects, building materials and design of signage should be used to lessen the likelihood of damage and to help reduce maintenance costs.

5.5 Activity and Space Management

The management of space and activity is important to maintaining control over a space and preventing incidents of crime. Space management relates to the supervision, control and the ongoing care of a development, similarly to environmental maintenance. Spaces that are infrequently used are known to experience crime and be the subject of abuse. Effective space management also encourages people to feel a shared responsibility for its use and condition.

The indicative reference scheme has given due consideration to activity and space management, with clearly defined different spaces proposed at the site that are also designed to be integrated and cohesive with each other. The building occupies a position that is situated around a civic space that is not confusing to navigate, with different parts of the ground floor plane visible from all approaching angles. Consequently, it is considered the proposed access arrangements clearly delineate the development from the surrounding public domain.

The educational offering of the site is clear and defined, allowing for this space to be managed in accordance with its function. The educational uses occupies respectable portions of the ground floor plane and are visible from the multiple street frontages. The configuration of the ground floor layout centralised around a civic plaza provides for well-designated and carefully controlled areas that convey clear cues that signify that it is for educational purposes.

Given the above, it is considered that the architectural design provides for clearly defined spaces, capable of being well managed and cared for in order to prevent incidents of crime.

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 detailed 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 with multiple uses provided in the same built form.

The proposed development will incorporate effective passive access control strategies that have been incorporated into the design of the proposed development, and include:

- Clear designated entrance points into the site from Omnibus Lane;
- Reception desk located at the entrance to the IRC main entrance, arts and exhibition space as well as the adjacent education entry; and
- Doors and physical barriers to spaces intended for private use, including, but not limited to, residential mail areas, end of trip facilities and back of house areas.

5.7 Design, Definition and Designation

The design of the proposed development is considered to reflect its purpose and intent, and while perpetrators will often exploit areas with unclear spatial definition, the design of the proposed development generally addresses multiple principles of CPTED. As mentioned above, the design provides for a clear designation of the uses on site within intentionally designed spaces. To further convey the use of the land, effective signage should be provided to minimise confusion and maximise the ease of navigation on site. To enhance this, it is recommended that further signage to indicate entry points and facilitate wayfinding be provided to help strengthen the definition and manipulate pedestrian flow across the site. In particular clear wayfinding signage should be provided at the entrance points to the building as well as restrictive signage be implemented to resident only areas and back of house spaces (such as the basement) to prevent individuals from inadvertently or intentionally accessing these spaces and to make it clear how each space is managed.

The facades of the building at the ground level incorporates large areas of glazed fenestration and internal areas such library studying desks or reception desks are strategically positioned along or in proximity to the glazed frontages in order to maximise opportunities for natural surveillance through the provision of clear sightlines. However, where natural surveillance is not always afforded, appropriate technical surveillance will be required throughout the interior and exterior of any future development on site and should form part of a wider CCTV network. Recommendations are provided in **Section 6.1**.

6.0 Crime Risk Rating and Recommendation

The Crime Risk Rating considers the development as proposed by the indicative reference scheme. Acknowledging the future site context along with an assessment of the proposal using the CPTED principles has found that, with the implementation of the recommendations, the rating could be revised to be within the 'low' category from its existing 'moderate' category based on existing conditions.

We note that the current rating is a product of the dense urban environment itself and the site in its existing form. Crime will continue to exist outside of the development as is typical of a highly urbanised setting, however there are opportunities to improve the safety and security of the proposed development via specialised recommendations below that are consistent with the principles of CPTED.

6.1 Recommendations

6.1.1 Surveillance

- Maintain sightlines to and from the future development and the surrounds by ensuring signage, landscaping and other fixed equipment do not create a significant visual obstruction from the internal areas towards the public domain.
- Ensure circulation spaces (education entrance, exhibition foyer, library and other points of ingress / egress) are unobstructed by structures, to remove opportunities for concealment and ensure that pedestrians can move freely with clear sightlines of their surrounds.
- The glazed facades of the building at street level and to the civic plaza should be free of clutter, signage or internal objects to allow sightlines between the development and the public domain.

6.1.2 Lighting and Technical Supervision

- A CCTV network is essential for all aspects of the overall development, including loading dock areas, back of house and cashier locations. The CCTV network is to be designed in consultation with a suitably qualified security consultant with a Class 2A licence under the *Security Industry Act 1997* who can provide specific advice on the placement, installation, monitoring and maintenance of the CCTV network.
- The CCTV network should endeavour to ensure blackspots of coverage are not created.
- The CCTV network strategy should be partnered with the internal and external lighting strategy to ensure facial recognition is achieved in all lighting conditions and a minimum colour rendering index of 60 is achieved.
- Discrete CCTV systems such as small dome cameras are recommended.

- A lighting strategy should be developed by or in consultation with a suitably qualified and experienced lighting expert that has experience with designing to CPTED principles. It is recommended that when designing the lighting strategy for the publicly accessible areas of the development, a suitably qualified professional with a Class 2A licence under the Security Industry Act 1997 is engaged to provide specific advice.

6.1.3 Territorial Reinforcement

- Ensure that any boundary treatments that delineate between the public and private domain is durable and of high quality design.
- Maintain that building entrances remain free of clutter to ensure entry points are highly visible from the street frontages.
- Provide signage within the civic plaza, internal circulation spaces (especially around decision making points) and basement to direct pedestrian movements and deter loitering.
- Ensure that pathways are unobstructed at all times to avoid blind spots.
- Provide simple wayfinding signage and building / business identification signage where appropriate to reinforce perceptions of safety and legibility.

6.1.4 Environmental Maintenance

Ensure mechanisms are in place to facilitate the on-going maintenance of the building, basement, civic plaza, residential spaces, library, exhibition areas, staff areas and external boundary treatments, including landscaping management and the implementation of a rapid removal policy for vandalism repair and the removal of graffiti. It is recommended that a Plan of Management (PoM) be prepared to ensure that there are standard policies and procedures in place to ensure the ongoing maintenance of the building. It is also recommended that the relevant staff members and personnel of the building responsible for such activities are aware of the procedures contained in the PoM.

6.1.5 Activity and Space Management

- Ensure business, building and wayfinding signage is appropriate to deter access to private spaces and direct pedestrian movements to desired locations.
- Maximise the inclusion of glazed facades with anti-graffiti coatings wherever possible to maximise lines of sight and mitigate the risk of damage.
- It is recommended that a PoM be prepared to ensure that there are standard procedures and policies in place to manage and govern the space appropriately and should outline any safety protocols to manage the space and people within it in the event of any emergency.

6.1.6 Access Control

- Provide secure access (card / pin pad system / key controlled access etc.) to the residential mail areas or residential nominated lifts and building entrances to reduce the risk of robbery.
- Ensure all bins are locked in their appropriate waste enclosure and/or inside the loading dock when not being collected or loaded by waste contractors.
- Restricted areas (such as back of house areas, residential floors or staff respite areas) include access control provisions to ensure that no public persons are able to access employee only areas.
- Install security doors at an appropriate locations internally to prevent unauthorised individuals from entering restricted areas not intended for public use.
- Install an appropriate bollard/barrier system at the main Omnibus Lane entrance / façade line at each streetscape to prevent vehicles driving into the building. A security consultant with a Class 2A licence under the Security Industry Act 1997 is recommended to be engaged to provide specific advice on the type, placement and installation of this bollard/barrier system to ensure vehicles moving at high velocity cannot penetrate the building beyond the bollards in any way.

6.1.7 Design, Definition and Designation

- Security or general employees of the building are advised to parole / occupy the publicly accessible areas visibly and regularly to minimise opportunities for anti-social behaviour.
- Ensure staff members / formal guardians casually monitor the ins and outs of persons from key areas such as the library of exhibition spaces on a frequent basis.