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71 MACQUARIE STREET CONCEPT PLAN_ CPTED ASSESSMENT

Prepared for Mirvac & AMP Capital Investors
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HASSELL

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1 Introduction

This report has been produced in response to DGR (3.1) safety by design (CPTED)

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A Crime Prevention Through Environmental Design (CPTED) Assessment of the proposed 71 Macquarie Street development has been undertaken to inform the design and layout of the proposal.

The CPTED Assessment is in accordance with the Department of Planning's guidelines titled 'Crime prevention and the assessment of development applications' (2001) and also accords with section 79C of the Environmental Planning and Assessment Act 1979.

CPTED aims to create the reality (or perception) that the costs of committing crime are greater than the likely benefits. This is achieved by creating environmental and social conditions that:

- _Maximise risk to offenders (increasing the likelihood of detection, challenge, and apprehension);
- _Maximise the effort required to commit crime (increasing the time, energy, and resources required to commit crime);
- _Minimise the actual and perceived benefits of crime (removing, minimizing, or concealing crime attractors and rewards); and
- _Minimise excuse-making opportunities (removing conditions that encourage/facilitate rationalisation of inappropriate behaviour).

The proposed development has been assessed against the four principles which assist in minimising the opportunity for crime, these are:

- _Surveillance;
- _Access Control;
- _Territorial Reinforcement; and
- _Space Management.

This CPTED assessment primarily focuses on the conditions of the following locations, and as illustrated in Figure 1.0:

- _The proposed public space in Circular Quay at the base of the 71 Macquarie Street development;
- _The through-site link connecting Circular Quay to the Royal Botanic Gardens via Macquarie Street; and
- _The Macquarie Street building frontage.

This report has been prepared in accordance with the DGR requirements for the lodgement of a concept plan. A Project Application will be lodged in the future and a more detailed CPTED assessment will be carried out at that stage.

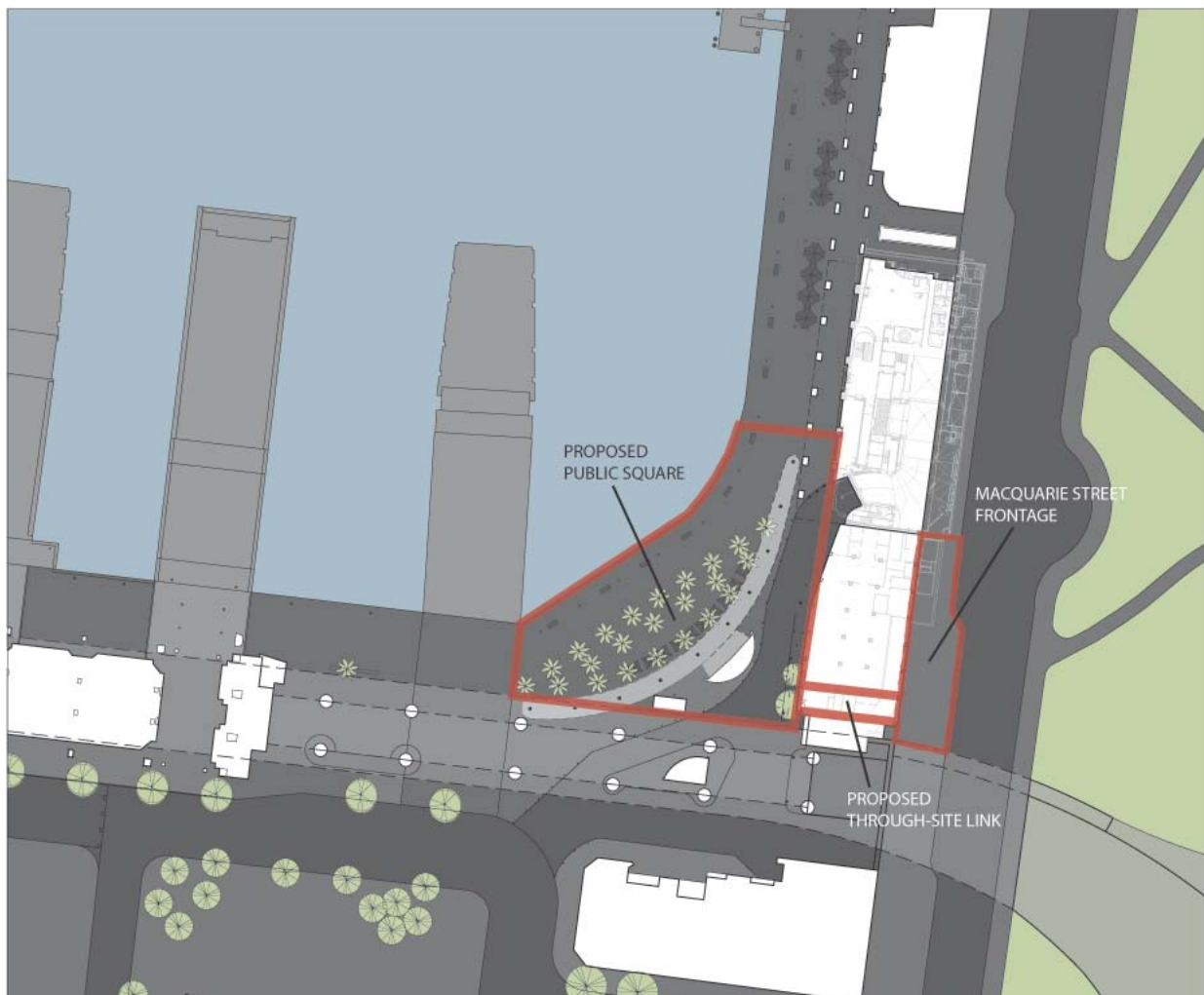
It should be noted that this report does not cover the internal or private spaces within the building. These will be designed with the end user in mind, and access control at entry points will limit safe access by residents and guests.

2 Existing state

The current situations of the three specific precincts at hand are unsatisfactory given that Circular Quay is a region occupied by thousands of people on a daily basis, both locals and tourists. As a result, safety conditions and CPTED principles for this area should meet the current paradigm and respond to the civic nature of the area.

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1. The current state of the south-east corner of Circular Quay, cornered by 71 Macquarie Street and the Cahill Expressway and railway line, is a highly ambiguous, unsightly, and potentially unsafe space. As it is, a road exists in front of 71 Macquarie Street that provides access to the building itself as well as the adjacent Quay Grand. This road, which passes through the pedestrian domain of Circular Quay poses as a safety hazard and diminishes the atmosphere of the public domain in East Circular Quay precinct. Although the current glass ceiling and edge of palm trees channel pedestrian flow away from that corner, it exists as wasted space in one of Sydney's most active areas. Additionally, the Quay level of the existing 71 Macquarie Street does not provide an active frontage, which disconnects flow from the colonnade channel along the eastern edge of the Quay, and prevents use of the space by passersby. Furthermore, the Cahill Expressway and railway line leave the south-east corner in a dark shadow at all hours of the day, creating an unsafe territory that is attractive to crime.
2. Presently, the only link that exists to connect Circular Quay to the Royal Botanic Gardens is via the Moore Steps or Cahill Expressway walkway. A new link is proposed to better integrate these two widely used destinations on Sydney's harbour front, and to enhance connectivity between them.
3. The existing frontage of 71 Macquarie Street is satisfactory, with glass walls that allow for passive surveillance of the exterior streetscape from within. However, this space too can be improved to create a safer environment for residents, guests, and passersby alike.



01_ Illustration of CPTED Focus Locations

3 Surveillance

Providing opportunities for surveillance, both natural and technical, can be highly effective in discouraging and reducing incidents of crime.

4

As noted in the 'Crime prevention and the assessment of development applications' (Department of Planning, 2001), 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.

The following provides an assessment of the proposal against the principles of surveillance.

1. A proposed public plaza is to be located in Circular Quay at the base of 71 Macquarie Street and the Cahill Expressway. All uses along the Circular Quay frontage of 71 Macquarie Street will be active and will provide full visual permeability between the building and the public open space, new active uses will also be provided to the South end of the colonnade. Additionally, this open space will be overlooked by many upper-level units in both 71 Macquarie Street and the Quay Grand. Together with the adjacent ferry and bus terminals, railway station, and the fact that Circular Quay is one of Sydney's most popular and lively tourist destinations, this public plaza will experience continuous passive and active visual surveillance.
2. The through-site link that will connect Circular Quay to Macquarie Street and the Royal Botanic Gardens will be strategically placed so that direct sightlines will be present between the Quay and Macquarie Street, allowing for constant passive and active visual surveillance of this staircase by pedestrians in the surrounding area. Again, because of the nearby ferry and bus terminals, railway station, and overlooking units in 71 Macquarie Street, together with Circular Quay being Sydney's tourist hotspot, pedestrian activity in the area will be permanent. This link is also located beside and has sightlines to the only route connecting Circular Quay to the Opera House, which will guarantee additional pedestrian activity. Although this through-site link passes beneath the building at 71 Macquarie Street, lighting throughout the space will be a focus to strengthen visual surveillance from the surrounding precinct as well as to increase the perception of safety for users of the link.
3. The primary entry to the building will be via Macquarie Street. This frontage will be active, providing full glass walls that will allow for visual permeability between the building and the streetscape. A concierge / reception desk will also be in a location with direct sightlines to the street, which will allow for visual surveillance of the building frontage along Macquarie Street.

4 Access control

Access controls use physical and symbolic barriers to attract, channel, or restrict the movement of pedestrians.

5

As noted in the Crime prevention and the assessment of development applications' (Department of Planning, 2001), 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.

The following outlines an assessment of the proposal against the principles of access control.

1. The public open space proposed in the south-eastern precinct of Circular Quay will be well defined by a variety of elements. On the eastern edge, the active building frontages of the Quay Grand and 71 Macquarie Street will spatially define the space, together with the extension of active frontage proposed for beneath the Cahill Expressway and railway line on the southern edge. The north-western boundary of the space will be defined by the water's edge and Sydney Harbour. These elements will collectively define the proposed plaza and channel pedestrian movement respectively.
2. Further detail regarding the management of the through site link and hours of access will be contained within the detailed project application following consultation and input from interested stakeholders. The purpose of this link is to provide a clear east-west access between Circular Quay and Macquarie Street. Running adjacent to the building on one side and the railway line on the other, the link is clearly defined and will not include ambiguous space that may attract criminals or facilitate criminal activity. This continuous visual link will channel pedestrian flow from Circular Quay to Macquarie Street, while spatial definition, active surveillance, and effective lighting work together to ensure that the space is safe for all users.
3. The primary entrance of 71 Macquarie Street will be defined by the continuous frontage of the buildings along Macquarie Street, as well as an implied edge between distinct land uses: residential uses of 71 Macquarie Street and Quay Grand, and the green space of the Botanic Gardens. Macquarie Street also serves as a channel that will direct automobile flow along the street itself, and pedestrian flow will be confined to the Royal Botanic Gardens, Macquarie Street, or the through-site link down to Circular Quay.
4. Specifically, access control regarding the building itself, will be implemented through the Macquarie Street entrance and lobby area. Vehicular access to 71 Macquarie Street will still exist beneath the Cahill Expressway, but it will not affect the proposed public plaza. The vehicular link will be discrete and will allow underground, swipe-card access to both 71 Macquarie Street and the Quay Grand via this one passage and subsequent access control boom gates.

5 ____ Territorial reinforcement

Territorial reinforcement refers to the clear identification of public spaces and providing a sense of community ownership over such spaces. As noted in the 'Crime prevention and the assessment of development applications' (Department of Planning, 2001), 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.

6

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.

The following outlines an assessment of the proposal against the principles of territorial reinforcement.

1. The proposed public plaza will seamlessly integrate with the current public space of Circular Quay, and will therefore function as a publically accessible open space. This open space has sight lines throughout Circular Quay and beyond, which will assist in clearly identifying the area as a public space. Lack of clarity in boundaries can result in people feeling unsafe or unwelcome in an area. Detailed design of this open space will include street furniture, planting, lighting, signage, and appropriate design to clearly identify this area as a community space. Additionally, as one of Sydney's primary tourist destinations, Circular Quay is well maintained and managed by the Sydney Harbour Foreshore Authority and the City of Sydney, assuring that this proposed plaza will maintain its high-quality condition.
2. The through-site link connecting Circular Quay to Macquarie Street and the Royal Botanic Gardens will improve the amenity, usability, and connectivity of the area and therefore increase the safety of spaces on either end, as well as the link itself. It will also be clearly identifiable as an extension of the plaza, implying that it is a public space. This mental association will allow users of the link to feel safer when using it. The through site link will also be managed by City of Sydney and/ or Sydney Harbour Foreshore Authority in connection with an extension of the Circular Quay promenade and colonnade. Again this ensures the area will maintain its high quality condition.

6 ____ Space management

Space management refers to providing attractive, well maintained and well used spaces. As noted in the 'Crime prevention and the assessment of development applications' (Department of Planning, 2001), 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.

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The following outlines an assessment of the proposal against the principles of space management.

1. The open space, access road and through-site link across the site will operate seamlessly as a single area, and will be managed in combination by the Sydney Harbour Foreshore Authority, City of Sydney & 71 Macquarie Street. It is important that a consistent management approach be adopted by the two management authorities. This will ensure that all open and public spaces across the two adjacent areas will be maintained to a high and consistent standard, overcome potential management issues on responsibility of areas, and provide available points of contact for tenants, tourists, and the surrounding community to report maintenance and other issues. (The Management should include clear identification of site boundaries, management roles, standards of maintenance, maintenance schedules, contact points, and vandalism and graffiti repair. The plans should also build on existing relationships with NSW Police and the City of Sydney, and outline community programs and safety awareness programs).
2. The Macquarie Street frontage of 71 Macquarie Street (adjacent to the Royal Botanic Gardens), will be maintained by the management of the building itself. The management will be responsible for regular upkeep of the space, ensuring that all maintenance is carried out effectively and in a timely manner, and integrating the Macquarie Street frontage with the through-site link to Circular Quay on the south side of the building

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