



Crime Prevention Through Environmental Design (CPTED) Report

104 - 116 Regent Street, Redfern Student
Accommodation Development SSDA

Client: Wee Hur Redfern Trust

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Acronyms

BOCSAR	Bureau of Crime Statistics and Research
CBD	Central Business District
CCTV	Closed Circuit Television
CPTED	Crime Prevention Through Environmental Design
CPTM	Crime Prevention Through Environmental Management
DCP	Development Control Plan
DP&E	Department of Planning Industry and Environment
EIS	Environmental Impact Statement
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Reg	Environmental Planning and Assessment Regulation 2000
PAC	Police Area Commands
RBSA	Purpose-Built Student Accommodation
LGA	Local Government Area
NSW	New South Wales

1 Introduction

The Department of Planning, Industry and Environment (DPIE) 'Rapid Assessment Framework' guidelines were finalised on 1 July 2021. The Environmental Impact Statement (EIS) will need to be prepared in accordance with this 'new' framework.

Table 1: Response to Secretary's Environmental Assessment Requirements (SEAR)s

SEARs Requirement	Response
Built Form and Urban Design » Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development.	CPTED prepared in response to SEAR requirement.

1.1 Overview

Elton Consulting a WSP Company has been commissioned by Wee Hur Redfern Trust to undertake a Crime Prevention Through Environmental Design (CPTED) assessment to support the proposed State Significant Development Application (SSDA) for a student housing development at 104-116 Regent Street, Redfern, (the Site) within the City of Sydney Local Government Area (LGA).

1.1.1 Project Description

The proposal comprises the redevelopment of the site as summarised below:

Construction of an 18-storey building comprising a total of 9,562m² gross floor area with a mix of land use activities including:

- > Level 1: 72 m² of retail floorspace, 490m² of communal area for the student accommodation, 102 bicycle parking spaces, loading and waste management facilities and ancillary services and facilities.
- > Upper levels: student accommodation providing a total of 411 beds, including ensuite rooms, studios and two-bedroom configurations, with indoor and outdoor communal spaces on Levels 2, 4 and 16 and additional indoor communal areas on Levels 2 and 4.

Hard and soft landscaping within the outdoor communal terraces on the roof-top of the podium level and Levels 4 and 16.

Public domain improvements including provision of a landscaped through-site link connecting William Lane to Margaret Street and associated improvements to the Regent Street and Margaret Street frontages, including awnings and footpath upgrades.

A full set of Architectural plans have been provided by Antoniades Architects dated 25.11.2021.

1.1.2 CPTED assessment

This CPTED assessment will address the elements of crime, and the potential for crime within the LGA and the suburb of Redfern, in order to assist with the detailed design of the future development. This assessment:

- > Considers the types of crime prevalent in the area.
- > Reviews and assesses the design of the proposed development, as identified in the Architectural Plans provided by Antoniades Architects.
- > Makes recommendations relating to crime prevention elements/treatments to be incorporated in the development design to minimise risk or opportunities for crimes to occur.

The following tasks were undertaken in preparation of this assessment:

- > Collection and analysis of local and NSW State crime statistics from the Bureau of Crime Statistics and Research (BOCSAR); and
- > Review of the Safer By Design Manual by the NSW Police Force.
- > A crime risk assessment, in accordance with the current NSW policy and practice, of the following regulation and assessment principles:
 - Surveillance
 - Lighting/technical supervision
 - Territorial reinforcement
 - Environmental maintenance
 - Activity and Space Management
 - Access control
 - Design, Definition and Designation.

1.2 CPTED Principles

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 crime. CPTED is based on four key principles:

- > **Natural surveillance** – involves maximising opportunities for passers-by or residents to observe what happens in an area. This highlights the importance of building layout, orientation and location; the strategic use of design; landscaping and lighting.
- > **Access control** – control of who enters an area so that unauthorised people are excluded, for instance via physical barriers such as fences, grills etc.
- > **Territorial reinforcement (ownership and activity support)** – people are more likely to protect territory they feel they own and have a certain respect for the territory of others. This can be expressed through installation of fences, paving, signs, good maintenance and landscaping. Territoriality relates to the way in which a community has ownership over a space.
- > **Space management (activity support and maintenance)** – ensures that space is appropriately utilised and cared for. Space management strategies include activity control, Site cleanliness, rapid repair of vandalism and graffiti, the replacement of burned out lighting and the removal or refurbishment of decayed physical elements.

The CPTED principles are achieved 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'
- > Removing conditions that create confusion about required norms of behaviour.

This assessment has been prepared by a certified NSW Police Risk Assessor. The assessment uses qualitative and quantitative measures of the physical and social environment to analyse and suggest treatment for crime mitigation measures in accordance with the Australian and New Zealand Risk Management Standard AS/NZS 31000:2009.

1.3 **Disclaimer**

Elton Consulting has relied on desktop research and review and analysis of Architectural Plans and supporting documentation in the preparation of this report. In preparing this report, Elton Consulting does not offer any promise or guarantee of safety to persons or property.

2 Legislative requirements

Local and State Government organisations have an obligation to assess whether a development provides safety and security to users and the community. An overriding objective of the *Environmental Planning and Assessment Act 1979* (EP&A Act) is:

1.3 (a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,

2.1 Assessment of a proposal

Before a decision can be made on a application for development consent in accordance with Part 4 of the EP&A Act, a consent authority must consider the application under section 4.15 of the EP&A Act. Included in Section 4.15 are several sub-sections requiring the consent authority to consider the following matters:



Matters for Consideration

- » The provisions of:
 - > any environmental planning instrument, and
 - > any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and
 - > any development control plan, and
 - > any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and
 - > the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and that apply to the land to which the development application relates,
- » **The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,**
- » the suitability of the Site for the development,
- » any submissions made in accordance with this Act or the regulations,
- » the public interest.

Crime prevention falls under the bold subsection above and is generally considered as a key matter for consideration, under Section 4.15.

The NSW Department of Planning, Industry and Environment (DPI&E) has prepared guidelines under Section 4.15 of the EP&A Act entitled "Crime prevention and the assessment of DAs: Guidelines under Section 4.15 of the *Environmental Planning and Assessment Act 1979*" (the CPTED Guidelines).

In the case of development undertaken or assessed under Part 5 of the EP&A Act (e.g. exempt development carried out by a public authority) Section 5.7 requires the proponent to consider, to the fullest extent possible, all matters affecting or likely to affect the environment due to the proposed activity. This would include crime risk.

Further, Clause 228 of the Environmental Planning & Assessment Regulation 2000 (EP&A Reg.) specifies the factors required to be considered by the determining authority when preparing an Environmental Impact Statements (EIS). Factors relevant to crime prevention include:

- » environmental impact on a community
- » transformation of a locality
- » reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality.

As a matter of best practice, public authorities and governments usually consider the assessment of projects against the CPTED Guidelines as critical to the consideration of any matters likely to affect the environment.

If a development presents a crime risk, the CPTED principles and guidelines can be used to justify:

- » modification of the development to minimise the risk of crime, or
- » refusal of the development on the grounds that crime risk cannot be appropriately minimised.

A concept that has emerged more recently is that of Crime Prevention through Environmental Management (CPTeM). CPTED assessments now often consider, and make recommendations about, ongoing management arrangements. This is an important element of ensuring crime prevention is supported not only through the design process but also through on-going use of the development.

3 Site Context

3.1 Local context

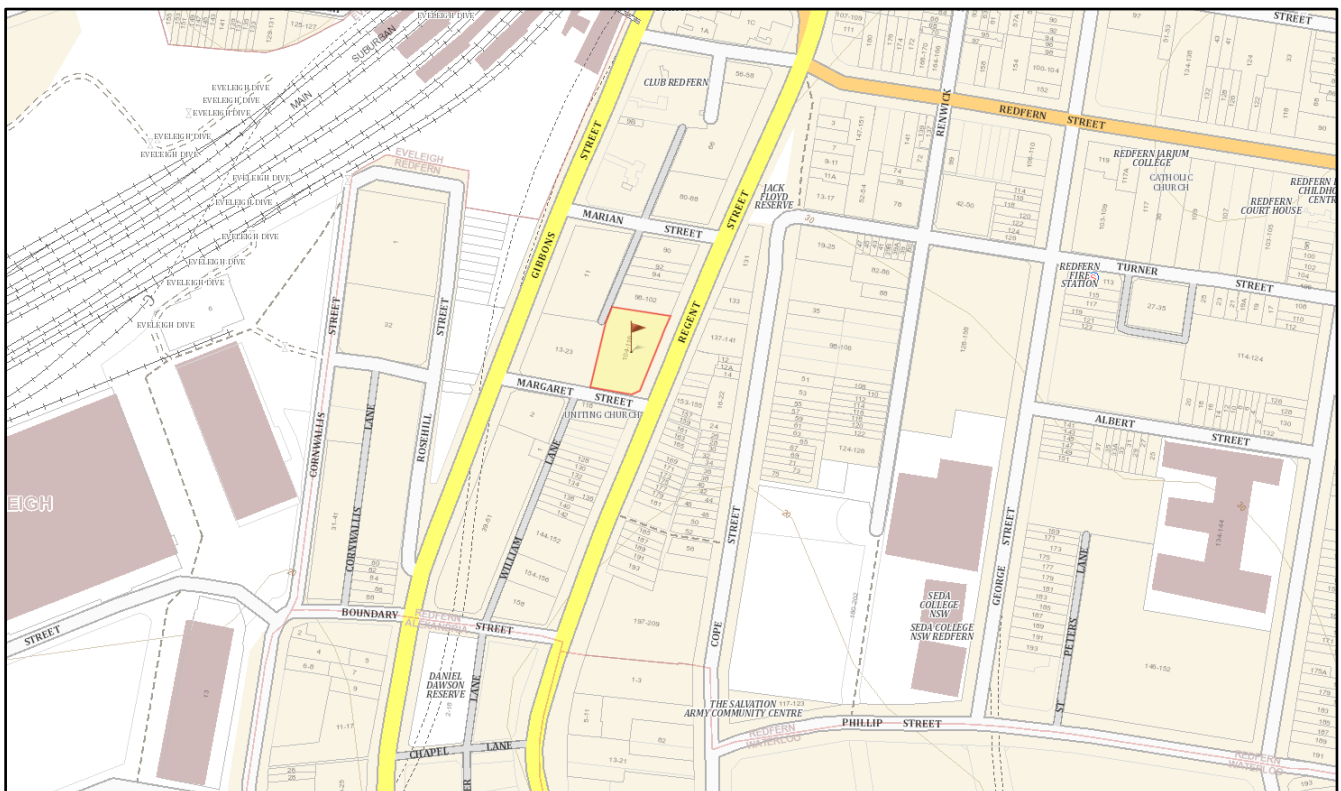
The Site is located at 104-116 Regent Street, Redfern within the City of Sydney LGA.

The Site has an area of 1366sqm and is legally described as Lot 10 of Deposited Plan (DP) 1026349.

The Site is irregular rectangular and has frontage on Regent Street, the proposed extension of William Lane (through Site link) and Margaret Street.

The location of the Site is identified in in **Figure 1** and **Figure 2** below.

Figure 1: Site Location



Source: SixMaps, 2021

Figure 2: The Site

Source: Nearmap, 2021

The Site is site has been partially demolished and a development application has been submitted to demolish the remain two storey retail/commercial building. The site is adjoined by commercial development and shop top housing of between two and four storeys at 90-102 Regent Street.

90-102 Regent Street has Development Approval under SSD-10382 to be developed as student accommodation.

The Site is backed by Student accommodation (under construction) on the corner of Margaret Street and Gibbons at 13-23 Gibbons Street.

Figure 3 below shows the Site in context.

Figure 3: Site Context

Source: Nearmap, 2021

3.2 Surrounding development & context

The Site is predominately surrounded by large residential flat buildings, shop top housing and retail development. The following surrounding developments are located within a close proximity to the Site:

- > **North:** A boarding house has been approved to the north of the Site, at 80-88 Regent Street and 90-102 Regent Street and are being constructed as Student Accommodation.
- > **West:** An affordable housing development is located to the east at 11 Gibbons Street and an approved affordable housing development 13-23 Gibbons Street is under construction, with the ground floor incorporating retail and commercial space.
- > **South:** Located across Margaret Street is a church (Uniting Church Tonga Parish) - This is a heritage Church building currently being used as a kitchen supply retail shop.
- > **East:** 4 storey shop top housing is located across Regent Street.

Directly adjoining buildings at 13-23 Gibbons Street, 11 Gibbons Street and 90-102 Regent Street have CCTV throughout and covering the external areas.

The Site is in a close proximity to The University of Sydney, which is a 13-minute walk (1km) to the west and the University of Technology Sydney (UTS) which is a 19-minute walk (1.5km) to the north. The Surry Hills shopping village is (1.5km) to the east and Redfern Park is 600m to the east.

The nearest bus stop is approximately 40m north of the Site, on Regent Street. This bus stop provides access to the 301, 302, 303, 305, 308, 309, 309X, N11 and N20 bus routes which have the destinations of Eastgardens, Marrickville, Sans Souci and Banksmeadow. Redfern Station is a 3-minute walk of approximately 240m to the north of the Site. Pedestrian infrastructure is well established within the immediate vicinity of the Site. Paved pedestrian footpaths are provided on both sides of surrounding streets. With the proposed addition of an extension to William Lane.

Table 2 below identify development surrounding the Site.

Table 2 Surrounding development**Figure 4: Existing development on Site before demolition works**

Source: Google Maps

Figure 5: View of Site from Margaret Street before demolition works

Source: Google Maps

Figure 6: Surround development North down Regent Street before demolition works

Source: Google Maps

Figure 7: Surround development South down Regent Street before demolition works

Source: Google Maps

Figure 8: St Georges Community Housing at 11 Gibbons Street



Source: Lendlease

Figure 9: 90-102 Regent Street



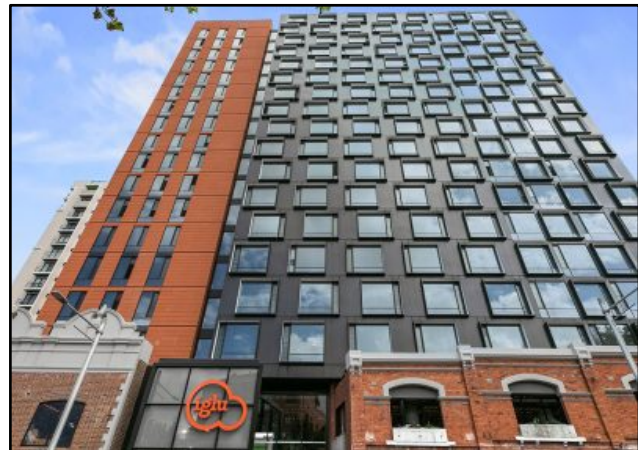
Source: The Trust Company (Australia) Limited ATF Wee Hur Regent Trust

Figure 10: 80-88 Regent Street



Source: Iglu

Figure 11: Iglu Redfern Student Accommodation



Source: IGS

Figure 12: 13-23 Gibbons Street



Source: AJ+C

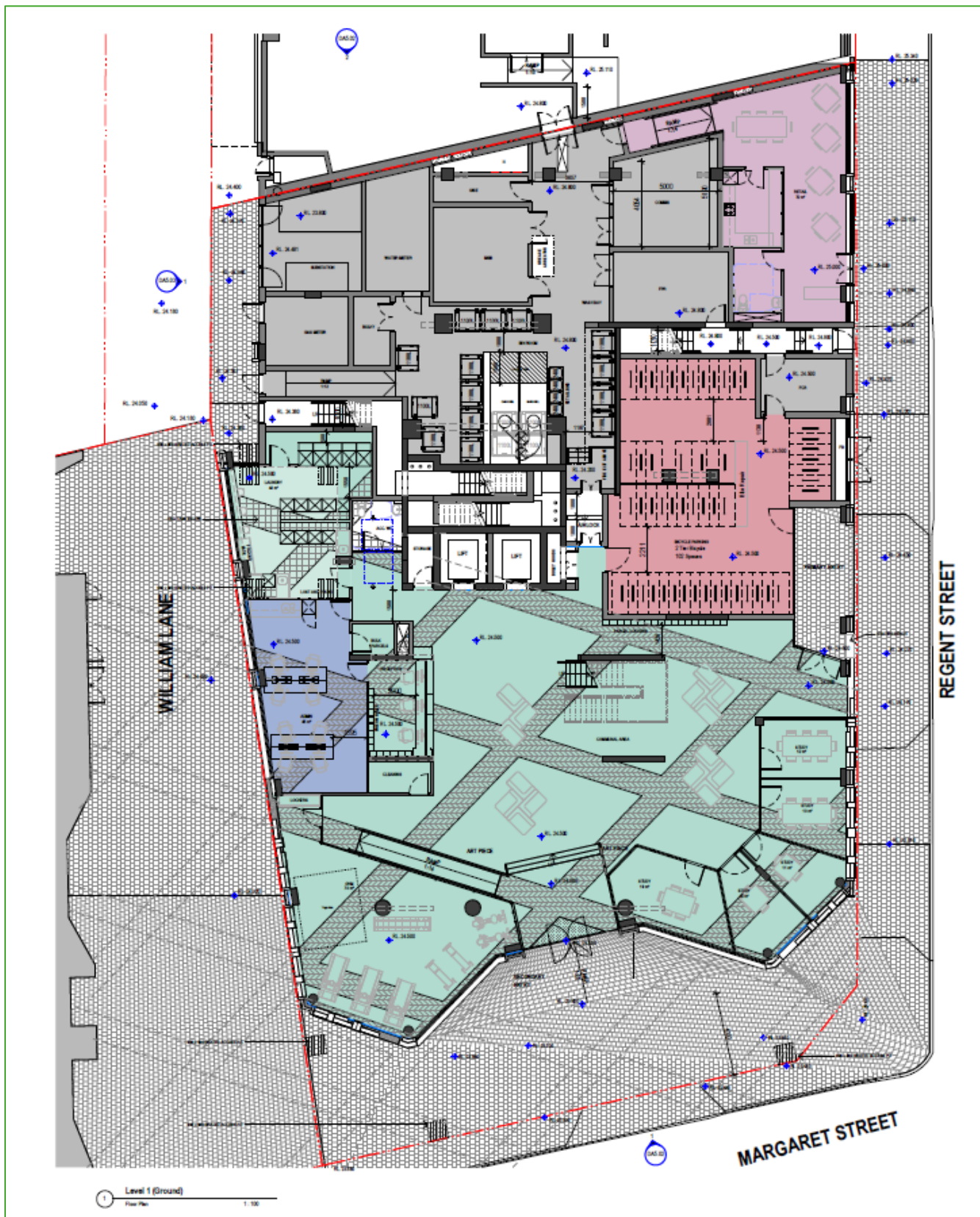
Figure 13: 159-161 Redfern Street



Source: Laing Simmons

4 Proposed Development

Figure 14 Proposed Development (Entry Level)



Source: Antoniades architects, 25112021

4.1 Project Description

The proposal comprises the redevelopment of the site as summarised below:

Construction of an 18-storey building comprising a total of 9,562m² gross floor area with a mix of land use activities including:

- > Level 1: 72 m² of retail floorspace, 490m² of communal area for the student accommodation, 102 bicycle parking spaces, loading and waste management facilities and ancillary services and facilities.
- > Upper levels: student accommodation providing a total of 411 beds, including ensuite rooms, studios and two-bedroom configurations, with indoor and outdoor communal spaces on Levels 2, 4 and 16 and additional indoor communal areas on Levels 2 and 4.

Hard and soft landscaping within the outdoor communal terraces on the roof-top of the podium level and Levels 4 and 16.

Public domain improvements including provision of a landscaped through-site link connecting William Lane to Margaret Street and associated improvements to the Regent Street and Margaret Street frontages, including awnings and footpath upgrades.

4.2 Operational Management

4.2.1 Onsite management

An Operation Management Plan has been prepared for the ongoing use and management of the proposed development and was reviewed in preparation of this CPTED assessment. The key site operational management details are as follows:

- > A General Manager ("GM") whose general responsibility will be to look after the wellbeing of residents as well as the longevity of all fixed assets and equipment located within the building.
- > The GM will be supported by a team of trained and full-time property management staff including Managers, Supervisors and Executives.
- > For after-office hours services, we have a pool of casual staffs, Residential Advisors ("RAs"), who are students residing in the Purpose-Built Student Accommodation) to ensure that residents have 24/7 support.

The Operational Management Plan has been prepared in accordance with the relevant matters required in the Plan of Management by City of Sydney DCP 2012. Staffing details for the proposed development are as follows:

- > Full-time staff will operate from 9am to 5.30pm on weekdays, and 10am to 2pm on Saturdays.
- > Casual staff are to be employed during weekdays to cover between 5 to 8pm.

Beyond that Residential Advisors and night managers will be on a rostered shift duty to be point of contacts for residents after office hours.

The following full-time equivalent staff members are expected to be on site at any one time:

- > A Residential Life Manager to organise, coordinate and manage student activities
- > A Customer Service Manager to look after all reservation and front desk matters
- > 2 Customer Service Coordinators who will support the Manager
- > A Building Manager will manage and maintain the building and associated facilities
- > A maintenance technician to assist the building manager in attending to any facilities malfunction, repair or services matters

- > A Group of RAs elected to take care of other residents in the building and support after office hours operations;
- > Part time staff to supplement as required

4.2.2 **Booking/Registration process**

A visitor tracking system is used to manage guest visits by building staff.

All residents must complete a guest request form available from reception and have their guest approved by management staff at least 24 hours prior to the guest's visit.

All guests must obey all rules and regulations on the lease agreement, the House Rules and the Resident Handbook. Residents will be liable and responsible for any breach of a rule or regulation that their guest commits.

Guests who do not abide by the rules and regulations can be asked to leave at any time.

4.2.3 **Building access control system**

Main access into the facility is only available through the ground floor foyer with entries on both Margaret and Regent Streets.. The access is proposed to be electronically coded and therefor only allows residents and staff that have been issued with key cards. Each key card only enables access all common areas and the specific floor where their rooms are.

This applies to all access that is on Regent Street, at the corner of Margaret Street and the proposed William Lane.

CCTV cameras is proposed to be strategically located covering key areas for the purposes of monitoring and deterrence. Located at strategic locations to provide monitoring and also act as a deterrence against any intent from committing a crime. They will be located at areas such as at the entrance of the ground floor lobby, reception area, at the lift lobby, within the lifts and at common areas of the property.

The Retail Space access will be managed by the tenant otherwise this will remain locked when not in use.

5 Methodology

The following key tasks and stages have been undertaken as part of this CPTED assessment.

Policy Review

- > NSW Government CPTED Guidelines
- > A City for All: Draft Community Safety Action Plan 2018 - 2023
- > City of Sydney Development Control Plan (SDCP) 2012.

Crime Profile

Desktop Site analysis – a safety audit was conducted to assess potential situational crime risks of the Site, in accordance with the current NSW policy and practices. The analysis took into consideration the following regulation and assessment principles:

- > Surveillance
- > Lighting/technical supervision
- > Territorial reinforcement
- > Environmental maintenance
- > Activity and space management
- > Access control

Review of crime data and statistics to identify potential crime issues - collection and analysis of local and NSW State crime statistics from the Bureau of Crime Statistics and Research (BOCSAR).

- > Consult with South Sydney Police Area Command (PAC)

CPTED Assessment and Recommendations

Review and assessment of the proposed development and identification of potential crime risks associated with the proposed development and the identification of potential mitigation measures.

6 Policy Review

Relevant legislation, plans and policies addressed withing this assessment report:

- > NSW Government CPTED guidelines
- > A City for All Community Safety Action Plan 2019 – 2023
- > City of Sydney Development Control Plan (SDCP) 2012

6.1 NSW Government CPTED guidelines

There are four principles that are used in the assessment of development applications to minimise the opportunity for crime:

- > Surveillance
- > Access control
- > Territorial reinforcement
- > Space and activity management.

6.1.1 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 places
- > Effective lighting of public places
- > Landscaping that makes places attractive but does not provide offenders with a place to hide or entrap victims.

6.1.2 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.

6.1.3 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.

6.1.4 Space and activity 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.

6.2 A City for All Community Safety Action Plan 2019 – 2023

The Community Safety Action Plan sets out the City of Sydney's contribution to making Sydney a safe and resilient place to live, visit, work and study. The priority areas for Sydney's safety are as follows:

6.2.1 Safe streets and spaces

Working with partners to increase actual and perceived public safety in Sydney's streets and spaces as well as management of lighting, CCTV, parks, footpaths, graffiti and waste management. Elements of this priority area include:

- > 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.

6.2.2 Crime prevention and response

Contributing to reducing local crime and supporting initiatives that address domestic and family violence, sexual assault and safeguarding children from abuse. Elements of this priority area include:

- > Reduce the opportunities for crime to occur
- > Contribute to reducing domestic and family violence and family violence and sexual assault
- > Contribute to preventing child abuse and supporting effective responses.

6.2.3 Ready and resilient

Working together to better prepare for and respond to emergencies that may arise, and strengthening community resilience. Elements of this priority area include:

- > Ensure Sydney knows how to prevent, prepare for, respond to and recover from emergencies
- > Build resilient connected communities to increase safety
- > Reduce harm from drugs and alcohol.

6.2.4 A safe global destination

Helping visitors and international students to feel welcome and experience the city safely, and promoting Sydney as a safe place to visit, study and invest. Elements of this priority area include:

- > Ensure visitors feel safe and welcome in Sydney
- > Promote Sydney's safety globally
- > Help international students to live, study and work safely in Sydney

6.2.5 Safe streets and spaces

A key focus for the city is to continue to promote a creative and vibrant night life, which involves working with small bars and promoting a vibrant night life through the Cultural Policy, Live Music Action Plan and the work from the Night Life Creative Sector Advisory Panel.

There are over 3,700 licensed premises in the City of Sydney local area, comprising cafes, restaurants, hotels, small bars, registered clubs and nightclubs. From January 2017 to December 2017, there were 1,457 alcohol-related assaults in the City of Sydney local area. The City currently works in partnership with the police, Liquor & Gaming NSW, representatives from liquor accords, venue operators, the community and non-government services to reduce alcohol-related antisocial behaviour. A priority of this partnership is to create a positive social and physical environment around licensed premises to attract patrons and help people to feel and be safe.

A method of ensuring safety in the City of Sydney is the 'Ask for Angela' campaign, which was launched in July 2018 in partnership with Sydney City Police command, the Australian Hotels Association and local licensees launched. The campaign encourages people who are uncomfortable or unsafe in a licensed premises to discreetly ask staff for help by 'Asking for Angela' - a code word aimed at alerting bar staff to help so they can help defuse the situation. Pioneered in the UK, as an initiative of Lincolnshire County Council, the campaign has been internationally recognised as a successful intervention for reducing sexual violence.

Posters making patrons aware of this will be displayed in toilets of bars and clubs. Bar and security staff receive training in how to appropriately respond and contact police where necessary.

6.2.6 Conclusion

The new residents of the proposed development should be made aware of the above safety risks.

6.3 City of Sydney Development Control Plan (SDCP) 2012

The site is not classified as land to which the Sydney Development Control Plan applies. Further, the provisions of a DCP do not apply to SSD in accordance with Clause 11 of *State Environmental Planning Policy (State and Regional Development)* 2011. However, relevant DCP controls have been considered on a merit basis to ensure the proposal is consistent and compatible with development within the surrounding locality.

Relevant sections of the SDCP 2012 are summarised in **Table 3** below.

Table 3 Relevant provisions of SDCP 2012

Section and objectives	Controls	Compliance
3.13 Social and Environmental Responsibilities		
3.13.1 Crime prevention through environmental design		
(a) Provide a safe environment and minimise opportunities for criminal and anti-social behaviour		
Provisions	1) 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.	Complies
	2) 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.	N/A
	3) Minimise blind-corners, recesses and other external areas that have the potential for concealment or entrapment.	Complies
	4) 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.	Complies
	5) 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.	Complies
	6) Pedestrian routes from car parking spaces to lift lobbies are to be as direct as possible with clear lines of sight along the route.	N/A No parking is proposed as part of this development.
	7) 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.	N/A The individual units do not have access from public space.
	8) 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.	The proposed development is capable of complying with this requirement.

7 Crime profile

Understanding the types, levels and incidence of crime in an area will inform appropriate treatments and design solutions. The proposed development is located within the City of Sydney LGA and forms part of the South Sydney PAC.

This section of the report provides an overview of crimes that have been recorded by NSW Police within the LGA and Redfern. These statistics are sensitive to the willingness and ability of people to report a crime, levels and nature of police activity and actual levels of criminal activity.

7.1 Site analysis and risk assessment

The key positive elements of the Site include:

- > The location within a predominantly residential area, which may result in a reduced potential for crime in comparison to mixed use urban areas
- > The Site is located on Regent Street, which is a relatively busy road, resulting in opportunities for passive surveillance
- > There is existing street lighting located along Regent Street
- > There is potential for some natural surveillance of the Site from residents of the residential development located opposite the Site.

The negative elements of the Site are:

- > William Lane provides opportunities for concealment and loitering, at the rear of the Site.

Overall there are currently relatively few security measures in place on or in the vicinity of the Site. There is minimal street lighting and limited surveillance. There does not appear to be any CCTV cameras in the vicinity of the Site.

7.2 Crime data and statistics

Crime statistics from the NSW BOCSAR represents criminal incidents recorded by NSW Police. Sections 7.1.1 and 7.1.2 below identify the crime patterns for both the Sydney LGA and the suburb of Redfern.

7.2.1 City of Sydney LGA

The top offences across Sydney from 2014-2020 include 'Non-domestic assault', 'Steal from retail store', 'Steal from a person', 'Fraud', 'Steal from motor vehicle', 'Disorderly Conduct', 'Drug offences' and 'Liquor offences'.

The offences that have particular relevance to the study area and subject land use include:

- > Assault (non-domestic)
- > Theft:
 - Steal from person
 - Fraud
- > Malicious damage to property
- > Disorderly conduct (Offensive conduct)
- > Liquor Offences

Most crimes have remained stable or decreased, with the exception of 'Sexual assault', 'Breach AVO', 'Other offences against justice procedures', 'Intimidation, stalking and harassment' and 'Prohibited and regulated weapons offences', which have all increased.

The crime statistics for the Sydney suburb according to Bureau of Crime Statistics and Research are shown in **Table 4** below.

Table 4 Sydney LGA Crime Statistics (to December of each year)

Offence	2014	2015	2016	2017	2018	2019	2020	
Assault	4,485	4,467	4,559	4,523	4,553	4,647	3,668	Down 6.2% per year
Domestic	1,019	994	964	1,014	1,010	1,113	1,115	Stable
Non-domestic	3,163	3,158	3,287	3,231	3,227	3,219	2,240	Down 8.5% per year
Assault police	303	315	308	278	316	315	313	Down 2.5% per year
Homicide	5	7	6	3	4	8	5	No Change
Murder	3	4	4	1	4	5	3	No change
Attempted murder	2	1	1	1	0	2	1	No change
Murder accessory, conspiracy	0	2	0	0	0	0	0	No change
Manslaughter	0	0	1	1	0	1	1	No change
Robbery	384	340	263	277	284	259	165	Down 15.8% per year
Robbery without a weapon	275	230	189	190	207	183	113	Down 16.4% per year
Robbery with a firearm	14	13	9	8	7	6	2	No Change
Robbery with a weapon not a firearm	95	97	65	79	70	70	50	Down 12.9% per year
Sexual offences	514	520	565	752	739	772	623	Up 0.1% per year
Sexual assault	172	193	209	248	284	283	281	Up 5.2% per year
Indecent assault, act of indecency and other sexual offences	342	327	356	504	455	489	342	Stable
Theft	22,318	20,254	19,265	17,363	17,062	16,554	11,241	Down 13.5% per year
Break and enter dwelling	905	854	802	707	761	764	573	Down 10.2% per year
Break and enter non dwelling	590	451	598	583	504	477	290	Down 13.9% per year
Receiving/handling stolen goods	1,241	1,272	1,252	1,038	1,118	1,356	1,327	Down 2.0% per year
Motor vehicle theft	410	364	313	333	397	317	248	Down 10.8% per year
Steal from motor vehicle	2,169	1,696	1,630	1,164	1,295	1,206	722	Down 19.3% per year

Offence	2014	2015	2016	2017	2018	2019	2020	
Steal from retail store	2,322	2,203	2,632	3,110	2,761	2,947	2,020	Stable
Steal from dwelling	1,236	1,242	1,058	1,004	1,103	1,046	985	Down 6.7% per year
Steal from person	1,891	1,671	1,405	1,217	1,160	923	362	Down 26.4% per year
Stock theft	0	2	2	0	0	1	0	No Change
Fraud	6,852	6,537	5,647	4,667	4,427	4,021	2,785	Down 16.6% per year
Other theft	4,702	3,962	3,926	3,540	3,536	3,496	1,929	Down 16.4% per year
Malicious damage to property	2,876	2,714	2,746	2,490	2,720	2,524	2,055	Down 8.3% per year
Against justice procedures	4,264	4,104	4,609	4,130	4,262	4,972	4,972	Stable
Escape custody	10	13	16	19	7	13	17	No Change
Breach AVO	421	390	467	408	414	547	584	Up 2.4% per year
Breach bail conditions	2,844	2,717	3,157	2,862	2,925	3,498	3,463	Stable
Fail to appear	106	107	102	68	66	53	66	Down 10.4% per year
Resist/hinder officer	830	811	799	698	785	763	642	Down 7.1% per year
Other offences against justice procedures	53	66	68	75	65	98	135	Up 13.3% per year
Disorderly conduct	2,435	2,160	2,246	2,098	2,048	2,214	1,887	Down 7.1% per year
Trespass	505	506	649	686	664	718	685	Stable
Offensive conduct	1,328	1,145	1,088	955	950	978	796	Down 11.0% per year
Offensive language	388	295	309	274	251	219	192	Down 13.8% per year
Criminal intent	214	214	200	183	183	299	214	Stable
Drug offences	5,788	6,338	6,785	6,924	7,350	7,599	6,381	Stable
More offenses								
Abduction and kidnapping	12	7	9	7	9	7	15	No Change
Arson	54	61	46	55	50	68	28	Down 13.1% per year
Betting and gaming offences	37	13	37	9	10	24	24	No Change
Blackmail and extortion	12	10	9	11	6	7	8	No Change

Offence	2014	2015	2016	2017	2018	2019	2020	
Intimidation, stalking and harassment	956	948	1,114	1,123	1,163	1,377	1,452	Up 3.9% per year
Liquor offences	2,910	2,853	2,926	2,749	2,968	3,038	1,844	Down 10.2% per year
Other offences against the person	53	71	57	30	50	72	63	Stable
Pornography offences	22	22	20	20	21	24	27	Stable
Prohibited and regulated weapons offences	649	715	691	725	733	987	977	Up 3.8% per year
Prostitution offences	246	110	42	57	19	11	2	No Change

7.2.2 Redfern

The crime rate is relatively high compared to the surrounding suburbs except for suburbs of Haymarket and Sydney where crime rates are higher. A summary of key crime statistics for Redfern from January 2014 – December 2020 is shown below in **Table 5**.

Table 5 Redfern crime statistics (to December of each year)

Offence	2014	2015	2016	2017	2018	2019	2020	
Assault	360	346	353	348	368	288	273	Down 7.0% per year
Domestic assault	106	113	111	119	111	100	112	Stable
Non-domestic assault	235	208	224	205	232	172	147	Down 9.9% per year
Assault police	19	25	18	24	25	16	14	No Change
Homicide	2	1	1	0	0	0	1	No change
Murder	2	0	0	0	0	0	1	No change
Attempted murder	0	0	1	0	0	0	0	No change
Murder accessory, conspiracy	0	1	0	0	0	0	0	No change
Robbery	32	30	28	16	25	32	11	No change
Robbery without a weapon	23	19	20	12	21	22	8	No change
Robbery with a firearm	0	1	0	0	0	0	0	No change
Robbery with a weapon not a firearm	9	10	8	4	4	10	3	No change

Offence	2014	2015	2016	2017	2018	2019	2020	
Sexual Offences	33	36	36	26	56	50	25	Stable
Sexual assault	14	10	16	9	15	17	12	Stable
Indecent assault, act of indecency & other sexual offences	19	26	20	17	41	33	13	No change
Theft	1,420	1,154	1,069	900	1,093	1,073	676	Down 13.9% per year
Break & enter dwelling	115	98	93	66	101	104	45	Down 16.7% per year
Break & enter non-dwelling	19	21	31	27	28	23	10	No change
Receiving/handling stolen goods	107	113	96	79	101	111	101	Down 3.5% per year
Motor vehicle theft	26	26	30	37	44	23	17	No change
Steal from motor vehicle	293	118	134	82	106	129	60	Down 25.2% per year
Steal from retail store	108	75	76	79	124	85	35	Down 19.3% per year
Steal from dwelling	153	194	135	110	118	109	110	Down 7.8% per year
Steal from person	69	66	47	39	46	47	11	No change
Fraud	347	306	251	220	242	252	183	Down 12.5% per year
Other theft	183	137	176	161	183	190	104	Down 11.4% per year
Malicious damage to property	330	233	278	277	347	246	195	Down 10.8% per year
Against justice procedures	995	981	1,037	956	890	1,083	888	Down 4.4% per year
Escape custody	0	0	1	0	0	1	1	No change
Breach AVO	71	64	54	57	53	57	56	Down 6.4% per year
Breach bail conditions	877	861	943	857	797	961	784	Down 4.4% per year
Fail to appear	2	13	2	2	3	25	18	No change
Resist/hinder officer	45	38	32	33	29	28	26	Down 11.1% per year

Offence	2014	2015	2016	2017	2018	2019	2020	
Other offences against justice procedures	0	5	5	7	8	11	3	No change
Disorderly conduct	86	106	127	136	97	101	71	Down 5.7% per year
Trespass	26	35	68	76	46	56	29	Stable
Offensive conduct	24	29	29	21	25	17	21	No change
Offensive language	5	15	8	20	12	7	3	No change
Criminal intent	31	27	22	19	14	21	18	No change
Drug offences	570	544	516	484	428	439	308	Down 12.1% per year
More Offences								
Abduction & kidnapping	0	1	1	1	2	1	1	No change
Arson	10	7	6	4	7	5	5	No change
Blackmail & extortion	0	0	1	1	0	0	0	No change
Intimidation, stalking & harassment	88	70	101	119	100	100	110	Stable
Liquor offences	25	40	21	23	22	17	23	No change
Other offences against the person	4	5	4	1	3	5	4	No change
Pornography offences	2	2	2	1	0	2	2	No change
Prohibited & regulated weapons offences	63	70	63	51	43	96	68	Stable
Prostitution offences	0	1	0	1	0	0	0	No change

Across the board crime in Redfern is either decreasing or remaining the same over the last 7 years, however Redfern across various crimes still has a higher crime rate than its surround areas.

7.2.3 Crime hot spots

BOCSAR publishes hotspot maps to illustrate areas of high crime density relative to crime concentrations across NSW. The hotspots indicate areas with a substantially higher than average density of recorded criminal incidents for selected offence categories.

The maps identified in **Table 6** clearly indicates the hotspot areas for crimes relevant to the proposed development. Hotspots have been identified for the following crimes:

- > Assault (Domestic)
- > Assault (Non-Domestic)
- > Robbery
- > Theft (Break & Enter dwelling)
- > Theft (Break & Enter non dwelling)
- > Theft (Motor Vehicle Theft)
- > Theft (Steal from Motor Vehicle)
- > Theft (Steal from dwelling)
- > Theft (Steal from person)
- > Malicious damage to property

Table 6 Crime Hot Spots

Figure 15: Assault (Domestic)

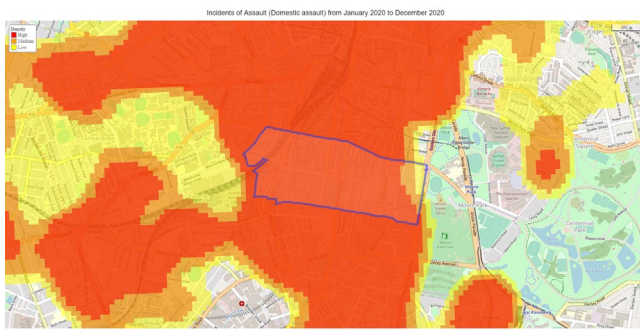


Figure 16: Assault (Non-Domestic)

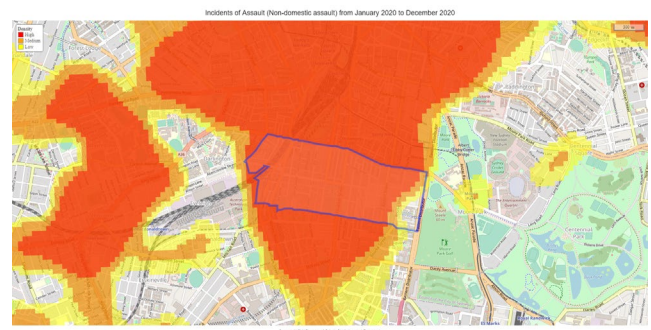


Figure 17: Robbery

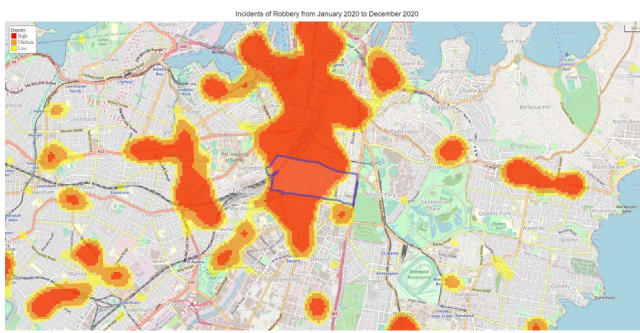


Figure 18: Theft (Break & Enter dwelling)

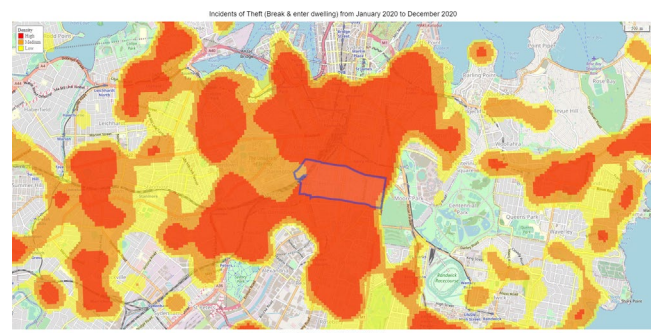


Figure 19: Theft (Break & Enter non dwelling)Figure 20: Theft (Motor Vehicle Theft)

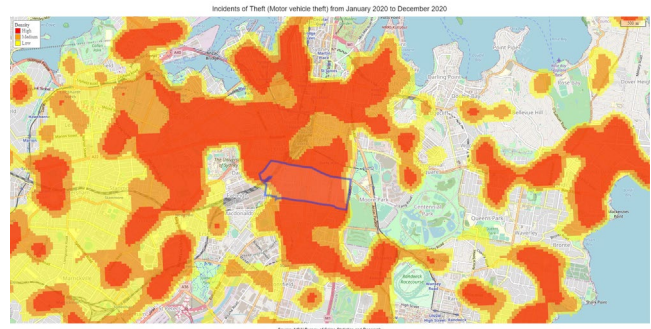
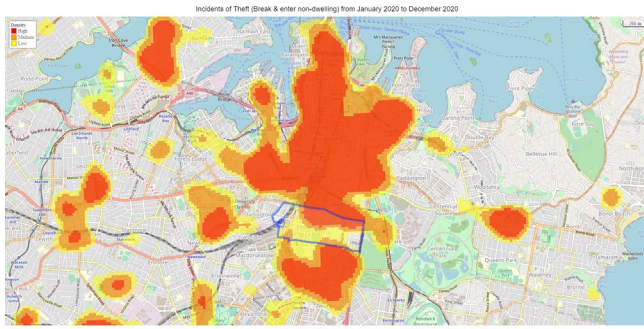


Figure 21: Theft (Steal from Motor Vehicle)

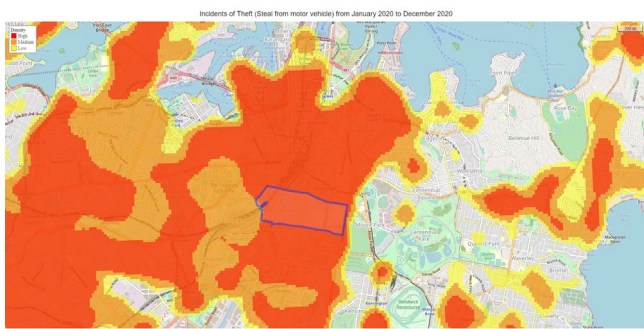


Figure 22: Theft (Steal from dwelling)

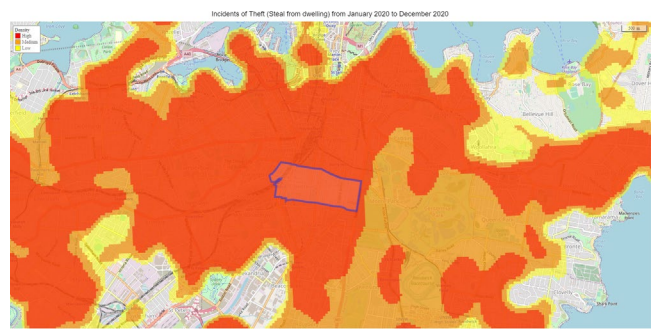


Figure 23: Theft (Steal from person)

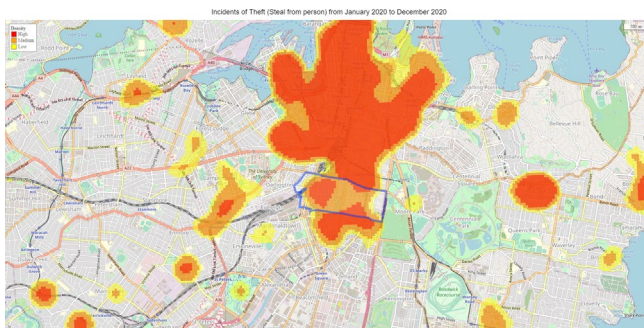
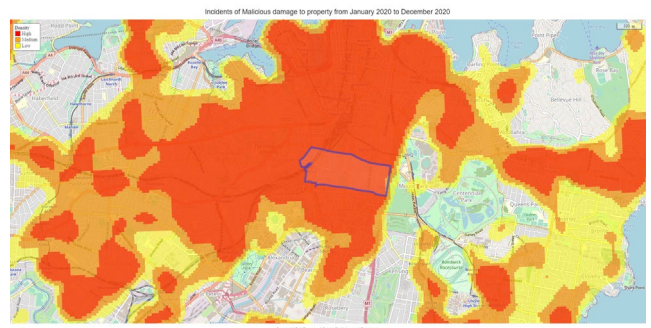


Figure 24: Malicious damage to property



7.2.4 Discussion

An analysis of the crime profile and crime 'hotspot' areas of the City of Sydney LGA and the suburb of Redfern indicates that the following crimes are predominant:

- > Assault (Domestic)
- > Assault (Non-Domestic)
- > Robbery
- > Theft (Break & Enter dwelling)
- > Theft (Break & Enter non dwelling)
- > Theft (Motor Vehicle Theft)
- > Theft (Steal from Motor Vehicle)
- > Theft (Steal from dwelling)
- > Theft (Steal from person)
- > Malicious damage to property

A key focus of the CPTED assessment will need to be on minimising the risk of the above crimes.

Many of these crimes are opportunistic and can be minimised through the adoption of appropriate CPTED principles. It is important that appropriate CPTED measures are put in place to minimise future opportunities for crime in the development. Any recommendations made in terms of CPTED will have consideration of the above crimes.

7.3 Feedback from South Sydney PAC

Architectural Plans were submitted to South Sydney PAC for comment on 5th August 2021.

7.3.1 Recommendations

The following recommendations were made by South Sydney PAC Crime Prevention Officer (Rebecca Leo, Senior Constable) on the 30th August 2021, to help reduce the risk to property, staff, and residents.

Business identification and visitor access

- > The building number must be prominently displayed at the front of your premise.
- > The number should be a minimum height of 120 mm and be visible at night.
- > Residential / visitor access should be monitored and controlled at all entries into the premises.
- > Maintenance and repair people will carry identification. Ask to see staff ID before admitting them to your premise.

Warning signs

- > Effective signage and/or directional signs can assist in controlling activities and movements throughout the premises and grounds.
- > Post warning signs around the perimeter of the premise to warn intruders of what security treatments have been implemented to reduce opportunities for crime.
- > Warning. Trespasses will be prosecuted.
- > Warning. This property is under electronic surveillance.

Fences and gates

- > Install quality security fences around the perimeter of your building to clearly define the property boundaries and restrict access, preferably open-style fencing and gates of similar construction to prevent an offender from using the fence for concealment.
- > All gates should be kept shut and locked when not in use.
- > Fences and gates should be maintained to assist with the protection of your property.
- > Information regarding types of locks can be obtained by contacting Australian Standards.

Access control

- > Windows should be fitted with key-operated window lock sets to restrict unauthorised access.
- > Glass may be reinforced to restrict unauthorised access with a shatter-resistant film, or quality metal security grilles or shutters installed.
- > Maintain clear lines of sight between the street, neighbouring properties and buildings.
- > Bollards or barriers can be installed to reduce the opportunity for ram-raid attacks.
- > Limit the number of entry/exit points to restrict unauthorised access.
- > By keeping trees and shrubs trimmed it can reduce concealment opportunities and increase visibility when travelling to and from the premise.
- > Remove obstacles and rubbish from property boundaries, footpaths and building to restrict concealment and prevent offenders scaling your building.

Lighting

- > Install security lighting in and around your premise, particularly over entry/exit points to create an even distribution of light with no glare, eg sensor lighting or floodlighting.
- > Leave a limited amount of internal lighting on at night to enable patrolling police, security guards or passing people to monitor activities within the premise.
- > Consider installing sensor lighting which is cost effective as it only activates when movement is detected within the zone.

Letterbox and power board


- > The letterbox's should be secured internally with a quality lock set to restrict unlawful access to residents mail.
- > The power board should be housed within a cupboard or metal cabinet and secured with an approved electricity authority lock to restrict unauthorised tampering with the power supply.

Surveillance equipment

- > Surveillance equipment can enhance the physical security of your building and assist in the identification of people involved in anti-social or criminal behaviour.
- > Cameras should be installed in and around the business to maximise surveillance opportunities.
- > CCTV equipment can be cost effective, until cost can be justified, fake nonoperational equipment can be fitted as deterrence.
- > Digital or video technology should be used to record images from the cameras.
- > Installed surveillance equipment should be maintained in working order and regularly tested.
- > If a surveillance system is installed, use it.

- > Staff should be trained in the correct use of the system.
- > Ensure that the requirements of the Surveillance and Privacy Act are adhered to.
- > Incorporate a system where if Police require footage, this can be provided in a small amount of time.

Figure 25 Safer by design evaluation - 104-116 Regent Street Redfern



NSW POLICE FORCE

Urban & Regional Planning Graduate
104-116 Regent Street
Redfern NSW 2016

NSW Police
South Sydney Police Area Command
Mascot Police Station
965 Botany Rd
Mascot NSW 2020
Tel: (02) 83387399
Redfern Police Station
Tower B 1 Lawson st
Redfern NSW 2016
Tel: (02) 8303 5199

On the 5th August 2021 a Security Assessment was requested for proposed Boarding House 104-116 Regent Street Redfern. This Security Assessment has been designed to assist owners/occupants with security measures with the intention to reduce repeat theft / crime. The principles of Crime Prevention Through Environmental Design (CPTED) need to be taken into consideration when reviewing the security to the premises order to reduce opportunities for crime.

Crime Prevention Through Environmental Design (CPTED) is a crime prevention strategy that focuses on the planning, design and structure of cities and neighbourhoods. It reduces opportunities for crime by using design and place management principles that reduce the likelihood of essential crime ingredients from intersecting in time and space.

Predatory offenders often make cost-benefit assessments of potential victims and locations before committing crime. 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 social and environmental conditions:

- 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, minimising or concealing crime attractors and rewards), and
- Minimise excuse-making opportunities (removing conditions that encourage/facilitate rationalisation of inappropriate behaviour).

CPTED employs for key strategies. These are Surveillance, Access Control, Territorial Reinforcement and Space/Activity Management.

See Safer by Design Evaluation attached in **Appendix A**.

8 CPTED Assessment and Mitigation of Impacts

This section of the report utilises the four key CPTED principles:

- > Natural surveillance
- > Access Control
- > Territorial Reinforcement
- > Space management

8.1 Natural 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. There are currently some surveillance opportunities from the existing buildings surround the Site.

However, there is also potential for new surveillance opportunities arising from the development. The new student housing development will increase levels of passive surveillance through front of house staff, creating a 24/7 presence within the development. The introduction of a greater number of residents as a result of the proposed development will naturally increase the activity of the area during both the day and night. This will increase natural surveillance.

Surveillance from residents of the proposed development as well as surrounding residential developments will be maximised through the use of shared terraces on Level 2 and windows on the exterior of the development. The development of a higher scale building with multiple orientations will allow an increase of natural surveillance.

Deterrence of a crime can also be achieved by providing clear sightlines between public and private places, appropriate lighting, effective guardianship of communal and/or public areas and minimising opportunities for offenders to hide. The lack of mature street trees means that there are limited opportunities for concealment allowing clear sightlines down Regent St, Margaret St and William Lane.

8.1.1 Lighting/Technical Supervision

The access to the Site from, via William Lane and Margaret Street poses a potential safety risk as there is currently no form of lighting provided on the corner. The use of sufficient lighting, CCTV, high quality finishes and appropriate signage will need to be development to ensure that natural surveillance opportunities are maximised and that the potential for crime is kept to a minimum.

Effective lighting can reduce fear, increase community activity, improve visibility and increase the likelihood of offenders being detected and apprehended. It is recommended that lighting be provided around the entire development. Additional lighting will facilitate surveillance opportunities and reduce the opportunity for predatory crimes, malicious damage and other offences. Lighting should be adequate to permit facial recognition, reduce the opportunity for concealment, increase informal surveillance and reduce the threat of predatory crime.

The proposed development should ensure that all lighting meets the minimum Australian 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 pedestrian areas.

8.1.2 CCTV

CCTV is shown to deter criminal activity as individuals who know they are being filmed are less likely to commit a crime. Members of the public feel safer and more protected and businesses are protected from theft and monetary loss.

There is existing CCTV on the existing service station on Site. The use of CCTV is encouraged to provide a feeling of safety. CCTV cameras will provide formal surveillance on Site to increase the perceived risk of capture to potential offenders. CCTV cameras should cover the most important components of the development such as entry/exit points including emergency access, external areas of the building and other strategic areas of congregation, in order to provide maximum surveillance. The cameras should be vandal resistant and clearly identify and record faces, shapes and colours.

8.1.3 Landscaping

All landscaping works should ensure that the height, type and density of any vegetation included in the landscaping should not restrict any sightlines or create concealment opportunities.

Hard and soft landscaping is proposed on the outdoor communal terraces on the roof-top of the podium level and Levels 4 and 16.

A landscaped through-site link connecting William Lane to Margaret Street.

8.2 Access Control

Main access into the facility is only available through the ground floor foyer of Redfern Purpose-Built Student Accommodation (PBSA) which is located along Regent Street, and the new proposed secondary access extension of William Lane. Access control strategies should restrict, channel and encourage the movement of people into and around designated areas. Physical barriers increase the effort required to commit crime and will prevent unauthorised entry.

The principal student entrance on the corner of Margaret Street and proposed extension of William Lane, to the development has been designed to be adjacent to the reception and managers office. This will allow visible on-duty staff to monitor and control the flow of residents and visitors entering and existing the Site.

This access will be electronically coded, and therefore only residents and staff issued with controlled key cards will be able to access outside of normal operating hours. This will ensure that no unauthorised personal are accessing areas of the development. Similarly, due to high instances of fraud the parcel room has been located behind the reception.

8.3 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. Ownership cues are heightened, and fear can be reduced amongst residents through the personalisation, marking, maintenance and decoration of a building. A greater number of people on the Site, as well as CCTV and appropriate lighting will naturally increase the risk to an offender and promote territorial reinforcement of the Site, as criminals do not want to be detected, challenged or apprehended.

8.3.1 Materials

Developments which are built using aesthetic materials are less likely to attract criminal activity due to a sense of ownership for the community. Materials can also contribute to managing vandalism. Any blank walls and outdoor surfaces should be avoided or painted with graffiti resistant paint to deter graffiti. Toughened glass for

all windows should be installed on the ground and first floor. Reflective materials could also be utilised to enhance the use of lighting. Screening or landscaping may also be installed to avoid blank walls.

In addition, specific design measure should be implemented to deter climbing of buildings and minimise the potential for breaking and entering.

8.4 Space management

Developments that are well managed and maintained are less likely to attract criminal activity. The proposed development will provide a high-quality student accommodation development. Residents will increase activity during the day and night, which will in turn increase the feeling of safety in the area. A Plan of Management has been prepared to ensure maintenance of the development and surrounding area.

8.4.1 Ongoing maintenance and management

Developments that are well managed and maintained are less likely to attract criminal activity. The proposed development will provide a high-quality residential development. The new student population will increase activity during the day and night, which will in turn increase the feeling of safety in the area.

The ongoing maintenance of the development and associated landscaping will be important, as well-maintained spaces encourage regular use and activity, which increases natural surveillance of areas and feelings of safety. A Plan of Management has been prepared to ensure maintenance of the development and surrounding area.

8.5 Elements to be incorporated

A number of general recommendations of features to include in proposed design are identified in **Table 7** below. The below recommendations are made with the prevalent crimes within Redfern and the wider City of Sydney LGA in mind.

Table 7 Summary of design recommendations

Design Element	Recommendation
Access	<ul style="list-style-type: none"> » Adequate lighting » Installation of CCTV » Ensure surrounding landscaping maintains clear sightlines and does not allow opportunities for concealment.
Landscaping	The proposed landscaping is for level 2 even though the landscaping is on the premises the landscaping should be maintained to have low shrubs and reduce density. To inhibit a person's ability to conceal themselves in the landscaping.
Surveillance	<p>Maximising natural surveillance through the provision of windows, doors and shared terrace on level 2 which face public areas</p> <p>Increasing public activity on the Site will increase community policing and natural surveillance. This is a beneficial outcome of the proposed development rather than a recommendation.</p>
Lighting	<p>Lighting should be considered around the entirety of the development, particularly at entry/exit points, service areas, loading areas and any potential areas of concealment.</p> <p>Landscaping and lighting should also interact appropriately.</p>
CCTV	<p>CCTV should be installed at the following locations:</p> <ul style="list-style-type: none"> » All entry/exit points including emergency access

Design Element	Recommendation
	» External areas of the building
Materials	<p>Materials can contribute to managing vandalism. Any materials and fixtures utilised should not create opportunities for vandalism (by colour and long wearing paint etc). Developments which are built using aesthetic materials are less likely to attract criminal activity due to a sense of ownership for the community.</p> <p>Any blank walls and outdoor surfaces should be avoided or painted with graffiti resistant paint to deter graffiti. Screening or landscaping may also be installed to avoid blank walls. The proposed design has a high-quality durable finishes. Any graffiti that does occur should be removed immediately to maintain the "care for" look.</p> <p>Any glass utilised in the design should be security glass and therefore smash resistant. This will reduce the danger to members of the public should any vandalism occur. Damage caused by vandalism and manual attack can be minimised by the use of laminated glass.</p> <p>Signage should be vandalism resistant.</p> <p>Design measures should be implemented to deter climbing.</p>
Ongoing maintenance and management	Ongoing maintenance of the development will contribute to maintaining a 'cared for' image and assisting in deterring crime.

9 Conclusion

This report has assessed the proposed student housing development at 104 - 116 Regent Street, Redfern, against the principles of CPTED. Overall it is considered that the proposed development will help improve the safety and security of the areas. In particular, it is considered that:

- » The proposed development will increase the natural surveillance opportunities, through an increased number of residents within the area.
- » The proposed development will provide opportunities to ensure that suitable lighting, technical supervision and access control mechanisms can be provided to the building.
- » It will encourage strong community ownership and opportunities for natural surveillance 24 hours a day.

Recommendations have included access control measures, active surveillance measures, adequate use of lighting and use of appropriate materials.

Appendices

A Safer by design evaluation

A Safer by design evaluation



NSW POLICE FORCE

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South Sydney Police Area Command
Mascot Police Station
965 Botany Rd
Mascot NSW 2020
Tel: (02) 83387399
Redfern Police Station
Tower B 1 Lawson st
Redfern NSW 2016
Tel: (02) 8303 5199

Mr Lawrence FOWLE
Urban & Regional Planning Graduate
104-116 Regent Street
Redfern NSW 2016

On the 5th August 2021 a Security Assessment was requested for proposed Boarding House 104-116 Regent Street Redfern. This Security Assessment has been designed to assist owners/occupants with security measures with the intention to reduce repeat theft / crime. The principles of Crime Prevention Through Environmental Design (CPTED) need to be taken into consideration when reviewing the security to the premises order to reduce opportunities for crime.

Crime Prevention Through Environmental Design (CPTED) is a crime prevention strategy that focuses on the planning, design and structure of cities and neighbourhoods. It reduces opportunities for crime by using design and place management principles that reduce the likelihood of essential crime ingredients from intersecting in time and space.

Predatory offenders often make cost-benefit assessments of potential victims and locations before committing crime. 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 social and environmental conditions:

- 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, minimising or concealing crime attractors and rewards), and
- Minimise excuse-making opportunities (removing conditions that encourage/facilitate rationalisation of inappropriate behaviour).

CPTED employs for key strategies. These are Surveillance, Access Control, Territorial Reinforcement and Space/Activity Management.

SURVEILLANCE

Natural Surveillance (NS) is achieved when normal space users can see and be seen by others. NS highlights the importance of building layout, orientation and location; the strategic use of street design; landscaping and lighting. Natural surveillance is a by-product of well-planned, well-designed and well-used space.

Formal, or Organised Surveillance (FS), is achieved through the tactical positioning of on-site guardians. An example would be the placement of an estate supervisor's office next to a communal area.

Technical Surveillance (TS) is achieved through mechanical/electronic measures such as CCTV, help-phones and mirrored building panels. Technical surveillance "patch" to supervise isolated, higher-risk locations.

There is a proven correlation between street lighting, fear of crime, the avoidance of public places and crime opportunity (painter, 1997). Australian and New Zealand Pedestrian Lighting Standard 1158.3.1 now requires lighting engineers and designers to factor-in crime risk and fear when choosing luminaries/lighting levels.

ACCESS CONTROL

Access control measures restrict, channel and encourage people, bicycles and motor vehicles into, out of and around targeted sites. Way finding, desire-lines and formal/informal routes are important crime prevention considerations.

Access control is used to increase the time and effort required to commit crime and to increase the risk to criminals. *Natural Access Control (NAC)* measures include the tactical use of landform and waterways, design measures including building configuration, formal and informal pathways, landscaping, fencing and gardens. *Mechanical/Electronic Access Control (MEAC)* measures include security hardware and *Formal or Organised Access Control (FAC)* measures on-site guardians such as employed security personnel.

TERRITORIAL REINFORCEMENT

Criminals are more likely to be deterred by the presence of people who are connected with and protective of a place than by people who are just passing through it. *Territorial reinforcement (TR)* employs actual and symbolic boundary markers, spatial legibility and environmental cues to 'connect' people with space, to encourage communal responsibility for public areas and facilities, and to communicate to people where they should and should not be, and what activities are appropriate.

SPACE AND ACTIVITY MANAGEMENT

Space management involves the formal supervision, control and care of the public domain. All space, even well planned and well-designed areas need to be effectively used and maintained to maximise community safety. Places that are infrequently used are commonly abused. Space and activity management strategies are an important means of developing and maintaining natural community control.

OBSERVATIONS / CONCERNS / ISSUES

The following observations were made whilst viewing the architectural paper plans for the proposed development.

- CCTV highly recommended to be installed internal and external to premise (entry/exit areas, lifts, stairwell, corridors, common areas and rooftop) – Nil CCTV attracts opportunistic crime and criminal behaviour. This also prevents Police from investigating and identifying offenders.
- Lighting highly recommended to be positioned externally to the premise. Nil lighting restricts natural surveillance from street at night-time, again can attract criminal activity.
- Secure entrances and exits with intercom system should be installed. This controls access to who can come onto the premise.
- Secure boundaries around the premise restricts open access to any person including undesirable persons. Not having secure boundaries (access control), nil CCTV nor lighting in this area could allow residents to put their safety at risk as this would allow unauthorised access.
- Signage re entry / exit areas / restricted area –should be implemented, to allow clear direction to persons utilising the property.
- Mailbox areas to be internal of building, with swipe access only for residents and staff. CCTV should be positioned covering this area. A securable parcel drop box should be installed to allow the safe and secure delivery of large parcels to the residents. (Australia post or private couriers should be given swipe passes or phone number to call before delivering items)
- Alternatively, have an arrangement whereby delivery companies can leave large parcels at a building managers office so residents can collect at a different time.
- Information placed in foyer entrance areas, covering delivery of packages policy for residents/occupiers.

Recommendations

The following **Recommendations** may help reduce the risk to your property, staff and residents. If you need advice or assistance, please contact your local New South Wales Police Crime Prevention Officer.

BUSSINESS IDENTIFICATION AND VISITOR ACCESS

- The building number must be prominently displayed at the front of your premise.
- The number should be a minimum height of 120 mm and be visible at night.
- Residential / visitor access should be monitored and controlled at all entries into the premises.
- Maintenance and repair people will carry identification. Ask to see staff ID before admitting them to your premise.

WARNING SIGNS

- Effective signage and/or directional signs can assist in controlling activities and movements throughout the premises and grounds.
- Post warning signs around the perimeter of the premise to warn intruders of what security treatments have been implemented to reduce opportunities for crime.
- Warning. Trespasses will be prosecuted.
- Warning. This property is under electronic surveillance.

FENCES AND GATES

- Install quality security fences around the perimeter of your building to clearly define the property boundaries and restrict access, preferably open-style fencing and gates of similar construction to prevent an offender from using the fence for concealment.
- All gates should be kept shut and locked when not in use.
- Fences and gates should be maintained to assist with the protection of your property.
- Information regarding types of locks can be obtained by contacting Australian Standards.

ACCESS CONTROL

- Windows should be fitted with key-operated window lock sets to restrict unauthorised access.
- Glass may be reinforced to restrict unauthorised access with a shatter-resistant film, or quality metal security grilles or shutters installed.
- Maintain clear lines of sight between the street, neighbouring properties and buildings.
- Bollards or barriers can be installed to reduce the opportunity for ram-raid attacks.
- Limit the number of entry/exit points to restrict unauthorised access.

- By keeping trees and shrubs trimmed it can reduce concealment opportunities and increase visibility when travelling to and from the premise.
- Remove obstacles and rubbish from property boundaries, footpaths and building to restrict concealment and prevent offenders scaling your building.

LIGHTING

- Install security lighting in and around your premise, particularly over entry/exit points to create an even distribution of light with no glare, eg sensor lighting or floodlighting.
- Leave a limited amount of internal lighting on at night to enable patrolling police, security guards or passing people to monitor activities within the premise.
- Consider installing sensor lighting which is cost effective as it only activates when movement is detected within the zone.

LETTERBOX AND POWER BOARD

- The letterbox's should be secured internally with a quality lock set to restrict unlawful access to residents mail.
- The power board should be housed within a cupboard or metal cabinet and secured with an approved electricity authority lock to restrict unauthorised tampering with the power supply.

SURVEILLANCE EQUIPMENT

- Surveillance equipment can enhance the physical security of your building and assist in the identification of people involved in anti-social or criminal behaviour.
- Cameras should be installed in and around the business to maximise surveillance opportunities.
- CCTV equipment can be cost effective, until cost can be justified, fake nonoperational equipment can be fitted as deterrence.
- Digital or video technology should be used to record images from the cameras.
- Installed surveillance equipment should be maintained in working order and regularly tested.
- If a surveillance system is installed, use it.
- Staff should be trained in the correct use of the system.
- Ensure that the requirements of the Surveillance and Privacy Act are adhered to.
- Incorporate a system where if Police require footage, this can be provided in a small amount of time.

NSW Police has a vital interest in ensuring the safety of members of the community and their property. By using recommendations contained within this document, any person who does so acknowledges that:

- It is not possible to make areas evaluated by NSW Police absolutely safe for the community and their property

- Recommendations are based upon information provided by you, and observations made by NSW Police at the time the document was prepared.
- The evaluation/report is a confidential document and is for use by the person/organisation referred to on page one of this document.
- The contents of this evaluation/report are not to be copied or circulated other than for the purpose of the person/organisation referred to at the start of the assessment.

NSW Police hopes that by using the recommendations contained within this report, criminal activity will be reduced and the safety of members of the community and their property will be increased. However, it 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.

NSW Police would like to thank you for your interest in improving the security of your proposed development and in preventing crime in our community. Should you require any further information on the subject covered by this Community Security Assessment, we encourage you to contact Senior Constable Rebecca Leo, Crime Prevention Officer, South Sydney Police Area Command, phone 8338 7399 or 8303 5199.

Regards,



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30/8/21

