

Crime Prevention Through Environmental Design Report

Redfern Place

600-660 Elizabeth Street, Redfern

Submitted to Department of Planning, Housing and Infrastructure
on behalf of Bridge Housing

SSD-51274973



'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.



'Dagura Buumarri'

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



'Gadalung Djarri'

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past, present and emerging.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

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1.0 Introduction

This Crime Prevention Through Environmental Design (CPTED) report accompanies a detailed State Significant Development Application that seeks approval for a mixed-use development at 600-660 Elizabeth Street, Redfern (Redfern Place). The development proposes four buildings comprising community facilities, commercial/office, affordable/social/specialist disability housing apartments and new public links and landscaping.

The project site comprises Lot 1 in DP 1249145. It has an area of approximately 10,850m². Part of the site currently accommodates the existing Police Citizens Youth Club (PCYC) (to be demolished and replaced). The remaining portion of the site is vacant with remnant vegetation.

The SSDA seeks approval for redevelopment of the site, including:

- Demolition of existing buildings.
- Tree removal.
- Bulk earthworks including excavation.
- Construction of a community facility building known as Building S1.
- Construction of two residential flat buildings (known as Buildings S2 and S3) up to 14 and 10 storeys respectively, for social and affordable housing.
- Construction of a five-storey mixed use building (known as Building S4) comprising commercial uses on the ground level and social and specialist disability housing above.
- Construction of one basement level below Buildings S2, S3 and part of S4 with vehicle access from Kettle Street.
- Site-wide landscaping and public domain works including north-south and east-west pedestrian through-site link.

For a detailed project description refer to the Environmental Impact Statement prepared by Ethos Urban.

1.1 This Report

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 of 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 and the International Standard ISO:22341.

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.

The Crime Risk Rating considers the development for the purposes of the proposed design for this SSDA as demonstrated within the Architectural Plans prepared by Hayball, Silvester Fuller and Architecture AND, as well as the Landscape Plans prepared by Aspect Studios.

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, of the following regulation and assessment principles:
 1. Surveillance;
 2. Lighting / Technical Supervision;
 3. Territorial Reinforcement;
 4. Environmental Maintenance;
 5. Activity and Space Management;
 6. Access Control; and
 7. Design, Definition and Designation.

A site inspection was undertaken on the 7th May 2024 between the hours 8:00am and 9:00am to assess the current site conditions, situational crime prevention measures and perceived safety of the existing environment. We understand no change has occurred to the site since that time that would change the recommendations of this report.

1.2 Disclaimer

CPTED strategies must work in conjunction with other crime prevention and social intervention strategies and police operations. By using the recommendations contained in this assessment, a person must acknowledge 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 document was prepared.
- This document 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.

We note that Ethos Urban are not specialist security consultants and therefore cannot comment on specific security measures or system requirements. Therefore, it is recommended that a security consultant with a Class 2A licence under the *Security Industry Act 1997* is engaged to provide specific advice on the placement, installation, monitoring and maintenance of the CCTV network and other security measures such as bollard/barriers.

1.3 Background

Homes NSW has worked collaboratively with the NSW Department of Planning, Housing and Infrastructure (DPHI) and the City of Sydney (Council) over a number of years to develop a planning framework that will facilitate the redevelopment of the site to deliver an increased supply of diverse housing, including social housing.

The project provides an opportunity to deliver a legacy of diverse housing on a site at the heart of both Redfern and the Redfern Estate. Development at this site will aim to bring to life a liveable, flexible and connected community, unlocking the site for public enjoyment, to achieve the goal of delivering quality social, affordable and disability support, homes that prioritise wellbeing.

The ongoing planning process for the Redfern Place project involves the following work being undertaken:

- An SSDA for the design, construction and operation of four buildings, including the surrounding public domain spaces within Redfern Place, including an assessment of planning and environmental impacts. The SSDA will be assessed by the NSW Department of Planning, Housing and Infrastructure and determined by the Minister for Planning and Public Spaces.
- Preparation of a Crime Prevention Through Environmental Design Report in accordance with requirement 7 of the SEARs accompanying SSD-51274973 (refer to **Section 1.4** on the following page).

1.4 Secretary’s Environmental Assessment Requirements

The DPHI have issued Secretary’s Environmental Assessment Requirements (SEARs) to the applicant for the preparation of an Environmental Impact Statement (EIS) for the proposed development. It is known as SSD-51274973.

This report has been prepared having regard to the relevant SEARs as follows:

Environmental Assessment Requirement	Response / Location in Report
7. Public Space Address how Crime Prevention through Environmental Design (CPTED) principles are to be into the development, in accordance with <i>Crime Prevention and the Assessment of Development Applications Guidelines</i> .	This report has been prepared in response to this SEAR.

2.0 The Site

2.1 Site Context

The Redfern Estate is located within the City of Sydney Local Government Area (LGA) and its primary address is 600-660 Elizabeth Street, Redfern. The site is legally described as Lot 1 in DP1249145 and is situated upon the lands of the Gadigal people of the Eora Nation. It is rectangular in shape, covering an area of approximately 10,850m². It has a frontage of approximately 145m to Elizabeth Street to the west, 75m to Phillip Street to the south, 145m to Walker Street to the east and 75m to Kettle Street to the north.

The site is largely vacant (approximately 70% of the entire site). Buildings to the site's southern portion are currently occupied by the Police Citizens Youth Club (PCYC) South Sydney and is currently used for indoor and outdoor recreational purposes (further details in **Section 2.2**).

A locational context and site aerial map are provided within **Figure 1** and **Figure 2** below.

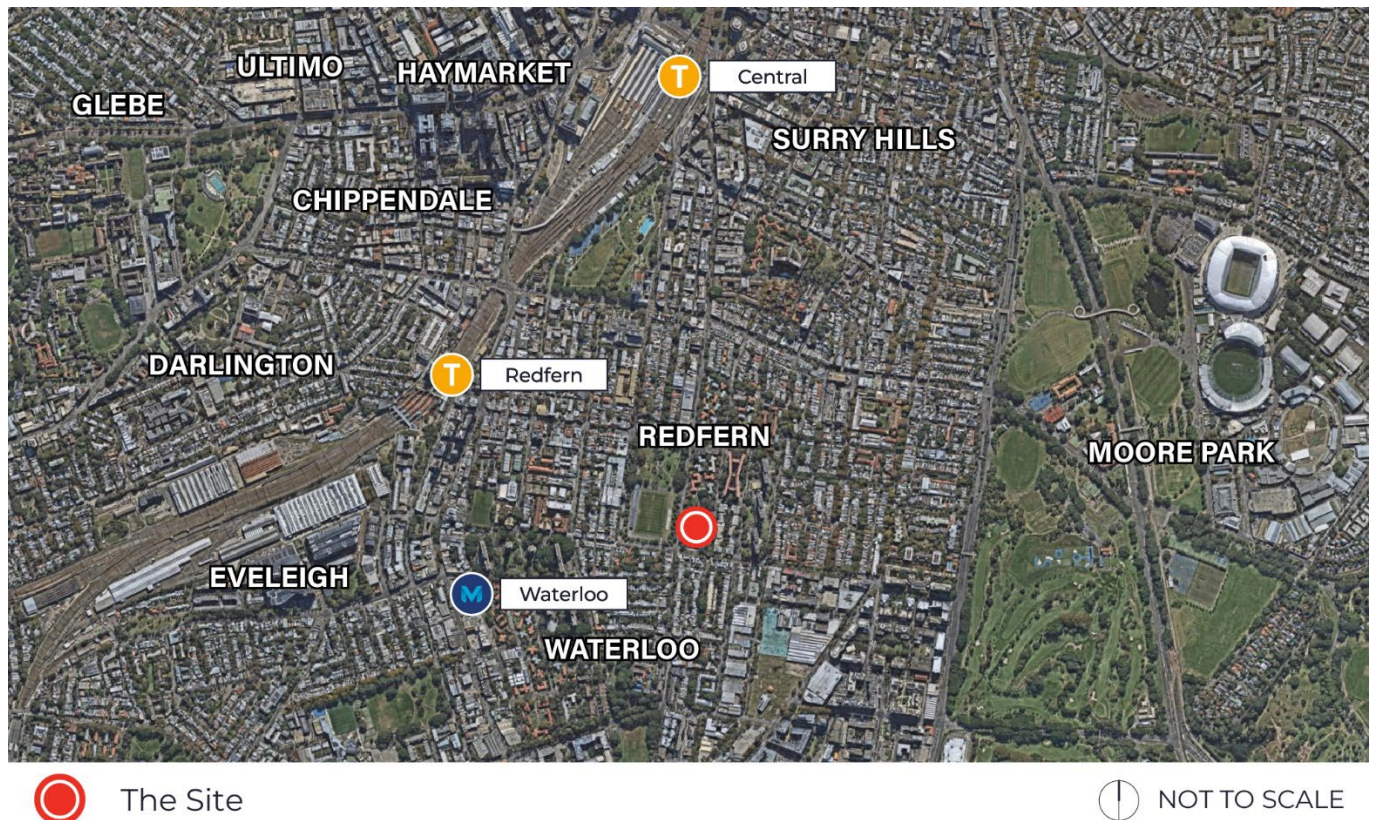


Figure 1 Locational Context Map

Source: Nearmap and Ethos Urban



 The Site

 NOT TO SCALE

Figure 2 Site Aerial Map

Source: Nearmap and Ethos Urban

2.2 Existing Site Conditions

The site is largely unoccupied, with the northern portion of the site currently vacant and comprising general landscaping. The northern portion of the site previously facilitated 18 social housing dwellings which were demolished in 2013. It is currently fenced off and is not publicly accessible. The southern portion of the site currently comprises 3 single storied brick buildings that are leased by the South Sydney PCYC as an active community facility for recreational purposes. It includes an outdoor basketball court, a children's playground, and a hard stand car parking area.

Images of the existing site conditions as described are provided in **Figure 3** and **Figure 4** below and an existing site plan is provided for in **Figure 5**.



Figure 3 Existing PCYC Building

Source: Ethos Urban



Figure 4 PCYC Associated Parking Lot

Source: Ethos Urban

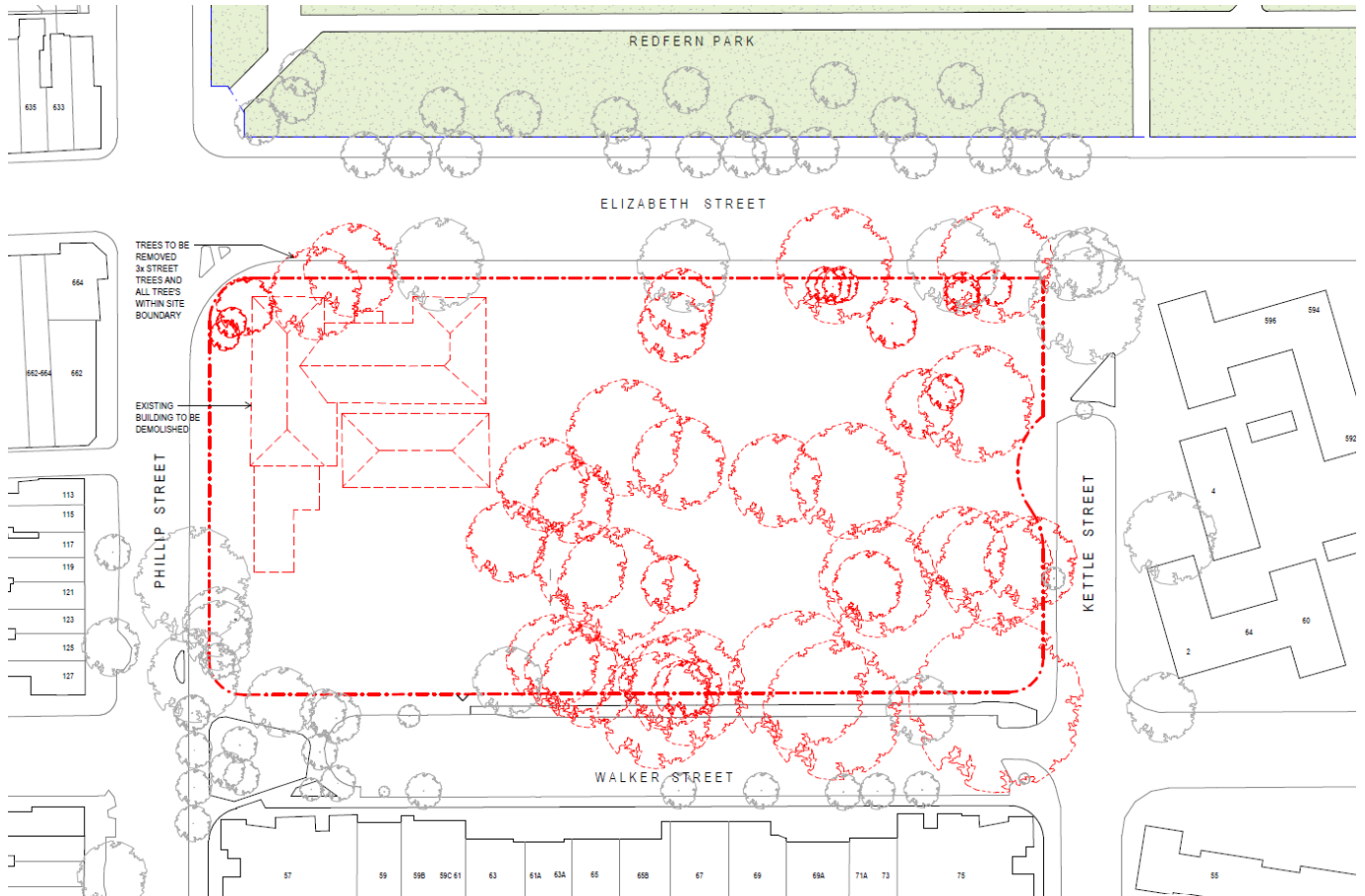


Figure 5 Existing site plan

Source: Hayball

2.2.1 Vegetation

There is a significant amount of existing vegetation located on the site, specifically concentrated within the vacant northern portion of the site. This area includes a large swathe of mature trees located in interspersed areas throughout the site. The site also caters for several medium-large sized trees within this area, specifically along the south eastern and south western edges of the subject site, adjacent to the existing PCYC building.



Figure 6 Existing vegetation within the vacant site

Source: Ethos Urban



Figure 7 Existing vegetation to the immediate north of the PCYC building

Source: Ethos Urban

2.3 Transport and Access

2.3.1 Pedestrian Access

Located in Redfern, an accessible inner-city area, the site benefits from its surrounding extensive pedestrian network, which connects it to nearby public parklands (such as Redfern Park and Waterloo Park). Waterloo Metro Station, Redfern Train Station, the South Eveleigh Precinct, as well as several medium-high density residential areas are also located within walking distance of the site.

Pedestrian access to the site is limited to the PCYC building, with its primary building entrance accessible directly from its Elizabeth Street frontage. Other pedestrian site access can be obtained from the southern Phillip Street frontage, which provides access to the existing at-grade car park.

Images of the existing pedestrian pathways within the immediate surroundings of the site are provided in **Figure 8** and **Figure 9** below.



Figure 8 Existing pedestrian pathway along eastern site boundary adjacent to Walker Street

Source: Ethos Urban



Figure 9 Existing pedestrian pathway along western site boundary adjacent to Elizabeth Street

Source: Ethos Urban

2.3.2 Vehicular Access and Parking

Vehicular access to the site varies depending on the user. Private vehicle access to the existing PCYC parking lot is provided at a small at-grade parking lot located at the Phillip Street frontage. This access arrangement caters for staff vehicle parking as well as smaller loading and servicing vehicles. There is currently limited off-road space for larger trucks to manoeuvre and reverse into the off-street parking area. It is also noted that the at-grade parking area is directly connected to the existing public footpath along Phillip Street, with no clear separation of the spaces provided (refer to **Figure 10**).

It is noted that there are also approximately 7-8 vehicle access gates (refer to **Figure 11**) throughout the perimeter of the vacant section of the site. Public vehicle access is strictly prohibited through these areas, regulated by approximately 2-3m high barbed wire mesh fencing.



Figure 10 *At-grade car park along Phillip Street frontage*

Source: Ethos Urban



Figure 11 *Private vehicle access arrangement at the northern Kettle Street frontage*

Source: Ethos Urban

2.3.3 Security

The entirety of the vacant section of the subject site is fortified by approximately 2-3m high mesh wire fencing, which is lined with angled barbed wire at its peak. As discussed above, there are several sections within this fencing which provide for regulated vehicle access, supported by appropriate transitions from the existing street level.

This perimeter fencing does not line the site boundary at the PCYC location. However, it is noted that there is taller 3-4m mesh wire fencing provided around the perimeter of the basketball courts and outdoor play areas, which assists in controlling access to the outdoor communal spaces on the site. Access into the PCYC building is via the main frontage at Elizabeth Street.

An image of the existing vacant portion fencing treatment and security arrangements for the PCYC building is provided in **Figure 12** and **Figure 13**.

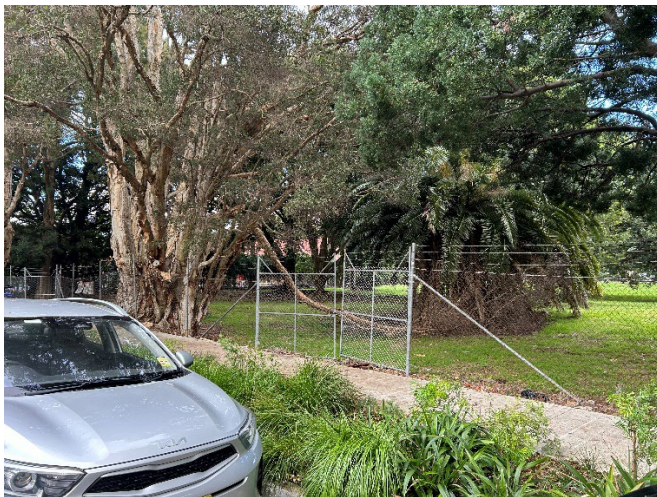


Figure 12 *Existing perimeter fencing treatment throughout the vacant portion of the site*

Source: Ethos Urban



Figure 13 *Existing mesh wire fencing lining the perimeter of the PCYC outdoor spaces*

Source: Ethos Urban

2.3.4 Public Transport Access

The site is currently well serviced by public transport. Particularly, the site is located approximately 850m from Redfern Station and 900m from Waterloo Metro Station, which provides both heavy rail and metro access to the Sydney CBD and Greater Sydney beyond. Access to the bus network is available via bus stops located along

Elizabeth Street and Phillip Street (refer to **Figure 14** and **Figure 15**), with which provides access to routes that service Marrickville Metro shopping centre, Zetland, Kingsford, Matraville and Little Bay.



Figure 14 Existing Elizabeth Street bus stop (opposite side of street)

Source: Ethos Urban



Figure 15 Existing Phillip Street bus stop (opposite side of street)

Source: Ethos Urban

2.4 Surrounding Development

The urban context of the site is characterised by a wide array of land uses, development typologies and architectural styles. The site is also adjacent to four separate heritage conservation areas (HCAs), with varying building forms, including the Redfern Estate, Cooper Street, Baptist Street and Waterloo HCA's. These HCAs are characterised by a range of building typologies including heritage attached terrace houses, 3-4 storey multi-dwelling buildings, as well as a diverse mix of commercial and retail uses, pedestrian focused streets and open space. Furthermore, these areas are also made up of mixed-tenure housing types, including market housing, affordable housing and social housing mixes. The recent urban renewal of Redfern North Eveleigh, Waterloo Metro Station and Waterloo Social Housing Estate has seen a rapid transformation in density and building heights to the west of the site, with a range of recently constructed 15+ storey buildings.

The context of the surrounding site is discussed in more detail below.

North

The site is bordered by Kettle Street and the Kettle Street Reserve to the north, with several 3-4 storey multi-dwelling residential buildings (currently managed by Homes NSW) in this location that directly overlook this area. The 10-storey 'William McKell Place Housing Commission Flats' are also located to the immediate north-west of the site which also provides views into the site from the upper level habitable spaces. This series of medium-density residential development continues further north to Redfern Street and Cooper Street further beyond. On the opposite side of Cooper Street, heritage listed terrace rows continue to Cleveland Street. Refer to **Figure 16** and **Figure 17** on the following page.



Figure 16 *Kettle Street & Kettle Street Reserve to the north*

Source: Ethos Urban



Figure 17 *3-4 storey residential walk-ups to the north*

Source: Ethos Urban

East

The site is bordered by Walker Street to the east, with a series of modern 2-3 storey terrace houses with associated rear-to-kerb parking arrangements located on the opposite side, directly overlooking the site's frontage. The eastern frontage also includes a small public green open space area, separating Walker Street from Phillip Street to the south. Further beyond is a series of ageing higher density buildings, which are approximately 16 storeys in height and supported by significant landscaped setbacks and public open space offerings. Further east beyond contains lower density residential dwellings characterised predominantly by 1-3 storey attached terrace houses and semi-detached dwellings, which continues to the edge of the Eastern Distributor further beyond. Refer to **Figure 18** and **Figure 19** below.



Figure 18 *Modern 2-3 storey terrace housing on opposite side of Walker Street*

Source: Ethos Urban



Figure 19 *Ageing high density building lying further east*

Source: Ethos Urban

South

The site is bordered by Phillip Street to the south, with a series of 1-3 storey terrace houses and semi-detached dwellings located on the opposite side of the street. These buildings orientate their private open space frontages to the site which provide opportunities for passive surveillance in this location. This building form continues further south to Wellington Street. It is noted that these developments are in proximity to Waterloo Park, which is sited to the south-west of the subject site. Further south is the future Waterloo metro station. Refer to **Figure 20** and **Figure 21** on the following page.



Figure 20 Existing semi-detached dwellings and terrace houses

Source: Ethos Urban



Figure 21 Existing medium density development

Source: Ethos Urban

West

The site is immediately adjacent to Elizabeth Street to the west, with Redfern Park and Redfern Oval located on the opposite side of the street. Further west beyond Redfern Park is a variety of 3-6 storey residential walk-up and shop-top housing buildings, which include the Woolworths Metro Redfern store. These places experience higher levels of pedestrian and recreational activity and increase opportunities for surveillance within close proximity to the site. This built form continues further west to George Street, where development begins to transition into more mixed-use activation. Further beyond is Redfern Train Station and the South-Eveleigh precinct, which contains higher density residential, mixed use and commercial buildings reaching up to 15-20 storeys in height.



Figure 22 Existing Redfern Park & oval

Source: Ethos Urban



Figure 23 Existing residential & shop-top housing treatment

Source: Ethos Urban

2.5 Crime Risk Rating

Overall, the Crime Risk of the site is considered to be 'moderate'. This review was based on the observations experienced during a site visit undertaken on 7th May 2024. The elements observed during the site visit are:

- The presence of existing vegetation, spacious grassland, and distribution of large trees within the vacant site, combined with the permeable mesh perimeter fencing, facilitates clear sightlines to the external public domain. This includes enabling both short and long sightlines of the PCYC building, Elizabeth Street, Kettle

Street and Walker Street, significantly aiding the passive overlooking and casual surveillance of the surrounding street network.

- The surrounding streetscape incorporates dedicated pedestrian footpaths, which also include landscaped design elements. These footpaths were observed to have moderate levels of pedestrian usage and were well utilised (likely due to the sites urbanised location in proximity to nearby open spaces and retail offerings). This level of activation demonstrates that the site experiences a good degree of overlooking and passive surveillance.
- Presence of PCYC signage throughout the perimeter of the existing building, as well as the provision of public art along the Philip Street frontage aids the creation of a strong sense of purpose for the southern portion of the site. This also assists the designation of the PCYC building as a key community facility throughout the Redfern area.
- The existing outdoor areas associated with the PCYC include permeable mesh fencing along its perimeter, as well as suitable artificial lighting sources, ensuring that adequate visibility is available across the site.
- Further natural surveillance is provided by the surrounding significant public open spaces within Redfern Park and Oval, Kettle Street Reserve, as well as the small strand of public open space located on the southern end of Walker Street. It is also noted that the permeable mesh perimeter fencing present around the outdoor spaces of the PCYC also enables passive overlooking to occur across the remainder of the site and pedestrian network along Phillip and Walker Street.
- The site is located on the fringe of the Sydney CBD within a highly urbanised environment which typically experience higher rates of crime (however not necessarily higher rates of victimisation).
- Whilst the barbed wire perimeter fencing aids access control, it presents as overly fortified and hostile.
- The vacant portion of the subject site was observed to present an uncared-for space, devoid of activity, territorial reinforcement, and appropriate access control measures. This could be perceived as an unwelcoming area and due to its minimal upkeep in environmental maintenance, can be seen as enticing for after-hours loitering or anti-social behaviour within an unsupervised space.
- Evidence of vandalism (including graffiti or damage to property) and significant litter and rubbish dumping were observed at the site and within its immediate surrounds. In particular, multiple parts of the barbed wire perimeter fencing suggest that several break-and-enter attempts have been made to access the vacant portion of the subject site.
- The eastern side of Elizabeth Street and large portion of Kettle Street has little to no presence of artificial lighting devices observed (with lighting concentrated along the western side of Elizabeth Street and on Walker Street). This, combined with the uncared-for, vacant portion of the subject site immediately adjacent, could have the ability to create a hostile area after daylight hours.
- Approximately half of the 3-4m permeable mesh fencing is covered by vegetation elements which significantly restrict visibility into the northern portion of the PCYC outdoor space, therefore reducing opportunities for natural surveillance and passive overlooking from pedestrian level at Walker Street.

Key site characteristics which have formed this crime risk rating are expressed in the images contained within **Figure 24** to **Figure 35** on the following page.



Figure 24 Existing development interface with Elizabeth Street

Source: Ethos Urban



Figure 25 Existing development interface with Kettle Street and Kettle Street Reserve

Source: Ethos Urban



Figure 26 Existing development at intersection of Kettle Street and Walker Street

Source: Ethos Urban



Figure 27 Existing development interface along Walker Street pedestrian path

Source: Ethos Urban



Figure 28 Existing vegetation cover over the PCYC outdoor area looking from Walker Street

Source: Ethos Urban



Figure 29 Open space at the southern end of Walker Street, adjacent to the PCYC outdoor area

Source: Ethos Urban



Figure 30 Existing treatment of Phillip Street

Source: Ethos Urban



Figure 31 Existing PCYC building and open space interface with Phillip Street

Source: Ethos Urban



Figure 32 Existing terraces and shop-top housing along Elizabeth Street

Source: Ethos Urban



Figure 33 Existing PCYC building interface with Elizabeth Street

Source: Ethos Urban



Figure 34 Existing fence treatment to vacant site adjacent to the PCYC building

Source: Ethos Urban

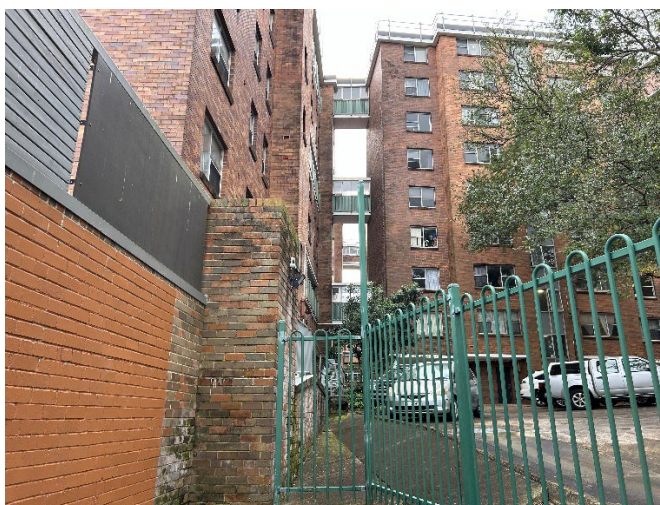


Figure 35 Existing quality of neighbouring higher density development

Source: Ethos Urban

3.0 Description of the Proposed Development

3.1 Overview of the Proposed Development

This report accompanies a detailed State Significant Development Application that seeks approval for a mixed-use development at Redfern Place. The development proposes four buildings comprising community facilities, commercial premises, a diverse mix of residential apartments and new public through-site links and landscaping. It is noted that these offerings will be identified as Building S1, Building S2, Building S3 and Building S4.

The SSDA seeks approval for redevelopment of the site, including:

- Demolition of existing buildings.
- Tree removal.
- Bulk earthworks including excavation.
- Construction of a community facility building known as Building S1.
- Construction of two residential flat buildings (known as Buildings S2 and S3) up to 14 and 10 storeys respectively, for social and affordable housing.
- Construction of a five-storey mixed use building (known as Building S4) comprising commercial uses on the ground level and social and specialist disability housing above.
- Construction of one basement level below Buildings S2, S3 and part of S4 with vehicle access from Kettle Street.
- Site-wide landscaping and public domain works including north-south and east-west pedestrian through-site link.

Full details of the proposed development are set out in the Architectural Drawings and Landscape Plans accompanying the DA, as well as in the EIS (to which this report is appended to). A photomontage of the four new buildings and proposed site plan is provided in **Figure 37** and **Figure 38**.



Figure 36 *Render of Proposed Development – Viewed from North-West*

Source: Hayball



Photomontage of Building S1, facing south-east

Source: Architecture AND



Photomontage of Building S2, facing south-east

Source: Silvester Fuller



Photomontage of Building S3, facing Phillip Street

Source: Hayball



Photomontage of Building S4, corner of Elizabeth Street and Phillip Street

Source: Hayball

Figure 37 Photomontage of proposed buildings

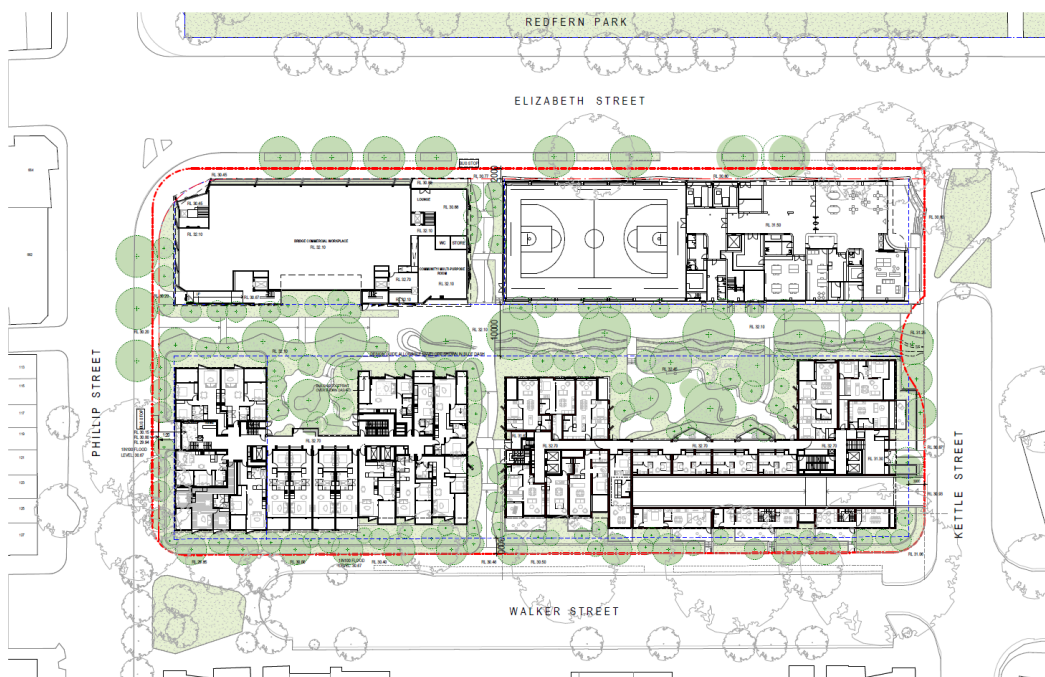


Figure 38 Masterplan of Proposed Development

Source: Hayball

3.2 Access and Amenity

As the site is situated within the inner-city suburb of Redfern, it benefits from an established pedestrian network that is significantly pedestrianised and well serviced by public transport. Direct access to the site is proposed to be provided from all surrounding street frontages, with pedestrian flow channelled through two new through-site linkages, where an extension of the public domain is afforded into the site via an extensive landscaped courtyard/domain area. It is intended that this space will be able to be utilised for passive activity as well as a key meeting place and area of relaxation for residents, visitors, and workers within Redfern Place. Furthermore, the design of the new spatial layout has established several direct access points to the proposed buildings, which has been integrated within the public landscaped elements of the space.

The proposed development incorporates numerous places of amenity offerings, which are summarised below:

- **Through-site linkages**

- Two main through-site links are proposed which each run in a north-south or east-west direction across the site. They are positioned within the central setback spaces between each of the proposed buildings. Ultimately, this positioning enables straight and wide long-sight lines to be clearly established through the site, with ample viewing from street to street. These spaces have a central purpose of channelling pedestrian flow throughout the site, improving the walkability of the existing pedestrian network and access to surrounding key places. Both through-site linkages provide clear access to both courtyard areas (adjacent to the western façade of Building S2 and S3), as well as entranceways to the proposed buildings as part of the broader Redfern Place development. They will be embellished with landscape architectural features.

- **Courtyard areas**

- The privately owned, publicly accessible landscaped courtyard areas, situated to the immediate west of Building S2 and S3, is supported by native landscaping and seating areas. These areas are accessed from ground floor open-to-sky walkways and visually permeable internal seating areas backing directly onto the courtyard space. Overall, the landscaped courtyard areas will act as key gathering spaces within the publicly accessible areas of Redfern Place, enabling both incidental and direct social interaction opportunities between residents, visitors, and workers throughout the precinct. These privately owned, publicly accessible courtyard spaces are indicated in red within **Figure 39**.

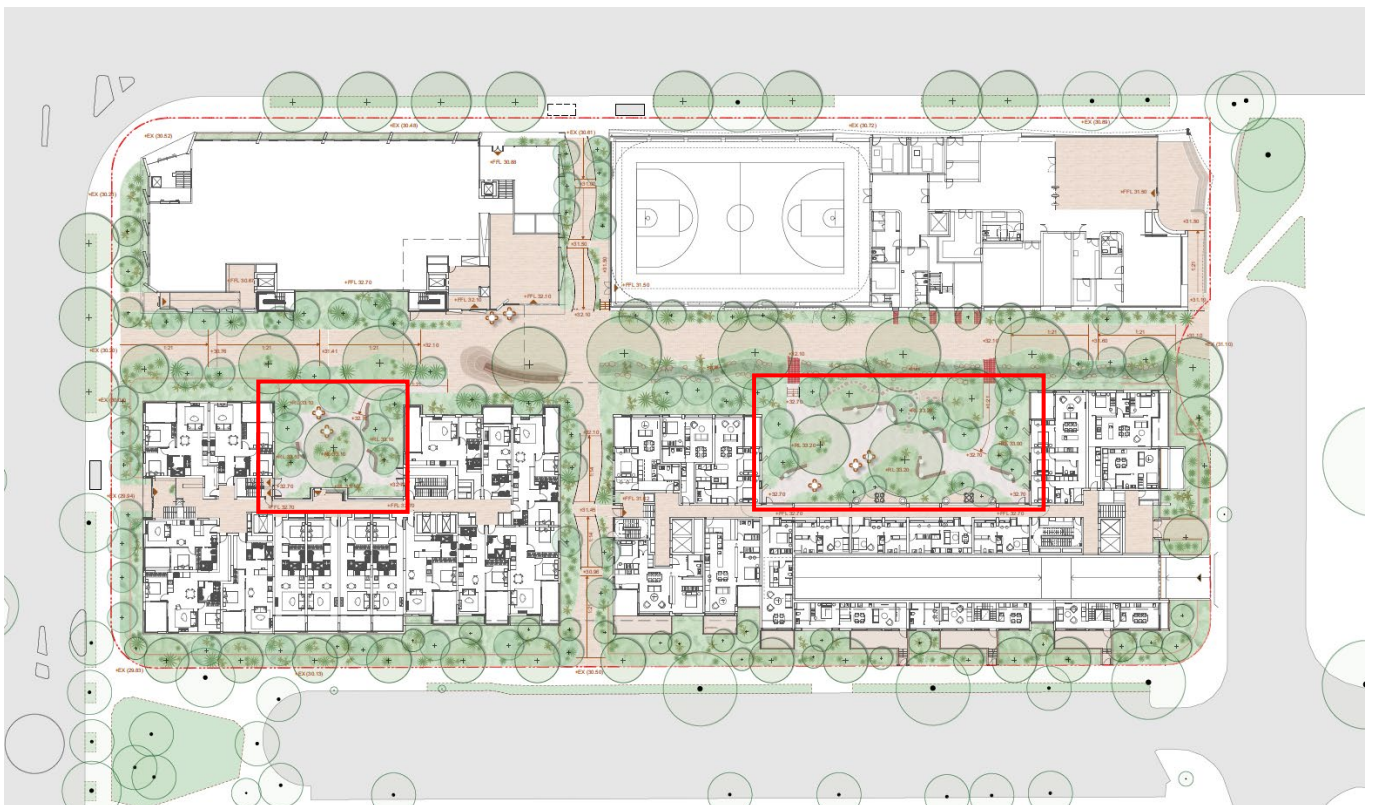


Figure 39 *Proposed Landscape Masterplan (publicly accessible courtyard areas indicated in red)*

Source: Aspect Studios

- **Kettle Street Reserve Interface**

- Subject to engagement with Council, the proposed development will seek to improve the interface to the existing Kettle Street Reserve. It will feature a new clear entranceway within Building S1, as well as broader landscaping improvements throughout the central publicly accessible areas in Redfern Place. It is intended that these positive design interventions within the Building S1 (new PCYC) hardstand lobby/foyer entranceway will enhance the interface to the existing Kettle Street Reserve, providing additional seating opportunities on the subject site for users of the community facility prior to entry.

- **Building S2 and Building S3 ground floor entrances**

- The main entrance points for Building S2 and S3 are provided from Kettle Street (Building S2) and Phillip Street (Building S3). A clear entrance sightline is provided from these access points down the central walkways in both buildings. Particularly, Building S2 includes a parallel, less formal entrance directly from the north-south through site linkage. It is also noted that three apartments on the ground floor of Building S2 are afforded direct access to Walker Street, supported by appropriate landscaping and fencing treatments. All access points to Building S2 and S3 will be regulated through appropriate access control measures, including through two main residential lobby spaces (situated at main entranceways) and key-card access. It is noted that no direct access from the street has been provided where the ground level is above the existing footpath level.

- **Building S1 and Building S4 ground floor entrances**

- Both Building S1 and S4 are designed to include two main pedestrian access points, situated on the north-western corner (Building S1) and north-eastern corner (Building S4) of the subject site. These larger formal accessways will be directly connected to the surrounding pedestrian network and supported with extensive glazing, enabling clear sightlines to be established. An additional public access point is provided on the southern side of the facility, enabling greater ease of access to the internal recreational area during specified event periods. Within Building S4, pedestrian access is also afforded through a secondary, wheelchair accessible ramp along Phillip Street, the community space fronting the central courtyard and the commercial office entry on the corner of Phillip and Elizabeth Streets.

- **Basement access**

- Vehicular access to the site will be provided on Kettle Street to the north of the site. All vehicles will access the site via a single crossover on Kettle Street under Building S2, in the north-eastern end of the site and near the intersection of Kettle Street and Walker Street. This basement entrance/exit will be regulated through an appropriate boom gate system.

- **Loading dock**

- The loading dock is proposed within the basement level and will be shared with residential parking. Access to the loading dock will be provided from the vehicular access ramp from Kettle Street for both entering and exiting traffic.

4.0 Nature of Recorded Crime

Crime statistics obtained from the NSW Bureau of Crime Statistics and Research (BOCSAR) represents criminal incidents recorded by NSW Police. A review of local statistics over the 12 months to December 2023¹ found that the most commonly occurring crimes relevant to within the suburb of Redfern were:

- Non-domestic assault;
- Domestic assault;
- Break and enter – dwelling;
- Steal from motor vehicle;
- Steal from retail store;
- Steal from dwelling; and
- Malicious damage to property.

The frequency of the above crimes in the suburb of Redfern, between December 2020 and December 2023 are detailed in **Table 1** on the following page.

¹ The most recent crime data available in relation to all crimes affecting the suburb of Redfern between December 2020 and December 2023.

Table 1 *Statistics of recorded crime in Redfern (suburb) between December 2020 and December 2023*

Crime	Incidents year from December 2020	Rate per 100,000 persons	Incidents year from December 2021	Rate per 100,000 persons	Incidents year from December 2022	Rate per 100,000 persons	Incidents year from December 2023	Rate per 100,000 persons	2020-2023 Trend	Rate per 100,000 Category
Assault – domestic violence related	112	794.3	79	595.1	121	911.5	117	881.4	Stable	Moderate
Assault – non-domestic violence related	147	1042.6	154	1160.1	129	971.8	163	1227.9	Stable	Moderate
Break and enter – dwelling	46	326.2	34	256.1	74	557.4	68	512.2	Increasing	Low
Break and enter – non-dwelling	10	70.9	12	90.4	18	135.6	16	120.5	Stable	Low
Steal from motor vehicle	60	425.5	43	323.9	72	542.4	75	565.0	Increasing	Low
Steal from retail store	36	255.3	56	421.8	118	888.9	112	843.7	Increasing	Moderate
Steal from dwelling	110	780.1	117	881.4	119	896.4	120	904.0	Stable	Moderate
Steal from person	11	78.0	16	120.5	17	128.1	19	143.1	Stable	Low
Motor vehicle theft	17	120.6	11	82.9	25	188.3	36	271.2	Stable	Low
Malicious damage to property	195	1383.0	160	1205.3	182	1371.0	205	1544.3	Stable	High
Robbery	11	78.0	15	113.0	19	143.1	16	120.5	Stable	Low

As shown in **Figure 40** to **Figure 49**, the BOCSAR database indicates that the site is located within or on the periphery of the hotspot for the above crimes.

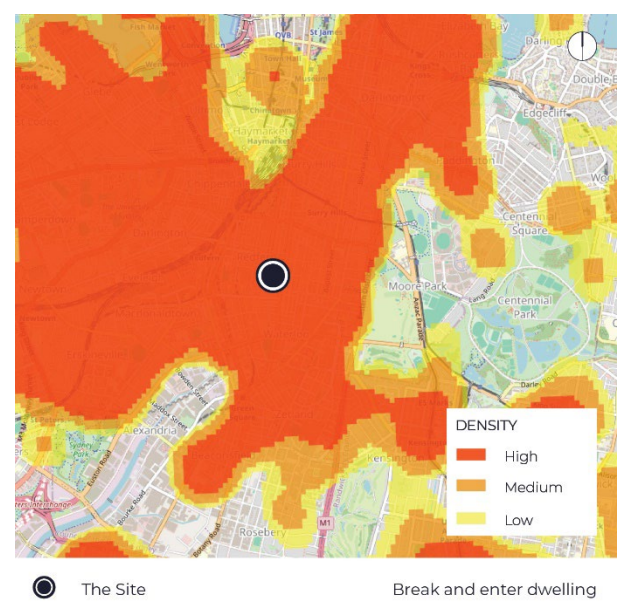


Figure 40 Hotspot – Break and Enter – Dwelling
Source: BOCSAR / Ethos Urban

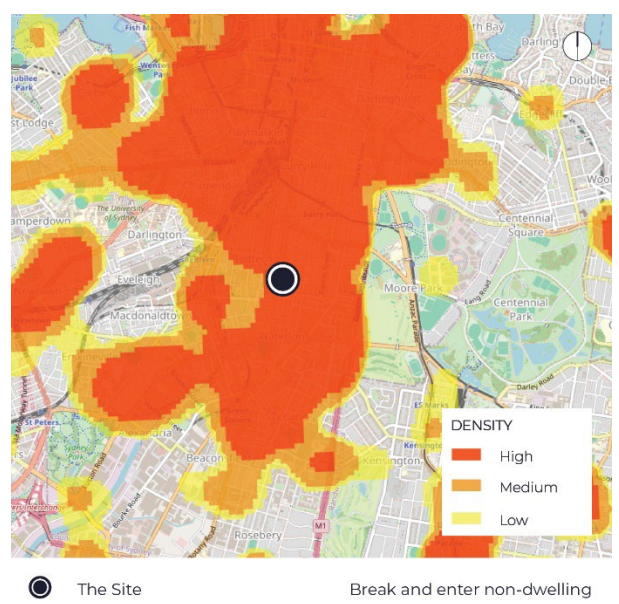


Figure 41 Hotspot – Break and Enter – Non-dwelling.
Source: BOCSAR / Ethos Urban

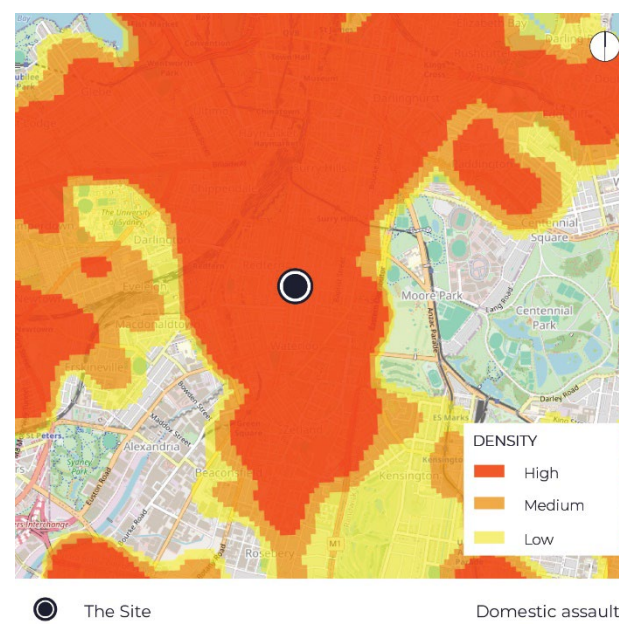


Figure 42 Hotspot – Domestic Assault
Source: BOCSAR / Ethos Urban

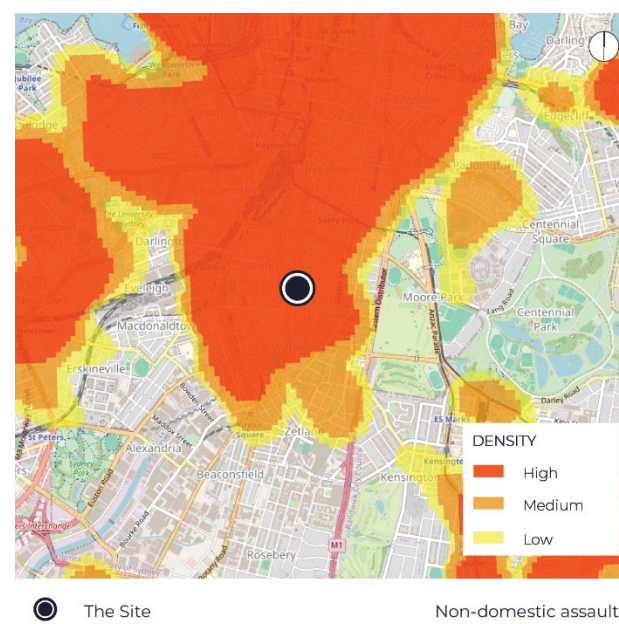
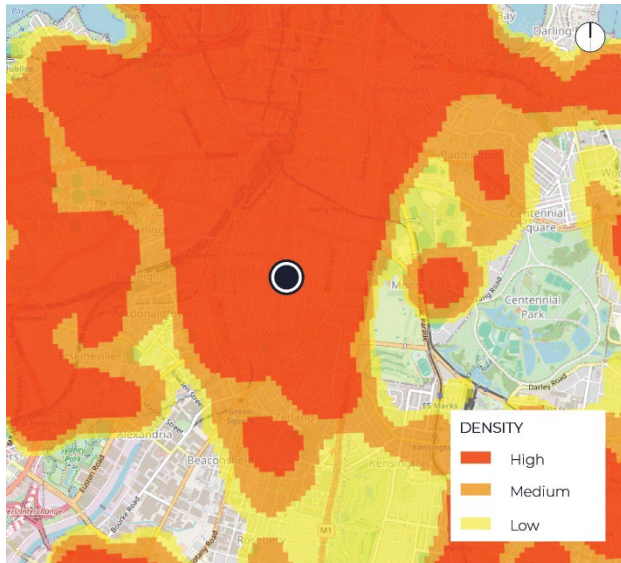


Figure 43 Hotspot – Non-Domestic Assault
Source: BOCSAR / Ethos Urban

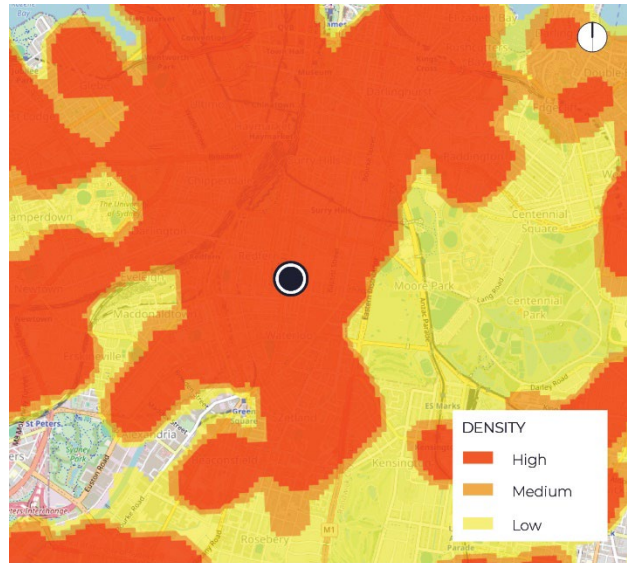


● The Site

Malicious damage to property

Figure 44 Hotspot – Malicious damage to property

Source: BOCSAR / Ethos Urban

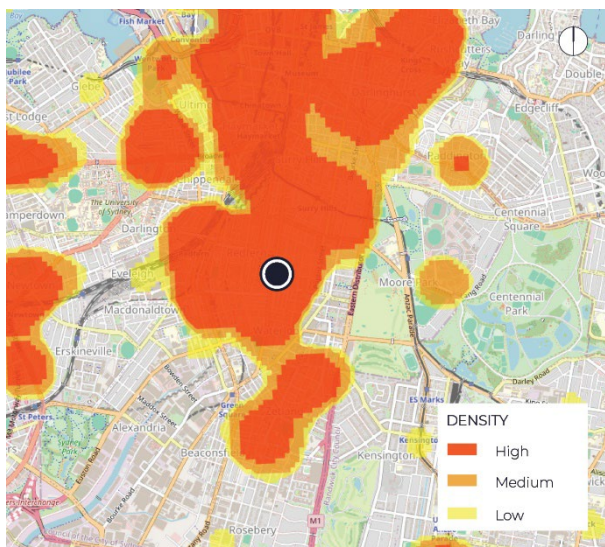


● The Site

Motor vehicle theft

Figure 45 Hotspot – Motor Vehicle Theft

Source: BOCSAR / Ethos Urban

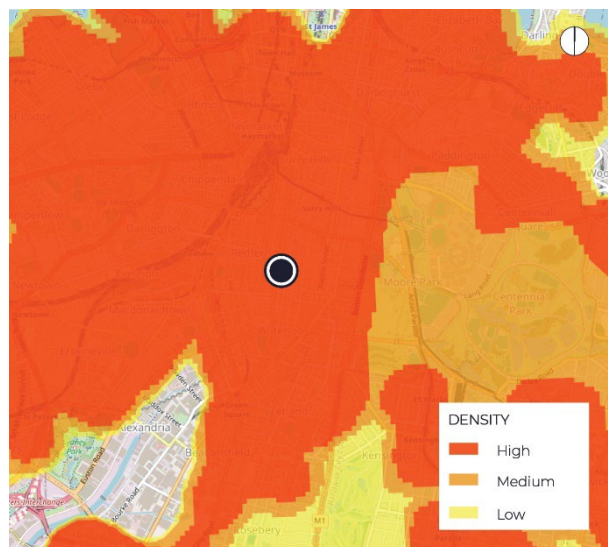


● The Site

Robbery

Figure 46 Hotspot – Robbery

Source: BOCSAR / Ethos Urban



● The Site

Steal from dwelling

Figure 47 Hotspot – Steal from Dwelling

Source: BOCSAR / Ethos Urban

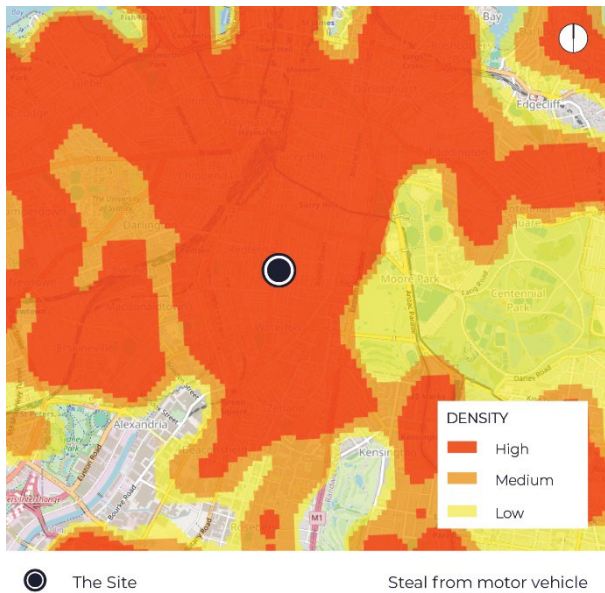


Figure 48 Hotspot – Steal from motor vehicle

Source: BOCSAR / Ethos Urban

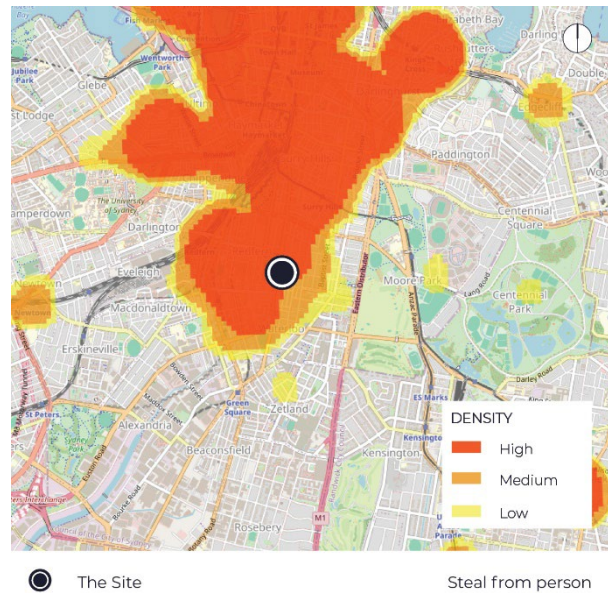


Figure 49 Hotspot – Steal from person

Source: BOCSAR / Ethos Urban

Hotspot mapping indicates 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 with high levels of residents and visitors.

Our experienced review of BOCSAR statistics detail trends that indicate that areas situated within highly urbanised settings (such as Sydney and Parramatta CBDs) are included within these hotspot areas. Given the site's location within an inner-city area on the periphery of the Sydney CBD and in proximity to the Central Station Precinct, Surry Hills and Moore Park fringe areas, as well as high pedestrian flow areas such as Redfern Street, Gibbons Street and Redfern Station further beyond, it is unlikely that there would be more of a moderate risk of victimisation when comparing these statistics relative to other areas of Sydney with higher visitation rates.

As indicated by the available crime data, the main hotspots that may be concerned with the proposal include 'assault – domestic violence related', 'assault – non-domestic violence related', 'break and enter – dwelling', 'steal from retail store', 'steal from dwelling' and 'malicious damage to property'. Specifically, while the crime rate for 'malicious damage to property' is categorised as 'high' by BOCSAR, it is also reported to be at a 'stable' level. Further analysis of the BOCSAR crime trends of the locality suggests that the crime rates for 'break and enter – dwelling', 'steal from motor vehicle' and 'steal from retail store' are increasing. Although, it is noted that the overall crime rates for these crimes remain at a low level, with 'steal from retail store' currently identified at a moderate crime level. This analysis also indicated that the crime rates for the remainder of the hotspots remain at a stable level, with no significant increase in crime rates.

4.1 Crime Generators and Attractors

It is important to understand why locations have become hotspots in order to identify paths to possible solutions. Ultimately, this will facilitate the crime prevention recommendations expanded upon in **Section 6.0**, which aim to contribute to the reduced likelihood of crime affecting the site.

Therefore, it is important to identify any nearby crime generators or crime attracting nodes that could affect the safety of the site. These nodes are identified and summarised below:

- **Crime generators** – places that attract large numbers of people as a result of routine activities (unrelated to crime):
 - **Redfern Train Station:** As a significant transport node for Redfern, as well as the broader Greater Sydney heavy rail network, this station is the second largest railway station in NSW and has a key role in enabling express trains from the west, south and north. Redfern Train Station generates daily patronage 'taps' into the station of approximately 19,636 trips².

² Public Transport Patronage, 2024 <https://patronage.will.au/nsw>. Utilising data from Transport for NSW <https://www.transport.nsw.gov.au/data-and-research/data-and-insights/public-transport-trips-all-modes>

- **Moore Park Entertainment Precinct:** Providing a wide range of sporting, recreational and entertainment events, the Moore Park Entertainment Precinct, which includes Centennial Park, Sydney Cricket Ground, Sydney Football Stadium and the Entertainment Quarter has a key role in attracting very high quantities of visitors both locally, interstate and sometimes internationally.
- **Crime attractors** – places that afford criminal opportunities that are well known to offenders:
 - **Surrounding medium-high density development:** The significant concentration of high density residential (including social housing) development throughout Redfern involves a mix of recently completed and aged housing stocks. Ultimately, this has resulted in several areas throughout Redfern having visibly eroded territorial reinforcement, lighting and technical supervision devices, as well as underdeveloped place management measures. An intensification of these factors could contribute to an increased likelihood for crime to occur. Furthermore, as identified within the hotspot mapping in **Figure 40** to **Figure 49**, the surrounding area has mostly high crime density ratings.
 - **Mixed use character:** The growth in predominantly mixed-use, shop-top housing buildings to the west toward the Redfern to Eveleigh Urban Renewal Corridor has resulted in a greater concentration of diverse land uses and therefore attracts higher levels of visitation.

4.2 Sydney Development Control Plan 2012

The *Sydney Development Control Plan 2012* (Sydney DCP) does not apply. Although it is noted that, Part 3.13.1 of the Sydney DCP relates 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 handholds, concealment and the like.

The detailed design of each of the four buildings within the development, and the public domain interfaces between them demonstrates an ability to achieve compliance with the above objectives. A review of the architectural plans has demonstrated that the designed development can satisfy and complying with the above provisions to provide a safer outcome on site than what currently exists by:

- delivering a development scheme that promotes and showcases good surveillance in and out of the site by way of multiple activated publicly accessible spaces throughout the central walkways traversing the site.
- has appropriate access control measures within residential components by way of inviting arrival zones that are moderated through restricted key card access. Community/commercial components throughout Redfern Place are supported with the provision spacious entranceways, both of which are overlooked by informal and formal guardians throughout the public domain.
- ensures each of the residential apartments that are directly accessible from the surrounding public domain are clearly delineated for private usage, through including relevant bordering landscaping and fencing (reducing any opportunity for illegitimate access), as well as a transitional space between the public and private area.
- ensures that the main north-south and east-west connections within the through-site link and courtyard maintain unobstructed and clear sightlines in each direction, with no opportunity for blind-corners that could create a sense of entrapment or facilitate areas of concealment.

- reduction of fencing throughout the courtyard public domain area, with the residential and community facility buildings utilising glazing and landscaping elements to establish access control and territorial reinforcement. The orientation of key features within the community facility and apartments to the courtyard will also facilitate greater casual surveillance of the area, assisting with visual permeance between the public domain and development area in this regard.
- provides a built form and open space arrangement that communicates good space management and territorial reinforcement whilst not overly fortifying the environment.

Section 5.0 of this report undertakes a detailed assessment with regards to the relevant matters for consideration and exemplifies how 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.

4.3 Crime Prevention Strategy

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

- Increase actual and perceived public safety in city streets and spaces.
- Creating culturally safe and welcoming spaces.
- 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.

The community safety action plan also prescribes a series of objectives to assist in building resilient and connected social housing communities to increase safety:

- Collaborate with the NSW Government, non-government agencies and residents to address safety and amenity issues for social housing residents.
- Provide and support community capacity building initiatives in social housing neighbourhoods to increase tenant participation in increasing safety.
- Coordinate community events to increase opportunities to meet with police, neighbours and local services and increase knowledge about safety.
- Support social housing tenant to influence and contribute to positive outcomes from urban renewal.

The proposed development has the potential to facilitate multiple actions mentioned above, including a range of publicly accessible spaces that have been designed to maximise clear sightlines and passive surveillance throughout its immediately surrounding environment. In doing so, the publicly accessible spaces throughout Redfern Place can be identified as being a culturally safe and welcoming space that has the ability to improve actual and perceived public safety. Within proximity to high frequency transit and public open spaces, Redfern Place can be a vibrant precinct that individuals feel safe in when accessing the residential, community and commercial components of the development.

Furthermore, the ongoing design process has ensured that the scheme has been informed by extensive consultation with Homes NSW, NSW Government Architect, the City of Sydney Council and the Design Review Panel. This government agency consultation and ongoing referral throughout the design process has ensured that relevant safety and amenity issues for social and affordable housing residents have been addressed and monitored at different stages of the design process.

The built form (designed by Hayball, Silvester Fuller and Architecture AND) and landscaping (Aspect Studios) have adopted design interventions that can promote a high degree of social capital and contribute to an outcome on site that is safer than what currently exists.

Further recommendations concurrent with the Community Safety Action 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 highly urbanised context, surrounding mixed tenure development and its position in proximity to high-risk areas, including public transport nodes, surrounding dated medium-high density development and mixed-use precincts, 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 active ground floor areas;
- establishing buildings close to the street frontage and pedestrian areas 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 buildings within Redfern Place itself and to the courtyard and surrounds. The broader site benefits from multiple frontages that are frequented by a moderate amount of foot traffic throughout the day. Due to the site's location in south Redfern, at the edge of Redfern Park and near Redfern Street, the site is surrounded by a setting characterised by highly urbanised land uses and other developments.

Accordingly, the site currently offers a moderate level of natural surveillance. However, for the reasons outlined below, it is considered this SSDA will further maximise opportunities for natural surveillance.

- The through-site link and publicly accessible spaces that cater for north-south and east-west connections through Redfern Place are overlooked by the orientation of the proposed buildings. The activation of these through-site linkages will facilitate a greater level of site usage and will therefore naturally increase opportunities for surveillance and passive overlooking. The high-quality landscaped design provides different areas to sit and dwell within the public domain, aiding its usage as a meeting place for residents and the broader community alike. This will enable greater activation of the space throughout differing times of the day and contribute to better casual surveillance outcomes through the presence of formal and informal guardians in the area.
- The linear design of the north-south and east-west through-site linkages parallel to the raised building levels ensure that a simplified walking pattern is adopted throughout the precinct. Simultaneously, this aids the establishment of two levels throughout Redfern Place, enabling a clear visual linkage from each of the surrounding streets to be realised.
- The layout of apartments as well as indoor and outdoor walkway areas within Building S2 and S3 have been designed so that they have primary orientations towards the external courtyard and publicly accessible areas at the western elevation. The orientation of these apartments and walkway areas towards the courtyard promotes extensive passive overlooking both to and from the development.
- The provision of appropriate privacy measures through the integration of vertical screens into the façade of Building S2, S3 and S4, enabling upper-level apartments to maintain adequate sightlines into the external public domain whilst providing a high degree of visual privacy to these apartment front doors. This will contribute to the visual privacy of residents entering sensitive private locations is regulated.
- The layout of the sports and recreation areas within Building S1 has been designed so that it has a primary orientation towards the external public domain along Elizabeth Street and the courtyard area, supported by extensive glazing. The orientation of this area towards the immediately adjacent public spaces to the development enables a high degree of visibility by formal guardians (PCYC staff) to the external areas.

- The provision of large, elevated entranceways into the community and commercial elements of Building S1 and S4 are able to clearly define its purpose as a key entrance space that delineates its use as a non-residential land-use on site. The scale of these entry spaces are designed deliberately so that they facilitate wide views of the external realm and showcase concierge and lobby spaces that are viewable from the outside.
- The design of internal circulation spaces and semi-outdoor communal areas within Building S2, S3 and S4 ensure that there are short sightlines from external spaces to lift lobby cores and mail rooms.

Despite these high-quality design features that can assist in promoting high levels of surveillance throughout the site, it is recommended that the development is accompanied by adequate lighting provisions and CCTV coverage. This is especially recommended within the basement level, where sightlines between lift lobbies, storage areas, bicycle parking, car parking spaces and waste rooms are not as direct.

Although it is noted that the building alignments and are generally 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. Further recommendations are provided in **Section 6.1**.

Overall, it is considered that the development provides adequate opportunities for natural surveillance throughout the public domain and proposed built form.

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.

Lighting will be provided internally and externally to the development. Any future outdoor lighting is recommended to have Colour Rendering Index (CRI) that is relative to the use of that space and in alignment with the relevant Australian Standards pertaining to outdoor lighting. CRI is a quantitative measure of the ability of a light source to reveal the colours of various objects faithfully in comparison with an ideal or natural light source. The higher the number the more faithfully the colour is represented, with 100 being the highest.

Lighting levels should be adequate to permit facial recognition and allow for informal surveillance. Bright and well distributed lighting should be in place at all of the building's entrances and egress points. 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 several components of the development are intended to be publicly accessible, a CCTV network is recommended to be installed throughout the various areas of the development, including:

- within the courtyard and through-site linkages,
- within larger entranceways associated with Buildings S1 and S4,
- throughout established seating areas within the courtyard area,
- throughout the circulation spaces, concierge/lift areas and various lobbies within each of the buildings,
- throughout the basement level and loading dock area, especially concentrated where short-sight lines are limited.

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 at a future stage. Recommendations pertaining to lighting and technical surveillance 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 residents and visitors through the personalisation, marking, maintenance and decoration of a building or place.

Given that several components of the development are intended to be publicly accessible, the proposal will provide a balanced level of territorial reinforcement that conveys the following ownership cues whilst remaining inviting and accessible for the areas that are designated to be accessed:

- The ground floor level interface within Building S2 will include a mixture of residential dwellings (with locked gates) and landscaping treatments, including a perimeter brick retaining wall and significant boundary planting. Residential private open space areas have an external orientation to Walker Street, with adequate fencing provided around the space. The usage of the retaining wall, fencing and planting boundary treatments will clearly delineate between private and public space. In this regard, the design of these spaces is considered to effectively communicate clear physical barriers and fortifies private space appropriately.
- The upper-level dwellings will include larger format windows (with appropriate screening measures), as well as balcony spaces, allowing a perceivable spatial hierarchy of visual guardianship and reinforcing the strong sense of passive surveillance over the external courtyard and public spaces by informal guardians (residents).
- The presence of informal and formal guardians (such as employees, residents, workers and other concierge staff) throughout the arrival zone of Buildings S1 and S4 and lobby areas of Buildings S2 and S3 conveys a shared sense of ownership across the different mixed tenure elements of Redfern Place. Particularly, it highlights the new PCYC building as a regulated space that is available for public use, whilst clearly indicating the private usage associated with the commercial and residential elements within Buildings S2, S3 and S4.
- The internal central courtyard with north-south and east-west connections is designed to be an open and traversable public space within the private development fabric of Redfern Place. The future management and quality of design for the space is likely to be high and will be subject to regular maintenance to ensure that it is well cared for, thereby strengthening cues of territorial reinforcement.
- A security presence and other staff will be established within the concierge spaces within the PCYC and S4 Building. It is expected that these formal guardians will oversee and manage access into these buildings.
- The PCYC community building will include a large internal recreational space which faces externally towards the Elizabeth Street pedestrian pathway, and both north-south and east-west through-site linkages. The space will have significant visibility through the provision of glazing, providing an outlook to external pedestrianised spaces and exhibiting strong casual surveillance and territorial cues that are capable of signifying ownership and management of space.

Further, the location of staff amenities and concierge spaces within the Building S1 and S4 entrances will increase the presence of both formal and informal guardians across the site as various personnel occupy these spaces. The strategic location of these guardians will increase the risk to offenders and the degree of effort required to enter the buildings unlawfully and commit a crime, as it is commonly thought that supervision provided by employees is more effective as a crime deterrent than surveillance by passers-by. Care must be taken to ensure that these spaces within the mixed tenure fabric of Redfern Place are maintained and well-monitored in the future.

Suitable wayfinding signage at the perimeter of the building/lobby areas and throughout the internal courtyard and publicly accessible areas, along with building / business identification signage associated with Bridge Housing and PCYC, loading dock and back of house areas is recommended to help reduce the opportunities for people to find excuses to gain authorised access and / or loiter in areas of the development, or immediately adjacent to entries. Whilst all public access points are designed to be legible and inviting, signage will further enhance this perception. Further recommendations pertaining to this are provided in **Section 6.1**.

Overall, it is considered that Redfern Place is capable of providing appropriate opportunities for both formal and informal guardians in and around the publicly accessible areas and courtyard spaces, as well as within the concierge/lobby areas of each building. This will assist in deterring offenders and increase the risk of detection and will contribute to the safety of the area.

5.4 Environmental Maintenance

It is commonly understood that area image can impact on feelings of safety and danger, influence local confidence and individual decisions to withdraw or engage in community life. It can also affect the economic prosperity of areas and lessen the likelihood of visitors to return.

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 proposed development will provide a high-quality urban environment which will convey a

clarity of ownership and display both through-site linkages and the associated landscaped courtyards as spaces that are well cared for.

As shown within Architectural Plans prepared by Hayball, Silvester Fuller and Architecture AND, and Landscape Plans prepared by Aspect Studios, the proposal provides a better use and higher quality design outcome for the site in its entirety than what currently exists. 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 the open space and courtyard areas branching off both through-site linkages, as well as the building interfaces with the surrounding street network are monitored regularly with an adequate contractor appointed to ensure that appropriate landscaping care is upheld for these spaces.

Further, high quality public seating situated throughout the ground floor publicly accessible spaces and through-site linkages, as well as the associated landscape architectural design elements within the vegetation corridors present on site should be utilised to lessen the likelihood of damage and to help reduce maintenance costs. Further recommendations pertaining to this are provided in **Section 6.1**.

5.5 Activity and Space Management

Similar to environmental maintenance, there is a strong association between activity and space management, and the fear or perceived fear of crime. Unlike environmental maintenance, this principle endeavours to manage the more dynamic activity and use of space.

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 proposed development has given due consideration to activity and space management, with the mixed usage of Redfern Place for community, commercial and residential uses delineated by the architectural design of each of the buildings and orientation of lobby areas to clearly indicate private residential and non-residential components of the precinct. It achieves this principle in the following way:

- The entry design and inclusion of concierge space within the PCYC building has been designed to denote a regulated space that is available for public use.
- The architectural quality is not delineated throughout Redfern Place, ensuring all buildings and the uses within them present a high-quality architectural expression, facilitating a consistent quality for social and affordable housing units in line with the quality of new market housing developments throughout Redfern.
- The configuration of the circulation spaces within the ground floor entrances of Buildings S2, S3 and S4 provides for well designated and carefully controlled areas that convey clear cues that signify that it is intended for a thoroughfare within a privately owned setting. Consequently, it is considered that the lobby access arrangements for these buildings and gated ground floor residential entrances within Building S2 clearly delineate the access points into the development from the surrounding public domain.
- Fencing, solid perimeter brick retaining walls (with a consistent material palette to the building) and dense battered vegetation is proposed as part of the landscape design and will appropriately define the areas of each of the buildings (particularly the private residential uses of ground floor apartments) as separate private places. This will clearly delineate the residential and commercial components of the overall development from the surrounding public domain and community PCYC facility.
- Both courtyard areas are clearly delineated from the publicly accessible through-site linkages, with more significant landscaping elements and smaller entranceways indicating the intended private use of both spaces for residents throughout Redfern Place.
- The proposed seating areas within the courtyards of the internal spaces demonstrate a positive contribution to the effective activity/space management of the through-site linkages and secondary residential building entrances. This is displayed in coordination with the design of Buildings S2 and S3, which provide their respective secondary entrances leading onto the seating areas, enabling consistent passive overlooking of the space from formal and informal guardians.

Through the abovementioned design parameters, the proposal conveys clear cues that each space is designed for its designated purpose and can be managed appropriately. In combination with clear wayfinding signage, this will further contribute to effective activity and space management across the site. Further recommendations pertaining to this are provided in **Section 6.1**.

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 of each of the building and to control unauthorised access into the different parts of Redfern Place, particularly given the high volume of users and the potential opportunity for offenders to make excuses about their actions with multiple uses provided throughout the precinct.

Redfern Place will incorporate effective passive access control strategies that have been incorporated into the design of each of the buildings, and include:

- Use of secure entry and exit measures into the basement level car parks and loading dock area, such as with secure key card / intercom access and roller doors.
- The appointment of concierge staff / building managers and security personnel on site.
- Careful design consideration of areas that are able to channel and control the flow of people at the ground floor of the residential buildings, including secure access from the main lobby areas, as well as secondary residential building access from the central through-site linkages.
- Separated entrances and restricted access to the different parts of the building, i.e., the residential lobby is accessed from a different location at a separate building interface, away from the ground floor residential access and building maintenance facilities.
- Restricted access will be provided to the residential buildings and commercial floorspace through secure access arrangements, which will prevent unauthorised access into internal spaces.
- Providing of swipe-card access to the central waste room within the combined basement in order to prevent unauthorised access for potential perpetrators concealed within the space.

Further recommendations pertaining to this are provided in **Section 6.1**.

5.7 Design, Definition and Designation

The design of the proposed development is considered to heavily 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 separation of uses in an integrated development.

To further delineate the residential, commercial, community and public thoroughfare uses provided by Redfern Place, it is recommended that clear signage to indicate entry points and facilitate wayfinding be provided to help convey how each space should be used. In particular, clear wayfinding signage should be provided at the entrance points of all buildings (including the secondary entrances within Buildings S3 and S4), as well as throughout internal circulation spaces in Building S1 from its main entrance, as well as loading dock and basement areas to prevent individuals from the public inadvertently or intentionally accessing these spaces.

This is especially important for the publicly accessible through-site linkages and courtyard spaces within the centre of Redfern Place. This will provide an extension of publicly accessible space from the surrounding street network and connect directly to several residential, commercial and community entrances. It is noted that this courtyard space will be clearly delineated as a semi-private space, it should incorporate signage provisions that convey the private building uses and access points adjacent.

The facade of Building S1 (PCYC) and Building S4 (ground floor commercial office) that make up the ground floor spaces incorporate large areas of glazing fenestration and internal lobby areas which are strategically positioned along or in proximity to the north-south length of the publicly accessible courtyard, Elizabeth Street, Phillip Street and Kettle Street in order to maximise opportunities for natural surveillance around all spaces, through the provision of clear sightlines. It is also noted that ground floor apartments within Buildings S2 and S3 are afforded with windows and private open space looking out into this space, although are regulated with adequate visual privacy design interventions.

6.0 Crime Risk Rating & Recommendation

The Crime Risk Rating considers the development as proposed within the architectural drawings prepared by Hayball, Silvester & Fuller, and Architecture AND, as well as the Landscape Plans prepared by Aspect Studios. Acknowledging the existing and future site context along with the issues discussed in Section 2, 4, and 5, the Crime Risk Assessment Rating of the proposed development is rated within the 'moderate' category.

An assessment of the proposal using the CPTED principles has found that, with the implementation of the recommendations, the rating would remain within a 'moderate' category. We note that this category is due to the site's location within Redfern and in the context of the high crime rates as provided for in **Section 3.0**, rather than the high-quality design for the site. Importantly, the design is considered consistent with the principles of CPTED.

The new development will increase population on the site, generating an increase of activity within the new PCYC building, residential buildings and commercial office space, attracting local visitors to the site. Crime will continue to exist outside of the development as is typical of a highly urbanised CBD fringe setting, however the design of Redfern Place has an opportunity to improve the safety and security of the area. In this regard, general operating ongoing recommendations are provided for below to ensure that the development upholds its high quality design in assuring the safety of its occupants.

6.1 Recommendations

6.1.1 Surveillance

- Maintain sightlines to and from each of the buildings within the precinct and its surrounds by ensuring landscaping treatments, signage or other features do not create a significant visual obstruction. This is important for ground floor private open space areas that have an interface with the communal open area.
- Ensure adequate vegetation management is in place to maintain sightlines in key landscaped areas such as throughout the courtyard spaces, the revitalised Kettle Street Reserve and general building landscaping to ensure that there are no opportunities for hiding places or areas that could facilitate blind spots for concealment. It is recommended that the weeding of dense natural undergrowth and pruning of tree canopy below 2m is maintained.
- Consider the design interventions to the ground floor waste rooms to enable open vistas with clear sightlines in and out of these spaces and to minimise its isolation from other basement viewpoints. Suggestions to facilitate this is to provide for an open layout for waste (subject to odour minimising strategies and other appropriate waste management considerations).

6.1.2 Lighting and Technical Supervision

- Ensure that any acute blind corners at building entrances and throughout the courtyard areas (including the immediately surrounding street network) are well lit with bright and even lighting distribution during operation. Consider the use of convex mirrors to achieve visibility around sharp corners where necessary.
- Ensure that the basement is illuminated appropriately to ensure facial recognition is enabled from distance, particularly within the basement corridor between the main switch room and Building S4 waste room to minimise feelings of entrapment.
- A CCTV network is recommended for the basement, each lobby area and building entrance and the overall development and its curtilage. Discrete CCTV systems such as small dome cameras are encouraged.
- 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 strategy should be partnered with the internal and external lighting strategy to ensure facial recognition is achieved in all lighting conditions and an appropriate colour rendering index is achieved.
- A lighting strategy should be developed by a suitably qualified and experienced lighting expert. Constant and sufficient lux and uniformity levels for lighting are particularly important in areas of the future development that are accessible 24 hours 7 days a week, such as:
 - Each of the entry points and their associated foyer areas and surrounding areas for all proposed buildings should be well lit and equipped with CCTV.

- The basement level should be well lit and equipped with CCTV, particularly in areas where concealment opportunities would be present, such as within waste rooms.
- Internal walkway and activity spaces within each of the buildings should be well lit and equipped with CCTV.

6.1.3 Territorial Reinforcement

- Display CCTV security notice signs to convey that the site is under constant surveillance (if applicable).
- Clearly delineate between publicly and privately accessible areas via passive boundaries that do not appear to over fortify private spaces when viewed from publicly accessible areas (such as through landscaping provisions or a low height retaining walls). High fencing is generally discouraged.
- Provide wayfinding signage and building / business identification signage where appropriate to ensure navigation of the site is easily legible so to prevents confusion and deter loitering.

6.1.4 Environmental Maintenance

- Ensure mechanisms are in place to facilitate the on-going maintenance of the basement, buildings and lobby areas, courtyard and external boundary treatments.
- Prioritise the rapid removal of graffiti and rubbish within the site, and the repair of items damaged through vandalism and environmental degrade.

6.1.5 Activity and Space Management

- If feasible, maximise the inclusion of glazed facades with anti-graffiti coatings throughout the ground floor of Buildings 1 and 4 wherever possible to maximise lines of sight and mitigate the risk of damage.
- Ensure business, building and wayfinding signage is appropriate to deter access to private spaces and direct pedestrian movements to desired locations.
- It is recommended that a Plan of Management (PoM) be prepared to ensure that there are standard policies and procedures in place to ensure good management and the ongoing maintenance of the precinct. This PoM should be provided to relevant staff, security and other management personnel within the development, and it should provide the following detail:
 - The management of the courtyard spaces including appropriate security measures and ongoing environmental management procedures. Further detail is also recommended to be provided on the management of access between the internal courtyard and the adjacent ground floor entrance into the Buildings S2 and S3 lobbies, as well as the Buildings S1 and S4 unit front doors.
 - The activity and space management of the through-site linkages and lobby spaces of the residential and non-residential lobbies including mail room and general building access protocols.
 - Overall landscaping elements, providing information on vegetation management procedure and maintenance of external elements such as lighting and seating.
 - Outline any emergency procedure practices and protocols.

6.1.6 Access Control

- Provide secure electronic access measures (security swipe card / key controlled entries / lifts etc.) to all private residential and commercial entrances such as residential lobbies, unit front doors, mail rooms and to boom gates, storage areas and back of house spaces within the basement car park.
- Consider the establishment of secondary security access doors to enter the residential lift lobby area and mail rooms after entering the building front doors within Buildings S2, S3 and S4.
- Ensure that the PoM addresses access controls to be applied for the new PCYC building, specifically due to its semi public and private nature. It is recommended a clear access arrangement through the main lobby entrance is established, ensuring that pedestrian flow is directed through a central clear passageway.
- Ensure access to restricted areas is not created by environmental conditions (i.e. tall trees, climbable seating, fencing or bollards).
- Ensure that fire egresses are alarmed.
- Consider the installation of security doors at any appropriate location to prevent unauthorised individuals from entering restricted areas not intended for public use (such as within the waste room, back of house service areas and mail room where there is residential sensitivity).

6.1.7 Design, Definition and Designation

- A wayfinding and signage strategy should be prepared for Redfern Place to assist in communication directions towards key places (such as the PCYC building, residential lobby areas, respective mailroom areas, basement, the surrounding pedestrian and street network and key sites) to help in avoiding general confusion and prevent aimless wandering or loitering.
- General staff personnel within Buildings S1 and S4, as well as PCYC workers are advised to do routine paroles of their respective buildings (including perimeter laps throughout the courtyard areas) regularly to observe and monitor the use of the area. This should be included in any PoM created for the site.