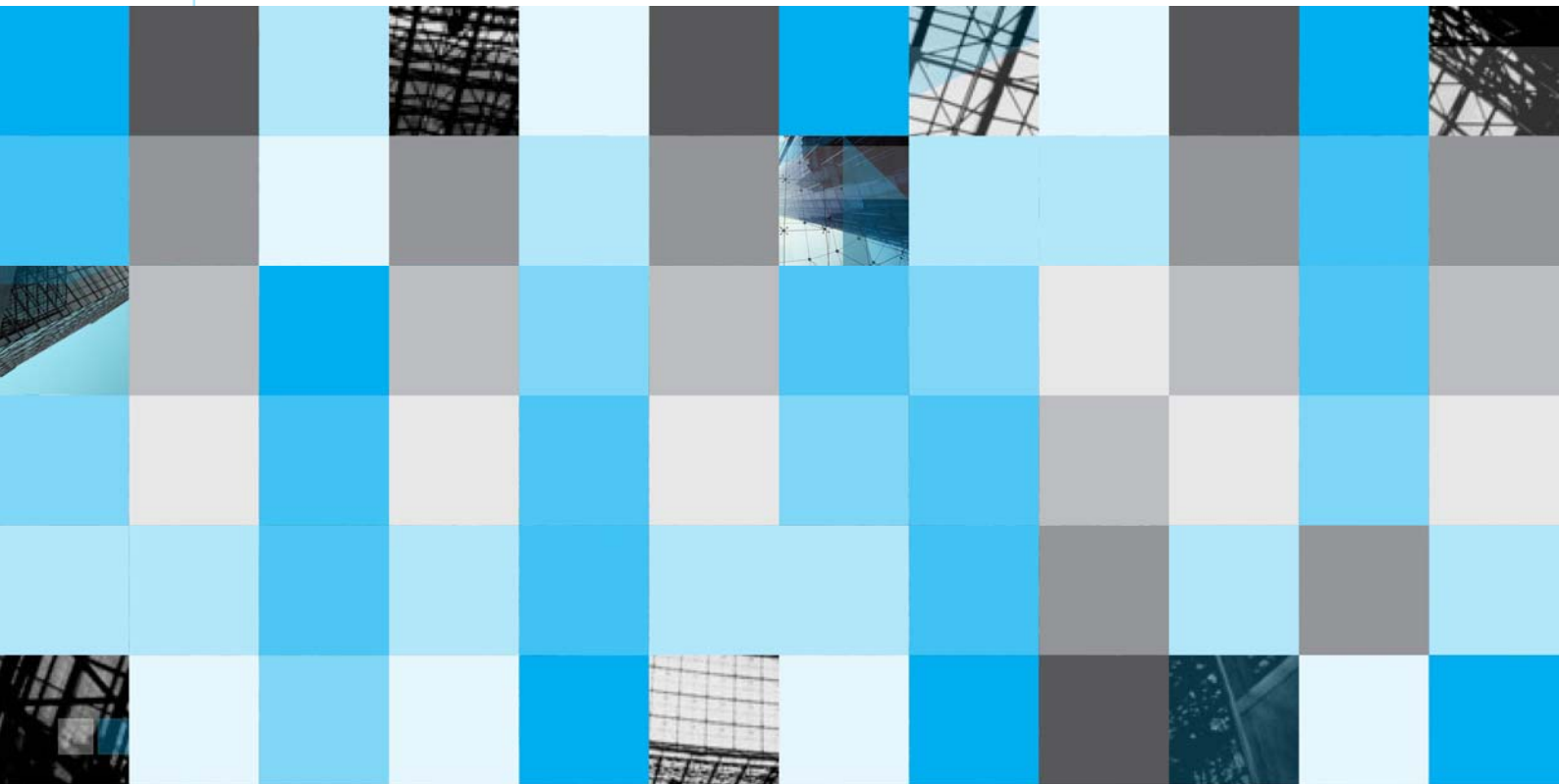




175-177 Cleveland Street and 1-5 Woodburn Street
Redfern

Crime Risk Assessment and Security Management Plan

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**175-177 CLEVELAND STREET AND 1-5
WOODBURN STREET
REDFERN**

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1.0 INTRODUCTION

1.1 Introduction

This document comprises a Crime Risk Assessment and Security Management Plan for a proposed development at 175-177 Cleveland Street and 1-5 Woodburn Street, Redfern.

This Report has been prepared with consideration to the Department of Planning's guidelines entitled "Crime prevention and the assessment of development applications" and comprises a Crime Risk Assessment as well proposed Security Measures.

1.2 Proposed Development

The proposed development is outlined below:

The proposal provides for the erection of a part 5 and part 6 storey mixed use development at 175-177 Cleveland Street and 1-5 Woodburn Street, Redfern containing the following:

- one retail tenancy facing Cleveland Street;
- hotel accommodation with 78 rooms facing Cleveland Street and Eveleigh Street with ground floor lobby facing Cleveland Street and Eveleigh Street; and
- a residential flat building containing 29 apartments facing Woodburn Street.

2.0 CRIME RISK ASSESSMENT

2.1 Objectives of Crime Prevention Through Environmental Design

Crime prevention through environmental design (CPTED) seeks to influence the design of buildings and places by:

- increasing the perception of risk to criminals by increasing the possibility of detection, challenge and capture
- increasing the effort required to commit crime by increasing the time, energy or resources which need to be expended
- reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits'
- removing conditions that create confusion about required norms of behaviour

2.2 Principles of Crime Prevention Through Environmental Design

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

2.2.1 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

2.2.2 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.

2.2.3 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.

2.2.4 Space 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

2.3 Assessment

The table below provides an assessment of the development against the Crime Prevention Through Environmental Design principles.

Principle	Comment
Surveillance	
Clear sightlines between public and private places	The proposed development has been designed to provide clear sightlines between the street and the development. Living rooms of the dwellings within the development and the hotel rooms face both the street and the common open spaces within the development and ensure that a high level of passive surveillance has been achieved. The building design has also avoided any elements behind which offenders could hide.
Effective lighting of public places	All apartment lobbies and courtyard areas will be well lit to avoid poorly lit dark spaces with the use of automated lighting.
Landscaping that makes places attractive, but does not provide offenders with a place to hide or entrap victims	The proposed landscape design within the courtyard provides for low level planting to prevent areas for offenders to hide. The landscaping will also be lit at night on an automated lighting system.
Access Control	
Landscapes and physical locations that channel and group pedestrians into target areas	The proposed development has been designed to define the street edge of the site and the lobbies are used to channel pedestrians into the building through security controlled entry.
Public spaces which attract, rather than discourage people from gathering	The public domain surrounding the site will be upgraded and improved as part of the proposed development.
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.	Entry into the car park is security controlled with swipe access for residents and intercom security for guests. Lobby entries will also be security controlled.
Territorial Reinforcement	
Design that encourages people to gather in public space and to feel some responsibility for its use and condition	The proposed ground floor common open space area is overlooked by dwellings within the development which prevents anti-social behaviour within the space and also results in a sense of ownership over the space.

Principle	Comment
Design with clear transitions and boundaries between public and private space	The development defines the street edge of the site and effectively delineates the 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	The lobbies include a different surface treatment to the adjacent public domain which signifies that they are private property. Access to the common open spaces within the development is security controlled with the common open space areas defined by the building design without complete reliance on gates. The development also used changes in materials to indicate the intended purpose for the various private and common spaces within the development.
Space Management	
Space is appropriately utilised and well cared for	Building management will be responsible for ensuring that the development is routinely maintained. This signifies a sense of care and ownership within the development which serves to prevent crime.

3.0 SECURITY MEASURES

The following security measures will be provided within the development:

- automated lighting to all courtyard areas as well as the residential and hotel lobbies
- night lighting in car parking area and duress alarms provided at select locations
- secure entry to car parking area
- intercom system at residential entry and hotel entry for after hours
- secure access to residential lift lobby by swipe card system
- secure access to residential floor levels by swipe card system in lift
- maintenance of landscaping by building management.

4.0 CONCLUSION

This Crime Risk and Security Report for 175-177 Cleveland Street and 1-5 Woodburn Street, Redfern concludes that the proposed development has been designed in a manner consistent with the principles of Crime Prevention through Environmental Design.

The proposed development provides a high level of engagement with the street and introduces passive surveillance both within the development over the surrounding public domain. The security measures proposed will contribute to the achieving of the objectives outlined above.