

South Sydney Police Area Command
Mascot Police Station
965 Botany Rd
Mascot NSW 2020
Ph: 8338 7399
Redfern Police Station
1b Lawson Square
Redfern NSW 2016
Ph: 8303 5199

D/2020/1197327

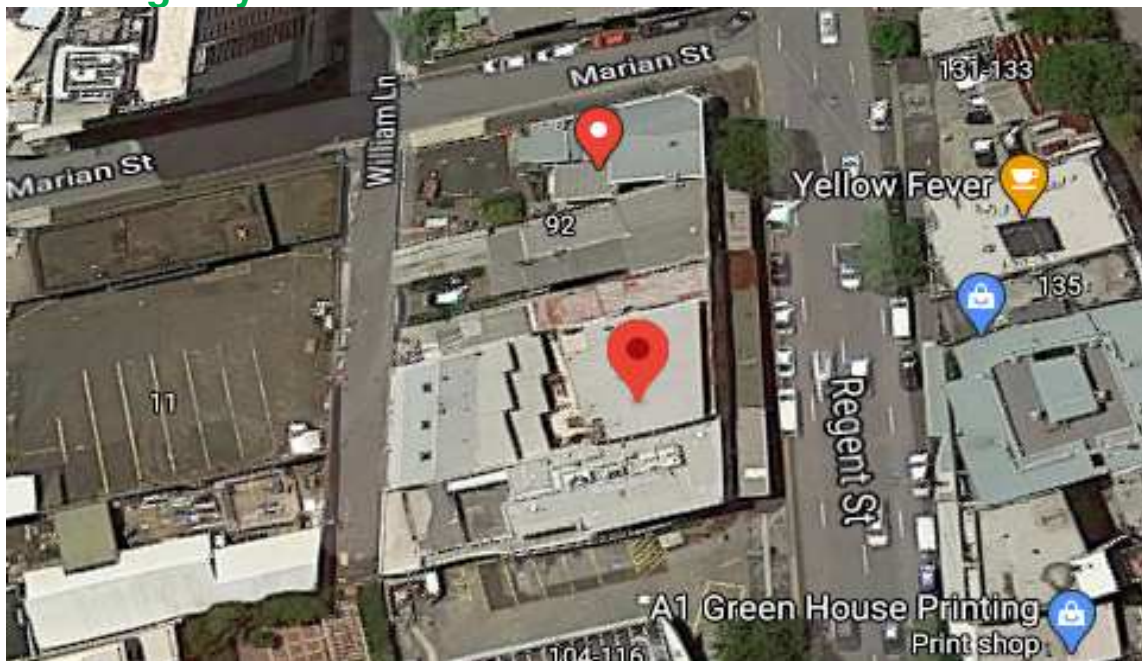
26th November 2020

Attention: Director – Key Sites Assessments

Director – Key Sites Assessments
Planning Services
Department of Planning Industry and Environment
Locked bag 5022
Parramatta NSW 2124

Application Number: SSD 10382
Property: 90-102 Regent Street Redfern

Existing Layout



SOUTH SYDNEY POLICE AREA COMMAND

965 Botany Road, Mascot NSW 2020
Tower B 1 Lawson Street Redfern NSW 2016

T 02 8338 7399 T 02 8303 5199 W www.police.nsw.gov.au
TTY 02 9211 3776 for the hearing and speech impaired ABN 43 408 613 180

TRIPLE ZERO (000)

Emergency only

POLICE ASSISTANCE LINE (131 444)

For non emergencies

CRIME STOPPERS (1800 333 000)

Report crime anonymously

Proposal:

The State Significant Development application seeks approval for a new student accommodation development.

The proposal includes:

- demolition of existing buildings and structures; and
- construction of an 18-storey student accommodation development including 408 beds (comprising of 338 studio rooms, 27 twin studio rooms and 16 single en-suite rooms), communal spaces, on-site bicycle parking, ancillary facilities and ground floor retail premises.

I refer to the above and your correspondence dated 19th November 2020. In accordance with the Environmental Planning and Assessment Act, 1979, Section 79C Crime Prevention Guidelines, a Safer by Design Crime Risk Evaluation has been prepared. As a result of this process a **Medium** crime risk rating has been identified for the proposed development on a sliding scale of **Low, Medium, High** and **Extreme** crime risk.

South Sydney Police Area Command support the proposal however highly encourage, the following crime risks and recommendations be considered.

Identified Issues:

Nil current.

Crime risks:

Potential for the following incidences to occur:

- Break / enter / steal
- Malicious Damage incidents
- Steal from dwelling (Mail / delivery theft / bicycles)
- Steal from retail

Recommendations:

- Mailbox area to be internal of building, with swipe access only and CCTV positioned covering this area.
- Information placed in foyer entrance area, covering delivery of packages policy for students.
- CCTV should be installed and operational at entry / exit points to entrance of accommodation building / retail shops and internal mail room. Further CCTV should be positioned in lift and or stairs leading to accommodation, Internal common areas and corridors.
- CCTV should be installed and operational covering bicycle parking area.
- Adequate lighting should be positioned covering premise and surrounding areas of building to create visibility at night and to reduce opportunity for hidden areas.
- Clear signage of Building number and building name be clearly displayed, with light shining on signs at night to allow clear visibility for Police.
- Warning signs "CCTV in use at all times, trespassers will be prosecuted" to be clearly displayed.
- All shrubs to be no higher than 1 metre, so visibility and clear sight lines can be maintained onto the premise.

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SENSITIVE GOVERNMENT



For any further information or questions in relation to the evaluation contact Senior Constable Rebecca Leo, Crime Prevention Officer, South Sydney Police Area Command on (02) 8338 7399.

Yours Sincerely,

Superintendent HOLLAND
South Sydney Police Area Command

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EXHIBITION OF STATE SIGNIFICANT DEVELOPMENT APPLICATION

90-102 Regent Street, Redfern – Student Accommodation

Application No	SSD 10382
Location	90-102 Regent Street, Redfern (Lots 1-3 Section 2 in DP 3954, Lot 1 in DP 184335, and SP 57425)
Applicant	The Trust Company (Australia) Limited ATF Wee Hur Regent Trust
Council Area	Sydney Local Government Area
Consent Authority	Minister for Planning and Public Spaces

Description of proposal

The State Significant Development application seeks approval for a new student accommodation development. The proposal includes:

- demolition of existing buildings and structures; and
 - construction of an 18-storey student accommodation development including 408 beds (comprising of 338 studio rooms, 27 twin studio rooms and 16 single en-suite rooms), communal spaces, on-site bicycle parking, ancillary facilities and ground floor retail premises.
-

Exhibition Details

The State significant development application, Environmental Impact Statement and accompanying documents can be viewed electronically on the Department's website (www.majorprojects.planning.nsw.gov.au/page/on-exhibition) from **Monday 16 November 2020** until **Sunday 13 December 2020**.

At the time of publishing this advertisement, the Minister for Planning has not directed that a public hearing should be held.

Have your say

Anyone can make a written submission about the Development Application during the exhibition period from **Monday 16 November 2020** until **Sunday 13 December 2020**. If a submission is made by way of objection, the grounds of objection must be specified in the submission.

Your submission must reach the Department by Sunday 13 December 2020. Before making your submission, please read our Privacy Statement at www.planning.nsw.gov.au/privacy or telephone the number below for a copy. The Department will publish your submission on its website in accordance with our Privacy Statement.

To make a submission, use the online form if possible. This is available at www.majorprojects.planning.nsw.gov.au/page/on-exhibition/

If you cannot lodge online, you can write to the address below. If you want the Department to delete your personal information before publication, please make this clear at the top of your letter.

You need to include:

- Your name and address, at the top of the letter only;
- The name of the application and the application number;
- A statement on whether you support or object to the proposal;
- The reasons why you support or object to the proposal; and
- A declaration of any reportable political donations made in the previous two years.

To find out what is reportable, and for a disclosure form, go to www.planning.nsw.gov.au/DonationsandGiftDisclosure or telephone the number below for a copy. Note the disclosure requirements apply however a submission is made.

For more information:

Phone: 1300 305 695

Address: Planning Services, Department of Planning, Industry and Environment, Locked Bag 5022, Parramatta NSW 2124

(Your submission should be marked, Attention: Director – Key Sites Assessments)
