

Crime Prevention Through Environmental Design Assessment

13-23 Gibbons Street Student Housing
Development

Client: Wee Hur Holdings Ltd

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Contents

ACRONYMS 4

1	INTRODUCTION	5
2	LEGISLATIVE REQUIREMENTS	7
3	SITE CONTEXT	9
4	PROPOSED DEVELOPMENT	14
5	METHODOLOGY	16
6	POLICY REVIEW	17
7	CRIME PROFILE	21
8	CPTED ASSESSMENT AND RECOMMENDATIONS	34
9	CONCLUSION	38

FIGURES

Figure 1: Location of the site	9
Figure 2: The site in context	10
Figure 3: View of the existing residential development from the north of Gibbons Street	11
Figure 4: View of the existing residential development from the south of Gibbons Street	11
Figure 5: View of the site from the corner of Margret Street and Gibbons Street	12
Figure 6: View of the rear of the property adjoining the BP service station	12
Figure 7: View of the site from William Lane to the south	13
Figure 8: The adjoining property at 11 Gibbons Street	13
Figure 9: Assault (domestic) from July 2018 to June 2019	27
Figure 10: Assault (non-domestic) from July 2018 to June 2019	28
Figure 11: Robbery from July 2018 to June 2019	28
Figure 12: Theft (break and enter dwelling) from July 2018 to June 2019	29
Figure 13: Theft (break and enter non-dwelling) from July 2018 to June 2019	29
Figure 14: Theft (motor vehicle) from July 2018 to June 2019	30
Figure 15: Theft (steal from motor vehicle) from July 2018 to June 2019	30
Figure 16: Theft (steal from dwelling) from July 2018 to June 2019	31
Figure 17: Theft (steal from person) from April 2018 to March 2019	31
Figure 18: Malicious damage to property	32

TABLES

Table 1	Proposed apartment mix	15
Table 2	Relevant provisions of SDCP 2012	19
Table 3	Sydney LGA Crime Statistics (to June of each year)	22

Table 4	Redfern crime statistics (to June of each year)	24
Table 5	Summary of design recommendations	36

Acronyms

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

1 Introduction

1.1 Overview

Elton Consulting has been commissioned by Wee Hur Holdings Ltd to undertake a Crime Prevention Through Environmental Design (CPTED) assessment of the proposed Student Housing State Significant Development (SSD) at 13-23 Gibbons Street, Redfern, within the City of Sydney Local Government Area (LGA). The proposal includes:

- » Demolition of the existing five storey development
- » Construction and use of one 18 storey student accommodation development, with a total of 419 units and one basement level. The proposed development will comprise a total of Gross Floor Area (GFA) of 10,713m². Details of the development are as follows:
 - > One basement level containing:
 - Bike storage
 - Waste rooms
 - OSD tank
 - Storage
 - > Ground floor and mezzanine levels dedicated to communal spaces, including:
 - Retail unit
 - Managers office and meeting room
 - Games room
 - Communal kitchen
 - Lounge area
 - Study space
 - Cinema
 - Gym
 - Laundry
 - > Levels 2 and 3:
 - Kitchen/Dining room
 - Balcony
 - 54 apartments
 - > Level 4:
 - Common room
 - Meeting rooms
 - Lounge area
 - Terrace
 - 15 apartments
 - > Levels 5-18:
 - 350 apartments

A full set of Architectural Plans have been provided by Allen, Jack and Cottier.

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

- » considers the types of crime prevalent in the area
- » reviews and assesses the design of the proposed development, as identified in the Architectural Plans provided by Allen, Jack and Cottier (25 September 2019)
- » makes recommendations relating to crime prevention elements/treatments to be incorporated in the development design to minimise risk or opportunities for crimes to occur.

1.2 CPTED Principles

CPTED is a situational crime prevention strategy that focuses on the design, planning and structure of the environment. It aims to reduce opportunities for crime by employing design and place management principles that minimise the likelihood of crime. CPTED is based on four key principles:

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

The CPTED principles are achieved by:

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

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

1.3 Disclaimer

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

2 Legislative Requirements

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

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

2.1 Assessment of a proposal

Before a decision can be made on a Development Application (DA) in accordance with Part 4 of the EP&A Act, a consent authority (generally, a local council) must consider the application under section 4.15 of the EP&A Act. Included in Section 4.15 are a number of sub-sections requiring the consent authority to consider the following matters:



Matters for Consideration

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

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

The NSW Department of Planning, Industry and Environment (DPI&E) has prepared guidelines under Section 4.15 of the EP&A Act entitled "Crime prevention and the assessment of DAs: Guidelines under Section 4.15 of the *Environmental Planning and Assessment Act 1979*" (the CPTED Guidelines). These guidelines aim to help councils consider and implement CPTED principles when assessing DAs.

Some Councils have also incorporated specific CPTED provisions within their Development Control Plans (DCPs) as a matter for consideration under Section 4.15.

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

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

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

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

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

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

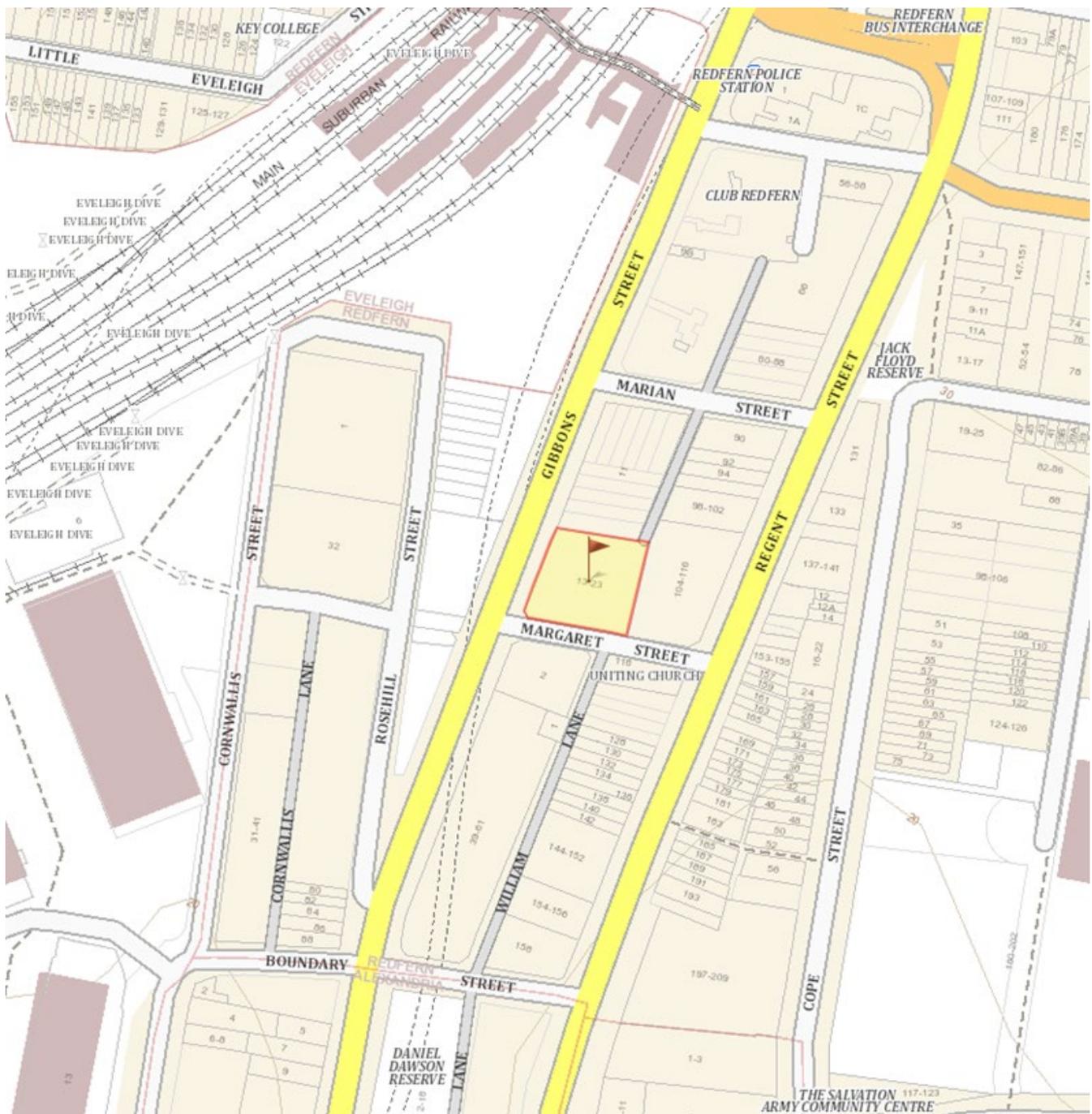
A concept that has emerged more recently is that of Crime Prevention through Environmental Management (CPTEM). CPTED assessments now often consider, and make recommendations about, ongoing management arrangements. This is an important element of ensuring crime prevention is supported not only through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

3 Site context

3.1 Local context

The site is located at 13-23 Gibbons Street, Redfern within the City of Sydney LGA. The site has an area of 1,365m² and is legally described as Lot 6 SP 60485. The Location of the site is identified in **Figure 1** below. The site is relatively square in shape and has frontages to both Gibbons Street and Margaret Street. The site also has access to William Lane at the north eastern boundary of the property.

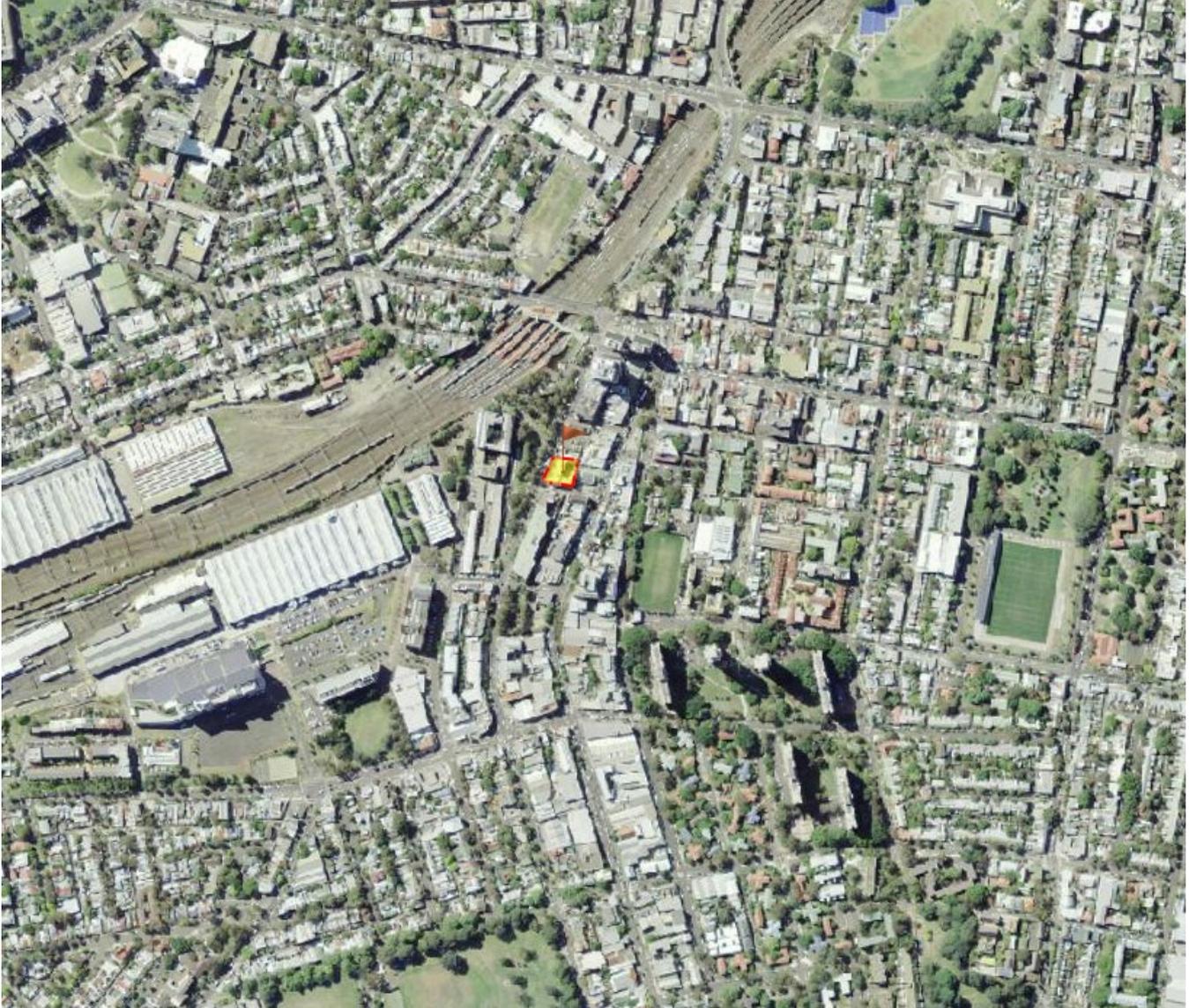
Figure 1: Location of the site



Source: SixMaps

The site is currently occupied by a five-storey residential flat building, which adjoins a service station at 116 Regent Street and a warehouse and carpark site located at 11 Gibbons Street. Vehicle and pedestrian access are currently provided from Margret Street. **Figure 2** below shows the site in context.

Figure 2: The site in context



Source: SixMaps

3.2 Surrounding development

The site is surrounded by four to five storey residential buildings, shop top housing and retail development. A social housing development is proposed to the north of the site, at 11 Gibbons Street, a BP service station is located adjacent to the site to the east, a five storey residential flat building is located opposite the site to the south and Gibbons Street reserve is located on the other side of Gibbons Street to the west.

The site is in close proximity to The University of Sydney, which is a 12 minute walk (950m) to the west and the University of Technology Sydney (UTS) which is a 21 minute walk (1.5km) to the north. The Surry Hills shopping village is 1.2km to the east and Redfern Park is 650m to the west.

The nearest bus stop is approximately 60m north of the site, on Gibbons Street. This bus stop provides access to the 1T3, 54T2, 55T2, 301, 302, 303, 308 and 309 bus routes which have the destinations of Eastgardens Railway Square, Marrickville, Sans Souci and Mascot. Redfern Station is a 3 minute walk of approximately 180m to the

north of the site. Pedestrian infrastructure is well established within the immediate vicinity of the site. Paved pedestrian footpaths are provided on both sides of surrounding streets.

Figures 3 – 8 below identify development surrounding the site.

Figure 3: View of the existing residential development from the north of Gibbons Street



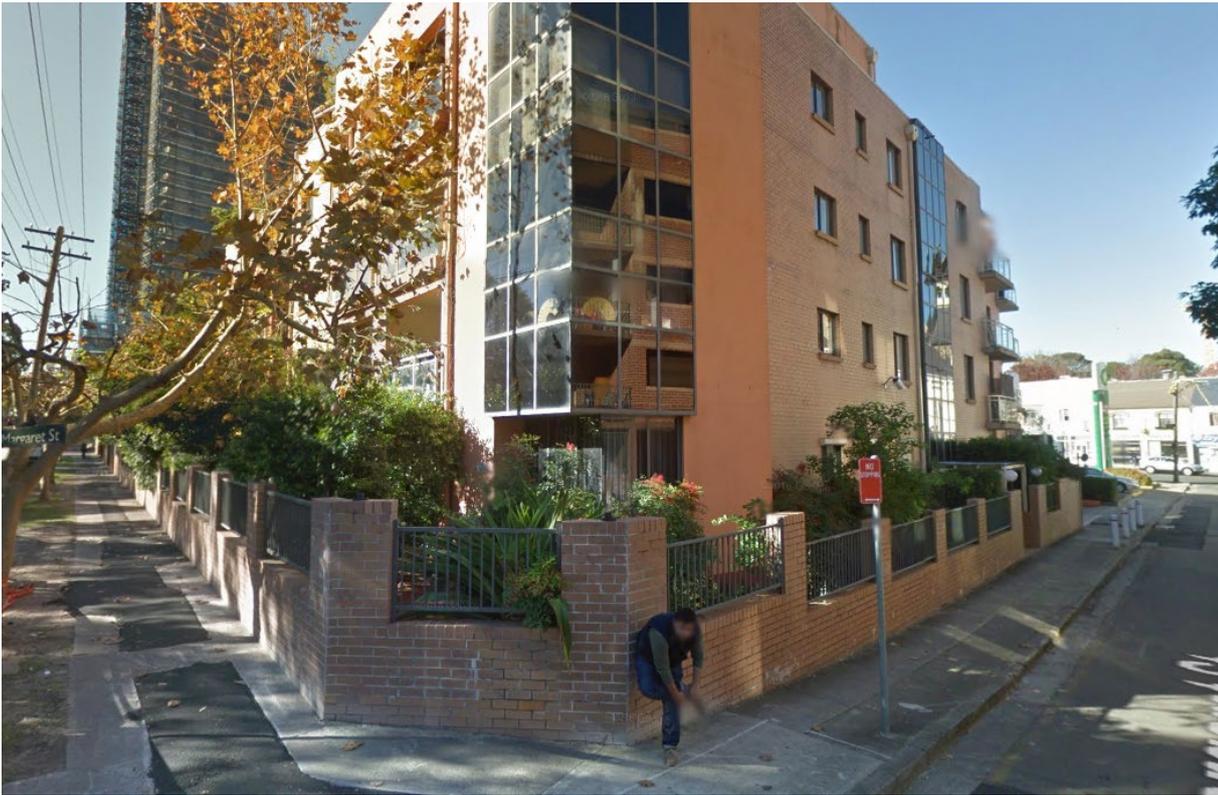
Source: Google street view June 2017

Figure 4: View of the existing residential development from the south of Gibbons Street



Source: Google street view June 2017

Figure 5: View of the site from the corner of Margret Street and Gibbons Street



Source: Google street view June 2017

Figure 6: View of the rear of the property adjoining the BP service station



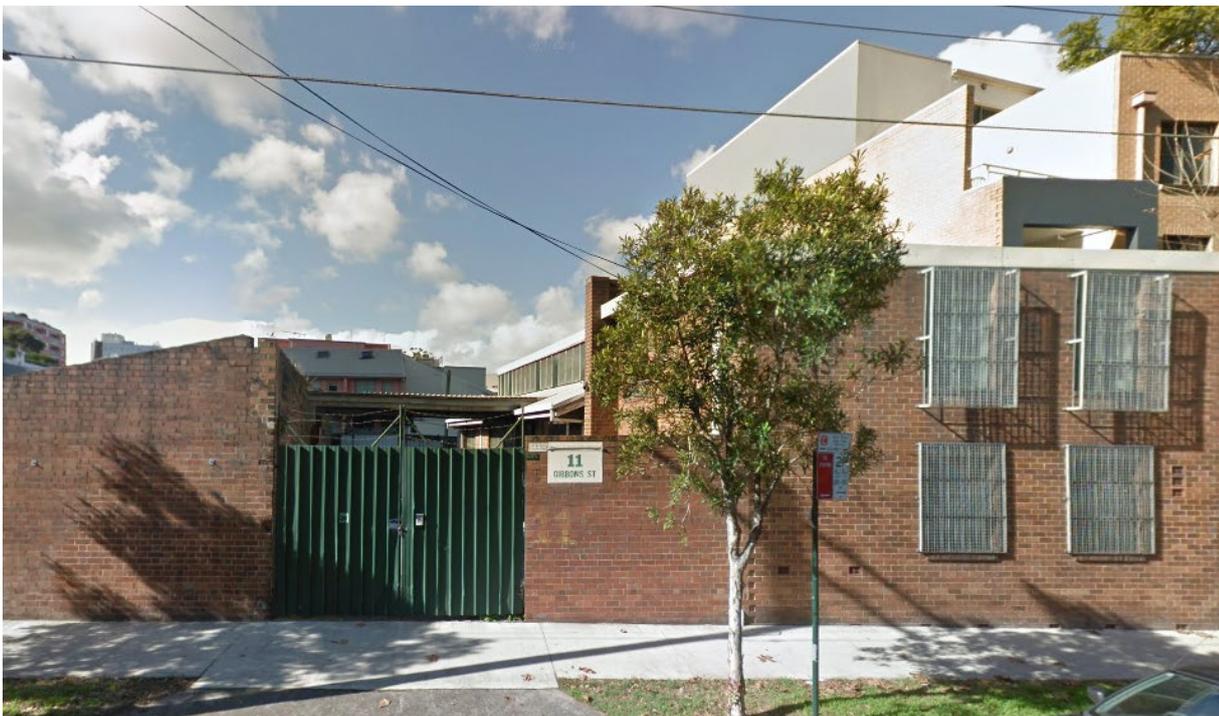
Source: Google street view June 2017

Figure 7: View of the site from William Lane to the south



Source: Google street view June 2017

Figure 8: The adjoining property at 11 Gibbons Street



Source: Google street view June 2017

4 Proposed Development

The proposed development involves the construction is a student housing development, located at 13-23 Gibbons Street, Redfern. The development is classified as SSD on the basis that it falls within the requirements of clause 13 of Schedule 1 of State Environmental Planning Policy (State and Regional Development) 2011, being development that has a Capital Investment Value (CIV) of more than \$100 million.

The detailed SSDA seeks development consent for:

- » Demolition of the existing five storey development
- » Construction and use of one 18 storey student accommodation development, with a total of 419 units and one basement level. The proposed development will comprise a total of Gross Floor Area (GFA) 10,713m². Details of the development are as follows:
 - > One basement level containing:
 - Bike storage
 - Waste rooms
 - OSD tank
 - Storage
 - > Ground floor and mezzanine levels dedicated to communal spaces, including:
 - Retail unit
 - Managers office and meeting room
 - Games room
 - Communal kitchen
 - Lounge area
 - Study space
 - Cinema
 - Gym
 - Laundry
 - > Levels 2 and 3:
 - Kitchen/Dining room
 - Balcony
 - 54 apartments
 - > Level 4:
 - Common room
 - Meeting rooms
 - Lounge area
 - Terrace
 - 15 apartments
 - > Levels 5-18:
 - 350 apartments

The proposed apartment mix is shown in **Table 1** below

Table 1 Proposed apartment mix

Description	Apartments	Beds
Ensuite Dorm	44	44
Studio Standard	363	363
Studio DDA	6	6
Adaptable Studio	6	6
Total	419	419

The proposed development is identified within full set of Architectural Plans have been provided by Allen, Jack and Cottier (25 September 2019).

4.1 Access and parking

Two access points are proposed to be provided from Gibbons Street. Access is also provided via William Lane to the rear of the development. The entry from Gibbons Street enters the development to the on-site reception and is adjacent to the manager's office. This will allow visible on duty staff to monitor and control the flow of both residents and visitors in and out of the building and provides a clear point of contact for students. Rear access to the site via William Lane, provides direct access to the common area.

There is no parking provided on site, however bicycle storage is provided within the basement level.

4.2 Onsite management

There will be an onsite management team present within the development. Staff will be on duty Monday to Friday 8:30am to 7pm and Saturday and Sunday from 11am to 2pm. Night managers will also be present from 7pm until 4am and 3am until 9am Monday to Friday and 4pm until 1am and 12pm until 9am Saturday and Sunday.

Outside of staff duty hours the building will have security-controlled access. The onsite team will deal with all operational matters throughout operational hours. The night manager will deal with all on site operational matters after hours.

4.3 Booking/Registration process

There will be a booking and registration process for all residents in order to ensure that any non-residents entering the development are recorded.

4.4 Building access control system

Access control systems will be installed in the building in order to prevent any unauthorised access.

5 Methodology

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

Part 6: Policy Review

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

Part 7: Crime Profile

- » Desktop site analysis – a safety audit was conducted to assess potential situational crime risks of the site, in accordance with the current NSW policy and practice. The analysis took into consideration the following regulation and assessment principles:
 - > Surveillance
 - > Lighting/technical supervision
 - > Territorial reinforcement
 - > Environmental maintenance
 - > Activity and space management
 - > Access control
- » Review of crime data and statistics to identify potential crime issues - collection and analysis of local and NSW State crime statistics from the Bureau of Crime Statistics and Research (BOCSAR)
- » Consult with Redfern Local Area Command (LAC)

Part 8: CPTED Assessment and Recommendations

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

6 Policy review

6.1 NSW Government CPTED guidelines

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

- » Surveillance
- » access control
- » territorial reinforcement
- » space management.

Surveillance

The attractiveness of crime targets can be reduced by providing opportunities for effective surveillance, both natural and technical.

Good surveillance means that people can see what others are doing. People feel safe in public areas when they can easily see and interact with others. Would be offenders are often deterred from committing crime in areas with high levels of surveillance. From a design perspective, 'deterrence' can be achieved by:

- » clear sightlines between public and private places
- » effective lighting of public places
- » landscaping that makes places attractive, but does not provide offenders with a place to hide or entrap victims.

Access control

Physical and symbolic barriers can be used to attract, channel or restrict the movement of people. They minimise opportunities for crime and increase the effort required to commit crime.

By making it clear where people are permitted to go or not go, it becomes difficult for potential offenders to reach and victimise people and their property. Illegible boundary markers and confusing spatial definition make it easy for criminals to make excuses for being in restricted areas. However, care needs to be taken to ensure that the barriers are not tall or hostile, creating the effect of a compound.

Effective access control can be achieved by creating:

- » landscapes and physical locations that channel and group pedestrians into target areas
- » public spaces which attract, rather than discourage people from gathering
- » restricted access to internal areas or high-risk areas (like carparks or other rarely visited areas). This is often achieved through the use of physical barriers.

Territorial reinforcement

Community ownership of public space sends positive signals. People often feel comfortable in, and are more likely to visit, places which feel owned and cared for. Well used places also reduce opportunities for crime and increase risk to criminals.

If people feel that they have some ownership of public space, they are more likely to gather and to enjoy that space. Community ownership also increases the likelihood that people who witness crime will respond by quickly reporting it or by attempting to prevent it. Territorial reinforcement can be achieved through:

- » design that encourages people to gather in public space and to feel some responsibility for its use and condition

- » design with clear transitions and boundaries between public and private space
- » clear design cues on who is to use space and what it is to be used for. Care is needed to ensure that territorial reinforcement is not achieved by making public spaces private spaces, through gates and enclosures

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.

6.2 A City for All: Draft Community Safety Action Plan 2018 – 2023

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

- » **Safe streets and spaces:** Working with partners to increase actual and perceived public safety in Sydney's streets and spaces as well as management of lighting, CCTV, parks, footpaths, graffiti and waste management. Elements of this priority area include:
 - > Increase actual and perceived public safety in city streets and spaces to ensure they are well lit and attractive
 - > Promote a creative and vibrant night life to reduce alcohol related anti-social behaviour
- » **Crime prevention and response:** Contributing to reducing local crime and supporting initiatives that address domestic and family violence, sexual assault and safeguarding children from abuse. Elements of this priority area include:
 - > Reduce the opportunities for crime to occur
 - > Contribute to reducing domestic and family violence and family violence and sexual assault
 - > Contribute to preventing child abuse and supporting effective responses
- » **Ready and resilient:** Working together to better prepare for and respond to emergencies that may arise, and strengthening community resilience. Elements of this priority area include:
 - > Ensure Sydney knows how to prevent, prepare for, respond to and recover from emergencies
 - > Build resilient connected communities to increase safety
 - > Reduce harm from drugs and alcohol
- » **A safe global destination:** Helping visitors and international students to feel welcome and experience the city safely, and promoting Sydney as a safe place to visit, study and invest. Elements of this priority area include:
 - > Ensure visitors feel safe and welcome in Sydney
 - > Promote Sydney's safety globally
 - > Help international students to live, study and work safely in Sydney

Safe streets and spaces

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

There are over 3,700 licensed premises in the City of Sydney local area, comprising cafes, restaurants, hotels, small bars, registered clubs and nightclubs. From January 2017 to December 2017, there were 1,952 alcohol-related assaults in the City of Sydney local area. The City currently works in partnership with the police, Liquor & Gaming NSW, representatives from liquor accords, venue operators, the community and non-government services to reduce alcohol-related antisocial behaviour. A priority of this partnership is to create a positive social and physical environment around licensed premises to attract patrons and help people to feel and be safe.

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

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

Conclusion

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

6.3 City of Sydney Development Control Plan (SDCP) 2012

The SDCP 2012, provides development controls for the City of Sydney area. Relevant sections of the SDCP 2012 are summarised in **Table 2** below.

Table 2 Relevant provisions of SDCP 2012

Section and objectives	Controls	Compliance
3.13 Social and Environmental Responsibilities		
3.13.1 Crime prevention through environmental design		
(a) Provide a safe environment and minimise opportunities for criminal and anti-social behaviour		
Provisions	1) Active spaces and windows of habitable rooms within buildings are to be located to maximise casual surveillance of streets, laneways, parking areas, public spaces and communal courtyard space.	Complies
	2) In commercial, retail or public buildings, facilities such as toilets and parents rooms are to be conveniently located and designed to maximise casual surveillance to facility entries.	N/A
	3) Minimise blind-corners, recesses and other external areas that have the potential for concealment or entrapment.	The proposed development is capable of complying with this requirement.
	4) Building entries are to be clearly visible, unobstructed and easily identifiable from the street, other public areas and other development. Where practicable lift lobbies, stairwells, hallways and corridors should be visible from the public domain.	Complies
	5) Ground floors of non-residential buildings, the non-residential component of mixed use developments, and the foyers of	Complies

Section and objectives	Controls	Compliance
	residential buildings, are to be designed to enable surveillance from the public domain to the inside of the building at night.	
	6) Pedestrian routes from car parking spaces to lift lobbies are to be as direct as possible with clear lines of sight along the route.	N/A No parking is proposed as part of this development.
	7) Where dwelling units have individual main entries directly from a public space, the entry is to include a clearly defined transitional space between public and private areas.	N/A
	8) Building details such as fencing, drainpipes and landscaping are to be designed so that illegitimate access is not facilitated by the opportunity for foot or hand-holds, concealment and the like.	The proposed development is capable of complying with this requirement.

7 Crime profile

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

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

7.1 Site analysis and risk assessment

The key positive elements of the site include:

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

The negative elements of the site are:

- » There is no street lighting currently present on Margaret Street or down William Lane
- » William Lane provides opportunities for concealment and loitering, both to the south of the site and to the north
- » The park located to the west of the site has a number of large trees which may restrict sight lines and encourage loitering
- » The BP service station to the east is in operation 24/7 and therefore may experience some antisocial behaviour

Overall there are currently relatively few security measures in place on or in the vicinity of the site. There is minimal street lighting and areas of open space which are not well lit. There does not appear to be any CCTV cameras in the vicinity of the site.

7.2 Crime data and statistics

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

7.2.1 City of Sydney LGA

The top offences across Sydney from 2014-2019 include 'Non-domestic assault', 'Steal from retail store', 'Steal from a person', 'Fraud', 'Disorderly Conduct', 'Drug offences' and 'Liquor offences'.

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

- » Assault (non-domestic)
- » Theft:
 - > Steal from person
 - > Fraud

- » Malicious damage to property
- » Disorderly conduct (Offensive conduct)
- » Liquor Offences

Most crimes have remained stable or decreased, with the exception of 'Sexual Assault', 'Indecent assault, act of indecency and other sexual offences' and 'Drug Offences, which have all increased.

The crime statistics for the Sydney suburb are shown in **Table 3** below.

Table 3 Sydney LGA Crime Statistics (to June of each year)

Offence	2014	2015	2016	2017	2018	2019	
Assault	4,727	4,431	4,584	4,475	4,558	4,656	Down 3.3% per year
Domestic	1,022	998	978	998	1,004	1,101	Down 1.5% per year
Non-domestic	3,384	3,134	3,275	3,184	3,281	3,258	Down 3.7% per year
Assault police	321	299	331	293	273	297	Down 4.5% per year
Homicide	7	2	10	4	4	3	No change
Murder	4	2	5	3	3	3	No change
Attempted murder	3	0	2	1	0	0	No change
Murder accessory, conspiracy	0	0	2	0	0	0	No change
Manslaughter	0	0	1	0	1	0	No change
Robbery	487	367	306	263	248	307	Down 11.6% per year
Robbery without a weapon	334	265	211	182	173	228	Down 10.2% per year
Robbery with a firearm	18	15	7	9	7	10	No change
Robbery with a weapon not a firearm	135	87	88	72	68	69	Down 15.2% per year
Sexual offences	519	505	550	616	778	735	Up 4.0% per year
Sexual assault	181	170	214	237	240	266	Up 4.8% per year
Indecent assault, act of indecency and other sexual offences	338	335	336	379	538	469	Up 3.6% per year
Theft	22,650	22,080	19,561	17,653	17,352	16,587	Down 8.8% per year
Break and enter dwelling	961	890	840	724	741	720	Down 8.4% per year
Break and enter non dwelling	772	535	505	575	551	442	Down 13.3% per year
Receiving/handling stolen goods	1,202	1,283	1,317	1,094	1,075	1,115	Down 4.4% per year

Offence	2014	2015	2016	2017	2018	2019	
Motor vehicle theft	390	405	318	346	369	374	Down 3.8% per year
Steal from motor vehicle	2,175	2,079	1,631	1,362	1,165	1,354	Down 11.8% per year
Steal from retail store	2,124	2,398	2,316	2,954	2,861	2,829	Up 2.8% per year
Steal from dwelling	1,216	1,324	1,076	1,042	1,091	1,020	Down 6.3% per year
Steal from person	1,985	1,798	1,582	1,285	1,169	1,060	Down 14.4% per year
Stock theft	0	2	2	0	0	0	No change
Fraud	7,215	6,914	6,015	4,695	4,720	4,167	Down 13.1% per year
Other theft	4,610	4,452	3,959	3,576	3,610	3,506	Down 8.1% per year
Malicious damage to property	3,149	2,782	2,762	2,557	2,644	2,662	Down 6.2% per year
Against justice procedures	4,122	4,122	4,546	4,267	4,121	4,556	Down 1.0% per year
Escape custody	11	11	19	18	9	8	No change
Breach AVO	389	407	429	416	406	508	Stable
Breach bail conditions	2,701	2,774	3,081	2,923	2,807	3,197	Stable
Fail to appear	111	113	107	99	54	53	Down 16.4%
Resist/hinder officer	850	770	843	732	762	726	Down 6.0% per year
Other offences against justice procedures	60	47	67	79	83	64	Stable
Disorderly conduct	2,633	2,216	2,304	2,099	2,030	2,126	Down 7.0% per year
Trespass	478	504	611	668	663	699	Up 4.7%
Offensive conduct	1,361	1,164	1,152	951	958	947	Down 12.2% per year
Offensive language	362	343	321	288	254	237	Down 10.8% per year
Criminal intent	232	205	220	192	155	243	Down 2.1% per year
Drug offences	5,436	6,021	6,664	6,879	7,239	7,343	Up 3.1% per year
More offenses							
Abduction and kidnapping	7	11	6	10	10	7	No change
Arson	63	60	52	42	64	51	Down 7.1%

Offence	2014	2015	2016	2017	2018	2019	
Betting and gambling offences	30	26	36	9	8	21	No change
Blackmail and extortion	10	8	10	9	10	4	No change
Intimidation, stalking and harassment	942	993	993	1,169	1,070	1,329	Stable
Liquor offences	3,498	2,768	3,004	2,679	2,916	3,063	Down 5.5% per year
Other offences against the person	71	61	73	46	24	69	Down 3.7% per year
Pornography offences	22	22	27	12	21	22	No change
Prohibited and regulated weapons offences	556	706	731	676	723	834	Stable
Prostitution offences	1	0	0	0	0	0	No change

'Sexual assault', 'Indecent assault, act of indecency and other sexual offences', 'Steal from a retail store' and 'Drug offences' are the only two categories of crime which have increased in recent years, by 4.7% and 7.5% respectively.

7.2.2 Redfern

The crime rate is relatively high compared to the surrounding suburbs except for suburbs of Haymarket and Sydney where crime rates are higher. The Most prevalent types of crime in Redfern, which relate to the proposed development are 'non-domestic assault', 'fraud' and 'malicious damage to property'. A summary of key crime statistics for Redfern from June 2014 – June 2019 is shown below in **Table 4**.

Table 4 Redfern crime statistics (to June of each year)

Offence	2014	2015	2016	2017	2018	2019	
Assault	383	350	330	382	356	331	
Domestic assault	125	102	107	127	116	101	Down 6.1% per year
Non-domestic assault	239	230	199	231	220	204	Down 5.0% per year
Assault police	19	18	24	24	20	26	No change
Homicide	2	2	2	0	0	0	No change
Murder	1	1	0	0	0	0	No change
Attempted murder	0	0	1	0	0	0	No change

Offence	2014	2015	2016	2017	2018	2019	
Murder accessory, conspiracy	0	0	1	0	0	0	No change
Robbery	39	29	27	19	22	31	No change
Robbery without a weapon	32	17	19	14	18	23	No change
Robbery with a firearm	1	1	0	0	0	0	No change
Robbery with a weapon not a firearm	6	11	8	5	4	8	No change
Sexual Offences	29	37	32	32	43	49	Stable
Sexual assault	12	13	13	14	9	18	No change
Indecent assault, act of indecency & other sexual offences	17	24	19	18	34	31	No change
Theft	1,408	1,331	1,092	998	957	1,121	Down 6.3% per year
Break & enter dwelling	122	89	93	87	81	110	Stable
Break & enter non-dwelling	33	18	29	29	20	25	No change
Receiving/handling stolen goods	115	108	100	96	80	98	Down 5.0% per year
Motor vehicle theft	30	29	28	38	31	36	Stable
Steal from motor vehicle	255	240	125	98	90	128	Down 14.6% per year
Steal from retail store	98	91	58	89	106	106	Stable
Steal from dwelling	148	167	170	123	107	119	Down 6.1%
Steal from person	53	70	58	49	42	51	Down 2.7% per year
Fraud	360	365	269	202	235	262	Down 8.0% per year
Other theft	194	154	162	187	165	186	Stable
Malicious damage to property	327	289	249	250	310	337	Stable
Against justice procedures	929	958	1,053	992	906	984	Stable
Escape custody	1	0	1	0	0	1	No change

Offence	2014	2015	2016	2017	2018	2019	
Breach AVO	65	57	58	58	50	62	Stable
Breach bail conditions	816	857	948	883	813	879	Stable
Fail to appear	1	3	12	2	4	7	No change
Resist/hinder officer	36	40	30	42	30	26	Down 8.1% per year
Other offences against justice procedures	10	1	4	7	9	9	No change
Disorderly conduct	104	86	120	154	82	110	Stable
Trespass	33	30	48	95	36	60	Stable
Offensive conduct	28	29	29	26	19	25	No change
Offensive language	4	6	15	15	12	12	No change
Criminal intent	39	21	28	18	15	13	No change
Drug offences	547	555	505	570	455	391	Down 8.3% per year
More Offences							
Abduction & kidnapping	0	1	0	1	2	2	No change
Arson	10	8	5	4	8	6	No change
Blackmail & extortion	0	0	1	1	0	0	No change
Intimidation, stalking & harassment	69	96	68	120	112	102	Up by 6.0% per year
Liquor offences	28	32	32	21	21	21	Down 7.5% per year
Other offences against the person	4	5	6	2	2	6	No change
Pornography offences	3	3	2	1	0	1	No change
Prohibited & regulated weapons offences	44	73	65	58	43	61	Stable
Prostitution offences	0	0	1	0	1	0	No change

Intimidation, stalking & harassment is the only crime which has increased in Redfern from 2014-2019, by 6.0%.

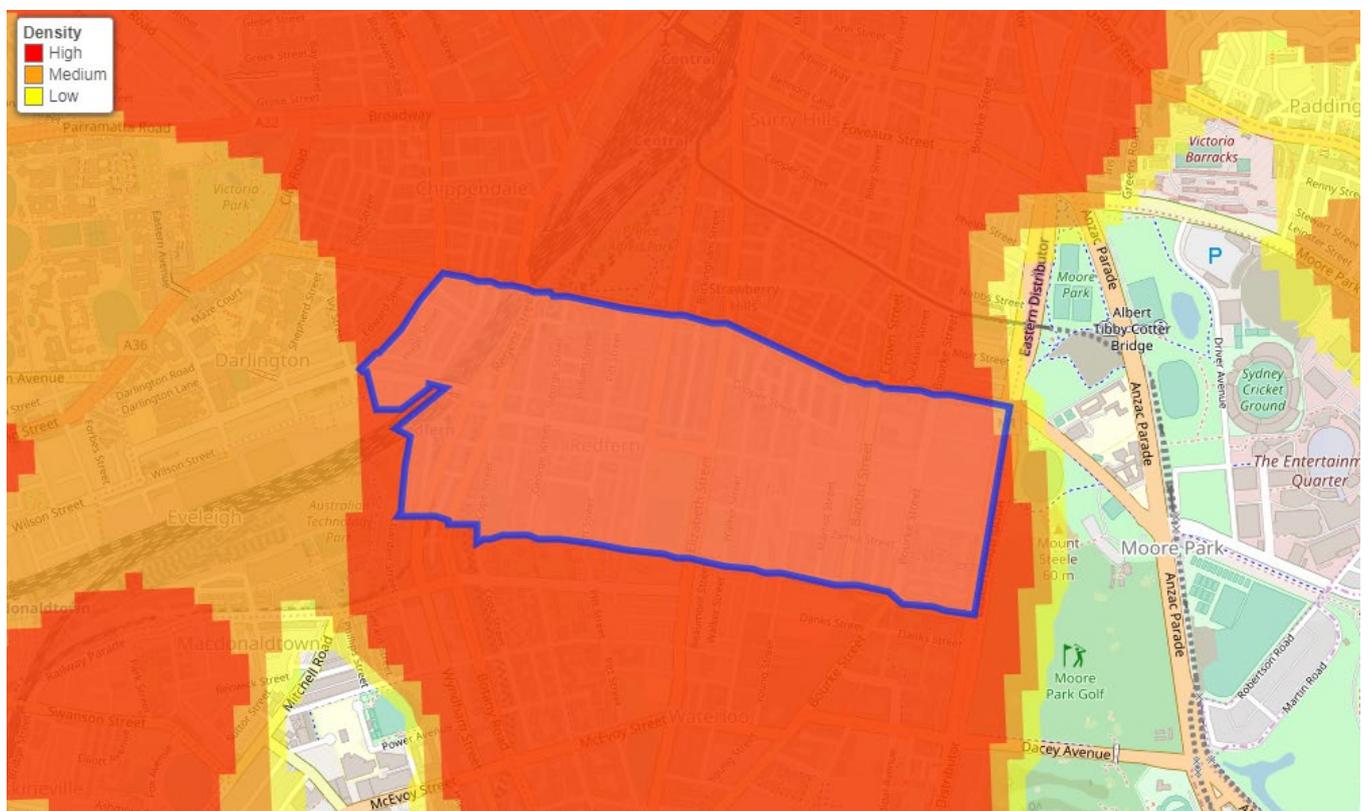
7.2.3 Crime hot spots

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

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

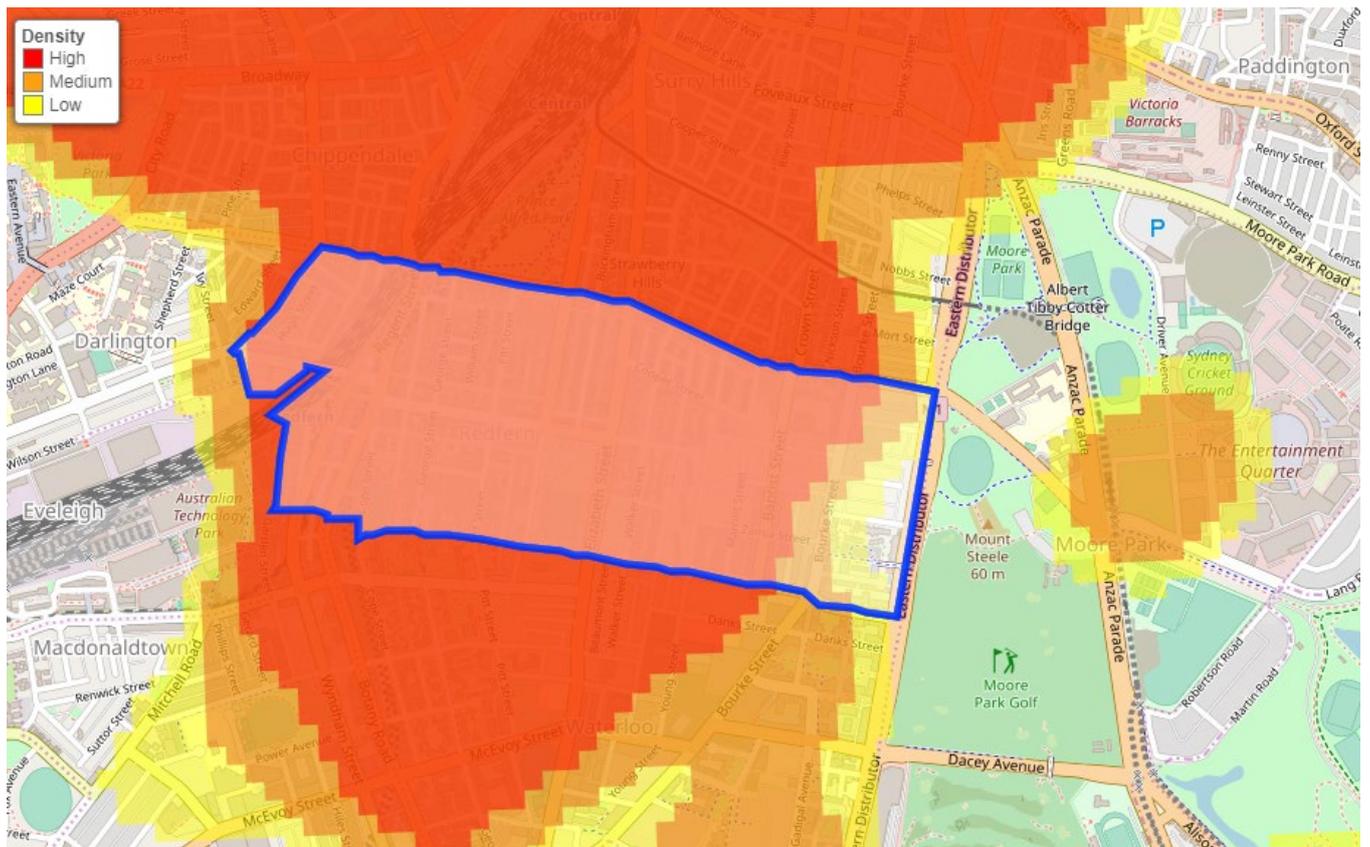
- » Assault
 - > Domestic assault
 - > Non-domestic assault
- » Robbery
- » Theft
 - > Break and enter dwelling
 - > Break and enter non-dwelling
 - > Motor vehicle theft
 - > Steal from motor vehicle
 - > Steal from dwelling
 - > Steal from person
- » Malicious damage to property

Figure 9: Assault (domestic) from July 2018 to June 2019



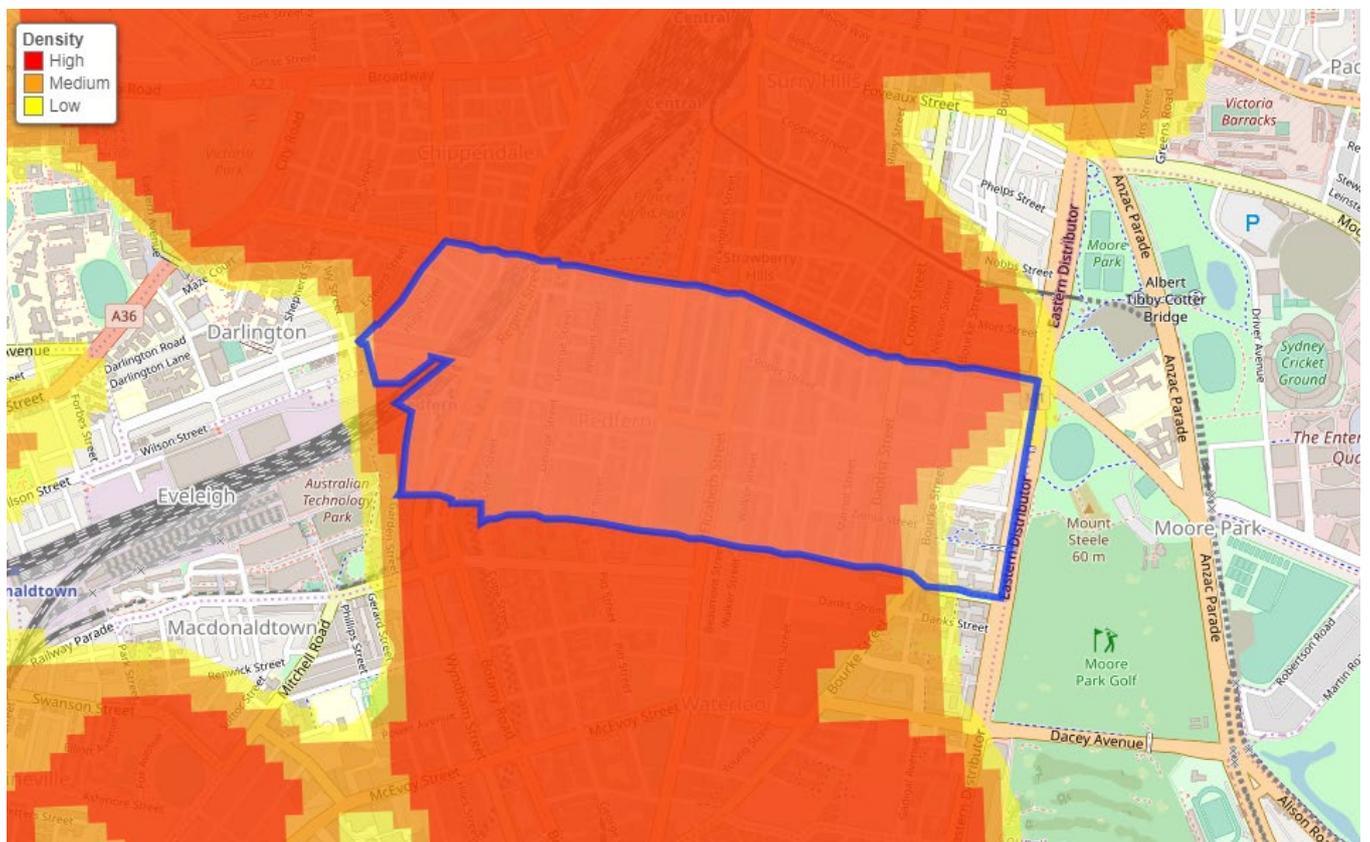
Source: BOCSAR

Figure 10: Assault (non-domestic) from July 2018 to June 2019



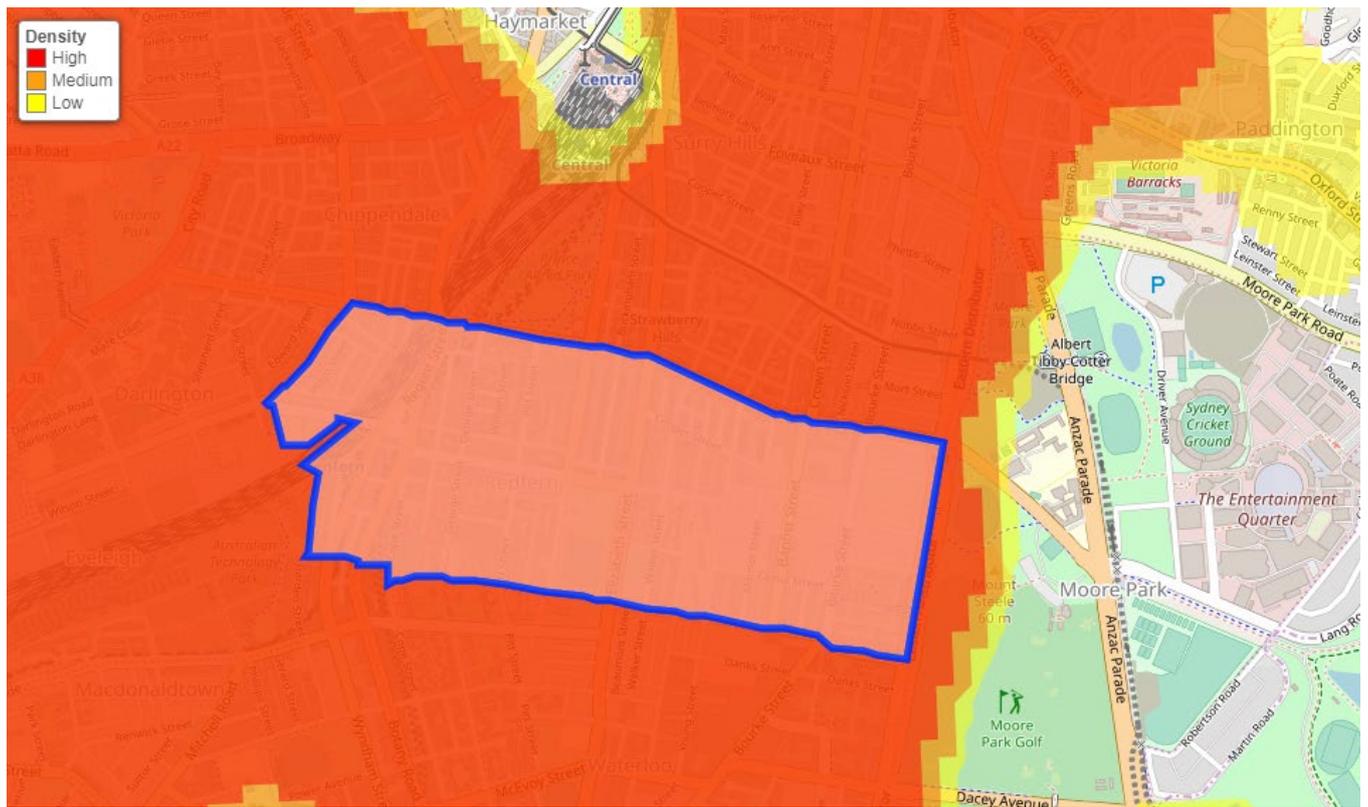
Source: BOCSAR

Figure 11: Robbery from July 2018 to June 2019



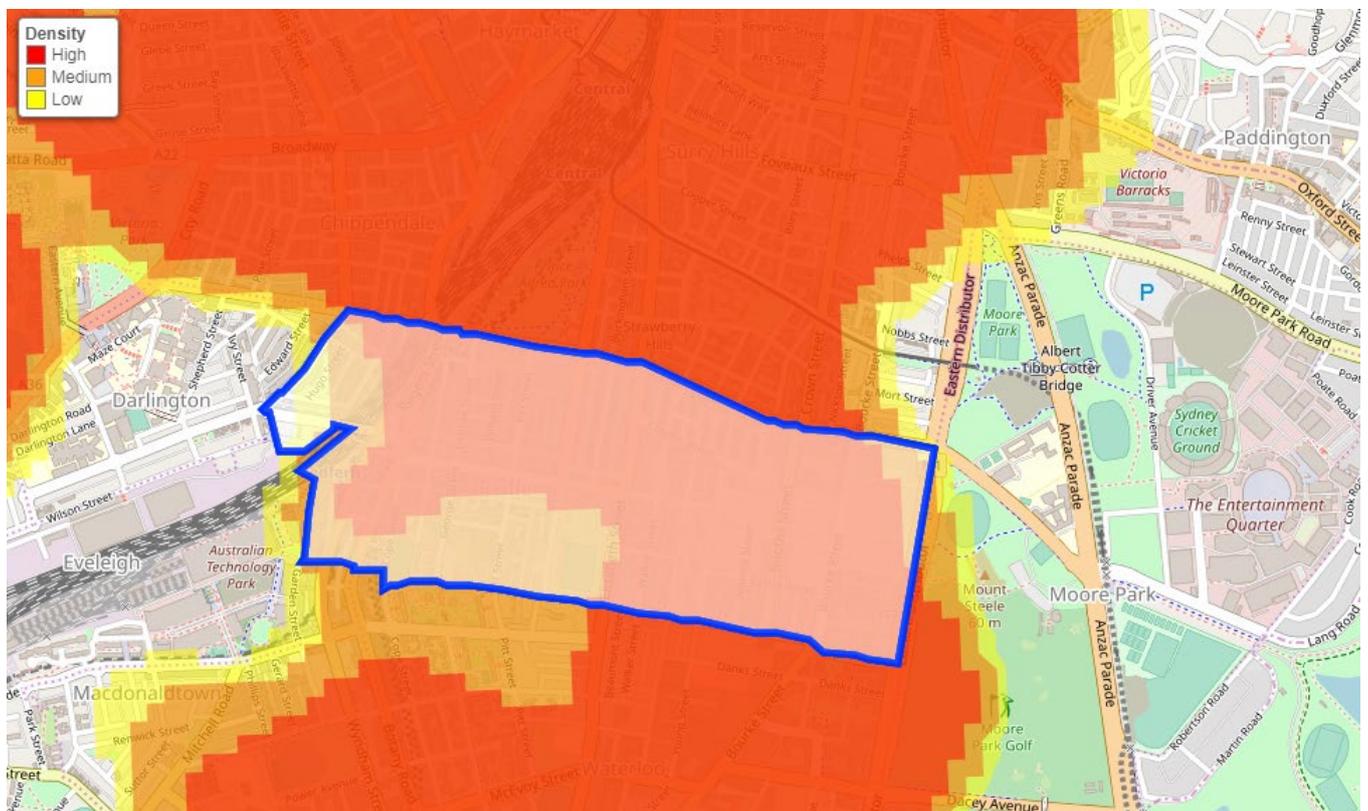
Source: BOCSAR

Figure 12: Theft (break and enter dwelling) from July 2018 to June 2019



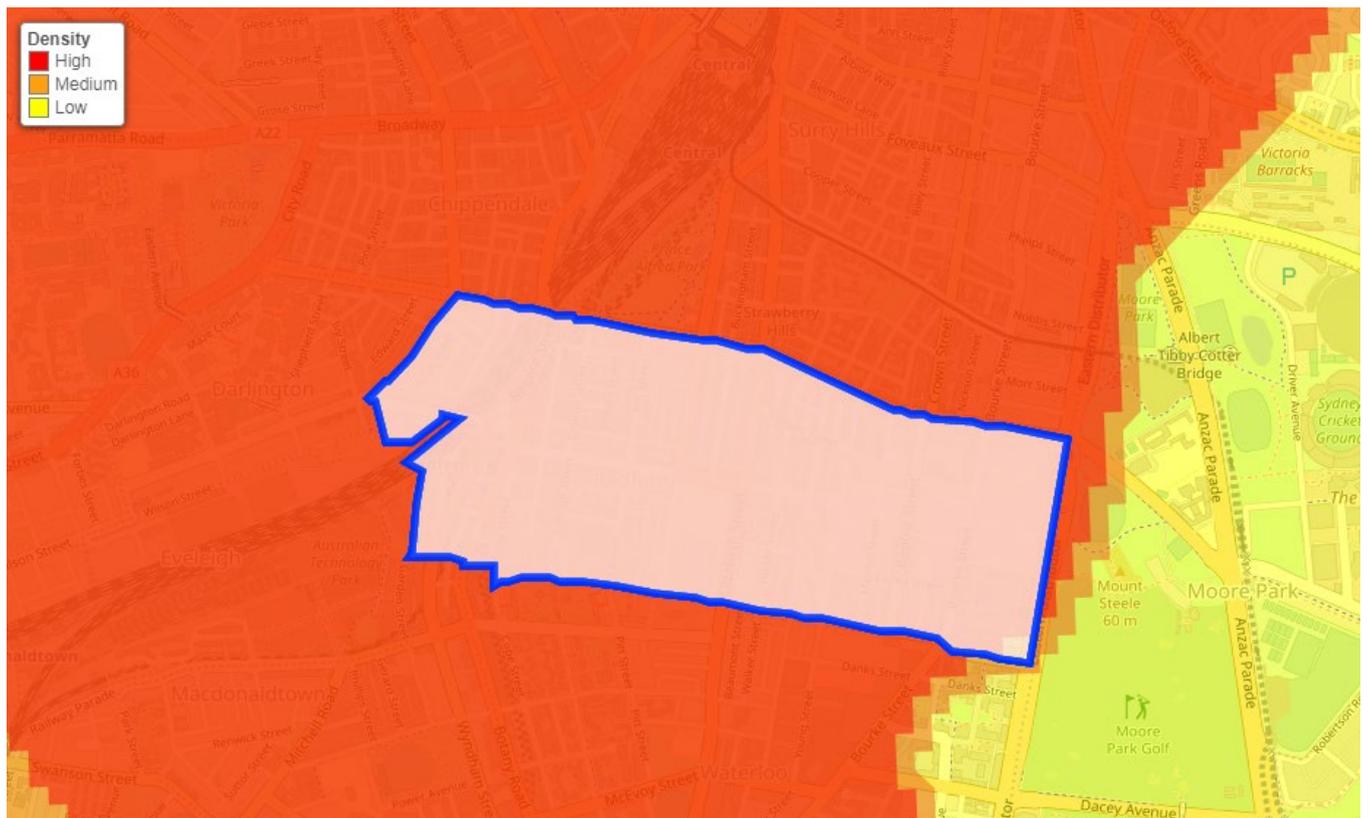
Source: BOCSAR

Figure 13: Theft (break and enter non-dwelling) from July 2018 to June 2019



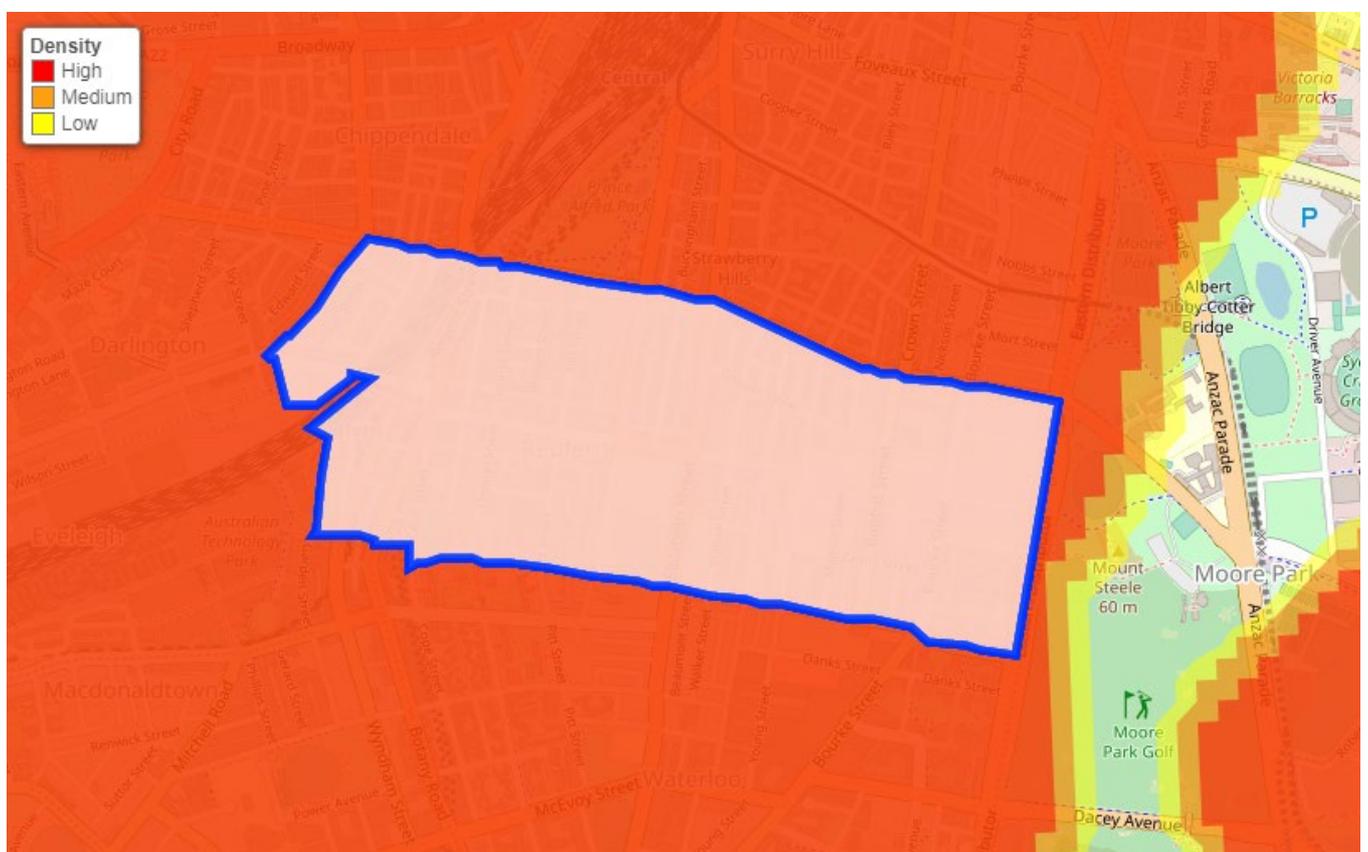
Source: BOCSAR

Figure 14: Theft (motor vehicle) from July 2018 to June 2019



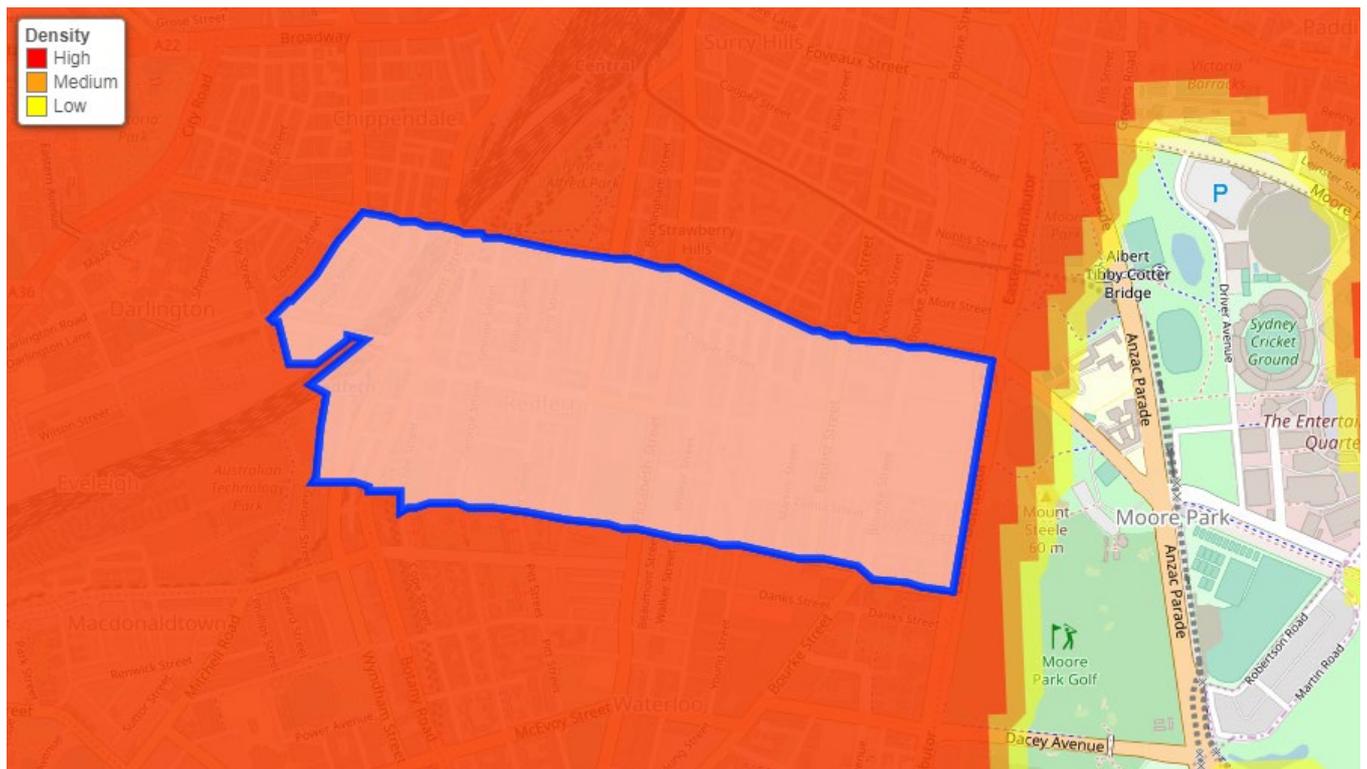
Source: BOCSAR

Figure 15: Theft (steal from motor vehicle) from July 2018 to June 2019



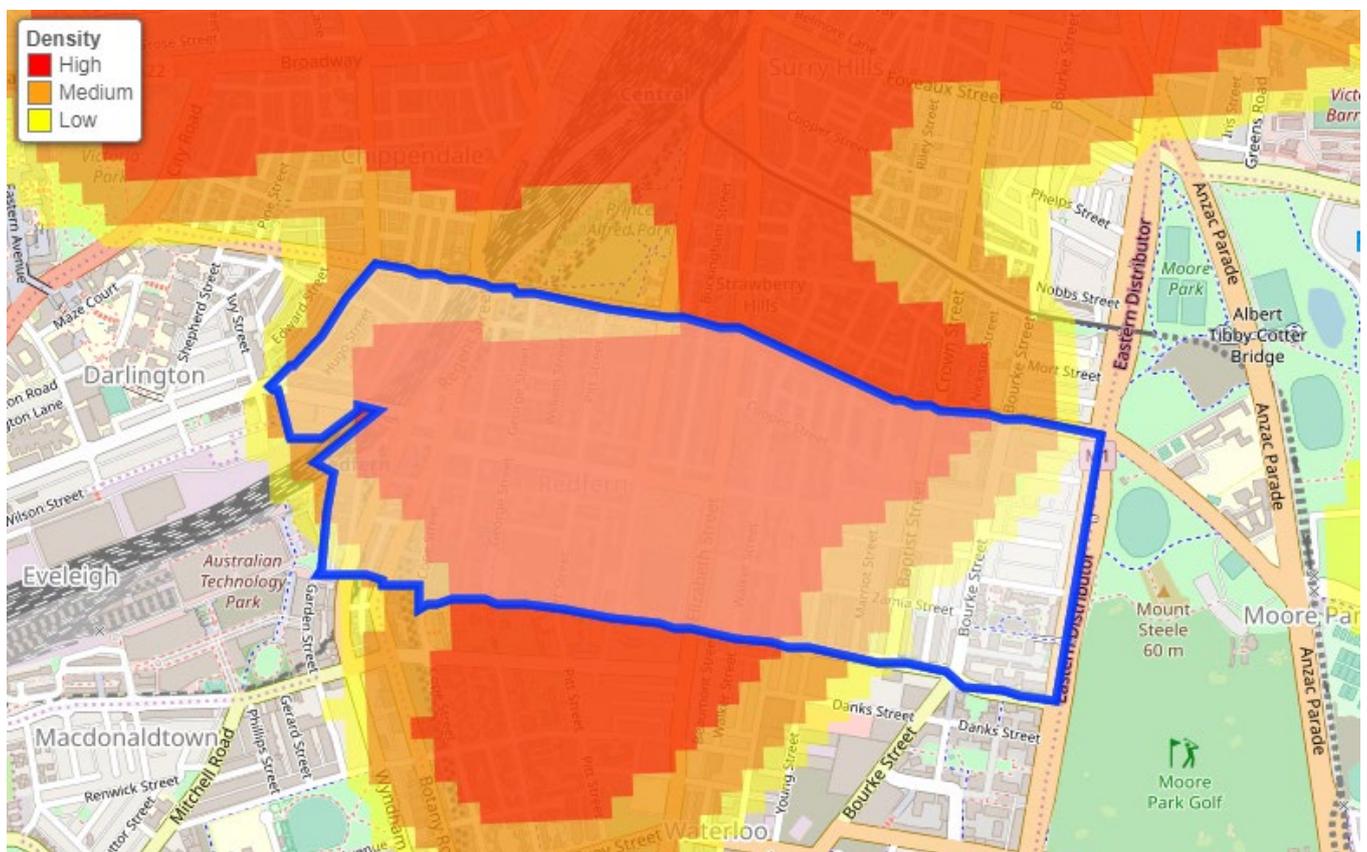
Source: BOCSAR

Figure 16: Theft (steal from dwelling) from July 2018 to June 2019

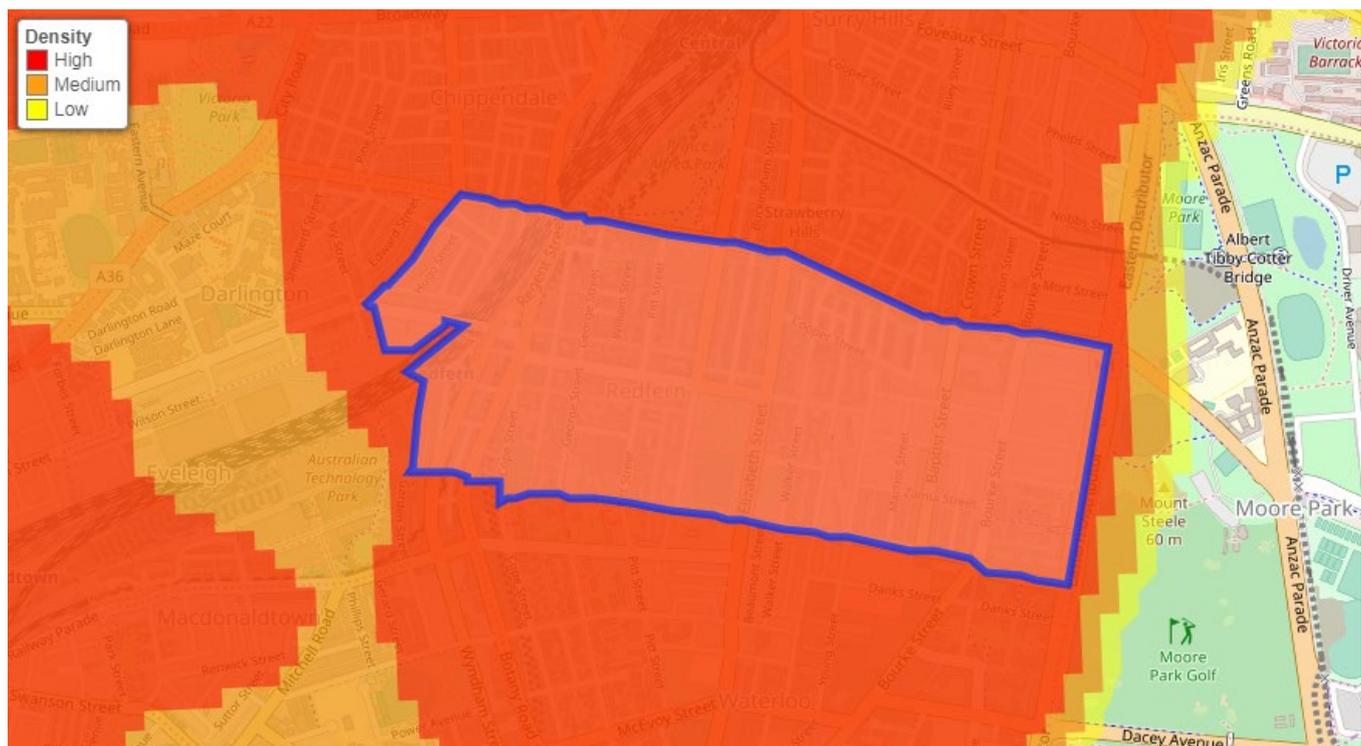


Source: BOCSAR

Figure 17: Theft (steal from person) from April 2018 to March 2019



Source: BOCSAR

Figure 18 Malicious damage to property

Source: BOCSAR

7.2.4 Discussion

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

- » Assault (non-domestic)
- » Indecent assault, act of indecency and other sexual offences
- » Sexual assault
- » Steal from:
 - > Motor vehicle
 - > Dwelling
 - > Person
- » Fraud
- » Malicious damage to property
- » Offensive conduct
- » Drug offences
- » Intimidation, stalking and harassment
- » Liquor offences

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

Many of these crimes are opportunistic and can be minimised through the adoption of appropriate CPTED principles. It is important that appropriate CPTED measures are put in place to minimise future opportunities for

crime in the development. Any recommendations made in terms of CPTED will have consideration of the above crimes.

7.3 Feedback from Redfern LAC

Redfern LAC advised that the proposed development has been identified as having a Medium crime risk, on a scale of Low, Medium, High and Extreme.

Crime risks identified by the LAC include:

- » Break / enter / steal offences
- » Steal from dwelling (Mailbox theft)
- » Steal from motor vehicle offences

Subsequently, recommendations made by the LAC include:

- » CCTV to be installed at entrance / exit areas to buildings and basement / carpark.
- » CCTV to be installed and covering mailbox area.
- » Shrubs / gardens to be kept to approximately 1 metre in height to allow clear sight lines and deter hiding places.
- » Clear numbers should be visible from street day and night.
- » Adequate lighting to be illuminated at night.
- » Education to Students re personal safety / home safety. Crime prevention officer can carry out a presentation covering the above topics as well as water safety / public transport safety / scams and fraud safety. Educational pamphlets can be put up in foyers of buildings, and letter box drops covering above topics can also be arranged.

8 CPTED assessment and recommendations

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

- » Natural surveillance
- » Access control
- » Territorial reinforcement
- » Space management

8.1 Natural surveillance

Opportunities for crime can be reduced by providing opportunities for effective natural surveillance. The surveillance principle indicates that offenders are often deterred from committing a crime in areas with high levels of natural surveillance. There are currently some surveillance opportunities from the existing buildings to the north and south of the site, from Gibbons Street reserve to the west and from the street.

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

Surveillance from residents of the proposed development as well as surrounding residential developments will be maximised through the use of balconies and windows on the exterior of the development. The development of a higher scale building with multiple orientations will give the perception of increased natural surveillance.

Deterrence of a crime can also be achieved by providing clear sightlines between public and private places, appropriate lighting and effective guardianship of communal and/or public areas and minimising opportunities for offenders to hide. The lack of mature street trees means that there are limited opportunities for concealment allowing clear sightlines down Gibbons Street. Although no access points will be provided to the new development via Margaret Street, the lack of lighting on this street needs to be addressed.

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

8.1.1 Lighting/Technical Supervision

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

The proposed development should ensure that all lighting meets the minimum Australian and New Zealand Standards and in particular the objectives for crime and fear reduction as outlined in Australian Lighting Standard AS/NZ 1158 for public streets, car parks and pedestrian areas.

8.1.2 CCTV

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

No existing CCTV was identified in the vicinity of the site. The use of CCTV is encouraged to provide a feeling of safety. CCTV cameras will provide formal surveillance on site to increase the perceived risk of capture to potential offenders. CCTV cameras should cover the most important components of the development such as entry/exit points including emergency access, external areas of the building and other strategic areas of congregation, in order to provide maximum surveillance. The cameras should be vandal resistant and clearly identify and record faces, shapes and colours.

8.1.3 Landscaping

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

8.2 Access Control

Pedestrian entry to the main development will be via Gibbons Street, however additional access will be provided via William Lane. Access control strategies should restrict, channel and encourage the movement of people into and around designated areas. Physical barriers increase the effort required to commit crime and will prevent unauthorised entry.

The principal student entrance to the development has been designed to be adjacent to the reception and managers office. This will allow visible on-duty staff to monitor and control the flow of residents and visitors entering and existing the site. The location of the concierge will also act as a deterrent for any unauthorised persons to try and gain access to the site.

It is recommended that access should only be operational via use of a swipe card. This will ensure that no unauthorised personal are accessing areas of the development. Similarly, due to high instances of fraud within the area, it is recommended that postal rooms/parcel storage areas are kept secure.

8.3 Territorial Reinforcement

The NSW Police Safer by Design Guidelines note that people generally recognise areas that are well cared for and areas that display strong ownership cues are less likely to be improperly used than those that do not. Ownership cues are heightened and fear can be reduced amongst residents through the personalisation, marking, maintenance and decoration of a building. A greater number of people on the site, as well as CCTV and appropriate lighting will naturally increase the risk to an offender and promote territorial reinforcement of the site, as criminals do not want to be detected, challenged or apprehended.

8.3.1 Materials

Developments which are built using aesthetic materials are less likely to attract criminal activity due to a sense of ownership for the community. Materials can also contribute to managing vandalism. Any blank walls and outdoor surfaces should be avoided or painted with graffiti resistant paint to deter graffiti. Toughened glass for all windows should be installed on the ground and first floor. Reflective materials could also be utilised to enhance the use of lighting. Screening or landscaping may also be installed to avoid blank walls.

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

8.4 Space management

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

8.4.1 Ongoing maintenance and management

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

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

8.5 Elements to be incorporated

A number of general recommendations of features to include in proposed design are identified in **Table 5**. The below recommendations are made with the prevalent crimes within Redfern and the wider City of Sydney LGA in mind.

Table 5 Summary of design recommendations

Design Element	Recommendation
Access	<ul style="list-style-type: none"> » Adequate lighting » Installation of CCTV » Ensure surrounding landscaping maintains clear sightlines and does not allow opportunities for concealment » Ensure all areas can accommodate disabled access: <ul style="list-style-type: none"> > wheelchair access should be provided with ramps and lifts as appropriate (all lifts should be wheelchair accessible); > hand rails should be provided on stairs; and > ensure that all surfaces are suitable for disabled mobility.
Landscaping	All landscaping works should ensure that the height, type and density of any vegetation included in the landscaping should not restrict any sightlines or create concealment opportunities.
Surveillance	<p>Maximising natural surveillance through the provision of windows, doors and balconies which face public areas</p> <p>Increasing public activity on the site will increase community policing and natural surveillance. This is a beneficial outcome of the proposed development rather than a recommendation.</p>
Lighting	<p>Lighting should be considered around the entirety of the development, particularly at entry/exit points, service areas, carpark entry and any potential areas of concealment</p> <p>Landscaping and lighting should also interact appropriately.</p>

Design Element	Recommendation
CCTV	<p>CCTV should be installed at the following locations:</p> <ul style="list-style-type: none"> » all entry/exit points including emergency access » external areas of the building
Materials	<p>Materials can contribute to managing vandalism. Any materials and fixtures utilised should not create opportunities for vandalism (by colour and long wearing paint etc). Developments which are built using aesthetic materials are less likely to attract criminal activity due to a sense of ownership for the community.</p> <p>Any blank walls and outdoor surfaces should be avoided or painted with graffiti resistant paint to deter graffiti. Screening or landscaping may also be installed to avoid blank walls.</p> <p>Any glass utilised in the design should be security glass and therefore smash resistant. This will reduce the danger to members of the public should any vandalism occur. Damage caused by vandalism and manual attack can be minimised by the use of laminated glass.</p> <p>Signage should be vandalism-resistant.</p> <p>Design measures should be implemented to deter climbing.</p>
Ongoing maintenance and management	<p>Ongoing maintenance of the development will contribute to maintaining a 'cared for' image and assisting in deterring crime.</p>

9 Conclusion

This report has assessed the proposed student housing development at 13-23 Gibbons Street, Redfern, against the principles of CPTED. Overall it is considered that the proposed development will help improve the safety and security of the areas. In particular, it is considered that:

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

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

