

22 October 2019

Stephen O'Hora  
Associate  
Allen Jack + Cottier  
79 Myrtle St  
Chippendale NSW 2008

Dear Stephen,

**Preliminary assessment, Crime Prevention Through Environmental Design for 90-102 Regent St, Redfern**

As you are aware, Elton Consulting have completed a draft Crime Prevention Through Environmental Design (CPTED) report for the proposed student housing development, located at 13-23 Gibbons Street, Redfern. This report was submitted to you via email on 2 October 2019.

Elton Consulting has also been engaged to prepare the CPTED assessment for the proposed student housing development, located 200m away from the Gibbons Street site, at 90-102 Regent Street, which is yet to commence.

Given that the proposed developments both relate to the provision of student housing and their close proximity, it is considered that potential crime risks and proposed mitigation measures for 90-102 Regent Street would be similar as those identified for 13-23 Gibbons Street. Expected key impacts and mitigation measures for 90-102 Regent St site would include:

- » Potential impacts:
  - > Within the City of Sydney LGA, the top crime offences relate to non-domestic assault, steal from a retail store, steal from a person, fraud, disorderly conduct, drug offences and liquor offences. Therefore, these crimes need to be considered when designing any future development.
  - > Fraud (identity theft) is a key concern. Many cases of fraud relate to theft of mail containing bankcards and personal information
- » Mitigation measures
  - > 24 hour on site staff
  - > booking/registration process containing all information of students living within the building
  - > installation of a building access control system controlling entry to and from the building, all common areas and individual flats



- > increased street lighting, especially in William Lane
- > CCTV
- > Mailboxes/rooms should be protected and made secure
- > Use of building material which are less likely to encourage criminal activity and vandalism, such as graffiti resistant paint

However, the 90-102 Regent Street proposal may also raise other potential impacts, depending on the proposed design of the development. Any additional risk factors and proposed mitigation measures will be identified as part of the future CPTED assessment for 90-102 Regent Street.

Elton Consulting looks forward to working with you and the Allen Jack + Cottier team on the 90-102 Regent Street project. Please let me know if you have any queries.

Yours sincerely,

Sophie Butcher  
Project Manager, Urban and Regional Planning  
[Sophie.butcher@elton.com.au](mailto:Sophie.butcher@elton.com.au)