

Redfern Local Area Command
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Redfern 2016
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31 May 2013



SUBJECT:

North Eveleigh Affordable Housing Project (SSD 5708) (MP 08_15 Mod 1) proposes:

WILSON ST EVELEIGH ST CITY OF SYDNEY

The following submission is in relation to the Modification to the Concept Plan (MP 08_0015 Mod 1) and the State Significant Development Application for Affordable Housing (SSD 5708). It contains a detailed *Crime Prevention through Environmental Design* (CPTED) report by Senior Constable Angela COOKE.

As the submitting officer of the following report I note key crime prevention measures such as integrated CCTV systems, alarms and effective lighting play central parts in ensuring modern security and safety in the built environment.

In addition to this, security employed to work within car parks and external and internal common areas of buildings such as concierge space should be co-ordinated and effectively managed and best practice models considered.

Fire Prevention is discussed further in this report as is way- finding and parking security issues within inner city high rise buildings. Other issues covered include access to site/ demolition safety to community and resident's adjoining site and workers at the site.

Redfern Local Area Command will seek to continue to review and liaise with the project manger's of this building proposal which forms stage 2 of the BEP 2 and consider the safety and crime prevention strategies outlined in this report to seek

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the safety of the community residing there. An initial CEPTED Report was submitted to the Department of Planning on the 21st January 2013 and this is an updated version incorporating features of the plans now further described and allowing for additional comment by Police.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN REPORT FOR THE “NORTH EVELEIGH AFFORDABLE HOUSING PROJECT.”

During 2008 THE North Eveleigh Affordable Concept Plan was approved to house persons in affordable housing.

Since that time, the site and planning process has grown to incorporate increased community consultation including the local stakeholders and residents at various meetings and also the City of Sydney Council Planners.

Redfern Local Area Command note that an initial submission has already been forwarded and the first part of the BEP Plan assessed with community consultation and comment on impact relating to impact on infrastructure of local area by Redfern LAC noted in our first submission to the Department of Planning (RWA) on 27th May 2008. (Section 5.2.3 R.W.A Report North Eveleigh Concept Plan)

Since that first meeting with other commanders their have been other noted comments on this plan submitted also.

In 2001 The NSW Minister for Planning introduced Crime Prevention Guidelines to Section 79C of the Environment Planning and Assessment Act 1979. These guidelines require consent authorities to ensure that development provides safety and security to users and the community.

“If a development presents a crime risk, the guidelines can be used to justify modification of the development to minimise crime risk, or, refusal of the development on the grounds that crime risk cannot be appropriately minimized.”

The guidelines contain two parts:

- Part A - details the need for a formal crime risk assessment (Safer by Design Evaluation) to be done in conjunction with trained police, and

- Part B outlines basic crime prevention through environmental design (CPTED) principals and strategies that can be used by consent authorities to justify the modification proposals to minimize risk.

Redfern LAC note that attention to SAFETY THROUGH SURVEILLANCE PRINCIPLES and movement between the resident buildings is apparent from looking at the building plans. There are clear site lines between the buildings and Police would recommend the tree and vegetation be kept free from buildings to avoid persons using these as natural ladders between balconies. Balconies also should be free from ladder step points to avoid being used as ladders to assist in breaking and entering into unit dwellings.

From assessing the drawings provided with the plans this would appear to be apparent with clear site lines seen and trees not observed to be excessive.

Where seating area is observed in terraced seating area lower tree foliage should be kept to a minimum to preserve clear sight lines for the safety of person using the area.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Crime Prevention Through Environmental Design (CPTED) is a crime prevention strategy that focuses on the planning, design and structure of cities and neighbourhoods. It reduces opportunities for crime by using design and place management principles that reduce the likelihood of essential crime ingredients from intersecting in time and space.

Predatory offenders often make cost – benefit assessments of potential victims and locations before committing crime. CPTED aims to create the reality (or perception) that the costs of committing crime are greater than the likely benefits. This is achieved by creating environmental and social conditions that:

- Maximise Risk to Offenders i.e.; increasing the likelihood of detection, challenge and apprehension.
- Maximise the effort the effort required to commit crime i.e. increasing the time, energy and resources required to commit crime.
- Minimise the actual and perceived benefits of crime i.e.; removing, minimizing or concealing attractors and rewards, and
- Minimise excuse making opportunities i.e.; removing conditions that encourage/ facilitate rationalisation of inappropriate behaviour.

SITE DESCRIPTION:

The proposed development is an integrated landscape/ parks space and resident building accommodation for affordable housing at the North Eveleigh Area. It is between Wilson Street and Eveleigh Street in the City of Sydney. The site is currently prime land close to the Central Business District, situated between Redfern Railway and MacDonalddown Railway Station as it is a considerable portion of land. It is in close proximity to the major university and tertiary institutions of Sydney, such as Sydney University, University of Technology, Sydney TAFE and Eora College and also supported by bus routes to and from the city from City Road and Cleveland Street Chippendale. At this time the land is also not being used to its full potential so a proposal to revitalise the area with housing and parkland would provide many persons with affordable housing in this area.

- Of key importance would also be an upgrade of the Macdonalddown Railway Station with CCTV systems installed, central monitoring of these and improved service and lighting to station. With the new development occurring and the Railway becoming more frequently used Police do not want to see persons being vulnerable at such a station to crimes such as robbery or steal from person with train services not co-ordinated to improve services to stop or inadequate lighting or CCTV.
- This might occur if more people use the location without forethought into other rail infrastructure requirements. NO capacity should also exist for persons to access the development from the rail corridor ever, and RAILCORP should monitor this by daily patrols where possible due to the development introducing 2,400 new residents to a previously isolated site now along the rail corridor being the “north Eveleigh Affordable Housing Project.”
- Police would seek confirmation from RAILCORP and the Housing Provider CityWest Community Housing that the Rail corridor is secure at all times during demolition, building and residential stage and who are their security contacts for monitoring site.

SECONDARY ACCEPTED ISSUES: OVERVIEW: HOUSING MIX:

This is part of the BEP Plan which has been broadly debated publically in the Redfern area since its conception and public release in 2008. It is the second part of the project which aims at providing housing to those at affordable rates and with a view to mixed incomes and employment based locally and can be compared as such to projects such as Norwest in its conception style. It is however largely aimed at “affordable,” or Community based housing which is contextually not different from housing mix and low income private mix residential. There is considerable debate as to whether this mix is successful in community relations and supports crime minimisation. There is also considerable debate as to whether this mix is effective in medium to high rise structure within this architectural and planning context in reducing crime and social disharmony. From my experience in Policing High-rises I would suggest that where ownership is varied and non coherent problems over management of the built environment will be ongoing for residents. This would invariably result in anti-social behaviour and victimisation of particular groups and

malicious damage to the property. However such secondary “CEPTED” concerns are large-scale and inherently political and not able to become discussion within the scope of this report. It is also recognised from meeting closely with Department of Housing that it is anticipated that community Housing will become the new Housing provider of the future and then if this is to occur then “affordable housing,” will also become the housing of the future. Percentages of trends of this occurring in the Redfern LAC have not been included within the scope of this report, but Housing has advised that this is occurring.

The project will continue to move with the area, as inner city dynamics are and always will be different, infrastructure is older and dependency issues related to drug and alcohol problems are possibly also more concentrated in inner city areas and areas where homeless persons or persons of alcohol dependency are housed.

Consideration of these issues therefore requires extra CEPTED Issues such as addressing Needle Bins within buildings; seating in areas external to buildings, gates and fencing etc but such matters can be discussed closer to building development with project managers, by Crime Prevention Police, at Redfern tasked to address Housing particular needs. Particular attention at this time should be to the succinct finds from the REDFERN and WATERLOO AUDIT REPORTS 2010 and 2012 respectively in relation to CEPTED issued in the highrise housing in Redfern and Waterloo- fencing/ gates/ seating/ outdoor areas/ bin rooms / alcohol related zones. (Closer to development completion, during 2014.)

Redfern LAC Note that the site proposes to have 1,258 new dwellings, housing 2,400 people, creating, 3,270 new jobs.

WAYFINDING:

In Relation to the possible potential increase of Tourism in and around the site of the rail yards as outlined in “REDWATCH,” and also with the development of the “Pemulwuy” site it might be advantageous from a CEPTED perspective, to also have signage increased in and around the site so persons looking for the rail sites and rail yards do not end up in Housing locations, allowing them to become potential victims of stealing crimes or robbery offences or lost and confused.

Whilst this development occurs we have similar development occurring or about to occur at the “Pemulwuy site.” Here, an urban environment and a meeting place, is at the heart of the original “Block area.” In design analysis of the Pemulwuy Project, the meeting place has accordingly become an urban identity within the Sydney landscape and acknowledgement of this location as a integral meeting place for the Aboriginal Community and wider community with a distinct identity has seen the vision develop of the “Pemulwuy,” design as a project initiative. This branding of this area with a view to future initiatives aimed at “bring people together,” is the first “Pemulwuy” initiative. The area is anticipated to therefore draw many more people to visit in the

near future as it will become a site of art galleries, restaurants, rail interchange and place of tourism also. In comparison if Indigenous persons are also to be housed at the new Affordable Housing site perhaps consideration can be given to the issue that “Pemulway,” will be a place of pride and meeting and something of comparison should also be created perhaps by the younger persons for the North Eveleigh Affordable Housing Area.”

It would be important to see both areas be equally recognised as respected living spaces and not with North Eveleigh being viewed as the lesser artistic / scenic / spacial heritage site for the residents there. Therefore future artistic scope and development around the site would be worth also considering with young artists celebrating indigenous culture and sport, and achievements through art and lighting.

The architecture and public domain, or park spaces respond to the social plan and Safety Assessment Plan (2007). CEPTED principles have been employed to deliver a considered outcome that is intended for twenty four accesses from the street into the North Eveleigh Site. Traffic signage at this location should be such as to delineate that persons will also access the site by foot and that it is a shared zone.

In viewing the “North Eveleigh Affordable Housing Project Project,” Redfern LAC have respected that all recommendations made in this report are aimed at safer by design initiatives and crime prevention strategies recognised by police as minimising the effects of crime within a community.

Redfern Police also consider that although recommendations are made they are also affected by time and future developments as they arise independently. The recommendations made are applicable as of January 2013, and further crime prevention initiatives may become apparent or be requiring further consultation as the building process begins, mixed use development side applications occur or other drafts of this Plan are forwarded to Redfern LAC. Redfern LAC will continue to Liaise with builders and property development to determine the dates of building, numbers of occupants and processes as they occur.

This is noted as lowering tension and stress between residents and users of the area.

PARKING:

Police are aware that parking not allocated may trigger ownership issues and can be the trigger factor for criminal offences to occur such as malicious damage to motor vehicles, assault or anti –social behaviour. Police are also aware that where parking provisions have been inadequate in other areas such as Redfern Housing, “tailgating,” to access parking space has become a consistent and concerning complaint to Housing

and Police by residents resulting in Housing have to take action to tow vehicles at locations such as Redfern and Waterloo.

In recent developments within the Redfern LAC area such as Technology Park mixed use area, inadequate parking has meant users of the area have to park in residential areas, which disrupts residential parking patterns and expectations and results in ongoing complaints to business employers at the Technology Park and to Police from dissatisfied residents of the area. It is noted that the result causes stress and concern to both workers at the Park and residents, with associated damage often being done to vehicles by persons by objects and due to a lack of surveillance around some parking areas results in a lack of detection and ongoing issues. It is also noted from within the Plans that a footbridge is proposed to be designed and submitted and considered for planning to be funded by the sales from this project. This footbridge is anticipated to extend from this development site to the Australian Technology Park location.

SITE RISK RATING:

The NSW Police Safer by Design Evaluation process is based upon Australia and New Zealand Risk Management Standard ANZS4360:1999. It is contextually flexible, transparent process that identifies and quantifies crime hazards and location risk. Evaluation measures include crime likelihood (statistical probability,) consequence (crime outcome,) distributions of reported crime (hotspots analysis), socio-economic conditions, (relative disadvantage,) situational hazards and crime opportunity.

With this in mind the following Crime Prevention Through Environmental Design (CPTED) strategies should be considered for the following development in order to reduce opportunities for crime:

- Natural
- Technical
- Organised (LOW)
- At this time as the development is a comprehensive site for mixed use, both residential and commercial recommendations of individual sites will continue as individual developments and licences are applied for over the following year. Therefore site risk rating at this time is not comprehensive and hotspot analysis not able to be conducted as the site at this time is largely unoccupied.
- Close attention to potential situational hazards have been considered in this report with an insight that much crime is opportunistic and the CPTED advising made seek to minimise crime and increase public safety and satisfaction at this site.

SURVEILLANCE:

Natural surveillance is achieved when normal space users can see and be seen by others. This highlights the importance of building layout, orientation and location; the strategic use of design; landscaping and lighting. Natural surveillance is a by-product of well-planned, well designed and well used space. Technical/mechanical surveillance is achieved through mechanical/electronic measures such as CCTV, help points and mirrored building panels. Technical/mechanical surveillance is commonly used as a “patch,” to supervise isolated, higher risk locations. Formal or (organised surveillance is achieved through the tactical positioning of guardians. At this time CCTV should be used at entry points to the building, and in stairwells and also foyer areas and car parks entries and exits.

SPECIFIC DESIGN COMMENTS / TRAFFIC MANAGEMENT / CYCLE AND VEHICULAR ACCESS AND PEDESTRIAN CIRCULATION AND OVERALL SAFETY:

Redfern LAC would recommend all shared zones are 10km and that this is negotiated with railcorp to maximise safety to pedestrians, and road users in access areas to residences.

Redfern LAC would make similar recommendations as at other sites as “Pemulway, “ and recommend that no parking be made apparent in signage in shared zones to maximise safety to children in these shared zones near and around residences.

The limited vehicle access points throughout the site enhance the safety of the site for pedestrians and cycle users. It is noted that there is an emphasis on usage of the two adjoining rail stations by residents of the site as opposed to driving to and from the site. With this feature noted, extra lighting of all external areas should be considered to maximise safety for evening and night pedestrian users and placement of CCTV cameras throughout site in strategic access and route locations, as persons walking around of a night are more likely to become victims of robbery or steal from person offences.

DISABILITY ACCESS OF THE NORTH EVELEIGH AFFORDABLE HOUSING SITE:

Redfern LAC would seek that according to CEPTED and safety for elderly persons and those with a disability who will be housed within the locations and buildings all buildings provide lifts as on plans and these have CCTV and also wheelchair access to front buildings and car parks which is CCTV monitored.

BOLLARD SAFETY / ROAD SURFACE SAFETY

This is discussed above in the examination of the widening of the bridge and usage of strategically placed bollards, which also act as a crime prevention measure to prevent ram raiding to building frontages.

The bitumen road surface is in contrast to the concrete paved area, providing visual reinforcement that the area is a shared zone for users.

RECOMMENDED CONDITIONS OF CONSENT; LIGHTING PLANS

There is a proven correlation between poor lighting, fear of crime, the avoidance of public places and crime opportunity (Painter, 1997). Good lighting can assist in increasing the usage of area lighting should be designed to the Australian and New Zealand Lighting Standards.

- A lighting maintenance policy needs to be established for the development to ensure lights are always working and resistant to malicious damage as they also are a necessary requirement with effective CCTV monitoring of property and public areas.

Australia and New Zealand Lighting Standard 1158.1 – Pedestrian, requires lighting engineers and designers to consider crime risk and fear when selecting lamps and lighting levels. All lighting plans have been considered as appropriate for the mixed use area and Redfern Police are satisfied that lighting would be satisfactory to ensure safe movement of pedestrian traffic around the mixed use area. The nightscape pictures demonstrate that lighting will be emitted from buildings and also park space.

LANDSCAPING PLANS AND GENERAL COMMENTS FOR NORTH EVELEIGH DEVELOPMENT:

Landscaping can be used to enhance the appearance of the development and assist in reducing opportunities for vandalism and break and enter offences. Landscaping can therefore provide concealment or entrapment areas for people involved in criminal behaviour.

- A landscaping plan has been submitted and this plan shows a positive adherence to Safer by Design guidelines by the implementation of planting species and design features enhancing natural surveillance.
- This is noted by Police in assessing the plans and it is also recognised that species have been chosen for shade potential with recognition that this will

benefit pedestrians and also it is noted that this is only occurring on the western side of the street providing afternoon shade to pedestrians. It is also noted that all tree species are per guidelines according to the City of Sydney Street Tree Master plan.

- An overview of the plans for the planting guidelines shows that all species chosen are recommended in CPTED guidelines as they provide no cover for offenders for the provision of hiding and therefore opportunistic crime such as robbery or steal from person offences.
- Some predatory offenders, such as sexual assault offenders, seek pockets and enclosures created by vegetation/ landscaping. When selecting and maintaining vegetation, consideration should be given to the possibility of areas becoming entrapment sites in the future. This has been carefully managed in the plans and Redfern LAC Police therefore raise no concern with the landscape plans submitted as part of “North Eveleigh.”
- Also it is recommended that lower tree limbs should be clipped below average height. Shrubs should also be kept low, no higher than 90cm to minimize concealment possibilities. Trees chosen provide no lower concealment concerns.
- Landscaping close to the building should be regularly maintained to ensure branches cannot act as a natural ladder to gain access to higher parts of the building.
- *Redfern LAC also submit that during the demolition and the building process all trees removed, trimmed or other rubbish or rubble are removed to avoid these items being used by persons to commit offences such as assault or malicious damage. Redfern LAC will liaise with site controllers at time of such development phases. Redfern LAC also not in the Report that the site has been the subject of various investigations into contamination of site since 1993 and requiring remediation prior to redevelopment.*
- *Redfern LAC also place high importance on the need for the community safety of local residents from contamination from site whilst demolition is occurring from asbestos and other soil and groundwater contamination.*

TERRITORIAL RE-ENFORCEMENT:

Criminals rarely commit crime in areas where the risk of detection and challenge are high. People who have guardianship or ownership of areas are more likely to provide a cue to people where they should/ should not go. Information on the development

plans refers to Precincts and ownership of these areas and Redfern LAC would seek to work closely with the Developers of North Eveleigh as building occurs to ensure all crime prevention measures are considered in relation to building equipment and securing of site as this process occurs.

This may mean that signage as to ownership of area may need to be installed in certain areas as they are built to avoid trespass offences and associated malicious damage, break and enter or theft from the site of development. Redfern LAC Crime Prevention Officers will liaise with builders and site managers as this process begins. One effective way this is established during this process is signage and cordoning off of sites also to prevent pedestrian injury as the surrounding streets are still accessible.

Redfern LAC Crime Prevention Officers will also liaise with site staff to ensure all measures are taken to prevent theft of personal products, tools or damage to property whilst building and fit out occur.

- **Redfern LAC note that a rail corridor will be maintained along the eastern Rail side of the plans to allow Ralcorp access to trains.**
- **Of great important, and to ensure the safety of residents and especially children who may be residing at the site is the structure and maintenance of all fencing occurring along the rail corridor. Police would seek that all Security fencing is potentially locked in areas of access and frequently inspected by Ralcorp to prevent incident.**

CCTV PLANS:

At this time the site does not have a CCTV management system as part of the Development Application. Lighting systems were discussed in prior section in respect to CCTV. Redfern LAC note that similar large scale development plans contain incorporating mixed use have CCTV plans and would seek to further discuss CCTV with management of the development application at this time.

This is based on the notion that it is anticipated that this development seeks to include crime preventative strategies and monitoring of protection to property and users *at the same standard of other residential sites and not of a lesser standard.*

Redfern LAC also acknowledge the significance of the site as facing Redfern Railway Station and recognise that CCTV is incorporated into rail management and protection and seek that the “North Eveleigh Housing,” site is also providing access to the Sydney Rail Tunnel System.

FIRE SAFETY:

On completion of all buildings, Redfern LAC will ensure:

- Signage also needs to be provided on the Fire Exit Doors warning intruders that they will be prosecuted and to assist users.
- Signage on Fire Exit Doors also needs to explain to users that they are to be used for emergency purposes only.
- Fire Safety audits will be conducted on properties at the completion of the project and building phase, inclusive of working alarms and fire exits with fire plan signage also in areas for resident viewing.
- In comparative development applications in close proximity Redfern LAC has also made recommendations that all areas used for residential, retail, mixed use and office space are alarmed and monitored and further recommend that such properties practice a non smoking policy to further maximise fire safety and health issues for users.
- CITY OF SYDNEY AND REDFERN LAC ARE CURRENTLY LOOKING AT STANDARD CONDITIONS OF CONSENT TO REVIEW WINDOWS THAT ARE UNABLE TO BE BROKEN INTO / FALLEN OUT OF INCLUDING CHILDREN WHICH WILL BE HOUSED IN THESE BUILDINGS.
- SUCH WINDOWS ARE CALLED TRANSON LOUVERS – SEE ATTACHED PHOTO
- REDFERN LAC WOULD RECOMMEND THAT WHILST THIS IS NOT YET LEGISLATED YET -*****WE STRONGLY RECOMMEND ALL NEW HIGH RISES COMPLEXES UTUILISE THESE WINDOWS TO PREVENT BREAK AND ENTERS AND STOP PERSONS ESPECIALLY CHILDRENN WHO WILL INCREASINGLY BE HOUSED IN SUCH HOUSING USE THESE WINDOWS.

ENVIRONMENTAL MAINTENANCE:

All space, even well planned and well designed areas also need to be effectively used and maintained to maximise community safety. Places that are infrequently used are

commonly abused. There is a high correlation between urban decay, fear of crime and avoidance behaviour.

There is some information on the development plan as to the maintenance policy for the development.

GRAFFITI MANAGEMENT:

As Malicious Damage is often an offence committed on both residential and commercial premises strong consideration should be given to the use of graffiti resistant materials. The areas such materials would be appropriately used would be the exterior walls on the ground floor of residences and commercial property.

Redfern Police Crime Prevention has been informed that graffiti proof material is being used at the development and graffiti management will include removal of graffiti where and when it occurs within 24hrs. This costly but effective usage is effective in reducing the incidence of graffiti when used at sites.

Of note brick working contains earthquake resistant materials, and this is also recognised as costly but effective in managing the safety of residents and other users of the site in the event of an occurrence as of equal importance to the Rail corridor safety.

Finally, the NSW Police have interest in ensuring the safety of the members of the Community and their safety. The recommendations have been made according to (CPTED) guidelines and are advised in the hope of reducing crime in and around the proposed development. Certain risk assessment measures have also been discussed in this report.

Should you have any questions, please contact Senior Constable Angela COOKE, the Crime Prevention Officer at Redfern Police to speak about the matter.

MIXED USE DEVELOPMENT:

Should any future mixed use development become part of this site Redfern LAC would seek to advise on the site of any ATM, as they are often involved in crimes such as robbery, theft or stealing.

ATMs installed at location have guidelines to enhance safety at the locations they are installed into. Redfern Police seeks all applications for ATMs as they are applied for.

Redfern Police are aware that facilities open later often require additional safety measures and security to ensure safety of employees and users of the facility or business. Redfern Police will continue to be involved in individual applications for site ownership and usage and seek that they continue to utilise CPTED guidelines.

Also Police Note that at all times Police may require access to train lines and to rail tunnels throughout the building process and in the event of any emergency would be greatly assisted by contact mobile phone numbers of contact persons on ground at building sites at this location.

Yours Sincerely,
Angela COOKE
Senior Constable
Crime Prevention Officer
Redfern Local Area Command
31ST May 2013
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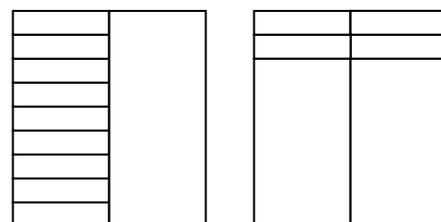
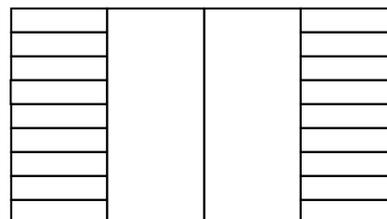
Louvers with Sliding Doors



Transom Louvers



Possible Options



Security

