

Redfern Local Area Command

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Redfern NSW 2016
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2nd February 2015

Simon Truong
Department of Planning and Environment
23-33 Bridge St
Sydney, NSW 2000

Dear Mr. Truong,

Thank you for the opportunity to comment on the:

Mixed use Student accommodation development at 60-78 Regent St, Redfern (SSD 6724)

In regards to the proposed adjustment and development, Police envisage major issues with the development application. Police recommend the following conditions be considered by the developer to prevent anti social and criminal activity in the proposed 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) the costs of committing crime are greater than the likely benefits. This is achieved by creating environmental and social conditions that:

- Maximize risk to offenders (increasing the likelihood of detection, challenge and apprehension).
- Maximize the effort required to commit crime (increasing the time, energy and resources required to commit crime)

- Minimize the actual and perceived benefits of crime (removing, minimizing or concealing crime attractors and rewards) and
- Minimize excuse making opportunities (removing conditions that encourage/facilitate rationalization of inappropriate behaviour)

CPTED employs four key strategies. These are surveillance, access control, territorial re-enforcement and space/activity management.

Surveillance

Natural surveillance is achieved when normal space users can see and be seen by others. This highlights the importance of the layout, orientation and location; the strategic use of design; security 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. *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. An example would be tenants monitoring the use of common areas.

General Comments in Design for Surveillance:

- Entry points should be designed so as to maximize surveillance opportunities to and from these areas.
- The placement and orientation of common entry areas should maximize opportunities for natural supervision by residents and other guardians.

Recommended Conditions of Consent:

- Consideration to be given to the installation of CCTV surveillance cameras for the development, paying particular attention to those areas susceptible to anti-social behavior and criminal activity. This includes the outside laneway areas (William Lane, common areas on the ground level near the retail stores, roof top area reception area, front entry, common areas on level one, bicycle storage area, rear loading area (access via William St) and any other area where people may congregate.
- By ensuring clear sightlines, the opportunity to commit a crime is decreased, in the retail laneway area; this can be achieved by installing security gates that allow passing pedestrians to view into but not access.
- At the T-intersection in the laneway area, a mirror should be installed to allow pedestrians to view around the corner. This will allow the pedestrians walking along the laneway area to view around the corner to ensure their safety when utilising this area.

Lighting

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 an area.

General Comments in Design for Lighting:

- Lighting should be designed to the Australian and New Zealand Lighting Standards.

Recommended Conditions of Consent:

- Police suggest that automatic lighting be installed in the bicycle area on the ground floor. This will allow people entering the room to know if there is another person in the area. This will deter potential crimes (robberies/sexual assaults/stealing) occurring in this area.
- Lighting in William Lane to be installed if the access way is to be implemented. William Lane has poor night lighting with many areas of concealment, making it a vulnerable area for crimes against person (robberies, stealing and assaults).
- The laneway area is to be well lit allowing passer-byes to see into the laneway providing the area with more natural surveillance.

Barriers

The physical environment can exert a direct influence on crime settings by delineating territories, reducing or increasing accessibility and by facilitating surveillance of an area.

Recommended Conditions of Consent:

- Police strongly suggest that all access to William Lane at the rear of the development be blocked off from the public. After discussions with the developers and IGLU Director it was identified that this lane area leading the William Lane will be of little use to the occupants of the building. By accessing William Lane it provides potential offenders another access area to a poorly lit area. William Lane is a small access lane way to the underground car park of the neighboring Dei Corp building. Alternates to the William Lane access would be to extend the dance Studio on the ground level or 2 large locked gates at the corner of the laneway and on the curb in William lane. This will prevent all potential crimes from occurring in this location.

- In the CPTED report, supplied by JBA, SECTION 5.6 *ACCESS CONTROL* states that security gates are to be installed at the edges of ground floor retail area. Police would like a condition placed on the development that the gates are to be closed at the close of business to deter the free flow of traffic in the area after hours. The security doors are to be closed at a reasonable time to deter the potential for overnight break enter and stealing from the retail stores, robberies and steal from person offences. In blocking off these areas to the general public it will help lessen the chances of crime taking place in the area. It will allow the area to be easily patrolled. Police suggest that trespassing warning signage be fixed on exterior of the security gates warning the public that entry to these areas after closing is an offence.
- Police suggest that the main access doors to all personal bedrooms, office areas, common areas and bike lock up area be automatically closing. This will ensure that doors are locked upon the patrons exit. This will ensure that area areas are locked and secured at all times deterring theft. As there would be 24 hour staff at the location patrons locking themselves out of areas can be easily fixed by the staff member attending the persons location. After unlocking doors for the patron in need the staff member is to check some photo identification to ensure the area is unlocked to the correct person.

Space Activity Management

Space/Activity management strategies are an important way to develop and maintain *natural* community control. Space management involves the formal supervision, control and care of the development. All space, even well planned and well-designed areas need to be effectively used and maintained to maximize community safety. Places that are infrequently used are commonly abused. There is a high correlation between urban decay, fear of crime and avoidance behaviour.

General Comments in Design for Space/Activity Management:

- With regard to the proposed development, an area of concern for possible criminal activity and concealment of predatory offenders is within the common areas on the ground level.

Recommended Conditions of Consent:

- The rooftop and common area be specifically monitored by CCTV. In line with Worker Health and Safety Regulations, that adequate CCTV be installed in the

interior and immediate exterior of the location in question. This CCTV coverage should capture all areas of the proposed areas. The exterior coverage should capture all entrances and exits and the immediate vicinity of the building.

- That a key holder be identified with relevant contact details provided to aid emergency services to gain entry if there are any related issues preventing them from getting immediate access.

Access Control

The car park should be designed to permit maximum natural surveillance, access control and illumination.

General Comments in Design for Access Control:

- With regard to the proposed development, an area of concern for possible criminal activity and concealment of predatory offenders is within the common areas and car park areas. This is particularly a concern when there are numerous persons utilising this area.

Recommended Conditions of Consent:

- The communal areas is to be accessed by unit owners ONLY.
- Access to the Bike lockup and units should be via a swipe/card/ key system.
- The proposed communal areas to be open to residents from 8am-8pm ONLY. This is to reduce noise related issues and assist in the prevention of incidents of anti social behaviour that may arise.
- Police suggest that the main access doors to all personal bedrooms, office areas, common areas and bike lock up area be automatically closing. This will ensure that doors are locked upon the patrons exit. This will ensure that area areas are locked and secured at all times deterring theft. As there would be 24 hour staff at the location patrons locking themselves out of areas can be easily fixed by the staff member attending the persons location. After unlocking doors for the patron in need the staff member is to check some photo identification to ensure the area is unlocked to the correct person.

Territorial Re-enforcement

Territorial Re-enforcement uses actual and symbolic boundary markers, special legibility and environmental cues to 'connect' people with space, to encourage communal

responsibility for public areas and facilities, and to communicate to people where they should/ should not be and what activities are appropriate

General Comments in Design for Access Control:

- With regard to the proposed changes, site identification needs to be addressed. Signs are a good device to supplement and reinforce advice and reduce confusion. i.e. Direction to buildings, common areas and car park

Recommended Conditions of Consent:

- Erect appropriate signage. i.e. 'Trespassers will be prosecuted, surveillance systems operating and security personnel on duty' etc.
- Re-enforcement that the area is a private residence. This is to deter any persons that may mistake the first level communal area as a public space.
- Increased means of security for letter boxes due to the increased level of mail theft and identification fraud

General Comments:

A number of recommendations were made to reduce opportunities for criminal and anti-social behaviour. Redfern Local Area Command recommendations:

- More consideration into creating parking spaces for the new 134 apartments, 9 retail stores and dance studio. Please see the table below for the breakdown of apartments and room size for reference.

Units	Parking	Beds
85 x Studios	0	85
4 x 4 beds	0	16
1 x 5 beds	0	5
44 x 6 beds	0	264
Visitors	0	0
Retail/other	0	9 x retail 1 x dance studio
Total	0	380

- Police are aware that bicycle spots will become available but do not believe that this will be sufficient to accommodate for the influx of new residents. Police also recommend that the bicycle lock up area is to be locked and secured with access only by key or swipe card access. Police also suggest that the push bike area be regularly be patrolled and covered by 24hours CCTV security.

Conclusion

The New South Wales Police have a vital interest in ensuring the safety of members of the community and their property. By using the recommendations contained in this evaluation, any person who does so acknowledges the following:

1. It is not possible to make areas evaluated by the NSWPF absolutely safe for members of the community or their property
2. It is based upon the information provided to the NSWPF at the time the evaluation was made,
3. The evaluation is a confidential document and is for use by the consent authority or organisations referred to on page 1 only,
4. The contents of this evaluation are not to be copied or circulated otherwise than for the purposes of the consent authority or organisation referred to on page 1.

The NSWPF hopes that by using the recommendations contained in this document, criminal activity will be reduced and the safety of members of the community and their property will be increased. However, it does not guarantee that all risks have been identified, or that the area evaluated will be free from criminal activity if its recommendations are followed.

We would like to thank you for the opportunity to comment on this proposed development and should you require further information on the subjects mentioned within this report feel free to contact Constable Nathan TOWNEY, Crime Prevention Officer, Redfern Local Area Command, Phone 83035127.

Yours sincerely



Nathan Towney
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Crime Prevention Officer
Redfern Local Area Command