



Safety Assessment of the Pemulwuy Project, Redfern, NSW

Prepared for the Aboriginal Housing Company Ltd.

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Table of Contents

1	Introduction	1
1.1	Content of this report.....	1
1.2	Safety issues.....	1
2	Pemulwuy Project Design and Management Issues	3
2.1	Natural Surveillance, Access Control & Ownership.....	3
2.2	Lighting	5
2.3	Active Surveillance Measures	5
3	Design Requirements and Compliance Checklists	7
4.	Conclusion	21



1 Introduction

This is a Crime Prevention Through Environmental Design (CPTED) assessment of the proposed Pemulwuy Project.

The Aboriginal Housing Company (AHC) is submitting an application to the NSW Department of Planning for approval of a Concept Master Plan for the redevelopment of the Block in Redfern. This report is prepared by Social Planning/CPTED Consultant Angela Pitts as part of the Environmental Assessment (EA) for the Pemulwuy Project. The Department of Planning requires that master planning for the area consider Crime Prevention Through Environmental Design (CPTED) principles which aim to reduce the real, and perceived safety risks within the immediate neighbourhood. This report addresses the safety issues raised in community consultations and demonstrates how the safer by design principles and best practice models will be applied to the locality, to ensure the safety and security of all users, including the Aboriginal community, older people, young people, women, children, homeless people etc.

1.1 Content of this report

Section 1 introduces the project and gives a brief history of the consultations etc

Section 2 addresses a number of key safety issues from both a design and/or management perspective.


Section 3 lists the Pemulwuy Project CPTED design requirements and compliance checklists.

1.2 Safety issues

During the course of the last 7 years the AHC has undertaken a comprehensive social planning and community consultation process for the Pemulwuy Project. This Safety Management Report addresses the results and findings of various community consultations and meetings that have taken place since 1999. For instance, in November 2001 the AHC management convened community safety planning workshops with various community and government organisations, local police, residents and other stakeholders to discuss solutions to some of the pressing social and safety issues on the Block. Representation included Aboriginal and non-Aboriginal participants from such organisations as the Aboriginal Medical Service, Department of Community Services, Aboriginal Legal Service, Redfern Police, Juvenile Justice and NSW Premier's Department as well as interested neighbours and residents. Some of the key issues identified in these consultations were concern about levels of street safety, crime, vandalism and anti-social behaviour in the immediate area of The Block. Accordingly, this report addresses the findings of the Community Safety Planning workshops and other consultations and assesses how these findings have been applied to the concept plans.

Consultations for the Pemulwuy project began in earnest as far back as the year 2000. Originally, the consultations revolved around social planning with a heavy emphasis on crime related causes of local social problems, and the development of sustainable long term solutions for the Block. In 2001 the AHC formed focus groups and held workshops to identify the issues that needed resolution and to work with the community, government and police to develop safety strategies that would result in a more harmonious and peaceful Aboriginal community for Redfern.

The AHC engaged with the local community through a four month exhibition period with feedback and recommendations incorporated into many of the final safety strategies. The AHC also spent two years in consultation with the NSW state government, the Commonwealth government, and South Sydney Council to ensure all the stakeholders were given ample opportunity to contribute to the Pemulwuy project. In 2004 the AHC won a prestigious international crime prevention award for its proposed safety strategies for the Pemulwuy project. The AHC has also been a key member of City of Sydney's Crime Prevention Taskforce for five years. Through these efforts and others the AHC has maintained an almost constant dialogue with the community, police and the City of Sydney enabling these important



stakeholders to work together to lower local crime and ensure the Pemulwuy project is able to deliver high standard crime prevention outcomes.

Local police report that the most common crimes in the Redfern LAC are within the immediate vicinity of the Redfern Railway Station and are predominantly Steal from Person Offences. These offences often take the form of bag snatches or items stolen from parked vehicles. The Redfern police estimate that about sixty percent of these offences occur within a fifty-metre radius of the Redfern Railway Station.¹ The railway station is adjacent to the Block and offenders have been known to run into the Block for refuge and to stash stolen goods. Information from the Redfern police suggests that offenders who typically carry out these offences are seeking small amounts of quick cash in order to facilitate their next drug purchase. On the Block, street offences like drug dealing, shooting up drugs in public spaces, binge drinking and subsequent disorderly behaviour, car vandalism, and bag snatching have been a concern in the past, however since 2001 local crime has been steadily decreasing. This decrease in crime can be directly attributed to the AHC safety measures and greater cooperation between the AHC, the community, the City of Sydney and police.

¹ South Sydney Council, 2002 (RED Community Safety Plan Draft)



2 Pemulwuy Project Design and Management Issues

This section outlines a number of key safety issues and reviews how the Pemulwuy Project addresses these from both a design and/or management perspective.

The project addresses principles central to CPTED: natural surveillance, access control, ownership (territorial reinforcement) and space management (maintenance).

Our review has revealed that, in CPTED terms, the project:


- a) Supports siting and design of buildings contribute to the personal and property security;
- b) Is integrated with the surrounding area and contributes to an active pedestrian-orientated environment;
- c) Provides public and private spaces to promote a sense of ownership and foster a secure people-oriented environment;
- d) Maximise natural surveillance so that users feel safe at all times;
- e) Minimises potential for intruders to enter buildings and non-public open spaces;
- f) Ensures entrances and exits are clearly visible from the street;
- g) Locates facilities in highly visible areas with high levels of activity;
- h) Encourages use of building design, materials and maintenance that reduce the opportunities for vandalism and graffiti;
- i) Improves traffic and street circulation and safety in and around the area;
- j) Improve accessibility to and within the facilities; and
- k) Supports opportunities for spaces to be appropriately used and well-cared for.


Further the proposed development addresses CPTED guidelines in the following ways.

2.1 Natural Surveillance, Access Control & Ownership

The Pemulwuy Project creates a greater capacity for casual observation of public and private areas by residents and users of the area. The development proposes mixed uses including residential development, retail and commercial uses, cafes, and some open space and public areas, which will allow for maximum natural surveillance and create an atmosphere of safety and activity. The development also proposes significant improvements to the public domain which will encourage pedestrian movement through the activation of the streetscape. The proposed development will follow CPTED guidelines through the implementation of the following.²

² Sarkissian & Associates in collaboration with ACT Planning and Land Management [2000]; City of Melbourne [1998]; NSW Department of Urban Affairs and Planning [2001]; City of Sydney [2001]; Pitts, Angela [2001].

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- The design proposed is well integrated with the surrounding area and contributes to an active pedestrian-oriented environment.
 - Active frontages will be provided around the public open space which will aid in the safety and security of these spaces.
 - The buildings will address the street frontages and provide active uses at ground level both day and night.
 - Natural surveillance opportunities are created through the proposed pedestrian access route to the public square on Lawson Street.
 - The proposed design avoids sharp 'blind' corners, especially in pathways, stairs, and corridors.
 - The proposed retail/commercial uses and markets/cafes will provide opportunities for greater use and ownership of public spaces, and create a secure environment for residents and users of the area.
 - The proposed residential uses will provide opportunities for greater surveillance of the public spaces (bedrooms, living areas and outdoor terraces overlook the street), and create a secure environment for residents and users of the area.
 - The provision of some public open space and public civic areas on the site will continue the network of public open areas (Redfern Community Centre & Yellamundie Park) and connect to the new Redfern Railway upgrade plans adjacent Pemulwuy Project site. This will open up the area, creating clear sightlines, natural surveillance and an interactive environment. There are also opportunities for public art and street furniture in the area which will also support casual surveillance and activity.
 - Significant improvements to the public domain will encourage pedestrian movement through the activation of the streetscape. These include:
 1. The activation and rejuvenation of Eveleigh Street to make it a safe, pleasant and highly useable space.
 2. The location of entrances of active retail, commercial lobbies on Caroline, Eveleigh, Louis and Vine Street, and residential entrances on Louis and Eveleigh Street will encourage greater pedestrian movement.
 3. The location of residential entrances off Eveleigh and Louis St, as well as widening footpaths, will activate the streets and create circulation paths and natural surveillance by residents.
 4. The activation of the streetscape on Caroline and Eveleigh Street which will connect to the new public plaza on Lawson Street.
 5. The proposed Sports Centre/ Gym located on the corner of Caroline and Eveleigh Street will create a unifying element and will echo the treatment to the Redfern Community Centre site.
 - The provision of community facilities like an Elders Spiritual Centre, Health & Fitness Centre, Art Gallery and Respite/Hostel facilities will create casual surveillance and major activity generators.
 - Retail frontages will be incorporated along the façade of the proposed office building on Lawson, Eveleigh and Caroline Streets, which will create great activity and better natural surveillance.

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- Commercial and retail development will be incorporating at the corner of Lawson Street and Eveleigh Street, which will create greater activity and natural surveillance.
 - Commercial development will be incorporated along the Railway end of Eveleigh Street, which will create greater activity and natural surveillance

2.2 Lighting

The Pemulwuy Project recognises the importance of lighting in effective crime prevention. Interviews with police confirm the importance of lighting on crime prevention strategy for the Redfern area. The Pemulwuy project intends to meet or exceed the Australian Standards in lighting recommended for improving safety, as follows:

- The design proposed for lighting on a pedestrian scale will meet or exceed the recommended minimum standards for AS1158.1.3 - Pedestrian Lighting.

The development will propose to use lighting to:

- Ensure priority areas are well lit.
- Promote legitimate activity by users of public spaces after dark.
- Ensure that lighting supports visibility at night for areas intended to be used at night, and avoids lighting of areas not intended for night-time use to avoid giving a false impression of use or safety.
- Ensure inset spaces, access/egress routes and signage is well lit.
- Ensure the appropriate placement of light to avoid shadows, glare etc which might put people at risk.
- Save energy by using energy efficient lamps/fittings/switches.

Other lighting for improved safety proposed in the dwellings includes the use of appropriate types of lighting fixtures, and vandal resistant, high mounted light fixtures which are less susceptible to damage.


The Pemulwuy project also proposes that the development is integrated with the surrounding area by matching or exceeding the standards of the recent Redfern Community Centre, which will ensure that the project contributes to an active pedestrian-orientated environment.

2.3 Active Surveillance Measures

The Pemulwuy Project proposes to provide a safe, convenient and comfortable environment by providing active surveillance by design measures that effectively limit the opportunity for crime and instill in the public a clear perception of safety. CCTV cameras have been proposed for the new development to provide additional security to the natural surveillance by design of entrances at street on ground and windows at street above ground, and will monitor areas identified as higher risk areas including lift entry areas, walkways and foyers.

Other strategies incorporated in the Pemulwuy project that will increase natural surveillance include:

- Clearly denoting roads and non roads (the public domain) and limiting any shared zones.

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- Retaining the existing roads system to continue access and surveillance.
 - Closing and limiting access to laneways to help address the surveillance problems that lanes present.
 - Highly visible entrances on the street that encourage pedestrian traffic and natural surveillance.
 - The importance about the maximum no of entries shared (5).

Other security measures proposed by the AHC that will be implemented as part of the management of the project are as follows.

- Caretaker - the development proposes at least one 24 hour caretakers who will be living in the residential buildings.
- Signage - the development proposes placing signage which details security measures and reminds residents and visitors of the need to secure common entrances.

2.4 Maintenance

The AHC management expects a high level of maintenance of public spaces and the prompt repair of damage. The following will be implemented to reduce the opportunity for vandalism. More detailed information will be provided in the Staged Development Application (DA) that will follow the Concept Plan application.

- The project will not use building materials which are easily damaged below two metres.
- Heights of balconies and fences have been designed specifically to reducing the incidence of natural ladders (places to climb).
- A combination of anti-graffiti surfaces, clear coating on masonry, and easily painted or repairable surface areas are proposed.
- The walls of residential buildings are proposed to be visually mitigated by the green trellis covered with evergreen vines (*Pyrostegia* sp.). The vegetation will also discourage graffiti.
- The management's graffiti and vandalism policy facilitates speedy repairs once any vandalism is discovered.

3 Design Requirements and Compliance Checklists

The following table lists the Pemulwuy Project's CPTED design requirements and compliance checklists. Since neither the Redfern Waterloo Built Environment Plan nor the SEPP provide a CPTED compliance checklist, this list is a synthesis of both Canterbury City Council DCP 29 – CPTED and Bankstown City Council DCP 46 – Safety and Security checklists, and other relevant assessment checklists, modifying them as appropriate for this development assessment.³ The checklist is consistent in principle and philosophy with guidelines outlined in the NSW Department of Urban Affairs and Planning, *Crime Prevention and the assessment of development applications: Guidelines under section 79C of the Environmental Planning and Assessment Act 1979*.⁴

Pemulwuy Project - Crime Prevention Through Environmental Design		
Performance Criteria	Design Requirements	Compliance
1. All Development Types		
1.1 Natural Surveillance		
1.1 A. Entry Points		
Provide entries which are clearly visible	Entrances should be at prominent positions	Yes Entrances off active private common areas and public streets.
	Design entrances to allow users to see in before entering	Yes Design complies with this requirement.
	The front door to a building must face the street.	Yes The ground front doors and the private common entrances face Eveleigh and Louis Street.
	An external entry path and the foyer to a building must be direct to avoid potential hiding places.	Yes The external entry paths, the private common entrances and public foyers to the buildings are direct.
1.1 B. Sightlines		
Avoid blind corners in pathways, stairwells, hallways and car parks.	Pathways should be direct. All barriers along pathways should be optically permeable (see through) including landscaping, fencing etc.	Yes Proposed pathways are direct. The development will consider use of permeable materials where appropriate.
Avoid future sightline	Avoid use of landscaping	Yes,

³ Canterbury City Council [2003], Bankstown City Council [2002], City of Sydney, Maynard, John [2004], Sarkissian Associates Planners in collaboration with ACT Planning and Land Management, [2000]

⁴ NSW Department of Urban Affairs and Planning [2001]



Pemulwuy Project - Crime Prevention Through Environmental Design		
Performance Criteria	Design Requirements	Compliance
impediments	materials that could, when mature, serve as screens or barriers to unimpeded views of pathways.	Proposed design ensures that barriers along paths, elevated walkways and private terraces, in particular, are visually permeable, including landscaping, fencing, etc.
	Avoid or ameliorate sudden changes of grade on pathways that may reduce sightlines.	Yes Proposed design avoids or ameliorates sudden changes of grade on pathways.
Where sightlines are impeded, consider strategies for improvement.	Use hardware such as flat vandal-resistant security mirrors to improve sightlines. Avoid convex mirrors, as they distort the image.	Yes Proposed design complies with this requirement. The mirrors will be installed after the building has been tenanted.
	Install glass panels in stairwells where appropriate.	Yes Development proposes only private internal stairwells within the residential, retail and commercial. Fire exit stairs will be enclosed.
1.1 C. Communal/Public areas		
Provide natural surveillance for communal and public areas	Windows on the upper floors of a building must, where possible, overlook the street.	Yes Retail, commercial and residential uses, where possible, will overlook the streets.
	Communal areas and utilities (eg parking bays) should be easily seen.	Yes Parking bays integrated in proposed undercroft spaces.
	Where elevators or stairwells are provided, open style or transparent materials are encouraged on doors and/or walls of elevators/ stairwells.	N/A No stairwells/elevators proposed in communal and public areas. Internal elevators or stairwells proposed for private use.
	Seating should be located in areas of active use.	Yes Seating is located around and in the public areas of active use. More detailed information at Staged DA.
	Automatic Teller Machine (ATM) and other similar	N/A There are no ATM's currently





Pemulwuy Project - Crime Prevention Through Environmental Design		
Performance Criteria	Design Requirements	Compliance
	public facilities (such as public telephones) must be located at a highly visible location at street level, and must be well lit at night. Avoid locating these types of facilities in recesses.	planned for inclusion into the project design. There are no public telephones currently planned for the project.
1.1 D. Landscaping		
Avoid landscaping which obstructs natural surveillance	Avoid medium height vegetation with concentrated top to bottom foliage. Plants such as low hedges and shrubs (1–1.2m high), creepers, ground covers or high canopied trees, clean trucked to a height of 2m are good for natural surveillance.	Yes Trees will be used only in carefully selected locations. The majority of the development will be hard-paved. Trees on the streets will be deciduous Chinese elms and in the residential area Manchurian pears echoing the surrounding area. The development will consider use of high-canopied trees where appropriate.
	Landscaping must not conceal the front door to a building when viewed from the street.	Yes See above
1.1 E. Lighting		
Ensure lighting does not produce glare or dark shadows.	Use diffused floodlights and / or movement sensitive lights.	Yes Staged DA - A lighting plan will be completed prior to construction and will comply with this requirement.
	Direct these lights towards access / egress routes to illuminate potential offenders, rather than towards buildings or resident observation points.	Yes Staged DA - A lighting plan will be completed prior to construction and will comply with this requirement.
	Lighting should have a wide beam of illumination, which reaches to the beam of the next light, or the perimeter of the site or area being traversed.	Yes Staged DA - A lighting plan will be completed prior to construction and will comply with this requirement.
	Avoid lighting spillage onto neighbouring properties as	Yes Staged DA - A lighting plan





Pemulwuy Project - Crime Prevention Through Environmental Design		
Performance Criteria	Design Requirements	Compliance
	this can cause nuisance and reduce opportunities for natural surveillance.	will be completed prior to construction and will comply with this requirement.
Entrances, exits, service areas, pathways, car parks, etc. should be well lit after dark when they are likely to be used.	As a guide, the areas should be lit to enable users to identify a face 15m away.	Yes Staged DA - A lighting plan will be completed prior to construction and will comply with this requirement.
	Lighting must be provided for an external entry path, foyer, driveway, and car park to a building.	Yes Staged DA - A lighting plan will be completed prior to construction and will comply with this requirement.
	Lighting must be provided for the shopfront. This may be in the form of motion sensitive lighting or timer lighting.	Yes Staged DA - A lighting plan will be completed prior to construction and will comply with this requirement.
	Lighting must be provided for the underside of an awning.	Yes Staged DA - A lighting plan will be completed prior to construction and will comply with this requirement.
	A pedestrian entry path and driveway to a car park that is intended for night use must be well lit using a vandal resistant, high mounted light fixture.	Yes Proposed use of vandal-resistant, high-mounted light fixtures, which are less susceptible to damage.
	Use energy efficient lamps / fittings / switches to save energy.	Yes The proposed design complies with this requirement.
	The lighting for pedestrians conforms to Australian Standards 1158.1. [Refer to AS/NZS 1158.3.1_1999 Pedestrian Area (Category P lighting) – Performance & Installation Design Requirements]	Yes Proposal will meet or exceed the Australian Standards.
1.1 F. Mixed Land Uses		
Where permitted, provide appropriate mixed uses within buildings to increase opportunities for natural surveillance.	Include shop kiosks and restaurants etc within development.	Yes The proposed development is mixed use; retail / commercial / cultural and residential, that will increase



Pemulwuy Project - Crime Prevention Through Environmental Design		
Performance Criteria	Design Requirements	Compliance
		the opportunities for natural surveillance day and night.
1.1 G. Security		
Security grilles, shutters and doors should allow natural observation of the street and be sympathetic to the architectural style of the building.	Security grilles and security doors should be permeable.	Yes Development proposes to use security measures that are both effective and aesthetic.
	Avoid solid shutters on front windows and doors.	Yes Roller shutters will not be included as part of this project.
1.2 Access Control		
1.2 A. Building Identification		
Ensure buildings are clearly identified by street number.	Street numbers should be at least 7cm high, and positioned between 0.6m and 1.5m above ground level on the street frontage.	Yes The proposed design complies with this requirement.
	Street numbers should be made of durable materials, preferably reflective or luminous, and obstructed (eg by foliage).	Yes The proposed design complies with this requirement.
1.2 B. Entry Points		
Clear entry points	Entrances should be easily recognisable through design features and directional signage.	Yes Each foyer will have its own character specifically for its own building.
1.2 C. Landscaping		
Avoid large trees / shrubs and buildings works that could enable an intruder to gain access to the dwelling or to neighbouring dwellings	Avoid large trees, carports, skillion extensions, fences and downpipes in situations that could provide a means of access to second storey windows or balconies.	Yes There are no external structures that will assist thieves to climb into dwellings or commercial space. More detailed information at Staged DA.
1.2 D. Security		
Use security hardware and human measure only where required to reduce	Install quality locks on external windows and doors.	Yes The proposed design complies with this

Pemulwuy Project - Crime Prevention Through Environmental Design		
Performance Criteria	Design Requirements	Compliance
opportunities for unauthorised access		requirement.
	Install viewers on entry doors.	Yes Viewers will be installed on entry doors.
	Ensure skylights and roof tiles cannot be readily removed or opened from the outside.	Yes No skylights are proposed for the rooftops on the residential buildings.
	Consider monitored alarm systems.	Yes More detailed information at Staged DA.
	Consider building supervisors or security guards.	Yes More detailed information at Staged DA.
1.3 Ownership		
1.3 A. Maintenance		
Create a 'cared for' environment.	Ensure the speedy repair or cleaning of damaged and vandalised property.	Yes The AHC has specified a high level of maintenance of public spaces and the prompt repair of damage. More detailed information at Staged DA.
	Provide for the swift removal of graffiti.	Yes The AHC plans to facilitate the speedy removal of graffiti once it is reported. More detailed information at Staged DA.
	Provide information advising where to go for help and how to report maintenance or vandalism problems.	Yes More detailed information at Staged DA.
1.3 B. Materials		
Use materials which reduce the opportunity for vandalism	Strong, wear resistant laminate, impervious glazed ceramics, treated masonry products, stainless steel materials, anti-graffiti paints and clear over sprays will reduce the opportunity for vandalism. Flat or porous finishes should be avoided in areas where graffiti is likely to	Yes The development will use a combination of anti-graffiti surfaces, clear coating on masonry, and easily painted or repairable surface areas. More detailed information at Staged DA.

Pemulwuy Project - Crime Prevention Through Environmental Design		
Performance Criteria	Design Requirements	Compliance
	be a problem.	
	Where large walls are unavoidable, consider the use of vegetation or anti-graffiti paint. Alternatively, modulate the wall, or use dark colours to discourage graffiti on vulnerable walls.	Yes The proposed development will not use building materials which are easily damaged below two metres. A combination of anti-graffiti surfaces, clear coating on masonry, and easily painted or repairable surface areas are proposed. The walls of residential buildings are proposed to be visually mitigated by the green trellis covered with evergreen vines (<i>Pyrostegia</i> sp.). More detailed information at Staged DA.
	External lighting should be vandal resistant. High mounted and / or protected lights are less susceptible to vandalism.	Yes Proposed use of vandal resistant, high mounted light fixtures which are less susceptible to damage.
	Communal / street furniture should be made of hardwearing vandal resistant materials and secured by sturdy anchor points or removed after hours.	Yes Staged DA - Furniture will be specified prior to construction and will comply with this requirement.
1.3 C. Spaces		
Spaces should be clearly defined to express a sense of ownership and reduce illegitimate use/entry.	Physical and psychological barriers (eg. fences, gardens, lawn strips, varying textured surfaces) can be used to define spaces.	Yes Spaces will be clearly defined into public and private areas. However, the design of the development does not want to create the feeling of a gated community. All external spaces will be open to the public.
1.3 D. Pride and Involvement		
Encourage design that promotes pride and a sense of place for community	Encourage community involvement in design.	Yes Public consultations have taken place throughout the project and will continue into the later stages of the development.



Pemulwuy Project - Crime Prevention Through Environmental Design		
Performance Criteria	Design Requirements	Compliance
	Encourage volunteer management and maintenance of areas.	N/A
	Encourage wide community use of areas.	Yes The development proposes community and cultural facilities (Health & Fitness Centre/Gym, Elders Spiritual Place, Art Gallery, Respite Facilities and open spaces).
2. Residential Development		
2.1 Natural Surveillance		
2.1 A. Site and Building Layout		
Allow natural observation from the street to the dwelling, from the dwelling to the street, and between dwellings.	Multiple-unit design should have part of the buildings address the street or both streets and corners.	Yes Multiple residential entrances are proposed for Eveleigh, Vine and Louis Streets; with other entrances relating to private common areas.
	Position habitable rooms with windows at the street front of the dwelling.	Yes The design incorporates many windows and balconies along the street edge.
	Garages and/or carports should not dominate the front façade of the building.	N/A
	Offset windows, doorways and balconies to allow for natural observation while protecting privacy.	Yes More detailed information at Staged DA.
2.2 Access Control		
2.2 A. Property Identification		
Ensure dwellings are clearly identified by street number.	Each individual dwelling should be clearly numbered.	Yes The proposed design complies with this requirement.
	Unit numbers should be clearly provided on each level.	Yes The proposed design complies with this requirement.
	Each building entry should clearly state the unit numbers accessed from that entry.	Yes The proposed design complies with this



Pemulwuy Project - Crime Prevention Through Environmental Design		
Performance Criteria	Design Requirements	Compliance
		requirement.
2.2 B. Security		
Provide appropriate level of security for individual dwellings and communal areas.	Install intercom, code or card locks or similar for main entries to buildings including car parks.	Yes The proposed design complies with this requirement. Further detail at Staged DA
	Main entry doors for buildings should be self-closing and signs should be displayed requesting residents not to leave doors wedged open.	Yes The proposed design complies with this requirement.
	Consider installing user/sensor electronic security gates at car park entrances, garbage areas and laundry areas etc, or alternative access controls should be provided.	Yes The proposed design complies with this requirement.
Use building materials that reduce the opportunity for intruder access. Refer to Sections 1.1 and 1.3 for other relevant criteria and design requirements.	All windows and doors on the ground floor must use toughened or laminated glass.	Yes This requirement will be part of the specifications.
2.2 C. Hours of Operation		
Consider security issues in buildings operating with extended hours (such as office building and restaurants).	Adequate lighting in areas surrounding entry / exit points.	Yes Staged DA - A lighting plan will be completed prior to construction and will comply with this requirement.
	Adequate lighting surrounding all amenities (e.g. car park area and toilets).	Yes Staged DA - A lighting plan will be completed prior to construction and will comply with this requirement.
	Where necessary, allocate security guards to patrol the surrounding areas of the building.	Yes Refer to Section 1.2 D
	Consider design issues outlined in Section 1.1 such as blind corners and landscaping.	Yes Refer to Section 1.1
2.3 Ownership		



Pemulwuy Project - Crime Prevention Through Environmental Design		
Performance Criteria	Design Requirements	Compliance
	Issues related to ownership such as maintenance, materials and boundaries are critical for successful 'Crime Prevention Through Environmental Design'. Please refer to Section 1.3 of this document for further information	Yes Refer to Section 1.3
3. Commercial Development		
3.1 Natural Surveillance		
3.1 A. Site and Building Layout		
Allow natural observation from the street to the dwelling, from the dwelling to the street, and between dwellings	Commercial and retail buildings facades should address the street or both streets and corners.	Yes Some commercial or retail street frontages are proposed for Lawson, Caroline, Eveleigh and Louis Streets.
	Occupied spaces should be positioned with office windows, doors and shop display windows overlooking the street at the front of a building.	Yes The proposed design complies with this requirement.
3.2. Access Control		
3.2 A. Lighting		
Provide adequate lighting to encourage use and access to the facility.	Illuminate all external edges and access points to car parks during opening hours of the car park.	Yes Refer to Section 1.1 E
3.2 B. Security		
Provide security to monitor access to area.	Use security devices (e.g. intercom or remote lock facility) where appropriate.	Yes Card swipes with intercom system will be implemented to restrict access.
	Large developments should locate a help point on each parking level and/or allocate security staff.	Yes More detailed information at Staged DA.
	Mixed-use development basement car-parks for residents must be:	





Pemulwuy Project - Crime Prevention Through Environmental Design		
Performance Criteria	Design Requirements	Compliance
	A. Be wholly independent of the non-residential areas.	Yes Proposed design will separate retail/commercial parking from residential.
	B. Access to a basement car park must only be available to occupants via a security door or gate with an intercom, code, or card lock system.	Yes Card swipes with intercom system will be implemented to restrict access.
	Consider the installation of boom gates or similar devices at entrances and exits of the car park.	Yes Proposed design complies with this requirement.
	Access to a loading dock or other restricted area in a building must only be available to tenants via a large security door with an intercom, code, or card lock system.	Yes Card swipes w/intercom system will be implemented to restrict access.
	Visitor parking should be located outside of the secure area, and should be highly visible from the street.	Yes Details in Staged DA
3.2 C. Site and Building Layout		
Ensure ease of access and safety within the car park.	Minimise the number of entry and exit points.	Yes It is proposed that any basement car park be accessed from one entry/exit point on Caroline Street.
	Where possible, locate entry/exit points in close proximity and close to the car park operator or shops, cafes etc.	Yes Basement parking is proposed for inclusion only with the commercial buildings within the project.
Clearly distinguish between private and public space.	Staff car park should be separated and secured.	Yes Staff will have their own secure car parking zone
3.2 D. Signage		
Ensure that parking areas are clearly identified by signage to prevent	Provide signage that is clearly visible, easy to read and simple to understand.	Yes Will provide signage to the proposed car park.



Pemulwuy Project - Crime Prevention Through Environmental Design		
Performance Criteria	Design Requirements	Compliance
unintended access and to assist persons trying to find their car.		
	Signs must be installed to encourage people to lock their cars, and to conceal or remove valuables.	Yes The signage for the proposed car park will detail security measures and remind customers of the need to secure valuables and lock their vehicles.
	Use strong colours, standard symbols and simple graphics for signs.	Yes The proposed design complies with this requirement.
	Car park signage should provide both pedestrians and drivers with a clear understanding of direction to stairs, lifts and exits.	Yes The proposed design complies with this requirement.
	Use creative signage to distinguish between floors to enable users to easily locate their cars.	N/A
	Advise users of security measures that are in place and where to find them e.g. intercom system.	Yes Proposed design complies with this requirement.
3.3 Ownership		
Issues related to ownerships such as maintenance, materials and boundaries are critical for successful 'Crime Prevention Through Environmental Design'. Car parks that are not able to be locked at night are particularly prone to antisocial behaviour. Regular maintenance of these is essential both to reduce the likelihood of crime and to increase legitimate use.		Yes Refer to Section 1.3
4. Open Spaces		
4.1 Natural Surveillance		

Pemulwuy Project - Crime Prevention Through Environmental Design		
Performance Criteria	Design Requirements	Compliance
4.1 A. Landscaping		
Avoid landscaping which obstructs natural surveillance.	Select planting species having regard to their type and location to minimise possible places for intruders to hide.	Yes The majority of the development will be hard-paved. Trees in the square will be deciduous Chinese elms and in narrow lanes Manchurian pears echoing the surrounding area. The development will consider the use of high-canopied trees where appropriate.
	When planting is provided within 5m of a pedestrian pathway, it should be lower than 1m or thin trunked with high canopy.	Yes See above
4.1 B. Lighting		
Allow adequate brightness. Ensure lighting does not produce glare or dark shadows.	Illuminate access points to open spaces and pathways.	Yes Staged DA - A lighting plan will be completed prior to construction and will comply with this requirement.
	Locate brighter lights in highly used areas.	Yes Staged DA - A lighting plan will be completed prior to construction and will comply with this requirement.
4.1 C. Site and Building Layout		
Encourage activity and allow natural surveillance.	Open spaces should be clearly designated and situated at locations easily observed by people. Parks and playgrounds should be placed in front of buildings and should face streets rather than back lanes.	Yes External open spaces will be seen from the existing open space at the Community Centre, Eveleigh, Caroline and Louis Streets, Redfern Station. All private internal spaces can be seen from Eveleigh and Louis Streets and from the dwellings.
	To encourage greater use of open spaces provide seating and play equipment.	Yes Only seating will be provided at this stage.
	Seating should be conveniently located and	Yes The design complies with this

Pemulwuy Project - Crime Prevention Through Environmental Design		
Performance Criteria	Design Requirements	Compliance
	easily seen.	requirement.
	Facilities should be located close to areas of active use.	N/A No public toilets or phones are proposed as public facilities.
	Access to facilities should be direct and free of obstruction.	Yes Design complies with this requirement.
4.2 Access Control		
4.2 A. Signage		
Ensure that signage is clearly visible, easy to read and simple to understand.	Both directional and behavioural signage should be provided at entrances to parks.	N/A
4.2 B. Site and Building Layout		
Offer a choice of clearly defined pathways.	Pathways should be direct and follow pedestrian desire lines.	Yes Design complies with this requirement.
4.3 Ownership		
4.3 A. Pride and Involvement		
Encourage design that promotes pride and sense of place for community.	Provide features that reflect the community's needs (e.g. play equipment, open areas etc).	Yes Design proposes public art component, which will address community needs and values.
	Consider using cultural themes applicable to the area.	Yes See above
	Encourage community involvement in design.	Yes Consultations have been held with the public and will continue to occur.
	Encourage volunteer management and maintenance of public areas.	N/A



4. Conclusion

This report has systematically assessed the proposed Pemulwuy Project Concept Master Plan using CPTED principles drawn from a wide range of credible professional sources, and especially a set of CPTED guidelines produced in the AHC Community Safety Report in 2004. Our review indicates that the Concept Plan complies with all the CPTED criteria and that the development in some instances exceeds the requirements of CPTED principles.

Further, the key design and management issues identified in this report have been satisfactorily addressed by the project's design team and the AHC's management. Current and proposed management practices will further support the capacity of the development to foster a safe environment within the Project area. The AHC's current and proposed management and security strategies complement and support CPTED planning and design requirements.

The combination of the proposed design and the management practices currently in place and those proposed for future implantation contribute significantly to the Pemulwuy project's likelihood of success with its plan to create a safe environment within the Block and the surrounding neighbourhood. A delicate balance between natural and formal surveillance and security measures, supported by skilled management and maintenance and animation of retail and social spaces will be necessary to maximise opportunities to reduce crime.



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