

Crime Prevention Through Environmental Design Assessment

Indigenous Centre of Excellence

State Significant Development Application

Submitted to the Department of Planning, Housing and Infrastructure
on behalf of Western Sydney University



'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.



'Dagura Buumarri'

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



'Gadalung Djarri'

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past, present and emerging.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

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1.0 Introduction

This Crime Prevention Through Environmental Design (CPTED) Assessment has been undertaken to assess the potential opportunities for crime and the perceived fear of crime that may be associated with the State Significant Development Application (SSDA) for the Indigenous Centre of Excellence at the Western Sydney University Parramatta South Campus, as envisaged in the Environmental Impact Statement (EIS) to which this report is appended.

1.1 Purpose of this report

CPTED is a situational crime prevention strategy that focuses on the design, planning and structure of the environment. This assessment aims to identify the potential opportunities of crime created by the proposed development by assessing the development in accordance with design and place management principles of CPTED.

Ethos Urban has prepared this assessment in accordance with the methods and resources of the NSW Police Force Safer by Design Course. This assessment has been prepared and reviewed by experienced CPTED professionals, following their completion of the NSW Police Force Safer by Design Course. The assessment uses qualitative and quantitative measures to analyse the physical and social environment in which the proposed development is located, and recommends actions to mitigate crime opportunity in accordance with the Australian and New Zealand Risk Management Standard AS/NZS 31000:2009 and International Standard ISO:22341.

In accordance with the NSW Department of Planning and Environment's guidelines (2001), the aim of the CPTED strategy is to influence the design of buildings and places by:

- increasing the perception of risk to criminals by increasing the possibility of detection, challenge and capture;
- increasing the effort required to commit a 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'; and
- removing conditions that create confusion about required norms of behaviour.

The Crime Risk Rating considers the development as proposed in the architectural drawings prepared by Jackson Clements Burrows Architects (JCBA) and landscape drawings prepared by Jane Irwin Landscape Architects (JILA) within the site's environment. The following tasks were undertaken in the preparation of this assessment:

- review of the Safer By Design Manual by the NSW Police Force;
- collection and analysis of local and NSW State crime statistics from the Bureau of Crime Statistics and Research (BOCSAR); and
- a crime risk assessment, in accordance with the current NSW policy and practice, of the following regulation and assessment principles:
 1. Surveillance
 2. Lighting / technical supervision
 3. Territorial reinforcement
 4. Access Control
 5. Environmental Maintenance
 6. Activity and Space Management
 7. Design, Definition and Designation

A site inspection was undertaken on 8 August 2023 between 10am and 11am to assess the current site conditions, situational crime prevention measures and perceived safety of the existing environment.

This CPTED report is submitted as part of the lodgement package for this State Significant Development Application relating to the new Indigenous Centre of Excellence on behalf of Western Sydney University.

1.2 Background

Western Sydney University (WSU) is planning for the development of the proposed Indigenous Centre of Excellence (ICoE) delivery of a facility from which to lead global discourse on Indigenous knowledge and for the

place to provide a space where people of all ages, abilities and interests can explore and learn more about Indigenous culture and attend performances, talks and screenings. The ICoE will incorporate tactile and technology augments to transform access to cultural collections and heritage, as well as showcasing stories from Western Sydney.

The opportunity to develop the ICoE is underpinned by the WSU 2020-2025 Indigenous Strategy, first developed to establish how WSU will position itself as a national leader in Indigenous higher education. The Strategy focuses on strategic objectives in 7 areas of Indigenous engagement: students; employment; research; learning and teaching; community engagement; leadership; and cultural viability and knowledge. One of the key strategic objectives of the Indigenous Strategy is to establish a landmark building that celebrates Indigenous peoples, histories, cultures and knowledge. The ICoE represents Western Sydney University's commitment to advancing Indigenous education, leadership and reconciliation, in line with these strategic objectives.

1.2.1 Design Competition

A voluntary competitive Architectural Design Competition was held for the development and establishment of the ICoE, which was prepared in consultation with the Government Architect NSW and the City of Parramatta Council to ensure that design excellence and Connecting with Country is upheld in the preparation of the design for the ICoE. Four (4) local and international architectural practices were invited to participate, with the JCBA, JILA and Peter Stutchbury Architects (PSA) combined design team being confirmed as the winning entry in December 2023. The winning scheme has undergone further design refinement since this process and its final design is the subject of this SSDA.

1.3 Secretary's Environmental Assessment Requirements

In accordance with section 4.39 of the *Environmental Planning & Assessment Act 1979* (EP&A Act), Secretary's Environmental Assessment Requirements (SEARs) for SSD-64916225 have been issued. This report has been prepared to respond to the issued SEARs, as set out in the table below.

SEAR	Response / Location in Report
7. Public Space Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with <i>Crime Prevention and the Assessment of Development Applications Guidelines</i> .	This report has been prepared in response to this SEAR.

1.4 Disclaimer

CPTED strategies must work in conjunction with other crime prevention strategies and police operations. By using the recommendations contained in this assessment, a person must acknowledge that:

- There is no definitive measure of 'safety'. Therefore, this assessment cannot be used as proof of a definitive measure of safety.
- This assessment does not ensure complete safety for the community, and public and private property.
- Assessment and recommendations are informed by information provided, with observations made at the time the document was prepared.
- This document does not guarantee that all risks have been identified, or that the area assessed will be free from criminal activity if recommendations are followed.
- This assessment has been undertaken on behalf of the applicant and does not represents the opinions and expertise of the NSW Police Force.

The principles of CPTED aim to minimise the opportunity for crime, but it is recognised that environmental design cannot definitively eliminate opportunities for crime or prevent a determined perpetrator from committing such crimes.

We note that Ethos Urban are not specialist security consultants and therefore cannot comment on specific security measures or system requirements. Therefore, it is recommended that a security consultant with a Class 2A licence or appropriately qualified person under the *Security Industry Act 1997* is engaged to provide specific advice on the placement, installation, monitoring and maintenance of the CCTV network and other security measures such as bollard/barriers.

2.0 The Site

2.1 Site Location and Context

The Western Sydney University South Parramatta Campus is located at 171 Victoria Road, Parramatta, within the City of Parramatta Local Government Area (LGA).

The site is strategically positioned to the northern boundary of the Western Sydney University (University) South Parramatta Campus, fronting Victoria Road (the A40). The wider campus comprises a significant landholding size of approximately 20ha containing a series of buildings of differing heights and massing forms which are used for higher educational purposes. The buildings contained within the wider campus site are dissected by a series of open, at grade car parks, internal roads, pathways, and landscaped areas. The Campus sits to the north of the Parramatta River.

The site is located approximately 3km east of the Parramatta CBD, which is an area undergoing a process of significant transformation. It is also located approximately 500m to the Parramatta Light Rail Corridor, with the construction of new Yallamundi Light Rail now completed and awaiting operation by TfNSW.

The site location is identified in **Figure 1**.



Figure 1 Western Sydney University Parramatta South Campus locational context

Source: Nearmap / Ethos Urban

2.2 Site Description and Existing Development

The site comprises one (1) singular allotment, which is legally described as Lot 100 in DP 816829. The project site is known as the P1 Car Park in the northern portion of the wider site campus. The project site is approximately 12,150m² in size and is broadly rectangular in shape. It currently comprises a hardstand area that accommodates approximately 284 car parking spaces. There is an existing single storey Central Energy Plant to the west of the development area which serves the wider campus.

2.3 Existing Site Access and Security

2.3.1 Pedestrian Access

External pedestrian access to and from the site is located at the corner of Victoria Road and Railway Street, with internal access to and from the site via a crossing across Fifth Street to the south.

The surrounding streets are all equipped with good quality, concrete footpaths on both sides of the road. There are a number of signalised pedestrian crossings and share paths in the vicinity to support pedestrian activity around the University. There is a lack of dedicated cycling infrastructure in the immediate surroundings of the site.

2.3.2 Vehicular Access and Parking

The site is accessible by car directly from the surrounding street network as summarised below:

- Victoria Road is a 6 lane State classified road with a 22m carriageway in each direction. It has a speed limit of 60km/hr and provides an essential east-west connection between the Rozelle interchange in eastern Sydney and Parramatta CBD in western Sydney.
- Railway Street is a 1-3 lane privately classified road that connects from Victoria Road and provides the main vehicular point of access into the WSU Campus. It has a 13m carriageway in each direction and a speed limit of 40km/hr.
- Fifth Street is a 2 lane privately classified road with a 6.5m carriageway in each direction. It has a speed limit of 40km/hr and is used by students, staff and visitors of the WSU. It is located wholly within WSU.
- Bridge Street is a 2 lane privately classified road in the form of a bridge overpass that connects the WSU Campus with land on the northern side of Victoria Road. It has 6m carriageway in each direction and adopts a speed limit of 40km/hr.

The abovementioned roads provide internal vehicular access to multiple existing car parking areas within the University which collectively accommodate 794 spaces on site.

2.3.3 Public Transport Access

The site is well serviced by public transport and is in proximity to the following modes of transit:

- **Bus** – The site is accessible to a range of high frequency bus stops from Victoria Road, that service Ryde, West Ryde, Strathfield Station and Central Station Belmore Park along the eastern route, and directly to Parramatta along the western route.
- **Heavy Rail** – Parramatta Railway Station is located approximately 2.5km south-west of the site on the southern side of the Parramatta River within the heart of the Parramatta CBD. It is an approximate 38 minute walk from the site and provides access to the T1 line to Emu Plains, T5 line to Richmond, and T2 line to Parramatta. It can be accessed from the site via bus routes 501, 521, 525 and 535.
- **Light Rail** – The Yallamundi Rail Station is located approximately 500m east of the site and is accessed within 5 minutes walking distance of the site. Although it has yet to begin operation, it will connect north and south of the Parramatta River and provide access to the Parramatta CBD, and then to Sydney Olympic Park.
- **Ferry** – The Parramatta Ferry Wharf is situated approximately 1.8km to the south east of the site, approximately 31 minute walk via a dedicated walkway along the Parramatta river foreshore. The wharf can be accessed via bus route 501, 521, 523, 524 and 525 (approximately 6-8 minute commute between the wharf and the WSU Campus). The wharf provides services to Barangaroo and Circular Quay.

2.3.4 Security

The site is not fortified by perimeter fencing or security provisions at its boundaries. It remains open at its northern boundary, which shares a frontage to Victoria Road, and to its southern boundary, which shares a frontage to the Parramatta River and its associated foreshore walk. The eastern and western boundaries of the Campus facilitate perimeter fencing which prohibit access to the site from James Ruse Drive in the west and the Light Rail corridor in the east.

CCTV security devices are available and present on site. Given the current use of the site as a tertiary education facility being a University, the majority of educational buildings are unlocked during operational hours or are able to be unlocked via key or swipe card access granted to some staff and students.

2.4 Surrounding Development

The site's surrounding development context generally comprises a mix of residential, educational, commercial and industrial uses. A summary of the surrounding development context is provided below:

- **North:** The site is immediately bound to the north by Victoria Road (the A40), a major road connecting Parramatta to the western end and Rozelle to the eastern end. The A40 connects to the M4 Motorway, approximately 3.5km southwards of the site. Development to the northern side of Victoria Road contains former social housing dwellings known as 'Metro Residences', with the Western Sydney University Parramatta North Campus located to the north west of the site.
- **East:** Beyond Railway Street to the immediate east of the site, which connects Victoria Road to the South Campus and provides direct access to the car parking facility on site, is the Parramatta Light Rail Corridor. Further east lies the Vineyard Creek, with an industrial site beyond.
- **South:** Beyond Fifth Street abutting the southern boundary of the site, sits the Western Sydney University Parramatta South Campus. The wider site sits to the north of the Parramatta River, beyond which lies underutilised industrial lands.
- **West:** To the west of the car park is a service station which serves the wider campus, beyond which is a large, grassed area providing a sports and recreational facility associated with the University. The wider campus is bound to the west by James Ruse Drive (the A40) which provides a direct connection to the M4 Motorway. Development to the western side of James Ruse Drive contains low-medium density residential development of varying sizes and typologies, which are separated from the site and James Ruse Drive via a motorway acoustic wall and mature trees.

Photographs of the surrounding development is provided in **Figure's 2 - 4** below.



Figure 2 Metro Residences on the northern side

Source: Ethos Urban



Figure 3 Existing eastern Yallamundi Light Rail station (not yet operational)

Source: Ethos Urban



Figure 4 *Parramatta River at the southern side*

Source: Ethos Urban

2.5 Crime Risk Rating

A risk assessment of the site in its existing context and form has been undertaken based on a site inspection undertaken on 8 August 2023. Overall, the Crime Risk Rating assessment rated the site in its context as having a 'low' risk of crime. The reasons for this are:

- The site is currently devoid of existing structures or activated land-use.
- The site was observed to experience high turnover rates of persons entering and exiting the site, showcasing a consistent level of natural surveillance across the site.
- The site is positioned in a location where it is afforded high levels of vehicular and pedestrian activity from both internally within the site (via internal road network and pedestrian pathways) and also externally from Victoria Road.
- No evidence of vandalism, property damage or anti-social behavioural activity was observed to be present at the site.
- The surrounding University buildings provide secure access arrangements with guardians such as security guards, small format retail (café) and concierges or administration desks located within foyer areas at street level that provide opportunities for surveillance and natural community policing within the site.
- The existing site condition was observed to be in a manner that was well maintained in terms of its environmental vegetation management and its hardstand features, all of which were in good condition that were not observed to be subject to abuse, damage or neglect.
- The site is not surrounded by any existing nearby structures which would prohibit its ability to be seen or obstruct views of sight towards it, ensuring that it is always able to be overlooked and seen – which minimises opportunities for escapism or creates an environment that facilitates areas of concealment.

3.0 Proposed Development

The proposal relates to a SSDA for the proposed Indigenous Centre of Excellence, which is submitted to the Department of Planning, Housing and Infrastructure pursuant to the provisions of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and seeks consent for the following works:

- Site preparation including demolition of the existing car park, tree removal and installation of inground utility infrastructure services.
- Construction of a four-storey Indigenous Centre of Excellence encompassing:
 - Ground level facilities, including but not limited to; a dedicated arrival area, outdoor amphitheatre, cinema and lecture theatre, performance space, artist studios and exhibition space.
 - First floor level upwards comprising dedicated educational facilities including library facilities, learning areas and teaching spaces.
 - Second floor level comprising staff / student foyer, offices, meeting rooms and collaboration spaces.
 - Third floor level comprising a multi-functional recreational sports court, with associated ancillary amenities, alongside an astronomy garden, and roof level plant and services.
- Construction of internal driveway with hardstand area to provide 13 car parking spaces.
- Landscaping works to provide outdoor educational and recreational spaces.

Architectural drawings illustrating the proposed development are included at **Appendix A**. Indicative extracts of the proposed plans, and photo montage, are shown at **Figure 5** and **Figure 6** on the following page.



Figure 5 Photomontage of the proposed Indigenous Centre of Excellence

Source: JCBA



Figure 6 *Photomontage of the proposed Indigenous Centre of Excellence*

Source: JCBA

3.1 Access and Amenity

As the site is situated within the WSU Parramatta South Campus, it benefits from its established pedestrian network that is highly pedestrianised and well serviced by public transport. Direct access to the site is proposed from its existing frontages at Fifth Street and Railway Street. The site entrances will provide access to the building via outdoor amenity spaces that will channel foot traffic through the landscaping scheme and towards the key entrances of the proposed built form.

The new development will benefit from the following planned landscaped areas:

- **Yarning Circle:** an outdoor circular designed area where participants can gather for stories to be shared.
- **Indigenous Garden:** an educational garden that encourages engagement with locally occurring native species and to contribute to the care for its biodiversity.
- **Outdoor Clinic:** an outdoor area which offers a space to hold discreet conversations for health check-ins.
- **Cultural Reflection:** an extension to the yarning circle, a spare to share experiences and contemplate with direct connection to the Melaleuca tree.
- **Storytelling Circle:** an educational space that can be used to share knowledge and a primary place for discussion and opportunity for outdoor learning and classroom environment.
- **Sensory Gardens:** a mix of native species that engage the senses via scent, sound, touch and colour.
- **Outdoor lunchroom:** a communal area that encourages users to meet and sit together, moveable furniture including tables for dining and seating that encourages a range of passive sitting uses.
- **Reading Retreat:** an opportunity for users to commune with nature whilst reading or being read to.
- **Outdoor Maker Studio:** an outdoor classroom with a wet area and seating, a space where students can learn and create in a protected outdoor environment.
- **Outdoor Exhibition Space:** an external space for artist exhibition.
- **Outdoor Prep Space:** a private outdoor area used for workshop and artist preparation that is also able to be utilised as a warmup space for performers occupying the theatre.
- **Outdoor Amphitheatre:** a dedicated space for outdoor performance and presentations that can be used for informal gathering outside of event times.
- **Flexible Space:** a freely programmable area that can cater for small student organised events, additional theatre program area and for pop-up events during O-week or similar.
- **Graduate Walkway:** an entrance space into the main building where the honouring of graduates of WSU through ritual is able to take place.

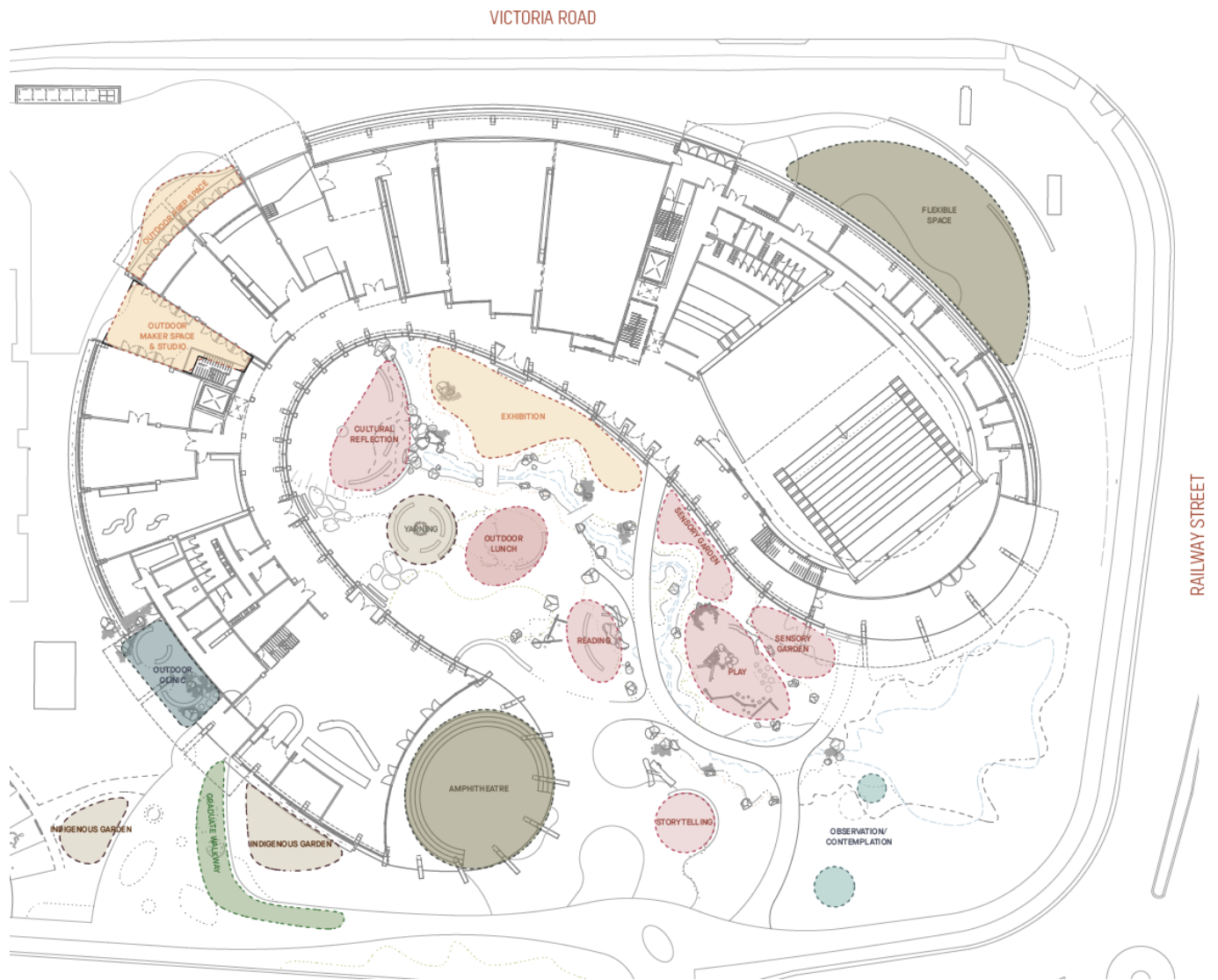


Figure 7 *Proposed landscaped and outdoor amenity areas*

Source: Jackson Clements Burrows Architects

4.0 Nature of Recorded Crime

Crime statistics obtained from the NSW Bureau of Crime Statistics and Research (BOCSAR) represents criminal incidents recorded by NSW Police. A review of the local statistics over the 12 months prior to December 2023¹ found that the most commonly occurring crimes relevant to within the suburb of Rydalmere were:

- Non-domestic assault;
- Domestic assault;
- Robbery (without a weapon);
- Theft (Break and enter dwelling and break and enter non-dwelling);
- Steal from person;
- Steal from retail store;
- Steal from motor vehicle;
- Malicious damage to property; and
- Motor vehicle theft.

The frequency of the above crimes in the suburb of Rydalmere, between December 2019 and December 2023 are detailed in **Table 1** below.

Table 1 *Statistics of crime in the suburb of Rydalmere between December 2019 and December 2023*

Crime	Incidents year from Dec 2019	Rate per 100,000 persons	Incidents year from Dec 2020	Rate per 100,000 persons	Incidents year from Dec 2021	Rate per 100,000 persons	Incidents year from Dec 2022	Rate per 100,000 persons	2019-2023 Trend	Rate per 100,000 Category
Assault – domestic violence related	26	351.3	24	328.2	19	259.8	26	355.6	Stable	Very Low
Assault – non-domestic violence related	19	256.7	17	232.5	20	273.5	30	410.3	Increase	Very Low
Break and enter – dwelling	17	229.7	10	136.8	14	191.5	21	287.2	Stable	Low
Break and enter – non-dwelling	5	67.5	9	123.1	9	123.1	9	123.1	Stable	Very Low
Steal from motor vehicle	36	486.4	29	396.6	31	424.0	53	724.8	Increase	Very Low
Steal from retail store	9	121.6	8	109.4	12	164.1	13	177.8	Increase	Very Low
Steal from dwelling	19	256.7	11	150.4	9	123.1	9	123.1	Stable	Low
Steal from person	2	27.0	3	41.0	0	0.0	2	27.4	Stable	Very Low
Motor vehicle theft	19	256.7	13	177.8	19	259.8	11	150.4	Stable	Very Low

¹ The most recent crime data available in relation all crimes affecting the suburb of Rydalmere between December 2023 to December 2023.

Crime	Incidents year from Dec 2019	Rate per 100,000 persons	Incidents year from Dec 2020	Rate per 100,000 persons	Incidents year from Dec 2021	Rate per 100,000 persons	Incidents year from Dec 2022	Rate per 100,000 persons	2019-2023 Trend	Rate per 100,000 Category
Malicious damage to property	36	486.4	36	492.3	21	287.2	37	506.0	Stable	Very Low

As shown in **Figure 8** to **Figure 15**, the BOCSAR database indicates that the site is located within or on the periphery of a hotspot for the above crimes.

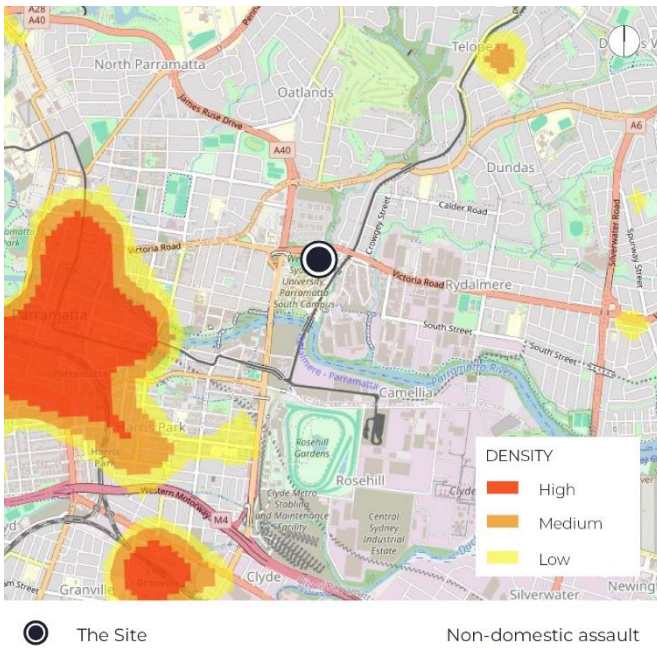


Figure 8 Hotspot - Non-domestic assault
Source: BOSCAR/Ethos Urban

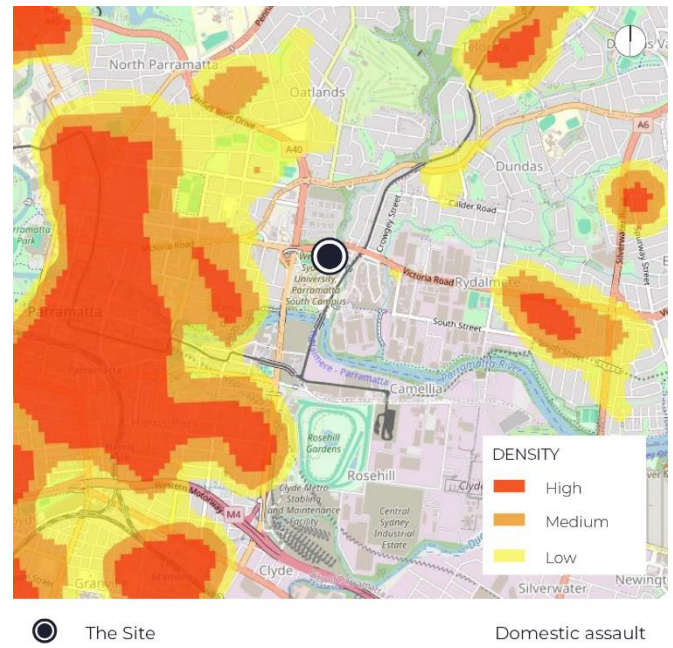


Figure 9 Hotspot - Domestic assault
Source: BOSCAR/Ethos Urban

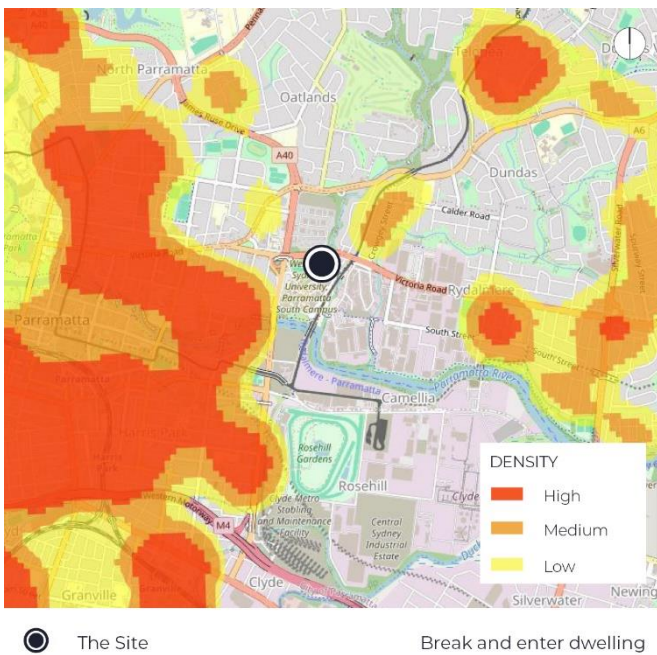


Figure 10 Hotspot - Break and enter dwelling
Source: BOSCAR/Ethos Urban

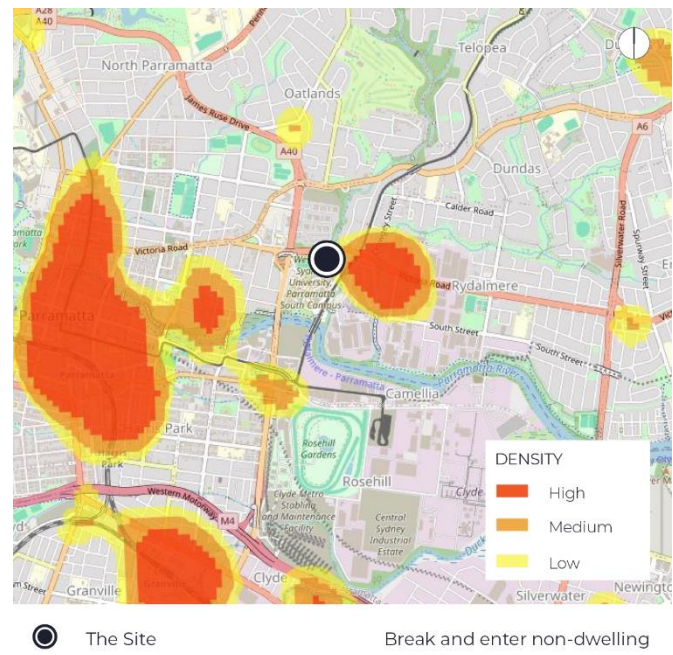
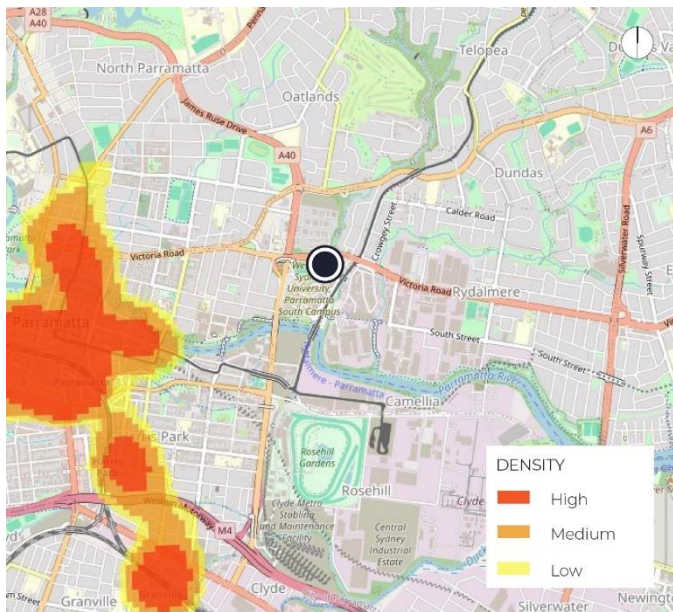


Figure 11 Hotspot - Break and enter non-dwelling
Source: BOSCAR/Ethos Urban

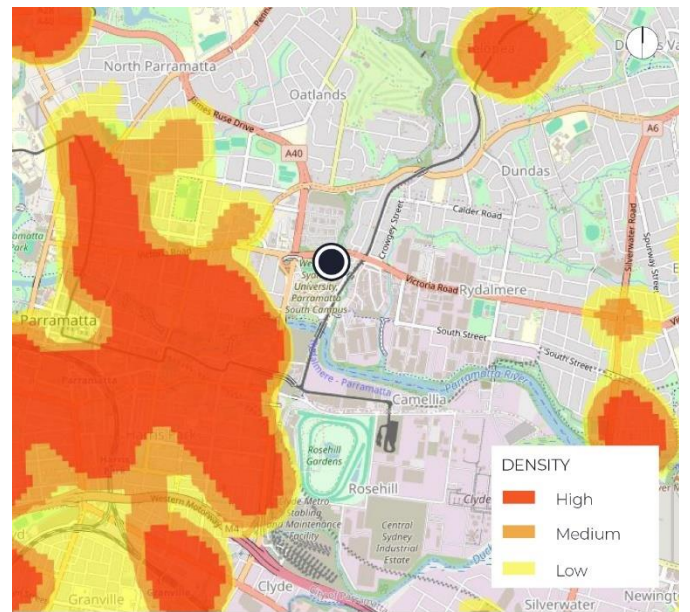


● The Site

Steal from person

Figure 12 Hotspot – Steal from person

Source: BOCSAR / Ethos Urban

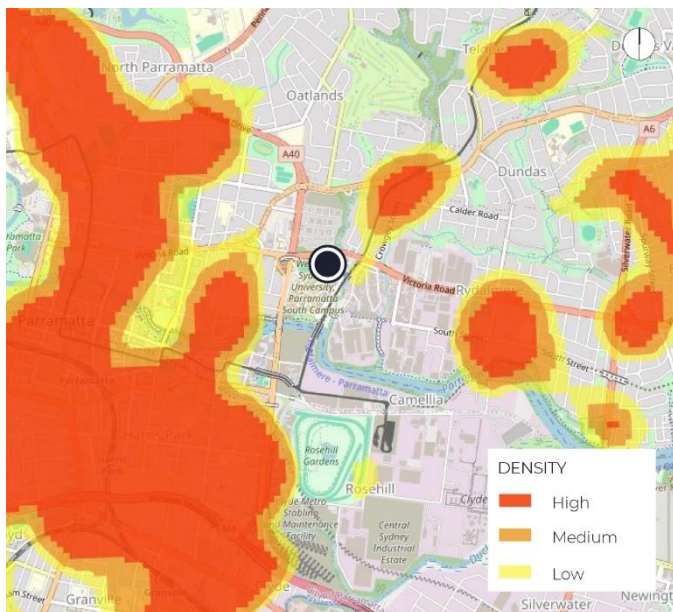


● The Site

Steal from dwelling

Figure 13 Hotspot - Steal from dwelling

Source: BOCSAR / Ethos Urban

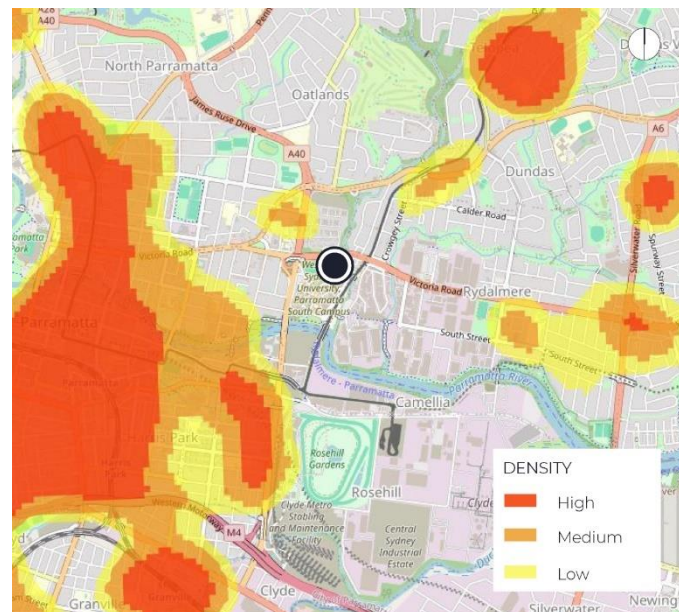


● The Site

Motor vehicle theft

Figure 14 Hotspot - Motor vehicle theft

Source: BOCSAR / Ethos Urban



● The Site

Malicious damage to property

Figure 15 Hotspot - Malicious damage to property

Source: BOCSAR / Ethos Urban

Hotspots indicate areas of crime density (number of incidents per 50m by 50m) relative to crime concentrations across NSW. They are not adjusted for the number of residents and visitors in the area and thus may not accurately reflect the risk of victimisation in locations that accommodate skewed densities of employment or residential areas with high levels of visitors from outside of the population residence.

Our experienced review of BOCSAR statistics detail trends that indicate that areas situated within highly urbanised settings (such as Sydney and Parramatta CBDs) are included within these hotspot areas. Given the site's outside the Parramatta City Centre (which hosts a myriad of entertainment, retail and recreational precincts that typically experience higher pedestrian flow) the risk of victimisation is considered to be very low, as evidenced in **Table 1** above.

The main hotspots that may be concerned with the proposal include 'break and enter non-dwelling', 'domestic assault' and 'motor vehicle theft'. Analysis of the BOCSAR crime trends of the locality suggests that crime rates are either stable or increasing. The design, layout and access points of the designed development for the site have also been carefully reviewed in line with CPTED principles to reduce any incidents of assault or damage to properties.

4.1 Crime Generators and Attractors

It is important to understand why locations have become hotspots in order to help identify paths to possible solutions. Ultimately, this will facilitate the crime prevention recommendations expanded upon in **Section 6.1**, which aims to contribute to the reduced likelihood of crime at the site. This understanding will help ensure that the proposed development does not transition into a space that could enable opportunities for crime or enable a outcome where crime prevention design or place management could be eroded.

Therefore, it is important to identify any nearby crime generators or crime attracting nodes that could affect the safety of the site. These nodes are identified and summarised below:

- **Crime generators** – places that attract large numbers of people as a result of routine activities (unrelated to crime):
 - **Parramatta City Centre:** Identified as a the 'Central River City' within the Greater Sydney Region Plan 2018, the Parramatta City Centre contributes to a hub of activity generated by significant employment opportunity, including where retail, education, government and entertainment uses are concentrated.
 - **Parramatta Train Station:** As the main transport node for Parramatta City Centre, whilst acting as the gateway to Greater Sydney and the west, Parramatta Train Station generates a daily patronage 'taps' into the station of approximately 166,592 trips².
 - **Parramatta Westfields Shopping Centre:** The Parramatta Westfields shopping centre caters to a mix of activities and a range of retail options. Identified as a mixed-use precinct, the Parramatta Westfields contributes to a hub of activity generated by significant retail and food & beverage uses, including where employment opportunity is concentrated. The precinct also experiences high volumes of pedestrian traffic, largely generated by its access to the Parramatta Train Station, Parramatta CBD and nearby schools, high density residential and surrounding missed-use development within proximity to the centre.
- **Crime attractors** – places that afford criminal opportunities that are well known to offenders:
 - **Southern vacant allotments:** The adjacent vacant allotments associated with the former Camellia industrial precinct represents a dilapidated and underutilised area with no established land use. While future development is envisaged on the site, its existing form as discussed in the sections above erodes several key CPTED principles such as territorial reinforcement, access management, activity and space management and natural surveillance. This presents an area that could be conducive to loitering and anti-social behaviour and may contribute to an increased likelihood for crime.
 - **Surrounding industrial precincts:** The multiple industrial and large-format retail precincts surrounding the site to the north-east could act as crime attractors due to its concentration of retail and industrial uses. It is also noted that the significant presence of inactivated, ground level car parking provides multiple opportunities for loitering, which may contribute to an increased likelihood for crime.
 - **Rosehill Gardens Racecourse:** The area could act as a crime attractor due to its entertainment use that are frequented by high volumes of vehicular and pedestrian traffic during key racing events. This increased amount of activity generation affords greater opportunity for potential criminal behaviour to occur. It is also noted that the use of the Rosehill Gardens Racecourse as a hub for gambling and liquor uses also can contribute to additional crime behaviour.

In light of the summary of the nearby crime generators and crime attractors, the site's location within proximity to hotspots with higher levels of crime densities does not necessarily mean it will be significantly 'more' susceptible to crime. The proposed development's intention to redevelop an existing car park devoid of a current activated use will contribute to the renewal of the northern portion of the Campus and will facilitate improved public domain areas that will significantly enhance the arrival experience and perception of the site at its main

² Public Transport Patronage, 2024 <https://patronage.will.au/nsw>. Utilising data from Transport for NSW <https://www.transport.nsw.gov.au/data-and-research/data-and-insights/public-transport-trips-all-modes>

entrance. Ultimately, this will provide an improved level of environmental maintenance and territorial reinforcement when compared to the surrounding area, with the proposed development significantly elevating the site's connection to surrounding pedestrian thoroughfares internally within the Campus. Subsequently, this is anticipated to result in a higher proportion of people to likely preside over this part of the Campus where it is not currently afforded.

Therefore, the proposal can produce a space that is collectively well cared for, with a high level of environmental maintenance likely to reduce the likelihood of crime. Further recommendations for the development and are set out at **Section 6.1** of this report, including recommendations for CCTV provisions and other security measures.

4.2 Parramatta Development Control Plan

The Parramatta Development Control Plan (Parramatta DCP) applies to the site, a high level assessment of the objectives and controls relating to Safety and Security measures in Section 2.14 of the Parramatta DCP has been considered.

The Parramatta DCP details the following objectives to assist in reducing opportunities for crime:

1. Reduce crime risk and minimise opportunities for crime.
2. Increase and contribute to the safety and perception of safety in public and semi-public spaces.
3. Encourage the consideration and application of crime prevention principles when designing and siting buildings and spaces.
4. Encourage dwelling layouts that facilitate safety and encourage interaction and recognition between residents.
5. Incorporate and enhance opportunities for effective natural surveillance in development.

The details design of the development demonstrates an ability to achieve compliance with the key provisions above. A review of the architectural plans has demonstrated that the designed development is capable of satisfying and complying with the above provisions to provide a safer outcome on site than what currently exists by:

- Situating the development site at the main entrance to the Parramatta South Campus which provides a high degree of territorial reinforcement as it will assist in strengthening the defining gateway into the Campus.
- Providing a development scheme that showcases good surveillance in and out of the building by way of an activated central landscape and glazed boundary treatments to maximise on sightlines in and out of the development.
- Has appropriate access control measures by way of inviting arrival zones that are moderated through appropriate staff concierge desks and welcome foyer, overlooked by informal and formal guardians throughout these spaces.
- The provided internal circulation areas and external landscaped pathways seek to ensure a highly permeable yet simple wayfinding system on site that will be easy to navigate and able to assist with establishing adequate access control and territorial reinforcement.
- Providing a significant building that showcases a design engulfed with Connecting with Country principles which promotes pride and enhances First Nations community throughout Parramatta.

Section 5.0 of this report undertakes a detailed assessment with regards to the relevant matters for consideration and exemplifies how the design of the proposed development achieves compliance with the relevant CPTED principles. Further recommendations that satisfy the provisions contained in the Parramatta DCP with regards to CPTED are detailed in **Section 6.0** of this assessment.

5.0 Matters for Consideration

A potential perpetrator can take advantage of the environment, with access and the opportunity for concealment significantly affecting the safety and perceived safety of an environment. Given the site's location within proximity of nearby hotspots identified in the previous section, the following is an assessment of the proposed development's potential to create opportunities for such crimes.

5.1 Surveillance

Opportunities for crime can be reduced by providing opportunities for effective surveillance. The surveillance principle indicates that offenders are often deterred from committing a crime in areas with high levels of surveillance. From a design perspective, deterrence of crime can be achieved by providing:

- clear, direct path that encourage pedestrian activity and allow for clear lines of sight;
- activated day and night uses and casual streetscape surveillance offered by activity at the ground floor;
- establishing buildings close to the street frontage to allow passing traffic to observe the development;
- clear building entry points, highly visible from the street and pedestrianised areas;
- orientation of building entrances and windows towards the street, public domain and parking areas;
- appropriate lighting and effective guardianship of communal and/or public areas; and
- minimised opportunities for offenders to hide or entrap victims.

The proposed development provides a high level of natural surveillance, both to the building itself and to the surrounding public domain and street network. The site benefits from multiple frontages that will be frequented by high levels of foot traffic during its operation. Due to the site's location at the main vehicular and pedestrian entrance into the University and adjacent to a high frequency road corridor, the site is already afforded a moderate level of natural surveillance. However, for the reasons outlined below this SSDA incorporates the following design solutions further maximise opportunities for natural surveillance:

- The circular nature of the built form provides an architectural expression that is devoid of alcoves, inset doorways or sharp turns or corners. This in turn allows for elongated sightlines that are able to facilitate views to multiple points within the site and minimise areas of concealment.
- The building will facilitate multiple points of entry for differing purposes such as the community arrival zone in the south, the loading and servicing back of house area in the north-west and the eastern theatre entrance are all able to facilitate pedestrian movement which will increase the presence of formal and informal guardians on site, thereby providing a level of community policing at differing points of the development.
- The internal curvature of the ground floor elevation is expected to be treated with glazed materials which will facilitate passive surveillance in and out of the building and towards the central internal courtyard.

It is noted that the new development will likely be mostly activated during the day within usual class schedule however there may be some instances where it is activated afterhours due to sporting, theatre or other cultural events. The usage of the space during dynamic events may result in entrance points and main circulation spaces experiencing limited pedestrian movements. In light of this, formal surveillance measures such as CCTV should still be incorporated, as discussed in the recommendations provided in **Section 6.1**.

5.2 Lighting and Technical Supervision

Effective lighting and discrete technical supervision can reduce fear, increase community activity, improve visibility and increase the likelihood of offenders being detected. Lighting and technical supervision are integral in increasing the safety and perceived safety. All lighting provided within and around the development should ideally exceed the minimum Australian Lighting Standard AS/NZ 1158 for public streets, car parks and pedestrian areas, specifically addressing crime and fear reduction. Furthermore, a consistent maintenance and cleaning regime should be put in place to ensure all lighting and CCTV cameras remain in good working condition.

Lighting will be provided internally and externally to the development. Lighting levels should be adequate to permit facial recognition and allow for informal surveillance. Bright and well distributed lighting should be in place at all of the building's entrances and egress points. Lighting types should be of a high quality and be vandal resistant to ensure longevity and allow for less maintenance or replacement. All lighting should be designed and managed in the context of the location to maximise effectiveness. Where recesses and blind corners cannot be avoided, the use of extra lighting and / or mirrors should be considered.

Given that several components of the development are intended to be accessible on a semi-private basis, a CCTV network is recommended to be installed throughout the various areas of the central public domain space, back of house loading and servicing areas, as well as the internal ICoE spaces, including:

- Exhibition spaces, Outdoor amphitheatre,
- Multi-purpose court,
- Staff amenities, communal facilities and student wellness spaces,
- Theatre (including associated green room, dressing room, storage areas and IT / sound room stores)
- Arrival zone including welcome foyer and communal amenities.

It is recommended that a CCTV network plan be developed by a security consultant. To ensure the CCTV network is effective, lighting in and around the development should be designed to correspond with the placement of the CCTV cameras to permit adequate facial recognition of CCTV images at all times. A suitably qualified consultant should be engaged to advise on the lighting specifications. Recommendations are provided in **Section 6.1**.

5.3 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. In particular, ownership cues are heightened and fear can be reduced amongst residents and visitors through the personalisation, marking, maintenance and decoration of a building.

Given that several components of the development are intended to be accessible on a semi-private basis, the proposal will provide a balanced level of territorial reinforcement that conveys the following ownership cues whilst remaining inviting and accessible for the areas that are designated to be accessed:

- The site's location on a prominent corner situated at the entrance gateway into the Campus will demonstrate a level of territorial reinforcement by positioning the building and addressing it towards the gateway entrance into the University campus. Showcasing strong designation as a high quality educational establishment and being a landmark building at a key access point into the Campus.
- The main community and arrival zone will include concierge desks anticipated to be anchored by University administrative staff, which will demonstrate evidence that there are persons present on site with a duty of care over the space and its occupants.
- The ground floor indoor learning, consulting rooms, communal kitchen, outdoor amphitheatre and theatre function spaces (both indoor and outdoor) are able to facilitate passive overlooking into and outside of the building, as be viewed via the glazed boundary treatments. This in turn will demonstrate a presence of activation by way of informal (students) and formal (staff) guardianship at the site.

Overall, it is considered that the development is capable of providing appropriate opportunities for both formal and informal guardians in and around the development that will help to deter offenders and increase the risk of detection and will contribute to the safety of the area. Further recommendations in respect of territorial reinforcement are provided in **Section 6.1**.

5.4 Environmental Maintenance

It is commonly understood that area image can impact on feelings of safety and danger, influence local confidence and individual decisions to withdraw or engage in community life. It can also affect the economic prosperity of areas and lessen the likelihood of visitors to return.

Vandalism, graffiti and other crimes can induce fear and avoidance of public spaces, particularly amongst the elderly. As such, maintenance of the proposed development and its surrounds is a key crime prevention mechanism. The proposed development will provide a high quality urban environment which will convey a clarity of ownership and display a space that is well cared for.

As shown within Architectural Plans prepared by JCBA, the proposal provides a better use and higher quality design outcome for the site in its entirety than what was previously provided on site. The maintenance of an area encourages regular use in attracting visitors and ensuring their return, which in turn provides opportunities for natural supervision. It is recommended that the central landscape area, internal landscape area and astronomy garden are monitored regularly with an adequate contractor appointed to ensure that appropriate landscaping care is upheld for these spaces.

Additionally, it is recommended that a rapid removal policy should be in place for vandalism repair and the removal of graffiti and all public spaces should be kept clean and tidy. Further, high quality public seating and other furniture, building materials and design of signage should be used to lessen the likelihood of damage and to help reduce maintenance costs.

5.5 Activity and Space Management

Similar to environmental maintenance, there is a strong association between activity and space management, and the fear or perceived fear of crime. Unlike environmental maintenance, these principal endeavours to manage the more dynamic activity and use of space.

The management of space and activity is important to maintaining control over a space and preventing incidents of crime. Space management relates to the supervision, control and the ongoing care of a development, similarly to environmental maintenance. Spaces that are infrequently used are known to experience crime and be the subject of abuse. Effective space management also encourages people to feel a shared responsibility for its use and condition.

The proposed development has given due consideration to activity and space management, with the predominant usage of the development clearly delineated by the architectural design of the building bookended by outdoor spaces associated with theatre and places to gather. They are dissected by a central outdoor landscaped garden designed with intention to rehabilitate the land back to its natural form, using indigenous species and homages to the water, land and sky. This is further strengthened by other components of the development that seeks to further instil opportunities to connect with Country such as the internal landscape area and Level 3 astronomy garden which is open to the sky.

Consequently, the design of the outdoor space is able to manage the flow of pedestrian movement on site, and designed in a manner that guides visitors and occupants through a deliberate pathway arrangement that arrives at each of its three main pedestrian entrances.

A plan of management is recommended to be prepared to clearly convey appropriate management procedures and protocols including the maintenance of external landscaped spaces and internal theatre, gallery, teaching and learning spaces and communal areas during teaching, event and non-event periods.

Given the above, it is considered that the architectural design provides for clearly defined spaces, capable of being well managed and cared for in order to prevent incidents of crime. Recommendations in respect of activity and space management are provided in **Section 6.1**.

5.6 Access Control

Access control strategies restrict, channel and encourage the movement of people and vehicles into and through designated areas. Unauthorised entry is reduced by physical and technical barriers, as they increase the effort required to commit a crime.

The proposed development will incorporate effective passive access control strategies that have been incorporated into the design of the development, and include:

- The appointment of staff / building managers and security personnel on site. Including concierge staff, teachers, visitors, artists, performers and other people who have a vested interest in the usage and significance of the proposed internal spaces.
- Careful planning of pedestrian flow throughout the entrance access points which lead to surrounding public domain spaces and Campus street frontages.
- Separated entrances and restricted access to the different parts of the ICoE, i.e. the ancillary theatre spaces such as the green room, crew room, dressing room or rehearsal space, as well as the Elders Lounge, art curate spaces or project spaces.
- General entrance points are accessed from different locations, near to circulation spaces that are available for patron access during theatre events or gallery viewings.
- Compartmentalisation of the back of house areas through design or the use of internal security doors.

Recommendations in respect of access control are provided in **Section 6.1**.

5.7 Design, Definition and Designation

The design of the proposed development is considered to heavily reflect its purpose and intent, and while perpetrators will often exploit areas with unclear spatial definition, the design of the proposed development generally addresses multiple principles of CPTED. As mentioned above, the design provides for a clear separation of uses in an integrated space.

To further delineate the varying uses provided by the development, it is recommended that clear signage to indicate entry points and facilitate wayfinding be provided to help convey how each space should be used. In particular clear wayfinding signage should be provided at key entrance points to different components of the site.

Clear wayfinding signage should be provided at the entrance points into the site, including at the artists studio (accessed from the loading area), outdoor clinic and main arrival zone containing welcome foyer. Such signage should delineate which areas are used for educational and teaching purposes, performance and cinema event purposes, staff and student amenities or Indigenous learning and research spaces such as the Elders Lounge, indoor learning and library yarning hub or astronomy garden. Effective wayfinding signage across the site in this regard is imperative to ensure that the building and its multiple spaces are easy to navigate and effective in preventing unauthorised persons from inadvertently or intentionally accessing these spaces and to make it clear how each space is managed.

The site plan layout is benefitted by a coherent curvature of the architectural expression of the building which benefits natural surveillance and intuitive wayfinding. Maintenance of the landscaped elements within the central outdoor area should occur to ensure that these areas do not undermine the principles of CPTED, including access control, natural surveillance, effective lighting and technical surveillance.

Access arrangements will play a pivotal use in clearly delineating between the public and private uses on the site. Further recommendations in this regard are provided in **Section 6.1**.

6.0 Crime Risk Rating and Recommendation

The Crime Risk Rating considers the development as proposed in the architectural plans prepared by JCBA and landscape plans prepared by JILA. Acknowledging the existing and future site context along with the issues discussed in Section 2, 4, and 5, the Crime Risk Assessment Rating of the place was rated within the 'low' category.

An assessment of the proposal using the CPTED principles has found that, with the implementation of the recommendations to be considered in the future context of the site, the rating would remain within the 'low' category. While the redevelopment of the site will likely increase the population on site, and thereby increasing potential new opportunities for crime, purely by the increase of use and occupancy of the site, our assessment finds that the proposed layout and design of the proposal is generally consistent with the principles of CPTED. The below recommendations are provided to assist in minimising any opportunities for crime.

6.1 Recommendations

6.1.1 Surveillance

- Maintain sightlines to and from the proposed development and the surrounds by ensuring external signage, landscaping or other internal furniture or objects do not create a significant visual obstruction.
- Ensure opportunities for natural and incidental surveillance are maintained through effective lighting, access control and environmental maintenance, especially throughout the entrance points, within the main outdoor spaces (including central landscaped area, outdoor amphitheatre, outdoor clinic) and within internal circulation areas.
- The glazed features of the eastern wing where they overlook surrounding external spaces be free of clutter and signage to allow uninterrupted sightlines between the welcome foyer and the surrounding access points.
- Wayfinding signage should be provided to ensure people understand where to enter the building, with clear indicators of where key internal places are, including the multi-purpose court, theatre, gallery, staff amenities, teaching spaces or cinema. This is especially important within the public domain spaces surrounding entrance points into the building in order to avoid loitering and overcrowding before or after events.
- Ensure adequate vegetation management is in place to maintain sightlines in key landscaped areas such as the central outdoor area, outdoor clinic or outdoor function space nearby to entrance points, whilst ensuring that there are no opportunities for hiding places or areas that could facilitate blind spots for concealment.

6.1.2 Lighting and Technical Supervision

- Ensure feelings of safety are enhanced and lines of sight are retained, it is recommended that any inactivated areas (including the loading dock or north-western vehicular areas) are well lit with bright and even lighting distribution.
- A CCTV network is essential for the loading dock, circulation spaces and outdoor hardstand areas, including each of the entrance points within the overall development and its curtilage.
- The CCTV network is to be designed in consultation with a suitably qualified security consultant with a Class 2A licence under the *Security Industry Act 1997* who can provide specific advice on the placement, installation, monitoring and maintenance of the CCTV network.
- The CCTV network strategy should be partnered with the internal and external lighting strategy to ensure facial recognition is achieved in all lighting conditions.
- Discrete CCTV systems such as small dome cameras are recommended.
- A lighting strategy should be developed by or in consultation with a suitably qualified and experienced lighting expert. It is recommended that when designing the lighting strategy for the publicly accessible areas a CPTED professional is consulted. Constant and sufficient lux and uniformity levels for lighting are particularly important in areas of the future development, such as:
 - All entry points should also be well lit and equipped with CCTV.
 - The loading dock and back of house areas throughout the building (including back of house theatre and gallery store room etc) should be well lit and equipped with CCTV.
 - Areas surrounding the building curtilage should be well lit and equipped with CCTV to limit potential crime activity throughout the immediate surrounds of the site.

- A lighting strategy both internally and externally should be developed by a suitably qualified lighting expert experienced in the principles of CPTED.

6.1.3 Territorial Reinforcement

- Maintain that building entrances are highly visible from the internal campus pathway and streets frontages, and avoid any entrapment areas associated with entries.
- Display CCTV security notice signs to convey that the site is under constant surveillance (if applicable).
- Clearly delineate between publicly and privately accessible areas via passive boundaries that do not appear to over fortify an environment (such as through landscaping provisions). High fencing (or similar physical barrier treatment) is discouraged in these areas internally within the site.
- Provide signage throughout the precinct to direct pedestrian movements and deter loitering where it is not designated.
- Ensure that pathways around the building curtilage, and within internal corridors are unobstructed at all times to avoid blind spots.

6.1.4 Environmental Maintenance

- Ensure an effective and prompt response to environmental maintenance for the development is clearly specified though a Plan of Management (or the like). Environmental maintenance should acknowledge the principles of CPTED and ensure general building maintenance and landscaping is maintained throughout the precinct.
- Ensure mechanisms are in place to facilitate the on-going maintenance of the building, including the implementation of a rapid removal policy for vandalism repair and the removal of graffiti.

6.1.5 Activity and Space Management

- Ensure business, building and wayfinding signage is appropriate to deter access to private or sensitive spaces and direct pedestrian movements to desired locations.
- Landscaping design features are encouraged within the main eastern and western wings to convey the congregational nature of these places and solidify its use as key meeting points.
- Maximise the inclusion of glazed facades with anti-graffiti coatings wherever possible to maximise lines of sight and mitigate the risk of damage.

6.1.6 Access Control

- Ensure that the landscaped area and pedestrian pathways are designed to efficiently channel pedestrians in a manner that is organised and orderly.
- Ensure that the design of the central outdoor space, western arrival zone, loading dock and artist studio entrances and other circulation areas include landscape design features that sufficiently guide the movement of pedestrian flow between key areas. Such landscape features can be utilised to achieve this such as vegetation, differing paving materials or lighting elements.
- Consider installation of an appropriate bollard/barrier system within key areas sufficiently separate pedestrianised areas with vehicular paths of travel to prevent vehicles driving into spaces not designed for vehicles. A security consultant with a Class 2A licence under the *Security Industry Act 1997* is recommended to be engaged to provide specific advice on the type, placement and installation of this bollard/barrier system to ensure vehicles moving at high velocity cannot enter the site in locations not intended for vehicles, if need be.

6.1.7 Design, Definition and Designation

- Security, general staff personnel, teachers and other persons with a general duty of care are advised to do routine parole of the site regularly to minimise opportunities for anti-social behaviour or risk of unauthorised break and enter during events. This should be included in any Plan of Management created for the site.