

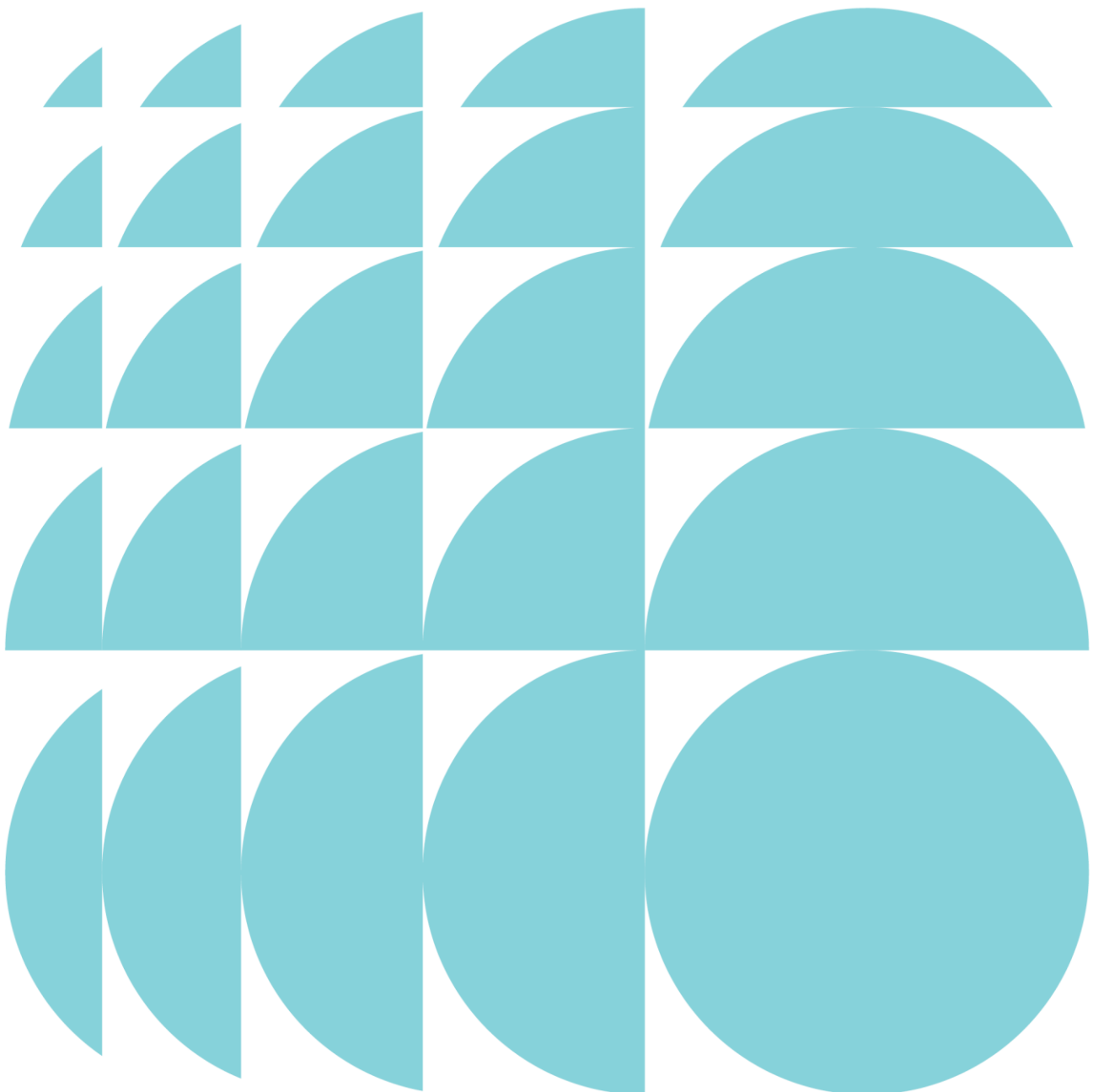
ETHOS URBAN

Crime Prevention Through Environmental Design Assessment Report

Skyline Crescent, Leppington
Bringelly Road Business Hub
CFC Group Facility

Submitted to The Department of Planning &
Environment
On behalf of CIP/CH (Bringelly) Pty Ltd

17 September 2018 | 218555



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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 proposed development of a CFC Group facility on proposed Lot 6, within the eastern part of the Bringelly Road Business Hub, as envisaged in the Environmental Impact Statement to which this report is appended.

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

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.

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 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.

Architectural drawings prepared by CIP and landscape plans prepared by Habit8, have been reviewed as part of this assessment.

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. Environmental maintenance
 5. Activity and Space Management
 6. Access control
 7. Design, Definition and Designation

1.1 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 the 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; and
- this assessment has been undertaken on behalf of the applicant, and does not represent 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 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.

2.0 The Site

2.1 Site Location and Description

The Bringelly Road Business Hub is situated at the south-western edge of the Western Sydney Parklands. The Bringelly Road Business Hub is bordered by Stuart Road to the north and west, Cowpasture Road to the east and Bringelly Road to the south. Skyline Crescent, which follows the former alignment of Bringelly Road, intersects the site and provides access to the individual allotments. The site forms part of the Western Sydney Parklands and is located within the Liverpool Local Government Area (LGA).

The Site is in close proximity to the M7 and M5 Motorways which provides access to both the state and regional road network and surrounding key employment and industrial lands. The Site's locational context is shown at **Figure 1**.

The CFC Group Facility is proposed on Lot 6 (herein referred to as the 'Site') which is within the eastern section of the Business Hub (refer to **Figure 2**). It is approximately 22,055m² ha in area and is currently used for rural grazing. The site is bounded by Bedwell Park to the north, the Nulon Oils Facility at Lot 8 to the east, Skyline Crescent to the south and vacant land for future additional stages of the Bringelly Road Business Hub to the west.

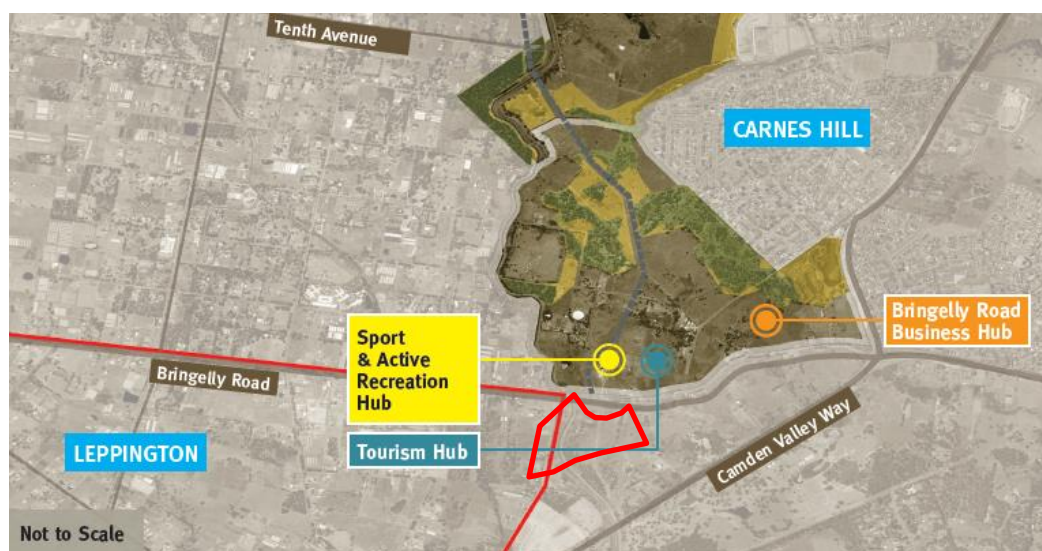


Figure 1 Western Sydney Parklands

Source: Plan of Management 2020 – Supplement – March 2014

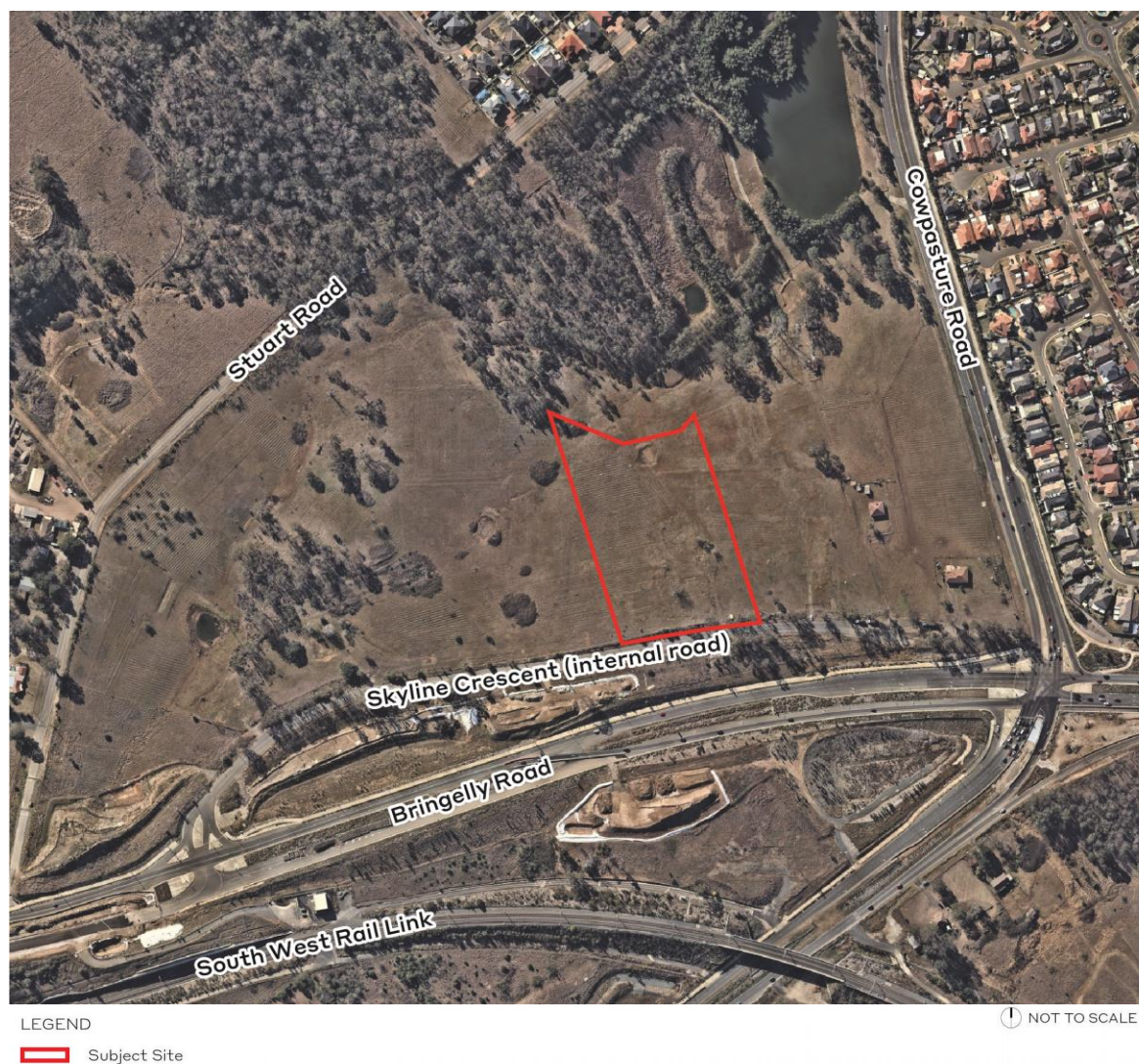


Figure 2 Lot 6 Site Location

Source: NearMap & Ethos Urban

2.2 Access and Security

Direct vehicle access to the Site is currently provided via an informal driveway leading from Skyline Crescent. The southern Site boundary is enclosed by low level fencing and a metal gate.

2.3 Risk Assessment of Existing Site

A risk assessment of the Site in its existing form has been undertaken. Overall, the Crime Risk Rating is considered to be 'medium' for the following reasons:

- lack of existing street lighting along Skyline Crescent;
- ambiguous clarity of ownership;
- lack of definitive access control into the Site; and
- lack of clear spatial boundaries due to the rural setting.

It should be noted however, that the Site is currently situated within a rural setting, that is expected to undergo significant urban transformation as works to establish the Business Hub are completed.

2.4 Surrounding Development

The surrounding uses comprise:

- the Nulon Motor Oils Warehouse development site to the east with a rural residential property further to the east;
- rural residential land to the west and south;
- the Carnes Hill residential area and Western Sydney Parklands extending to the north; and
- the new Edmondson Park residential area to the south-east.

3.0 The Proposed Development

3.1 Proposal Description

The EIS to which this CPTED report is appended is submitted to the Department of Planning & Environment (DPE) in support of an SSD application for:

- the detailed development and construction of a CFC Group facility at Lot 6 of the Bringelly Road Business Hub, comprising the provision of:
 - a warehouse and workshop facility (light industrial);
 - a showroom (large format retail); and
 - ancillary office space; and
- internal civil infrastructure works to enable the provision of the development, including the construction of internal roadways and earthworks;
- provision of 88 parking spaces, comprising a mix of warehouse, office, showroom and workshop parking;
- provision of loading areas, including the proposed Warehouse drive-through which will be used for the purposes of loading and unloading goods; and
- provision of business identification signage.

The Site Plan of the proposed development is replicated at **Figure 4**.

3.2 Built Form

The built form of the development comprises a large warehouse building located within the central part of the site that incorporates warehousing space, a covered central drive-through area and a workshop. Adjoining the southern façade of the workshop, facing Skyline Crescent is a showroom building, with ancillary office over.

Surface level car parking is provided within the southern part of the Site in two separate car parking areas and a machinery storage yard is located within the northern part of the Site.

3.3 Vehicular Access

The primary vehicular access runs from Skyline Crescent via the warehouse drive-through to the warehouse, workshop and machinery storage yard within the northern part of the Site, the warehouse loading dock to the north, workshop building to the east as well as car parking to the south. A secondary access is also provided from Skyline Crescent into the western car park.

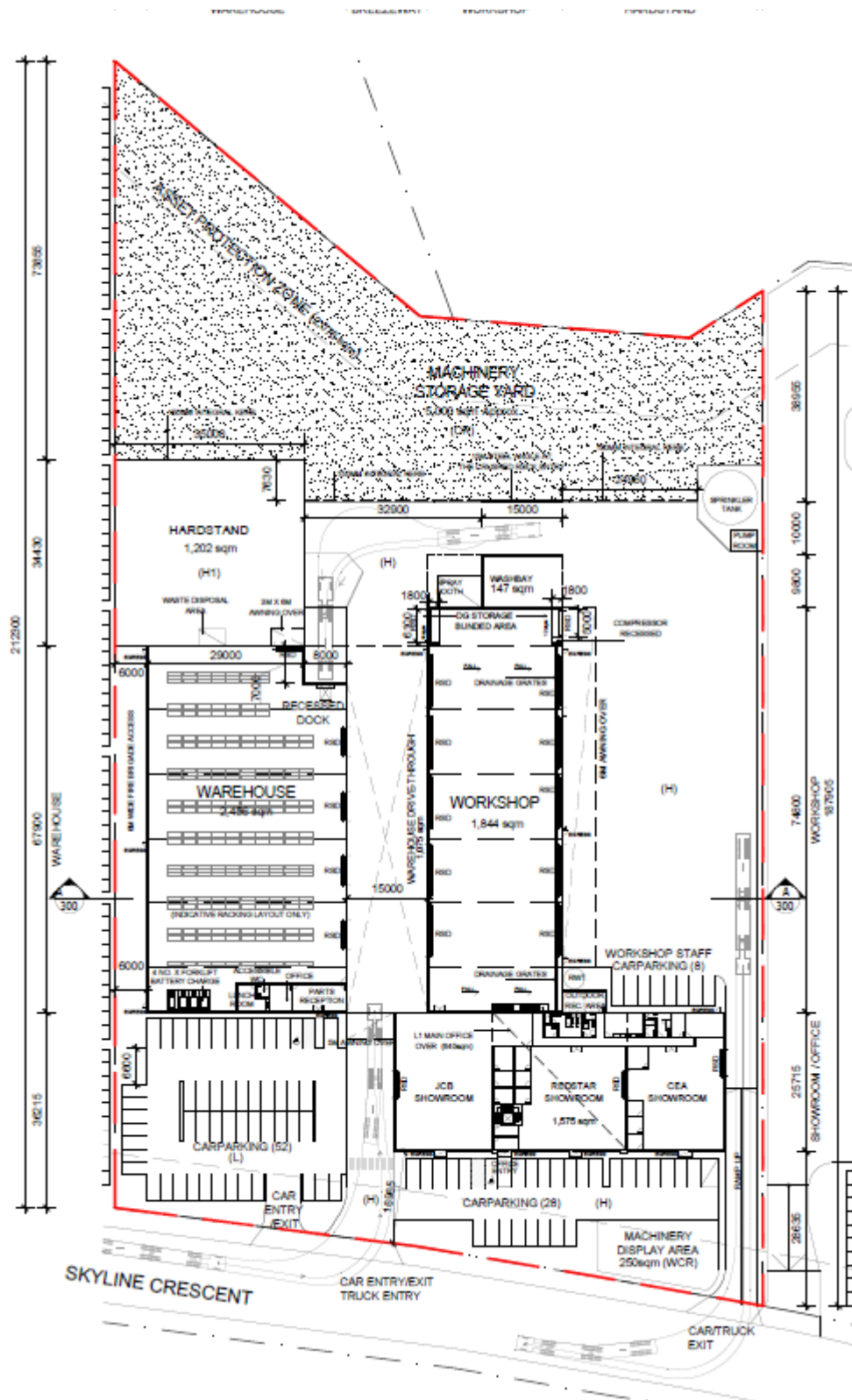


Figure 3 Proposed Development – Site Plan

Source: CIP

3.3.1 Landscaping

The proposed landscaping on the site is located within the southern portion of the Site as illustrated in **Figure 4** and comprises:

- a variety of different vegetation types through the front elevation and car parking area, making use of different vegetation heights and tree types;
- 1m screen shrubs along the fenceline at the street boundary;
- hedge planting along part of the site's western boundary, to a height of between 1-2m; and
- some minor additional vegetation at the rear of the showroom building near the staff recreation area.



Figure 4 Landscaping Plan

Source: Habit8

3.3.2 Hours of operation

Whilst the facility is seeking approval for a 24 hour a day/ 7 day a week operation, the proposed development will typically operate within the following times:

- Monday to Friday: 7.00am to 6.00pm
- Saturday: 6.00am to 4.00pm
- Sunday: 7.00am to 12.00pm

3.3.3 Staff Numbers

The CFC facility will accommodate approximately 70 staff comprising:

- 40 workshop staff; and
- 30 office staff.

An addition 10 sales/ service employees will also be based off-site.

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 for 2017 found that the most commonly occurring crimes relevant to CPTED within the Liverpool LGA area were:

- Malicious damage to property;
- Steal from motor vehicle;
- Steal from a retail store;
- Break and Enter – dwelling; and
- Assault – non-domestic violence related.

Frequency of the above crimes within the Liverpool LGA, between January - December 2017 are detailed below:

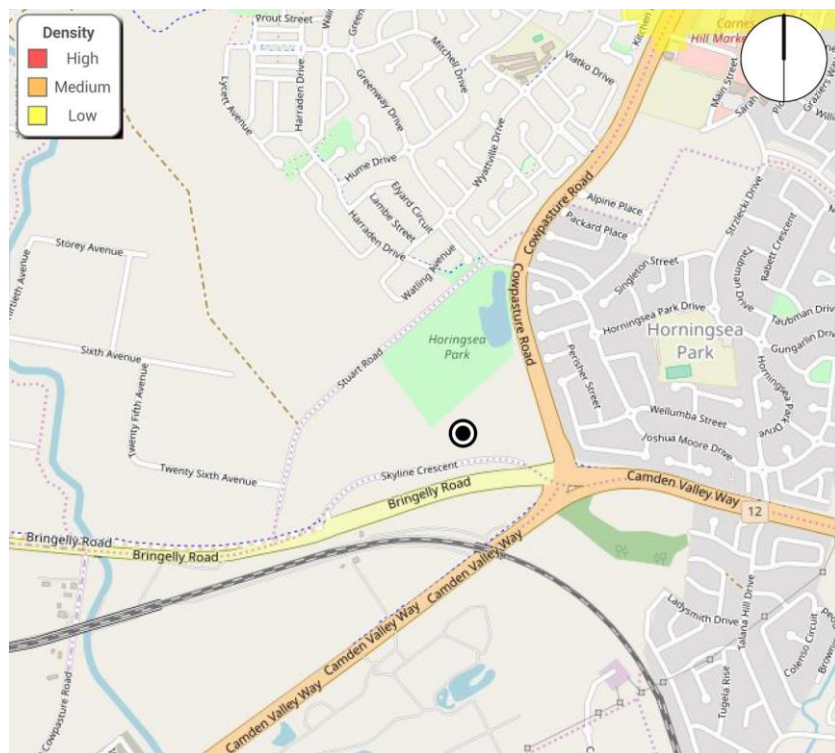
Table 1 Statistics of recorded crime in the Liverpool LGA

Crime	Number of Incidents	Rate per 100,000 population	24 month trend
Malicious damage to property	1,395	657.3	Stable
Steal from motor vehicle	1,224	576.7	Stable
Assault – domestic violence related	860	405.2	Stable
Break and Enter – Dwelling	795	374.6	Stable
Steal from retail store	778	366.6	Stable
Assault – non-domestic violence related	739	348.2	Stable

Source: Bureau of Crime Statistics and Research NSW, 2017

As illustrated in **Figures 5-9**, the BOCSAR database indicates that the Site is not located within close proximity of any high-density crime ‘hotspots’ for the above crimes. It is noted however, that hotspots indicate areas of high 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 therefore may not reflect the risk of victimisation.

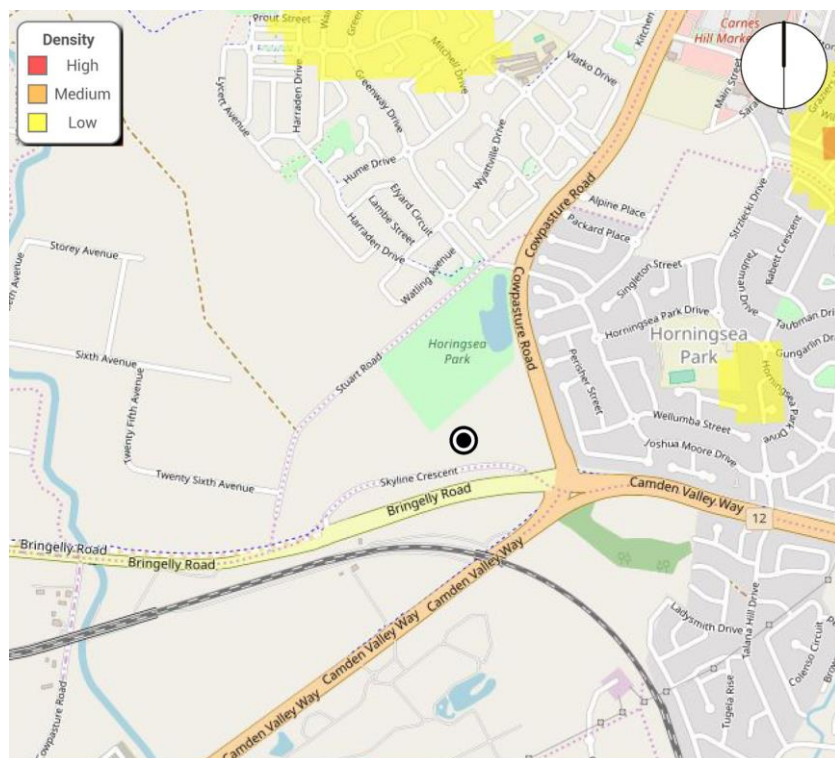
Accordingly, whilst the Site has a low population density and currently has a rural setting, given it’s changing nature, the potential opportunity for the Site to be subject to future crime should not be dismissed.



● The Site

Figure 5 Malicious damage to property

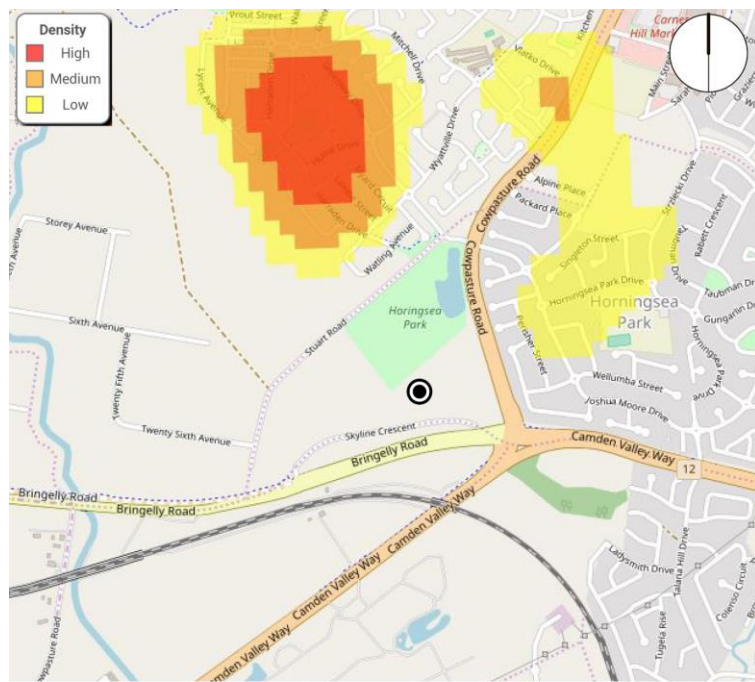
Source: BOCSAR



● The Site

Figure 6 Steal from motor vehicle

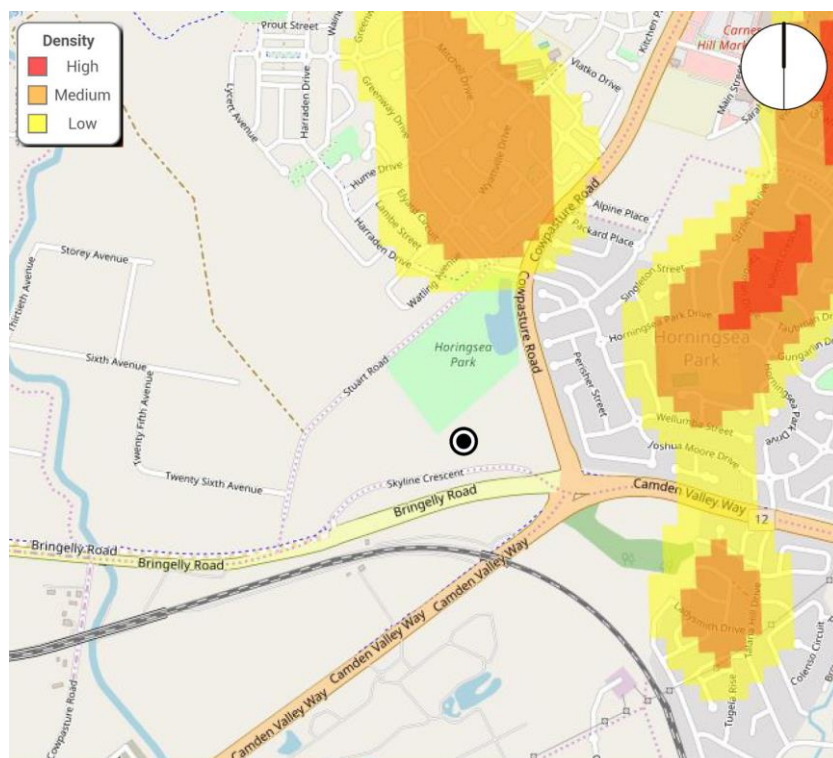
Source: BOCSAR



● The Site

Figure 7 Assault – domestic violence related

Source: BOCSAR



● The Site

Figure 8 Break and enter dwelling

Source: BOCSAR

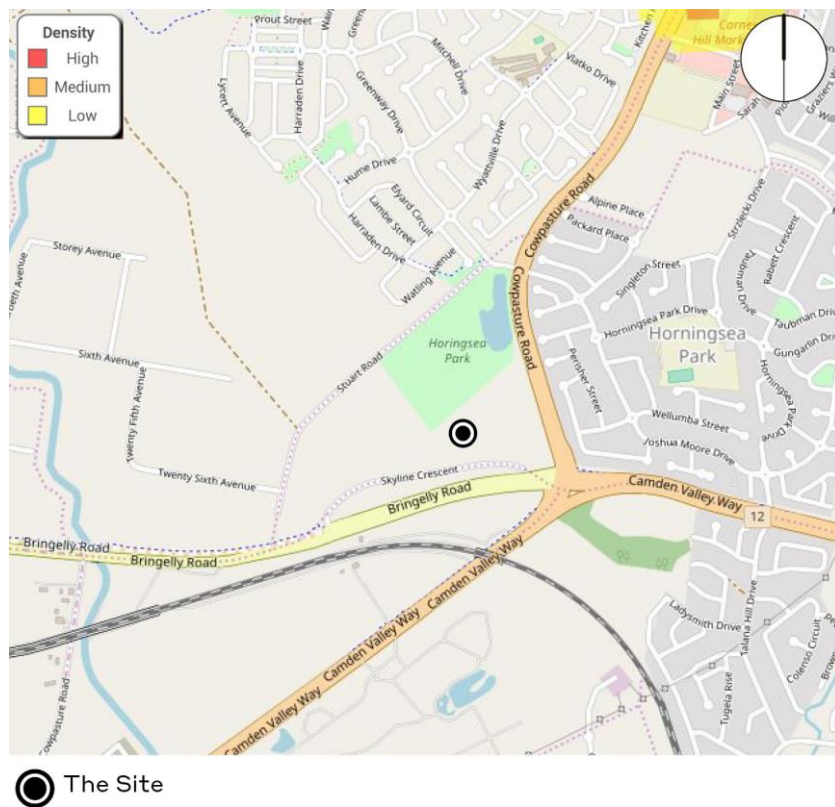


Figure 9 Assault – non-domestic violence related
Source: BOCSAR

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 that 'malicious damage to property', 'steal from a motor vehicle', 'break and enter' and 'steal from retail premises' are likely to be the main potential criminal offences that will affect the proposed CFC Facility, the following is an assessment of the proposed development's potential to create opportunities for such crimes and recommended measures to mitigate such occurrences. Furthermore, given that the proposed development is potentially a 24 hour a day, 7 day a week facility, particular attention must be given to security and staff safety outside of the standard business hours.

This context underpins the following assessment of the proposed development in accordance with the CPTED principles.

5.1 Surveillance

Effective surveillance and incidental surveillance can reduce opportunities for crime. The principle indicates that offenders are often deterred from committing a crime in areas with high levels of natural surveillance. The following design interventions benefit optimal natural surveillance:

- Clear sight lines between public and private places and maximising natural surveillance
- Appropriate lighting and effective guardianship of communal and/or public areas
- Minimal opportunity for offenders to conceal themselves or entrap victims

Given the Site's locality, it is unlikely that in the short to medium term, there will be high levels of natural surveillance from surrounding developments or properties. Notwithstanding this, the *Safer by Design Guidelines*, acknowledge that buildings that address the street help to facilitate natural connections between the occupants and visitors, with, windows and doors that face semi-public and public areas (i.e. the car park) maximising natural surveillance.

The proposed design provides a high level of natural surveillance over the Site due to the positioning of the showrooms and main office, which principally overlook the main vehicular entrance, the street and the surface level car spaces but also provide opportunities to overlook the rear of the Site. Notwithstanding this, the northern part of the Site, housing the warehouse and workshop areas, may not be easily overlooked, therefore it is recommended that the Site is afforded with CCTV network coverage. In this respect a security consultant with a Class 2A license under the Security Industry Act 1997 is engaged to provide specific advice on placement, installation, monitoring and maintenance of the CCTV network.

Furthermore, it should be noted that the off-street car parking will reduce the opportunity for vehicle theft and the clear linear layout enables staff and visitors to easily see and look over the car park area.

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 meet the minimum Australian Lighting Standard AS/NZ 1158 for public streets, car parks and pedestrian areas, specifically addressing the objectives for crime and fear reduction.

Lighting should be adequate to permit facial recognition and facilitate natural surveillance in order to reduce the threat of predatory crime.

A lighting strategy is recommended given the proposed 24-7 operation and the Site's rural setting. This strategy should ensure that any areas that are being used outside of the standard business hours and the associated travel pathways are appropriately lit. Furthermore, it is suggested that motion detection lighting together with the CCTV

system is used throughout the Site so that when the CFC Facility is in use outside of standard business hours, it is difficult for an offender to conceal themselves in darkness. In addition, alarm systems should also be considered.

5.3 Territorial Reinforcement

Territorial reinforcement involves the perceived ownership of public spaces. Designing with clear transition between public and private spaces, and clear design cues indicating the intended use of space is critical. A well maintained public domain is critical in encouraging customers and staff to use the space and feel safe.

The *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.

It is understood that a palisade fence is to be provided along the Skyline Crescent frontage and a 6m retaining wall will be provided between Nulon Motor Oils site to the east and the CFC site. Chainwire fencing will be provided around the northern and western boundaries. Clearly marking the Site boundaries by fencing will aid the sense of territorial reinforcement. Furthermore, the proposed landscape concept suggests that a co-ordinated and cared-for aesthetic will be provided. On going maintenance of the Site and in particular the landscaping scheme will be a key crime prevention mechanism.

Overall, the proposed development and the introduction of approximately 80 staff to the site will substantially increase the territorial reinforcement of the Site.

5.4 Environmental Maintenance

There is a strong association between environmental maintenance and the fear or perceived fear of crime. General image can greatly affect the individual's desire to enter and engage with a space. Environmental maintenance and territorial reinforcement are co-dependent in achieving a safer space, and are integral in achieving optimal natural surveillance. The maintenance of the built form, landscaping and lighting will assist in communicating care and the presence of effective guardianship. Routine maintenance is a strong indicator of area management and safety.

The maintenance of the buildings and landscaping is important to balance safety and aesthetics of the area, each of which will contribute to area image. Well maintained spaces encourage regular use and activity by customers, which in turn provides natural supervision of the space and increased feelings of safety. The use of high quality materials for construction and well established planting should be used to lessen the likelihood of damage and help to 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, this principle endeavours to manage the more dynamic activity and use of space.

The establishment of a new CFC facility as part of the wider Business Hub promotes the use of the Site. A greater number of people will use the Site and in conjunction with new developments elsewhere within the Business Hub, it is likely that a new business community will be established. This in turn will provide new opportunities for natural surveillance from other developments on surrounding sites.

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 crime. An access control strategy for the proposed development is vital, to distinguish areas where customers (i.e. the general public) are able to access, and those that are restricted to staff members.

Physical access control measures are proposed in the form of the perimeter fencing between the car parking areas and the northern building line of the JCB showroom. Along with clear access/ egress points and natural surveillance from the showrooms and offices, a safe and controlled work environment will be created.

5.7 Design, Definition and Designation

The design of the development reflects its purposes, which makes it difficult for potential offenders to make excuses about their presence and actions. The introduction of ownership cues, particularly security fencing, building identification signage and security presence signage should further reinforce the purpose of the development.

The design of the proposed CFC facility clearly articulates the intended use of space, resulting in minimal areas of unclear definition and purpose. However it is recommended that way finding signage is provided to direct customers to the showroom and collection points areas and provide clear delineation to those areas that are for staff only and those that are not.

6.0 Crime Risk Rating and Recommendations

The Crime Risk Rating considers the development as proposed in the plans prepared by CIP within the Site's environment.

Acknowledging the Site's context and the issues discussed in Sections 2,4 and 5, the Crime Risk Assessment Rating of the proposed development is rated within the 'low' category provided the actions recommended below are implemented.

In informing the Conditions of Consent, the recommendations to further improve the safety and security of the proposed development are set out below in Section 6.1.

6.1 Recommendations.

Surveillance

- Ensure opportunities for natural and incidental surveillance are maintained through effective lighting, access control and environmental maintenance.
- Ensure that all proposed landscaping does not create concealment opportunities and restrict sightlines within the site and to principle Site entrance. As such, planting within the proposed development should be maintained as follows:
 - For shrubs and ground cover – not exceed a height of 1m above ground level at maturity.
 - For trees – the underside of a canopy should exceed 2m from ground level at maturity.
 - Planting that has a mature height of between 1m-2m should ideally be avoided or contained to areas not requiring clear sightlines or natural surveillance.
- Ensure clear sight lines from the showrooms and offices.

Lighting and Technical Supervision

- Consult a qualified lighting engineer to ensure the correct lighting is provided to meet (and ideally exceed) minimum Australia and New Zealand Lighting Standards, within and around the development to improve surveillance and minimise opportunities for vandalism.
- All lighting detail should be in accordance with the Australian Standards and relevant Council policy.
- Implement a lighting strategy that includes motion sensor lighting located in strategic places throughout the development.
- Consult a security consultant with a Class 2A licence under the Security Industry Act 1997 to provide specific advice on placement, installation, monitoring and maintenance of a CCTV network.

Territorial Reinforcement

- Provide the proposed secure fencing around the perimeter of the Site to clearly delineate the Site's boundaries.
- Ensure that car parking areas are restricted to customers and/ or staff within and outside of the business hours.
- Provide way finding signage to reinforce visitor's perception of safety and legibility of the development, clearly marking those areas which are not accessible to the general public and customers.

Environmental Maintenance

- Ensure the landscaping does not create concealment opportunities and does not restrict sightlines to/from the development and the surrounds. Additionally, the environmental condition should not facilitate a breach of access control.
- Ensure a prompt response is incorporated within environmental maintenance procedures, particularly in respect to dumping, graffiti and vandalism.

- The environmental maintenance procedures of the CFC facility are reviewed regularly to ensure their ongoing effectiveness.
- Use high quality materials for construction to lessen the likelihood of damage and help to reduce maintenance costs.

Activity and Space Management

- Control or restrict the use of the Site outside of business hours through appropriate management and consider a formal security presence in those time if necessary. In this regard, management procedures/plans are recommended to be prepared and implemented.
- The CFC facility is recommended to be secured after hours.

Access Control

- Provide the proposed perimeter fencing and vehicular access points be clear and able to be secured.
- Provide restricted access keys or the like to the secure gates/doors at the entrance/exit points of the development to prevent unauthorised entry outside of business hours.
- Any proposed fire exits are for emergency use only and doors should be alarmed to alert security. These exits should be brightly lit and free of obstructions to ensure good sightlines to these doors.

Design, Definition and Designation

- Maintain the current design definition demonstrated in the proposed development. Ensure clarity of ownership and management are clearly understood by users of the development.