



CPTED REPORT

Telopea Concept Plan and
Stage 1A SSDA

Prepared for
FRASERS PROPERTY
8 July 2021

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Rachel Trigg
Senior Consultant	Isabelle Kikirekov
Consultant	Eliza Cook, Hugo Walton
Project Code	P0022387
Report Number	Final

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

© Urbis Pty Ltd
50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission.

You must read the important disclaimer appearing within the body of this report.

urbis.com.au

CONTENTS

Executive Summary.....	1
CPTED Assessment.....	1
Concept plan CPTED assessment.....	1
Concept Plan Recommendations.....	2
Stage 1A CPTED assessment.....	3
Stage 1A Recommendations	3
1. Introduction	5
1.1 Aim of this report.....	5
1.2 Methodology	5
1.3 Ubris CPTED Qualifications.....	5
2. The Proposal.....	6
3.1 Concept proposal	6
3.2 Stage 1A proposal	8
3. Site Context	9
3.1 Location	9
3.2 Background	9
3.3 Site visit.....	10
4. Policy context	13
5. Community Profile	15
6. Crime profile	16
7. Concept Plan CPTED Assessment.....	17
7.1 Assessment Methodology.....	17
8. Stage 1A CPTED Assessment	22
8.1 Assessment Methodology.....	22
8.2 Recommendations	25
9. Conclusion.....	26
9.1 Concept Plan	26
9.2 Stage 1A	26
9.3 Overall.....	26
Disclaimer.....	27

EXECUTIVE SUMMARY

This Crime Prevention through Environmental Design (CPTED) assessment has been prepared by Urbis Pty Ltd (Urbis) on behalf of Frasers Property Telopea Developer Pty Ltd (applicant) and accompanies a State Significant Development Application (SSDA) submitted to the NSW Department of Planning, Industry and Environment (DPIE). The SSDA seeks Concept Approval, in accordance with Division 4.4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), for the staged redevelopment of the Telopea 'Concept Plan Area' (CPA), as well as a detailed proposal for the first stage of development, known as 'Stage 1A'.

CPTED ASSESSMENT

The proposed Concept Plan has been assessed against the four CPTED principles of surveillance, access control, territorial reinforcement and site and activity management. The proposed Stage 1A plans have been assessed against the key priority areas of entry and exit points, external layout, landscaping and car parking, with consideration for the four CPTED principles.

CONCEPT PLAN CPTED ASSESSMENT

Surveillance

The design rationale of the Concept Plan has carefully considered the location and orientation of buildings to enhance natural surveillance opportunities. This includes retail uses proposed at the ground floor level that face communal, high pedestrian use, areas to encourage activation and natural surveillance. Communal and public areas of open space are generally focused at the core of the precinct and overlook laneways and streets to further enhance passive surveillance opportunities. The built form of residential buildings is broken up by areas of open space, landscaping and pedestrian walkways. This minimises the use of long, blank walls, which increases visibility across the site and prevents opportunities for blind spots to occur.

Access control

The design of the Concept Plan centralises pedestrian movement and access to publicly accessible spaces through Eyles Street. The design of this pedestrian thoroughfare demonstrates good design layout that passively directs site users from one location to another. Separate access points are proposed for public and private uses throughout the Concept Plan area. Generally, access points for publicly accessible areas are oriented towards street frontages to enable clear sightlines for pedestrians. Residential lobbies are generally well designed and minimise long corridors to access lifts. The proposal incorporates the use of gardens and landscaping at residential areas, which acts as a natural design access control measure by formalising the residential buildings as private areas.

Territorial reinforcement

The existing buildings (residential, retail and community) within the Concept Plan area are generally aged, with evidence of building damage and urban decay. This can create perceptions that the area is not well cared for, reducing community ownership over spaces. The proposal will improve the current site condition by providing new built form and landscaping. The street design uses different pavement materials and colours to differentiate between pedestrian and vehicle pathways to enhance spatial legibility of spaces.

The library and community building location demonstrate good territorial reinforcement as they create a welcoming space that encourages social connection. Telopea Plaza includes a community pavilion and flexible space for events such as community markets and festivals. Telopea Square is another community space that incorporates design elements such as informal dining areas, waterplay and covered canopy areas that will create a destination point for residents and visitors. The use of the two spaces for these community events will enhance community ownership. Other community uses also proposed, including a residential garden with outdoor kitchen, dog park and men's shed. These places encourage social connection and are likely to result in territorial ownership by local residents.

There are a range of public open space and communal open space areas proposed. At a Concept Plan level it can be difficult to distinguish between the public and communal open space areas. This should be considered when finalising the design at later detailed design stages.

Space and activity management

The proposal intends to relocate the library and community centre building so that it is further setback from Sturt Street and further to the west, with a new street frontage to Wade Street. This location is in a central position between the retail hub and predominantly residential uses to the east and close to the pedestrian through site link. This location will also maintain ease of access from Telopea Public School on the opposite side of Sturt Street.

The concentration of retail uses will shift from Benaud Place to Sturt Street and Telopea Plaza. The co-location of retail spaces (including a supermarket), childcare, office spaces and the medical spaces at the western extent of the Concept Plan area will encourage ground floor activation adjacent to the light rail station. The change to the site layout demonstrates better space and activity management, as the location of different types of uses will better respond to site topography and accessibility. The design of the Concept Plan demonstrates good activity management by separating public and private spaces and co-locating uses that are more likely to be accessed in conjunction with one another.

CONCEPT PLAN RECOMMENDATIONS

- Implement lighting throughout the Concept Plan area, with consideration for Eyles Street and public spaces.
- Implement CCTV at retail uses, Telopea Station Plaza, Telopea Square and community facilities.
- When finalising built form design, avoid the use of extended blank walls and include windows and architectural treatments to break up the built form.
- Develop and implement a maintenance schedule for landscaping to maintain clear sightlines throughout the Concept Plan area.
- Implement access controls to residential buildings, such as an intercoms, keys or swipe cards.
- When finalising the design for the residential buildings, consider the location of entry and exit points to ensure they are easily visible from the street and avoid the use of long narrow corridors.
- Consider design of vehicle entry and exit points and potential safety measures to minimise conflicts between pedestrians and vehicles.
- Implement clear directional signage throughout the precinct to guide access to key areas, including the light rail station, library and community centre, retail precinct and church. This will support wayfinding throughout the Concept Plan area.
- Consider using different pavement patterns or colours to clearly define public and private areas. The use of walls/fences or other site features could also be considered.
- Provide an adequate number of waste bins in public spaces to encourage cleanliness and upkeep of these spaces.
- Implement lighting along the boundaries of public spaces to provide pedestrians with constant boundary markers at night.
- Implement public art that incorporates community values or site history to further create a sense of community ownership.
- Work closely with the City of Parramatta on the design of public spaces and streetscapes and select durable landscaping materials to enable ongoing maintenance to a high standard.
- Work closely with the Land and Housing Corporation and Hume Housing on the design of social and affordable housing and select durable building materials to enable ongoing maintenance to a high standard. This should include the design and landscaping materials selection for communal open spaces.
- Prepare and implement of a Plan of Management for the library and community centre and future building manager/s of retail, office and medical spaces. This should include strategies for regular cleaning schedules and monitoring of the site including the veranda terrace and open space directly adjacent.

STAGE 1A CPTED ASSESSMENT

Entry and exit points

The proposal incorporates CPTED principles including the design of residential buildings in prominent positions that provide clear sightlines to the Neighbourhood Park and adjoining streets and surrounding buildings. The residential buildings provide multiple, centrally located lift lobbies with CCTV and swipe access control measures.

External layout

The proposal incorporates CPTED principles in the design of the external layout by providing well defined pedestrian connections from the future light rail station to open space and residential buildings. Buildings are well designed so that passive surveillance is provided over the communal garden areas, the Neighbourhood Park and through site links. The upgrade of Sturt Street will define this location as a key central transport interchange with pedestrian, vehicle and bicycle connections. Safe access has been considered with the inclusion of a raised platform crossing along Sturt Street to provide pedestrians with safe access from the light rail to residences and open space.

The design includes intentional choice of materials that aim to provide human scale to the development. Darker brick is proposed for the first two storeys to ground the building in its setting, enhancing ownership of the area.

Landscaping

The proposal incorporates CPTED principles related to landscaping, including the design of layered landscape edges to define separation between private gardens, communal areas and public areas and the incorporation of planter boxes at communal rooftop edges to enhance sense of ownership over these spaces. Furniture is also proposed in public and communal spaces to help activate and enhance ownership over key areas of open space.

Car parking

The proposal includes CPTED principles related to car parking including the provision of separate vehicle and pedestrian entries to residential buildings and multiple centrally located lift lobbies from the basement with direct sightlines to parking areas. Adaptable parking spaces are located close to main lobbies, providing ease of access to residential areas and on ground directional signage arrows are provided to guide vehicle movement throughout the carpark.

STAGE 1A RECOMMENDATIONS

- Implement a lighting strategy throughout the building, with focus on key entry/exit locations, corridors, lift lobbies, stairwells, communal open space areas and the car park including the storage areas. Key lighting should be installed at the Neighbourhood Park, communal open space areas and pedestrian through site link to help contribute to a safer pedestrian environment between the light rail station and residential building interface.
- Provide access control measures (i.e resident swipe access) at each of the ground floor lift entry and exit locations to help prevent unauthorised access and reduce opportunities for theft.
- Implement signage at lift lobby entry and exit points that provides apartment numbers accessible from the lift lobby. This will assist with visitor wayfinding and prevent loitering.
- Consider wayfinding signage with consideration for culturally inclusive language to clearly define public and private open space at the ground floor level.
- Implementing directional signage indicating where other locations are within this Concept Plan Area should also be considered (i.e. the station, retail tenancies and community facilities). This signage may need to be updated as new stages of the Concept Plan Area are delivered.
- Implement signage at the bike parking areas adjacent the light rail station to remind users to lock their bikes to minimise opportunities for theft. Consider architectural treatments such as an awning over this area also to help establish territorial reinforcement and enhance perceptions of safety.

- Consider implementation of additional safety measures (i.e. mirrors or light/noise sensors) at vehicle entry and exit points to the car park to help with pedestrian safety.
- Encourage future building managers and the community housing provider to include a maintenance plan or schedule for landscaping as part of a plan of management or building management plan so that trees and planting throughout the site are well managed and continue to enhance the built form.

1. INTRODUCTION

This report has been prepared by Urbis on behalf of Frasers Property Telopea Developer Pty Ltd (Frasers) and accompanies a State Significant Development Application (SSDA) submitted to the NSW Department of Planning, Industry and Environment (DPIE). The SSDA seeks Concept Approval, in accordance with Division 4.4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), for the staged redevelopment of the Telopea 'Concept Plan Area' (CPA), as well as a detailed proposal for the first stage of development, known as 'Stage 1A'.

1.1 AIM OF THIS REPORT

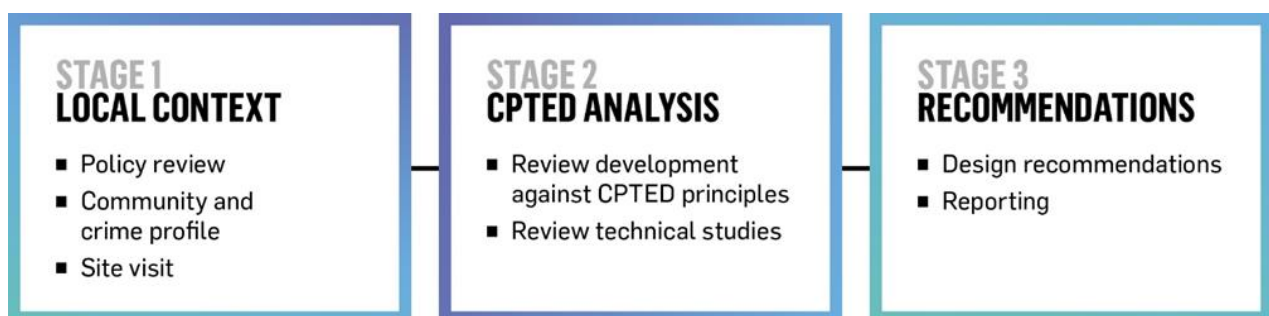
A CPTED is a specialist study undertaken to help reduce opportunities for crime by using design and place management principles. A CPTED assessment employs four key principles as shown in Figure 1.

Where CPTED risks are identified in the proposed design, recommendations are made within this report to help reduce the likelihood of the crime from occurring.

Figure 1 CPTED principles



1.2 METHODOLOGY



1.3 UBRIS CPTED QUALIFICATIONS

This report has been reviewed by a certified professional who has completed the NSW Police Safer by Design Course.

2. THE PROPOSAL

3.1 CONCEPT PROPOSAL

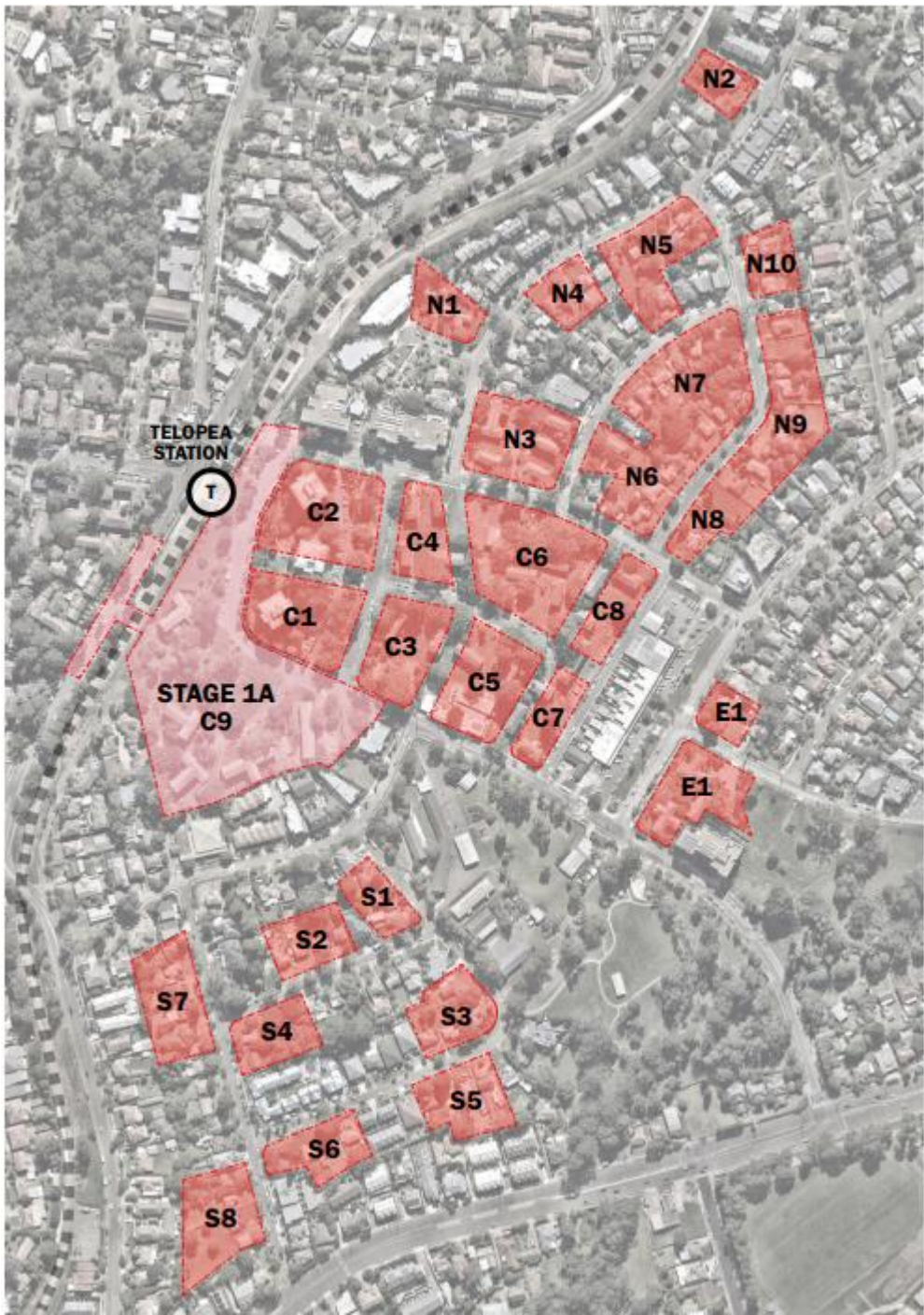
The SSDA seeks Concept Approval for the staged redevelopment of the Telopea CPA, as well as a detailed proposal for the first stage of development. The Concept Proposal sets out the maximum building envelopes and GFA that can be accommodated across the CPA and identifies the land uses and public infrastructure upgrades to be provided. The Concept Proposal will establish the planning and development framework by which any future development application will be assessed.

The Telopea CPA proposal comprises:

- A mixed-use development including:
 - Approximately 4,700 dwellings, including a mix of social, affordable and market dwellings
 - Inclusion of a new retail precinct with a new supermarket, food and beverage, and speciality retail
 - Proposed childcare facility
 - Proposed combined library and community centre
 - Proposed combined church, residential aged care facility and independent living units facility
- Delivery of new public open space, including:
 - A new light rail plaza
 - Hill top park
 - Eyles pedestrian link
 - Open space associated with the proposed library
- Retention of existing significant trees
- Road and intersection upgrades
- Cycle way upgrades
- Upgrade of utility services

The Telopea CPA is divided into four precincts known as Core, North, South and East incorporating a total of 29 development parcels. The Concept Proposal is further detailed in the Urban Design Report prepared by Bates Smart and Hassell.

Figure 2 – Concept Plan, including Stage 1A



Source: Bates Smart and Hassell

3.2 STAGE 1A PROPOSAL

The first stage of works to be delivered (known as 'Stage 1A') is located adjacent to the Parramatta Light Rail Station and will include:

- Site establishment works, including demolition of all existing buildings and structures, tree removal, site preparation, excavation, and services augmentation
- Construction of a new arrival plaza for the Parramatta Light Rail, incorporating a community pavilion.
- Extension of Wade Street through the site and part demolition and upgrade of Sturt Street including new kerb-realignment, new footpaths and landscaping, new parking bays, bus zones, line marking and crossing
- Construction of a new Light Rail crossing from Sturt Street to Adderton Road including a vehicular, pedestrian and cycleway link.
- Construction of a new public park surrounding the existing significant trees adjacent to the Sturt Street Extension
- Construction of residential flat buildings, up to 13-storeys in height, including studio, one, two and three bedroom apartments
- Construction of two basement levels, with access/egress via Winter Street and the Wade Street extension, including waste and loading facilities.
- Associated open space and landscaping works, including retention of existing significant trees, ground and rooftop communal open space, and a publicly accessible through site links.

The Stage 1A proposal is further detailed in the Urban Design Report prepared by Plus Architecture and Landscape Report prepared by Hassell.

3. SITE CONTEXT

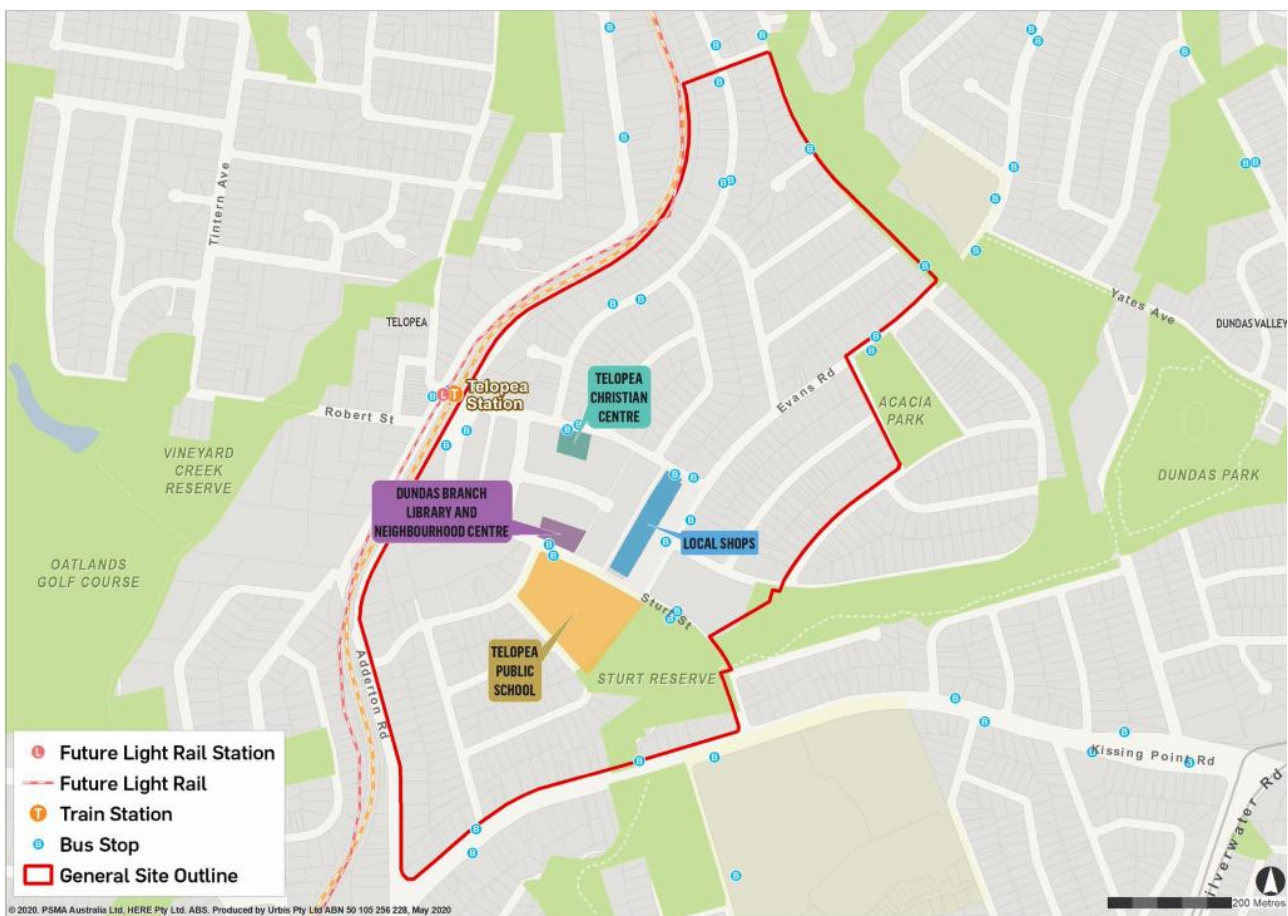
3.1 LOCATION

Telopea is located in the Parramatta Local Government Area (LGA). It is approximately 4km north-east of the Parramatta Central Business District (CBD), 6km south-west of Macquarie Park Strategic Centre, and 17km from Sydney CBD.

The Concept Plan area is approximately 13.4ha and comprises 99 individual allotments (refer to Figure 2). It currently accommodates 486 social housing dwellings, across a mix of single dwelling, townhouses and residential flat buildings as well as Dundas Community Centre, Dundas Branch Library, Community Health Centre, Hope Connect Church, Telopea Shed and Telopea Christian Centre.

The immediate surrounds comprise predominantly residential properties within an established landscape setting. The broader Precinct contains the Telopea Public School, a neighbourhood centre known as the Waratah Shops, Sydney Young Nak Korean Church and two large parks known as Sturt Park and Acacia Park.

Figure 3 Site context map



Source: Urbis

3.2 BACKGROUND

The Concept Plan area forms part of the Telopea Precinct Master Plan (endorsed by Council in March 2017), which was prepared by NSW Land and Housing Corporation (LAHC) and Parramatta City Council to facilitate the rezoning of the precinct. The Master Plan seeks to revitalise the Telopea Precinct through the redevelopment of LAHC's social housing assets, as well as sites under private ownership, to deliver an integrated community with upgraded public domain and community facilities and to capitalise on access to the new Parramatta Light Rail network.

The Concept Plan area is the land identified in Figure 2 and is largely owned by LAHC. A small number of parcels within this area are owned by the City of Parramatta or Hope Connect Inc. The proposed

redevelopment of the properties is part of the NSW Government's Communities Plus program, which seeks to deliver new communities where social housing blends with private and affordable housing with good access to transport, employment, improved community facilities and open space. The program seeks to leverage the expertise and capacity of the private and non-government sectors.

In December 2019, the NSW Government announced that the Affinity Consortium, comprising Frasers and Hume Community Housing, were awarded the contract to redevelop the Telopea Concept Plan area. The SSDA represents the first step in the delivery of the planned redevelopment of the Telopea CPA and the Stage 1A works will provide the first housing development on the site, as well as a new arrival plaza for the Parramatta Light Rail.

3.3 SITE VISIT

A site visit was conducted by Urbis on the morning of 9 April 2020. The site visit was used to understand existing activity around the site and the interface between surrounding land uses. This site visit was undertaken during the COVID-19 lockdown, and therefore observations may not be reflective of true pedestrian and vehicle activity.

The site visit found that:

- Pedestrian and vehicle activity were concentrated at the retail strip along Benaud Place. There was limited pedestrian and vehicle activity on surrounding streets.
- There was some evidence of urban decline along the retail strip and surrounding social housing buildings. This included some evidence of building vandalism including broken windows, rubbish and graffiti.
- Generally, footpaths were well maintained, with little evidence of rubbish.
- Signage was located at driveway entrances to social housing buildings as an access control measure to advise that parking is only available for residents.
- There was evidence of territorial reinforcement with the inclusion of fences and clear signage for example the Telopea community garden, Telopea Shed and The Hub.
- There were some long pedestrian through site links, for example at the eastern façade of the Dundas Branch Library and Neighbourhood Centre, that have limited passive surveillance and create a perception of being unsafe. There was no evidence of streetlights in these areas that would enhance perceptions of safety at night.
- The existing higher density social housing blocks generally have deep setbacks from the street frontage, and only some balconies are oriented towards the street. This results in a lack of passive surveillance.
- The Dundas Branch Library and Neighbourhood Centre show evidence of being at the end of their economic life. The entrance to the building on Sturt Street is via an undercroft which is dark and has limited passive surveillance.
- Telopea Public School and the Green Trees childcare centre are well maintained and have good passive surveillance over Sturt Park.
- Vegetation and facilities at Sturt Park are well maintained with some evidence of fencing around the skate park due to COVID-19 lockdown and restrictions.

Figure 4 Site visit photos



Picture 1 Basketball court and good passive surveillance from Telopea Public School



Picture 2 Pedestrian through-site links with limited passive surveillance



Picture 3 Social housing buildings with large setbacks and limited passive surveillance of the street



Picture 4 'Residents only' signage in parking areas at social housing buildings



Picture 5 The Hub and Telopea Shed



Picture 6 Telopea community garden

Figure 5 Site visit photos



Picture 7 Poorly lit undercroft at Dundas Branch Library and Neighbourhood Centre



Picture 8 Undercroft entrance to Dundas Branch Library and Neighbourhood Centre

4. POLICY CONTEXT

The following section provides a summary of relevant state and local policies in relation to crime and safety.

NSW Crime Prevention and Assessment of Development Applications (2001)

In April 2001, the NSW Department of Infrastructure, Planning and Natural Resources (now the Department of Planning, Industry and Environment) introduced the Crime Prevention Legislative Guidelines (the Guidelines) to Section 4.15 (formerly Section 79C) of the *Environmental Planning and Assessment Act, 1979*. These guidelines require consent authorities to ensure that development provides safety and security to users and the community.

The Guidelines introduce the four CPTED principles which are used in the assessment of development applications. These are: surveillance, access control, territorial reinforcement and space management.

The Guidelines aim to help councils implement and consider the CPTED principles. CPTED assessments seeks 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'
- Removing conditions that create confusion about required norms of behaviour.

City of Parramatta, Draft Local Strategic Planning Statement (2019)

The Local Strategic Planning Statement provides strategic direction on how the City is planning for the needs of the community, job priorities, homes and infrastructure for the next 20 years.

Teloepa is identified as a local centre and a growth precinct. As a local centre, Teloepa is a focal point for neighbourhoods and provide essential access to day to day goods and services. Growth precincts are identified for higher density residential growth, with some minor retail and business services and have supporting infrastructure and facilities.

Planning Priority 16 includes a policy direction to minimise risk to life through the provision of appropriate evacuation routes and building design.

Section 3.4.4 – Safety and security

Section 3.4.4 of the Parramatta DCP provides objectives, principles and controls related to safety and security for residential flat buildings and mixed use developments. The controls are provided below:

- Buildings should contain multiple stair/lift cores which limit the number of dwellings with access from the circulation core.
- Individual dwellings should be designed to overlook communal areas such as play areas, and gardens.
- Site and building layout of developments should minimise the need for pedestrian pathways segregated from streets. Where such pathways are provided, casual surveillance should be encouraged, they should be well lit at night and be clear of potential hiding and entrapment spots.
- Frontages or development should face other frontages rather than their backs or sides.
- Where developments have a car park or laneway for access to a car park, building layouts should provide some windows, lighting or secondary access doors that address the car park.
- Access from car parks to dwellings should be direct and safe for residents day and night.
- Entrances to upper level residential apartments are to be separated from commercial/ground floor entrances to provide security and identifiable addresses.

City of Parramatta, Crime Prevention Plan 2019-2023 (2019)

The Crime Prevention Plan provides actions City of Parramatta will take over the next five years to identify and respond to crime. The Plan includes 67 actions that will reduce crime and antisocial behaviour, improve the look and feel of public spaces in the CBD and neighbourhoods, and generate a sense of community attachment.

Consultation was undertaken to inform the Plan. Feedback from the community indicated that almost half of respondents are concerned about the current level of crime within their area. Crime types of most concern include 'break and enter', 'malicious damage to property' and 'robbery or steal from person'. The community also has higher perceptions of feeling unsafe at transport interchanges.

Relevant strategies and actions outlined for consideration as part of this assessment include:

- Continue to provide funding for the Street Gym at Sturt Park to support young people and their families in Telopea.
- Explore the use of public art which empowers women and improves perceptions of safety in the public domain.
- Continue to ensure that CPTED is considered in the planning and design of all medium to large new and existing development applications and city projects.
- Ensure that mechanisms are in place to enable local residents and businesses to provide input into the masterplan and subsequent applications for the Telopea urban renewal project.
- Investigate the need for a youth facility for young adolescents in Telopea as part of the urban renewal proposal.

NSW Department of Planning, Industry and Environment, Telopea Character Statement (2018)

The Telopea Character Statement aims to capture and articulate community values to help guide planning for the future. Engagement with the community found that there are widely-held concerns about personal safety in Telopea, with particular concerns about safety at night and in areas that appear to be poorly lit. The statement recommends that Telopea's parks should also be improved to offer increased safety, better play spaces and renewed sports facilities.

5. COMMUNITY PROFILE

The profile of a community can influence the type and likelihood of crime that may impact a development. The following section contains a brief analysis of the characteristics of Telopea suburb based on data from the 2016 Australian Bureau of Statistics (ABS) and the Department of Planning, Industry and Environment.



Decreasing proportion of people aged 40 and over

- The average age in Telopea was 38, compared to 34 in Parramatta LGA.
- One third (34.1%) of the population were aged 40-64 and 14.0% were aged 65 and over. In contrast to most urban areas, the proportion of the population aged 40 and over is projected to reduce by 2041.
- Almost one third (30.4%) of the population lived in lone person households.



People are more likely to live in social housing

- Almost one quarter (22.9%) of households rented social housing. In 2016, this equalled 498 households.
- Comparatively, in Greater Sydney 4.6% of households rent social housing.
- Telopea had the highest proportion of all suburbs renting social housing in Parramatta LGA.



Higher levels of rental stress

- Rentals accounted for almost half (47.9%) of housing tenure.
- In Telopea, 20.4% of households were spending more than 30% of their household income on rental repayments. This was higher than in the Parramatta LGA (15.5%) and Greater Sydney (14.2%).



Higher levels of disadvantage

- The unemployment rate in Telopea was 8.7%*.
- One third (33.1%) of the population earned less than \$750 a week.
- Socio-Economic Indexes for Areas (SEIFA) data indicated Telopea has an average score in relation to advantage and disadvantage.



Culturally and linguistically diverse

- 54% of the population were born overseas and 60% spoke a language other than English at home.
- 1.2% of the population identified as Aboriginal or Torres Strait Islander which was higher than Parramatta LGA (0.7%).



Population growth

- Telopea is forecast to reach a population of 16,970 people by 2041. This represents a 21% growth rate from 2016 to 2041.
- The growth forecasts indicate more children and young adults are expected to live in Telopea in 2041.

* Data from the ABS shows that unemployment in NSW increased by 1.1% (March 2020 – April 2020). Based on this increase in unemployment in NSW it is likely that the Telopea unemployment rate as at August 2020 is higher than 2016 data suggests.

6. CRIME PROFILE

Crime data from the Bureau of Crime Statistics and Research (BOCSAR) was analysed to identify the crime profile at Telopea. For comparison purposes, data for Parramatta LGA and the NSW average has been used to help assess risk compared to LGA and state-wide averages. The full crime profile is contained in Appendix A.

Key crime findings of relevance to this assessment include:

- The concept plan is in a hotspot for 'domestic assault', 'non-domestic assault', 'break and enter dwelling', 'motor vehicle theft', 'malicious damage to property' and 'steal from dwelling'.
- Telopea's highest crime rates are for 'malicious damage to property' (1339.7), 'steal from motor vehicle' (1051.4) and 'domestic assault' (610.5). The rates for these crime types in Telopea are above the Parramatta LGA rates and more than double the NSW rates.
- Telopea recorded no crime for liquor offences. Telopea also recorded lower crime rates compared with NSW for 'break and enter non-dwelling', 'steal from person', 'steal from retail store' and 'trespass'.
- Where two-year crime trends have been calculated for Telopea, all crime types are stable except for 'steal from motor vehicle', which is up by 148%. 'Steal from motor vehicle' is also up for Parramatta LGA by 20%.

Key implications

The crime profile indicates that the site may be susceptible to assault crimes, damage to property and opportunistic personal theft. The buildings located on the site are generally ageing, with evidence of urban decline and property damage, which can result in an area being more susceptible to crime. The proposal will improve the site condition with new housing, open space, community facilities and retail. It will also improve the public domain experience with landscaping treatments and good street design to enhance the pedestrian experience.

The application of CPTED principles in the design of the proposal will be an important consideration to help reduce and prevent the likelihood of these crimes occurring.

7. CONCEPT PLAN CPTED ASSESSMENT

7.1 ASSESSMENT METHODOLOGY

The discussion below sets out a detailed assessment of the overall Concept Plan against the key CPTED principles of surveillance, access control, territorial reinforcement and space and activity management.

Recommendations are provided for each CPTED principle to address any potential crime risks or further enhance the proposed development.

7.1.1 Surveillance

Places that are well supervised through natural, mechanical or organised surveillance are less likely to attract criminal behaviour. Important considerations for natural surveillance are building orientation and location, well designed spaces, landscaping and lighting. Technical surveillance is achieved through measures such as CCTV. Organised surveillance is achieved through measures such as security guards.

Surveillance is an important consideration as it can make people feel safe when they are able to see and interact with others. Crimes are less likely to occur in places that are well supervised. BOSCAR crime data indicates that the site is in a hotspot for 'non-domestic assault', 'break and enter dwelling', 'motor vehicle theft', 'malicious damage to property' and 'steal from dwelling'. The use of surveillance will therefore be important to reduce the likeliness of these types of crimes from occurring.

Assessment of proposed development

The design rationale of the Concept Plan has carefully considered the location and orientation of buildings to enhance natural surveillance opportunities. The Parramatta DCP recommends that buildings in the broader Telopea Masterplan are to provide an interface with Telopea Railway Station (now the future Light Rail Station) and the design of buildings adjoining through block connections and laneways are to ensure overlooking of such spaces to promote safety.

The proposal aligns with the Parramatta DCP provisions as retail uses are proposed at the ground floors of buildings opposite the future light rail station, separated by Sturt Street and the community pavilion. The building orientation of retail spaces facing the community pavilion will encourage activation of this space, enhancing natural surveillance opportunities of the station.

At the core of the Concept Plan is Eyles Street, which is a pedestrian link passing roughly east-west through the site. Buildings are adjoined on either side of Eyles Street with natural surveillance opportunities provided over the community uses, retail spaces and open space. Communal and public areas of open space are generally focused at the core of the precinct and overlook laneways and streets to further enhance passive surveillance opportunities. The inclusion of multiple gathering areas increases legitimate use of space, increasing opportunities for natural surveillance.

The built form of residential buildings is broken up by areas of open space, landscaping and pedestrian walkways. This minimises the use of long, blank walls, which increases visibility across the site and prevents opportunities for blind spots to occur.

Recommendations

- Implement lighting throughout the Concept Plan area, with consideration for Eyles Street and public spaces.
- Implement CCTV at retail uses, Telopea Station Plaza, Telopea Square and community facilities.
- When finalising built form design, avoid the use of extended blank walls and include windows and architectural treatments to break up the built form.

- Develop and implement a maintenance schedule for landscaping to maintain clear sightlines throughout the Concept Plan area.

7.1.2 Access control

Access control involves the designing of spaces to control who enters and prevent unauthorised access. Important crime prevention considerations for access control includes way-finding measures, desire-lines and the provision of formal and informal routes. Natural design measures include building configuration, definition of formal and informal pathways, landscaping, fencing and gardens. Implementation of security hardware, such as swipe cards and on-site security officers, are technical and formal considerations for access control.

The BOSCAR crime data shows the site is in a hotspot for 'steal from dwelling' and 'break and enter dwelling'. The Concept Plan proposal also includes multiple land uses and areas of both public and private space. Implementation of appropriate access control measures will be important to define public and private access across the site and reduce likelihood of 'steal from dwelling' and 'break and enter dwelling' types of crimes from occurring.

Assessment of proposed development

The design of the Concept Plan centralises pedestrian movement and access to publicly accessible spaces through Eyles Street. The design of this pedestrian thoroughfare demonstrates good design layout that passively directs site users from one location to another. While this is not the only street available for pedestrians moving throughout the Concept Plan area, it has been designed to focus pedestrian movement and minimise access points.

Separate access points are proposed for public and private uses throughout the Concept Plan area. Generally, access points for publicly accessible areas are oriented towards street frontages to enable clear sightlines for pedestrians. Residential lobbies are generally well designed and minimise long corridors to access lifts. The exception to this is the residential lobby at the corner of Shortland and Sturt Streets. The long and narrow corridor to access the residential lifts may limit passive surveillance opportunities and present opportunities for concealment.

The proposal includes a commercial gym that is intended to be available for general membership. It is understood that the future operator of the gym would implement access control measures such as member swipe cards.

The proposal incorporates the use of gardens and landscaping at residential areas, which acts as a natural design access control measure by formalising the residential buildings as private areas. Street trees and landscaping are also used throughout the precinct to define formal and informal pathways.

Recommendations

- Implement access controls to residential buildings, such as intercoms, keys or swipe cards.
- When finalising the design for the residential buildings, consider the location of entry and exit points to ensure they are easily visible from the street and avoid the use of long narrow corridors.
- Consider design of vehicle entry and exit points and potential safety measures to minimise conflicts between pedestrians and vehicles.

7.1.3 Territorial reinforcement

Territorial reinforcement is defined by the way in which a community demonstrates ownership over a space. Places that feel owned and cared for are likely to be used, revisited and protected. People who have a sense of guardianship over a space are more likely to protect it and intervene in crime, compared with passing strangers.

Using actual and symbolic boundary markers, spatial legibility and environmental cues are ways to connect people and encourage communal responsibility over spaces – particularly public areas and facilities. BOSCAR data indicates the site is in a hotspot for ‘malicious damage to property’ and therefore enhancing territorial reinforcement will be important in reducing the likelihood of this crime from occurring.

Assessment of proposed development

The Parramatta DCP recommends that the broader Telopea Masterplan is to have buildings that are designed to create streetscapes that are characterised by clearly defined edges and corners and inclusion of architectural treatments that are interesting and relate well to pedestrian activity at ground floor level.

The existing buildings (residential, retail and community) within the Concept Plan area are generally aged, with evidence of building damage and urban decay. This can create perceptions that the area is not well cared for, reducing community ownership over spaces. The proposal will improve the current site condition by providing new built form and landscaping.

As recommended in the DCP, buildings in the Concept Plan have been designed to clearly define edges and corners. This provides soft boundary markers and spatial legibility of streets and buildings.

The street design uses different pavement materials and colours to differentiate between pedestrian and vehicle pathways to enhance spatial legibility of spaces. For example, Marshall Street, Fig Tree Avenue and Benaud Place are designated as neighbourhood streets and laneways that incorporate separated and elevated seating areas with covered awnings. This provides the community with comfortable public spaces to sit and meet, providing a sense of ownership over the streets. This aligns with the Parramatta DCP requirement to include architectural treatments that relate well to pedestrian activity on the ground floor.

The library and community building demonstrates good territorial reinforcement as it creates a welcoming space that encourages social connection. Telopea Plaza is designed as the entry from the light rail station to the Concept Plan area. The plaza includes a community pavilion and flexible space for events such as community markets and festivals. Telopea Square is another community space that incorporates potential design elements such as informal dining areas, waterplay and covered canopy areas that will create a destination point for residents and visitors. The use of the two spaces for these community events will enhance community ownership over this space.

Other community uses are also proposed, including a residential garden with resident outdoor kitchen, dog park and men’s shed. These places encourage social connection and are likely to result in territorial ownership by local residents.

There are a range of public open space and communal open space areas proposed. At a Concept Plan level it can be difficult to distinguish between the public and communal open space areas. This should be considered when finalising the design at later detailed design stages.

Recommendations

- Implement clear directional signage throughout the precinct to guide access to key areas, including the light rail station, library and community centre, retail precinct and church. This will support wayfinding throughout the Concept Plan area.
- Consider using different pavement patterns or colours to clearly define public and private areas. The use of walls/fences or other site features could also be considered.
- Provide an adequate number of waste bins in public spaces to encourage cleanliness and upkeep of these spaces.
- Implement lighting along the boundaries of public spaces to provide pedestrians with constant boundary markers at night.
- Implement public art that incorporates community values or site history to further create a sense of community ownership.

7.1.4 Space and activity management

Space and activity management involves monitoring site usage, managing site cleanliness and repairing vandalism and broken physical elements to decrease fear of crime. Spaces that are regularly used by the community are less likely to be vandalised.

Good space and activity management also considers the location of types of uses to enhance the activation and use of places. As BOSCAR crime data shows that the site is in a hotspot for 'malicious damage to property' and as there are various uses proposed throughout the site, space and activity management are important to consider in the design of the Concept Plan.

Assessment of proposed development

The existing area layout features a retail strip along Benaud Place at the eastern extent of the Concept Plan. Dundas Library and Neighbourhood Centre are located on Sturt Street and Wade Lane. The Telopea Christian Centre is located on Shortland Street.

The proposal intends to relocate the library and community centre building so that it is further setback from Sturt Street and further to the west, with new street frontage to Wade Street. This location is in a central location between the retail hub and predominantly residential uses to the east and close to the pedestrian through site link. This location will also maintain ease of access from Telopea Public School on the opposite side of Sturt Street.

The concentration of retail uses will also shift from Benaud Place to Sturt Street on the opposite side of the light rail station and Telopea Plaza. The co-location of retail spaces (including a supermarket), childcare, office spaces and the medical spaces at the western extent of the Concept Plan area will encourage ground floor activation adjacent to the light rail station. Co-locating these types of uses, which will be accessed very regularly by local residents, will enhance the activation of this location.

The change to the site layout demonstrates better space and activity management as the location of different types of uses will better respond to site topography and accessibility.

The design of the Concept Plan demonstrates good space activity management by separating public and private spaces and co-locating uses that are more likely to be accessed in conjunction with one another.

Recommendations

- Work closely with the City of Parramatta on the design of public spaces and streetscapes and select durable landscaping materials to enable ongoing maintenance to a high standard.
- Work closely with the Land and Housing Corporation and Hume Housing on the design of social and affordable housing and select durable building materials to enable ongoing maintenance to a high standard. This should include the design and landscaping materials selection for communal open spaces.
- Prepare and implement of a Plan of Management for the library and community centre and future building manager/s of retail, office and medical spaces. This should include strategies for regular cleaning schedules and monitoring of the site including the veranda terrace and open space directly adjacent.

8. STAGE 1A CPTED ASSESSMENT

8.1 ASSESSMENT METHODOLOGY

The Stage 1A plans are more detailed than the Concept Plan. For this reason, the discussion below sets out a detailed assessment of the Stage 1A plans by key priority areas identified due to crime data or potential crime risk. The assessment is based on the Urban Design Report prepared by Plus Architecture and Landscape Report prepared by Hassell.

The assessment is structured around key priority areas that are most relevant to the proposal based on the site's uses, crime context and current safety controls. Recommendations are provided in Section 8.2 of this report to address potential CPTED risks or to further enhance the proposed development.

Key priority areas are discussed below in Table 1 Key priority areas

Table 1 Key priority areas

Priority area	Relevance for proposal
Entry and exit points	Entry and exit points are a key consideration for CPTED assessments because of the interface they provide with the surrounding area and pedestrian environment. This is a key consideration given the interface between the proposal and the future Telopea light rail station. BOSCAR data also indicates the site is also in a hotspot for 'break and enter dwelling' and 'steal from dwelling'.
External layout	External layouts can resolve safety conflicts and improve activation of the urban environment. External layout is a priority area because of the interface between the publicly accessible open space and the residential buildings. BOSCAR data also indicates that Telopea has high rates of 'malicious damage to property' and the site is also in a hotspot for this crime type.
Landscaping	Landscaping can play an important role in reinforcing site boundaries and site activation, but must not interrupt sight lines or create areas of concealment. Landscaping is considered a priority area as the residential buildings have an interface with Telopea plaza and community pavilion which are likely to have strong visual presence and public activation. The site is also in a crime hotspot for theft and damage related crimes, which could be reduced through appropriate landscaping treatments.
Car parking and bike parking	Car and bike parking areas can be common spaces for offences against property or persons. Car and bike parking are considered a priority area as the proposal is in a crime hotspot for motor vehicle theft. Telopea also has high rates of 'steal from motor vehicle'.

8.1.1 Entry and exit points

Assessment of proposed development

The Stage 1A proposal has multiple pedestrian entrances at the lower and upper ground levels. These include:

- Wade Street extension: entrances to the lobbies of Buildings A and B with lifts to upper levels.
- Winter Street: entrance to the lobby of Building E with lifts to upper levels
- Public green: four entrances from the public green and new through site road to the lobbies of Building B, C, D, and E with lifts to upper levels
- In addition to these seven principal entrances, the proposal includes secondary points of entry to the buildings lobbies and direct access from the public realm to some ground level dwellings.

The proposal incorporates several CPTED principles:

- The primary residential building entrances are in prominent positions, providing clear sightlines to the public green or the adjoining streets and surrounding buildings.
- Multiple lift lobbies with centrally located lifts are provided for each section of the building to give residents direct access, demonstrating good space activity management.
- The lobbies will have CCTV and swipe-card access for residents.
- Private open spaces are secured with fencing. Communal open space is secured by its location on the rooftops of buildings A, B, and C.

8.1.2 External layout

Assessment of proposed development

The Stage 1A proposal is located at the north-eastern portion of the concept plan area. The five buildings of up to 13 storeys will have a considerable presence from Sturt Street, Telopea Plaza and the future Telopea light rail station.

The Parramatta DCP outlines controls relating to external areas specifically for the broader Telopea Masterplan. This includes strategies to maximise surveillance, provide pedestrian connections and enhance the building presence to the streetscape.

The proposal incorporates several CPTED principles:

- Pedestrian connections and through site links are integral to the design of the Stage 1A proposal. The green links provide access from the future light rail station to the public green, and residential buildings.
- The Neighbourhood Park will provide a welcoming green edge to the Stage 1A residential area. It also incorporates a pedestrian link through the Stage 1A area, connecting Sturt Street to the Telopea South Precinct. The inclusion of the through site link will enhance sightlines and passive surveillance opportunities across the Stage 1A area.
- Buildings are designed so that passive surveillance is provided over the public green and through site links. This includes generally orientating private terraces and living room windows towards these spaces.

- To reinforce and provide a greater sense of address, buildings have defined edges and corners and are oriented towards street frontages or public spaces.
- The upgrade of Sturt Street will define this location as a key central transport interchange with pedestrian, vehicle and bicycle connections. The streetscape design includes a raised pedestrian crossing providing pedestrians with safe access from the light rail to the retail precinct and residences.
- Sturt Street includes a dedicated taxi, kiss and ride and ride share pick up location to minimise stopping at other sections of the street and improve pedestrian safety.
- Dedicated public bike parking is provided adjacent to the light rail line providing safe and secure bike parking for commuters or visitors to the area.
- Materials have been selected with the intention of providing a human scale to the development. Darker brick is proposed for the first two storeys to ground the building in its setting, enhancing a sense of ownership of the area.

8.1.3 Landscaping

Assessment of proposed development

The proposal seeks to incorporate various landscaping treatments externally to contribute to a safer, more comfortable environment. This includes landscape treatments around Telopea Plaza, the public green, and two publicly accessible through site links. Where possible, existing significant trees will be retained as part of the landscaping works. Three rooftop communal terraces are proposed for buildings A, B and C, which will incorporate landscaping elements including planter boxes with various shrubs. Private terraces will also include planter boxes and landscaping treatments to provide residents with privacy.

The proposal incorporates several CPTED principles:

- Design of landscaped edges to define the separation between private gardens, communal areas and public areas including the Neighbourhood Park.
- Existing trees are retained at the entrance to the through site link and Neighbourhood Park to enable wayfinding of this publicly accessible area. The through site link is further defined by landscaped edges and tree plantings to enhance the pedestrian experience.
- Incorporation of planter boxes at communal rooftop edges to define the space and provide an enhanced sense of ownership over this space.
- Incorporation of furniture in public and communal open space areas including seating benches and table benches with shade structures. It is also proposed to have playground equipment, a foosball table and hammock swing in public open space areas. This will help activate and enhance ownership over these spaces, as well as encouraging passive surveillance.

8.1.4 Car parking

Assessment of proposed development

The car parking rates are outlined in the Draft Telopea Development Control Plan which is still under review with the City of Parramatta Council. In accordance with the draft DCP, the minimum number of car parking spaces for the whole Concept Plan area will be 4,163 and for bicycle spaces is 3,951. For the

Stage 1A buildings there will be two basement levels of parking for residential dwellings. All proposed vehicle and bicycle movements are accessed via two entrances on the extension of Wade Street and Winter Street.

The proposal includes several CPTED principles as follows:

- Separated entries are provided for the vehicle and pedestrian entries to the residential buildings to improve access and reduce potential conflicts between vehicles and pedestrians.
- Multiple lift lobbies are provided from the basement, giving direct access to residential lobbies. Basement lift lobbies are centrally located and have direct sightlines to parking areas, increasing opportunities for passive surveillance.
- Adaptable parking spaces are located close to the main lobbies, providing ease of access to residential areas.
- On-ground directional arrows are provided to guide vehicle movement throughout the carpark.

8.2 RECOMMENDATIONS

The architectural plans for the proposed Stage 1A works as part of the Telopea Concept Plan development have been assessed against the CPTED principles and relevant crime and safety controls in the Parramatta DCP 2013.

The assessment shows the proposal has incorporated key CPTED principles. To further enhance safety and security around the site, the following recommendations are made to minimise any potential risks and enhance CPTED principles already incorporated into the design:

- Implement a lighting strategy throughout the building, with focus on key entry/exit locations, corridors, lift lobbies, stairwells, communal open space areas and the car park including the storage areas. Key lighting should be installed at the **Neighbourhood Park**, communal open space areas and pedestrian through site link to help contribute to a safer pedestrian environment between the light rail station and residential building interface.
- Provide access control measures (i.e resident swipe access) at each of the ground floor lift entry and exit locations to help prevent unauthorised access and reduce opportunities for theft.
- Implement signage at lift lobby entry and exit points that provides apartment numbers accessible from the lift lobby. This will assist with visitor wayfinding and prevent loitering.
- Consider wayfinding signage with consideration for culturally inclusive language to clearly define public and private open space at the ground floor level.
- Implementing directional signage indicating where other locations are within this Concept Plan Area should also be considered (i.e. the station, retail tenancies and community facilities). This signage may need to be updated as new stages of the Concept Plan Area are delivered.
- Implement signage at the bike parking areas adjacent the light rail station to remind users to lock their bikes to minimise opportunities for theft. Consider architectural treatments such as an awning over this area also to help establish territorial reinforcement and enhance perceptions of safety.
- Consider implementation of additional safety measures (i.e. mirrors or light/noise sensors) at vehicle entry and exit points to the car park to help with pedestrian safety.
- Encourage future building managers and the community housing provider to include a maintenance plan or schedule for landscaping as part of a plan of management or building management plan so that trees and planting throughout the site are well managed and continue to enhance the built form.

9. CONCLUSION

Urbis has undertaken a CPTED assessment for the Concept Plan and the Stage 1A proposals. The Concept Plan assessment was undertaken against the four CPTED principles and recommendations were provided to help reduce crime and anti-social behaviour.

9.1 CONCEPT PLAN

The assessment for the Concept Plan found that the proposal incorporates CPTED principles throughout the concept design. This includes good building site orientation to enhance natural surveillance opportunities and clear sightlines and pathways to various access points across the site. The incorporation of design elements in key community gathering spaces enhances territorial reinforcement and public and private spaces are appropriately located demonstrating good space and activity management.

The recommendations provided in this report for the Concept Plan will enhance the proposal. Some recommendations made will help reduce potential CPTED risk areas identified in the assessment, including pedestrian safety during the evening, maintaining clear sightlines throughout the precinct and managing pedestrian and vehicle interaction.

9.2 STAGE 1A

The assessment for the Stage 1A plans found that the proposal is well designed to incorporate CPTED principles. This includes the provision of passive surveillance opportunities, good building orientation towards street frontages and areas of public open space, easily accessible entry and exit points and separation of pedestrian and vehicle entrances. Extensive landscaping is proposed throughout the site to enhance the sense of place for residents and the public. Landscaping is used to define footpaths and separate key communal, private and public spaces.

The recommendations provided in this report for the Stage 1A plans will generally enhance the proposal. Some recommendations made will help reduce potential CPTED risk areas identified in the assessment including managing access control measures for private and public areas, pedestrian and vehicle safety and maintaining clear sightlines through appropriate management of landscaping.

9.3 OVERALL

The Concept Plan and Stage 1A designs demonstrate good CPTED principles, as summarised above. Overall, it is considered that with the implementation of recommendations, the proposed development will demonstrate good CPTED principles in its design.

DISCLAIMER

This report is dated 8 July 2021 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Frasers Property (**Instructing Party**) for the purpose of CPTED (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A

CRIME PROFILE

Table 2 Crime rates per 100,00 people, January 2018 to December 2019

Crime type	Telopea suburb	Parramatta LGA	NSW
Assault (non-domestic)	593.5	348.6	403.2
Assault (domestic)	610.5	294.5	390.4
Break and enter dwelling	593.5	374.8	318.8
Break and enter non-dwelling	33.9	88.7	124.0
Liquor offences	0.0	118.2	143.9
Malicious damage to property	1339.7	538.8	713.9
Motor vehicle theft	203.5	159.2	167.8
Steal from dwelling	322.2	202.5	234.9
Steal from motor vehicle	1051.4	597.7	477.7
Steal from person	33.9	89.9	47.8
Steal from retail store	254.4	842	336.8
Trespass	17.0	89.5	135.5

Source: BOCSAR

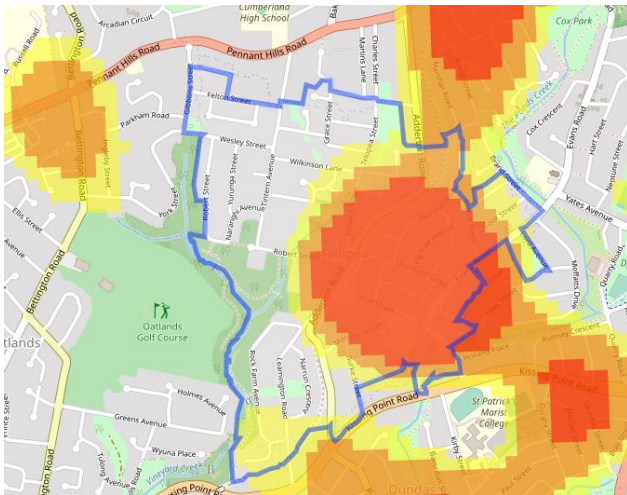
Table 3 Two-year crime trend, January 2018 – December 2019

Crime type	Telopea suburb	Parramatta LGA	NSW
Assault (non-domestic)	Stable	Stable	Stable
Assault (domestic)	Stable	Stable	+ 5.0%
Break and enter dwelling	Stable	Stable	Stable
Break and enter non-dwelling	n.c	Stable	Stable
Liquor offences	n.c	Stable	Stable
Malicious damage to property	Stable	Stable	Stable
Motor vehicle theft	n.c	+ 23.5%	Stable
Steal from dwelling	n.c	Stable	Stable
Steal from motor vehicle	+ 148.0%	+ 20.4%	Stable

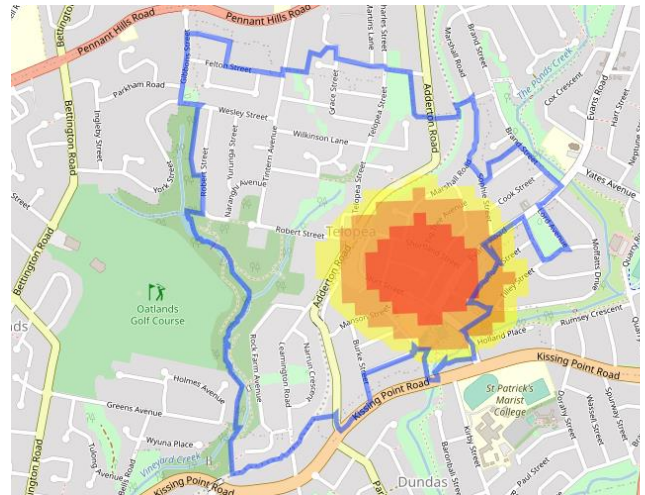
Crime type	Telopea suburb	Parramatta LGA	NSW
Steal from person	n.c	Stable	-7.1%
Steal from retail store	n.c	Stable	+ 8.3%
Trespass	n.c	Stable	+ 8.1%

Source: BOCSAR

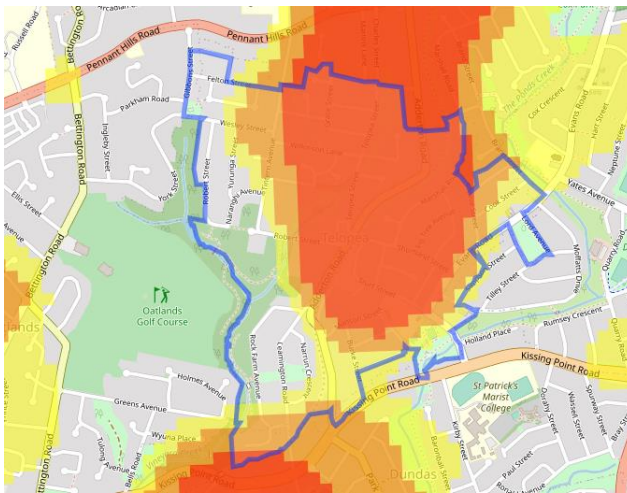
Figure 6 Crime hotspots for Telopea suburb, January 2019 to December 2019



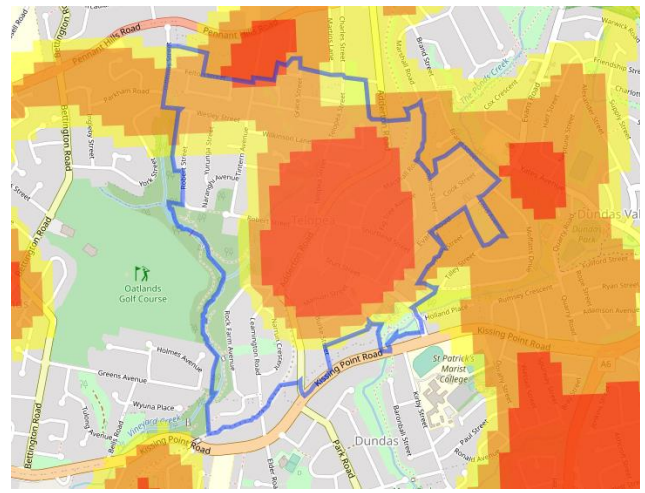
Picture 9 Domestic assault



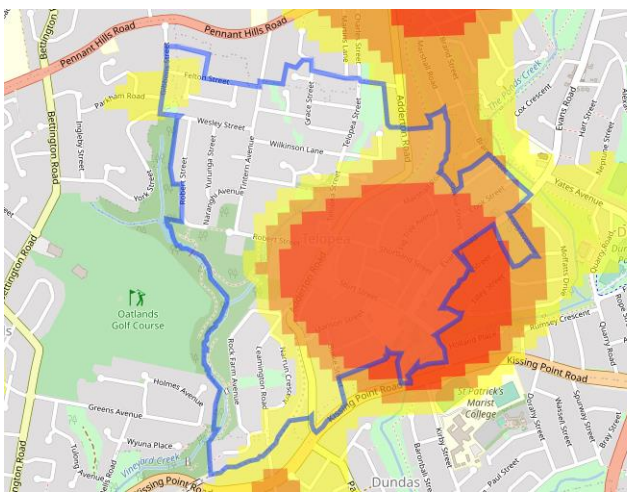
Picture 10 Non-domestic assault



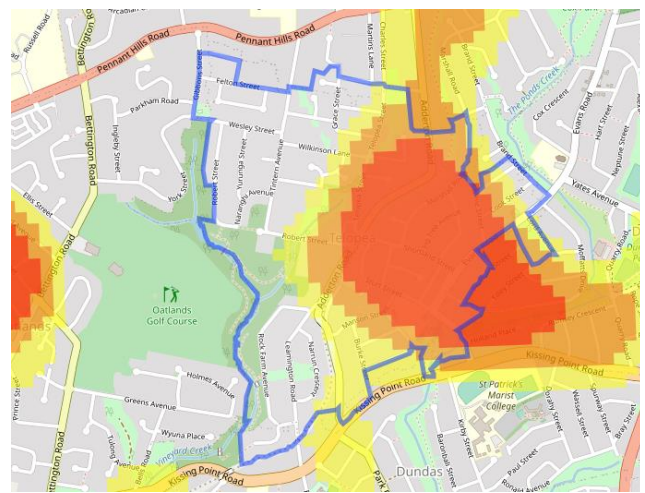
Picture 11 Break & enter dwelling



Picture 12 Motor vehicle theft



Picture 13 Malicious damage to property



Picture 14 Steal from dwelling

Source: BOCSAR

