

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN SANTA SOPHIA SCHOOL



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FINAL
PREPARED FOR CATHOLIC EDUCATION DIOCES OF PARRAMATTA



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EXECUTIVE SUMMARY

This Crime Prevention through Environmental Design (CPTED) assessment has been prepared by Urbis Pty Ltd (Urbis) on behalf of the Catholic Education Diocese of Parramatta C/- TSA Management Pty Limited (the Applicant).

It accompanies an Environmental Impact Assessment (EIS) in support of the State Significant State Significant Development Application (SSD 18_9772) for the new Santa Sophia Catholic College on the corner of Fontana Drive and the future road 'B', between Red Gables Road and Fontana Drive, in Box Hill North (the site).

The new school will cater for approximately 1,920 primary and secondary school students, inclusive of a 60 student Catholic Early Learning Centre and will have 130 full-time equivalent staff. The new school seeks consent for approximately 15,000sqm of floor space across a part five and part six storey building. The building will present as three main hubs connected by terraced courtyards and garden spaces and will be bound within secure boundary fencing (the secure line).

A CPTED assessment is undertaken to analyse a development and identify potential improvements to the design which may help to reduce crime and anti-social behaviour.

CPTED ASSESSMENT

The proposed development has been assessed against the four CPTED principles:

- Surveillance
- Access control
- Territorial reinforcement
- Site and activity management

Based on the assessment the following priority areas have been identified. A full assessment and recommendations are provided in **Section 5** of this report.

Entry and Exit Points

The new school incorporates surveillance and access control to improve ease of access to entry and entry points within the new school. Exit and entry points maintain clear sightlines to and from the new school and have been orientated towards the street and public domain for enhanced surveillance. Doorways at entry and exit points will be constructed of transparent materials to increase opportunities for surveillance.

The proposal incorporates multiple entry and exit points to delineate different uses. This includes separate entry and exit points for main students, primary visitors and members of the public.

They will be located within the proposed secure line boundary that will establish a perimeter around the site and separate the new school from the surrounding public domain. The new school proposes secure line access that will be on a timed control mechanism and swipe card access for students and staff. Visitors will be directed to the main reception area, where clear sight lines to the entrances will be maintained for additional safety.

External Layout

The proposal incorporates surveillance by encouraging mobility, activation and visibility of the external layout. At ground level adequate separation between buildings will be established for permeability and connectivity throughout the site. At night a lighting strategy will be established to facilitate wayfinding and direct people through the campus, creating a sense of safety within the external environment.

The external layout will be activated through the provision of engaging spaces and landscaped treatments to encourage passive surveillance. The design incorporates high quality vertical plantings and green walls that do not restrict visibility or present opportunities for concealment. Hedged wall landscaping has also been proposed as an alternative to block walls to soften fences and separate the different uses on site such as the early learning centre.

Internal Layout

The internal layout manages the use of the internal space by establishing clear separation between uses and students. The new school will provide a range of learning and recreation spaces with the senior students on the upper levels and junior students on the lower levels of the school. Separating the students during school times will manage their interaction for improved safety.

The design of the new school includes cured walls which has the potential for blind corners and areas for concealment within the internal layout.

Recommendations to include landscaping and furniture at potential blind corners have been made to encourage activation and surveillance of these spaces, therefore, reducing potential for vandalism and entrapment.

Maintenance and Management

The proposal will implement space management and access control CPTED principles through the incorporation of a secure line perimeter fence/landscaping? providing a defined sense of space and ownership of the site. Recommendations have been made to include a maintenance schedule for landscaping, lighting and management of graffiti to further reduce crime risks and maintain a positive sense of place.

RECOMMENDATIONS

Based on the above assessment the following recommendations are made to improve the proposed development performance against the CPTED principles and reduce the identified crime and safety risks:

Entry and exit points

- All entry and exit points should be clearly identifiable and inviting, and signage should be installed to direct visitors to report to the administration area of the school.
- Access control for entry and exit gates should have self-closing mechanisms that do not restrict evacuation requirements.
- The proposal will restrict access to the public for all levels above ground level. The installation of adequate signage, reception areas and swipe card access control should be considered.

External layout

- Street furniture and public art in the plaza and along the public through site link will maximise surveillance opportunities and to maintain ownership of the space.
- Landscaping improvements should not restrict sightlines. Landscaping treatments to the bicycle storage areas should encourage visibility and surveillance.

Internal layout

- The curved wall features have the potential to create blind corners. Implementation of internal and external landscaping and furniture at blind corners to help reduce opportunities for concealment and antisocial behaviour.
- Implementation of transparent materials to maximise visibility for doors and stairwells.
- Implementation of access control measures, such as swipe access card or locks on internal doors continuing valuable equipment to minimise the risk of equipment being stolen or damaged.

Management and Maintenance

- Prepare and implement an Operational Plan of Management (OMP) that will consider but not be limited to the following:
 - A maintenance schedule for landscaping works to maintain sight lines within the campus to reduce opportunities for concealment.

- Rubbish and graffiti removal, and maintenance of lighting within a timely manner.
- Consideration of any shared use agreements and public events held at the site.
- Cash management strategies to be put in place as required, especially for money raised from fundraising activities.
- Procedures and strategies to manage the interaction between junior and senior students during break and exit times.
- Implementation of a safety and security induction for all staff and visitors to the school.
- Monitoring of the site by security patrol, an intercom system or CCTV to provide a response in case of security issues.
- The Construction Management Plan (CMP) should include measures to manage pedestrian, cyclist and vehicle movements during construction.

CONCLUSION

Urbis has undertaken a CPTED assessment for the proposed development against the four CPTED principles and has identified potential risk areas and recommendations to help reduce crime and anti-social behaviour.

The assessment has found that the proposed development incorporates CPTED principles and will improve the current site in terms of activation, surveillance and safety. The implementation of lighting, signage and management measures will further enable the proposal to adequately incorporate CPTED principles. The recommendations made in this report are considered appropriate to minimise crime related risk to the future occupation of the new school.

1. INTRODUCTION

This Crime Prevention through Environmental Design (CPTED) assessment has been prepared by Urbis Pty Ltd (Urbis) on behalf of the Catholic Education Diocese of Parramatta C/- TSA Management Pty Limited (the Applicant).

It accompanies an Environmental Impact Assessment (EIS) in support of the State Significant State Significant Development Application (SSD 18_9772) for the new Santa Sophia Catholic College on the corner of Fontana Drive and the future road 'B', between Red Gables Road and Fontana Drive, in Box Hill North (the site).

1.1. AIM OF THIS REPORT

A CPTED assessment identifies and analyses potential improvements to design which may help to reduce crime and anti-social behaviour. The design of a proposed development is assessed against the four key CPTED principles. Where CPTED risks are identified, the report makes recommendations to reduce the likelihood of the crime from occurring.

Figure 1 – CPTED principles



1.2. CPTED CERTIFICATION

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

1.3. METHODOLOGY

The following methodology has been undertaken for this assessment.

Table 1 – Methodology

| Stage | Description |
|-------------------|---|
| Scoping | <ul style="list-style-type: none">InceptionDesktop site investigationsPolicy review |
| Baseline analysis | <ul style="list-style-type: none">Community profileReview of technical documents |
| Reporting | <ul style="list-style-type: none">Assessment key findings |

2. THE PROPOSED DEVELOPMENT

2.1. SITE CONTEXT

The site is located on the corner of Red Gables Road and Fontana Drive, Box Hill North and is within Hills Shire Local Government Area (LGA). It is legally described as Lot 26 in DP2555616. The site is an irregular shape and has an area of 10,1327m². The site has frontages to Red Gables Road to the south-west.

The site is currently vacant greenfield land historically used for hobby farming, grazing and rural purposes. The site contains a rural residence close to the Red Gables Road street frontage, and a large farm dam to the north of the site.

The site is within the 'Gables' master planned mixed use development by Celestino. Box Hill North is 48km north west of the Sydney CBD and adjacent to the Box Hill Urban Release Area. The proposed development is located within the future town centre. The land surrounding the site is occupied by rural and/or agricultural uses to be developed further as part of the Gables master planned community. **Figure 2** indicates the site location proposed site location.

Figure 2 – Aerial photo of site.



Source: Urbis

Figure 3 – The Gables Masterplan



Source: Urbis

2.2. THE PROPOSAL

The Catholic Education Diocese of Parramatta (CEDP) is looking to develop a new school within a mixed-use development by Celestino, known as The Gables. The school will be on an existing greenfield site and known as Santa Sophia Catholic College (Santa Sophia).

The new school will cater for approximately 1,920 primary and secondary school students, inclusive of a 60 student Catholic Early Learning Centre. The school will have 130 full-time equivalent staff.

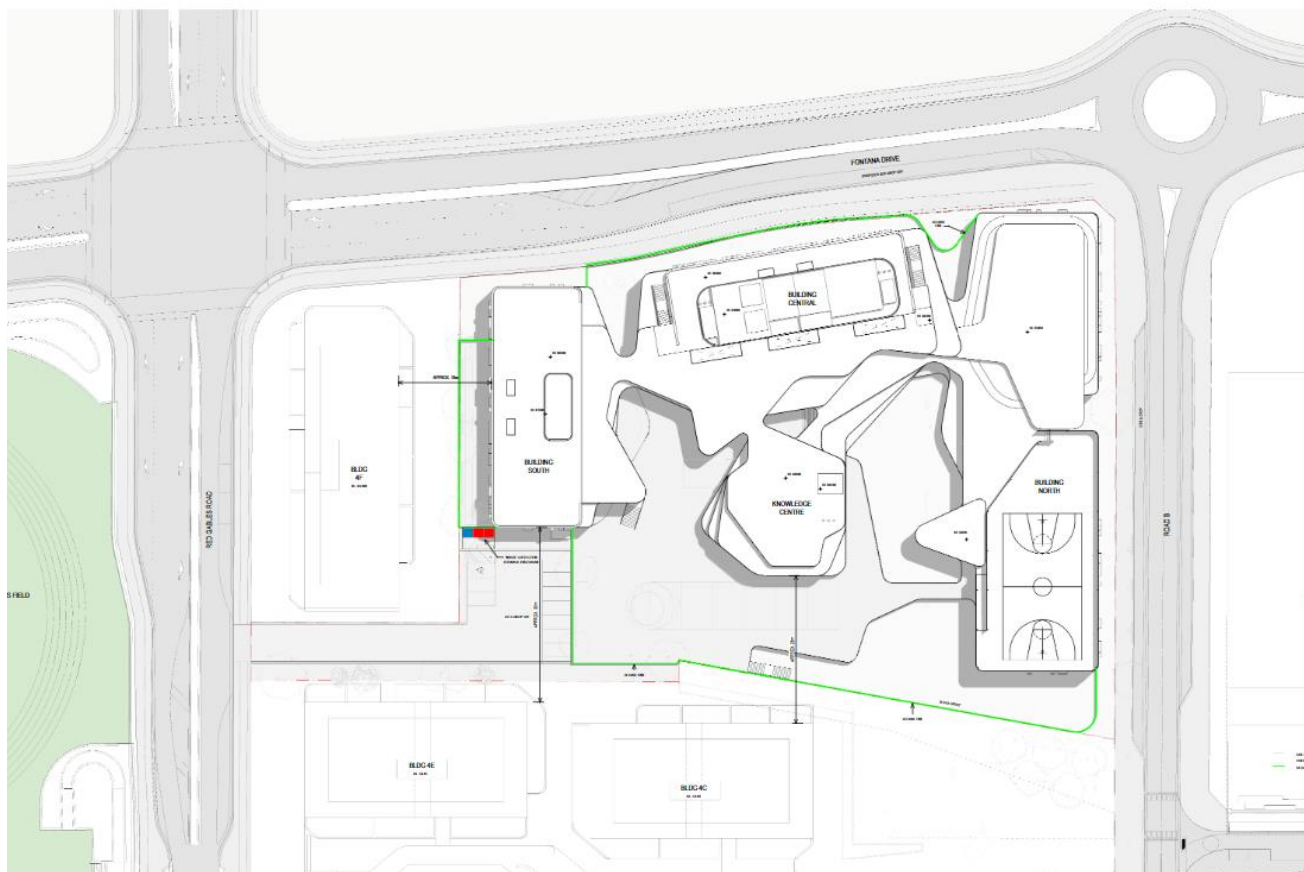
The new school seeks consent for approximately 15,000sqm of floor space across a part five and part six storey building. The building will present as three main hubs connected by terraced courtyards and garden spaces and will be bound within secure boundary fencing (the secure line).

The school will include:

- Catholic early learning centre;
- General learning spaces ;
- Community Hub – knowledge centre and cafe;
- Creative Hub – art and applied science;
- Performance Hub – multipurpose hall and music, dance and drama spaces;
- Professional Hub – administrative space;
- Research Hub – science and fitness;
- Associated site landscaping and open space including a fence and sporting facilities;
- Bus drop off from Fontana Drive;
- Pick-up and drop-off zone from future road 'B';

- Pedestrian access points from Red Gables Road north, Fontana Drive and future road 'B';
- Staff parking for 110 vehicles provided off site in an adjacent location;
- Short term parking for pick up and drop off for Catholic Early Learning Centre from Red Gables Road; and
- Digital and non-digital signage to the school.

Figure 4 – Site layout plan



Source: BVN Architecture

3. STRATEGIC 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 former NSW Department of Infrastructure, Planning and Natural Resources introduced the Crime Prevention Legislative Guidelines (the Guidelines) to 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.

The Box Hill and Box Hill Industrial Precincts Development Control Plan, March 2018

The State Environmental Planning Policy (Sydney Region Growth Centres) Amendment (The Hills Growth Centres Precincts) 2013 was published in the Government Gazette Notification no. 137 on 5 April 2013. The amendment rezones the Box Hill and Box Hill Industrial Precincts from RU2 Rural Landscape to a range of urban zones under the Standard Instrument Template.

The Box Hill Development Control Plan 2018 (BHDCP 2018) outlines several aims and objectives for development within the Box Hill and Box Hill Industrial Precincts, including for the provision of safe and high-quality environments for the residents, workers and visitors.

Hills Shire Council Designing Safer Communities: Safer By Design Guidelines (2002)

The purpose of this guideline is to outline the principles for applying crime prevention through environmental design. The guidelines present a number of crime prevention urban design and planning strategies to be used during the design and assessment phases of a development project. The aim is to help reduce the occurrence of crime and increase the level of safety within the community.

The guideline contains design elements that relate to:

- Natural surveillance
- Lighting
- Signage
- Landscaping
- Land use
- Building design
- Entrapment

4. 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 Box Hill suburb based on data from the Australian Bureau of Statistics (ABS), the Department of Planning and Environment and Bureau of Crime Statistics and Research (BOCSAR).

4.1. DEMOGRAPHICS

The following section contains a brief analysis of the demographic characteristics for Box Hill suburb based on 2016 Australian Bureau of Statistics (ABS) Census data. The demographic characteristics of Hills Shire LGA and Greater Sydney have been utilised for comparison purposes. The full demographic table is contained in **Appendix A**.

In 2016, Box Hill had a population of 902 people, representing 0.6% of Hills Shire LGA population. Key findings of the suburb's current population include:

- Box Hill is characterised by an **older population**, with over a third (33.9%) of the population aged 55 and over, compared to only 25.3% in Hills Shire LGA and 24.7% in Greater Sydney. The older population of Box Hill is reflected by the median age, which is 42 years, compared with 38 years in Hills Shire LGA and 36 years in Greater Sydney.
- The majority of the population (82.8%) are **family households**, and over half of the population are couple families with children (55.5%). This compares with 87.1% family households in Hills Shire LGA, and 60.4% couple families with children.
- Socio-Economic Indexes for Areas (SEIFA) data indicates the suburb is **relatively advantaged** and is in the top 30% for all areas. However, remains below Hills Shire LGA that ranks in the top 10% for all areas.
- Box Hill is a **low-density suburb** with 97.8% of residents living in a separate house, compared to 82.4% in Hills Shire LGA and 56.9% in Greater Sydney.
- The suburb is **not considered culturally diverse**, with 79.1% of the population born in Australia compared with Hills Shire LGA (61.7%) and Greater Sydney (57.1%). Three quarters of the population speaks only English at home (75.5%) compared to 65.3% in Hills Shire LGA and 58.4% in Greater Sydney.
- The top country of birth apart from Australia for residents of Box Hill is Malta representing 4.2% of the population. This is followed by Italy (2.2%) and England (1.3%).

The following section provides a brief analysis of the projected population for Hills Shire LGA, based on data obtained from the NSW Department of Planning and Environment. The full demographic table is contained in **Appendix A**.

Hills Shire LGA is expected to increase from 165,550 in 2016 to 290,900 in 2036. Key demographic trends of relevance to this assessment include:

- Hills Shire LGA will experience strong population growth, with the LGA expected to increase by 43% from 2016 to 2036.
- The greatest increase in population is predicted to be in the 45 to 49 years age category that is expected to increase by 5.8%. The 45 to 49 years age category will also represent the greatest proportion of residents (7.6%).

4.2. CRIME

Crime data from BOCSAR was analysed to identify the crime profile at Box Hill. For comparison purposes, data for both Hills Shire 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 B**.

Key crime findings of relevance to this assessment include:

- Over the past two years (December 2016 to December 2018), crime rates have largely remained stable in Hills Shire LGA, with the exception of 'liquor offences' which decreased.
- Crime rate data (per 100,000 persons) from BOCSAR for Box Hill (suburb) is unavailable as its population is less than 2,000 persons. Key crime findings of relevance to this assessment include:
- From December 2016 to December 2018, the top four crimes in Box Hill were:
 - Motor vehicle theft
 - Malicious damage to property
 - Assault (non-domestic)
 - Steal from motor vehicle.
- BOCSAR publishes hotspot maps to illustrate areas of high crime density relative to crime concentrations across NSW. These maps highlight that the site is not in a hotspot for any type of crime, and there are very few crime hotspots within the Box Hill area.

5. CPTED ASSESSMENT

5.1. CPTED PRINCIPLES

A CPTED Assessment identifies and analyses potential improvements to the design of a project which may help reduce crime and anti-social behaviour as per the NSW Government best practice guidelines, outlined below.

| Surveillance | Access control | Territorial reinforcement | Space and activity management |
|--|--|--|---|
|  |  |  |  |
| Places that are well supervised through natural (passive), mechanical (CCTV) or organised (security guard) surveillance are less likely to attract criminal behaviour. | Designing spaces to control who enters and prevent unauthorised access. This can be achieved through natural barriers, mechanical controls or formal controls. | 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. | Space and activity management involves monitoring site usage, managing site cleanliness and repairing vandalism and broken physical elements to decrease fear of crime. |

5.2. PRIORITY AREAS

The discussion below sets out a detailed assessment and recommendations for the following CPTED priority areas:

- Entry and exit points
- External layout
- Internal layout
- Maintenance and management.

5.2.1. 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. Entry and exit points are seen as a potential risk area given the new school will share an interface with the public plaza, cafes and public domain.

Assessment of proposed development

The new school will incorporate CPTED principles of access control and surveillance to ensure ease of access to entry and entry points. The proposal includes four to five potential entry and exit points within a secure line that will separate the new school from the public domain. The following principles have been incorporated into the design:

- The main entry and exit point for students is located on Fontana Drive. The orientation of the entrance is facing the surrounding community to provide a good level of passive surveillance.

- The main office and proposed visitors' entry and exit point is accessed via 'Road B'. A public reception area will monitor visitors to the site. The reception area will maintain a clear line of sight to the secure line access point.
- The southern entry and exit point is immediately adjacent to the public plaza. The plaza will be activated with a café and through site link to enhance mobility and surveillance.
- The early learning centre will have separate access that will be monitored by staff.
- Students and staff will have swipe card access control at entry and exit points. A select number of teachers will have swipe card access outside of the school's operation hours.
- The secure line will be closed during school hours with the exception of times when there is a public event held on site.
- Entry and exit doorways are proposed to be transparent pivot and welcoming hinged doors to increase surveillance and maintain a sense of ownership with the space.

Recommendations

- All entry and exit points should be clearly identifiable and signage should be installed to direct visitors to report to the administration area of the new school.
- Street furniture and public art in the plaza and along the public through site link will maximise surveillance opportunities and maintain ownership of the space.
- Access control for entry and exit gates should have self-closing mechanisms that do not restrict evacuation requirements.

5.2.2. External Layout

External layouts can resolve safety conflicts and improve activation of the urban environment. Key external layout considerations in regard to CPTED include visibility, activation and prevention of vandalism and graffiti. External layouts are considered a potential risk area as the new school will be situated adjacent to the public domain including retail and commercial uses, public plaza and through site link. BHDCP 2018 outlines a range of controls in relation applying CPTED principles to public and pedestrian areas.

Assessment of proposed development.

The proposal has incorporated several principles that relate to mobility, activation and visibility of the external layout. The following CPTED principles have been applied to the proposal:

- The new school will share an interface with the public plaza and through site link for increased activation and surveillance.
- A lighting strategy has been recommended by Steensen Varming for the new school that will facilitate wayfinding and orientation to direct people through the campus and creating a sense of safety within the environment.
- The architectural treatment of the new school includes stepped levels and curved walls to create an aesthetically pleasing built environment, therefore establishing a sense of place and pride in the site for students and the community.
- At ground level the building design establishes adequate separation between buildings, creating permeability and connectivity throughout the new school. The external layout maintains clear sight lines for enhanced surveillance.

- Landscaping has been established as territorial reinforcement. Hedges are proposed to separate the early learning centre from the other uses on site and landscaped bicycle storage incorporated to improve amenity.

Recommendations

- The stepped and curved architectural treatment to the building has the potential to create blind corners. Landscaping, green walls and graffiti resistant building materials should be considered to reduce opportunities for concealment and vandalism.
- Landscaping improvements should not restrict sightlines. Landscaping treatments to the bicycle storage areas should be reduced to an appropriate height to enhance sightlines, visibility and surveillance.
- Consideration to the interface that the new school shares with the plaza and through site link should be given. This might include the installation of street furniture, public art and landscaping to enhance the visual appearance and lighting to achieve a safe design.

5.2.3. Internal Layout

Key internal layout considerations in regard to CPTED include interfaces between public and private space and the existence of 'dead space', 'areas of entrapment' and 'areas of concealment'. Why is this a priority area? Maybe because of the nature of junior/senior students?

Assessment of proposed development

Internally the school will provide a range of learning and recreation spaces, separating senior students to upper levels and junior students to the ground and lower levels. The proposed school also includes an early learning centre at located adjacent the public plaza. The following CPTED principles have been included:

- Separating the senior students from the junior students by floor levels will manage the interaction between young and older students during school times for improved safety.
- The internal layout incorporates spaces and curved wall features that are aesthetically pleasing for an enhanced sense of pride in the school. A sense of pride may have the result of reducing graffiti and vandalism.
- Toilets and amenity blocks are located in areas of high pedestrian activity and passive surveillance.
- Only the ground floor level will be publicly accessible. The internal layout proposes to restrict access at level 1 to improve campus safety.

Recommendations

- The aesthetic and curved wall features have the potential to create blind corners. Implementation of internal landscaping and furniture at blind corners to help reduce opportunities for concealment and antisocial behaviour.
- Transparent materials should be used to maximise visibility around doors and stairwells.
- Rooms with valuable equipment should incorporate access control measures, such as swipe cards or locks, when not in use to minimise the risk of equipment being taken out of the building, lost or stolen.
- The proposal will restrict access to the public above the ground level. The installation of adequate signage, reception areas or swipe card access control should be considered.

5.2.4. Maintenance and Management

Developments that are well managed and maintained are less likely to attract criminal activity through establishing a sense of ownership and pride for those who live and work close by. Proper maintenance of landscaping, lighting treatments and other features can assist in the prevention of crime. Maintenance and management is considered a high priority area to reduce incidence of opportunistic crimes such as 'malicious damage to property' as the population of Box Hill continues to grow.

Assessment of proposed development

Due to the low population of Box Hill, the site is not currently in any crime hot spots. However, the proposed development of The Gables site will increase population density and activation of the site and surrounding public domain. The proposal has incorporated CPTED principles to deter anti-social behaviour and vandalism that include:

- Visually appealing façade treatments and landscaping to improve the site's appearance and enhance a sense of place and pride, therefore having potential to reduce graffiti and vandalism.
- A secure line will be implemented between the public domain and new school campus through landscaping that will be accessed by swipe card security.
- Visitors will only be able to access the site via the main office and reception area as a mechanism to monitor people in the new school.
- The proposal includes greenways and vertical planting to deter graffiti and vandalism.
- A proposed lighting strategy prepared by Steensen Varming to facilitate wayfinding and orientation throughout the school at night.

Recommendations

- Prepare and implement an Operational Plan of Management (OMP) that will consider but not be limited to the following:
 - A maintenance schedule for the proposed landscaping works to maintain sight lines within the campus to reduce opportunities for concealment.
 - Rubbish and graffiti removal, and maintenance of lighting within a timely manner.
 - Consideration of any shared use agreements and public events held at the site.
 - Cash management strategies to be put in place as required, especially for money raised from fundraising activities.
 - Procedures and strategies to manage the interaction between junior and senior students during break and exit times.
 - Implementation of a safety and security induction for all staff and visitors to the school.
 - Monitoring of the site by security patrol, an intercom system or CCTV to provide a response in case of security issues.
- The Construction Management Plan (CMP) should include measures to manage pedestrian, cyclist and vehicle movements during construction.

6. CONCLUSION

Urbis has undertaken a CPTED assessment for the proposed development against the four CPTED principles and has identified potential risk areas and recommendations to help reduce crime and anti-social behaviour.

The assessment has found that the proposed development incorporates CPTED principles and will improve the current site in terms of activation, surveillance and safety. The implementation of lighting, signage and management measures will further enable the proposal to adequately incorporate CPTED principles. The recommendations made in this report are considered appropriate to minimise crime related risk to the future occupation of the new school.

DISCLAIMER

This report is dated 26 June 2018 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's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Catholic Education XXX (**Instructing Party**) for the purpose of CPTED Report (**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 DEMOGRAPHIC PROFILE

Demographic table – 2016 ABS Census data

| Data item | Box Hill Suburb | The Hills Shire LGA | Greater Sydney (GCCSA) |
|---|-----------------|---------------------|------------------------|
| Population 2016 Census | 902 | 157,243 | 4,823,991 |
| Median age | 42 | 38 | 36 |
| Average people per household | 3.1 | 3.2 | 2.8 |
| Age Distribution (%) | | | |
| Aged 0-4 | 4.9% | 6.2% | 6.4% |
| Aged 5-9 | 5.8% | 7.7% | 6.4% |
| Aged 10-14 | 6.1% | 7.4% | 5.8% |
| Aged 15-19 | 6.7% | 7.2% | 6.0% |
| Aged 20-24 | 8.6% | 6.2% | 7.1% |
| Aged 25-29 | 5.5% | 4.8% | 7.9% |
| Aged 30-34 | 5.0% | 5.6% | 8.1% |
| Aged 35-39 | 5.4% | 7.1% | 7.4% |
| Aged 40-44 | 6.6% | 7.9% | 7.1% |
| Aged 45-49 | 6.3% | 7.6% | 6.7% |
| Aged 50-55 | 5.3% | 6.9% | 6.3% |
| Aged 55-59 | 6.8% | 6.2% | 5.8% |
| Aged 60-64 | 7.8% | 5.6% | 5.0% |
| Aged 65-69 | 7.4% | 5.0% | 4.4% |
| Aged 70-74 | 4.9% | 3.6% | 3.3% |
| Aged 75-79 | 2.9% | 2.2% | 2.4% |
| Aged 80-84 | 1.2% | 1.4% | 1.8% |
| Aged 85+ | 2.9% | 1.3% | 2.0% |
| Country of Birth and Indigenous Identification (%) | | | |
| Australia born | 79.1% | 61.7% | 57.1% |
| Malta | 4.2% | China 5.7% | China 4.7% |
| Italy | 2.2% | India 3.6% | England 3.1% |
| England | 1.3% | England 3.3% | India 2.7% |

| Data item | Box Hill Suburb | The Hills Shire LGA | Greater Sydney (GCCSA) |
|---|-----------------|---------------------|------------------------|
| Aboriginal and /or Torres Strait Islander | 2.1% | 0.5% | 1.5% |
| Language Spoken at Home (%) | | | |
| English only | 75.5% | 65.3% | 58.4% |
| Maltese | 4.8% | Mandarin 6.4% | Mandarin 4.7% |
| Italian | 3.5% | Cantonese 3.4% | Arabic 4.0% |
| Greek | 2.6% | Korean 2.0% | Cantonese 2.9% |
| Income (%) | | | |
| Median personal weekly income | \$678 | \$827 | \$719 |
| Median family weekly income | \$1,865 | \$2,464 | \$1,988 |
| Median household weekly income | \$1,760 | \$2,363 | \$1,750 |
| Car Ownership (%) | | | |
| 0 Cars | 3.0% | 2.1% | 11.1% |
| 1 Car | 16.6% | 23.2% | 37.1% |
| 2 Cars | 30.3% | 45.2% | 32.8% |
| 3+ Cars | 45.0% | 27.7% | 15.7% |
| Household Structure (%) | | | |
| Family Households | 82.8% | 87.1% | 73.6% |
| Single (or lone) person households | 14.2% | 11.3% | 23.8% |
| Group | 3.0% | 1.5% | 4.7% |
| Household ownership (%) | | | |
| Owned outright | 48.2 | 34.5% | 29.1% |
| Owned with a mortgage | 18.0 | 45.7% | 33.2% |
| Total owned | 27.2 | 80.2% | 62.3% |
| Rented | 1.1 | 17.1% | 34.1% |
| Family Composition (%) | | | |
| Couple family without children | 31.9% | 28.8% | 33.4% |
| Couple family with children | 55.5% | 60.4% | 49.5% |

| Data item | Box Hill Suburb | The Hills Shire LGA | Greater Sydney (GCCSA) |
|--|-----------------|---------------------|------------------------|
| One parent family | 11.3% | 9.9% | 15.2% |
| Other family | 1.3% | 0.9% | 1.8% |
| Labour Force (%) | | | |
| % Unemployed | 2.7% | 4.6% | 6.0% |
| Occupation (%) | | | |
| Professionals | 12.3% | 29.0% | 26.3% |
| Clerical & Administrative Workers | 16.9% | 16.2% | 14.6% |
| Technicians & trades workers | 18.3% | 10.4% | 11.7% |
| Labourers | 11.9% | 4.7% | 7.5% |
| Managers | 13.2% | 17.6% | 13.7% |
| Sales Workers | 10.5% | 9.6% | 9.0% |
| Community & Personal Service Workers | 8.2% | 7.8% | 9.6% |
| Machine Operators & Drivers | 7.3% | 3.0% | 5.6% |
| Tertiary Education (%) | | | |
| Bachelor Degree or Higher | 13.1% | 33.5% | 28.3% |
| Advanced Diploma or Associate Degree | 8.4% | 11.1% | 9.3% |
| Highest Level of Schooling Achieved (%) | | | |
| Year 9 or below | 13.4% | 5.1% | 3.8% |
| Year 10 | 14.6% | 8.4% | 16.6% |
| Year 11 | 2.4% | 3.1% | 4.0% |
| Year 12 | 12.9% | 17.1% | 62.1% |
| Did not go to School | 0.8% | 0.4% | 1.4% |
| Dwelling Structure (%) | | | |
| Separate house | 97.8% | 82.4% | 56.9% |
| Semi-detached | 0.0% | 11.7% | 14.0% |
| Flat, unit or apartment | 0.0% | 5.2% | 28.1% |
| Other dwelling | 0.0% | 0.2% | 0.6% |

| Area | Advantage and Disadvantage | |
|---------------------|----------------------------|--------|
| | Score | Decile |
| Box Hill suburb | 1026 | 7 |
| The Hills Shire LGA | 1133 | 10 |

SEIFA 2016

Hills Shire LGA Population Projections

| The Hills Shire LGA | Year | | | | | | |
|---------------------|---------|---------|---------|---------|---------|----------------------|--------------------|
| | 2016 | 2021 | 2026 | 2031 | 2036 | % of 2036 population | % change 2016 2036 |
| Aged 0 to 4 | 10,750 | 12,000 | 14,350 | 16,100 | 17,450 | 6.0% | 4.0% |
| Aged 5 to 9 | 12,100 | 13,650 | 16,100 | 18,000 | 20,000 | 6.9% | 4.8% |
| Aged 10 to 14 | 12,000 | 13,650 | 16,350 | 18,600 | 20,750 | 7.1% | 5.3% |
| Aged 15 to 19 | 11,650 | 13,050 | 15,750 | 18,250 | 20,650 | 7.1% | 5.4% |
| Aged 20 to 24 | 10,500 | 11,650 | 13,850 | 15,950 | 18,500 | 6.4% | 4.8% |
| Aged 25 to 29 | 8,850 | 9,800 | 11,600 | 12,700 | 14,700 | 5.1% | 3.5% |
| Aged 30 to 34 | 10,000 | 11,600 | 13,300 | 14,100 | 15,550 | 5.3% | 3.4% |
| Aged 35 to 39 | 11,600 | 13,750 | 16,650 | 17,500 | 18,700 | 6.4% | 4.3% |
| Aged 40 to 44 | 12,950 | 14,050 | 17,850 | 20,150 | 21,250 | 7.3% | 5.0% |
| Aged 45 to 49 | 12,550 | 14,050 | 16,050 | 19,600 | 22,100 | 7.6% | 5.8% |
| Aged 50 to 54 | 11,500 | 12,900 | 15,250 | 17,050 | 20,750 | 7.1% | 5.6% |
| Aged 55 to 59 | 10,500 | 11,500 | 13,600 | 15,700 | 17,550 | 6.0% | 4.3% |
| Aged 60 to 64 | 9,150 | 10,100 | 11,650 | 13,500 | 15,600 | 5.4% | 3.9% |
| Aged 65 to 69 | 7,800 | 8,300 | 9,800 | 11,150 | 12,950 | 4.5% | 3.1% |
| Aged 70 to 74 | 5,950 | 7,100 | 8,000 | 9,400 | 10,750 | 3.7% | 2.9% |
| Aged 75 to 79 | 3,650 | 5,100 | 6,700 | 7,550 | 8,950 | 3.1% | 3.2% |
| Aged 80 to 84 | 2,150 | 2,900 | 4,700 | 6,100 | 6,950 | 2.4% | 2.9% |
| Aged 85 + | 2,000 | 2,500 | 3,650 | 5,500 | 7,700 | 2.6% | 3.4% |
| Total persons | 165,550 | 187,650 | 225,150 | 256,900 | 290,900 | - | - |

| The Hills Shire LGA | Year | | | | | | |
|---------------------|------|--------|--------|--------|--------|----------------------|--------------------|
| | 2016 | 2021 | 2026 | 2031 | 2036 | % of 2036 population | % change 2016 2036 |
| Change | - | 22,050 | 37,550 | 31,700 | 34,000 | - | - |
| Growth rate (%) | - | 2.5% | 3.7% | 2.7% | 2.5% | - | - |

Socio Economic Indexes for Areas (SEIFA)

The Socio-Economic Indexes for Areas (SEIFA) has been developed by the Australian Bureau of Statistics (ABS) to provide an overview of social and economic wellbeing and welfare of communities across a range of spatial scales. Four indices have been developed:

- Index of Relative Socio-Economic Disadvantage: focuses primarily on disadvantage, and is derived from Census variables like low income, low educational attainment, unemployment, and dwellings without motor vehicles.
- Index of Relative Socio-Economic Advantage and Disadvantage: is a continuum of advantage (high values) to disadvantage (low values), and is derived from Census variables related to both advantage and disadvantage.
- Index of Economic Resources: focuses on financial aspects of advantage and disadvantage, using Census variables relating to residents' incomes, housing expenditure and assets.
- Index of Education and Occupation: includes census variables relating to the educational attainment, employment and vocational skills.

Scores: A lower score indicates that an area is relatively disadvantaged compared to an area with a higher score. The area with the lowest score is given a decile of 1, the area with the second lowest score is given a decile of 2 and so on, up to the area with the highest score is given the highest decile.

Table 2 – SEIFA Index, 2016

| | Advantage and Disadvantage | |
|-----------------|----------------------------|--------|
| | Score | Decile |
| Hills Shire LGA | 1133 | 10 |
| Box Hill | 1026 | 7 |

APPENDIX B CRIME PROFILE

Table 3 – Crime rates per 100,000 people (month, year – month, year).

| Crime type | Box Hill | The Hills Shire LGA | NSW |
|---|----------|---------------------|----------------|
| Assault – non-domestic violence related | n.c. (5) | 131.0 (213) | 409.6 (31,698) |
| Break and enter – non-dwelling | n.c. (3) | 57.8 (94) | 131.9 (10,207) |
| Liquor offences | n.c. (0) | 28.3 (46) | 147.7 (11,433) |
| Malicious damage to property | n.c. (7) | 288.5 (469) | 755.1 (58442) |
| Motor vehicle theft | n.c. (7) | 74.4 (121) | 168.8 (13,061) |
| Steal from motor vehicle | n.c. (5) | 302.1 (491) | 492.1 (38,083) |
| Steal from persons | n.c. (0) | 17.8 (29) | 54.6 (4,227) |

The following table contains the two year crime trends for [LGA name] and NSW. BOCSAR does not calculate crime trends at a suburb level.

Table 4 – Two year crime trends (December 2016 – December 2018)

| Crime type | The Hills Shire LGA | NSW |
|---|---------------------|--------------------|
| Assault – non-domestic violence related | Stable | Stable |
| Break and enter – non-dwelling | Stable | Stable |
| Liquor offences | Down 45.9% per year | Stable |
| Malicious damage to property | Stable | Stable |
| Motor vehicle theft | Stable | Stable |
| Steal from motor vehicle | Stable | Stable |
| Steal from persons | Stable | Down 7.2% per year |



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