



CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) REPORT

WESTERN SYDNEY UNIVERSITY
BANKSTOWN CITY CAMPUS

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P7512
FINAL
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URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Rachel Trigg
Associate Director	Lucy Band
Senior Consultant	Jodie Leeds
Assistant Planner	Gilbert Elliott
Project Code	P7512
Report Number	Final

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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 Western Sydney University (the applicant) to inform a State Significant Development Application (SSDA) for a vertical university campus. The proposed campus is located at 74 Rickard Road, Bankstown and a portion of 375 Chapel Road, Bankstown (the site) and is within the 'civic precinct' of the Bankstown Central Business District (CBD). In addition, public domain works are proposed to Rickard Road, 70 Rickard Road and access is proposed via 80 Rickard Road.

This CPTED assessment responds to the Secretary's Environmental Assessment Requirements (SEARs) issued for this proposal by the NSW Department of Planning and Environment.

CPTED ASSESSMENT

A CPTED assessment is undertaken to analyse a proposed development and identify potential improvements to proposal development which may help to reduce crime and anti-social behaviour. The proposed development is assessed against the four key 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.

Car Parking

Car parking is considered a priority area as the Bureau of Crime Statistics and Research (BOCSAR) indicates the site is a hotspot for 'steal from motor vehicle' and 'motor vehicle theft'.

The proposal addresses CPTED principles through the incorporation of basement car and bicycle parking with access control measures including boom gates and swipe access and roller shutter doors for after-hours entry and exit.

Entry and Exit Points

Pedestrian entry and exit points to the building are on the northern boundary along Rickard Road, eastern boundary along Appian Way and southern boundary fronting Paul Keating Park. The building is also accessible via lift from the basement car parking levels. Entry and exit points are considered a priority area for this proposal as BOCSAR indicates the site is a hotspot for 'break and enter – non-dwelling' which is likely due to its proximity to Bankstown's commercial precinct.

The proposal addresses CPTED principles by concentrating retail uses on the ground floor level toward the pedestrian zone along Appian Way to create an active street frontage and opportunities for casual surveillance of the entry and exit points to the building. The proposal also incorporates CCTV surveillance around key entry and exit points.

External Layout

The proposal is sited within the Bankstown civic precinct which includes Bankstown Civic Tower, Bankstown Library and Knowledge Centre and Paul Keating Park. External layout is considered a priority area for this proposal as BOCSAR indicates the site is a hotspot for 'non-domestic assault' and 'break and enter non-dwelling'.

The proposal is expected to increase the activation of the Bankstown civic precinct which was observed to be underutilised during the site inspection. The proposal addresses CPTED principles by ensuring sight lines along the Appian Way pedestrian zone are uninterrupted and the landscaping along the pedestrian zone will create an open, inviting and active space.

Maintenance and Management

A coordinated and collaborative approach to maintenance and management of the precinct is required as the site is within a hotspot for 'malicious damage to property'.

A security services plan which includes details regarding the access control, CCTV surveillance and intruder detection systems has been prepared for the proposal. The building managers office will be in Basement 1 of the car park.

RECOMMENDATIONS

The following recommendations are made to improve the proposal's performance against the CPTED principles and reduce the identified crime and safety risks:

Car parking

- Provision of clearly marked on-road directional signage to indicate pedestrian cyclist movements and reduce conflicts with vehicles.
- Install safe parking signage to remind drivers to secure their vehicles.
- Install traffic control signage (e.g. stops signs, give way signs, safety mirrors) along the existing Library driveway off Rickard Road to reduce conflicts between pedestrians and motorists.
- Signage should be provided in multiple languages to reflect Bankstown's high level of cultural diversity.

Entry and exit points

- Consider restricting after-hours entry and exit to the building to the northern boundary entry along Rickard Road. This will deter people from walking through Paul Keating Park where there may be poor visibility during the early hours of the morning or late at night.
- Provision of signage at key internal entry points such as lift lobbies to delineate between university and staff areas. As mentioned previously, signage should be provided in several languages.

External layout

- Provision of external wayfinding to direct pedestrians to the ground level entry points of the building.
- Preparation of a lighting strategy to provide safe pedestrian and cyclist movements at night, particularly along the interface with Paul Keating Park.

Maintenance and management

- Preparation of a Plan of Management (POM) for the site and adjoining areas including Paul Keating Park. The POM should include protocols relating to security, rubbish, graffiti removal, lighting and landscape maintenance, operating hours and emergencies and created in collaboration with the City of Canterbury Bankstown.
- Preparation of a Construction Management Plan (CMP) to reduce conflicts between pedestrian, cyclists and vehicles 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 found that the proposed development incorporates CPTED principles and is expected to increase activation of the Bankstown civic precinct. With the implementation of the recommendations made in this report it is considered that the proposal will not present a crime risk.

1. INTRODUCTION

This Crime Prevention through Environmental Design (CPTED) assessment has been prepared by Urbis Pty Ltd (Urbis) on behalf of Western Sydney University (the applicant) to inform a State Significant Development Application (SSDA) for a vertical university campus. The proposed campus is located at 74 Rickard Road, Bankstown (the site) and a portion of 375 Chapel Road, Bankstown (the site) and is within the 'civic precinct' of the Bankstown Central Business District (CBD).

This CPTED assessment responds to the Secretary's Environmental Assessment Requirements (SEARs) issued for this proposal by the NSW Department of Planning and Environment.

1.1. AIM OF THIS REPORT

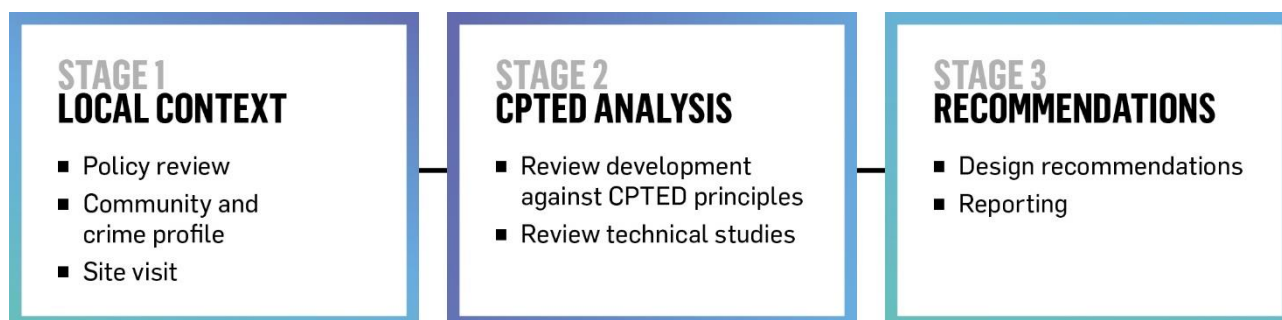
A CPTED assessment identifies and analyses potential improvements to design which may help to reduce crime and anti-social behaviour. The design of a proposed development is assessed against the four key CPTED principles:

- **Surveillance** - People feel safer when they can see and interact with others, and criminals are often deterred from committing crimes in well supervised places. This can be incorporated through natural surveillance methods (highlighting building design, layout, landscaping and lighting for users to see others), mechanical surveillance (CCTV, help points, mirrored panels) and formal surveillance (security guards) for higher risk areas.
- **Access Control** – Effective access control can be achieved by using physical and symbolic barriers that channel and group pedestrians into areas, increasing the effort for criminals to commit crimes. Access control treatments incorporate way finding, desire lines and formal/informal routes to manage the movement of people and vehicles through a development.
- **Space/activity management** – Places that are infrequently used are commonly abused. Space/activity management aims to develop and maintain natural community control to establish ownership of the space. This can be achieved through formal supervision, control and care of the development.
- **Territorial reinforcement** – Places that feel owned and cared for are likely to be used, enjoyed and revisited. Territorial reinforcement establishes community ownership and guardianship of public space through actual and symbolic boundary markers, spatial eligibility and environmental cues to connect people with the space¹.

Where crime risks are identified, the report makes recommendations in accordance with professional standards and statutory obligations.

1.2. METHODOLOGY

The following tasks have been undertaken as part of this CPTED Assessment.



¹ CPTED strategies adapted from NSW Police, Safer by Design

1.3. URBIS CPTED QUALIFICATIONS

This report has been reviewed by a suitability qualified consultant who has completed the NSW Police Safer by Design Course. Urbis are experienced consultants and have prepared CPTED's for a range of land uses including for schools, residential and mixed-use developments, liquor and gaming, commercial centres and entertainment premises.

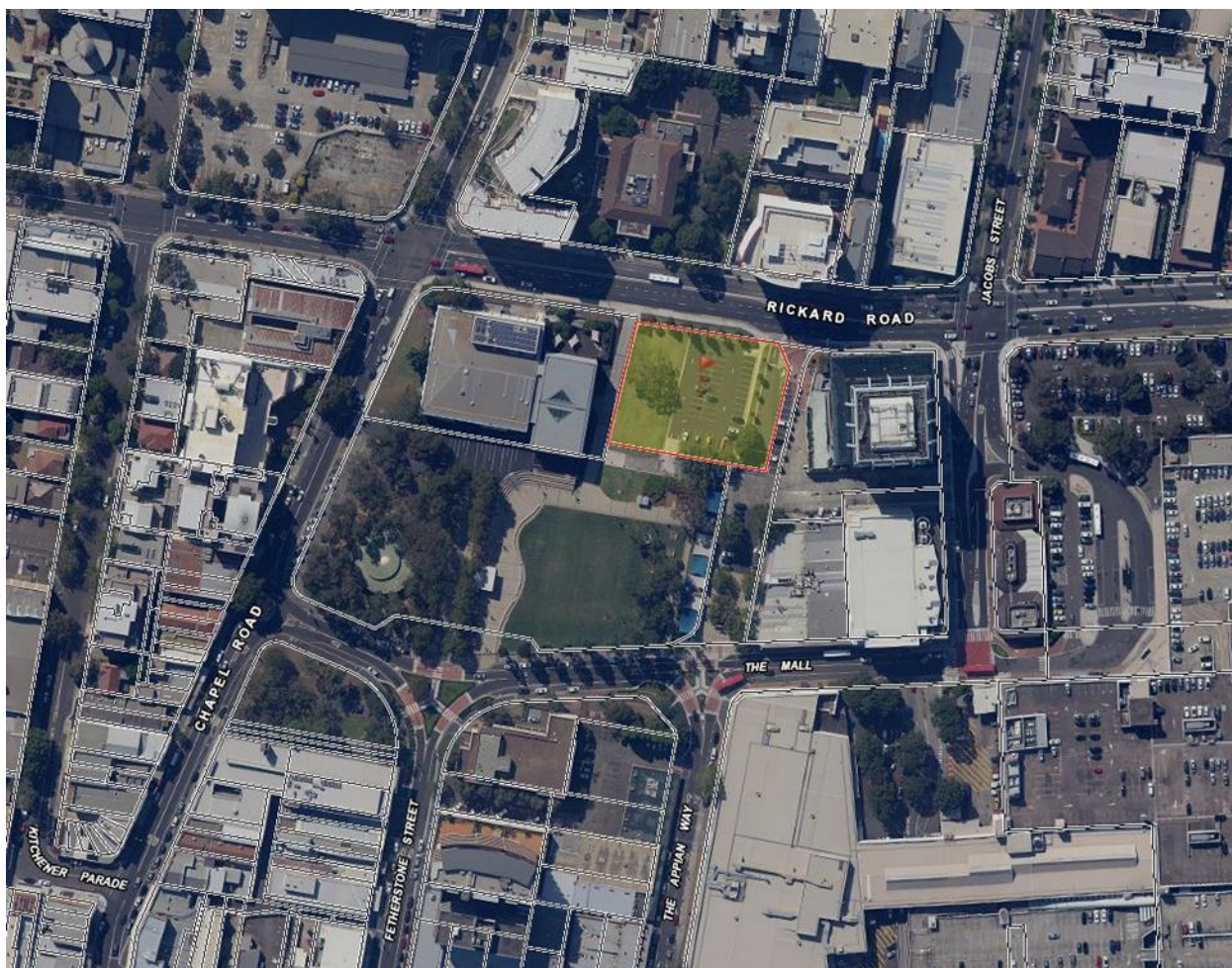
1.4. THE SITE

The site is located at 74 Rickard Road, Bankstown and a small portion of 375 Chapel Street, Bankstown and is legally described as Lot 5 on DP777510 and part of Lot 6 on DP777510. The site is currently utilised in part as a public car park with the provision of 59 car parking spaces and a small area of landscaped open space.

The site is located within the Canterbury Bankstown LGA and situated within the Bankstown CBD, approximately 17km of the Sydney CBD. Bankstown CBD is a major centre with extensive retail, commercial and civic uses.

Surrounding the site are a mix of uses including commercial, community, civic and open space. To the east of the site is the City of Canterbury Bankstown and Bankstown Community Services building. To the west is Bankstown Town Hall, Bankstown Library and Bryan Brown Theatre. Directly to the south of the site is Paul Keating Park and to the south-east is a building associated with Bankstown Central Shopping Centre. To the north of the site, on the opposite side of Rickard Road, are predominately mixed-use buildings, as well as Bankstown Medical Centre.

Figure 1 – Site context.



Source: Six Maps, 2019

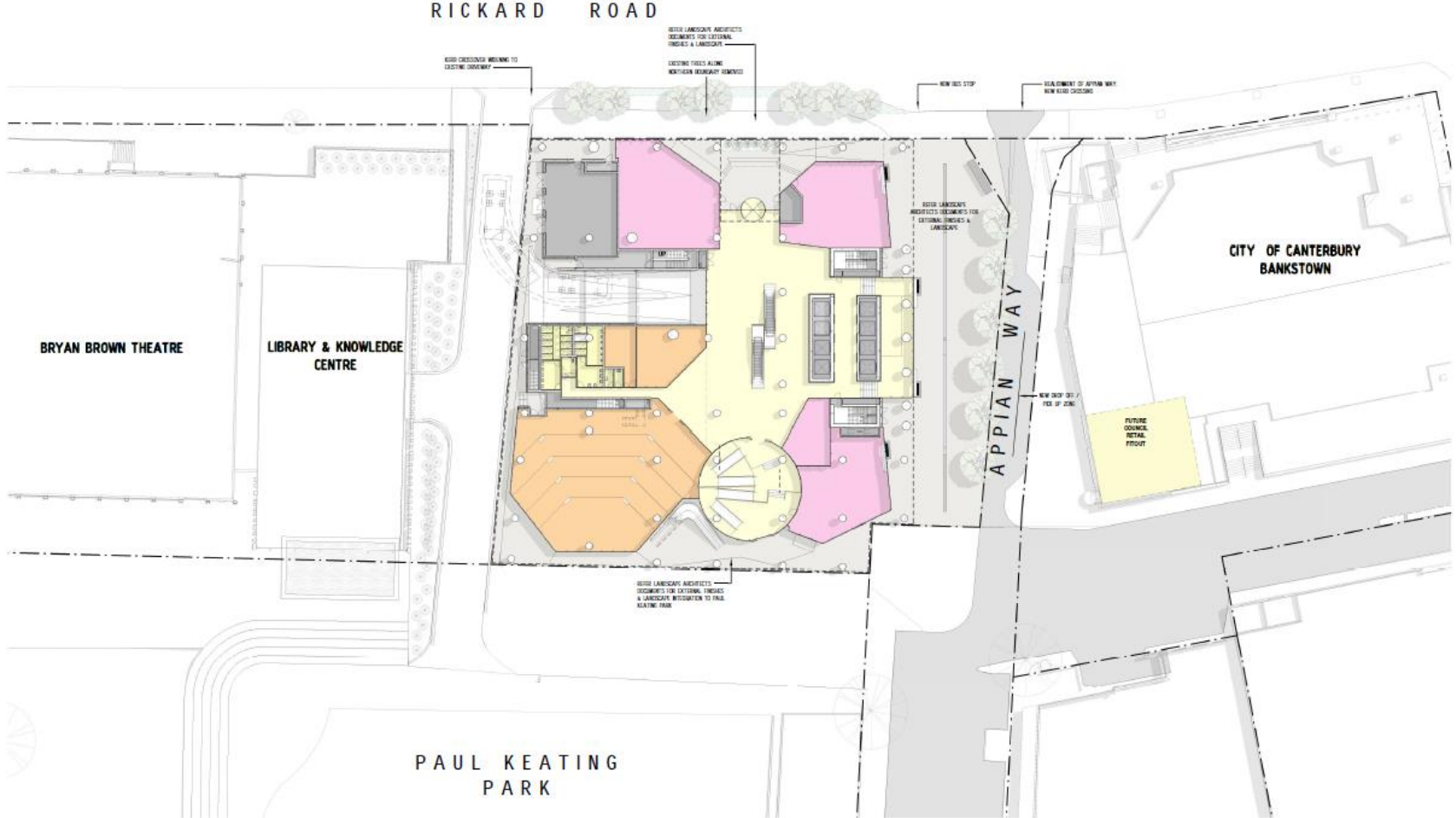
1.5. THE PROPOSAL

The WSU Bankstown City Campus is a stand-alone 19-level vertical campus including spaces for the future expansion of academic programs offered by Western Sydney University. The building has been designed with flexible and adaptive spaces to facilitate the delivery of a variety of university programs and minimisation of specialised facilities to future proof the building for further expansion. A site plan is provided in **Figure 2**.

Key aspects of the proposal are:

- An activated ground floor level with key student services, retail tenancies, tiered multi-purpose space and a lobby.
- A 'university street' is also proposed north to south to facilitate connection to existing community uses and open space surrounding the site. The university street will also act as a pre-function and break out area and is located centrally to facilitate an integrated precinct.
- Core student spaces at the lower half tower section including:
 - Specialised research spaces and showcase facilities at Ground and Levels 1 and 2
 - Student Hub and Student Services at Level 3
 - Library at Level 4.
- Formal teaching, informal learning, research and staff workspaces at the lower and mid tower sections at Levels 5 to 18.
- Conference facilities and a large outdoor terrace at Level 13 to facilitate a variety of events.
- Landscaped podium roof top terraces at multiple levels to provide active social spaces for students, staff and visitors to interact.
- Two levels of basement car parking which includes:
 - 93x car parking spaces for university staff
 - 32x secure bicycle parking spaces and
 - End of trip facilities (lockers, showers and toilets).

Figure 2 – Site plan



Source: Lyons Architecture

1.6. SITE VISIT

A site visit was conducted by Urbis on 22 February 2019 between 3.00pm and 4.00pm. The site visit involved a perimeter inspection of the site conditions and observations of how the site interfaces with the surrounding land uses and the vehicular activity along Rickard Road and pedestrian activity within the civic precinct. No significant CPTED issues were identified during the site inspection.

Photos from the site visit are shown in **Figure 3** overleaf and a summary of the observations from the site visit is provided below:

- The overall civic precinct is aesthetically attractive and includes well landscaped areas and impressive architecturally designed buildings.
- Minimal pedestrian and vehicular activity within the civic precinct.
- High amount of activity at the children's playground on the eastern boundary of Paul Keating Park.
- CCTV is present around the precinct and at the entry to the Library and Knowledge Centre basement car park.
- High rise residential and commercial uses north of the site on the opposite side of Rickard Road.
- Two instances of minor graffiti were observed on the car park bitumen and on a signpost. No other graffiti was observed.

Figure 3 – Site visit photos



Picture 1 – Existing public carpark



Picture 2 – Paul Keating Park and pedestrian walkway



Picture 3 – Children’s play area located within Paul Keating Park



Picture 4 – Street parking and shared pedestrian zone adjacent to the site



Picture 5 – Library and Knowledge Centre located adjacent to the site



Picture 6 – Canterbury Bankstown Library and Knowledge Centre

2. POLICY CONTEXT

NSW Crime Prevention and Assessment of Development Applications (2001)

In April 2001, the NSW Department of Infrastructure, Planning and Natural Resources (now the NSW Department of Planning and Environment) introduced Crime Prevention Legislative Guidelines to Section 4.15 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.

City of Canterbury Bankstown, Bankstown Development Control Plan (2015)

Part B7, Section 8 of the *Bankstown Development Control Plan 2015 (BDCP 2015)* outlines safety and security guidelines associated educational establishments to assist in the assessment of development applications in relation to CPTED principles. While Council primarily refers to educational establishments as 'schools' in this section, these guidelines can also be applied to tertiary institutions. Relevant guidelines are as follows:

Objectives

- (a) To have safety and security measures in the design of buildings and facilities.
- (b) To have entrances clearly visible from the street.
- (c) To have natural surveillance to minimise the potential for intruders to enter buildings.

Controls

8.1 Development for the purpose of schools must comply with the Crime Prevention through Environmental Design Policy in consultation with Council and NSW Police.

8.2 Development for the purpose of schools must provide active frontages to the streets and must orientate buildings, administration buildings and pedestrian entrances to the streets.

8.3 The street number of schools must be visible from the street and made of a reflective material to allow visitors and emergency vehicles to easily identify the location of schools.

City of Canterbury Bankstown, Community Safety and Crime Prevention Plan 2016-2019 (2016)

The City of Canterbury Bankstown Community Safety and Crime Prevention Plan (The Crime Prevention Plan) Section 5.3 outlines Council's plan to activate public areas and increase natural surveillance to deter and reduce crime. These actions can be achieved through the incorporation of CPTED principles.

3. DEMOGRAPHIC PROFILE

The demographic 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 Bankstown (suburb) based on data from the Australian Bureau of Statistics (ABS) and the NSW Department of Planning and Environment. The full demographic summary table is contained in **Appendix A**.

In 2016, Bankstown had a population of 32,113 people, representing 9% of the Canterbury Bankstown LGA population. Key findings of the suburb's current population include:

- Bankstown is characterised by a **young adult population**, with 26.0% of the population aged 20 to 34 years, which is higher compared to Canterbury Bankstown LGA and Greater Sydney (22.4% and 23.1% respectively).
- Like Canterbury Bankstown LGA and Greater Sydney, the suburb is characterised as a **family area** with the majority (76.1%) of dwellings being family households.
- There is a **high level of cultural diversity**, with a third (37.1%) of the population born in Australia compared to around half in Greater Sydney (49.6%) and NSW (57.1%). Furthermore, just under a fifth (17.7%) of residents speak English only at home, compared to 34.1% and 57.1% in Canterbury Bankstown LGA and in Greater Sydney respectively.
- **Unemployment is higher** in Bankstown (10.8%) compared to Canterbury Bankstown LGA (8.2%) and Greater Sydney (6.0%)
- Socio-Economic Indexes for Areas (SEIFA) data indicates the Bankstown is **disadvantaged**. Bankstown is in the bottom 20% of all NSW suburbs for relative socio-economic advantage and disadvantage.
- Economic disadvantage is also evident through low median household weekly income Bankstown's disadvantaged status is also evident through the area's low median personal weekly income (\$453) which is lower than Canterbury Bankstown LGA (\$502) and Greater Sydney (\$719).
- The suburb is **relatively dense**. Over half (54.5%) of the dwellings in the suburb are flats or apartments, compared with 25.9% in Canterbury Bankstown LGA and 28.1% in Greater Sydney.
- Canterbury Bankstown LGA is expected to experience **strong population growth**, increasing by 39.5% between 2016 and 2036. The LGA will experience strong growth in young adults (15 – 29 years), with this age group accounting for a fifth (19.4%) of the total population in 2036.

4. CRIME PROFILE

Crime data from the NSW Bureau of Crime Statistics and Research (BOCSAR) was analysed to identify the crime profile at Bankstown. For comparison purposes, data for both Canterbury Bankstown 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:

- BOCSAR publishes 'hotspot' maps to illustrate areas of high crime density relative to crime concentrations across NSW. According to these maps, the site is a hotspot for 'non-domestic assault', 'break and enter (non-dwelling)', 'malicious damage to property', 'motor vehicle theft', 'steal from motor vehicle' and 'robbery'.
- Over the past two years (September 2017 to September 2018), Bankstown had significantly higher crime rates compared to Canterbury Bankstown LGA and NSW.
- The two-year crime trends (September 2016 – September 2018) indicate that incidents of 'malicious damage to property' (-2.9%), 'motor vehicle theft' (-4.5%) and 'steal from motor vehicle' (-19.5%) have declined significantly in the Canterbury Bankstown LGA. All other crimes have remained stable.

The crime profile indicates that Bankstown has higher rates of opportunistic crimes compared to Canterbury Bankstown LGA. Opportunistic crimes can generally be reduced and prevented through the adoption of CPTED principles.

5. CPTED ASSESSMENT

5.1. PRIORITY AREAS

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

- Car parking
- Entry and exit points
- External layout
- Maintenance and management.

5.1.1. Car Parking

Car parking areas can be common spaces for theft and anti-social behaviour. Car parking is considered a priority area as BOCSAR data indicates that the site is a hotspot for 'steal from motor vehicle' and 'motor vehicle theft'. Bankstown also has higher rates of these crimes compared to Canterbury Bankstown LGA.

Assessment of proposed development

The proposal includes two levels of basement car parking with bicycle parking and associated end of trip facilities. Entry to the car park ramp is via a ramp connecting to the existing Library driveway off Rickard Road on the western boundary of the site.

The proposal incorporates a number of CPTED principles as summarised below:

- Basement car parking deters opportunistic crimes related to theft including 'steal from motor vehicle' and 'motor vehicle theft'.
- Lifts and fire stairs are positioned in a rectangular formation to form a 'lobby' which separates pedestrians from moving vehicles and creates a safe waiting area.

Recommendations

- Provision of clearly marked on-road directional signage to indicate pedestrian cyclist movements and reduce conflicts with vehicles.
- Install safe parking signage to remind drivers to secure their vehicles.
- Install traffic control signage (e.g. stops signs, give way signs, safety mirrors) along the existing Library driveway off Rickard Road to reduce conflicts between pedestrians and motorists.
- Signage should be provided in multiple languages to reflect Bankstown's high level of cultural diversity.

5.1.2. 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 a priority area for this proposal as BOCSAR indicates that the site is a hotspot for 'break and enter (non-dwelling)' which is likely due to its proximity to Bankstown's commercial precinct.

Assessment of proposed development

Key ground level entry and exit points are on the northern boundary along Rickard Road, eastern boundary along Appian Way and southern boundary fronting Paul Keating Park.

The proposal incorporates a number of CPTED principles as summarised below:

- Access control measures including boom gate and swipe card access is provided at the entry to Basement 1. After-hours access is controlled by roller shutters at the Basement 1 ramp entrance. Standard access hours re 8am to 10pm.
- A building managers office is located on Basement 1 and has a clear line of site of the entry ramp, providing access control and surveillance of the car park.
- In accordance with Part B7, Section 8 of the BDCP 2015, pedestrian entry points to the ground floor lobby and retail areas are clearly identifiable and oriented to the street.
- Retail uses are on the ground floor level and front the pedestrian zone along Appian Way. This will assist in activating the pedestrian zone and creating an active street frontage, which is outlined as an objective in Part B7, Section 8 of the BDCP 2012. It will also increase opportunities for casual surveillance of the ground level entry and exit areas.
- CCTV cameras will be installed at all building entry and exit points to provide 24/7 surveillance.
- A staffed concierge provides surveillance of the ground level foyer area and monitors access to the building.

Recommendations

- Consider restricting after-hours entry and exit to the building to the northern boundary entry along Rickard Road. This will deter people from walking through Paul Keating Park where there may be poor visibility during the early hours of the morning or late at night.
- Provision of signage at key internal entry points such as lift lobbies to delineate between university staff areas. As mentioned previously, signage should be provided in several languages.

5.1.3. External Layout

External layouts can resolve safety conflicts and improve activation of the urban environment. External layouts are considered as a potential risk area for this proposal as BOCSAR indicates that the site is a hotspot for 'non-domestic assault' and 'break and enter non-dwelling'.

Assessment of proposed development

The proposal is sited within the Bankstown civic precinct which includes Bankstown Civic Tower, Bankstown Library and Knowledge Centre and Paul Keating Park

The proposal incorporates a number of CPTED principles as summarised below:

- The proposal is expected to activate the Bankstown civic precinct which was observed to be underutilised during the site inspection.
- Clear sightlines are maintained along the Appian Way pedestrian zone which increase opportunities for casual surveillance.
- The Appian Way pedestrian zone is well landscaped and includes natural vegetation and outdoor seating and dining areas. This will create an open, inviting and active space.
- The patterned design of the exterior façade minimises the appearance of bank walls and acts as a deterrent to graffiti.

Recommendations

Assessment of proposed development

- Provision of external wayfinding to direct pedestrians to the ground level entry points to the building.
- Preparation of a lighting strategy to provide safe pedestrian and cyclist movements at night, particularly along the interface with Paul Keating Park.

5.1.4. 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 treatment and other features can assist in the prevention of crime. Maintenance and management is considered a priority area for this proposal as Bankstown is a hotspot for 'malicious damage to property'.

Assessment of proposed development

The site is located within the Bankstown civic precinct and therefore a coordinated and collaborative approach to maintenance and management of the precinct is required.

The proposal incorporates a number of CPTED principles as summarised below:

- A security services plan which includes details regarding the access control, CCTV surveillance and intruder detection systems has been prepared for the proposal.
- An electronic access control system will be implemented and managed from the building managers office located in Basement 1 of the car park.

Recommendations

- Preparation of a Plan of Management (POM) for the site and adjoining areas including Paul Keating Park. The POM should include protocols relating to security, rubbish, graffiti removal, lighting and landscape maintenance, operating hours and emergencies and created in collaboration with the City of Canterbury Bankstown.
- Preparation of a Construction Management Plan (CMP) to reduce conflicts between pedestrian, cyclists and vehicles during construction.

6. CONCLUSION

Urbis has undertaken a CPTED assessment against the four CPTED principles and has identified potential risk areas and recommendations which assist in reducing crime and anti-social behaviour. This report has assessed the proposed development of a new Western Sydney University Bankstown City Campus development. The assessment has been informed by a demographic profile, a crime profile and a policy review.

The assessment found that the design incorporates CPTED principles into the areas of:

- Car parking
- Entry and exit points
- External layout
- Maintenance and management.

The implementation of lighting, signage, landscaping maintenance and security management procedures will further enable the proposal to adequately incorporate CPTED principles. The recommendations made in this report are considered appropriate to minimise crime related risks to the WSU Bankstown Campus.

Overall it is considered that the proposal will improve the current site conditions and will help provide an improved streetscape and urban environment, increase pedestrian activation for surveillance and improve the permeability and access of the site for enhanced activation.

DISCLAIMER

This report is dated 21 June 2019 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 Western Sydney University (**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

Table 1 – Demographic data

Data item	Bankstown (SSC)	City of Canterbury Bankstown (LGA)	Greater Sydney (GCCSA)
Population	32,113	346,302	4,823,991
Median age	32	35	36
Average people per household	3.1	3.0	2.8
Age distribution (%)			
Aged 0-4	8.9%	7.2%	6.4%
Aged 5-9	7.2%	7.0%	6.4%
Aged 10-14	5.9%	6.3%	5.8%
Aged 15-19	5.8%	6.3%	6.0%
Aged 20-24	7.8%	7.1%	7.1%
Aged 25-29	9.3%	7.6%	7.9%
Aged 30-34	8.9%	7.7%	8.1%
Aged 35-39	7.0%	6.9%	7.4%
Aged 40-44	6.4%	6.6%	7.1%
Aged 45-49	5.8%	6.4%	6.7%
Aged 50-54	5.9%	6.3%	6.3%
Aged 55-59	5.6%	5.8%	5.8%
Aged 60-64	4.4%	4.9%	5.0%
Aged 65-69	3.5%	4.1%	4.4%
Aged 70-74	2.4%	3.1%	3.3%
Aged 75-79	2.1%	2.6%	2.4%
Aged 80-84	1.5%	2.0%	1.8%
Aged 85+	1.6%	2.2%	2.0%
Country of birth and Indigenous identification (%)			
Australia	37.1%	49.6%	57.1%
Born overseas country #1	Vietnam: 14.1%	Lebanon: 5.7%	China: 4.7%
Born overseas country #2	Lebanon: 6.2%	Vietnam: 5.5%	England: 3.1%

Data item	Bankstown (SSC)	City of Canterbury Bankstown (LGA)	Greater Sydney (GCCSA)
Born overseas country #3	China (excludes SARs and Taiwan): 5.3%	China (excludes SARs and Taiwan): 5.4%	India: 2.7%
Aboriginal or Torres Strait Islander	0.4%	0.7%	1.5%
Language spoken at home (%)			
English only	17.7%	34.1%	58.4%
Language other than English #1	Arabic: 21.1%	Arabic: 17.2%	Mandarin: 4.7%
Language other than English #2	Vietnamese: 19.0%	Vietnamese: 7.2%	Arabic: 4.0%
Language other than English #3	Mandarin: 4.9%	Greek: 5.4%	Cantonese: 2.9%
Family composition (%)			
Couple family without children	24.4%	26.9%	33.4%
Couple family with children	51.8%	52.8%	49.5%
One parent family	21.3%	18.2%	15.2%
Other family	2.4%	2.1%	1.8%
Household composition (%)			
Family households	76.1%	77.0%	73.6%
Lone person households	20.1%	19.6%	21.6%
Group households	3.8%	3.3%	4.7%
Dwelling structure (%)			
Separate house	33.0%	57.1%	56.9%
Semi-detached	11.4%	16.1%	14.0%
Flat or apartment	54.5%	25.9%	28.1%
Other dwelling	0.7%	0.6%	0.6%
Tenure (%)			
Owned outright	22.9%	30.2%	29.1%

Data item	Bankstown (SSC)	City of Canterbury Bankstown (LGA)	Greater Sydney (GCCSA)
Owned with mortgage	25.3%	29.6%	33.2%
Rented	47.8%	36.4%	34.1%
Other tenure type	0.7%	0.7%	0.9%
Employment (%)			
Unemployed	10.8%	8.2%	6.0%
Occupation (%)			
Professionals	17.2%	18.9%	26.3%
Technicians and Trades Workers	13.3%	14.0%	11.7%
Clerical and Administrative Workers	12.9%	15.1%	14.6%
Managers	7.6%	10.1%	13.7%
Sales Workers	10.4%	10.0%	9.0%
Labourers	12.9%	10.6%	7.5%
Community and Personal Service Workers	12.9%	10.5%	9.6%
Machinery Operators and Drivers	10.5%	8.4%	5.6%
Income (\$)			
Median personal weekly income	\$453	\$502	\$719
Median family weekly income	\$1181	\$1437	\$1,988
Median household weekly income	\$1120	\$1298	\$1,750
Level of highest educational attainment (%)			
Year 9 or below	9.7%	10.3%	7.1%
Year 10	8.8%	10.5%	9.4%
Year 11	3.2%	3.3%	3.1%
Year 12	23.9%	21.2%	17.3%

Data item	Bankstown (SSC)	City of Canterbury Bankstown (LGA)	Greater Sydney (GCCSA)
Certificate level I-IV	8.9%	11.3%	12.2%
Advanced Diploma and Diploma level	8.5%	8.6%	9.3%
Bachelor Degree level and above	20.0%	19.7%	28.3%
Motor vehicles (%)			
None	13.8%	11.3%	11.1%
1 motor vehicle	42.2%	37.2%	37.1%
2 motor vehicle	28.0%	31.4%	32.8%
3 or more vehicles	11.7%	16.2%	15.7%

Source: ABS 2016

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

	Advantage and Disadvantage	
	Score	Decile
City of Canterbury Bankstown (LGA)	961	6
Bankstown	912	2

Source: ABS 2016

Table 3 – Population projections for City of Canterbury Bankstown (LGA)

City of Canterbury Bankstown (LGA)	Year						
	2016	2021	2026	2031	2036	% of 2036 population	% change 2016 - 2036
Aged 0 to 4	28,450	30,600	32,500	34,450	36,650	7.3%	28.8%
Aged 5 to 9	24,750	28,150	30,500	32,550	34,250	6.8%	38.4%
Aged 10 to 14	22,450	24,800	28,150	30,550	32,500	6.5%	44.8%
Aged 15 to 19	21,900	23,500	26,050	29,400	31,750	6.3%	45.0%
Aged 20 to 24	23,900	24,650	26,600	29,300	32,450	6.5%	35.8%
Aged 25 to 29	26,600	27,000	28,350	30,450	33,100	6.6%	24.4%
Aged 30 to 34	27,800	29,050	29,950	31,450	33,400	6.6%	20.1%
Aged 35 to 39	25,400	29,000	30,700	31,650	33,050	6.6%	30.1%
Aged 40 to 44	24,200	26,350	30,150	32,000	32,900	6.5%	36.0%
Aged 45 to 49	23,150	24,750	27,050	30,950	32,750	6.5%	41.5%
Aged 50 to 54	22,350	23,300	25,100	27,450	31,250	6.2%	39.8%
Aged 55 to 59	20,850	22,000	23,150	25,000	27,250	5.4%	30.7%
Aged 60 to 64	17,500	20,150	21,400	22,650	24,550	4.9%	40.3%
Aged 65 to 69	15,050	16,750	19,350	20,700	22,000	4.4%	46.2%
Aged 70 to 74	11,800	14,350	16,050	18,650	20,050	4.0%	69.9%
Aged 75 to 79	9,350	10,750	13,300	15,000	17,500	3.5%	87.2%
Aged 80 to 84	7,100	7,750	9,150	11,500	13,100	2.6%	84.5%
Aged 85 +	7,750	8,450	9,400	11,250	14,300	2.8%	84.5%
Total persons	360,350	391,350	426,900	464,950	502,800	-	-
Change	24,400	31,000	35,550	38,050	37,900	-	-
Growth rate (%)	1.4%	1.7%	1.8%	1.7%	1.6%	-	-

Source: 2016 ABS Census data, Department of Planning and Environment

APPENDIX B CRIME PROFILE

Table 4 – Crime rates per 100,000 people (September 2017 – September 2018).

Crime type	Bankstown	City of Canterbury Bankstown (LGA)	NSW
Assault – non-domestic violence related	626.1	291.2	414.7
Break and enter – non-dwelling	103.9	69.4	133.3
Liquor offences	109.8	75.8	149.8
Malicious damage to property	789.4	517.8	765.8
Motor vehicle theft	237.4	166.5	166.5
Robbery	86.1	39.9	32.5
Steal from motor vehicle	611.3	375.6	490.5
Steal from retail store	504.5	148.8	317.0

Source: BOCSAR

NB: Rows outlined in red show the top five crime rates in Bankstown.

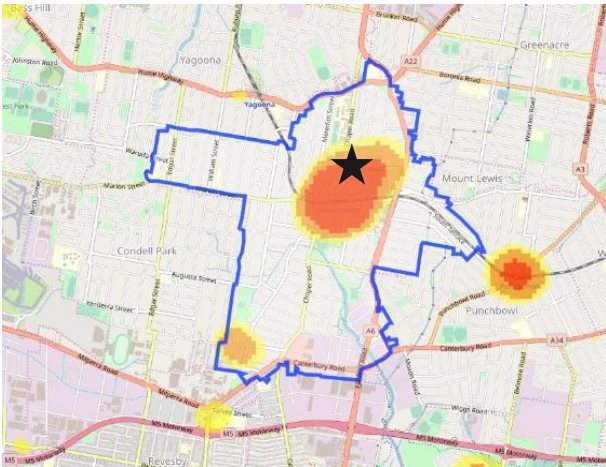
The following table contains the two-year crime trends for City of Canterbury Bankstown LGA and NSW. BOCSAR does not calculate crime trends at a suburb level.

Table 5 – Two-year crime trends (September 2016 – September 2018)

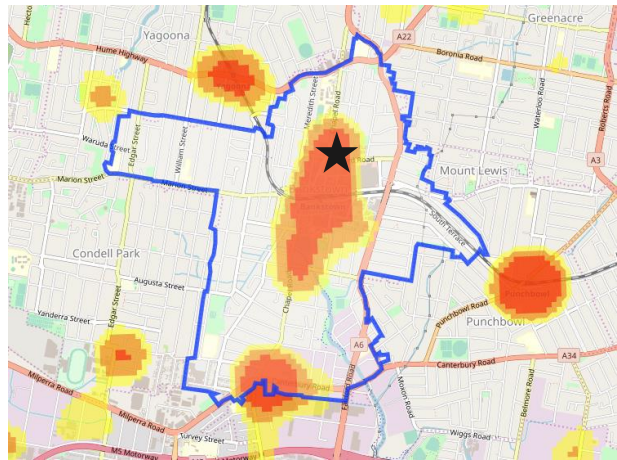
Crime type	City of Canterbury Bankstown (LGA)	NSW
Assault – non-domestic violence related	Stable	Stable
Break and enter – non-dwelling	Stable	-4.1%
Liquor offences	Stable	Stable
Malicious damage to property	-2.9%	-3.6%
Motor vehicle theft	-4.5%	-3.2%
Robbery	Stable	Stable
Sexual offences	Stable	Stable
Steal from motor vehicle	-19.5%	-2.8%
Steal from retail store	Stable	Stable
Trespass	Stable	Stable

BOCSAR publishes 'hotspot' maps to illustrate areas of high crime density relative to crime concentrations across NSW. The maps overleaf show that there are hot spots for a range of crimes in the vicinity of the subject site.

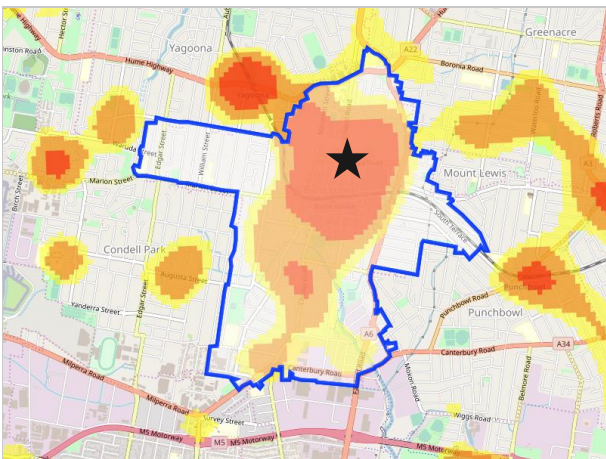
Figure 4 – Crime hotspots, October 2017 – September 2018



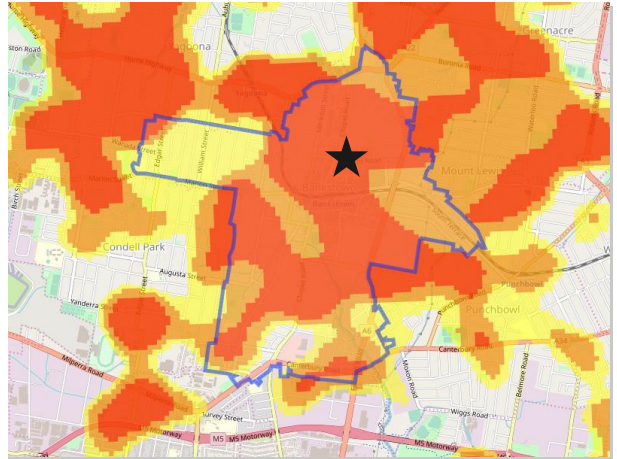
Picture 7 – Non-domestic assault



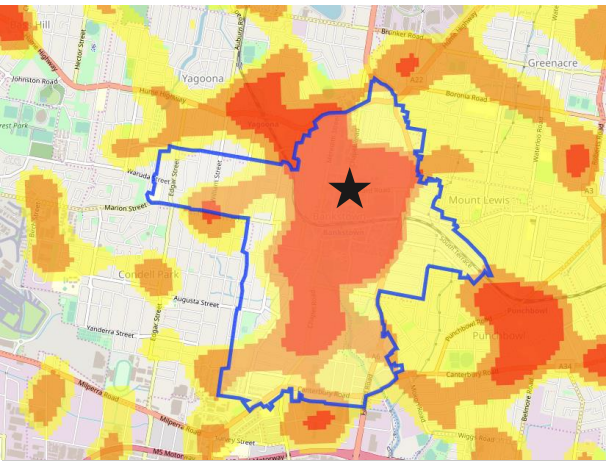
Picture 8 – Break and enter non-dwelling



Picture 9 – Malicious damage to property



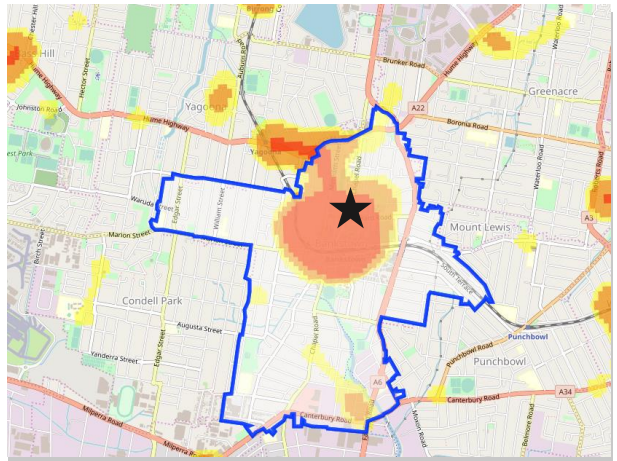
Picture 10 – Motor vehicle theft



Picture 11 – Steal from motor vehicle

Source: BOCSAR

NB: Site indicated by black star



Picture 12 – Robbery

