

NEPEAN GREEN

164 Station Street, Penrith NSW

Crime Prevention Through Environmental Design
(CPTED) Assessment



24 July 2012

urbis

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Executive Summary

Urbis have been engaged by Parkview Penrith Pty Ltd to undertake a Crime Prevention through Environmental Design (CPTED) assessment for the proposed mixed use Nepean Green development (the development) at the site of 164 Station Street, Penrith NSW.

The key findings from the CPTED assessment include:

- Penrith City Council has a range of community safety and crime prevention programs and strategies in place, particularly education and prevention strategies. Priority community safety issues in Penrith LGA relate to personal safety, domestic violence, assault, malicious damage, harassment and anti-social behaviour, steal from and theft of motor vehicle, and break and enter offences. Penrith City Council places a strong emphasis on the requirement for new developments to comply with its Crime Prevention through Environmental Design DCP.
- Compared to Sydney and the Penrith LGA, The suburb of Penrith has a high proportion of persons aged 55 years and over and a high youth population. Penrith suburb and LGA have a largely Anglo-Saxon population, particularly in comparison to Sydney, combined with a slightly higher proportion of Indigenous Australians.
- The median weekly individual and household incomes for Penrith suburb are lower than those of Penrith LGA and Sydney, and SEIFA data reveals that the suburb of Penrith is a relatively disadvantaged suburb.
- Penrith suburb has a significantly higher proportion of persons renting, with almost a quarter of these renting from a State or Territory housing authority. Penrith suburb also has a higher proportion of lone person households and blue collar workers than Penrith LGA and Sydney, and lower levels of educational attainment.
- There are currently few incidences of crime occurring within the subject site, however there are a range and volume of crimes occurring across Penrith LGA, particularly in key landmark sites including recreation and retail areas near the site (ie Penrith Station, Westfield shopping centre and Penrith Panthers Club). There is potential for these crimes to spread to the proposed site as the site is developed. The incidences and nature of crime occurring within Penrith LGA indicates a need for the proposed development to adopt appropriate CPTED principles.
- Consultation with stakeholders identified that the site is removed from main crime areas in Penrith town centre, closer to High Street. Major concerns for crime and safety at the site relate to adjacent uses, such as Centrebet Stadium and Centro Nepean, and spillover effects from these. It will also be important to consider graffiti prevention measures; lighting and good design of pedestrian pathways, and management of pedestrian traffic; careful management of licensed premises; compliance with Penrith Council's Crime Prevention through Environmental Design DCP; and consideration of priority areas for crime prevention in Council's Crime Prevention Plan 2007-2011.
- CPTED principles that will be particularly important to consider include signage to show separation of public and private areas, and assist with legibility of the site given its mixed use nature; landscaping to deter malicious damage, provide amenity and show ownership of all elements of the site; lighting to deter opportunistic crime and provide safety for residents and pedestrians at all times; active surveillance through the use of CCTV cameras at access points to the development and areas that are unlikely to receive passive surveillance and increased activation of open spaces to encourage resident community activity.
- Further recommendations include ensuring that all external and relevant internal areas of the development are well lit to the relevant Australian Standards without spilling into neighbouring residential properties on Jamison Road and Woodriff Street. Lighting is particularly important at all access and entry points including lifts and stairwells, on sidewalks and pedestrian pathways, in car parking areas, and particularly at the northern border of the proposed development with the Centro Nepean site. Lighting will also be an important consideration along Station Street, with respect to pedestrian movement across from Centrebet Stadium to the proposed tavern.

- The installation of CCTV cameras at entry, access and egress points to all areas of the development is recommended, including at access areas to car parks, residential lobbies and lift areas, as well as the brick wall border to the Centro Nepean site.
- It is recommended that landscaping does not interrupt sightlines and is used on external surfaces to deter malicious damage, show ownership and improve aesthetics. Landscaping will be particularly important surrounding the Masters development and car parking area, and at the brick wall border to the Centro Nepean site. It will also be important to ensure that landscaped areas do not provide opportunities for concealment or entrapment.
- Large blank walls should be minimised in the external facade of the development to reduce opportunities for graffiti.
- Opportunities for passive surveillance should be provided where possible, particularly in courtyard areas to the development and any public areas and outdoor car parks.
- Safety at the road created between Masters and residential buildings of the site should be considered.
- Appropriate lighting, signage and traffic calming devices should be installed to discourage the use of the street as a rat run and maximise resident and community safety.
- It should be ensured that appropriate CPTED measures are in place for the brick wall next to the Centro Nepean site, including lighting, landscaping and active surveillance. Such measures will also be important for surrounding internal streets that are unlikely to receive high levels of traffic apart from residents, and will therefore not receive high levels of passive surveillance.
- The design of the site demonstrates that consideration for passive surveillance has been included, particularly in residential areas overlooking courtyards; safe car parking for residents and patrons of the development; safe and secure service access; and an activated street frontage in an area that is relevant to the town centre and surrounding uses such as Centrebet Stadium.
- There are a number of key recommendations in this report to assist in the design of the development and landscaped areas. These recommendations should be considered and implemented where possible in the final architectural and landscape plans and as part of the overall management of the proposed development.

1 Introduction

Urbis has been engaged by Parkview Penrith Pty Ltd to undertake a Crime Prevention through Environmental Design (CPTED) assessment for the proposed mixed use Nepean Green development (the development) at the site of 164 Station Street, Penrith NSW. CPTED is a crime prevention strategy that focuses on the planning, design and structure of neighbourhoods to reduce opportunities for crime or antisocial behaviour.

1.1 AIM OF THIS REPORT

This report assesses the CPTED principles against the design of the proposed development.

As stated by the NSW Department of Urban Affairs and Planning (2001), CPTED aims to influence the design of building 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.

This CPTED assessment will identify and report on potential risks associated with the proposed development. This CPTED will consider principles and issues such as accessibility, lighting, design, pedestrian safety and impacts on local amenity. Where negative impacts are identified, prospective mitigation measures and recommendations will be provided in accordance with professional standards and statutory obligations.

1.2 METHODOLOGY

This assessment has included a review of:

- Section 79C of the NSW Environmental Planning and Assessment Act, 1979 (EP&A Act), which includes guidelines for the consideration of safety issues in the development approvals process
- The Crime Prevention and the Assessment of Development Applications (2001) document from the NSW Department of Urban Affairs and Planning.

The following assessment includes:

- A site analysis and context, including a site visit
- A review of relevant Penrith City Council plans and policies associated with CPTED and crime and safety
- A review of demographic and community statistics, including population projections
- A review of relevant crime statistics and trends from the NSW Bureau of Crime Statistics and Research (BOCSAR)
- Consultation with local crime and safety stakeholders, including Penrith City Council and NSW Police Penrith Local Area Command
- CPTED principles endorsed by NSW Police
- Appropriate recommendations for the proposed development.

1.3 SITE LOCATION AND CONTEXT

The Nepean Green site (the site) is located in the southern part of the Penrith Town Centre, at 164 Station Street, Penrith NSW.

FIGURE 1 – SITE LOCATION AND CONTEXT



Source: Google Maps

The site has an area of 7,855 hectares and is currently undeveloped to the south, with a warehouse structure known locally as the former 'Panasonic Site' existing on the northern portion of the site. It is surrounded by a range of land uses and activities, including low density residential development to the south east on the opposite side of Woodriff Street and medium density residential development to the south on the opposite side of Jamieson Road; child care centres opposite the development site on Woodriff Street; Penrith Showground, Penrith Stadium, Penrith Park and Howell Oval to the west and north west of the site; and the Centro Nepean shopping centre to the north and north east of the site .

The site is approximately 950 metres south of Penrith railway station. It has excellent access to local bus services, with a number of routes operating along Station Street and Woodriff Street, in close proximity to the development site. The site benefits from direct access to the Sydney metropolitan rail network, with a railway station located in the heart of the city centre. It also enjoys good access to the Sydney metropolitan road network with the M4 Motorway located approximately 2.5 kilometres south of the site and the Great Western Highway located approximately 700 metres to the north.

1.4 THE PROPOSAL

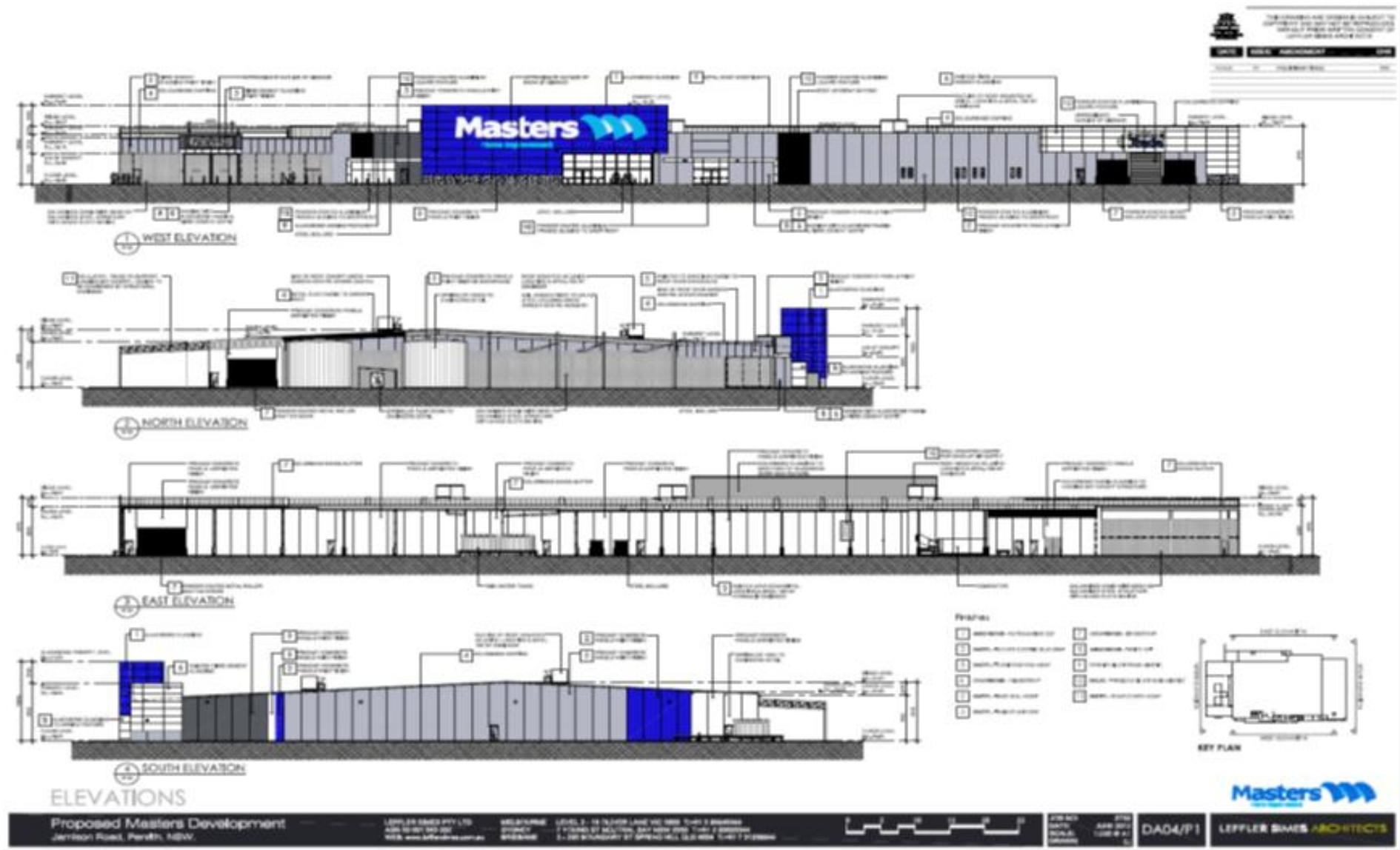
Parkview Penrith Pty Ltd proposes to develop a mix of retail and residential apartments on the Nepean Green site. It is proposed that the development will be phased over six development stages (See Figure 2). The six stages with key components are summarised below:

- Stage 1 Project Application approval for a Masters Home Improvement Store
- Stage 2 Concept Plan for approximately 9,300sqm of residential development with approximately 89 apartments as follows:
 - A four storey residential building containing approximately 30 apartments

- A six storey residential building containing approximately 59 apartments.
- Stage 3 concept approval for residential development with ground floor retail of approximately 9,000sqm and a two storey tavern of 1,800sqm as follows:
 - A four to eight storey residential building containing approximately 77 apartments with ground floor retail premises (995sqm)
 - Communal open space in the form of a plaza
 - A two storey tavern of 1,800sqm.
- Stage 4 concept approval for approximately 20,700sqm of residential development with approximately 196 apartments as follows:
 - Two four-storey residential buildings containing 30 units and 28 units each
 - An eight storey residential building containing 79 units
 - A six storey residential building containing 59 units.
- Stage 5 concept approval for approximately 17,600sqm of residential development with approximately 168 apartments as follows:
 - A four storey residential building containing 30 units
 - A six storey residential building containing 59 units
 - An eight storey residential building containing 79 units
- Stage 6 concept approval for approximately 4,200sqm of residential development with approximately 40 apartments as follows:
 - Two four-storey residential buildings with 20 units each.

4 INTRODUCTION

FIGURE 3 – EXTERNAL ELEVATED PLANS FOR MASTERS HOME IMPROVEMENT CENTRE (STAGE 1), 164 STATION ST, PENRITH NSW



Source: Parkview Penrith Pty Ltd

2 Policy context

This section provides a review of relevant Penrith City Council safety and crime prevention documents. Documents reviewed include:

- Penrith Valley Community Safety Plan 2007-2011
- Crime Prevention through Environmental Design Development Control Plan
- Penrith City Council Graffiti Minimisation Strategy
- Penrith City Council Community Safety information.

2.1 PENRITH VALLEY COMMUNITY SAFETY PLAN 2007-2011

The Penrith Valley Community Safety Plan 2007-2011 (the Plan) was developed together with key crime prevention partners, Penrith & St Marys Police and the Penrith Valley Community Safety Partnership.

The Plan consists of a Community Safety Policy and a Community Safety Action Plan.

The Community Safety Policy includes a review of the Penrith Valley Community Safety Plan 2002-200, a description of the Penrith Valley key demographic and crime data. It also includes the outcomes of focus groups and community consultation activities, and residents' perceptions of crime in the area. These studies revealed that key crime areas include Penrith CBD, Penrith car parks and train stations. The key issues include anti-social behaviour, graffiti and malicious damage.

The Community Safety Action Plan outlines preventative strategies to address priority issues identified in the Community Safety Policy. These strategies are grouped under situational, informative, and social approaches and involve reducing opportunities for situational crime, informing the public of how to keep themselves safe, and reducing risk factors, such as poor supervision and drug and alcohol abuse, for people who engage in risk taking behaviour. Following a process of consultation, priority issues addressed in the Plan include:

- Concerns for safety
- Domestic violence
- Assault (other than domestic violence)
- Malicious damage
- Harassment and anti-social behaviour
- Steal from and theft of motor vehicle
- Break and enter offences.

Strategies to achieve objectives for each issue are outlined in the Plan, and include actions such as informing the community and raising awareness, assisting community organisations, utilising Crime Prevention through Environmental Design (CPTED) principles in high risk crime areas, and organising awareness and local education programs.

2.2 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN DEVELOPMENT CONTROL PLAN

The Crime Prevention through Environmental Design (CPTED) Development Control Plan (DCP) applies to all development in the Penrith LGA on both public and private land. It aims to:

- Enhance and improve community safety within the City of Penrith

- Create a physical environment that encourages a feeling of safety
- Address community concerns with regard to issues of community safety and crime prevention
- Reduce the level of crime within the City of Penrith
- Prevent the opportunity for criminal activity
- Ensure that new developments promote CPTED.

The DCP outlines CPTED principles, and provides controls and design suggestions under the headings:

- Lighting
- Fencing
- Car parking
- Entrapment spots and blind corners
- Landscaping
- Communal/public areas
- Movement predictors
- Entrances.

The DCP also outlines what type of developments will be referred to the Police for response, and the information required from applicants submitting a CPTED assessment.

2.3 GRAFFITI MINIMISATION STRATEGY

The Penrith City Council Graffiti Minimisation Strategy is outlined on the Penrith City Council website. Developed by the Penrith Valley Community Safety Partnership, it is intended to implement programs that will result in the sustainable minimisation of graffiti across the City. The three key elements to the strategy are:

- Education
- Prevention
- Removal, with prompt removal identified as critical.

As part of the education component, Council commenced the delivery of the Warner Group Graffiti Education Program to local primary and secondary schools in Penrith LGA in 2008. Under the prevention component of the strategy, Council often incorporates landscaping and design strategies to minimise the opportunity for graffiti to occur. Prompt removal is a crucial part of the graffiti minimisation strategy. Council operates a Graffiti Hotline, and usually removes graffiti within 4-5 working days of it being reported.

Other key elements of the Graffiti Minimisation Strategy include the 'Report it, Don't ignore it' program which encourages the reporting of graffiti, and a Graffiti Removal Package that is available for residents.

2.4 PENRITH CITY COUNCIL COMMUNITY SAFETY INFORMATION

Penrith City Council organises a number of community education programs to advocate crime prevention and minimisation in the area. This includes community safety fact sheets on subjects such as personal safety, home security, fire safety, vehicle safety, and safety when walking, hosting a party, disposing of community sharps and additional vigilance during the holiday season.

It also runs a Community Safety Stand in Westfield Penrith Plaza which has information in relation to community safety issues.

Penrith City Council is also a member of the Penrith Valley Community Safety Partnership (PVCSP) which a committee of Penrith City Council, members include representatives from the Police, City and Town Centre Associations, Penrith Valley Chamber of Commerce, Transport, Health, Education, and a range of community organisations and community representatives. PVCSP has the objectives of:

- Identifying community safety issues, and developing and prioritising strategies to combat these issues
- Integrating the concept of community safety throughout the member organisations and the City
- Monitoring the implementation of, and regular review of, the Penrith Valley Community Safety Plan.

2.5 KEY FINDINGS

The review of policy documents reveals that:

- There are a range of community safety and crime prevention programs and strategies in place in Penrith, particularly education and prevention strategies
- Priority community safety issues in Penrith LGA are:
 - concerns for personal safety
 - domestic violence
 - assault
 - malicious damage to property
 - harassment and anti-social behaviour
 - steal from and theft of motor vehicle, and
 - break and enter offences.
- Penrith City Council places a strong emphasis in the need for CPTED principles to be applied to proposals for new developments, particularly the need for compliance with its CPTED DCP.

3 Demographic and community profile

The following section provides a summary of the key demographic characteristics of the local community. It considers the population profiles of the Penrith suburb, the Penrith Local Government Area (LGA), and the Greater Sydney Greater Capital City Statistical Area (Greater Sydney GCCSA)¹. The demographic profiling is based on data from the Australian Bureau of Statistics (ABS) Census 2006 and, where available, the 2011 Census.

We note that the first release of ABS Census 2011 on 21 June 2012 does not include employment, education or Socio-Economic Indexes for Areas (SEIFA) data. This data is due to be made available at future releases dates in October 2012 and March 2013. Where ABS Census 2011 data is not available, ABS Census 2006 data is used.

A full analysis of the demographic and community profile is provided in Appendix A.

3.1 KEY FINDINGS

The following points outline the key findings of the demographic and community profile:

- Compared to Greater Sydney GCCSA, the Penrith suburb has a high proportion of persons aged 55 years and over;
- Young people are a significant population group in the Penrith Local Government Area with approximately 17% per cent of the City's population aged between 10 and 19 years (27,478);
- There is a high rate of youth unemployment in the Penrith suburb with 9.3% in the 20-24yrs age group unemployed compared with 6.3% in the Penrith LGA and 6% in Sydney SD;
- There is projected to be steady population increase across all age groups within Penrith LGA from 2006 to 2036. The greatest increase will occur in the population aged 65 years and over, in line with national trends in an aging population;
- There is a slightly higher proportion of Indigenous Australians in Penrith suburb than Penrith LGA and Greater Sydney GCCSA;
- Penrith suburb and LGA have significantly lower proportions of persons born overseas than Greater Sydney GCCSA;
- Of those born overseas, the largest proportion was born in England followed by New Zealand in Penrith suburb and LGA. These factors indicate a largely Anglo-Saxon population in Penrith suburb and Penrith LGA, particularly in comparison to the Greater Sydney GCCSA;
- The median weekly individual and household incomes for Penrith suburb are lower than those of Penrith LGA and Greater Sydney GCCSA. Penrith LGA has higher weekly individual and household incomes than Penrith suburb, and a higher median weekly individual income than Greater Sydney GCCSA, with its median weekly household income only slightly lower than that of the Greater Sydney GCCSA;
- Socioeconomically Penrith suburb has a high level of disadvantage, ranking 2nd on the SEIFA 2006 index of relative socio-economic disadvantage compared with the Penrith LGA is relatively advantaged and ranks 8th indicating a strong disparity in levels of disadvantage within Penrith;

¹ The Greater Sydney GCCSA has been known as the Sydney Statistical Division (SD) in previous ABS Census data releases. For the purposes of this profile, Greater Sydney GCCSA is used in relation to 2011 ABS Census data to refer to the wider Sydney area for comparison, while Sydney SD is used in relation to 2006 ABS Census data to refer to the same area.

- Penrith suburb has a significantly higher proportion of persons renting than Penrith LGA and Greater Sydney GCCSA, with almost one quarter of renters in Penrith suburb renting from a State or Territory housing authority in 2011;
- Penrith suburb has a significantly lower proportion of family households and higher proportion of lone person households than Penrith LGA and Greater Sydney GCCSA, reflecting an older population profile in the suburb;
- In 2006, the highest proportion of workers in Penrith suburb was clerical and administrative workers. This was also the case for Penrith LGA. There was a lower proportion of professionals in Penrith suburb and Penrith LGA than Sydney SD;
- While over a third of the Sydney SD population over the age of 15 had a bachelor degree or higher in 2006, under a fifth of the same age group of Penrith suburb and LGA had this level of non-school qualification at that time. The highest proportion of non-school educational attainment achieved in Penrith suburb and LGA in 2006 was vocational certificates.

4 Crime profile

The following crime profile uses NSW Bureau of Crime Statistics and Research (BOCSAR) data to identify areas of high crime within the locality of the proposed development site and Penrith LGA, as well as crime rates/trends in the LGA, and related implications for the proposed development.

It is important to note that the crime figures discussed in this section of the report relate to those crimes that have been recorded by BOCSAR i.e. Recorded Incidents (RI), not necessarily all crimes committed in Penrith LGA. Levels of crime are sensitive to the willingness or ability of people to report crime, levels and nature of police detection and actual levels of criminal activity.

In addition, crime data must be interpreted with caution as many factors may influence apparent trends, a Police 'crackdown', for example, on particular types of offences may push up recorded crime rates for those categories. An increase in figures therefore does not necessarily translate to an increase in that type of crime, but rather an increase in detection of, and potentially convictions for, that type of crime.

4.1 LOCAL CRIME TRENDS – PENRITH LGA

The following outlines the local crime trends in Penrith LGA. A combination of BOCSAR statistical data and visual thermal 'hotspot' maps has been reviewed to provide an understanding of crime trends in the area.

According to BOCSAR data (See Table 1), the offence categories where incidents were most frequently recorded in Penrith LGA from January to December 2011 were:

- Malicious damage to property (2,575 offences)
- Steal from motor vehicle (1,138)
- Assault – non-domestic violence related (1,089)
- Break and enter – dwelling (1,053)
- Assault – domestic violence related (1,007)
- Fraud (978).

TABLE 1 – NSW BUREAU OF CRIME STATISTICS AND RESEARCH RECORD CRIMINAL INCIDENTS FOR PENRITH LGA, 2011

OFFENCE	NUMBER OF INCIDENTS	24-MONTH TREND	60-MONTH TREND	2011 LGA RANK
Murder	2	nc**	nc**	
Assault - domestic violence related	1,007	Stable	Stable	35
Assault - non-domestic violence related	1,089	-14.8%	-5.1%	48
Sexual assault	164	Stable	+10.0%	56
Indecent assault, act of indecency and other sexual offences	167	Stable	Stable	

** Trend information is not calculated (nc) for the 12-month period if the selected offence category has less than 20 incidents.

OFFENCE	NUMBER OF INCIDENTS	24-MONTH TREND	60-MONTH TREND	2011 LGA RANK
Robbery without a weapon	98	Stable	-10.5%	24
Robbery with a firearm	5	nc**	nc**	
Robbery with a weapon not a firearm	25	Stable	-19.7%	
Break and enter - dwelling	1,053	Stable	Stable	51
Break and enter - non-dwelling	242	Stable	-16.8%	117
Motor vehicle theft	629	-17.7%	-7.7%	29
Steal from motor vehicle	1,138	-18.2%	-6.2%	61
Steal from retail store	550	Stable	Stable	34
Steal from dwelling	531	Stable	Stable	83
Steal from person	190	Stable	-6.3%	21
Fraud	978	Stable	Stable	25
Malicious damage to property	2,575	-8.1%	-5.1%	58

Source: NSW Bureau of Crime Statistics and Research 2012

The data in Table 1 indicates that the majority of offence categories in Penrith LGA in the two year period to December 2011 have remained stable or decreased in frequency.

Over the 24 month period, the most significant decreases were experienced in the offence categories of steal from motor vehicle (-18.2%) and motor vehicle theft (-17.7%).

The only offence category to have increased in the 60 month period to December 2011 is sexual assault (10%), whereas significant decreases have occurred in:

- Robbery with a weapon not a firearm (-19.7%)
- Break and enter – non-dwelling (-16.8%)
- Robbery without a weapon (-10.5%)
- Motor vehicle theft (-7.7%).

Penrith LGA is ranked number 21 of all LGAs in NSW for incidence of 'steal from person', and ranked number 25 for incidence of 'fraud'.

4.2 COMPARISON WITH SELECTED NSW RECORDED INCIDENTS

BOCSAR publish crime statistics for every LGA in NSW. Table 2 shows the number of recorded criminal incidents for each offence category for Penrith LGA in comparison to those in New South Wales (NSW) for the period from January to December 2011.

The number of incidents for each offence category is listed, together with the rate of offending per 100,000 population. The trend for these incidents occurring in both the Penrith LGA and NSW over a 24 month period has been included also. The higher rate for each offence category when compared between the two study areas is highlighted in bold.

TABLE 2 – COMPARISON OF NSW BUREAU OF CRIME STATISTICS AND RESEARCH RATE PER 100,000 POPULATION OF RECORDED CRIMINAL INCIDENTS FOR PENRITH LGA AND NEW SOUTH WALES, 2011

	PENRITH LGA			NSW		
OFFENCE TYPE	NUMBER OF INCIDENTS	JAN-DEC 2011 RATE PER 100,000 POPULATION	24-MONTH TREND	NUMBER OF INCIDENTS	JAN-DEC 2011 RATE PER 100,000 POPULATION	24-MONTH TREND
Murder	2	1.1	nc**	77	1.1	Stable
Assault - domestic violence related	1,007	540.8	Stable	26,808	370.7	Stable
Assault - non-domestic violence related	1,089	584.8	-14.8%	37,066	512.5	-7.0%
Sexual assault	164	88.1	Stable	4,309	59.6	Stable
Indecent assault, act of indecency and other sexual offences	167	89.7	Stable	5,786	80.0	Stable
Robbery without a weapon	98	52.6	Stable	3,000	41.5	-14.8%
Robbery with a firearm	5	2.7	nc**	361	5.0	Stable
Robbery with a weapon not a firearm	25	13.4	Stable	1,493	20.6	Stable
Break and enter dwelling	1,053	565.5	Stable	39,407	544.9	-4.5%
Break and enter non-dwelling	242	130.0	Stable	17,032	235.5	Stable
Motor vehicle theft	629	337.8	-17.7%	19,548	270.3	Stable
Steal from motor vehicle	1,138	611.1	-18.2%	48,159	665.9	
Steal from retail store	550	295.3	Stable	20,685	286.0	Stable
Steal from dwelling	531	285.1	Stable	20,813	287.8	Stable

	PENRITH LGA			NSW		
OFFENCE TYPE	NUMBER OF INCIDENTS	JAN-DEC 2011 RATE PER 100,000 POPULATION	24-MONTH TREND	NUMBER OF INCIDENTS	JAN-DEC 2011 RATE PER 100,000 POPULATION	24-MONTH TREND
Steal from person	190	102.0	Stable	8,504	117.6	Stable
Fraud	978	525.2	Stable	36,421	503.6	Stable
Malicious damage to property	2,575	1,382.8	-8.1%	86,852	1,200.8	Stable

Source: NSW Bureau of Crime Statistics and Research 2012

Table 2 shows a mixture of prevalence in crime trends per 100,000 population across Penrith LGA and NSW, with the largest proportion of trends occurring more commonly in Penrith LGA. This suggests a high overall prevalence of incidence of crime in Penrith LGA. Offence categories with a higher rate of incidence per 100,000 population in Penrith LGA when compared to NSW include:

- Assault – domestic violence related (Penrith LGA, 540.8; NSW, 370.7)
- Assault – non-domestic violence related (Penrith LGA, 584.8; NSW 512.5)
- Sexual assault (Penrith LGA, 88.1; NSW 59.6)
- Indecent assault, act of indecency and other sexual offences (Penrith LGA, 89.7; NSW 80.0)
- Robbery without a weapon (Penrith LGA, 52.6; NSW 41.5)
- Break and enter dwelling (Penrith LGA, 565.5; NSW 544.9)
- Motor vehicle theft (Penrith LGA, 337.8; NSW 270.3)
- Steal from retail store (Penrith LGA, 295.3; NSW 286.0)
- Fraud (Penrith LGA, 525.2; NSW 503.6)
- Malicious damage to property (Penrith LGA, 1,382.8; NSW 1,200.8).

The data indicates that incidence of assault – domestic violence related is particularly high in Penrith LGA, indicating a potential key area of concern. Further, the high overall prevalence and rate of criminal activity in the LGA indicates crime, in a general sense, is a concern in Penrith LGA.

4.3 IDENTIFIED CRIME 'HOTSPOTS' IN PENRITH LGA

BOCSAR publish kernel density ('hotspots') maps to illustrate areas of high crime density relative to crime concentrations across NSW. The 'hotspots' indicate areas with a substantially higher than average density of recorded criminal incidents for selected offence categories. It is noted that hotspots are not adjusted for the number of people residing in or visiting the LGA.

It is noted that the subject site itself does not feature in the majority of these maps, possibly due to the current lack of development on the site and its relative distance from Penrith railway station and key retail areas of Penrith town centre. The 'hotspot' maps identify areas in close proximity to the subject site as areas of high (red), medium (orange) or low (yellow) criminal activity.

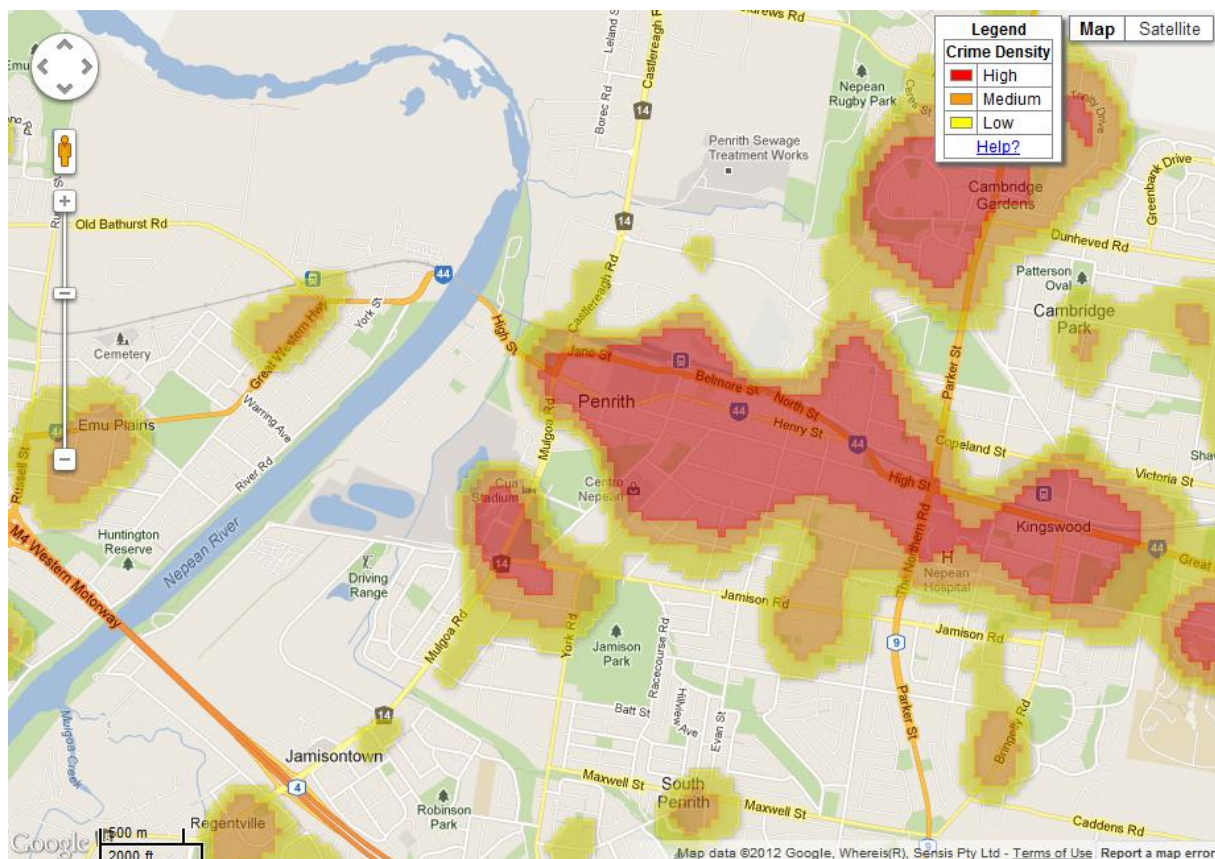
In 2010, the offence categories with the highest concentrations include:

- Malicious damage to property
- Motor vehicle theft
- Robbery
- Steal from dwelling
- Assault – domestic violence related
- Steal from motor vehicle
- Graffiti.

While the majority of these crimes do not occur in high density at the subject site, they occur in medium to low density at the site and in high density in close proximity to the site. This indicates potential for incidence of these types of crimes to increase at, or around, the subject site, if the site is activated with the proposed development.

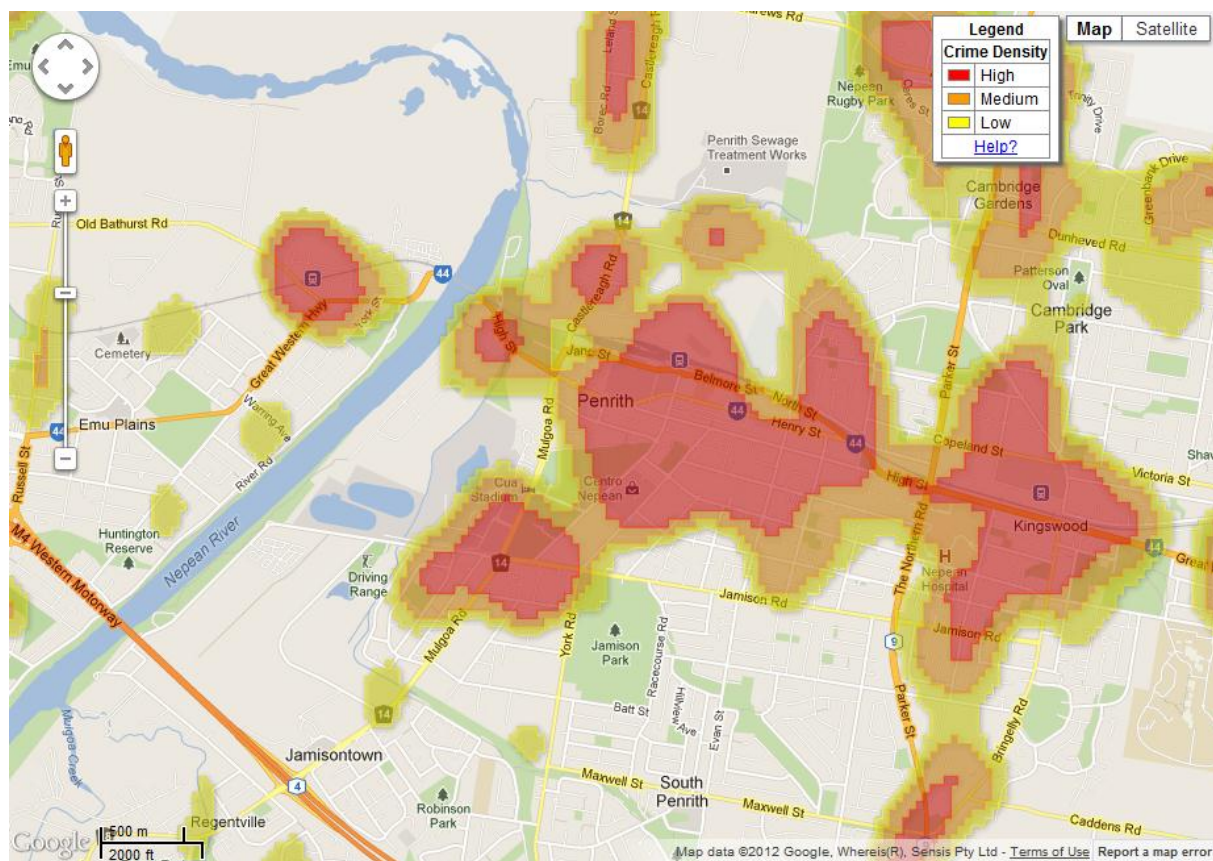
The hotspot maps highlight the types of crimes that should be mitigated against through CPTED principles (including surveillance, access control, appropriate lighting and ownership) to minimise any incidence of, or increase, in crime or perceptions of crime at or around the subject site.

FIGURE 4 – MALICIOUS DAMAGE TO PROPERTY



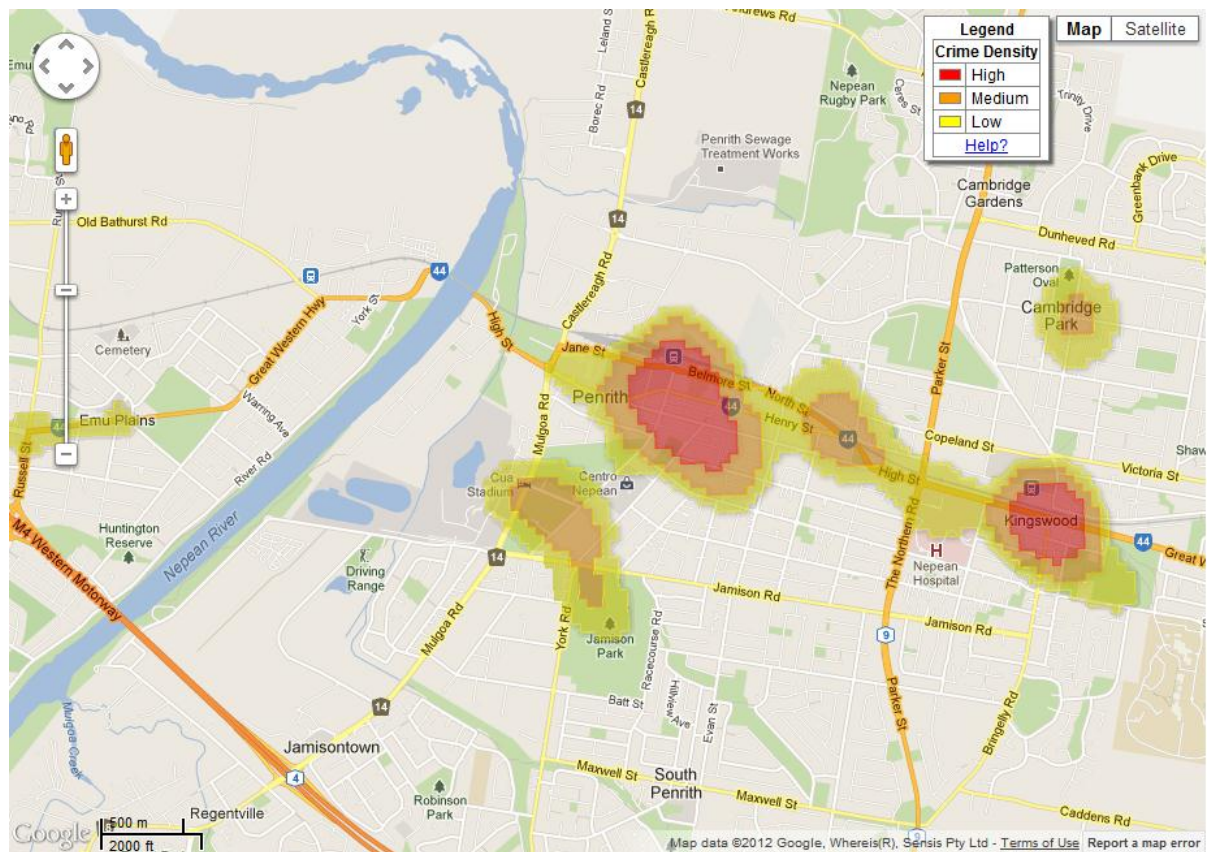
Source: NSW Bureau of Crime Statistics and Research 2012

FIGURE 5 – MOTOR VEHICLE THEFT



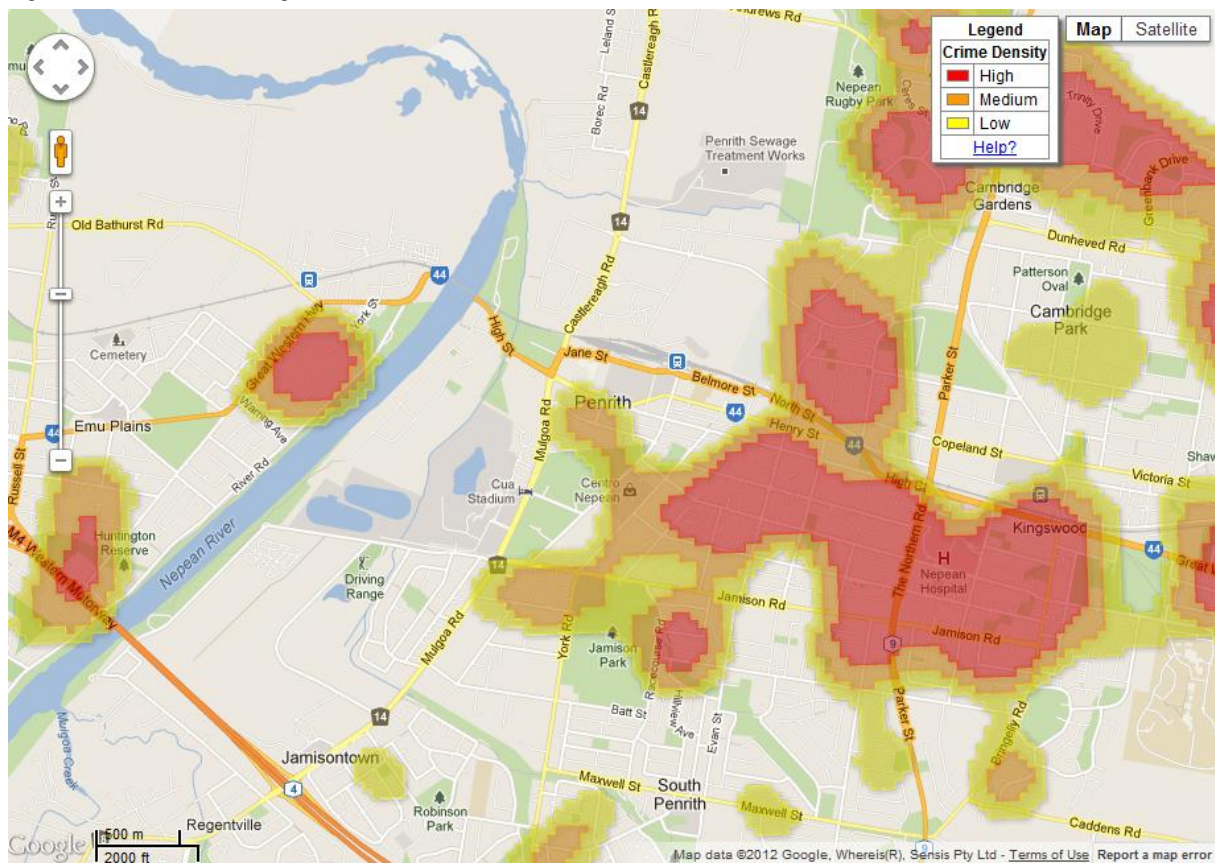
Source: NSW Bureau of Crime Statistics and Research 2012

FIGURE 6 – ROBBERY



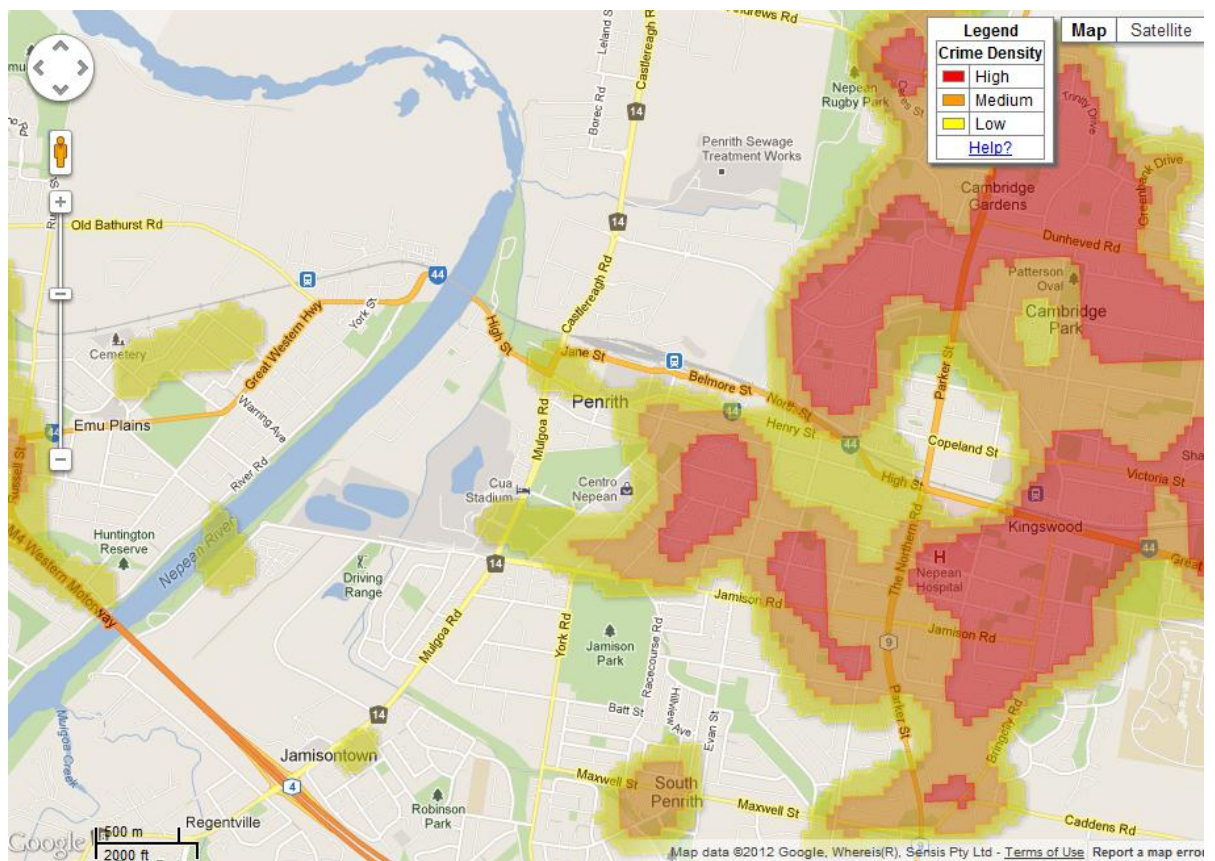
Source: NSW Bureau of Crime Statistics and Research 2012

Figure 7 – Steal from dwelling



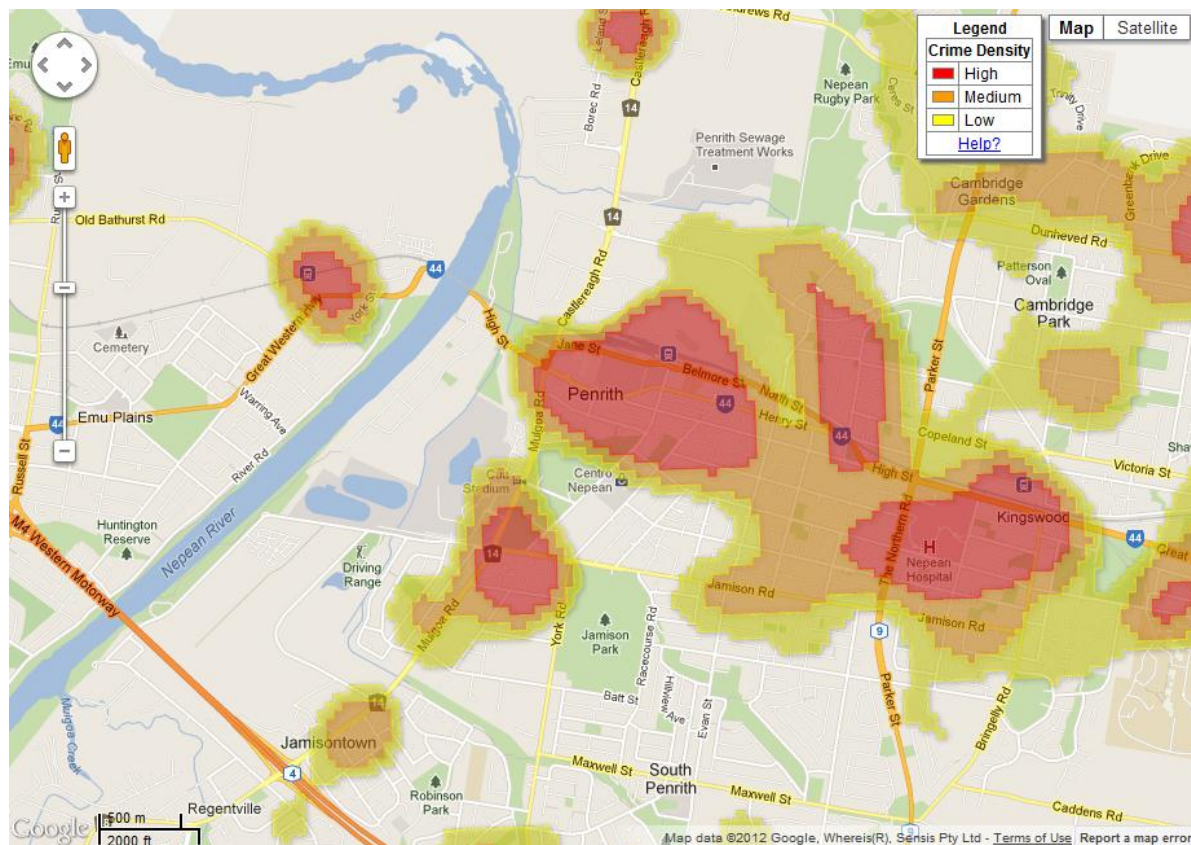
Source: NSW Bureau of Crime Statistics and Research 2012

FIGURE 8 – ASSAULT – DOMESTIC VIOLENCE RELATED



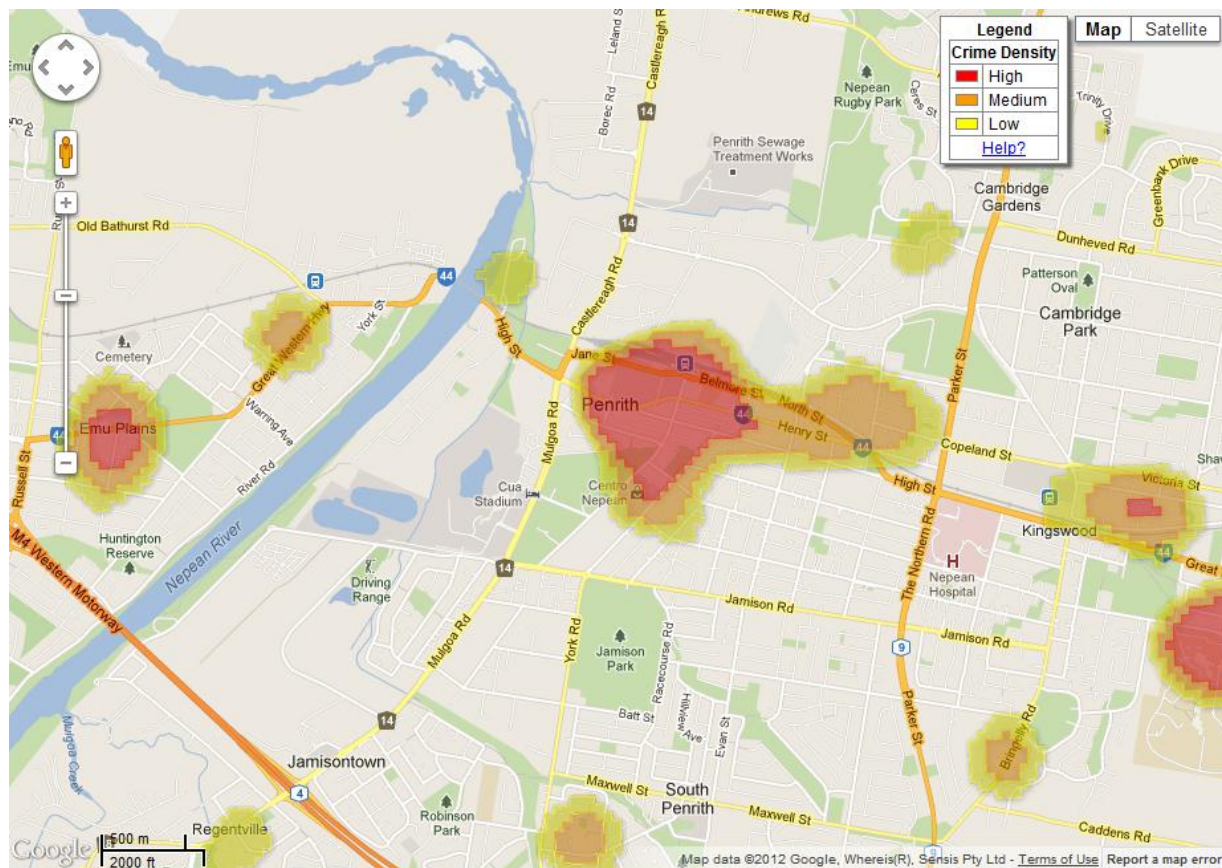
Source: NSW Bureau of Crime Statistics and Research 2012

FIGURE 9 – STEAL FROM MOTOR VEHICLE



Source: NSW Bureau of Crime Statistics and Research 2012

FIGURE 10 – GRAFFITI



Source: NSW Bureau of Crime Statistics and Research 2012

It is noted that while 'hotspots' for some offences do not occur on the proposed site, they occur in close proximity, generally in high pedestrian and parking areas close to Penrith Station, Westfield and Penrith Panthers.

It should be considered that there is potential for these offences to spread to the subject site particularly during construction and following development which may make the site a new attraction for criminal activity. Such offences may include:

- Malicious damage to property
- Motor vehicle theft
- Robbery
- Steal from a retail store
- Steal from motor vehicle
- Graffiti.
- Assault – non-domestic violence related

The design of the development proposal should consider design elements to minimise any potential for the offence categories indicated above.

4.4 IMPLICATIONS OF CRIME PROFILE FOR PROPOSED DEVELOPMENT

The incidence and nature of crimes occurring within Penrith LGA indicates a need for the proposed development to adopt appropriate CPTED principles in design. There are currently few incidences of crime occurring within the subject site, however, the range and volume of crimes occurring across Penrith LGA, combined with key 'hotspot' crime areas in landmark sites including retail areas in close proximity to the site (ie. Penrith Station, Westfield and Penrith Panthers), indicate that there is potential for these crimes to spread to the proposed site. Crimes of particular concern include motor vehicle theft, robbery, and steal from dwelling.

Other high incidences of criminal activity to be considered in the design of the proposal include assault – domestic violence related, assault – non domestic violence related, sexual and indecent assault, break and enter dwelling, steal from retail store, fraud and malicious damage to property. Many of these crimes are opportunistic and incidences of their occurrence can be minimised through the adoption of appropriate CPTED principles.

Given that the proposed development will include retail and residential premises, it will be important that the appropriate CPTED measures are in place to mitigate and minimise future opportunities for these crimes to occur. Measures may include providing opportunities for passive and active surveillance, ensuring that public areas and access points are well lit and appropriately landscaped, together with secure and safe access for residents, workers and visitors to the retail and residential uses within the new development, and secure parking arrangements.

The implementation of CPTED principles, accompanied by regulations adopted by NSW Police, will assist in reducing the likelihood of such crimes occurring. The measures briefly stated above and additional measures recommended to mitigate such crime are explained in detail in Section 6 of this report.

5 Discussions with local stakeholders

This section outlines the result of contact made with relevant crime and safety stakeholders in Penrith. Stakeholders contacted were:

- Olivia Kidon, Community Safety Coordinator, Penrith City Council
- Senior Constable Julie Passau, Crime Prevention Officer, Penrith Local Area Command.

5.1 COMMUNITY SAFETY COORDINATOR – PENRITH CITY COUNCIL

A telephone interview was undertaken with Olivia Kidon, Community Safety Coordinator, Penrith City Council, on Wednesday 27 June 2012. Olivia commented on crime and safety trends, and advised on the CPTED assessment with regard to the subject site.

Anecdotally, a key crime category around the site is graffiti and malicious damage. This was, however, not considered a major issue on the southern, quieter side of Penrith town centre. Graffiti prevention is one of Penrith Council's key areas for crime prevention, so it will therefore be important to minimise the number of surfaces that can be vandalised, and use graffiti proof coating to facilitate the removal of graffiti by Council. Lighting and passive surveillance will also be important to discourage this type of opportunistic crime.

The Community Safety Coordinator identified that compliance with Council's Crime Prevention through Environmental Design Development Control Plan (DCP), and Council's Crime Prevention Plan, is particularly important. The Crime Prevention Plan identifies seven key crime prevention areas; concerns for safety, domestic violence, malicious damage, assault – not domestic violence, harassment and anti-social behaviour, steal from and theft of motor vehicle, and break and enter offences. It will be important to ensure that these elements are addressed in a CPTED assessment, along with compliance with the DCP.

An issue identified was the proximity of the Centrebet Stadium, (capacity 22,000 people) to the site and the related crowds that will be in the area particularly on games days/nights. Safety on the roads and thoroughfares is paramount, with particular need for good lighting. Penrith Council has had requests for improved lighting around the Stadium strip already. Pedestrian and vehicular traffic calming methods with appropriate safe road crossings will be important to consider, as well as landscaping and safe and secure car parking.

Specific recommendations included the need for street frontages to be active to provide surveillance to the street, particularly for Station Street. The use of nooks and crannies or alleyway and laneway designs in the development should be avoided, access points for vehicles and residents/visitors need to be carefully designed, and surfaces that can be vandalised should be minimised or coated with anti graffiti paint. Any active security processes, including CCTV, safety systems or card access, should also be included.

The tavern was also identified as an area for careful management. It was suggested that most of the licensed premises in Penrith town centre have closed down, leaving limited licensed premises options for patrons leaving Centrebet Stadium on game nights. As a result, it was identified that hours of operation will be important to consider, as well as spillover from Centrebet Stadium at these times. The thoroughfare from Penrith Panthers should be considered in terms of pedestrian crossings and pathways, and a security management plan will be required to demonstrate that the tavern will not have a detrimental effect on the area.

For the purposes of considering traffic safety in the area, the Community Safety Coordinator also highlighted that there are street markets with 200-300 stalls at the showgrounds on Station Road every Wednesday, 8.30-1.30 and the Kmart store in the adjacent Centro Nepean is open 24 hours. There have been minor crime issues related to this.

Generally, it was suggested that since the site was located away from the main CBD strip, it would not be considered a major problem area.

5.2 CRIME PREVENTION OFFICER – PENRITH LOCAL AREA COMMAND

Penrith Local Area Command Crime Prevention Officer Senior Constable Julie Passau was contacted on 25 June for comment regarding crime prevention issues related to the proposed development.

Senior Constable Passau identified that she had already made comment on a previous Development Application (DA) for the same site at 164 Station Street a few years ago after it was forwarded it to her from Penrith City Council. She commented that she would give specific crime and safety information regarding the site of the proposed development when the DA is forwarded to her from Penrith City Council post lodgement, and she cannot supply that information prior to lodgement.

5.3 KEY FINDINGS

Consultation with stakeholders has identified that the proposed site is removed from the main areas for crime in Penrith town centre. Any concerns for crime and safety at the site relate to adjacent land uses and spill over activities from these, such as crowds from the Centrebet Stadium, markets at the Showgrounds and Centro Nepean. Key considerations for crime and safety and the CPTED assessment identified include:

- Graffiti prevention measures should be considered
- Design features that increase passive surveillance, particularly active street frontages
- Lighting and good design of pedestrian pathways, and management of pedestrian traffic,
- Management of crowds from Centrebet Stadium on event days
- Careful management of licensed premises, including a security management plan and consideration of operating hours
- Active security processes, including CCTV, security systems or card access, should be included.
- Additional security should be considered during construction to prevent theft of materials
- Compliance with Penrith Council's Crime Prevention through Environmental Design DCP, and consideration of priority areas for crime prevention in Council's Crime Prevention Plan 2007-2011.

6 Crime Prevention through Environmental Design – Criteria, assessment and recommendations

The following is an assessment of the architectural concept plans and landscape plans for the Nepean Green proposed development at 164 Station Street, Penrith. The assessment is in accordance with the CPTED principles outlined below, and the Penrith City Council Crime Prevention through Environmental Design DCP summarised in Section 2 of this report. The following also outlines recommendations, potential mitigation measures to be considered and implemented where appropriate in the design of the proposed development.

6.1 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

There are a number of criteria to be considered when assessing CPTED as part of a development application. CPTED aims 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.

(NSW Department of Urban Affairs and Planning, 2001)

Four key principles are considered in the assessment of applications to minimise the opportunity for crime. They include:

- Surveillance
- Access control
- Territorial reinforcement/ownership
- Space management.

SURVEILLANCE

There are three main types of surveillance:

- Natural surveillance is achieved when regular users of a space can see and be seen by others. This highlights the importance of building layout, orientation and location; the strategic use of design; landscaping and lighting. Natural surveillance is a by-product of well-planned, well-designed and well-used space.
- Technical/mechanical surveillance is commonly used as a 'patch' to supervise isolated, higher risk locations. There is a proven correlation between poor lighting, fear of crime, the avoidance of public places and crime opportunity. Australian and New Zealand Pedestrian Lighting Standard 1158.1 requires lighting engineers and designers to consider crime risk and fear when selecting lamps and lighting levels. Good lighting can assist in increasing the pedestrian usage of an area.
- Formal (or organised) surveillance is achieved through the tactical positioning of guardians. An example would be the use of on-site security guards or employees at higher risk locations.

ACCESS CONTROL

Access control refers to the control of people who can enter an area so that unauthorised people are excluded, for instance, via access control points that require security passes and physical barriers such as fences and grilles.

SPACE MANAGEMENT

Space management ensures that space is appropriately utilised and cared for. Space management strategies include: activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of burned out lighting and the removal or refurbishment of decayed physical elements.

It is also important to distinguish between 'passive' security measures (better lighting, enhancing natural surveillance including observation by other users) and 'active' security (security personnel, locked access points, closed circuit television or CCTV). Effective use of the former can reduce the need and associated cost of the latter.

Situational crime prevention involves changing various aspects of the environment so that the efforts and risks required to commit crime are increased, and perceived rewards are reduced. Situational crime prevention is based on the assumption that people commit crimes for rational motives, and that people will only commit a crime when they perceive the benefits outweigh the risks.

Situational crime prevention is more effective for some types of crimes, such as those motivated by greed or opportunistic crimes. Crimes such as vandalism, assault, break and enter, theft, trespassing, and motor vehicle theft tend to be more responsive to situational crime prevention strategies. These are the types of crimes that most commonly occur in public spaces.

6.2 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN ASSESSMENT

Available plans of the proposed development at 164 Station Street, Penrith, including the detailed concept plan and 3D view diagrams of the Masters Home Improvement Store (Masters) (Stage 1 of the development), have been assessed in accordance with CPTED principles and the appropriate regulations adopted by NSW Police. Areas that require specific attention to ensure maximum safety within the proposed development have been identified and recommendations proposed to mitigate any issues.

It should be noted that design is only one component to ensure a safe and secure environment. The level of actual or perceived crime is determined through the combination of design principles and ongoing management of the development. Design should support and accommodate good management practices.

Overall, the proposed development includes considerations for CPTED principles within its design. However, a number of measures can be undertaken to further improve safety across the development.

6.2.1 CAR PARKING AREAS

Car parking areas can be common spaces for offences against property or persons. This will be particularly important to consider within the context of the subject site, given that theft of and steal from vehicle are two key areas of crime occurring within and close to the site, and are listed as priority crime prevention areas in Council's Community Safety Plan.

The proposed 380 at grade uncovered car parking area next to the proposed Masters retail centre may present opportunities for theft of or steal from motor vehicle offences after dark. Access to the car park is proposed from Station Street and Jamison Road, with two service and delivery access points proposed to the north of the site, at the interface with the residential portion of the site.

Basement car parking is proposed for the northern portion of the site, with a total of 600 parking spaces proposed for residents and visitors, and 10 spaces proposed for staff at the retail plaza and tavern. Parking spaces for 73 users of the retail plaza and tavern is to be provided within a basement car park and additional 73 new on street parking spaces (See Appendix B).

It will be important to ensure that appropriate security measures are in place to ensure safe and secure parking for residents, visitors and retail patrons. This is particularly important in the open air car parking area, where landscaping along the border should provide a visual perimeter to the car park without compromising sight lines. The use of low level landscaping, interspersed with high canopy trees, will discourage trespassing.

Passive surveillance from Masters retail is provided from the café at the front of the site, and through the use of windows could be encouraged from within the store itself. Good lighting will be an important consideration, particularly at night time and with regard to parking bays. Active security measures should also be considered, including the installation of CCTV cameras and signage indicating that CCTVs are

present random staff patrols during the day will indicate that the parking area is secure and discourage opportunistic crime.

Access control will be particularly important in residential parking areas. Key card access to secure parking areas for residents, and intercom systems for visitors, are important ways to ensure that unwanted visitors do not enter residential parking areas. Appropriate lighting and careful design of access and lift areas, ensuring there are no areas of concealment, will contribute to enhanced safety for residents and staff. The installation of CCTV at all access points, including internal lift areas in parking areas, is also recommended.

It will be important also to install signage across all parking areas to encourage residents, visitors and patrons to adequately secure their vehicles and belongings and not leave valuables in view.

Recommendations: Car parking areas

- Ensure that design of car parking areas comply with relevant parts of AS 2890
- Ensure the provision of adequate lighting throughout all underground and outdoor at grade car parking areas, particularly at pedestrian and vehicular entry and exit points including lifts and stairwells
- Lighting should also take into account all vehicular and pedestrian thoroughfares
- Installation of speed restriction devices where appropriate, particularly in outdoor parking areas
- Lift doors should not open directly onto vehicular thoroughfares in basement parking areas. Pedestrian safety should be considered at access points to lifts on all levels
- Installation of appropriate directional signage, and signage to encourage residents and visitors to adequately secure their vehicles and belongings
- Use of landscaping where appropriate around the border of the outdoor car parking area to show ownership of and care for the parking area
- Implementation of active security measures such as the use of CCTV cameras across parking areas, particularly at points of access, the use of key card access to parking areas for residents, and security guards patrolling the outdoor parking at the proposed Masters development.

6.2.2 ENTRY, ACCESS AND EGRESS

Entry areas across the development are activity generators. Ideally entry areas should be located adjacent to areas which offer high levels of visibility and opportunities for surveillance.

Safe and well lit access to the Masters retail will be an important consideration, in terms of vehicular access areas and service roads, and visitor and pedestrian access. Service access to Masters is proposed from Woodriff Street on the northern side of the retail development down a local road adjacent to the residential portion of the site exiting on to Station Street. It will be important that the service loading dock areas are secured, particularly at night, and kept clear to prevent theft of stock or any materials, and vandalism of the external walls of the building.

Staff and visitor vehicular entrance points to Masters are via Station Street and Jamison Road, and are opposite residential properties and Howell Park. It will be important to ensure that these areas are well lit, and that there is low level landscaping surrounding the car park to provide a visual perimeter to the site and discourage opportunistic crime, without interrupting sight lines or providing opportunities for concealment.

In the residential areas of the proposed development, secure access to car parking areas and entrances to buildings will be important in ensuring residential safety and security. A key card access system for residential basement parking and lift access is advised, as well as an intercom system, to ensure that only authorised visitors may enter the car parking areas and access apartments.

Pedestrian access from the street, including Station Street, Woodriff Street, Jamison Road and local roads within the development, are also important to consider. The use of intercom systems and secure

lobbies and lifts will ensure security for residents and visitors. It will be important to ensure that all access points to buildings are not concealed, are visible from public areas and are well lit, particularly at night.

Access to the tavern and retail areas should be monitored by CCTV, as well as security guards at the tavern, as part of a security plan of management. It is noted that 24/7 CCTV at the tavern, as well as security guards during operating hours, is proposed. This will be particularly important at night, given the proximity of the tavern to adjoining residential units. It is noted that the plaza will benefit from casual passive surveillance during the day from retail uses that will activate the northern part of the street frontage. Measures such as adequate lighting and signage will assist in reducing opportunities for crime during the evenings when passive surveillance is reduced. Provision of embellishments, such as fixed seating and tables, in the plaza area may promote informal opportunities for community activities and events to increase community ownership and passive surveillance of this area.

The use of CCTV cameras for surveillance of all entry, access and egress points, to all areas of the development, including parking areas, will be an important way to actively monitor any criminal activity at the site.

Recommendations: Entry, access and egress

- Installation of CCTV cameras at entry, access and egress points, including street entrances to retail and residential developments, the tavern, and the Masters development, entrances to car parking areas, and lift and stairwell areas throughout the development
- Provision of secure gates/doors at the entrances and exits of basement car parking areas, including a key card system and intercom to ensure resident security
- Ensure that lift areas in residential areas are secure with swipe card access systems
- Ensure that landscaping does not hinder passive surveillance or obstruct sightlines
- Ensure that service areas are secure and locked after hours to prevent theft or vandalism
- Provide opportunities for casual surveillance by ensuring that all entry, access and egress points are well lit, particularly at night, not concealed, and are visible from the public domain
- Provide embellishments, such as fixed seating and tables, in the plaza area that promote community activities

6.2.3 PEDESTRIAN AND DISABLED ACCESS

Pedestrian and disabled access within and around the proposed development will facilitate visitor and resident movement and safety. All pedestrian walkways should be clearly marked with directional signage where appropriate, and lighting to the appropriate Australian Standards (AS). The development should encourage positive connectivity for visitors as well as local residents.

The main pedestrian access points for Masters are likely to be near the vehicular entrances at Station Street and Jamison Road. It will be important to ensure that pedestrian pathways are included close to these entrances at a distance that allows for pedestrian safety and provides a safe pathway through the perimeter landscaping to be provided around the outdoor car parking area.

Conflicts between vehicular and pedestrian uses should be minimised, and a clear pathway to the Masters development should be made for pedestrians wishing to access the development from the street rather than the car park. Pedestrian crossings have already been included in plans for this car parking area. Disabled car parking spaces are also included in all parking areas of the development.

Pedestrian pathways in the residential development should encourage use of courtyard areas that benefit from passive surveillance of the residential buildings. More active courtyard areas will facilitate pedestrian, resident and visitor safety in the area. Pedestrian pathways should be clearly marked and include directional signage, be appropriately landscaped to provide feelings of safety and ownership without interrupting sightlines, and be well lit such that faces can be identified at night, in order to discourage opportunistic crime and improve feelings of safety.

Pathways should also encourage straightforward and legible movement between buildings and different parts of the development. Traffic calming devices and pedestrian crossings on local roads should also be

considered to ensure that there are minimal conflicts between pedestrians and vehicles within the development.

Also important will be the consideration of pedestrian access from neighbouring Centrebet Stadium, Penrith Panthers and Howell Park, particularly in relation to the retail plaza and tavern. Ensuring that there are safe, appropriate and well lit pedestrian crossings on Station Street will improve the safety of pedestrians and ensure safe passage to retail areas and the tavern, which is likely to be popular with crowds from nearby areas. Including a pedestrian crossing as appropriate in close proximity to the tavern and retail plaza will encourage pedestrians to cross the road at this juncture, rather than crossing in a random and disorderly manner, or disturbing the adjacent proposed residential buildings.

Provision of disabled access that complies with the Disability (Access to Premises-Buildings) Standards will also be important in lift areas, and will include the provision of hand rails where appropriate, and pedestrian pathways that are wheelchair accessible. Disabled ramp access to the retail plaza and tavern should also be included.

Recommendations: Pedestrian and disabled access

- Ensure that all pedestrian and disabled walkways and pathways are clearly marked with signage, have appropriate landscaping that does not interrupt sightlines, and are well lit, particularly at night
- Ensure that pedestrian pathways are permeable, and facilitate straightforward access between buildings and different parts of the development that are appropriately lit and landscaped to encourage vibrancy and active use, particularly in courtyard areas between residential buildings
- Ensure that lifts and escalators are optimised for wheelchair access in accordance with the Disability (Access to Premises-Buildings) Standards
- Ensure that the retail plaza and tavern are wheelchair accessible with ramps and lifts as appropriate
- Ensure the provision of hand rails on stair wells and rest zones where appropriate
- Provide appropriate measures, such as pedestrian crossings, signage and signals, to ensure that there are no conflicts between vehicular and pedestrian traffic, and that pedestrian traffic flows to retail areas of the site or the tavern do not impact on residential areas of the site.

6.2.4 LIGHTING

Lighting plays an important role in preventing crime from occurring, particularly opportunistic crime. The proposed development should be lit to AS 1158 – Lighting for Roads and Public Spaces and comply with AS 4282 - Control of the Obtrusive Effects of Outdoor Lighting for pedestrian and vehicle access. The following recommendations should be considered in order to assist with crime prevention.

It will be important to ensure that there is appropriate lighting internally and externally of the proposed development. Lighting in the appropriate places contributes to a more secure atmosphere and space. Well positioned and directed lighting will not only deter people from undertaking criminal activities within the area and development, but will allow greater opportunities for natural surveillance and clearer sightlines for CCTV during the day and night.

Suitable lighting will potentially decrease opportunities for crime to occur and provide residents, staff and retail patrons with a sense of safety and greater understanding and appreciation of the environment at night. It will be important to ensure that reflective materials are used (internally and externally) to contribute to the aesthetics of the building, and enhance the luminary effects of lighting that is in place.

Lighting of internal streets should be considered, given that they are not wide streets and will have low levels of passive surveillance due to residential buildings that are designed to predominantly face internal courtyards, and low levels of traffic flow, apart from residents and their visitors. This will be particularly important for the street backing the wall of the neighbouring Centro Nepean development to the north of the site, where there is no direct access to Station and Woodriff Streets, with access only via local roads.

Increasing passive and active surveillance of this part of the development using CCTV cameras and considering the aspect of the residential building will be helpful in discouraging crime in this area. This

wall would also benefit from landscaping, with the possible inclusion of a trellis and vines to improve the area in terms of safety and aesthetics and discourage the incidence of graffiti or malicious damage.

Lighting will also be important in car parking areas, both outdoor and on basement parking levels, as well as around the tavern and retail areas along the Station Street frontage. This will encourage activation of the site, and contribute to lighting along Station Street, which has been identified as an area of concern by stakeholders. It will also discourage incidence of steal from and theft of motor vehicles, and will be particularly important at the proposed Masters outdoor car park during hours of operation of the store.

Lighting should also illuminate pedestrian pathways and any possible entrapment spaces that cannot be avoided in design, and be strong enough that faces can be identified along pedestrian pathways. These measures will increase the perception of community safety within the proposed development.

Lighting should be designed such that it is difficult to vandalise.

Recommendations: Lighting

- Lighting should comply with AS 1158 - Lighting for roads and public spaces, and AS 4282 - Control of the obtrusive effects of outdoor lighting, to ensure that lighting sufficiently illuminates dark areas to discourage opportunistic crime and encourage visibility and the identification of faces, while avoiding spill into neighbouring properties
- Lighting of any pedestrian pathways and internal streets, as well as access points such as lifts and stairwells, and car parking areas, is particularly important to consider for pedestrian safety
- Lighting fixtures should be sturdy and 'vandal-proof'
- Ensure that landscaping and lighting interact to reduce opportunities for concealment
- Ensure that the street frontage to Station Street is appropriately lit to encourage safe passage of patrons of Centrebet Stadium and leisure facilities on the western side of Station Street to the retail areas of the proposed development.

6.2.5 INTERNAL LAYOUT

Specific assessment of the internal layout of the development is not possible, as specific internal layout plans are not yet available and will be reviewed in subsequent development applications. General recommendations are provided, with respect to the concept plan.

It will be important to ensure that there are no areas of concealment within the residential areas of the development, particularly near lift access areas. Signage will be important for residents and their visitors within the building in ensuring legibility of the development, given its size and mixed use nature. Lighting and intercom access systems will allow for improved resident safety within the building. The provision of windows that overlook internal courtyards will also be helpful in providing passive surveillance to these open areas, and street spaces where possible.

The layout of the tavern and retail plaza should encourage activation of the Station Street frontage, and create opportunities for passive surveillance in order to reduce incidence of robbery, or anti-social behaviour. It should be ensured that these areas do not include any spaces for entrapment or concealment, particularly in and around car parks, corridors and toilet facilities. These considerations will also be important for the Masters portion of the development.

It should be ensured, given the size and mixed use nature of the development, that there is a clear definition between public and private access areas in terms of car parking, residential and retail uses. This will prevent confusion and also provide safety to residents and can be achieved through the use of signage, particularly in the internal local roads, and landscaping which shows ownership of residential areas of the development.

It should be ensured that any internal landscaping or planting is appropriate in height and plant type, and assists to reduce opportunities for people to hide and/or vandalise internal areas.

Recommendations: Internal layout

- Ensure that the internal design of all areas of the development does not provide opportunities for entrapment or concealment, particularly in and around the car parks and corridors
- Install clear and unambiguous signage across the development to ensure legibility across the various different uses
- There should be a clear definition between public and private access areas through the use of signage and landscaping
- Ensure that disabled access is available throughout the residential buildings and surrounding landscaped areas and is in accordance with Australian Standards
- Ensure that any internal landscaping or planting is appropriate in height and plant type to limit opportunities for vandalism or concealment
- Encourage activation of the street frontage near the retail plaza and tavern on Station Street to improve levels of passive surveillance and reduce opportunities for crime.

6.2.6 EXTERNAL LAYOUT

A key component of the external layout of the proposed development is to ensure opportunities for crime against person or property are minimised.

Opportunities for graffiti or malicious damage to property can be successfully minimised by using techniques such as screening on buildings or landscaping, such as the use of trellis and vines, and low shrubs and creepers, which avoid the prevalence of blank surfaces. Anti-graffiti paint should also be applied to external walls and surfaces to facilitate removal of graffiti. Landscaping should not provide opportunities for concealment and all external areas of buildings, landscaped areas and the perimeter of the development should be well lit, particularly at night, when opportunities for surveillance are decreased.

There should be appropriate design measures in place to ensure that people cannot climb surfaces and walls and access buildings through upper level windows or balconies. Metal gratings, bars and other impediments are useful deterrents that discourage this type of activity.

It should be ensured that appropriate signage is used to increase legibility of the development given intended mix of uses. It is advised that CCTV is used at external areas of the buildings, particularly at pedestrian access points, to provide active surveillance of the area.

One key area of concern is the entry and exit to the Masters trade entry at the south east corner of the retail development building. This area will provide open access for cars and trades vehicles and given the open aspect of these entry points should be monitored using CCTV and active surveillance in the form of Masters security personnel or dedicated Masters team members. Open areas such as these may provide opportunities for both opportunistic and pre-meditated theft.

Safety in outdoor areas of the development, particularly in courtyard areas between residential buildings and the plaza, will be an important consideration in the external layout. Courtyard areas will benefit from passive surveillance from residential units, and should also be lit and landscaped appropriately along pedestrian pathways and access points such that there are no opportunities for concealment. Open areas should act as both thoroughfares for residents and areas for informal congregation, increasing use and community ownership.

Safe movement through the different areas of the site is also an important consideration. Conflicts between pedestrian and vehicular traffic should be minimised through the use of lighting, landscaping and signage on sidewalks and by parks bays. Clear pathways through the development to areas of interest, such as the retail plaza and tavern, should be identified and lit and landscaped appropriately. The Station Street sidewalk is also important to consider in terms of safe access to the Masters development. Pedestrian safety could be improved by the use of mirrors to assist with visibility where appropriate.

Safety in the proposed road between Masters and the residential developments should also be considered. Given the through site link between Woodriff Street and Station Street provided by this road, and its use by service vehicles to access the rear of the Masters development, it is likely to have a higher level of traffic than other local roads. It may also potentially be used as an access point for residents and

members of the community avoiding Station Street, which is likely to become busier as Penrith Town Centre expands southward. Signage, lighting at night and appropriate traffic calming devices for this street should be considered to improve resident and community safety, in terms of pedestrians and vehicles.

An important consideration will be of the interface with the Centro Nepean site at the northern border of the development, particularly in terms of the local road adjacent to the high wall at the border of Centro Nepean that limits access to local roads only, with no access to Station Street or Jamison Street for pedestrians or vehicles.

A lack of passive surveillance at this wall due to the design of residential buildings that face away from this space may create a problem area. The use of landscaping, with creepers and shrubs, will help to improve amenity in this area and prevent incidence of graffiti, and the incorporation of good lighting and active surveillance in the form of CCTV cameras will be important ways to show that this part of the site is well looked after, deterring opportunistic crime and the gathering of non-residents.

Recommendations: External layout

- Ensure that all external areas of the building are well lit, particularly at night
- Avoid blank walls in the external layout of the development to reduce opportunities for graffiti. Graffiti resistant paint and coating should be used for external walls to facilitate removal of graffiti on any blank surfaces
- Ensure that CCTV cameras are provided at external areas of the building
- Ensure that there are no opportunities for concealment provided by external building design or landscaping
- Ensure that external surfaces cannot be scaled by passersby to ensure resident safety
- Consider the use of mirrors at sharp road and sidewalk corners to facilitate resident safety
- Consider safety at the road created between Masters and the residential areas of the site. Ensure that appropriate lighting, signage and traffic calming devices are used to discourage the use of the street as a rat run and facilitate resident and community safety
- Consider safety at the brick wall border with Centro Nepean at the northern end of the site. Incorporate appropriate landscaping and lighting, and the use of CCTV cameras, to show that this part of the site is well looked after and is not a potential dead end for criminal activity.

6.2.7 MATERIALS

Building and landscape materials used are important to consider when ensuring CPTED principles are met. When considering lighting and the perception of safety within a particular environment. It should be noted that materials are also used for aesthetic purposes. It is recommended that external surfaces are treated to facilitate graffiti removal. This was also recommended by the Penrith Council Community Safety Coordinator during consultation.

It is also important to ensure that the appropriate cleaning and maintenance schedules are in place. Developments that are well maintained and looked after are less likely to attract criminal activity. This will not only encourage a sense of ownership and pride for those who live and work within the development but also deter potential vandalism. This is of particular importance to the proposed development due to the incorporation of a number of different uses; residential, retail, the tavern and car parking areas.

To minimise potential vandalism within communal outdoor areas it is recommended that appropriate vegetation is located along walls with anti-graffiti paint applied to external facing walls. It will also be important to ensure that walls facing publicly accessible areas are designed appropriately to limit the opportunities for people to climb or access private residences or retail premises. This will be particularly important in terms of the brick wall border of the Centro Nepean site at the northern end of the site that is enclosed between buildings and the local road.

It is recommended that increasing the amount of reflective surfaces within areas of the development that may experience incidents of criminal activity, such as the proposed car parks, will assist in increasing the

lighting of the area. Criminal offences are less likely to occur in well-lit areas, as it creates the perception that an offence will be witnessed.

Pathways should consist of non-slip pavements to ensure safe accessibility for residents and visitors.

Recommendations: Materials

- External materials should consist of graffiti resistant paint and coating
- Consider the use of reflective materials and lighter coloured paint to enhance lighting in basement car parks and lobbies where possible
- Ensure that paving and tiling is non-slip
- Ensure that appropriate vegetation is used along pathways and walls to deter graffiti vandalism, particularly with regard to the brick wall border to the Centro Nepean site at the northern end of the proposed development
- Ensure that there are appropriate vandal proof measures on communal benches or any outdoor furniture to deter skate boarders
- Ensure that walls are appropriately designed to limit opportunities for people to access retail premises and private residences.

6.2.8 LANDSCAPING

All landscaping should be designed to conform to CPTED standards. Landscaping should not interrupt sightlines, and the use of shrubs, creepers, ground covers and high canopied vegetation is recommended in the Penrith Crime Prevention through Environmental Design DCP to this end. It must be ensured that any landscaping does not provide opportunities for concealment or entrapment, particularly at access points to different buildings in the site.

Sightlines from balconies and windows from residential buildings should also not be obstructed by landscaping. Vantage points such as these provide important natural surveillance opportunities onto communal areas and courtyards, and pedestrian pathways.

Landscaping can be used to prevent graffiti and vandalism of external surfaces through the use of creepers and shrubs to reduce access to walls and blank surfaces while maintaining sightlines. This technique will be particularly important at the northern border of the site with Centro Nepean, where the brick wall border is exposed and enclosed by service entries on either side, and the local road.

Landscaping will also be an important consideration around the Masters outdoor car park given the high rates of steal from and theft of motor vehicle in the area. A landscaped border to the car park, incorporating raised landscaping and low shrubs with allowances for pedestrian access where appropriate, will assist in deterring trespassers from cutting through the car park and help to prevent opportunistic crime. This border will show ownership of the site by Masters and gives the idea that this car parking areas is for patrons only, while maintaining clear sightlines. Sightlines will also be important from entrance areas of the Masters development, including the café, with minimal landscaping to allow patrons near entrance and exit points of the store to see their vehicles.

Landscaping should be well maintained to provide people with a greater sense of safety and a willingness to be in the area, instilling a greater sense of pride and ownership for residents and the local community. In this way, landscaping will contribute positively to the amenity and aesthetics of the site.

Recommendations: Landscaping

- Ensure that landscaping conforms to CPTED standards, and standards outlined in Penrith Council's CPTED DCP
- Ensure that landscaping does not interrupt sightlines or provide opportunities for concealment, and consider the use of shrubs, creepers, ground covers and high canopied vegetation to this end
- Consider the use of landscaping on external surfaces to deter graffiti artists and malicious damage
- Develop landscaping along the brick wall border to the Centro Nepean site at the northern border of the development to deter malicious damage and show ownership of the site
- Develop a low landscaped border, using raised landscaping and low shrubs that do not interrupt sightlines, around the border of the Masters site and car park to show ownership and deter opportunistic crime. High canopied trees can also be used intermittently along this border
- Ensure that landscaping is well maintained to instil a sense of pride and ownership for residents and the local community, prevent the creation of spaces in which people can hide or loiter, and contribute positively to the amenity and aesthetics of the site.

6.3 HEADLINE ISSUES FOR PROPOSAL

The following outlines the headline issues for consideration with regard to the proposed development when assessed against the CPTED principles:

- Provide appropriate measures, such as pedestrian crossings, signage and signals, particularly along Station Street between Centrebet Stadium and the proposed tavern, and within local roads of the residential development, to ensure that pedestrian traffic and flow not result in compromised safety of pedestrians
- Ensure that all external and relevant internal areas of the development are well lit to the relevant Australian Standards without spilling into neighbouring residential properties on Jamison Road and Woodriff Street. Lighting is particularly important at all access and entry points including lifts and stairwells, on sidewalks and pedestrian pathways, in car parking areas, and particularly at the northern border of the proposed development with the Centro Nepean site. It will also be an important consideration along Station Street, with particular regard to pedestrian movement across the road from Centrebet Stadium to the tavern
- Ensure that lifts and escalators are optimised for wheelchair access in accordance with the Disability (Access to Premises-Buildings) Standards
- Ensure that pedestrian pathways through and around the site are easy to navigate and safe through the use of signage, lighting and landscaping as appropriate
- Install CCTV cameras at entry, access and egress points to all areas of the development, including access areas to car parks, residential lobbies and lift areas, as well as the brick wall border to the Centro Nepean site
- Ensure that landscaping does not interrupt sightlines and is used on external surfaces to deter malicious damage, show ownership and improve aesthetics. Landscaping will be particularly important surrounding the Masters development and car parking area, and at the brick wall border to the Centro Nepean site. It will also be important to ensure that landscaped areas do not provide opportunities for concealment or entrapment
- Avoid blank walls in the external layout of the development to reduce opportunities, and treat external surfaces to facilitate the easy removal of graffiti
- Ensure access to private residential and car parking areas is secure and safe. The use of swipe cards and/or pin codes and intercom systems to access entries/exits and lifts is recommended

- Provide opportunities for passive surveillance where possible, particularly in courtyard areas to the development and any public areas and outdoor carparks
- Consider safety at the road created between Masters and residential buildings of the site. Ensure that appropriate lighting, signage and traffic calming devices are used to discourage the use of the street as a rat run and facilitate resident and community safety
- Ensure that appropriate CPTED measures are in place for the brick wall next to the Centro Nepean site, including lighting, landscaping and active surveillance. Such measures will also be important for surrounding internal streets that are unlikely to receive high levels of traffic apart from residents, and will therefore not receive high levels of passive surveillance
- Ensure that all buildings, landscaping, lighting and security fixtures in all areas including residential areas, retail areas, the tavern and car parks, are kept clean and well maintained.

7 Conclusion

This CPTED assessment has considered the concept plans of the proposed mixed use development with regard to CPTED principles and existing issues at the site. To improve the safety and potential crime outcomes for residents, visitors and the broader community, recommendations have been made to ensure that appropriate measures are included and/or considered in the final architectural and landscape plans.

Specific crime types and rates within close proximity to the site were highlighted through the review of Council documents and policies, BOCSAR statistics, and consultation with the Penrith City Council Community Safety Coordinator.

The overall concept plan presented considers CPTED principles and design elements generally comply with these principles. The plans advocate activation of the site along Station Street at the retail plaza and tavern, good passive surveillance in residential areas, good legibility and strong amenity for a diverse demographic that will access and use the development. Given the non-specific nature of the concept plan, a more detailed assessment should be considered in the final design of the development to ensure low crime and high safety outcomes.

CPTED principles that will be particularly important to consider include signage to show separation of public and private areas, and assist with legibility of the site given its mixed use nature; landscaping to deter malicious damage, provide amenity and show ownership of all elements of the site; lighting to deter opportunistic crime and provide safety for residents and pedestrians at all times; active surveillance through the use of CCTV cameras at access points to the development and areas that are unlikely to receive passive surveillance; and increased activation of open spaces to encourage resident community activity.

The design of the site already shows consideration has been given to maximising passive surveillance, particularly in residential areas looking onto courtyards; safe car parking areas for residents and patrons of the Masters development; safe and secure service access; and an activated street frontage to the town centre and surrounding uses such as Centrebet Stadium and Centro Nepean.

There are a number of key recommendations in this report to assist in the design of the development and landscaped areas. These recommendations should be considered and implemented where possible in the final architectural and landscape plans and as part of the overall management of the proposed development.

Appendix A

Analysis of demographic and community profile

POPULATION AND AGE PROFILE

At the time of the 2011 Census, there were 11,813 people living in the Penrith suburb, 178,467 people living in Penrith LGA and 4,391,674 people living in Greater Sydney GCCSA.

Table 3 provides a comparative analysis of the age distribution Penrith suburb, Penrith LGA and the Greater Sydney GCCSA.

TABLE 3 – COMPARATIVE ANALYSIS OF AGE DISTRIBUTION OF PENRITH SUBURB, PENRITH LGA AND THE GREATER SYDNEY GCCSA, 2011

AGE	PENRITH SUBURB	PENRITH LGA	GREATER SYDNEY GCCSA
Total population	11,813	178,467	4,391,674
Median age	37	34	36
0-4 years	6.7%	7.6%	6.8%
5-14 years	10.4%	14.1%	12.4%
15-24 years	13.0%	14.7%	13.3%
25-54 years	42.0%	42.4%	43.9%
55-64 years	10.3%	11.4%	10.8%
65 years and over	17.6%	9.7%	12.7%

Source: ABS 2011

Table 3 indicates:

- The median age in Penrith suburb (37) is slightly higher than that of Sydney SD (36), and higher than Penrith LGA (34)
- Penrith suburb has a slightly lower proportion of 0-14 year olds (17.1%) than Sydney SD (19.2%), while Penrith LGA has a higher proportion of 0-14 year olds (21.7%) than both Sydney SD and Penrith suburb
- Penrith suburb has a higher proportion of persons aged 55 years and over (27.9%) than Penrith LGA (21.1%) and Sydney SD (23.5%).

FORECAST POPULATION

Based on official forecast population growth figures published by the NSW Department of Planning in 2010 for the period 2006 to 2036, population growth within Penrith LGA is expected to be slow to moderate.

As shown in Table 4, the population is expected to grow from 2006 to 2036, with peak growth occurring from 2006 to 2016 (2.1%). The overall predicted population growth rate for this period is 32.2%.

TABLE 4 – OVERALL PREDICTED POPULATION GROWTH FOR PENRITH LGA 2006 - 2036

YEAR	PREDICTED POPULATION	POPULATION GROWTH RATE
2006	177,200	
2011	182,000	+0.54%
2016	196,500	+1.53%
2021	206,400	+0.99%
2026	215,100	+0.82%
2031	224,300	+0.84%
2036	234,300	+0.87%
Total	+57,100	+32.2%

Source: NSW Department of Planning and Infrastructure 2010

Table 5 provides the relative age profile of the projected population of Penrith LGA. The table also provides the increase or decrease per age group over each five year period.

TABLE 5 –PREDICTED POPULATION GROWTH (AGE BREAKDOWN) FOR PENRITH LGA 2006 - 2036

	2006	2011	2016	2021	2026	2031	2036	TOTAL (2006- 2036)	GROWTH (2006- 2036)
0-4 years	13,150	13,820 (+670)	14,930 (+1,110)	15,230 (+300)	15,340 (+110)	15,530 (+190)	15,840 (+310)	+2,690	20.5%
5-14 years	26,950	25,750 (-1,200)	27,230 (+1,480)	28,890 (+1,660)	29,770 (+880)	30,430 (+660)	31,170 (+740)	+4,220	15.7%
15-24 years	28,390	29,430 (+1,040)	30,610 (+1,180)	30,460 (-150)	31,410 (+950)	33,020 (+1,610)	34,290 (+1,270)	+5,900	20.8%
25-54 years	77,470	76,990 (-480)	81,470 (+4,480)	85,100 (+3,630)	88,110 (+3,010)	91,050 (+2,940)	95,180 (+4,130)	+17,710	22.9%
55-64 years	17,100	19,290 (+2,190)	20,370 (+1,080)	20,560 (+190)	20,330 (-230)	20,980 (+650)	21,780 (+800)	+4,680	27.4%
65 years and over	14,110	16,750 (+2,640)	21,900 (+5,150)	26,190 (+4,290)	30,160 (+3,970)	33,330 (+3,170)	36,060 (+2,730)	+21,950	155.6%
Total	177,200	182,000 (+4,800)	196,500 (+14,500)	206,400 (+9,900)	215,100 (+8,700)	224,300 (+9,200)	234,300 (+10,000)	+57,100	32.2%

Source: NSW Department of Planning and Infrastructure 2010

Key findings include:

- From 2006 to 2036, the population increase across all age groups within Penrith LGA is projected to be 57,100 people (32.2% increase over the 30 year period), with the most significant increase from 2011 to 2016 (+14,500 people)
- The greatest increase will occur in the population aged 65 years and older, an increase of 21,950 people or a 155.6% increase from 2006. This trend will be most significant in the period from 2011 to 2016, which suggests that, despite the higher proportion of young people in the LGA, Penrith LGA will experience population ageing
- The age cohort that will experience the least growth will be the population aged from 5 to 14 years (+4,220 or 15.7%).

CULTURAL AND LINGUISTIC DIVERSITY

At the time of the 2006 Census, 4.0% of people in Penrith suburb identified as being Indigenous. This figure is higher than for Penrith LGA (3.0%) and Sydney SD³ (1.2%).

Penrith suburb had a slightly higher proportion of persons born in Australia (70.6%) than Sydney SD (59.9%), but slightly lower than Penrith LGA (74.3%). Both Penrith suburb and Penrith LGA had a lower proportion of persons born overseas (29.4% and 25.7% respectively) than Sydney SD (40.1%).

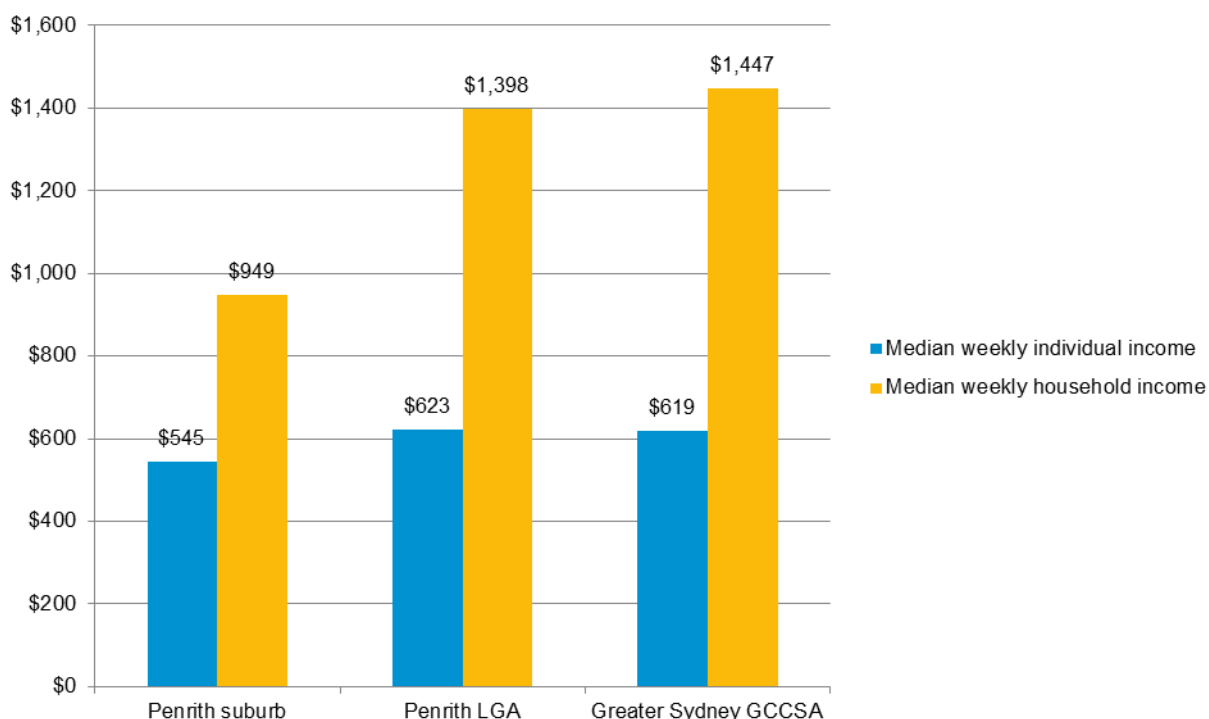
Of those born overseas, the largest proportion was born in England (4.4% in Penrith suburb; 3.7% in Penrith LGA; and 3.5% in Sydney SD). This was followed by New Zealand in Penrith suburb (2.0%) and Penrith LGA (1.8%), and China in Sydney SD (3.4%).

The vast majority of residents of Penrith suburb (79.9%) and Penrith LGA (80.9%) speak English only at home, a significantly greater proportion than that of Sydney SD (62.2% updated). These factors indicate a largely Anglo-Saxon population in Penrith suburb and Penrith LGA, particularly in comparison to Sydney SD.

INCOME

Figure 11 below illustrates the median weekly individual and household incomes for Penrith, Penrith LGA and Greater Sydney GCCSA.

FIGURE 11 – MEDIAN WEEKLY INDIVIDUAL AND HOUSEHOLD INCOMES, 2006



Source: ABS 2011

Key income characteristics include:

- The median weekly individual and household incomes for Penrith suburb (\$545 and \$949 respectively) are lower than for Penrith LGA (\$623 and \$1,398) and Sydney SD (\$619 and \$1,447). Penrith LGA has higher median weekly individual and household incomes than Penrith suburb, with a

³ See footnote 1

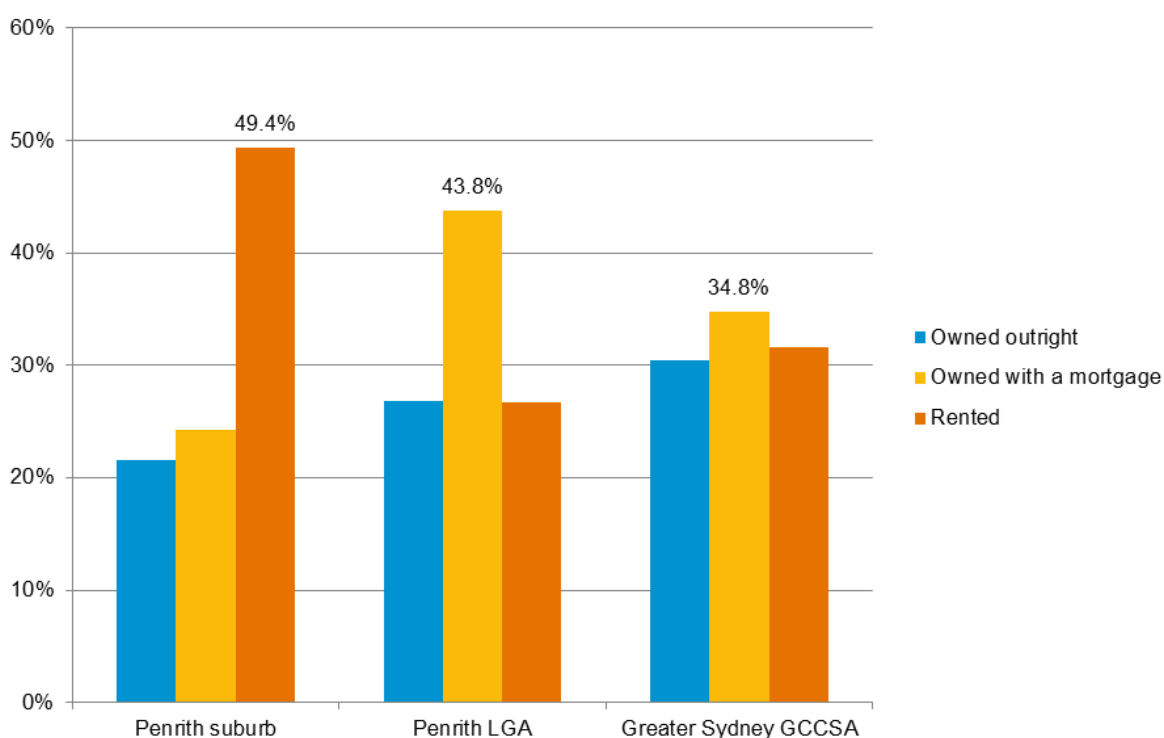
weekly individual income that is greater than that of the Greater Sydney GCCSA, and a median weekly household income only slightly lower than that of Greater Sydney GCCSA.

- A review of ABS 2006 Socio-Economic Index For Areas (SEIFA)⁴ data reveals the level of socio-economic disadvantage in a state suburb or LGA relative to the rest of Australia and its State on a scale of 1 to 10, 10 being the least disadvantaged. According to the SEIFA index of relative socio-economic disadvantage, Penrith suburb is ranked in the second decile in Australia and NSW, while Penrith LGA has a ranking of 8 within Australia and NSW. This indicates that Penrith is a relatively disadvantaged suburb in Australia and NSW, while Penrith LGA is relatively advantaged, revealing a strong disparity in levels of disadvantage within Penrith LGA.

HOUSING TENURE AND FAMILY STRUCTURE

Figure 12 below provides an overview of tenure types within Penrith suburb, Penrith LGA and the Greater Sydney GCCSA at the time of the 2011 Census.

FIGURE 12 – TENURE TYPES – PENRITH, PENRITH LGA AND GREATER SYDNEY GCCSA, 2011



Source: ABS 2011

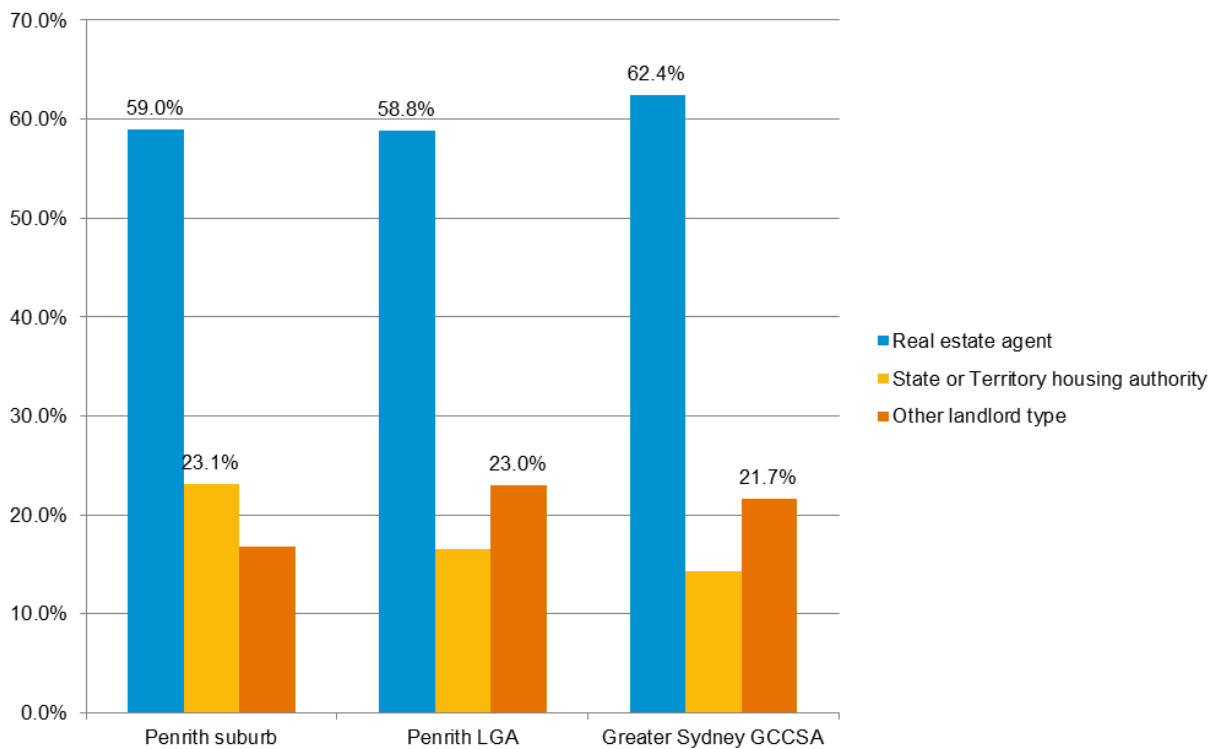
Figure 12 reveals the following characteristics:

- Penrith suburb has a significantly higher proportion of persons renting (49.4%) than Penrith LGA (26.7%) and Greater Sydney GCCSA (31.6%), reflecting the lower income profile of the suburb
- The largest proportion of the population in Penrith LGA own their homes with a mortgage (43.8%), a significantly higher proportion than in Penrith suburb (26.8%) and Greater Sydney GCCSA (34.8%)
- A lower proportion of persons own their dwellings outright in Penrith suburb (21.6%) and Penrith LGA (26.8%) than the Greater Sydney GCCSA (30.4%).

⁴ ABS 2006, Socio-economic Index for Areas data, accessed at <http://www.abs.gov.au/AUSSTATS/abs@.nsf/DetailsPage/2033.0.55.0012006?OpenDocument>.

Figure 13 below uses ABS 2011 Census data to outline the landlord types in Penrith suburb, Penrith LGA and Greater Sydney GCCSA, considering the high proportion of renters in the subject suburb.

FIGURE 13 – LANDLORD TYPE – PENRITH, PENRITH LGA AND GREATER SYDNEY GCCSA, 2011



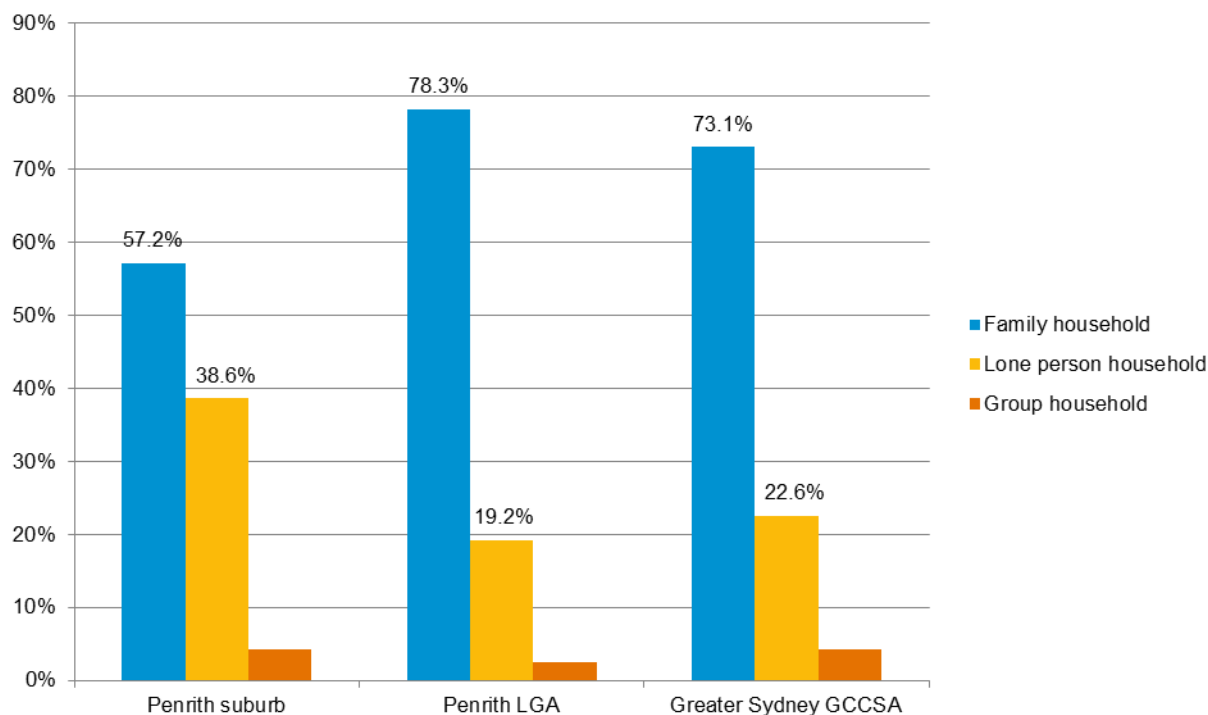
Source: ABS 2011

Figure 13 reveals that:

- In 2011, almost a quarter (23.1%) of all renters in Penrith suburb rent their dwelling from a State or Territory housing authority. This is higher than the proportion in Penrith LGA (16.6%) and Greater Sydney GCCSA (14.4%), reflecting the low income profile of the area. This profile has remained relatively unchanged since 2006.

Figure 14 below illustrates the predominant household structure in Penrith suburb, Penrith LGA and the Greater Sydney GCCSA at the time of the 2011 Census.

FIGURE 14 – HOUSEHOLD STRUCTURE – PENRITH, PENRITH LGA AND GREATER SYDNEY GCCSA, 2011



Source: ABS 2011

The following points are highlighted:

- Penrith suburb has a significantly lower proportion of family households (57.2%) than Penrith LGA (78.3%) and Greater Sydney GCCSA (73.1%)
- Penrith suburb has a significantly higher proportion of lone person households (38.6%) than Penrith LGA (19.2%) and Greater Sydney GCCSA (22.6%)
- Penrith suburb has a slightly higher proportion of group households (4.2%) than Penrith LGA (2.5%), with a slightly lower proportion than Greater Sydney GCCSA (4.3%).

EMPLOYMENT AND TERTIARY EDUCATION

Note that 2011 employment and education data is not yet available in the current census data release. This data is due to be released on 30 October 2012.

At the time of the 2006 Census, the unemployment rate in Penrith was 8.2%, notably higher than Penrith LGA and the Sydney SD (both 5.3%).

Table 6 overleaf provides an overview of key occupation categories for the suburb of Penrith, Penrith LGA and Sydney SD.

TABLE 6 – OCCUPATION CATEGORIES – PENRITH, PENRITH LGA AND SYDNEY SD, 2006

OCCUPATION	PENRITH	PENRITH LGA	SYDNEY SD
Clerical and Administrative Workers	18.0%	19.1%	16.7%
Professionals	15.0%	12.8%	23.8%
Technicians and Trades Workers	14.3%	15.9%	12.7%
Labourers	11.8%	10.6%	8.1%
Sales Workers	10.4%	10.4%	9.5%
Machinery Drivers and Operators	10.4%	10.5%	6.0%
Community and Personal Service Workers	9.7%	8.6%	8.0%
Managers	8.7%	10.1%	13.2%

Source: ABS 2006

Table 6 indicates:

- The highest proportion of workers in Penrith suburb in 2006 was clerical and administrative workers (18%). This was also the case for Penrith LGA. Both Penrith suburb and Penrith LGA have higher proportions of clerical and administrative workers than Sydney SD
- There were a lower proportion of professionals in Penrith suburb (15.0%) and Penrith LGA (12.8%) than Sydney SD (23.8%)
- There were a lower proportion of managers in Penrith suburb (8.7%) than Penrith LGA (10.1%) and Sydney SD (13.2%).

Table 7 below shows the highest educational qualifications achieved by residents (15 years and over) at the time of the 2006 Census. The table compares Penrith (suburb) with Penrith LGA and the Sydney SD.

TABLE 7 – HIGHEST TERTIARY EDUCATION QUALIFICATION ACHIEVED BY RESIDENTS AGED 15 YEARS AND OVER – PENRITH, PENRITH LGA AND SYDNEY SD, 2006

HIGHEST QUALIFICATION ACHIEVED (15 YEARS+)	PENRITH	PENRITH LGA	SYDNEY SD
Bachelor degree or higher	18.2%	18.5%	34.9%
Advanced diploma and diploma	10.1%	12.6%	14.1%
Vocational certificates	38.2%	43.2%	26.0%
Inadequately described/ not stated	31.8%	25.8%	24.9%

Source: ABS 2006

Table 7 indicates:

- Over a third of the Sydney SD population over the age of 15 have a bachelor degree or higher (34.9%), while under a fifth of the same population of Penrith suburb (18.2%) and Penrith LGA (18.5%) have this level of non-school qualification
- The 15 years and over population of Penrith suburb and Penrith LGA have slightly lower levels of advanced diplomas and diplomas (10.1% and 12.6% respectively) compared to the Sydney SD (14.1%)

Penrith suburb (38.2%) and Penrith LGA (43.2%) have significantly higher proportions of residents with vocational certificates than Sydney SD (26%).

Appendix B

Proposed on-site car parking

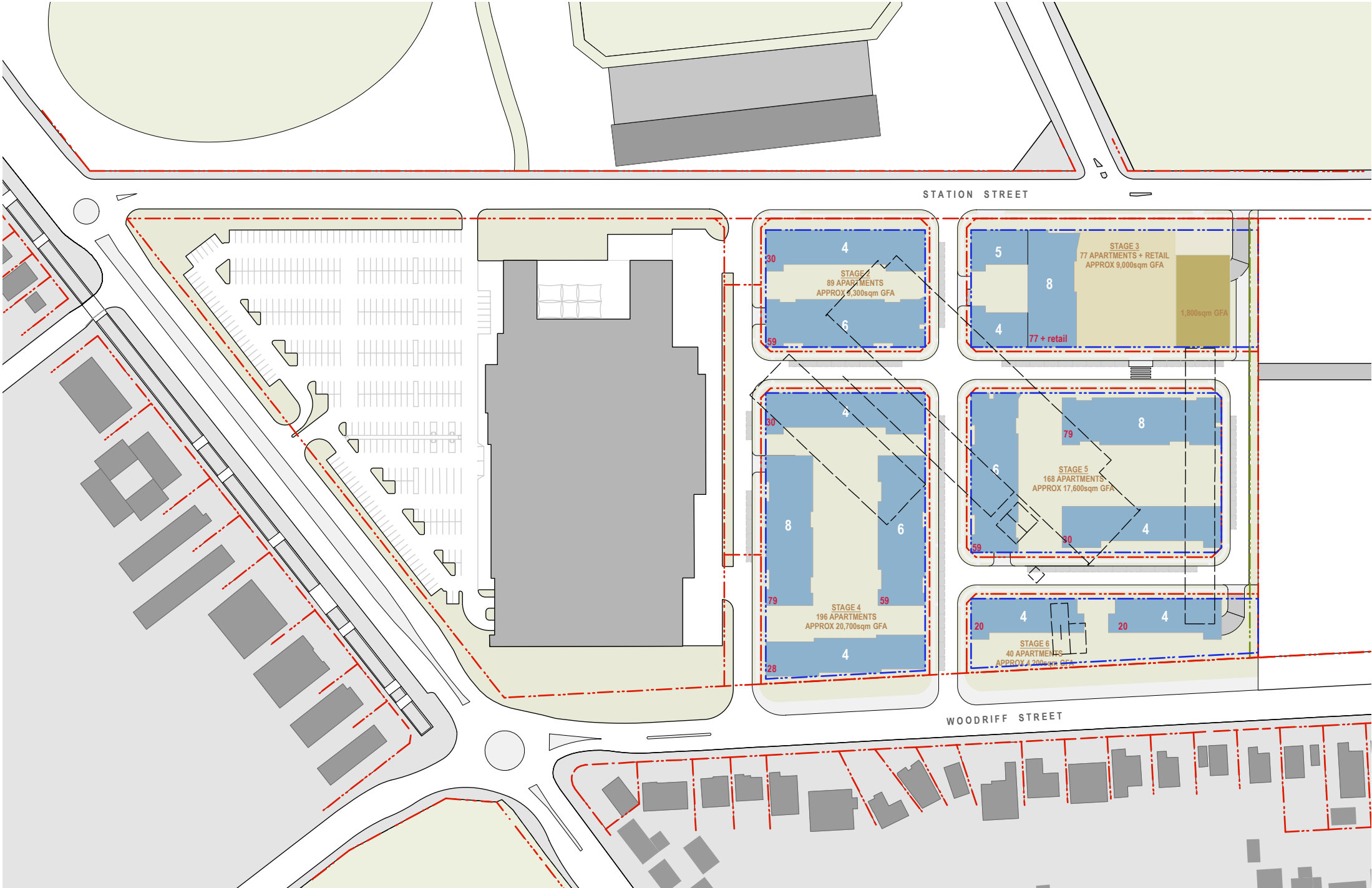
FLOOR SPACE	GFA	1 BED 55-60sqm	2 BED 80-95sqm	TOTAL APARTMENTS
MASTERS _ PROJECT APPLICATION	13,603sqm			
RETAIL _ CONCEPT PLAN	995sqm			
TAVERN _ CONCEPT PLAN	1,800sqm			
RESIDENTIAL _ CONCEPT PLAN	60,000sqm	18	552	570
TOTAL GFA	76,398sqm			

SITE AREA	78,550sqm
FSR	0.98:1

PARKING RATES	Masters (PA)	resi visitors (CP)	1 bed (CP)	2 bed (CP)	retail (CP)	tavern (CP)
On site:	1.0/36sqm 380 spaces	1.0/20 units 30 spaces	1.0 / unit 18 spaces	1.0 / unit 552 spaces	1.0 / 100sqm 10 spaces	1.0 / 24.5sqm 73 spaces
On new streets:		73 spaces approximately x				

LANDSCAPE AREAS (excl Masters site) (also see diagrams)	plaza	new roads	communal space	total open space	deep soil
	XXXsqm	XXXsqm	XXXsqm	XXXsqm	XXXsqm

ITEMS FOR WHICH APPROVAL IS BEING SOUGHT
(all other figures are illustrative and will form
part of subsequent detailed applications)



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