

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN ASSESSMENT

WESTFIELD LIVERPOOL

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P11606
FINAL
PREPARED FOR SCENTRE GROUP



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EXECUTIVE SUMMARY

This Crime Prevention through Environmental Design (CPTED) assessment has been prepared by Urbis Pty Ltd (Urbis) on behalf of Scentre Group in relation to the development application (DA) for Westfield Liverpool Shopping Centre. The DA includes the redevelopment of the north-east portion of Westfield Liverpool into an entertainment and leisure precinct, construction of an seven-storey commercial tower above the proposed retail and associated car parking

The *Liverpool Development Control Plan 2008 (LDCP 2008) Part 4 Section 3.4* requires a 'safer by design' assessment be undertaken in accordance with CPTED principles for large scale retail and commercial development greater than 5,000 sqm GFA.

CPTED ASSESSMENT

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

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

Based on the assessment the following priority areas have been identified. A full assessment and recommendations are provided in **Section 6** of this report.

Car Parking

The proposal includes modifications to existing car parking and a new car park on level 4. An analysis of crime data from the Bureau of Crime Statistics and Research (BOCSAR) indicates the site is in a crime hotspot for motor vehicle theft. Westfield Management Security have established formalised procedures to monitor the car park and report incidents of theft to the police. The proposal addresses CPTED principles through on road directional signage to provide a clear route for vehicles throughout the carpark areas. A dedicated pedestrian connection on the level 3 carpark is also provided away from the vehicle ramps to reduce opportunities for vehicle and pedestrian conflict.

Entry and Exit Points

BOCSAR data indicates that Liverpool suburb is in a crime hotspot for break and enter (non-dwelling) and has high rates of steal from retail store crimes. The proposal addresses CPTED principles by providing increased opportunities for passive surveillance by locating main access points in a high pedestrian area on Elizabeth Drive and designing a glass commercial lobby to provide clear sight lines to the Elizabeth Drive seating area. The proposal also incorporates street numbering and 'Westfield' signage to allow for clear identification of entry ways.

External and Internal layout

Alterations are proposed to the existing retail shopping area located at the basement (level 1) and ground floor (level 2) and the new Entertainment and Leisure Precinct (ELP) is proposed on levels 3 and 4. External and internal layouts are considered a priority area given the site is in a crime hotspot for assault, theft (steal from persons, dwelling and motor vehicle) and malicious damage to property.

The proposal addresses CPTED principles by reducing opportunities for concealment through clear sight lines to internal amenities and escalator routes. The proposal also provides opportunities for passive surveillance through the design of the ELP terrace areas which overlook Elizabeth Drive and the provision of an internal landscaped seating/stage area on levels 3 and 4 with sight lines of the centre floor and retail entries. With mitigation measures to implement responsible service of alcohol procedures and a lighting strategy to increase perceptions of safety at night the ELP will encourage activation for a night time economy.

Maintenance and Management

Westfield Liverpool is visited by thousands of daily visitors and is generally regarded as a key social gathering place in Liverpool CBD, BOCSAR data also indicates that the site is in a crime hotspot for malicious damage to property. Developments that are well maintained and managed are less likely to attract criminal activity through establishing a sense of ownership. The proposal addresses CPTED principles through the integration of new landscaping and accent paving to provide a more attractive urban space and act as a soft development boundary between Westfield and Elizabeth Drive/Street. Westfield Management Security currently have a Plan of Management (PoM) in place to enhance safety and security. The PoM will continue to be in effect throughout the construction and operation of the ELP.

RECOMMENDATIONS

Based on the above assessment the following recommendations are made to improve the proposed development performance against the CPTED principles and to meet the CPTED objectives in Part 4 Section 3.4 of the LDCP 2008.

Car parking

- Provide lighting throughout all car parking areas to ensure the area is well lit and entry ways are clearly identifiable.
- Provide directional signage in the new level 4 carpark to guide pedestrians to the entry/exits points.
- Consider providing security signage throughout car parking areas to remind users to lock their cars and secure valuables.

Entry and exit points

- Preparation of a lighting strategy to provide safe pedestrian movement before and after operating hours.
- Implement access control methods to the commercial areas (e.g. swipe cards) to prevent unauthorised entry.
- Extend existing CCTV cameras network to new entry and exit points and within the carpark to deter criminal activity and assist in ongoing management of the site.

External and internal layout

- Ensure all corridors and amenities are well lit to reduce opportunities for concealment.
- Consider implementing anti-graffiti facades on the Westfield Shopping Centre to reduce opportunities for graffiti.

Maintenance and management

- Extend existing management plan to incorporate the new developments to assist in managing rubbish removal, landscaping and lighting maintenance.
- Undertake regular landscaping to ensure sight lines are maintained to the entry ways on Macquarie Street Mall and across levels 3 and 4.

CONCLUSION

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

The assessment has found that the proposed development incorporates CPTED principles by improving surveillance and activation of the site, providing safe access control designs and enhancing gathering areas. The report includes recommendations relating to the implementation of lighting, signage, maintenance and mechanical surveillance methods which will further enable the proposal to adequately incorporate CPTED principles. The recommendations provided are considered appropriate to minimise crime related risks related to the use of the site and to meet the CPTED objectives outlined in Part 4 Section 3.4 of the Liverpool Development Control Plan (LDCP) 2008.

1. INTRODUCTION

This Crime Prevention through Environmental Design (CPTED) assessment has been prepared by Urbis Pty Ltd (Urbis) on behalf of Scentre Group in relation to the development application (DA) for Westfield Liverpool Shopping Centre. The DA includes the redevelopment of the south-west portion of Westfield Liverpool into an entertainment and leisure precinct and the construction of an eight-storey commercial tower above proposed retail.

The *Liverpool Development Control Plan 2008* (LDCP 2008) *Part 4 Section 3.4* requires a 'safer by design' assessment be undertaken in accordance with CPTED principles for large scale retail and commercial development greater than 5,000 sqm GFA. The *LDCP 2008 Part 4 Section 3.4* also provides objectives and controls in relation to crime prevention and safety and security for developments in Liverpool. This report addresses the development against these controls in the DCP and the NSW Police CPTED guidelines.

1.1. AIM OF THIS REPORT

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

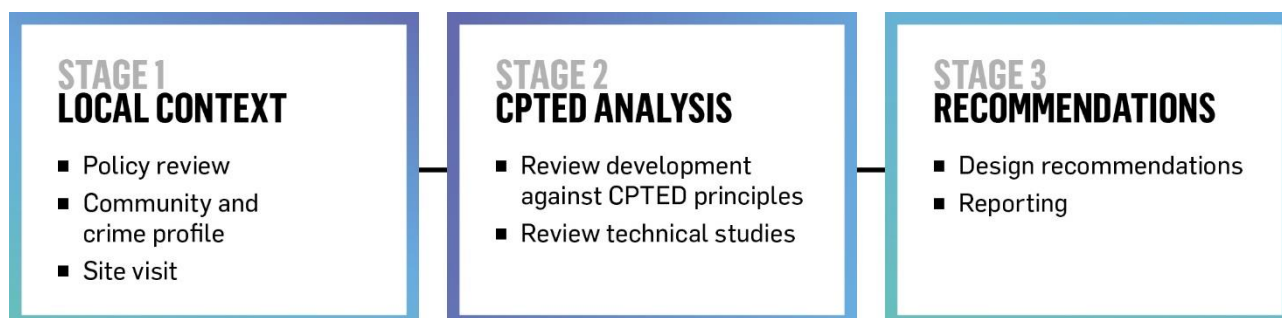
Where CPTED risks are identified, the report makes recommendations to reduce the likelihood of the crime from occurring.

Figure 1 – CPTED principles



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

1.2. METHODOLOGY



2. THE PROPOSED DEVELOPMENT

2.1. SITE CONTEXT

Westfield Liverpool is located at 25 George Street, Liverpool (the site) and is legally described as Lot 1 DP 554550, Lot 433 DP 822256, Lot 21 DP 613438, Lot 22 DP 613438 and Lot 435 DP 822222. The site is located opposite Macquarie Mall and has frontages to Elizabeth Drive, George Street, Bathurst Street and Campbell Street.

Westfield Liverpool is a major retail centre and consist of a three-storey shopping centre with basement, undercover and open-air carparking. Westfield Liverpool is located in Liverpool CBD and is surrounded by a mix of commercial, retail, residential and educational land uses including:

- Western Sydney University Liverpool Campus - located directly adjacent entrance to the shopping centre entrance on the corner of George Street and Elizabeth Drive. The nine-storey campus accommodates up to 5,000 students.
- St Luke's Anglican Church – located directly opposite the site on Elizabeth Street. The site contains a church and open space facilities.
- Macquarie Street Mall – a pedestrian section of Macquarie Street located directly south of the site which contains street furniture, landscaping and outdoor dining.
- Residential – high-medium density residential is predominately located along Bathurst Street to the east of the site.
- Liverpool Memorial Pioneer Park – located along Campbell Street to the north of the site. The park is a state significant heritage listed item and contains a historic memorial cemetery and public park areas.

Figure 2 – Aerial photo of site.



Source: Urbis

2.2. THE PROPOSAL

The development application seeks consent for the construction of a commercial tower and entertainment and leisure precinct (ELP). Alterations are proposed to existing retail located at the basement (level 1) and ground floor (level 2) of the existing shopping centre and a new ELP precinct is proposed on Levels 3 and 4.

The key elements of the proposal can be summarised as follows:

- Demolition of a portion of the existing shopping centre and southern façade fronting Elizabeth Drive;
- Construction of a 7-storey commercial tower (above proposed retail) with 10,500m² of commercial GFA;
- Provision of an additional 7,982m² of retail GFA over four retail levels;
- Inclusion of the following new tenancies:
 - Commercial premises;
 - Retail premises;
 - Food and drink premises including restaurants and a family friendly tavern;
 - Recreation facilities (indoor) – including ancillary uses (amusement).
- Landscaping works including a new entrance to the shopping centre at street level and a new landscaped public domain on levels 3 and 4 for community activities and events.

2.3. SITE VISIT

A site visit was conducted by Urbis on 29 May between 10am and 1pm. The site visit was undertaken to understand the local context, how the site interfaces with surrounding land uses and to identify any potential impacts. Key observations from the site visit are provided below:

- The area is currently undergoing land use changes, with evidence of construction and higher density buildings currently under construction.
- The site is an area of high pedestrian and vehicle activity.
- The immediate area contains land uses that might be perceived as sensitive including community and residential uses, schools and areas of open space.
- The site is easily accessible by private vehicle and is serviced by bus networks.
- Minimal evidence of graffiti surrounding the site.

Figure 3 – Site visit photos.



Picture 1 – Southern entrance to Westfield



Picture 2 – Northern entrance to Westfield



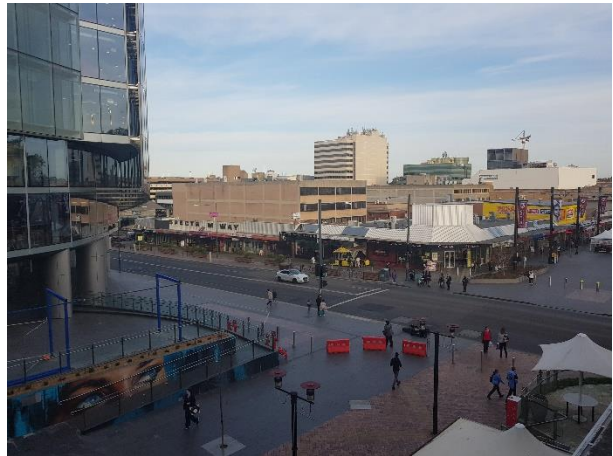
Picture 3 – Westfield frontage on Elizabeth Street



Picture 4 – Campbelltown Street and Northumberland Street vehicle entry



Picture 5 – Westfield frontage and pedestrian access on Elizabeth Street



Picture 6 – Macquarie Street Mall, Liverpool CBD and WSU Building as viewed from Westfield

3. POLICY CONTEXT

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

NSW Crime Prevention and Assessment of Development Applications (2001)

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

The guidelines introduce the four CPTED principles which are used in the assessment of development applications.

Liverpool City Council, Liverpool Development Control Plan (2008)

The *Liverpool Development Control Plan 2008* (LDCP 2008) *Part 4 Section 3.4 Safety and Security* has been developed by Council to assist in the assessment of development applications in relation to CPTED principles.

Part 4 Section 3.4 of the LDCP 2008 contains specific CPTED objectives and controls for developments. This assessment has considered the requirements of the DCP.

Liverpool City Council, Crime Prevention Plan 2019 – 2021 (2019)

Liverpool Council *Crime Prevention Plan 2019 – 2021* aims to address the three main crime offences in Liverpool LGA; steal from retail store, break and enter dwelling and steal from motor vehicle. The plan has been developed in accordance with NSW Department of Justice guidelines and identifies the current crime context and opportunities for Council to prevent and reduce crime.

Key findings of the plan of relevance to this assessment include:

- Liverpool Westfield is currently identified as a hot spot for steal from motor vehicle and retail store crimes.
- Liverpool City Police Area Command has implemented proactive crime team officers to help reduce retail store crimes at shopping centres including Liverpool Westfield.
- The LGA population is growing and diversifying which is resulting in a change in crime and the perception of crime. Appropriate crimes strategies will be needed to help manage this growth and minimise the opportunity for crime, particularly in the CBD area.
- There are several private and public carparks in Liverpool CBD which are targets for theft. Car parks in the CBD are regarded as soft targets for steal from motor vehicle crimes as the public is generally unaware of the importance of locking and protecting car valuables.

4. COMMUNITY PROFILE

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

The full demographic summary table is provided in **Appendix A**.

4.1. DEMOGRAPHICS

In 2016 Liverpool suburb had a population of 27,084 representing 7.4% of the Liverpool LGA population. Key findings of the suburb's current population include:

- Liverpool suburb is characterised by a **young workforce**, with a third (33.5%) of the population aged 20-39. This is higher than Liverpool LGA (29.0%) and Greater Sydney (30.5%).
- Liverpool is a **culturally diverse suburb** with 68.9% of the population born overseas and 77.8% speaking a language other than English at home. This is significantly higher compared to Liverpool LGA (48.3% and 58.6%).
- Liverpool suburb is a **family area**. The majority of the suburb population live in family households (73.3%) and are couple families with children (49.7%).
- The suburb is **characterised by medium density** living. Over of half (57.8%) of the suburb live in flats or apartments which is higher than Liverpool LGA (13.2%) and Greater Sydney (28.1%).
- Most of the Liverpool suburb population are **renters**, representing over half (55.9%) of all tenure rates.
- Socio-Economic Indexes for Areas (SEIFA) data indicates that the **suburb is relatively disadvantaged**, residing in the lowest 30% of disadvantaged NSW suburbs.
- Liverpool suburb also has a **lower median household weekly income** (\$1,089) and **higher unemployment rate** (11.5%) compared to Liverpool LGA.
- Liverpool LGA is a growing area, with population projections indicate the LGA will increase by 54.6% from 2016 to 2036. A lot of this growth will occur in Liverpool suburb, which is forecasted to grow by 75.8%¹.

4.2. CRIME PROFILE

Crime data from BOCSAR was analysed to identify the crime profile at Liverpool suburb. For comparison purposes, data for both Liverpool LGA and the NSW average has been used to help assess risk compared to LGA and state-wide averages. The full crime profile is contained in **Appendix B**. Key crime findings of relevance to this assessment include:

- Liverpool suburb is an area of high crime activity. The suburb has significantly higher crime rates per 100,000 people (January 2017 – December) compared to Liverpool LGA and NSW.
- The highest crime rates in Liverpool are malicious damage to property (750.8) and steal from retail stores (1276.7), which is higher than Liverpool LGA (613.5 and 322.8) and NSW (755.1 and 320.02).
- The high crime rates are to be somewhat expected of a CBD area. However, the majority of crimes in Liverpool are opportunistic and can generally be reduced through the adoption of CPTED principles.
- The site is also in a crime hotspot for all crime types assessed including assault (domestic and non-domestic), break and enter (dwelling and non-dwelling), theft (steal from persons, dwelling and motor vehicle) and malicious damage to property.
- In the past two years (January 2017 – December 2018), liquor offences and steal from dwelling crimes have reduced by 47.1% and 21.9% respectively. All other crime types remained stable in this period.

¹ Forecast id 2016 – Liverpool

- BOCSAR provides incidents of alcohol related violence over a five-year period. Over the past five years (April 2014 – March 2019) alcohol related domestic violence has generally been decreasing in Liverpool suburb. During the year April 2014 to March 2015 there were 62 incidents of alcohol related domestic violence compared with 36 in the year April 2018 to March 2019.
- Alcohol related non-domestic violence has generally reduced over the five-year period April 2014 (53 incidents) to March 2019 (43 incidents), with the exception of the year April 2016 – March 2017 which experienced an increase (59 incidents).
- Over the past two years (January 2017 – December 2018) liquor offence crimes that relate to the sale of alcohol or consumption of alcohol in breach of licence or law, reduced by 47.1% in Liverpool suburb. Liquor offences are significantly higher in Liverpool suburb (122.6 per 100,000 people) compared with Liverpool LGA (61.6 per 100,000 people), however lower than NSW (146.6 per 100,000 people).

5. CONSULTATION

Urbis conducted an interview with Liverpool City Council to gain an understanding of the issues relating to crime and safety within the Liverpool CBD. Council provided the following information:

- BOCSAR shows the site as a crime hotspot, however the Westfield site is relatively safe.
- South of the CBD has higher rates of crime and antisocial behaviour compared with the site.
- The north end of the mall and Westfield is activated with a mix of uses and pedestrian activity to reduce crime.
- Liverpool CBD has some violent pubs and one that is about to be closed as a result of violence and fighting.

6. CPTED ASSESSMENT

The following sections assesses the proposed development against the *LDCP 2008 Part 4 Section 3.4 Safety and Security* controls and the four key CPTED principles. Where CPTED risks are identified, the report makes recommendations to reduce the likelihood of the crime from occurring.

6.1. PRIORITY AREAS

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

- Car parking
- Entry and exit points
- External and internal layouts
- Maintenance and management.

6.1.1. Car Parking

Car parking areas can be common spaces for offences against property or persons. Carparking is considered a priority area as the site is in a hotspot for motor vehicle theft.

Assessment of proposed development

The LDCP 2008 contains controls which relate to CPTED principles for carparking and pedestrian areas, as outlined in **Section 3** of this report. The proposal incorporates CPTED principles as summarised below:

- On road directional signage provides clear routes for vehicles throughout the carpark areas.
- The proposed pedestrian connections on the level 3 carpark areas provide a clear route from the carpark to the main retail entries. The pedestrian connection is located away from vehicle ramps, reducing opportunities for vehicle and pedestrian conflict.
- A proposed kiss and ride bay along Northumberland Street will permit people to be dropped off and reduce demand for parking within Westfield and the local area.
- Westfield Management Security have established formalised procedures to monitor the car park. This includes:
 - Regular patrols (minimum every 2 hours) of all car parking areas by Westfield security through the day and night.
 - All incidents of steal from motor vehicle are investigated and reported to police and centre management. In the case of a spike of incidents, security will increase their presence and may roster a plain clothes guard.

Recommendations

- Provide lighting throughout all car parking areas to ensure the area is well lit and entry ways are clearly identifiable.
- Provide directional signage in the new level 4 carpark to guide pedestrians to the entry/exits points.
- Consider providing security signage throughout car parking areas to remind users to lock their cars and secure valuables.
- Provision of signage to notify motorists and pedestrians of the new kiss and ride bay along Northumberland Street.

6.1.2. Entry and Exit Points

Entry and exit points are a key consideration for CPTED assessments because of the interface they provide with the surrounding area. Entry and exit points are considered a priority area for the proposal as BOCSAR data indicates the site is in a hotspot for break and enter (non-dwelling) and has high rates of steal from retail stores crimes.

Assessment of proposed development

The LDCP 2008 contains controls which relate to CPTED principles for entry and exit points, as outlined in **Section 3** of this report. The proposal incorporates CPETD principles as summarised below:

- The main pedestrian access to the commercial tower and internal retail areas is from Elizabeth Drive, an area of high pedestrian activity in Liverpool CBD which will provide opportunities for casual surveillance.
- The exterior façade of the commercial tower entry is made of glass. This provides clear sight lines to the proposed landscaped area off Elizabeth Drive, allowing passive surveillance of the lobby and reducing opportunities for concealment in the entry way.
- Street numbering and 'Westfield' signage is proposed above the respective commercial tower and retail entries to allow for clear identification of entry ways.
- Landscaped planters are proposed through the proposed landscaped area off Elizabeth Drive to direct pedestrian movement to the main retail entry.
- Westfield Management Security have established formalised procedures to monitor the centre. This includes:
 - An established closing schedule to ensure all entry and escalator areas are locked outside of operating hours.
 - Routine patrols of all entry and exit points through the day and night to ensure passageways are clear and to act as a deterrent to criminal or anti-social behaviour.

Recommendations

- Preparation of a lighting strategy to provide safe pedestrian movement before and after operating hours.
- Implement access control methods to the commercial areas (e.g. swipe cards) to prevent unauthorised entry.
- Extend existing CCTV cameras network to new entry and exit points and within the carpark to deter criminal activity and assist in the ongoing management of the site.

6.1.3. External and Internal Layout

External and internal layouts can resolve safety conflicts and improve activation of the urban environment. External and internal layouts are considered a priority area as the site is located in a crime hotspot for assault, theft (steal from persons, dwelling and motor vehicle) and malicious damage to property.

Assessment of proposed development.

The LDCP 2008 contains controls which relate to CPTED principles for external and internal layouts, as outlined in **Section 3** of this report. The proposal incorporates CPETD principles as summarised below:

- The mixed-use nature of the proposal (commercial, retail and evening entertainment uses) encourages prolonged activation of the site and increases opportunities for casual surveillance.

- The external mall level contains public open terrace areas which overlook Macquarie Street Mall and Elizabeth Street, providing opportunities for public surveillance of these communal spaces and to the main entry of the Westfield.
- Internal amenities for the commercial tower are located on levels 4 – 10 immediately behind the lift wells via a straight corridor. The corridor has no bends and has clear sight lines to the office and lift waiting areas, reducing opportunities for concealment.
- Levels 3 and 4 provide an internal landscaped area with design for seating, a stage and potential kids play area. Retail shops are configured around this area, providing greater opportunities for passive surveillance of the centre floor and retail entries.
- Internal escalators to access levels 2 – 4 are located next to retail shops in the main pedestrian thoroughfare, providing a clear route and line of sight on each level.
- Westfield Management Security have established formalised procedures to monitor the centre. This includes:
 - Scheduled patrols of all areas through the day and night including the main entrances, amenities blocks, back of house corridors and docking areas.
 - Targeted patrol visits to all major retailers and crime hot spot retailers during each shift to deter criminal activity.
 - Ongoing monitoring of CCTV and intruder alarm systems within the shopping centre.

Recommendations

- A lighting strategy to ensure external and internal areas are well lit, particularly during evening use to reduce opportunities for concealment and increase perception of safety.
- Consider implementing anti-graffiti facades on the Westfield Shopping Centre to reduce opportunities for graffiti.
- Premises seeking to permit the sale of alcohol should obtain the relevant liquor licence from the Office of Liquor and Gaming and implement required plan of management and mitigations strategies to reduce crime and antisocial behaviour.

6.1.4. Maintenance and Management

Developments that are well managed and maintained are less likely to attract criminal activity through establishing a sense of ownership and pride for those who live and work close by. This crime type is considered a priority area as Westfield is visited by a large number of visitors each day and is generally regarded as a key social gathering place in Liverpool CBD. BOCSAR data also indicates that the site is located in a hotspot for malicious damage to property and has the second highest crime rate in Liverpool suburb.

Assessment of proposed development

The LDCP 2008 contains controls which relate to CPTED principles for maintenance and management, as outlined in **Section 3** of this report. The proposal incorporates CPETD principles as summarised below:

- Accent paving through the Elizabeth Drive access to provide enhance visual amenity and act as a soft development boundary between the Westfield area and Elizabeth Drive/Street.
- New landscaping throughout the Elizabeth Drive entry and internal seating areas (levels 3 and 4) to define pathways and provide a more attractive urban space.

- Westfield Management Security are responsible for undertaking patrols of all Westfield managed areas to ensure areas are clean, tidy and in appropriate working order. All maintenance issues are reported to the facility manager for timely action.

Recommendations

- Extend existing management plan to incorporate the new developments to assist in managing rubbish removal, landscaping and lighting maintenance.
- Undertake regular landscaping to ensure sight lines are maintained to the entry ways on Elizabeth Drive and across levels 3 and 4.

7. CONCLUSION

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

The assessment has found that the proposed development incorporates CPTED principles by improving surveillance and activation of the site, providing safe access control designs and enhancing gathering areas. The report includes recommendations relating to the implementation of lighting, signage, maintenance and mechanical surveillance methods which will further enable the proposal to adequately incorporate CPTED principles. The recommendations provided are considered appropriate to minimise crime related risks related to the use of the site and to meet the CPTED objectives outlined in Part 4 Section 3.4 of the *Liverpool Development Control Plan (LDCP) 2008*.

DISCLAIMER

This report is dated 28 May 2019 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Scentre Group (**Instructing Party**) for the purpose of CPTED Assessment (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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

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

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

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

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

APPENDIX A DEMOGRAPHIC PROFILE

Data item	Liverpool suburb	Liverpool LGA	Greater Sydney (GCCSA)
Population	27,084	204,326	4,823,991
Median age	34	33	36
Average people per household	2.8	3.2	2.8
Age distribution (%)			
Aged 0-4	8.5%	7.6%	6.4%
Aged 5-9	6.7%	7.7%	6.4%
Aged 10-14	5.8%	7.4%	5.8%
Aged 15-19	5.3%	7.3%	6.0%
Aged 20-24	7.3%	7.1%	7.1%
Aged 25-29	8.8%	7.0%	7.9%
Aged 30-34	9.2%	7.6%	8.1%
Aged 35-39	8.2%	7.3%	7.4%
Aged 40-44	6.7%	7.2%	7.1%
Aged 45-49	5.9%	6.7%	6.7%
Aged 50-54	5.8%	6.5%	6.3%
Aged 55-59	5.3%	5.7%	5.8%
Aged 60-64	4.6%	4.5%	5.0%
Aged 65-69	3.7%	3.6%	4.4%
Aged 70-74	2.8%	2.6%	3.3%
Aged 75-79	2.4%	1.9%	2.4%
Aged 80-84	1.6%	1.2%	1.8%
Aged 85+	1.4%	1.1%	2.0%
Country of birth and Indigenous identification (%)			
Australia	31.1%	51.7%	57.1%
Iraq	10.9%	4.8%	0.8%
India	6.4%	2.6%	2.7%

Data item	Liverpool suburb	Liverpool LGA	Greater Sydney (GCCSA)
Fiji	2.9%	3.2%	0.7%
Aboriginal or Torres Strait Islander	0.9%	1.5%	1.5%
Language spoken at home (%)			
English only	22.2%	41.4%	58.4%
Arabic	18.1%	11.4%	4.0%
Serbian	7.4%	2.4%	0.4%
Hindi	3.9%	4.0%	1.3%
Family composition (%)			
Couple family without children	25.1%	23.2%	33.4%
Couple family with children	49.7%	57.0%	49.5%
One parent family	22.9%	18.2%	15.2%
Other family	2.3%	1.5%	1.8%
Household composition (%)			
Family households	73.3%	82.6%	73.6%
Lone person households	23.3%	15.7%	21.6%
Group households	3.4%	1.8%	4.7%
Dwelling structure (%)			
Separate house	30.4%	75.5%	56.9%
Semi-detached	11.2%	10.5%	14.0%
Flat or apartment	57.8%	13.2%	28.1%
Other dwelling	0.2%	0.2%	0.6%
Employment (%)			
Unemployed	11.5%	7.5%	6.0%
Occupation (%)			
Professionals	16.0%	17.0%	26.3%

Data item	Liverpool suburb	Liverpool LGA	Greater Sydney (GCCSA)
Technicians and Trades Workers	15.9%	14.6%	11.7%
Clerical and Administrative Workers	12.6%	16.1%	14.6%
Managers	6.7%	10.0%	13.7%
Sales Workers	8.8%	9.2%	9.0%
Labourers	13.4%	10.4%	7.5%
Community and Personal Service Workers	11.7%	10.0%	9.6%
Machinery Operators and Drivers	12.0%	10.4%	5.6%
Income (\$)			
Median personal weekly income	\$466	\$584	\$719
Median family weekly income	\$1,188	\$1,663	\$1,988
Median household weekly income	\$1,089	\$1,550	\$1,750
Level of highest educational attainment (%)			
Year 9 or below	11.2%	9.9%	7.1%
Year 10	9.0%	11.6%	9.4%
Year 11	3.4%	4.0%	3.1%
Year 12	19.3%	20.1%	17.3%
Certificate level I-IV	10.9%	14%	12.2%
Advanced Diploma and Diploma level	8.7%	9.0%	9.3%
Bachelor Degree level and above	15.2%	15.7%	28.3%
Tenure (%)			
Owned outright	18.0%	24.1%	29.1%
Owned with mortgage	21.4%	40.0%	33.2%

Data item	Liverpool suburb	Liverpool LGA	Greater Sydney (GCCSA)
Rented	55.9%	32.0%	34.1%
Other tenure type	0.6%	0.7%	0.9%
Motor vehicles (%)			
None	17.1%	7.7%	11.1%
1 motor vehicle	44.7%	28.8%	37.1%
2 motor vehicle	24.0%	36.5%	32.8%
3 or more vehicles	9.1%	23.0%	15.7%

Socio Economic Indexes for Areas (SEIFA)

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

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

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

Table 1 – SEIFA Index, 2016

Area	Advantage & Disadvantage	
	Score	Decile
Liverpool suburb	915	3
Liverpool LGA	972	6

Population projections for Liverpool LGA

Liverpool LGA	Year						
	2016	2021	2026	2031	2036	% of 2036 population	% change 2016 - 2036
Aged 0 to 4	17,100	19,350	21,350	22,850	24,200	7.3%	3.3%
Aged 5 to 9	15,650	18,400	21,000	22,350	24,050	7.3%	3.9%
Aged 10 to 14	15,200	16,600	19,550	21,650	23,200	7.0%	3.7%
Aged 15 to 19	15,050	16,200	18,000	20,500	22,750	6.9%	3.6%
Aged 20 to 24	15,600	16,550	18,150	19,500	22,250	6.7%	3.1%
Aged 25 to 29	16,050	17,400	18,900	19,600	21,550	6.5%	2.6%
Aged 30 to 34	16,800	18,300	19,950	20,450	21,750	6.6%	2.3%
Aged 35 to 39	15,300	18,150	20,100	20,800	21,700	6.6%	3.0%
Aged 40 to 44	15,100	16,350	19,550	20,900	21,800	6.6%	3.1%
Aged 45 to 49	14,300	15,800	17,350	20,100	21,650	6.5%	3.4%
Aged 50 to 54	13,750	14,700	16,350	17,650	20,550	6.2%	3.2%
Aged 55 to 59	11,900	13,600	14,700	16,150	17,500	5.3%	2.6%
Aged 60 to 64	9,550	11,650	13,400	14,300	15,800	4.8%	2.9%
Aged 65 to 69	7,750	9,200	11,300	12,850	13,850	4.2%	2.8%
Aged 70 to 74	5,650	7,450	8,950	10,850	12,400	3.7%	3.2%
Aged 75 to 79	4,100	5,250	7,050	8,400	10,250	3.1%	2.9%
Aged 80 to 84	2,750	3,550	4,700	6,250	7,500	2.3%	2.2%
Aged 85 +	2,550	3,400	4,500	5,950	8,100	2.4%	2.6%
Total persons	214,100	241,900	274,800	301,100	331,000	-	54.6%
Change	26,000	27,800	32,900	26,300	29,900	-	-
Growth rate (%)	2.6%	2.5%	2.6%	1.8%	1.9%	-	-

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

APPENDIX B CRIME PROFILE

Table 2 – Crime rates per 100,000 people (January 2017 – December 2018).

Crime type	Liverpool suburb	Liverpool LGA	NSW
Assault – domestic violence related	727.5	420.8	382.1
Assault – non-domestic violence related	951.4	331.2	409.6
Break and enter – dwelling	444.2	309.6	342.4
Break and enter – non-dwelling	167.9	75.9	131.9
Liquor offences	125.9	63.1	147.7
Malicious damage to property	1217.2	613.5	755.1
Motor vehicle theft	290.3	197.9	168.8
Steal from dwelling	286.8	197.4	248.2
Steal from motor vehicle	247.1	510.3	492.1
Steal from persons	234.3	51.4	54.6
Steal from retail store	1276.7	322.8	320.02

Source: BOCSAR

The following table contains the two year crime trends for Liverpool suburb, Liverpool LGA and NSW.

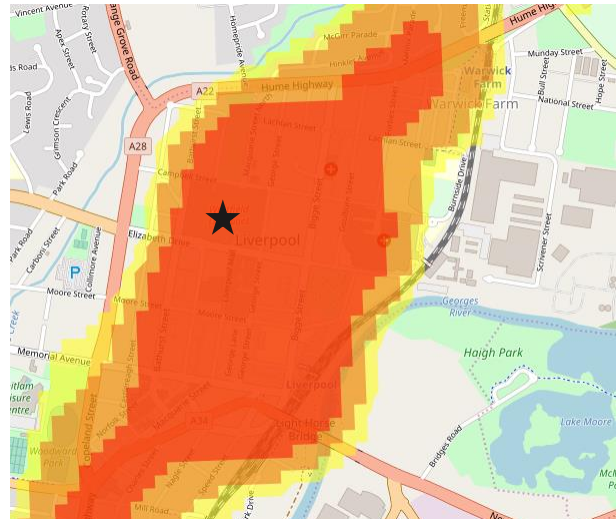
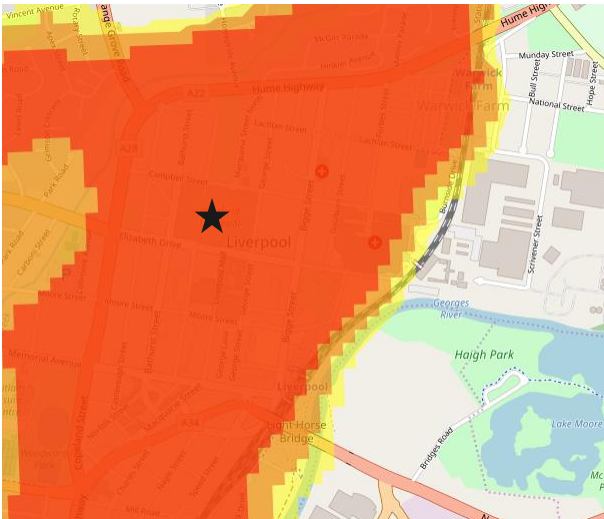
Table 3 – Two year crime trends (January 2017 – December 2018)

Crime type	Liverpool suburb	Liverpool LGA	NSW
Assault – domestic violence related	Stable	Stable	Stable
Assault – non-domestic violence related	Stable	Stable	Stable
Break and enter – dwelling	Stable	Stable	Down 4.7%
Break and enter – non-dwelling	Stable	Stable	Stable
Liquor offences	Down 47.1%	Stable	Stable
Malicious damage to property	Stable	Stable	Stable
Motor vehicle theft	Stable	Stable	Stable
Steal from dwelling	Down 21.9%	Stable	Stable

Crime type	Liverpool suburb	Liverpool LGA	NSW
Steal from motor vehicle	Stable	Down 11.5%	Stable
Steal from persons	Stable	Stable	Down 7.2%
Steal from retail store	Stable	Stable	Stable

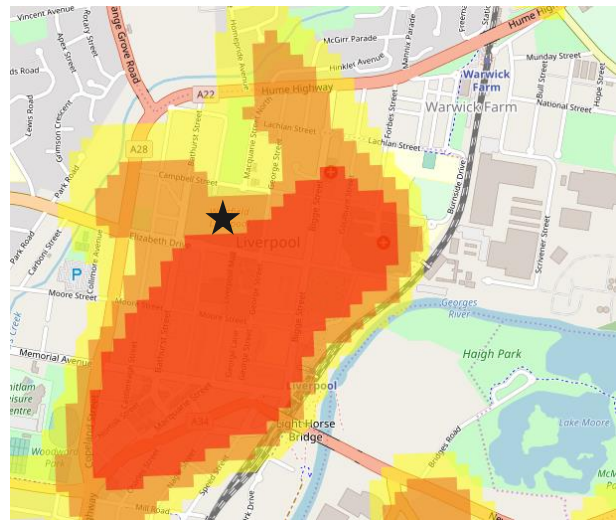
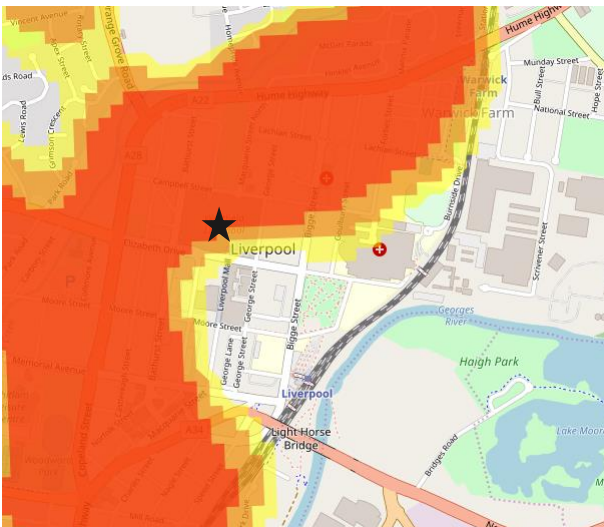
BOCSAR publishes 'hotspot' maps to illustrate areas of high crime density relative to crime concentrations across NSW. The maps overleaf show that the site is in a crime hotspot for all assessed crimes in this report including: incidents of domestic assault, non-domestic assault, break and enter, break and enter non-dwelling, malicious damage to property, motor vehicle theft, steal from dwelling and steal from persons.

Figure 4 – Crime hotspots, January 2018 – December 2018. Site indicated by black star. Source: BOCSAR



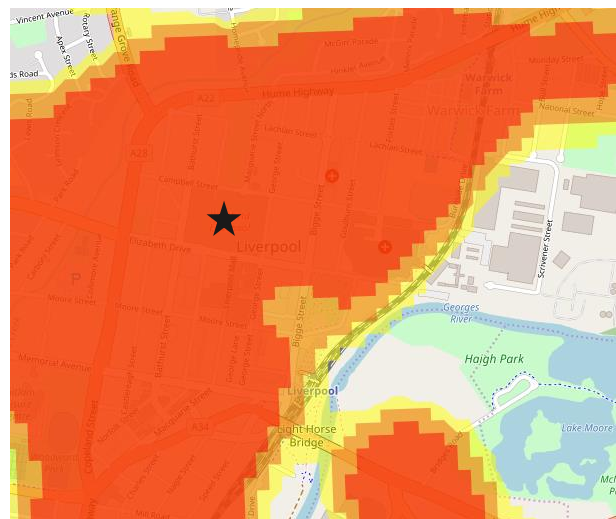
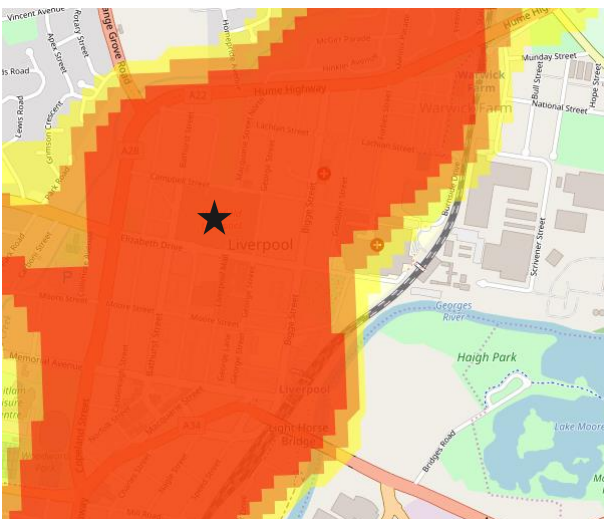
Picture 7 – Incidents of domestic assault

Picture 8 – Incidents of non-domestic assault



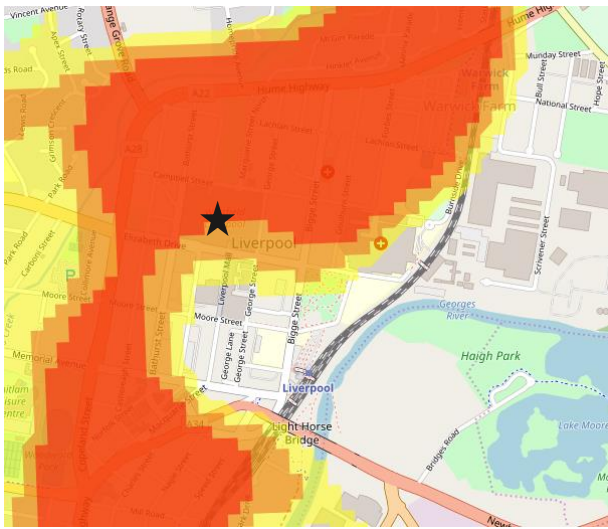
Picture 9 – Incidents of break and enter dwelling

Picture 10 – Incidents of break and enter non-dwelling

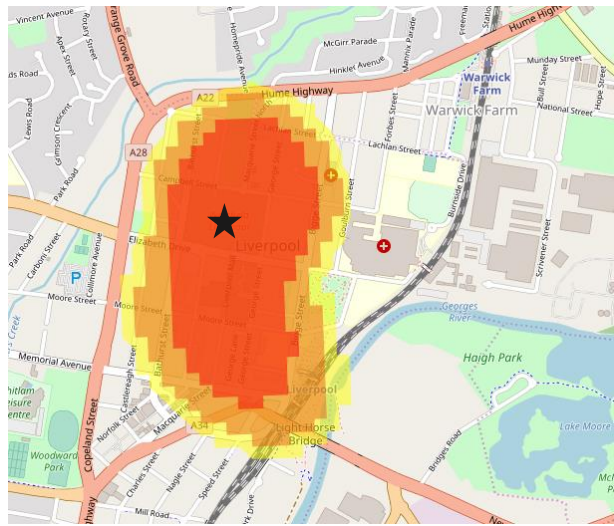


Picture 11 – Incidents of malicious damage to property

Picture 12 – Incidents of motor vehicle theft



Picture 13 – Incidents of steal from dwelling



Picture 14 – Incidents of steal from persons



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