URBIS

CRIME RISK ASSESSMENT

Yiribana Logistics Estate West

Darug Country

Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

We acknowledge, in each of our offices the Traditional Owners on whose land we stand.

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EXECUTIVE SUMMARY

This Crime Risk Assessment has been prepared by Urbis Pty Ltd (Urbis) on behalf of GPT (the Applicant) to inform a development application (DA) at 771-791 Mamre Road, Kemps Creel. The DA seeks consent for a warehousing and logistics facility.

Under Section 4.15 of the *Environmental and Planning Assessment Act 1979*, the likely impacts of a development are required to be considered and assessed as part of the planning process. This includes the impacts on the natural and built environments, as well as the social and economic impacts in the locality.

This Crime Risk Assessment has been prepared in accordance with Section 4.2.9 of the Mamre Road Precinct Development Control Plan 2021

CRIME RISK ASSESSMENT

A Crime Risk Assessment is a specialist study undertaken to help reduce opportunities for crime by using design and place management principles. The NSW Police Safer by Design Guidelines direct that a Crime Risk Assessment consider the four key principles of Crime Prevention Through Environmental Design (CPTED):

▪ Surveillance

▪ Access control

▪ Territorial reinforcement

▪ Space and activity management.

CONCLUSION

Urbis has undertaken a Crime Risk 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 been informed by a review of relevant local and state policies, and crime and demographic data.

The assessment found the proposal aligns with the provisions of Section 4.2.9 of the Mamre Road Precinct Development Control Plan. By increasing the effort required and the perceptions of risk in committing an offence, reducing actual and perceived crime rewards and eliminating or reducing conditions that offenders can use to rationalise or excuse criminal behaviour the proposal demonstrates incorporation of the four CPTED principles: surveillance, access control, territorial reinforcement, and space and activity management.

Recommendations

To further increase safety and reduce crime risk, the following recommendations should be implemented:

▪ Ensure all entrances, stairwells, elevators, communal areas, and pedestrian paths are well lit in accordance with Australian Standards.

▪ Use balanced lighting between internal and external spaces to avoid the mirroring of glazing at night and allow for a continuation of sightlines from and into the building.

▪ Select vegetation with consideration given to future maintenance. To maximise sightlines, ensure the lowest tree limbs are above average head height and lower shrubs do not provide obstruction, opportunity for concealment or entrapment.

▪ Provide on-ground directional signage in car parking and loading areas to guide the flow of vehicle traffic.

▪ Install security hardware on all back of house areas to restrict unauthorised access by non-staff members.

- Maintain all access points, including fire exits and stairs, to ensure they remain in good working order and inaccessible from the outside. Magnetic door locking systems linked to fire sprinkler alarms can ensure that fire exits are used for emergencies only. Fire exits and stairs can often be targets for offenders.

- Implement clear wayfinding signage with definitional legibility throughout all internal and external areas onsite, including the offices, warehousing, carparking and internal road network.

- Use signage, speed control measures (bollards, speed humps) and design cues (eg. surface coverings) to slow vehicles exiting and entering the carparks and loading areas.

- Install security hardware on all back of house areas to restrict unauthorised access by non-staff members.

- Consider additional articulation or design treatments on the exterior of the warehouse buildings particularly lower to ground level. Building design that avoids large, blank walls and instead utilises external surfaces and cladding for facades including glazing and highly textured/articulated elements can reduce incidents nuisance graffiti. Spaces that are well maintained and display territorial reinforcement will attract visitation.

- Clarify ownership of the car park area using signage, boundary markers and other environmental cues. This will increase perceptions of risk to potential criminals and increase community ownership.

- Ensure vegetation on site is maintained, monitored, and reported. Additional consideration should be given to the selection and maintenance of landscape elements, including vegetation, to ensure that over time they do not obscure sightlines and compromise the perceived level of safety.

- Prepare a Plan of Management for the operation of the site. This should include particulars on operating hours, maximum capacities, access and egress arrangements, maintenance responsibilities and cleanliness. Repairs and maintenance should be documented clearly to enforce accountability to relevant staff.

1.   INTRODUCTION

This Crime Risk Assessment has been prepared by Urbis Pty Ltd (Urbis) on behalf of GPT (the Applicant) to inform a development application (DA) at 771-797 Mamre Road, Kemps Creek. The DA seeks consent for a warehousing and logistics facility.

Under Section 4.15 of the *Environmental and Planning Assessment Act 1979*, the likely impacts of a development are required to be considered and assessed as part of the planning process. This includes the impacts on the natural and built environments, as well as the social and economic impacts in the locality.

This Crime Risk Assessment has been prepared in accordance with Section 4.2.9 of the Mamre Road Precinct Development Control Plan 2021 (MRPDCP).

1.1.   PURPOSE

A Crime Risk Assessment is a specialist study undertaken to help reduce opportunities for crime by using design and place management principles. A Crime Risk Assessment employs the four key principles of Crime Prevention Through Environmental Design (CPTED) as shown in Figure 1.

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

Figure 1 CPTED principles

Surveillance — Places that are well supervised through natural (passive), mechanical (CCTV) or organised (security guard) surveillance are less likely to attract criminal behaviour.

Access control — Designing spaces to control who enters and prevent unauthorised access. This can be achieved through natural barriers, mechanical controls or formal controls.

Territorial reinforcement — The way in which a community demonstrates ownership over a space. Places that feel owned and cared for are likely to be used, revisited and protected.

Space and activity management — Space and activity management involves monitoring site usage, managing site cleanliness and repairing vandalism and broken physical elements to decrease fear of crime.

1.2.   METHODOLOGY

Our methodology for completing this Crime Risk Assessment included three stages.

Local context analysis	Proposal analysis	Recommendations
▪ Review of surrounding land uses and site visit ▪ Review of relevant state and local policies to understand the strategic context and approach to crime and community safety ▪ Analysis of relevant data to understand the existing context and crime activity.	▪ Review of site plans and technical assessments ▪ Review of proposal against CPTED principles.	▪ Design recommendations ▪ Draft and final reporting.

2. PROPOSAL

The proposal seeks approval for the following works:

- Site preparation works including estate-wide clearing of vegetation.

- Draining of existing dams

- Bulk earthworks

- Construction of retaining walls

- Reconstruction and revegetation of the riparian corridor

- Construction of an industrial collector road

- Provision of site servicing infrastructure to allow the operation of the industrial unit for warehouse and distribution and/or other manufacturing industries

- Construction and use of Warehouse 1 and 2 for the purpose of other manufacturing industries and/or warehouse and distribution centres and associated access roads

- Associated carparking and landscaping.

Figure 2 Proposed master plan
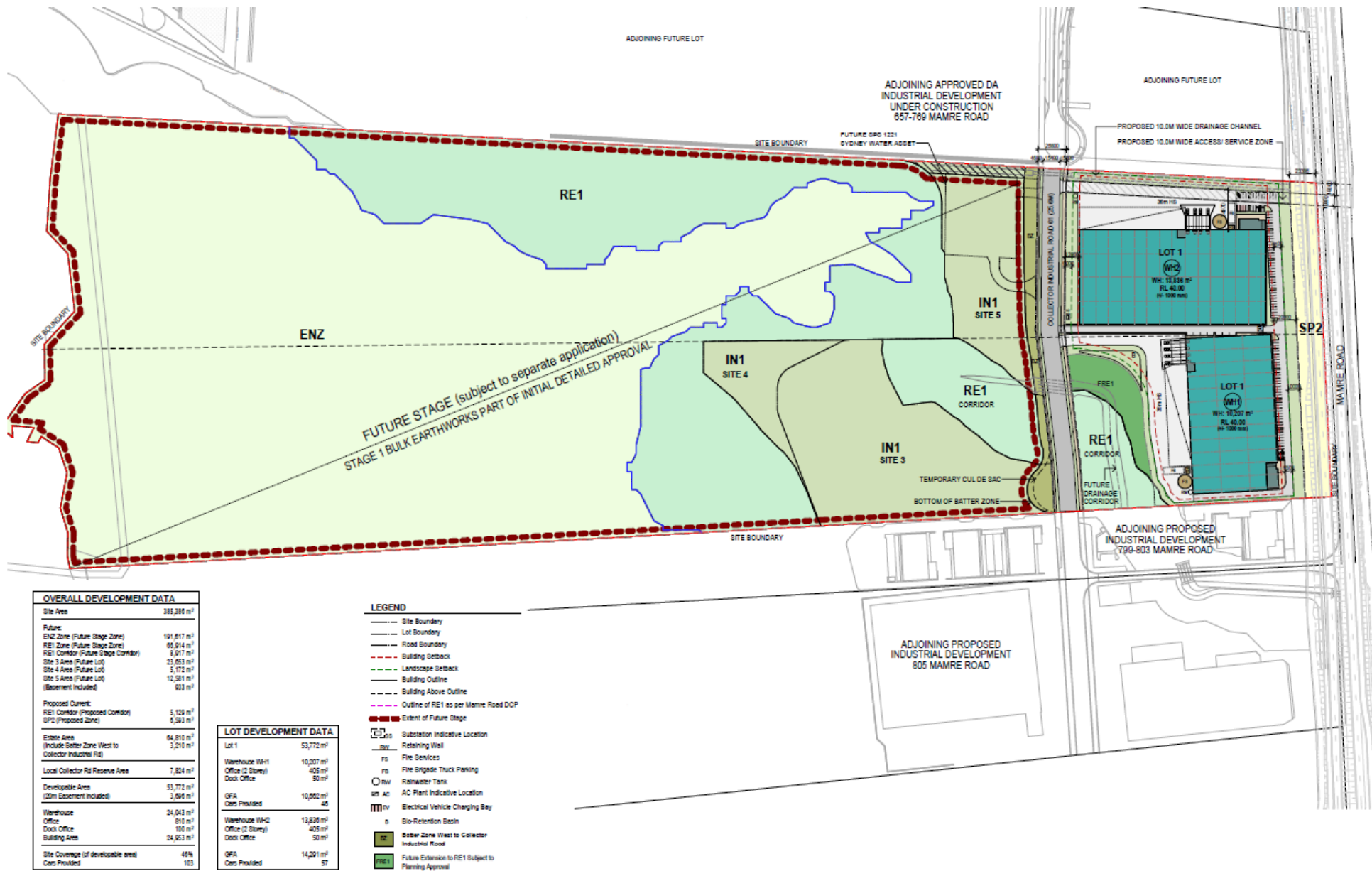
3. SITE CONTEXT

3.1. CONTEXT DESCRIPTION

The site is located on Darug County, known as 771-797 Mamre Road, Kemps Creek, within the Penrith LGA, approximately 20km west of the Parramatta CBD and 13km southeast of the Penrith CBD.

Kemps Creek is generally characterised by its rural-residential lots and agricultural lands. The site is currently unoccupied and is generally surrounded by vacant, rural land. There are some rural-residential properties located opposite the site along Mamre Road, with one property surrounded on three sides by the site. This property is currently vacant and has been sold for redevelopment purposes. Further north, there is a small development containing three schools and a retirement village, as shown in Figure 2 below.

There is currently limited urban development in the area, the site surrounds are expected to experience considerable change as a result of the Western Sydney Aerotropolis. The site is located within the Mamre Road Precinct, one of ten key precincts in the Aerotropolis. The precinct is intended to be developed as an industrial warehousing and logistic hub, supporting the creation of 17,000 new jobs. To facilitate this, the Mamre Road Precinct was rezoned in June 2020 from RU2 Rural Landscape to IN1 General Industrial zoning under the State Environmental Planning Policy (Western Sydney Employment Area) 2009 (WSEA SEPP).

The NSW Government has identified an opportunity for non-sensitive land uses to locate in this precinct, such as warehouse and logistics facilities. As a result, there have been several proposals in the precinct to develop the existing agricultural lands for industrial warehouse uses, a trend which is expected to continue for the foreseeable future.

Figure 3 Site context
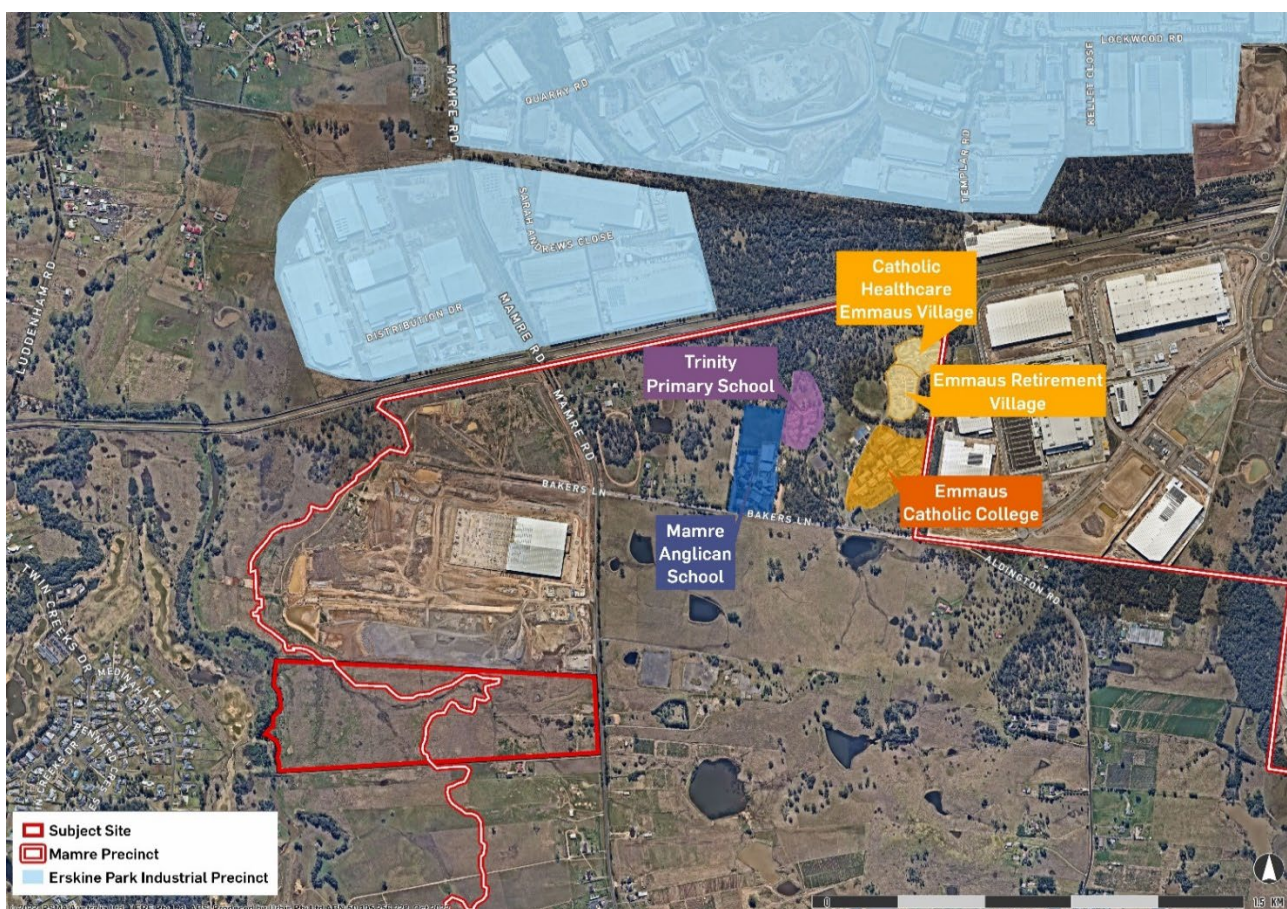
Source: Urbis

3.2. SITE OBSERVATIONS

A site visit was conducted by Urbis on 21 October 2022 in the morning. The site visit was used to understand the existing activity around the site and the interface between surrounding land uses.

The site visit found that:

- The site and surrounding area are generally well-kept with little evidence of vandalism or rubbish

- Mamre Road experiences a high level of vehicular activity, including heavy vehicle movements (Picture 3 and 4)

- The site lacks external lighting on the street (Picture 3 and 4)

- There is no pedestrian infrastructure on Mamre Road (Picture 3 and 4)

- Mamre Road and the surrounding area are experiencing high levels of construction activity (Picture 5).

Figure 4 Site visit photos

Picture 1 View of 771-797 Mamre Road entrance

Picture 2 View of north end of 771-797 Mamre Road

Picture 3 View of north end of Mamre Road

Picture 4 View of south end of Mamre Road

Picture 5 View of the entrance to the Yiribana Logistics Estate at 754-770 and 784-786 Mamre Road, across from the site

Picture 6 View of the Yiribana Logistics Estate at 754-770 and 784-786 Mamre Road, across from the site

Source: Urbis

4. POLICY CONTEXT

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

NSW Crime Prevention and Assessment of Development Applications (2001)

In April 2001, the NSW Department of Infrastructure, Planning and Natural Resources (now the Department of Planning 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 introduced in Section 1. These are: surveillance, access control, territorial reinforcement, and space management.

The Guidelines aim to help councils implement and consider the CPTED principles. CPTED assessments seeks to influence the design of buildings and places by:

- Increasing the perception of risk to criminals by increasing the possibility of detection, challenge, and capture

- Increasing the effort required to commit crime by increasing the time, energy or resources which need to be expended

- Reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits'

- Removing conditions that create confusion about required norms of behaviour.

NSW Department of Planning and Environment, Mamre Road Precinct Development Control Plan (2021)

In November of 2021, the Mamre Road Precinct Development Control Plan (DCP) was adopted. The DCP includes planning controls for future industrial development within the Mamre Road Precinct. This includes building design controls, a road network, drainage strategy, landscaping, and biodiversity controls.

Section 4.2.9 of the DCP contains objectives specific to safety and surveillance including:

(a) ensuring personal safety for workers and visitors

(b) ensuring that design minimises the opportunity for crime and maximises opportunities for passive surveillance.

The objectives of Section 4.2.9 are supported by the following controls

1. A Crime Risk Assessment Report must be prepared for the development of new buildings.

2. Buildings should be designed to overlook public domain areas and provide casual surveillance.

3. Building entrances should be orientated towards the street to ensure visibility between entrances, foyers, car parking areas and the street.

4. Appropriate lighting should be provided to all cycle and pedestrian paths, bus stops, car parks and buildings.

5. Development should provide clear sight lines and well-lit routes between buildings and the street, and along pedestrian and cycle networks within the public domain.

6. Consideration should be given to the use of landscape elements to not compromise the perceived level of safety.

5. SOCIAL BASELINE

5.1. DEMOGRAPHIC PROFILE

The profile of a community influences the type and likelihood of crime that may impact a development. The following section contains a brief analysis of the characteristics of Kemps Creek based on data from the Australian Bureau of Statistics (ABS), and the Department of Planning and Environment (DPE). The demographic characteristics of the Penrith LGA and Greater Sydney have been used, where relevant, to provide a comparison

2021 Census data will be released in a phased approach, with key population data being released in June 2022, location variable and employment data was released in October 2022, and complex topics will be released in 2023. Therefore, 2016 Census data for some more complex categories such as SIEFIA data remain the most recent.

In 2021, there were 2,121 people living in kemps Creek. Key characteristics of this community include:

Older population
Kemps Creek had a high median age of 44, compared to Penrith LGA (35) and Greater Sydney (37).

Culturally and linguistically diverse
A high proportion of Kemps Creek residents were born overseas 37% and speak a language other than English at home (50%). The top three languages were Italian (6%), Arabic (8%), and Cantonese (4%).

Predominately separated and family households
Kemps Creek residents predominately lived in a separate house (92%) and a family household (81%). Compared with Penrith LGA (78% and 81% respectively) and Greater Sydney (56% and 73% respectively).

Private vehicle dominated
Almost three quarters of households in Kemps Creek owned two or more motor vehicles (74%). Compared with Penrith LGA (59%) and Greater Sydney (48%).

Low educational attainment
Almost half of residents had not attained higher education after high school (49%). Compared with Penrith LGA (42%) and Greater Sydney (34%).

High levels of socio-economic disadvantage
SEIFIA data shows that Kemps Creek residents are in the lower 50% of Australian state suburbs based on relative advantage and disadvantage.

5.2. CRIME PROFILE

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

Key crime findings relevant to this assessment include:

- BOCSAR produces hotspots to illustrate areas of crime density relative to crime concentrations across NSW. The site is to in a hotspot for any relevant crimes.

- Kemps Creek generally has lower rates of crime per 100,000 people compared to Penrith LGA and NSW. However, crime rates (July 2021 to June 2022) indicate the suburb does experience higher rates per 100,000 people of motor vehicle theft (236 in Kemps Creek compared with 156 in the Penrith LGA and 131 in NSW).

- Two-year crime trends from June 2021 to June 2022 indicate that rates of reported crime are generally remaining stable in the suburb and LGA.

- Kemps Creek currently has a small population and has limited residential and employment opportunities. As the suburb continues to develop, residents from across the Penrith LGA will increasingly travel to Kemps Creek for new employment opportunities. With more people traveling to, through and from the area, it is expected that the rates of crime in the area change to be more similar to the crime profile of more built-up areas of the LGA.

6. CRIME RISK ASSESSMENT

This section provides an assessment of the proposal against the CPTED principles of surveillance, access control, territorial reinforcement space and activity management and the requirements of the Mamre Road Precinct DCP.

6.1. SURVEILLANCE

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

Surveillance is an important consideration as it can make people feel safe when they are able to see and interact with others. Crimes are less likely to occur in places that are well supervised. BOSCAR crime data indicates that Kemps Creek has high rates of crime relevant to the proposal include 'motor vehicle theft'. The use of surveillance will therefore be important to reduce the likeliness of these types of crime from occurring.

Assessment of proposed development
The proposal incorporates the following CPTED principles: ▪ Warehouses 1 and 2 are designed to have their office components closest to their frontage with Mamre Road overlooking carparking areas and the surrounding public domain and allowing casual surveillance both out of and into the building. ▪ The use of glazing on a large portion of the office components' external surfaces allows for a continuation of sight lines in and out of the building. This maximises natural surveillance and increases the risk to potential offenders. ▪ The lunchroom and outdoor areas on ground floor of Warehouses 1 and 2 provide casual surveillance of the neighbouring hardstand carparking and internal road network. ▪ The location of the bicycle parking adjacent areas of activity including lunchrooms and communal outdoor space allows for opportunities for passive surveillance to this area. ▪ The main vehicular entrances are clearly defined and visible from the new internal road network and sight lines are maintained between theses entrances and to the street.
Recommendations and design considerations
▪ Ensure all entrances, stairwells, elevators, communal areas, and pedestrian paths are well lit in accordance with Australian Standards. ▪ Use balanced lighting between internal and external spaces to avoid the mirroring of glazing at night and allow for a continuation of sightlines from and into the building. ▪ Select vegetation with consideration given to future maintenance. To maximise sightlines, ensure the lowest tree limbs are above average head height and lower shrubs do not provide obstruction, opportunity for concealment or entrapment.

6.2. ACCESS CONTROL

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

Given the higher rates 'motor vehicle theft' in the area, the implementation of appropriate control measures will be important to define patron and employee and access across the site and reduce likeliness of these types of crime occurring.

Assessment of proposed development
The proposal incorporates the following CPTED principles:
▪ Dedicated, secure off-street parking reduces vehicle theft. Direct access for workers and visitors to the hardstand carparking parking through office components of the buildings building reduces opportunities for theft from vehicles, motor vehicle theft and entrapment. A separated and visible loading area for trucks will assist in reducing vehicle conflict, vehicle theft and opportunistic crime.
▪ The proposal includes access control measures to loading and carparking areas in the form of sliding security gates to restrict public access to these areas.

Recommendations and design considerations
▪ Provide on-ground directional signage in car parking and loading areas to guide the flow of vehicle traffic.
▪ Install security hardware on all back of house areas to restrict unauthorised access by non-staff members.
▪ Maintain all access points, including fire exits and stairs, to ensure they remain in good working order and inaccessible from the outside. Magnetic door locking systems linked to fire sprinkler alarms can ensure that fire exits are used for emergencies only. Fire exits and stairs can often be targets for offenders.
▪ Implement clear wayfinding signage with definitional legibility throughout all internal and external areas onsite, including the offices, warehousing, carparking and internal road network.
▪ Use signage, speed control measures (bollards, speed humps) and design cues (eg. surface coverings) to slow vehicles exiting and entering the carparks and loading areas.
▪ Install security hardware on all back of house areas to restrict unauthorised access by non-staff members.

6.3.   TERRITORIAL REINFORCMENT

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

The use of actual and symbolic boundary markers, spatial legibility and environmental cues are ways to connect people and encourage communal responsibility over spaces.

Assessment of proposed development
The proposal incorporates the following CPTED principles: ▪ The proposal uses clear signage, building design and lighting to create legible and inviting entrances. ▪ The design of the internal floor plan of the office areas of Warehouses 1 and 2 demonstrates good territorial reinforcement as it creates a welcoming and open space that encourages social interaction between occupants and visitors. ▪ A change in grade and landscaping provide transitional cues to let people know they are moving from a public space to a semi-public/private space.
Recommendations and design considerations
▪ Consider additional articulation or design treatments on the exterior of the warehouse buildings particularly lower to ground level. Building design that avoids large, blank walls and instead utilises external surfaces and cladding for facades including glazing and highly textured/articulated elements can reduce incidents nuisance graffiti. Spaces that are well maintained and display territorial reinforcement will attract visitation. ▪ Clarify ownership of the car park area using signage, boundary markers and other environmental cues. This will increase perceptions of risk to potential criminals and increase community ownership.

6.4. SPACE AND ACTIVITY MANAGEMENT

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

Space and activity management are important to consider in the design and operation of this proposal to increase offender risk and crime effort.

Assessment of proposed development
The proposal will include logistics and warehousing uses that once operational will accommodate up to 180 full time jobs. The site is proposed to be operational 24 hours a day.
The proposal incorporates the following CPTED principles related to space and activity management:
▪ Increased activity and visitation onsite throughout the week and evening associated with the proposed uses will assist in discouraging perpetrators of crime in an area formerly rural area with little activation on evenings and weekends.

Recommendations and design considerations
▪ Ensure vegetation on site is maintained, monitored, and reported. Additional consideration should be given to the selection and maintenance of landscape elements, including vegetation, to ensure that over time they do not obscure sightlines and compromise the perceived level of safety.
▪ Prepare a Plan of Management for the operation of the site. This should include particulars on operating hours, maximum capacities, access and egress arrangements, maintenance responsibilities and cleanliness. Repairs and maintenance should be documented clearly to enforce accountability to relevant staff.

7. CONCLUSION

Urbis has undertaken a Crime Risk 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 been informed by a review of relevant local and state policies, and crime and demographic data.

The assessment found the proposal aligns with the provisions of Section 4.2.9 of the Mamre Road Precinct Development Control Plan. By increasing the effort required and the perceptions of risk in committing an offence, reducing actual and perceived crime rewards and eliminating or reducing conditions that offenders can use to rationalise or excuse criminal behaviour the proposal demonstrates incorporation of the four CPTED principles: surveillance, access control, territorial reinforcement, and space and activity management

Recommendations

To further increase safety and reduce crime risk, the following recommendations should be implemented:

- Ensure all entrances, stairwells, elevators, communal areas, and pedestrian paths are well lit in accordance with Australian Standards.

- Use balanced lighting between internal and external spaces to avoid the mirroring of glazing at night and allow for a continuation of sightlines from and into the building.

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DISCLAIMER

This report is dated 9 December 2022 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd **(Urbis)** opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of GPT **(Instructing Party)** for the purpose of Crime Risk 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.

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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.

CRIME PROFILE

Table 1 Crime rates per 100,000 people, July 2021 – June 2022

Crime type	Kemps Creek	Penrith LGA	NSW
Assault (non-domestic)	253.5	430.0	338.7
Assault (domestic)	253.5	511.4	389.0
Break and enter dwelling	84.5	255.7	211.8
Break and enter non-dwelling	42.2	89.7	85.6
Liquor offences	84.5	71.2	110.1
Malicious damage to property	235.5	729.6	581.0
Motor vehicle theft	380.2	155.8	130.9
Steal from dwelling	84.5	194.2	190.0
Steal from motor vehicle	0.0	405.5	322.4
Steal from person	0.0	37.9	20.2
Steal from retail store	169.0	315.3	210.4
Trespass	84.5	102.2	113.6

Table 2 Two-year crime trend, June 2021 – June 2022

Crime type	Kemps Creek	Penrith LGA	NSW
Assault (non-domestic)	n.c.	Stable	Stable
Assault (domestic)	n.c.	Stable	Stable
Break and enter dwelling	n.c.	Stable	Stable
Break and enter non-dwelling	Stable	Stable	Stable
Liquor offences	n.c.	Stable	Stable
Malicious damage to property	Stable	Stable	Down 11.2% per year
Motor vehicle theft	n.c.	Stable	Stable
Steal from dwelling	Stable	Stable	Stable
Steal from motor vehicle	n.c.	Stable	Stable
Steal from person	Stable	Stable	Stable
Steal from retail store	Stable	Stable	Stable
Trespass	Stable	Stable	Stable

n.c. = not clear

Source: BOCSAR

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