

# WESTFIELD PENRITH - MONDO DINING PRECINCT

CPTED REPORT



MARCH 2019  
FINAL  
PREPARED FOR SCENTRE GROUP PTY LTD



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# EXECUTIVE SUMMARY

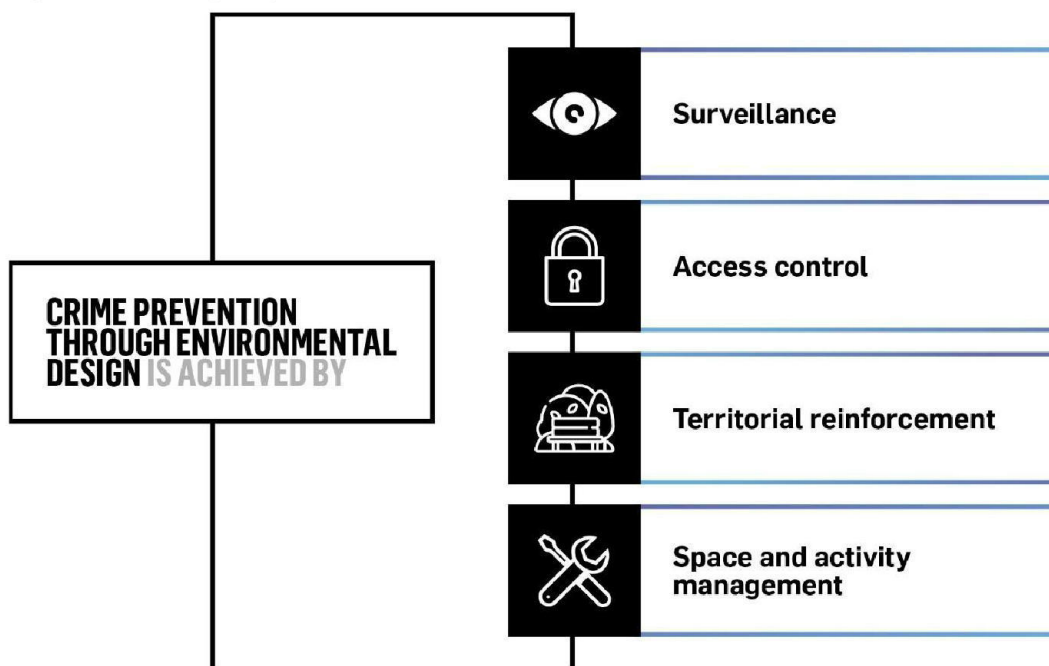
Urbis Pty Ltd (Urbis) was engaged by Scentre Limited Pty Ltd (Scentre Group) and GPT to prepare a Crime Prevention through Environmental Design (CPTED) assessment to inform a Development Application (DA) for a new dining, health and lifestyle precinct at Westfield Penrith, known as the 'Mondo Dining Precinct.'

This CPTED assessment has been prepared in accordance with *Penrith Development Control Plan 2014* which states that developments including the upgrading of retail premises will be referred to the NSW Police for CPTED assessment.

## METHODOLOGY

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 CPTED principles used to assess the proposed development are illustrated below:

Figure 1 – CPTED principles



## THE PROPOSAL

The DA is for the redevelopment of the south-west portion of Westfield Penrith and adjoining public square owned by Penrith Council. The proposed alterations and additions intend to convert the area into a dining and lifestyle precinct known as the 'Mondo Dining Precinct'. Proposed works include:

- Extension of the southern and western building footprints adjacent to the Joan Sutherland Centre at ground and first floor;
- Minor works to the roof level including the addition of a roof plant, licensed balcony and food and beverage tenancy;
- Reconfiguration of the southern vehicular entrance from High Street;
- Minor alterations to car parking and servicing arrangements to cater for the new tenancies;
- Replacement of existing façade elements on the southern elevation at ground and first floor;
- Inclusion of speciality retail and food and beverage tenancies (including licensed external seating areas);
- Landscaping and public domain works.

## STRATEGIC CONTEXT

A policy review was undertaken to understand State and Local government policy priorities in relation to crime and community safety for the proposed development.

The *Penrith Community Safety Plan 2013-2016* (The Plan) identifies three priority areas to be addressed - public space offences; domestic and family violence; and malicious damage. Relevant to the proposed development are:

- Public space offenses: to minimise crime, improve safety and perceptions of safety in public spaces throughout the Penrith LGA.
- Malicious damage: to reduce levels of malicious damage and improve perceptions of community safety through CPTED initiatives and community education and awareness programs.

The Plan also highlights specific concerns for safety in the Mondo area and the Westfield Penrith area.

## COMMUNITY PROFILE

A demographic analysis was undertaken based on Australian Bureau of Statistics 2016 Census data for Penrith suburb, benchmarked against Penrith LGA and Greater Sydney.

The suburb of Penrith is relatively disadvantaged, with a lower level of household income, higher levels of unemployment and high levels of rental stress compared to Greater Sydney. The majority of the population live in medium and high density housing and there are significantly more single person households compared to Greater Sydney.

## CRIME PROFILE

Analysis of NSW Bureau of Crime Statistics and Research (BOCSAR) data indicates that Penrith suburb has elevated crime rates compared to the Penrith LGA and NSW. The most commonly occurring crimes types in Penrith suburb include, 'steal from retail store', 'malicious damage to property,' non-domestic assault,' 'drug offenses,' and 'intimidation, stalking & harassment.' These crimes types can be categorised as opportunistic and can be reduced through the application of CPTED principles.

Rates of alcohol related crime in the Penrith suburb are higher than the NSW average. Penrith is key night-time destination for Western Sydney, including a number of dining and entertainment venues.

## CPTED ASSESSMENT AND RECOMMENDATIONS

The proposed development has been assessed against the four CPTED principles and the following priority areas have been identified:

### External layout

External layouts can resolve safety conflicts and improve activation of the urban environment. The external layout is considered a priority area due to existing crime profile of Penrith suburb, including high rates of 'malicious damage to property', 'alcohol related non-domestic assault' and 'intimidation, stalking and harassment'.

Recommendations to address CPTED principles include:

- Restaurants that propose to serve alcohol are to apply for on premises liquor licenses.
- Address pedestrian safety on the pathway connecting to the existing carpark, which may be obscured by landscaping. Measures could include a lighting strategy and permeable landscaping to encourage passive surveillance. Where passive surveillance cannot be achieved consider mechanical surveillance.
- Restrict pedestrian access to the loading space and waste holding room through access control or other measures.
- Design landscaping or other public realm elements to maintain site lines from the public plaza to High Street to provide safe pedestrian connection.

- Locate seating and other public realm elements in areas with high passive surveillance to encourage social gathering.

## Entry and exit points

Entry and exit points help control the interface between the proposed development and the surrounding environment. Entry and exit points are also a key consideration due to the high rates of 'steal from a retail store' in Penrith.

Recommendations to address CPTED principles include:

- The enhanced entries to the car park should be well-lit and maintain clear sight lines to avoid areas of concealment.
- Install signage and access control measures to clearly demarcate retail and publically accessible areas and prevent unauthorised access to service areas and private commercial tenancies from.
- Maintain clear lines of sight to the main shopping centre entry points, through appropriate design of landscaping and public realm elements.

## 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. Maintenance and management is a priority area as the Mondo Dining Precinct is within a hotspot of 'malicious damage to property'.

Recommendations to address CPTED principles include:

- Consult with Council to confirm maintenance and management responsibility for of the public domain.
- Update the existing plan of management for Westfield Penrith to include the additional uses in the proposed development to provide effective maintenance.
- Any blank walls, should include design treatments to deter graffiti and vandalism.
- Material choices for public domain should include the use of transparent materials and that reduce the opportunity for vandalism and other damage to property.

## Landscaping

Landscaping can play an important role in enhancing site boundaries and creating a sense of ownership. Landscaping is considered a priority area it is central aspect of the proposed development to enhance the public domain.

Recommendations to address CPTED principles include:

- The proposed landscaping near the existing pedestrian pathway is to be maintained to ensure passive surveillance, clear sight-lines and prevent any opportunities for concealment.
- The proposed landscaping on the north-eastern portion of the Joan Sutherland Performing Arts Centre is to be maintained so it does not provide an area for concealment.
- Trees along the arrival plaza should be maintained to provide clear sight-lines especially to the Westfield entrance on the northern boundary of the Mondo Dining Precinct.

## CONCLUSION

Urbis has undertaken a CPTED assessment for the proposed Mondo Dining Precinct against the four CPTED principles. The assessment identified CPTED priority areas and recommendations to reduce potential crime and safety issues.

With the implementation of these recommendations, it is considered that the proposed development will noticeably activate the Mondo Dining Precinct. The increased pedestrian activation and lighting will increase passive surveillance and will contribute to improved perceptions of safety. Maintenance of the precinct will create a sense of ownership which will contribute to deterring future crime.





# 1. INTRODUCTION

This Crime Prevention through Environmental Design (CPTED) assessment has been prepared by Urbis Pty Ltd (Urbis) on behalf of Scentre Limited Pty Ltd and GPT to inform a Development Application (DA) to redevelop a section of the existing Westfield Penrith shopping centre and public plaza into a new dining and lifestyle precinct, known as the 'Mondo Dining Precinct'.

This CPTED assessment has been prepared in accordance with *Penrith Development Control Plan 2014* (Penrith DCP) which states that developments including the upgrading of retail premises and construction of new pubs will be referred to the NSW Police for CPTED assessment.

## 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, as per NSW Government best practice guidelines.

## 1.2. METHODOLOGY

The following key phrases and tasks have been undertaken as part of this CPTED assessment.

Table 1 – CPTED Methodology

<b>Stage 1: Policy review and context</b>
<ul style="list-style-type: none"><li>• Review of relevant State and Local policies.</li><li>• Site visit and meeting with Westfield Penrith Risk and Security Manager.</li></ul>
<b>Stage 2: Baseline analysis and concept plan review</b>
<ul style="list-style-type: none"><li>• Review of demographic profile and crime statistics.</li><li>• Review of concept plans and technical studies.</li></ul>
<b>Stage 3: CPTED Assessment and recommendation</b>
<ul style="list-style-type: none"><li>• Application of CPTED principles to the design plans.</li><li>• Identification of potential crime risks associated with the proposed development.</li><li>• Identification of potential mitigation measures and reporting.</li></ul>



## 2. THE SITE

The proposed Mondo Dining Precinct is for the south west section of the existing Westfield Penrith shopping centre, which provides a pedestrian connection from High Street to key civic buildings including the Joan Sutherland Performing Arts, Penrith City Council, City Library and Civic Centre to the north-west, as seen in **Figure 2**.

Westfield Penrith is a significant retail centre for Western Sydney which provides department stores, supermarkets, retail speciality stores and food and drink premises across a total floor area of approximately 91,800 m<sup>2</sup>.

The Mondo Dining Precinct is identified by Penrith Council as an Alcohol Free Zone, where it is illegal to consume and/or possess alcohol in a designated Alcohol Free Zone.

Figure 2 – Aerial photo of site.



Source: Urbis GIS

### 2.1. THE PROPOSAL

The DA seeks Council approval for alterations and additions to part of the existing Westfield Penrith shopping centre and public plaza, including (see **Figure 3** and **Figure 4**). Proposed works include:

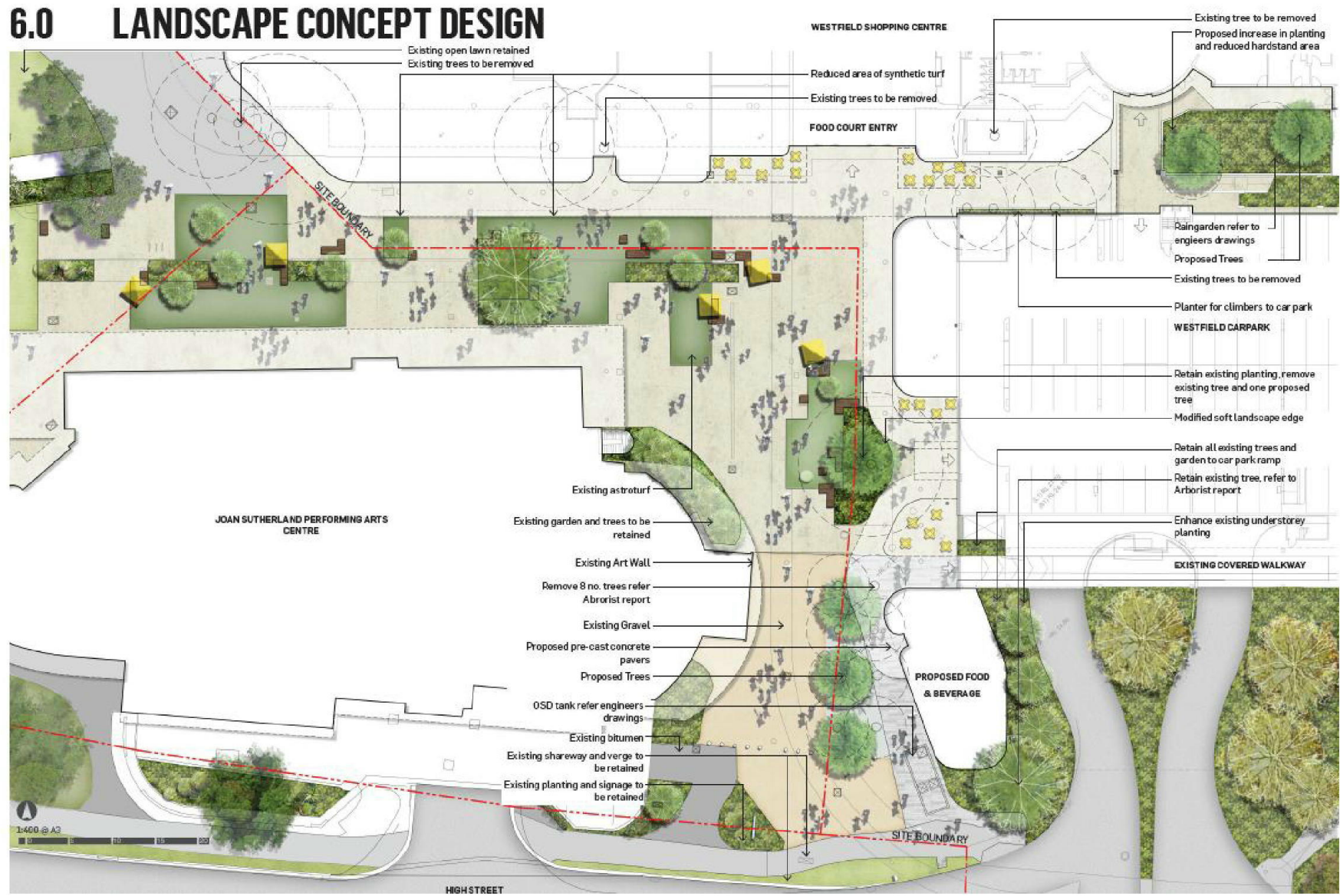
- New entry doors into Westfield Penrith and extension of the southern and western building footprints of the mall to enable new retail premises, restaurants and cafes;
- New three-storey detached food and beverage building, with licenced balcony and accessible rooftop located south of the carpark;
- Minor works to the roof level, including addition of roof plant and addition of new awnings along the southern and western building frontages;
- Reconfiguration of the southern vehicular entrance from High Street;

- Minor alterations to the car parking to cater for new tenancies, including proposed waste holding room and loading space in the existing car park;
- Replacement of the existing façade elements on the southern elevation of the mall;
- Landscaping of public open space including enhancement of the arrival plaza and additional planting;



## 4 THE SITE

Figure 4 – Landscape Concept Design





## 2.2. SITE VISIT

A site visit was undertaken on 27 June 2018 at 4.30pm (site photos are included in **Figure 5**). During the site visit it was noted that the Mondo Dining Precinct was being used by a variety of user groups to access Westfield Penrith, as a thoroughfare by both pedestrians and cyclists and as a rest area.

During the site visit the following CPTED features were noted:

- CCTV cameras were identified at the Westfield Penrith entrance and along the pedestrian pathway south of the carpark;
- The entrance into Westfield Penrith was well-lit;
- As it became dark, overhead lights and seating lights came on;
- “Alcohol Prohibited Area” signs were located throughout the Mondo Dining Precinct; and
- There was no evidence of vandalism or graffiti observed.

### 2.2.1. Consultation

The Westfield Penrith Risk and Security Manager was consulted during the site visit to provide information on existing crime risks and mitigation measures in the Mondo Dining Precinct. It was stated that historically there have been some issue with young people and anti-social behaviour in the Mondo Dining Precinct. However, this has since been largely resolved through a variety of programs – including the “Mondo Community Safety and Youth Engagement Project”.

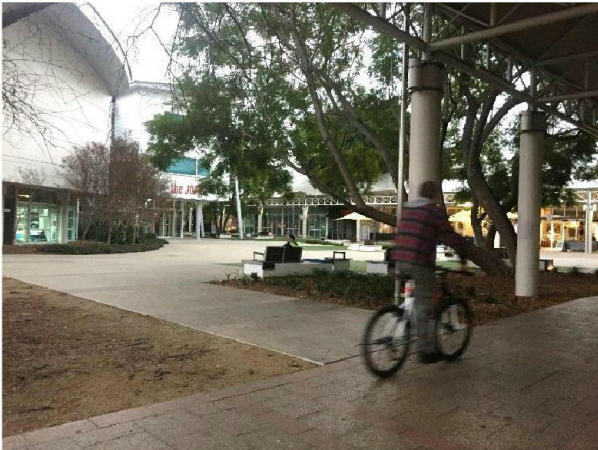
The Westfield Plan of Management covers only property owned by Westfield. If crimes are committed within the Mondo Dining Precinct, Westfield Security or the Police may respond depending on the circumstances.

Existing security measures provided by Westfield within the Mondo Dining Precinct include:

- 24 hour security and patrols of the Westfield premises;
- Closing of the shopping centre entrances at 10pm - 11pm (depending on the night);
- CCTV cameras; and
- Lighting (both overhead and seating) that runs all night.



Figure 5 – Site visit photos - 27 June 2018.



Picture 1 – Mondo Dining Precinct facing north-west.



Picture 2 – Mondo Dining Precinct facing south.



Picture 3 – Joan Sutherland Performing Arts Centre.



Picture 4 – Seating in the Mondo Dining Precinct.



Picture 5 – Existing pedestrian pathway south of carpark.



Picture 6 – Façade of Nepean Community College.

### 3. POLICY CONTEXT

The following documents were reviewed to understand existing State and Local government policies on CPTED to inform this assessment

#### 3.1. CRIME PREVENTION AND ASSESSMENT OF DEVELOPMENT APPLICATIONS

'Crime prevention and assessment of development applications' guidelines were prepared by the NSW Department of Planning to assist council's in identifying crime risks and minimise opportunities for crime. These guidelines seek to influence building design under the *NSW Environmental Planning and Assessment Act 1979* (EP&A Act). They seek to reduce opportunities for committing crimes 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.*

#### 3.2. NSW POLICE SAFER BY DESIGN GUIDELINES

The Safer By Design evaluation process is used by NSW Police to identify and quantify crime risks. The evaluation measures statistical probability of crime, consequence, 'hotspots' analysis and situational opportunity. NSW Police provide Safer by Design courses to a range of stakeholders including police and crime prevention officers, council staff, planners, designers, and government agencies.

The four focus areas are:

- Surveillance – including natural surveillance (when normal space users see and can be seen by others); technical surveillance including CCTV, help points, mirrored panels; and formal surveillance (positioning of guardians).
- Access control – including physical and symbolic barriers that channel and group pedestrians into areas
- Territorial reinforcement – community ownership and guardianship of public space
- Space/activity management – involving the control and care of developments and spaces to maximise use and community safety.

#### 3.3. PENRITH DEVELOPMENT CONTROL PLAN 2014

Penrith Development Control Plan (DCP) 2014, Part C Section 1.2.5 details general controls aimed at reducing the potential for crime within new developments.

Penrith DCP Part E Key Precincts – E11 Penrith City Centre specifically states that the public space around the Joan Sutherland Performing Arts Centre "*can be redevelopment to enliven this precinct, making it attractive and vibrant after hours*". Relevant objectives include:

- *Provide a strong definition of the public domain. Achieve active street frontages with good physical and visual connections between buildings and the street.*
- *To provide for pedestrian amenity and safety.*
- *To promote pedestrian activity and safety in the public domain.*
- *To promote 'safer by design' and crime prevention principles.*



### 3.4. PENRITH COMMUNITY PLAN 2017

The *Penrith Community Plan 2017* (Community Plan) identifies priorities for Penrith LGA to improve the wellbeing of the community. Outcome 4 aims to provide “safe, vibrant places” by making major centres, important community places and public spaces safe and attractive. The Community Plan aims improve the condition of public places and perceptions of safety through strategies such as schedules of maintenance and cleaning, security and activating public spaces.

### 3.5. PENRITH COMMUNITY SAFETY PLAN 2013-2016

The *Penrith Community Safety Plan 2013-2016* (Community Safety Plan) provides an analysis of Penrith LGA based on local crime data and community consultation. The Community Safety Plan found that Penrith CBD was a hotspot for non-domestic and alcohol related assaults with most incidents concentrated near licenses premises and for Penrith LGA, assaults were most likely to occur in outdoor public spaces. To address this, Penrith Council identified the objective to “*minimise crime, improve safety perceptions of safety in public spaces throughout Penrith LGA*”.

### 3.6. POLICY IMPLICATIONS

Based on the policy review there are a range of relevant implications for the proposed development, including:

- The need to implement CPTED principles which seek to reduce opportunities for crimes by enhanced surveillance, access control, territorial reinforcement and space management. Implementation of these principles will enhance community safety and maximise use and activity.
- Penrith Council has identified Penrith CBD to be a hotspot of non-domestic and alcohol related assaults that are concentrated in outdoor public spaces in the vicinity of licensed premises. Council aims to address this by activating public spaces and encouraging additional security.
- Activating public spaces is one of the strategies Penrith Council proposes to create a safe and vibrant public domain. Activation of public spaces outside of normal business hours, such as on weeknights and weekends, is considered important in achieving this strategy.

## 4. DEMOGRAPHIC PROFILE

The following demographic analysis is based on 2016 Australian Bureau of Statistics census data for Penrith Suburb, compared to Penrith LGA and Greater Sydney.

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

### 4.1. KEY FINDINGS

#### 4.1.1. Age

- Penrith suburb is characterised by slightly older population with a higher median age (37 years) compared with Penrith LGA (34) and a higher proportion aged over 70 (12.8%) compared to Penrith LGA (7.2%).
- The largest 5-year age brackets in Penrith suburb is 25-29 (9.1%) followed by 30-34 (8.2%).

#### 4.1.2. Household structure

- Lone person households are more common in Penrith suburb (38%) than they are in Penrith LGA (19%). This is reflected by the lower number of average people per household in Penrith suburb (2.2) compared to Penrith LGA (2.9).
- The most common family type in Penrith suburb is couple family with children (35%), which is lower than both Penrith LGA (48.8%) and Greater Sydney (49.5%).

#### 4.1.3. Diversity

- Cultural diversity is low in Penrith suburb with the majority of residents born in Australia (68%) and speaking only English at home (76%).
- Penrith suburb has a higher than average Indigenous population with 5% of Penrith suburb residents identifying as Aboriginal or Torres Strait Islander compared to only 1.5% of Greater Sydney.

#### 4.1.4. Education and employment

- Unemployment is higher in Penrith suburb (8.5%) than Penrith LGA (5.7%) and Greater Sydney (6%).
- A mix of both white and blue-collar jobs characterise the labour force of Penrith suburb, the three most common being professionals (17%), clerical and administrative workers (16%) and technicians and trades workers (14%).

#### 4.1.5. Income

- The median household income of Penrith suburb (\$1,142) is lower than both Penrith LGA (\$1,658) and Greater Sydney (\$1,750).

#### 4.1.6. Dwelling type

- Penrith suburb is an area of higher density than the rest of the LGA, demonstrated by 24% of dwellings in the suburb being flats/units or apartments compared to only 6% of dwellings in Penrith LGA.
- Over half of the population of Penrith suburb rent their dwelling (53.9%) compared to Penrith LGA (30.2%) and Greater Sydney (34.1).

#### 4.1.7. SEIFA

The Socio-Economic Indexes for Areas (SEIFA) was developed by ABS to provide a ranking for social and economic wellbeing and welfare of communities across a range of spatial scales. Based on the Index of Relative Socio-economic Advantage and Disadvantage, which is a continuum of advantage (high values) to disadvantage (low values), Penrith is placed in the 2<sup>nd</sup> decile or the bottom 20% of suburbs in NSW in terms of disadvantage.

## 5. CRIME PROFILE

Crime data from the NSW Bureau of Crime Statistics and Research (BOCSAR) was analysed to identify the crime profile at Penrith suburb level. The suburb has been benchmarked against both Penrith LGA and the NSW average to help assess risk compared to LGA and state-wide averages.

### 5.1. TYPES OF CRIME

Table 2 outlines major offences relevant to CPTED that took place in Penrith suburb between April 2017 and March 2018. This data is benchmarked against rates of offences in Penrith LGA and NSW.

The five CPTED relevant crime types with highest rate of occurrence in Penrith suburb are:

- Steal from retail store;
- Drug offences;
- Malicious damage to property;
- Non-domestic assault; and
- Intimidation, stalking and harassment.

For all five of the offences listed, rates in Penrith suburb are significantly above both the Penrith LGA and NSW rates.

Table 2 – Crime rates per 100,000 people (April 2017 to March 2018).

Crime type	Penrith suburb	Penrith LGA	NSW
Steal from retail store	3,485.0	434.5	316.7
Drug offences	3,103.4	801.4	772.2
Malicious damage to property	2,516.5	959.3	779.5
Non-domestic assault	1,826.9	476.7	415.5
Intimidation, stalking & harassment	1,416.0	570.5	401.7
Receiving/ handling stolen goods	726.3	176.8	95.7
Break and enter – non-dwelling	586.9	116.7	133.4
Steal from person	374.2	62.6	58.8
Sexual assault	264.1	100.3	74.5
Assault police	242.1	42.2	30.3
Robbery without a weapon	124.7	27.8	18.9
Robbery with a weapon not a firearm	44.0	16.9	11.4



As this development includes potential licensed restaurants, rates of alcohol related offences have been listed in Table 3.

The data indicates that rates of alcohol related offences are higher in Penrith suburb compared to both Penrith LGA and NSW. The highest alcohol-related crime rate in Penrith suburb is 'non-domestic assault' followed by 'intimidation, stalking and harassment'.

Table 3 – Alcohol related incidents - Crime rates per 100,000 people (April 2017 to March 2018).

Crime type	Penrith Suburb	Penrith LGA	NSW
Alcohol related assault (non-domestic assault)	564.9	114.2	130.4
Alcohol related intimidation, stalking and harassment	271.5	76.5	62.3
Alcohol related assault (assault police)	139.4	19.4	15.5
Alcohol related sexual offences (sexual assault)	51.4	12.4	13.2

## 5.2. CRIME TRENDS

Table 4 below presents the 1-year crime trends (April 2017 to March 2018) for key crime types in the Penrith suburb compared to Penrith LGA and NSW. For Penrith suburb, all CPTED related crime rates are stable. For Penrith LGA, all crime rates are stable except for 'Intimidation, stalking and harassment' which is up 8.9%.

Table 4 – One-year crime trends (April 2017 to March 2018)

Crime	Penrith suburb	Penrith LGA
Steal from retail store	Stable	Stable
Drug offences	Stable	Stable
Malicious damage to property	Stable	Stable
Non-domestic assault	Stable	Stable
Intimidation, stalking & harassment	Stable	Up 8.9% per year
Receiving/handling stolen goods	Stable	Stable
Break and enter – non-dwelling	Stable	Stable
Steal from person	Stable	Stable
Sexual assault	Stable	Stable
Assault police	Stable	Stable
Robbery without a weapon	n.c.	Stable
Robbery with a weapon not a firearm	n.c.	Stable

Source: BOCSAR

## 5.3. CRIME HOTSPOTS

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

- Assault (Non-domestic assault).
- Robbery.
- Theft (Break & enter non-dwelling).
- Theft (Steal from person).
- Malicious damage to property.
- Alcohol related assault.

The location of the Mondo Dining Precinct within crime hotspots could be due to Penrith City Centre being a major activity and retail centre with large numbers of people passing through each day. This could also be explained by the Mondo Dining Precinct being in close proximity to Penrith train station, as train stations are common locations of high crime rates.

In terms of alcohol related offences, Picture 12 in Figure 6 illustrates that the Mondo Dining Precinct is located within a hotspot for incidents of alcohol related assaults. This hotspot appears to be concentrated around Penrith train station and Westfield Penrith.

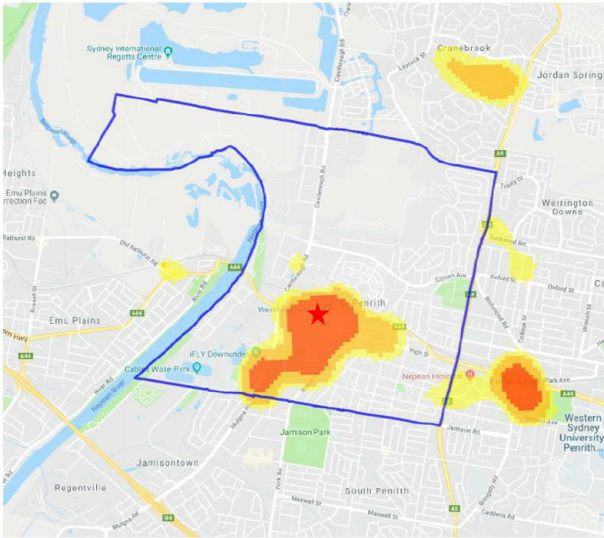
## 5.4. KEY FINDINGS

The Mondo Dining Precinct is in an area with high rates of crime, of particular note are those crimes relevant to shopping centres ('steal from retail store' and 'break and enter non-dwelling'), public spaces ('malicious damage to property' and 'intimidation, stalking and harassment') and licensed premises ('alcohol related non-domestic assault').

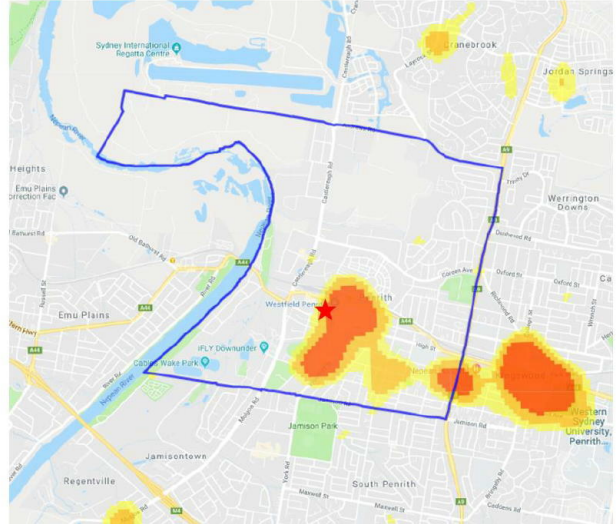
Whilst there are incidents of crime within the Mondo Dining Precinct, these can be managed through existing and additional crime mitigation strategies, as outlined in Section 6 of this report.



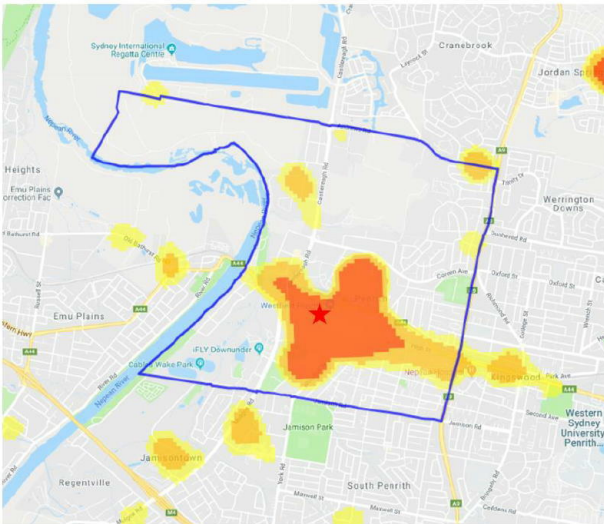
Figure 6 – Crime hotspots in Penrith suburb (April 2017 to March 2018).



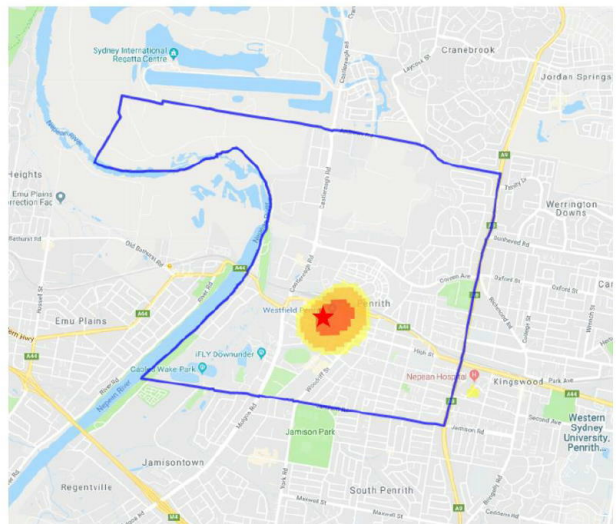
Picture 7 – Non-domestic assaults



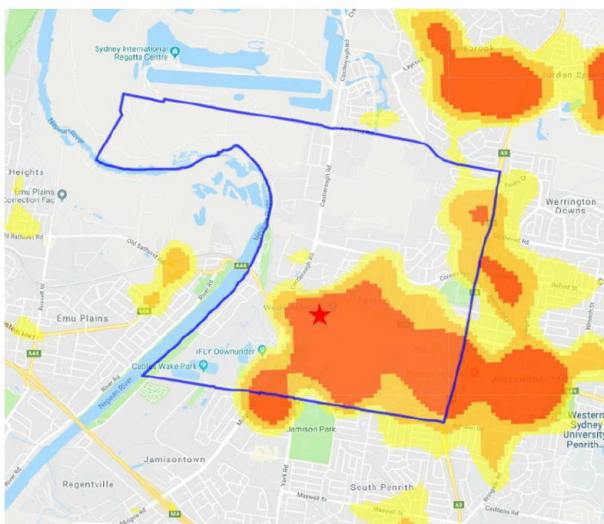
Picture 8 – Robbery



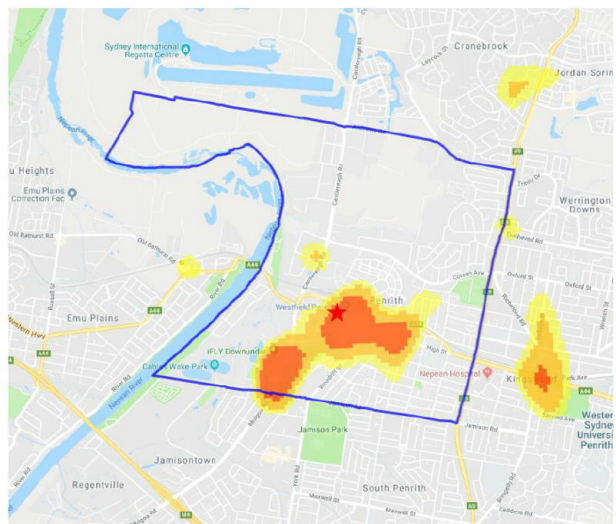
Picture 9 – Break and enter non-dwelling



Picture 10 – Steal from person



Picture 11 – Malicious damage to property



Picture 12 – Alcohol related assault

## 6. CPTED ASSESSMENT

### 6.1. CPTED PRINCIPLES

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

Surveillance	Access control	Territorial reinforcement	Space and activity management
			
Places that are well supervised through natural (passive), mechanical (CCTV) or organised (security guard) surveillance are less likely to attract criminal behaviour.	Designing spaces to control who enters and prevent unauthorised access. This can be achieved through natural barriers, mechanical controls or formal controls.	The way in which a community demonstrates ownership over a space. Places that feel owned and cared for are likely to be used, revisited and protected.	Space and activity management involves monitoring site usage, managing site cleanliness and repairing vandalism and broken physical elements to decrease fear of crime.

### 6.2. PRIORITY AREAS

The following provides a detailed assessment and recommendations for the following CPTED priority areas:

- External layout.
- Entries and exits.
- Maintenance and management.
- Landscaping.

#### 6.2.1. External layout

External layouts can resolve safety conflicts and improve activation of the urban environment. The external layout is considered a priority area due to existing crime profile of Penrith suburb, including high rates of 'malicious damage to property', 'alcohol related non-domestic assault' and 'intimidation, stalking and harassment'.

#### Assessment of proposed development

Westfield Penrith has core operating hours listed as 9am to 5.30pm, with a selection of retailers operating outside these hours. It is likely that the Mondo Dining Precinct will have extended operating hours, helping to activate and increase surveillance of the precinct outside of core business hours, including late night and early morning trade.

The Mondo Dining Precinct borders a public plaza, providing access Penrith City Council, City Library and Civic Centre. The proposed development will provide a high level of embellishment including seating and landscaping to improve the amenity and provide a sense of activity and ownership of the space.

The Mondo Dining Precinct is identified by Council as an alcohol free zone and the consumption of alcohol in this public space is prohibited. The Mondo Dining Precinct is also within an area with high density of



'alcohol related assault. The proposed restaurants within the precinct may serve alcohol in which case each premises will have to apply for separate on-premises liquor licenses.

The existing pedestrian pathway along the southern boundary of the carpark may have limited passive surveillance due to the existing landscaping and additional built form of the detached food and beverage building and could be a risk area during the periods when there is limited activity in the public plaza area. The proposed loading bay and waste holding room would receive passive surveillance from pedestrians and carpark users. Pedestrian safety in these areas will need to be considered.

There is an existing signalised pedestrian crossing along High Street, which is useful in maintaining pedestrian safety.

### **CPTED recommendations**

- Restaurants that propose to serve alcohol are to apply for on premises liquor licenses.
- Address pedestrian safety on the pathway connecting to the existing carpark, which may be obscured by landscaping. Measures could include a lighting strategy and permeable landscaping to encourage passive surveillance. Where passive surveillance cannot be achieved consider mechanical surveillance.
- Restrict pedestrian access to the loading space and waste holding room through access control or other measures.
- Design landscaping or other public realm elements to maintain site lines from the public plaza to High Street to provide safe pedestrian connection.
- Locate seating and other public realm elements in areas with high passive surveillance to encourage social gathering.

## **6.2.2. Entry and exit points**

Entry and exit points help control the interface between the proposed development and the surrounding environment. Entry and exit points are a key consideration for the proposed development due to the high rates of 'steal from a retail store' in Penrith suburb.

### **Assessment of proposed development**

New entry doors are proposed to access the Westfield Penrith food court. These entry doors are in a prominent position, clearly identifiable as a main point of entry to the shopping centre and will receive passive surveillance from patrons of Mondo Dining Precinct and the public plaza.

The existing pedestrian entry to the car park located along the western elevation is retained and enhanced with outdoor seating, new awning and food premises.

Westfield Penrith current has a 24-hour security presence and CCTV cameras, which will be maintained in the proposed development.

### **CPTED recommendations**

- The enhanced entries to the car park should be well-lit and maintain clear sight lines to avoid areas of concealment.
- Install signage and access control measures to clearly demarcate retail and publically accessible areas and prevent unauthorised access to service areas and private commercial tenancies from.



- Maintain clear lines of sight to the main shopping centre entry points, through appropriate design of landscaping and public realm elements.

### 6.2.3. 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. Maintenance and management is a priority area as the Mondo Dining Precinct is within a hotspot of 'malicious damage to property'.

#### Assessment of proposed development

Westfield Penrith has 24-hour security on the premises, including patrols throughout the day and night. The doors into Westfield Penrith close between 10pm and 11pm each night, depending on the day. Lighting within the Mondo Dining Precinct (overhead and seating lights) remain on all night, every day of the week.

The proposed development introduces additional landscaping, outdoor seating, new awnings and new retail and food and drink premises. These elements of the proposal will need to be effectively maintained and repaired to create a sense of ownership.

#### CPTED recommendations

Recommendations to mitigate potential safety issues include

- Consult with Council to confirm maintenance and management responsibility for of the public domain.
- Update the existing plan of management for Westfield Penrith to include the additional uses in the proposed development to provide effective maintenance.
- Any blank walls, should include design treatments to deter graffiti and vandalism.
- Material choices for public domain should reduce the opportunity for vandalism and other damage to property.

## 6.2.4. Landscaping

Landscaping can play an important role in enhancing site boundaries and creating a sense of ownership. A landscape master plan has been developed for the proposed development and Landscaping is considered a priority area as it is a central element to enhance the public domain and create an environment that supports social interaction.

### Assessment of proposed development

The proposed development includes a landscaping plan which will retain existing landscape elements and add a variety of additional landscape elements including a tree lined arrival plaza, additional planting and a green wall screening the existing car park and carpark bridge creating visual interest and amenity.

### CPTED recommendations

- The proposed landscaping near the existing pedestrian pathway is to be maintained to ensure passive surveillance, clear sight-lines and prevent any opportunities for concealment.
- The proposed landscaping on the north-eastern portion of the Joan Sutherland Performing Arts Centre is to be maintained so it does not provide an area for concealment.
- Trees along the arrival plaza should be maintained to provide clear sight-lines especially to the Westfield entrance on the northern boundary of the Mondo Dining Precinct.

## 7. CONCLUSION

Urbis has undertaken a CPTED assessment for the proposed Mondo Dining Precinct against the four CPTED principles. The assessment identified CPTED priority areas and recommendations to reduce potential crime and safety issues.

With the implementation of these recommendations, it is considered that the proposed development will help to activate the Mondo Dining Precinct through different times of the day, provide an improved sense of ownership and territorial reinforcement of the space and increase passive surveillance.



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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.

# **Appendix A      DEMOGRAPHIC ANALYSIS**

Data item	Penrith (suburb)	Penrith City LGA	Greater Sydney (GCCSA)
Population 2016 Census	13,295	196,066	4,823,991
Median Age	37	34	36
Average people per household	2.2	2.9	2.8
<b>Age Distribution (%)</b>			
Aged 0-4	6.3%	7.4%	6.4%
Aged 5-9	5.5%	7.2%	6.4%
Aged 10-14	4.7%	6.5%	5.8%
Aged 15-19	5.4%	6.6%	6.0%
Aged 20-24	7.6%	7.2%	7.1%
Aged 25-29	9.1%	7.7%	7.9%
Aged 30-34	8.2%	7.8%	8.1%
Aged 35-39	7.0%	7.1%	7.4%
Aged 40-44	6.1%	6.9%	7.1%
Aged 45-49	6.1%	6.5%	6.7%
Aged 50-55	6.0%	6.2%	6.3%
Aged 55-59	5.5%	6.1%	5.8%
Aged 60-64	4.9%	5.2%	5.0%
Aged 65-69	4.7%	4.5%	4.4%
Aged 70-74	3.8%	2.9%	3.3%
Aged 75-79	3.0%	1.9%	2.4%
Aged 80-84	2.6%	1.2%	1.8%
Aged 85+	3.4%	1.2%	2.0%
<b>Country of Birth and Indigenous Identification (%)</b>			
Australia born	68.2%	72.4%	57.1%
Overseas born	27.7%	21.6%	42.9%
England	3.8%	3.1%	3.1%
China	1.4%	1.8%	4.7%
Philippines	1.7%	1.9%	1.6%
Aboriginal and /or Torres Strait Islander	5.0%	3.9%	1.5%



Data item	Penrith (suburb)	Penrith City LGA	Greater Sydney (GCCSA)
<b>Language Spoken at Home (%)</b>			
English only	75.6%	77.2%	58.4%
Chinese Mandarin	1.4%	0.7%	4.7%
Tagalog	1.0%	1.1%	0.8%
Arabic	0.9%	1.6%	4.0%
<b>Weekly Household Income (\$)</b>			
Median household income	\$1,142	\$1,658	\$1,750
<b>Housing Status (%)</b>			
Owner	19.5%	26%	29.1%
Purchaser	21.2%	40.7%	33.2%
Renter	53.9%	30.2%	34.1%
Rent Payments (weekly \$)	\$330	\$370	\$440
<b>Car Ownership (%)</b>			
0 Cars	16.3%	6.1%	11.1%
1 Car	43.0%	31.3%	37.1%
2 Cars	24.7%	37.1%	32.8%
3+ Cars	9.9%	22.4%	15.7%
<b>Household Structure (%)</b>			
Family Households	58.2%	78.2%	73.6%
Group	4.5%	2.6%	4.7%
Lone Person	37.3%	19.2%	21.6%
<b>Family Composition (%)</b>			
Couple family with no children	34.9%	30.3%	33.4%
Couple family with children	35.0%	48.8%	49.5%
One parent family	27.2%	19.3%	15.2%
Other family	2.8%	1.5%	1.8%
<b>Labour Force (%)</b>			
Unemployed	8.5%	5.7%	6.0%

Data item	Penrith (suburb)	Penrith City LGA	Greater Sydney (GCCSA)
Labour Force Participation	56.7%	65%	61.6%
<b>Occupation (%)</b>			
Professionals	17.0%	22.0%	26.3%
Clerical & Administrative Workers	16.2%	15.7%	14.6%
Technicians & trades workers	13.9%	18.6%	11.7%
Labourers	10.4%	5.9%	7.5%
Managers	9.4%	11.3%	13.7%
Sales Workers	9.5%	5.9%	9.0%
Community & Personal Service Workers	11.5%	12.0%	9.6%
Machine Operators & Drivers	10.3%	7.0%	5.6%
<b>Tertiary Education (%)</b>			
Bachelor Degree or Higher	14.8%	13.4%	28.3%
Advanced Diploma or Associate Degree	8.0%	8.4%	9.3%
<b>Highest Level of Schooling Achieved (%)</b>			
Year 8 or Below	5.0%	3.6%	4.0%
Year 9 or Equivalent	6.7%	6.0%	3.8%
Year 10 or Equivalent	21.8%	23.2%	16.6%
Year 11 or Equivalent	5.6%	5.5%	4.0%
Year 12 or Equivalent	34.9%	34.1%	62.1%
Did not go to School	0.3%	0.5%	1.4%
<b>Dwelling Structure (%)</b>			
Separate House (%)	47.2%	81.5%	56.9%
Semi-detached (%)	28.5%	11.8%	14.0%
Flat, Unit or apartment (%)	23.8%	6.0%	28.1%



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