

**23 Meares Place
&
33 Collins Street,
Kiama**

**crime prevention through
environmental design (cpted) report**

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1. introduction

1.1 background

This report has been prepared by Ashlee Burbidge of Kennedy Associates Architects.

Ashlee's qualifications include having successfully completed the "Safer by Design Course" run by the Programs Unit of the Education & Training Command of the New South Wales Police Force.

Kennedy Associates were engaged by Peter V'Landys (hereafter 'the client') to provide a Crime Prevention Through Environmental Design (CPTED) Report to accompany a revised scheme prepared by Kennedy Associates as part of the Land and Environment Court Class 1 Merit Appeal for the Development Application for:

Mixed Use Development

incorporating:

In-fill self-contained dwellings

under:

State Environmental Planning Policy

(Housing for Seniors and People with a Disability) 2004

at

23 Meares Place & 33 Collins Street,

Kiama

This report outlines the proposed development's application of CPTED principles, in its current form

1.2 crime prevention through environmental design

Crime Prevention Through Environmental Design (CPTED) is a crime prevention strategy which utilises the planning, design and structure of cities, neighbourhoods and buildings to reduce opportunities for crime.

Whilst the built environment does not cause criminal behaviour, it has the ability to influence behaviour.

CPTED is based on a cost / benefit analysis - aiming to influence potential offender behaviour by creating the reality or perception that the cost of committing a crime is greater than the potential benefits.

This can be achieved through:

- increasing the perception of risk factors
- increasing the effort required to commit a crime
- reducing perceived or actual crime rewards
- removing conditions which create confusion around expected behaviour

CPTED can also help to create an increased sense of safety for residents or other users of a development, resulting in a higher standard of enjoyment and / or living quality and increased use of an area which, in turn, reinforces some crime deterring aspects of the environment.

CPTED is guided by four key principles or focus areas:

surveillance

access control

territorial reinforcement

activity & space management

These principles can be used flexibly and in conjunction with good urban planning and space design to address the crime risks specific to the location and nature of the proposed development.

1.3 reference documents

The following documents provide the framework and background information for the assessment contained in this report:

- NSW Police Force, *Safer by Design Companion 2015*
- NSW Police Force, *Safer by Design Manual 2015*
- NSW Police Force, *Safer by Design Crime Risk Assessment 2016*
- NSW Police Force, *Crime Risk Assessment Report 2015*
- NSW Department of Planning and the Environment, *Crime prevention and the assessment of development applications*
- New South Wales Bureau of Crime Statistics and Research, *NSW Crime Mapping Tool*
- Kiama Municipal Council, *Community Profile*
- Kiama Municipal Council, *Economy Profile*
- The Design Partnership, *CPTED Report, 23 Meares Place and 33 Collins Street, Kiama 2015*

1.2 subject site

The proposed development is located at:

23 Meares Place and 33 Collins Street Kiama

The site is located in the centre of Kiama, approximately 700m from the train station. Development to the north east and west of the site is generally residential, with a variety of commercial development – including the Kiama Leagues Club – to the south east and west.

Immediately adjoining the site to its south is a motel whilst a large number of retail shops, restaurants and food outlets are located immediately opposite the site and to its south. A six storey mixed use development containing 6 shops and 14 units has been recently approved on the neighbouring site at 35 – 41 Collins Street.

The site is in close proximity to beaches, recreation areas, the Kiama Light House and other popular destinations.

1.3 proposed development

The proposed development is an in-fill, self-contained dwelling development for seniors, commonly referred to as a "Seniors Living" Development.

The proposed development includes:

78 car spaces over 2 levels of basement car park

157m² of ground level retail

55 independent living units over 4 storeys including;

7 x 1 bedroom units

39 x 2 bedroom units

9 x 3 bedroom units

3 residential units for caretakers / managers including;

2 x 2 bedroom units

1 x 3 bedroom unit

Recreational facilities including;

a gymnasium

communal room

lounge room

roof top terraces

Pedestrian access to the development is via Collins Street and Meares Place (the latter via a 'right of way') with vehicular access via Collins Street only.

Whilst largely residential, the proposed development contains a commercial tenancy at ground floor, fronting Collins Street in keeping with the commercial / mixed use nature of the Town Centre.



2. area profile

2.1 regional context

Kiama is located on the New South Wales south coast, approximately 120km south of Sydney, between the areas of Shellharbour, Shoalhaven and Wingecarribee.

The Kiama Local Government Area covers an area of around 260 square kilometres and has a total population of approximately 22,00 people (2016 census)

The area is a popular tourist destination, with attractions including beaches, rainforests, mountains and coastal landscapes.

2.2 demographics

Kiama has a relatively high proportion of older residents. 47% of the resident population is aged over 50, with higher than state average representation in all age brackets over 40-49 years.

The predominate household structure in Kiama is a two person family (51.57%), generally made up of a couple family, with no dependent children (45.75%).

Kiama has a relatively un-diverse population, with 72% of residents being born in Australia, followed by England (5.2%) New Zealand (1.47%) and Scotland (0.66%). 1.78% of the population are from either Aboriginal or Torres Strait Islander backgrounds, which is lower than state average.

Kiama has lower than state average levels of Year 12 or Tertiary qualification attainment, but higher than state average homeownership levels.

2.3 economy & employment

Kiama has a relatively high percentage (38.05%) of residents who do not participate in the work force – that is, are retired, pensioners, or otherwise currently not working by choice.

The area also has a relatively low unemployment rate of 2.1%, less than half of the state average of 5.3%

Of those participating in the workforce, 57% work full time and 37% work part time. The most common industries of employment for Kiama residents are; Health Care and Social Assistance (14.96%), Education and Training (13.42%), Construction (11.85%), Public Administration and Safety (9.27%) and Accommodation and Food Services (8.95%)

The local economy sustains approximately 5,600 jobs, over 1000 of which are in the Accommodation and Food Services Industry. Other substantial industries of employment include Construction (781), Health Care and Social Assistance (615) Retail Trade (588) and Education and Training (494)

The local economy produces approximately \$1.49 billion in gross revenue per annum.

2.4 crime profile

Kiama is a relatively low crime area, as identified through the New South Wales Bureau of Crime Statistics and Research (BOCSAR) Crime Mapping Tool.

For the year of April 2017 – March 2018, Kiama recorded significantly lower than state average rates of all offences, with the exception of:

- 'Break and Enter – Non-Dwelling' (140.6 incidents per 100,000 – NSW Average 133.4)
- 'Deal / Traffic Ecstasy' (22.7 incidents per 100,000 – NSW Average 9.5)
- 'Liquor Offences' (190.5 incidents per 100,000 – NSW Average 142.8)

Kiama has recorded stable incidences of all crime types over a 2 year period, in line with the state wide trend.

Other crimes with relatively high recorded incidences in the Kiama Local Government Area include:

- Steal from Motor Vehicle (471.8 incidents per 100,000)
- Break and Enter – Dwelling (199.6 incidents per 100,000)
- Motor Vehicle Theft (149.7 incidents per 100,000)

Whilst the proposed development may be at some risk of crime - due to the high incidences of "Break and Enter Dwelling" – it is likely that this statistic is reflective of incidents related to empty holiday homes, as discussed in the CPTED report prepared for the proposed development previously (2015).

Appendix A (Crime Risk Assessment Part I) contains a full list of recorded crime in the area, for the year of April 2017 – March 2018.

2.5 local context

The proposed development is located in the Kiama Town Centre – a mixed use area within Kiama.



Figure 1: Subject Site and Surrounding Context Source:maps.google.com.au 24/07/18

As such, the area is activated throughout the day and evening, which may assist in reducing opportunities for crime.

Elements of the local context which may **assist in reducing** opportunities for crime include:

- well lit and well trafficked streets
- consistent street alignments and 'activated' street frontages
- orientation and visibility of neighbouring windows and private open spaces
- well designed streets with appropriate vegetation, street furniture and use demarcation
- well maintained properties with little to no evidence of vandalism, rubbish or urban decay

Elements of the local context which may **assist in increasing** opportunities for crime include:

- proximity to Kiama Leagues Club
- proximity to public car parks
- significant grade changes between properties
- transition between land use types (residential / commercial)

The overall project crime risk rating is: Low

The calculation of the above rating and a thorough assessment of the site opportunities and crime risk assessment for the subject site is included in Appendix B (Crime Risk Assessment Part II)

3. cpted assessment

As indicated by the low overall project crime risk rating, the proposed development and context perform well with regard to the principles of crime prevention through environmental design.

The following provides an assessment of the proposed development's application of these principles.

3.1 surveillance

Surveillance is achieved when users of the space can see or be seen. Generally people involved in anti-social or criminal behaviour do not like to have their activities monitored. With this in mind the layout of the space, orientation and location, the strategic use of design can make it difficult for criminals to operate with ease. Surveillance should be a product of a well planned, well designed and well used space can help to reduce opportunities for crime by increasing surveillance opportunities.

Objectives:

- a) ***ensure that there is good surveillance to and from the development to reduce opportunities for crime***
- b) ***ensure that there is good surveillance throughout the development to reduce opportunities for crime***
- c) ***ensure that lighting in and around the development complies with the Australian Standard – lighting to increase surveillance opportunities during the hours of darkness***
- d) ***ensure that lighting in and around the development is commensurate with the closed circuit television requirements***

The proposed development provides a high level of natural surveillance, both to areas within the development and to / from the public domain. Technical surveillance measures (such as CCTV) are not considered necessary, given the low crime risk rating of the area and development type.

Strategies to increase / enable opportunities for surveillance within the proposed development include:

- **building orientation** – buildings are oriented to both street frontages and have consistent setbacks
- **window / balcony orientation** – balconies and living room windows of individual units are oriented to overlook both the public domain and communal areas within the development
- **building entries / lobbies** – the two entries (from Meares Place and Collins Street) are well-designed with no corners and clear sightlines to and from the public domain
- **car park design** – the carpark has been designed with a grid layout, clear sightlines to and from communal areas, limited obstructions and relatively high (greater than 2.2m) ceiling heights
- **perimeter fencing** – fencing between the proposed development and the public domain (Meares Place & Kiama Leagues Carpark) is solid, but of a low height (measured from within the development) allowing sightlines over the top, but preventing scaling – particularly from the car park
- **way finding** – the proposed development contains significant ramping and long pathways due to site topography however, the circulation space has been designed as a legible, continuous pathway
- **vegetation** – vegetation of appropriate scales to provide privacy and shade, without impeding surveillance will be included in the landscape plan

Elements of the proposed development which may impact on opportunities for surveillance include:

- **grade changes** – the nature of the subject site results in significant grade changes within the development and between the development and the public domain, which may restrict some surveillance opportunities and sightlines. The proposed development has been designed to mitigate the safety concerns of grade changes as far as possible, through appropriate transitions and landscape treatment
- **vegetation maintenance** – significant landscape treatment is provided throughout the development and will require maintenance to ensure sightlines are not obscured. The proposed development includes on-site caretakers and designate gardening / maintenance facilities to enable adequate maintenance

Recommendations to increase opportunities for surveillance within the proposed development include:

- **lighting** – appropriate lighting, to the applicable Australian Standard should be employed throughout the proposed development, including communal areas and the car park. Details of the proposed lighting strategy are to be included in the detailed documentation stage of the project

The proposed development is consistent with the objectives of this principle

3.2. access control

Access control should restrict, channel and encourage people and vehicles into, out of and throughout areas. It can be used to increase the time and effort required to commit a crime and to increase the risk to people involved in anti-social criminal behaviour. With this in mind the tactical use of design features including building configuration, security hardware, pathways, landscaping, fencing, gardens and on site guardians can control access and help to reduce opportunities for anti-social or criminal behaviour.

Objectives:

- a) **ensure that access to the property is controlled to reduce opportunities for crime**
- b) **ensure that access to restricted areas within the property is controlled to reduce opportunities for crime**

The proposed development provides a high level of access control, ensuring appropriate access to, and use of, the development and areas within the development.

Strategies to appropriately restrict and channel access throughout the development include:

- **technical access control** – the proposed development is a secure 'seniors living development' Both pedestrian entries (Collins Street & Meares Place) will require key / swipe card access. Boom gates are located within the carpark to control access between service areas, commercial areas and residential area. A security intercom system will be installed in each apartment.
- **multiple lobbies** – access to apartments is via 6 separate lifts / lobbies, providing access to a maximum of 4 units per floor each, reducing excuses for unauthorised access
- **reduced secondary entry points** – all entry to and from the proposed development is via the two 'frontages' of the development. No entry points or possible access paths are located to the sides of the development. Fire egress paths exit at ground level within the development, with egress to emergency meeting points outside the development via the main entries
- **appropriate facade design** – the facade designs limit the opportunities for scaling by minimising or eliminating features which may create 'natural ladders' such as extended slab edges and repeated horizontal elements

Elements of the proposed development which may impact on appropriate access control include:

- **linking pathways** – although the pathways within the development are private, they connect Meares Place and Collins Street and could be used as a shortcut. The abovementioned entry point access control should prevent unauthorised use.

Recommendations to support the access control measures within the proposed development include:

- **maintenance** – the development should be well maintained to ensure access control measures are utilised effectively. Fire doors and entry doors should not be propped open and any large trees should be appropriately pruned to reduce opportunities for climbing

The proposed development is consistent with the objectives of this principle.

3.3 territorial reinforcement

Territorial reinforcement is about ownership, who owns the space, who manages the space and who cares for the space. Criminals are more likely to be deterred by the presence of people who are connected with and protective of a space than by people who are just passing through. It employs actual and symbolic boundary markers, spatial legibility and environmental cues to 'connect' people with space, to encourage community responsibility for the space and to communicate to people where they should and should not be and what activities are appropriate.

Objectives:

- a) **ensure that the boundaries of the development are clearly defined to reduce excuse making and crime opportunities**
- b) **ensure that signage is displayed to provide guidance to users of the development and reduce excuse making opportunities**

The proposed development provides a high level spatial legibility and community ownership resulting in successful territorial reinforcement

Strategies to encourage community responsibility and territorial reinforcement within the proposed development include:

- **community guardians** – the proposed development includes residences for two caretakers and one manager, who will be responsible for overseeing the use of the proposed development including access control, maintenance and space management
- **clarity of ownership** – the proposed development is a specialist 'seniors' living development, creating a sense of community and clear owner group
- **celebrated entries / space transitions** – both entry points are clearly defined through materiality, building massing and architectural details. Clear entry points reduce excuses for trespassing.

Elements of the proposed development which may impact on successful territorial reinforcement include:

- **proximity to high risk groups / locations** – the proposed development is close to the Kiama Leagues Club. Licensed premises can increase the risk of non-domestic assault, however, incidence of this is lower than state average in Kiama.

Recommendations to enhance the proposed development's territorial reinforcement include:

- **maintenance** – ensure the development, including landscaping, surfaces and signage is well maintained to visually indicate that the development is well looked, well used and enjoyed

The proposed development is consistent with the objectives of this principle.

3.4 space and activity management

Space and activity management involves the control, supervision, and care of space. All space, even well planned and well-designed areas need to be effectively used and maintained to maximise community safety. Places that are infrequently used are commonly abused. Space and activity management strategies are an important means of developing and maintaining natural community control.

Objectives:

- ensure that management are aware of their obligations under the Work, health & Safety Act & regulations**
- Ensure that staff are aware of their obligations under the Work, Health & Safety Act & Regulations**
- Ensure that management are aware of their obligations in regards to fire safety**

The proposed development provides well defined, legible and useable spaces. As the development is a specialised, secure 'seniors living' development, illegitimate, anti-social or unauthorised use of spaces within the development is unlikely.

Strategies to manage activities and spaces within the development include:

- **community guardians** – the proposed development includes residences for 2 caretakers and one manager, who will be responsible for overseeing the use of the proposed development, including the appropriate usage of communal spaces.
- **clarity of land / space use** – the proposed development includes a number of communal areas with clearly defined and recognisable uses including a gym, lounge room and bbq areas. These spaces provide the opportunity for community events, which can assist in creating a sense of ownership.
- **mixed use** – mixed use developments and areas (i.e. where commercial and residential uses are co-located) can lead to lower incidences of crime, as they are 'activated' or populated for longer periods of time than sole land use areas

Elements of the proposed development which may impact on successful activity and space management include:

- **neighbourhood edges** – the proposed development is located between residential and mixed use zones, which can increase the possibility of crime due to ambiguous land use and ownership. The 'secure and specialised nature of the proposed development should mitigate this possibility

Recommendations to support the proposed development's activity and space management include:

- nil

The proposed development is consistent with the objectives of this principle.



4. conclusion

As outlined above, the proposed development has been designed to incorporate strategies to decrease opportunities for crime, through the environmental design principles of surveillance, access control, territorial reinforcement and activity & space management.

Kiama is considered to be a relatively safe area with generally low crime rates and a good reputation. This is supported by the statistical analysis of crime incidences available through the Bureau of Crime Statistics and Research.

Additionally, the crime risk for the proposed development type, a secure 'seniors living' development is relatively low.

The most critical issue for the proposed development is the appropriate restriction of access control. It would be possible for the internal pathways of development to be used as a thoroughfare between Collins Street and Meares Place, were unauthorised access obtained. The proposed vehicular and pedestrian access control measures should be adequate to ensure access to the majority of the development is limited to residents and their visitors.

The provision of on-site community guardians, in the form of resident two caretakers and a manager should have a significant positive impact on surveillance, maintenance and appropriate use of the proposed development. Additionally, the specialised nature of the development and wide range of on-site recreation facilities will increase the sense of ownership among future residents.

Further, the proposed development may reduce opportunities for crime within its immediate context, as development of the subject site will remove a large, vacant lot from within the town centre.

If the strategies for crime prevention through environmental design incorporated into the proposed development – as described by the architectural plans – as well as the mitigation measures and recommendations outlined in this report are the proposed development should result in a low crime risk rating and a safe and enjoyable place for future residents.

appendix a

crime risk assessment part 1 - establishing the context

The table below outlines the incidents of different types of crime in Kiama per 100,000 residents for the year of April 2017 – March 2018. NSW state average rate, for the same period, is provided for comparison.

Kiama is generally a low crime area, in comparison to state average crime incidents, with lower than state average incidents of all crimes except for Break and Enter – Non-Dwelling, Deal / Traffic Ecstasy and Liquor Offences.

The data below is taken from the Bureau of Crimes Statistics and Research Crime Mapping Tool.

The CPTED report, prepared by The Design Partnership, for a previous version of the proposed development indicated that break and enter incidents are generally related to empty holiday homes, rather than occupied premises.

The report also indicated that the majority of crime in the area is related to holidaymakers becoming intoxicated, disorderly or violent and is not considered to be a major problem.

NB: Details regarding the proposed development and its regional and local context are located in section 2 of the report.

BOCSAR Crime Incidents, Kiama, April 2017 – March 2018

Crime	Rate per 100,000 Kiama	Rate per 100,000 NSW	Higher / Lower than State Average
Assault	308.5	811	↓
Domestic Assault	158.8	365.3	↓
Non-Domestic Assault	131.6	415.5	↓
Assault Police	18.1	30.3	↓
Homicide	0.0	1.4	↓
Murder	0.0	0.6	↓
Attempted Murder	0.0	0.2	↓
Murder Accessory, Conspiracy	0.0	0.0	↓
Manslaughter	0.0	0.1	↓
Robbery	13.6	32	↓
Robbery Without Weapon	4.5	18.9	↓
Robbery With A Firearm	0	1.7	↓
Robbery With A Weapon Not A Firearm	9.1	11.4	↓
Sexual offences	99.8	172.0	↓
Sexual Assault	40.8	74.5	↓
Indecent Assault, Act Of Indecency & Other Sexual Offences	59.0	97.5	↓
Theft	1760.1	2864.0	↓
Break & Enter Dwelling	199.6	352.9	↓
Break & Enter Non-Dwelling	140.6	133.4	↑
Receiving / Handling Stolen Goods	22.7	95.7	↓
Motor Vehicle Theft	149.7	167.9	↓
Steal From Motor Vehicle	471.8	504.6	↓
Steal From Retail Store	36.3	316.7	↓
Steal From Person	22.7	58.8	↓
Stock Theft	0	5.7	↓
Fraud	281.3	627.4	↓
Other Theft	281.3	351.7	↓
Malicious Damage to Property	412.8	779.5	↓

Against Justice Procedures	140.6	835.5	↓
Disorderly Conduct	68.0	262.9	↓
Trespass	27.2	128.2	↓
Offensive Conduct	18.1	65.1	↓
Offensive Language	18.1	40.6	↓
Criminal Intent	4.5	28.7	↓
Drug Offences	113.4	772.2	↓
Use / Possess Cocaine	9.1	40.2	↓
Use / Possess Narcotics	0.0	17.5	↓
Use / Possess Cannabis	40.8	331.2	↓
Use / Possess Amphetamines	0	117.7	↓
Use / Possess Ecstasy	9.1	53.7	↓
Use / Possess Other Drugs	22.7	70.0	↓
Deal / Traffic Cocaine	4.5	9.7	↓
Deal / Traffic Narcotics	0	2.8	↓
Deal / Traffic Cannabis	0	10.4	↓
Deal / Traffic Amphetamines	0	21.1	↓
Deal / Traffic Ecstasy	22.7	9.5	↑
Deal / Traffic Other Drugs	0.0	4.4	↓
Cultivating Cannabis	0.0	14.7	↓
Manufacture Drug	0.0	0.9	↓
Importing Drugs	0.0	1.0	↓
Other Drug offences	4.5	67.3	↓
Other Offences	-	-	
Abduction and Kidnapping	0	2.7	↓
Arson	45.4	76.1	↓
Betting & Gaming Offences	0	0.8	↓
Harassment, threatening behaviour & private nuisance	0	1.2	↓
Liquor Offences	190.5	142.8	↑
Other offences against the person	9.1	14.2	↓
Pornography offences	4.5	7.8	↓
Prohibited & regulated weapons offences	81.7	167.0	↓
Prostitution Offences	0.0	0.7	↓

appendix b

crime risk assessment part 2 – site opportunity

The following table evaluates environmental and design factors of the proposed development and surrounding context, as they relate to crime prevention through environmental design.

The proposed development's overall crime risk rating is calculated from the scores allocated to the Site Opportunity Survey .

The proposed development's overall risk rating is : Low

Comments regarding how the context or proposed design addresses the specific requirements of each focus area are included in section 3 of this report.

Site Opportunity Survey

No.	Item	Positive	Needs Attention	N/A
1	Surveillance			
1	Building orientation to street	✓		
2	Building, frontage & set- backs	✓		
3	Building, windows, doors, balconies	✓		
4	Building, lobbies, foyers, elevators	✓		
5	Building, internal visibility (can you seen inside)	✓		
6	Building, loading, delivery areas	✓		
7	Building, common areas	✓		
8	Grade separated areas (below ground, ground, above ground)		x	
9	Spatial gaps/vacant land	✓		
10	Public telephones			-
11	Automatic teller machines			-
12	Transport shelters/stands			-
13	Off street parking	✓		
14	Underpasses/tunnels			-
15	Overpasses/bridges			-
16	Car park, internal obstructions	✓		
17	Car park, configuration of bays, parallel vs herring-bone	✓		
18	Car park, ceiling height	✓		
19	Fencing, permeability (visibility)	✓		
20	Public toilets & locker rooms			-
21	Park			-
22	Playground			-
23	Pedestrian & cycle ways, routes.			-
24	Way finding	✓		
25	Vegetation, type & quality	✓		
26	Vegetation, coverage & quantity	✓		
27	Street furniture			-
28	Bicycle parking	✓		
29	Concealment/entrapment opportunity	✓		
	Total	18	1	10
2	Lighting			
30	Lighting, type	✓		
31	Lighting, brightness	✓		
32	Lighting, distribution, reflection	✓		
33	Lighting, colour rendition	✓		
34	Lighting, vandal resistance	✓		
35	Light, obstructions	✓		
36	Lighting, signs & structures	✓		
37	Mirrors, corridors, tunnels, fire exits	✓		

38	Mirrors, ATMs & night safes.			-
39	CCTV, type & use			-
40	CCTV, coverage			-
41	CCTV, vandal resistance			-
42	Help phones, intercom & public address systems			-
Total		8	0	5
3 Territorial Reinforcement				
43	Community guardians	✓		
44	Formal guardians			-
45	Clarity of ownership	✓		
46	Place making, street art, animation			-
47	Space transition, hierarchy of space, public, semi public/private, private	✓		
48	Celebrated entries	✓		
49	Signage, location markers.	✓		
50	Vulnerability of night workers, patrons			-
51	Street vendors, buskers			-
52	Proximity to high risk groups, locations		x	
53	Area reputation	✓		
Total		6	1	4
4 Environmental Maintenance				
54	Area image, positive, negative	✓		
55	Property damage maliciously, vandalism, graffiti	✓		
56	Rubbish	✓		
57	Urban decay	✓		
58	Lighting maintenance	✓		
59	Landscape maintenance	✓		
60	Other maintenance	✓		
61	Robustness of structures, materials	✓		
62	Rubbish bins.			-
Total		8	0	1
5 Space & Activity Management				
63	Clarity of land use	✓		
64	Conflicting activity			-
65	Safe activities in unsafe area			-
66	Unsafe activities in safe area			-
67	Proximity to licensed premises		x	
68	Night activity & transport	✓		
69	Street activity during darkness	✓		
70	Street activity during daylight	✓		
71	Functional vulnerability, mixed zone	✓		
72	Crime displacement			-
73	Neighbourhood edges, e.g. transition between residential & commercial		x	
Total		5	2	4
6 Access Control				
74	Street type, e.g. cul-de-sac, major road, lane way.	✓		
75	Linking path ways.	✓		
76	Building, number of entry/egress points	✓		
77	Building, ease of access to side, rear	✓		
78	Building, fire exit stairways, doors	✓		
79	Building, dumpster, loading docks	✓		
80	Building, natural ladders	✓		
81	Garden storage shed	✓		
82	Door, security, entry/egress system	✓		
83	Window, glazing, protection.			-
84	Window & skylight security, locks	✓		
85	Car park, pedestrian access	✓		

86	Car park, vehicle access	✓		
87	Car park, actual or symbolic barriers	✓		
88	Car park, management of space	✓		
89	Car park, recreational use		-	
90	Safe routes.		-	
91	Child play areas		-	
92	Short cuts, trespassing opportunities		-	
93	Defensive vegetation		-	
94	Cash carrying routes		-	
95	Reception, cashier, mail areas		-	
Total		14	0	8

7 Design, Definition & Designation of Activity				
96	The design, definition & purpose of space are in harmony	✓		
97	Is it clear who is responsible for the space	✓		
98	Spatial boundaries, borders re-enforce intended function	✓		
99	Social, cultural norms accord with intended function.	✓		
100	Legal & administrative requirements are re-enforced.		-	
Total		4	0	1

Total Scores

No	Section	Positive	Needs Action	N/A	Total	Total Applicable	%
1	Surveillance	18	1	10	29	19	5%
2	Lighting	8	0	5	13	8	0%
3	Territorial Reinforcement	6	1	4	11	7	9%
4	Environmental Maintenance	8	0	1	9	8	0%
5	Space & Activity management	5	2	4	11	7	18%
6	Access Control	14	0	8	22	14	0%
7	Design/ Definition/ Designation	4	0	1	5	4	0%
Total		63	4	33	100	67	4%

Site Opportunity Assessment Ratings

% 'Needs Action	Site Opportunity Assessment Rating	Individual and Total Site Opportunity Assessment Ratings			
		0 – 25%	Low	Surveillance	Low
26 – 50%	Moderate	Lighting	Low	Access Control	Low
51 – 75%	High	Territorial Reinforcement	Low	Design, Definition and Designation	Low
76 – 100%	Extreme	Environmental Maintenance	Low	Total	Low

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