



**CHARLES DAVID PTY LTD**

**CRIME PREVENTION THROUGH  
ENVIRONMENTAL DESIGN (CPTED) REPORT  
SUBDIVISION  
GUNDY ROAD, SCONE  
(LOT 2 DP1169320)**

**NOVEMBER 2017**

CHARLES DAVID PTY LTD

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GUNDY ROAD, SCONE

(LOT 2 DP1169320)

PROJECT NUMBER: 1707

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# 1 INTRODUCTION

Octagon Planning has been engaged by Charles David Pty Ltd to prepare a Crime Prevention Through Environmental Design (CPTED) Report to accompany the Statement of Environmental Effects and Development Application for a 423-lot subdivision at Lot 2 DP1169320 Gundy Road, Scone. The subdivision is to take place in 16 stages, with 15-36 lots in each release. A seniors living development is located at Lot 1 DP1169320 adjacent to the subject site.

## 1.1. WHAT IS CPTED?

Crime Prevention Through Environmental Design (CPTED) is a strategy that aims to reduce crime by designing the built environment according to a set of guidelines.

CPTED is based on the principle that many offenders are guided by rational thought and make a cost/benefit analysis of their actions prior to committing a crime. Applying CPTED methods aims to discourage offenders by maximising the risk and effort of committing a crime, while minimising the benefits and opportunities of committing that crime.

CPTED also identifies ways to create a feeling of safety, leading to increased use of an area, which in turn improves natural surveillance and deters offenders.

In NSW, CPTED is largely administered by Safer By Design, a co-operative made up of NSW Police, local councils, government departments and private sector organisations. Octagon Planning structures its CPTED reports according to Safer By Design guidelines.

Safer By Design identifies seven key areas where CPTED principles can be applied: surveillance; lighting/technical supervision; territorial reinforcement; environmental maintenance; activity and space management; access control; design/definition/designation.

## 1.2. SCOPE AND STRUCTURE OF THE REPORT

The basis of this report is a Crime Risk Assessment (included as **Appendix A**), which is used to identify overall crime risk for the project and the appropriate level of CPTED treatments.

The proposed development has a very low crime risk. As detailed in the Crime Risk Assessment, crime levels are low in Scone. The only crimes that are higher than average are sexual assault, indecent assault, break and enter non-dwelling, steal from dwelling, stock theft, malicious damage and trespass. That being the case, the main concerns for this development are pedestrian safety (real and perceived), potential for burglary, and graffiti and vandalism.

As a discipline, CPTED is focused on details. By its very nature, a Development Application for 423-lot staged subdivision will be high level – there are no buildings proposed or detailed landscape plans. There are no concerns from a CPTED perspective regarding the subdivision in principle, i.e. the addition of a large number of dwellings in this location. The Crime Prevention Through Environmental Design Assessment primarily focuses on overall design, movement networks and public spaces. The development includes the following:

- Open spaces
  - Stage 1 drainage reserve (125)
  - Stage 2 park including aboriginal tree (220)
  - A large drainage reserve running east-west across the site
  - Park with play equipment within the drainage reserve adjacent to stage 5

- Stage 8 open space (829)
  - Stage 11 open space (1111)
  - Stage 13 open space (1309)
  - Stage 13 drainage reserve (1323)
- Pathways and cycleways
  - Stage 3 in north-east corner
  - Stage 6/7 and 7/8
  - Stage 8 adjacent to stage 4
  - Stage 12/13 and 12/14

The aim of this report is to assess the proposed development and provide recommendations for future stages of the development. The recommendations in this report may be issued as conditions of consent at the discretion of the consent authority.

Using the Crime Risk Assessment as a template, this report assesses each of the seven areas of the Crime Risk Assessment, and provides recommendations for each. The remainder of the report is structured as follows:

- **Section 2** – Surveillance;
- **Section 3** – Lighting/Technical Supervision;
- **Section 4** – Territorial Reinforcement;
- **Section 5** – Environmental Maintenance;
- **Section 6** – Activity and Space Management;
- **Section 7** – Access Control;
- **Section 8** – Design/Definition/Designation;
- **Section 9** – Conclusion;
- **Section 10** – References.

## 2 SURVEILLANCE

### 2.1 ASSESSMENT

Due to the site's location on the edge of Scone and the staging of the land releases, there will be no gaps of vacant land in the streetscape. In the construction stage there will most likely be some vacant lots while individual landowners plan their dwellings; however, there will be many tradespeople and the like on site during this time, so surveillance will be more than adequate.

At this stage we have not been provided with any details of fencing.

Generally, the locations of the parks and open spaces are good, with plenty of opportunities for passive surveillance. This results in a good rating. The large drainage reserve open space will be overlooked by many houses. The park in Stage 2 is overlooked by only 5 houses but the location of this park is not negotiable due to the aboriginal tree; running the cycleway through this park is commended as it increases the number of users. The playground is overlooked by 5 or 6 houses and will have a significant amount of passing traffic. The park in Stage 11 shares a boundary with five lots and will be visible from several others.

In general terms it is good CPTED practice to locate parks on corners. The open space in Stage 13 is on one of the less busy intersections in the subdivision. A better location for this park would be one of the corners in Stages 6 or 15. However, this is a suggestion rather than a recommendation.

The location of the footpaths and cycleways are excellent.

Retention of the existing trees is commended; this will provide shade and make the open spaces feel more inviting.

### 2.2 RECOMMENDATIONS

Any children's playgrounds should be fenced; this fencing should be visually permeable. It is recommended that railing-type fencing be painted a dark colour (as light finishes tend to be more difficult to see through). There should be seating for parents/guardians within the perimeter of the fencing. Landscaping in and around the park should be limited to ground covers, low shrubs (less than 500mm tall) and trees (limb height above 2m). Large shrubs (1m-2m) that can be used for concealment should not be used.

If any of the other open spaces are to have fencing, it is recommended that the fencing be visually permeable and dark in colour.

A previous version of this report strongly recommended that open space in the south-eastern corner of the site be relocated. This recommendation has been carried out and the new park location at Lot 829 is much more suitable as it is more open to the street and, being located adjacent to a pathway, reduces the length of the "corridor" and increases surveillance of the pathway and the park.

Clear signage should be installed throughout the subdivision to assist with wayfinding.

It is recommended that the pathways throughout the site have trees for shade, with groundcovers and low shrubs either side of the path. Generally, any shrubs here should be less than 500mm in height to reduce concealment opportunities and enable clear sightlines. If there is developer-provided fencing along the sides of these corridors, climbing plants would make these pedestrian links inviting while reducing opportunities for graffiti.

## 3 LIGHTING/TECHNICAL SUPERVISION

### 3.1 ASSESSMENT

As the proposed development is a subdivision there are no detailed plans regarding lighting and technical supervision at the present time. This assessment and recommendations provide guidance for the future. The consent authority may choose to issue any of the recommendations as conditions of consent.

### 3.2 RECOMMENDATIONS

Street lighting should be provided throughout the development.

All lighting should comply with relevant Australian Standards, particularly AS 1158.

All pathways should have effective lighting to encourage their use by improving visibility and reducing fear. Bollard lighting is discouraged as it is prone to vandalism and is not particularly effective at illuminating faces.

The open spaces on site that are designated as parks should be illuminated at night; the open spaces that are of a bushland reserve type character need not be illuminated.

Avoid using low-pressure sodium lamps.

Vandal-resistant lamps are recommended.

Landscaping should be carefully chosen to ensure it does not diminish the effectiveness of lighting.

Any signage on site should be as legible at night as it is during the day.

CCTV is not recommended for this development. The crime risk is already low, and the installation of CCTV would only increase the fear of crime.

## 4 TERRITORIAL REINFORCEMENT

### 4.1 ASSESSMENT

Territorial reinforcement is a detailed design strategy that will be addressed in a much later phase of this development. This assessment and recommendations provide guidance for the future. The consent authority may choose to issue any of the recommendations as conditions of consent.

It will be important to demonstrate clarity of ownership in the public spaces around the development. Spaces that are well used and cared for are less likely to attract crime and antisocial behaviour. Careful selection of landscaping species can be beneficial in this regard.

The design of the road leading in to the development with landscaping down the median is good as it provides a strong visual cue that one is entering a residential area that is well cared for.

### 4.2 RECOMMENDATIONS

Select landscaping species that are low maintenance so public spaces appear attractive and well maintained. This is especially important for the roundabouts and landscaped median strip as this stretch of road is where first impressions are made.

Incorporate street art, play equipment, fitness equipment, street furniture, signage and the like to create vibrant, attractive spaces that people want to spend time in. The large drainage reserve provides a wide expanse of grass, so the other open spaces should offer something different.

Use fencing or landscaping to clearly delineate boundaries between private and public land, especially where open spaces adjoin private dwelling lots.

Clear signage should be installed throughout the subdivision. Consistency of design will add to the overall sense of cohesive community.



## 5 ENVIRONMENTAL MAINTENANCE

### 5.1 ASSESSMENT

Environmental maintenance will occur in the operational stage of the development. This assessment and recommendations provide guidance for the future. The consent authority may choose to issue any of the recommendations as conditions of consent.

Scone generally has a good reputation and image, and it will be important for the subdivision to fit in with that local character.

The main concern here is graffiti and vandalism. The crime statistics show that Scone has slightly higher than average rates of malicious damage to property. Vandalism and graffiti can induce fear and avoidance behaviour, which in turn reduces casual surveillance.

It is noted that Upper Hunter Shire Council has a dedicated email address for reporting graffiti: [graffiti@upperhunter.nsw.gov.au](mailto:graffiti@upperhunter.nsw.gov.au). Scone recently participated in Graffiti Removal Day (GRD) on 29 October 2017 for the first time. GRD is a state-wide program in which volunteers remove graffiti and paint surfaces with anti-graffiti paint. This type of community involvement and ownership bodes well for the proposed subdivision.

### 5.2 RECOMMENDATIONS

Walls and fences along the public pathways and open spaces may be targets for graffiti. The use of anti-graffiti coatings is strongly recommended. A more expensive but highly attractive option are "green walls" comprised of vines or creepers which cover the entire wall.

Graffiti should be removed quickly. The longer tags are left on display, the greater the reward for offenders.

Provide rubbish bins in open spaces.

Use low maintenance and drought-resistant plant species throughout the site.

## 6 ACTIVITY AND SPACE MANAGEMENT

### 6.1 ASSESSMENT

Activity and space management will occur in the operational stage of the development. This assessment and recommendations provide guidance for the future. The consent authority may choose to issue any of the recommendations as conditions of consent.

The provision of footpaths and cycleways throughout the development will encourage pedestrian activity, increasing casual surveillance. Streets that are well used during the day – particularly in suburban residential areas – are considered to be risky by burglars.

Mixed use developments are preferred from a CPTED perspective as they can increase the number of community and informal guardians and provide casual surveillance around the clock. Suburban “bedroom” communities are often targets for mid-week daytime burglary and car theft. This results in a bad rating.

### 6.2 RECOMMENDATIONS

Detailed designs of streets and open spaces should enforce clarity of land use, making it obvious what is public and what is private. Boundary fencing or planting on individual lots will assist in this regard, but it may not be possible to enforce this.

Provision of good lighting as per section 3 of this report will encourage pedestrian activity at night and discourage antisocial behaviour.

Ensure that neighbourhood edges are well defined with fencing, landscaping or other design cues.

## 7 ACCESS CONTROL

### 7.1 ASSESSMENT

The majority of access control assessment items do not apply to the subdivision as they are concerned with buildings, which are not proposed at this stage.

The Safer By Design guidelines state that risk of burglary is lower in short, well-supervised, single-entry cul-de-sacs. However, long curvilinear and pedestrian-linked cul-de-sacs are excluded from this statement. This results in a bad rating, as do the pedestrian pathways. Given the low risk of crime in this location, a redesign to remove the pathways is not necessary. In response to a previous iteration of this report, the width of the pedestrian pathways has been increased from 1.2m to 2.0m. This will make the pathways feel more spacious and safer, and will allow for two-way traffic and increased use by a variety of users.

### 7.2 RECOMMENDATIONS

With this type of development, it is not possible to have dedicated formal guardianship, which is generally a requirement for designated “safe routes”. However, we still recommend clear signposting, low-lying vegetation, bright and even lighting, and wide and even paving to increase feelings of safety.

Any children’s play areas that are incorporated in the parks should have 1200mm transparent fencing to clearly define child/guardian space while allowing clear sightlines.

## **8 DESIGN/DEFINITION/DESIGNATION**

### **8.1 ASSESSMENT**

It is important for the design, purpose and definition of space to be in harmony. Offenders often exploit situations that are confusing. If the recommendations in previous sections are carried out it will be clear which spaces are public, which are private, and what the intended function of public spaces is.

Ongoing maintenance by Council and individual landowners will make it clear who is responsible for space.

Spatial boundaries throughout the site will reinforce intended function if the recommendations in this report are carried out.

### **8.2 RECOMMENDATIONS**

None.

## 9 CONCLUSION

This report endeavours to provide recommendations to guide the future development of the site. These recommendations may be carried out voluntarily by the developer, or they may be issued as conditions of consent by the consent authority.

The main recommendations of this report are:

### **Movement networks**

- clear signage
- clear definition of neighbourhood edges using fencing, landscaping or other design cues

### **Open spaces**

- clear delineation of public and private spaces using landscaping and fencing
- placemaking and park facilities that make the open spaces desirable places to be
- provision of rubbish bins

### **Fencing**

- visually permeable fencing approximately 1200mm high painted a dark colour for parks and playgrounds

### **Lighting**

- good lighting in accordance with Australian Standards that allows for visual recognition

### **Landscaping**

- selection of low maintenance and drought-resistant species
- on the pedestrian pathway “corridors”, groundcovers or low shrubs either side of the path, some larger shrubs close to the fencing, climbing plants on fencing (optional), and trees for shade

### **Graffiti and vandalism prevention**

- anti-graffiti coatings or green walls on any public expanses of wall
- fast removal of graffiti

## 10 REFERENCES

NSW Attorney General's Department, *NSW Government Policy Statement and Guidelines for the Establishment and Implementation of Closed Circuit Television (CCTV) in Public Places*, 2000

NSW Department of Justice and Attorney General, *Suburban Street Parking Audit*, 2009

NSW Parliament Legislative Assembly, Standing Committee on Public Works, *Report on Graffiti and Public Infrastructure*, 2010

NSW Police Force, *Park Security Assessment*, 2007

NSW Police Force, *Residential House and Unit Complex Assessment*, 2007

NSW Police Force, *Safer by Design Companion Version 2.0*, 2012

NSW Police Force, *Safer by Design Evaluation Version 2.0*, 2012

NSW Police Force, *Safer by Design Manual Version 3.0*, 2012

# APPENDIX A

## CRIME RISK ASSESSMENT

## PART I: CONTEXT

### The Site and Surrounding Area

The subject land is Lot 2 DP1169320, Gundy Road, Scone, in the Local Government Area of Upper Hunter Shire Council. Scone is located 271km north of Sydney and 153km north-west of Newcastle. Scone's population has increased almost 11% in ten years. It had 5,624 residents in the 2016 Census, up from 5,478 in 2011 and 5,078 in 2006. It is known as the Horse Capital of Australia and has various agricultural industries. Mining in adjacent shires provides a significant proportion of employment. Scone is socioeconomically average and stable, with personal and family incomes almost the same as the state average. The unemployment rate is 4.4% compared to the state average of 6.3%. There are more children and elderly people than the state average.

The site has an area of 458.995 hectares and is located at the south-eastern edge of Scone. It is currently undeveloped. To the north and west is residential development primarily characterised by detached dwelling houses. The lots to the west are smaller, being approximately 400m<sup>2</sup> to 1,000m<sup>2</sup>, whereas the lots to the north are generally 2,000m<sup>2</sup> to 4,000m<sup>2</sup>.

### The Project

The proposed development is a 423-lot subdivision at Lot 2 DP1169320, Gundy Road, Scone. The subdivision is to take place in 16 stages, with 15-36 lots in each release. A seniors living development is located at Lot 1 DP1169320 adjacent to the subject site. The project includes several parks, open spaces and pedestrian/cyclist connections:

- Open spaces
  - Stage 1 drainage reserve (125)
  - Stage 2 park including aboriginal tree (220)
  - A large drainage reserve running east-west across the site
  - Park with play equipment within the drainage reserve adjacent to stage 5
  - Stage 8 open space (829)
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  - Stage 13 open space (1309)
  - Stage 13 drainage reserve (1323)
- Pathways and cycleways
  - Stage 3 in north-east corner
  - Stage 6/7 and 7/8
  - Stage 8 adjacent to stage 4
  - Stage 12/13 and 12/14

The Crime Risk Assessment and Crime Prevention Through Environmental Design Report will primarily focus on these public areas. There are no concerns from a CPTED perspective regarding the concept of the development in terms of the addition of a large number of dwellings.



### Nature of recorded crime in the area

Generally, crime levels are low in Scone (Table 1.1).

**Table 1.1 Crime Statistics for period Jul 2016 to Jun 2017**

Crime	Suburb rate per 100,000 population	NSW rate per 100,000 population	Higher/lower than state average
<b>Harm to Others/Self</b>			
Domestic assault	102.5	376.0	↓
Non-domestic assault	307.4	418.6	↓
Assault police	0.0	30.5	↓
Homicide	0.0	1.2	↓
Sexual Assault	136.6	71.5	↑
Indecent assault, act of indecency & other sexual offences	102.5	92.4	↑
<b>Theft of Property/Assets</b>			
Robbery (all types)	0.0	31.0	↓
Break & enter dwelling	290.4	380.3	↓
Break & enter non-dwelling	205.0	144.9	↑
Receiving/handling stolen goods	0.0	99.9	↓
Motor vehicle theft	136.6	176.1	↓
Steal from motor vehicle	290.4	526.0	↓
Steal from retail store	170.8	315.8	↓
Steal from dwelling	290.4	272.9	↑
Steal from person	34.2	61.8	↓
Stock theft	34.2	6.4	↑
Fraud	358.7	629.2	↓
Other theft	239.1	368.1	↓
<b>Damage to Property/Assets</b>			
Malicious damage to property	888.1	817.3	↑
Arson	17.1	73.5	↓
Trespass	153.7	131.3	↑
Criminal Intent	17.1	29.4	↓

The suburb of Scone was in the lowest bracket for all crimes for the period July 2016 to June 2017 except steal from dwelling, which is marginally higher than the state average. Of particular concern for the purposes of this assessment are the rates of:

- Sexual assault (91% higher than the state average)
- Indecent assault (11% higher than the state average)
- Steal from dwelling (6% higher than the state average)
- Malicious damage to property (9% higher than the state average)
- Trespass (17% higher than the state average)

Break and enter non-dwelling and stock theft are higher than the state average but not relevant to this type of development. Public perceptions and fear of crime can be as important as actual crime rates so it will be particularly important for public spaces to create a feeling of safety, given the high incidence of sexual and indecent assault.

### Known crime methods operating within the area

Octagon Planning contacted Scone Police Station to obtain information on local crime. Unfortunately, a response was not received in time to meet the report deadline on 17 November 2017.

**Table 1.2 Sources of Information**

Date	Organisation/Representative consulted	Comment
13/11/2017	BOCSAR NSW Crime Tool	<a href="http://crimetool.bocsar.nsw.gov.au/bocsar/">http://crimetool.bocsar.nsw.gov.au/bocsar/</a>
13/11/2017	ABS Census QuickStats	Scone State Suburb Code SSC13503
13/11/2017	Scone Advocate	<a href="http://www.sconeadvocate.com.au/">http://www.sconeadvocate.com.au/</a>
13/11/2017	ABC Upper Hunter	<a href="http://www.abc.net.au/upperhunter/topics/law-crime-and-justice/crime/?page=1">http://www.abc.net.au/upperhunter/topics/law-crime-and-justice/crime/?page=1</a>
13/11/2017	Scone.com.au	<a href="http://www.scone.com.au/news/">http://www.scone.com.au/news/</a>

## PART II: SITE OPPORTUNITY

Table 2.1

1	Surveillance	Good	Bad	N/A
1	Buildings – orientation			-
2	Buildings – frontages/set back			-
3	Buildings – windows, doors, balconies etc			-
4	Buildings – lobbies, foyers, lifts etc			-
5	Buildings – internal visibility			-
6	Buildings – loading docks/delivery areas			-
7	Buildings – communal areas			-
8	Grade separated space			-
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/footbridges			-
16	Car park – internal obstructions			-
17	Car park – configuration of bays			-
18	Car park – ceiling height			-
19	Fencing/perimeter visibility	✓		
20	Public toilets and change rooms			-
21	Parks	✓		
22	Playgrounds	✓		
23	Pedestrian and cyclist pathways/routes	✓		
24	Wayfinding	✓		
25	Vegetation – type/quality	✓		
26	Vegetation – coverage/quantity	✓		
27	Street furniture			-
28	Bicycle parking			-
29	Concealment/entrapment opportunities	✓		
<b>Total</b>		<b>9</b>	<b>0</b>	<b>20</b>

Table 2.1 (cont)

2	Lighting/Technical Supervision	Good	Bad	N/A
30	Lighting – type	✓		
31	Lighting – brightness	✓		
32	Lighting – distribution/reflection	✓		
33	Lighting – colour rendition	✓		
34	Lighting – vandal resistance	✓		
35	Lighting – obstructions	✓		
36	Lighting – of signs and important structures	✓		
37	Mirrors – corridors, tunnels, fire exit stairs			-
38	Mirrors – ATMs and nightsafes			-
39	CCTV – type/use			-
40	CCTV – coverage			-
41	CCTV – vandal resistance			-
42	Help phones/intercoms/public address			-
<b>Total</b>		<b>7</b>	<b>0</b>	<b>6</b>

3	Territorial Reinforcement	Good	Bad	N/A
43	Community guardians			-
44	Formal guardians			-
45	Clarity of ownership	✓		
46	Placemaking/street art/animation	✓		
47	Space transition	✓		
48	Celebrated entries	✓		
49	Signage and location markers	✓		
50	Vulnerability of night workers/shoppers			-
51	Street vendors/buskers			-
52	Proximity of high risk groups/locations	✓		
53	Area reputation	✓		
<b>Total</b>		<b>7</b>	<b>0</b>	<b>4</b>

4	Environmental Maintenance	Good	Bad	N/A
54	Area image	✓		
55	Vandalism/graffiti	✓		
56	Rubbish	✓		
57	Urban decay			-
58	Lighting maintenance	✓		
59	Landscaping maintenance	✓		
60	Maintenance, other	✓		
61	Robustness of structures/materials			-
62	Rubbish bins	✓		
<b>Total</b>		<b>7</b>	<b>0</b>	<b>2</b>

Table 2.1 (cont)

5	Activity and Space Management	Good	Bad	N/A
63	Clarity of land use	✓		
64	Conflicting activity	✓		
65	Safe activities are located in unsafe areas			-
66	Unsafe activities are located in safe areas			-
67	Proximity to licensed premises	✓		
68	Night activity/transport			-
69	Street activity during the night	✓		
70	Street activity during the day	✓		
71	Functional vulnerability/mixed zoning		✗	
72	Crime displacement			-
73	Neighbourhood edges	✓		
<b>Total</b>		<b>6</b>	<b>1</b>	<b>4</b>

6	Access Control	Good	Bad	N/A
74	Street type		✗	
75	Linking pathways		✗	
76	Buildings – number of entry points			-
77	Buildings – ease of access to side/rear			-
78	Buildings – fire exits and stairs			-
79	Buildings – dumpster bays, loading docks			-
80	Buildings – natural ladders			-
81	Gardens – storage sheds			-
82	Doors – security/entry control systems			-
83	Windows – glazing protection			-
84	Windows and skylights – security hardware			-
85	Car park – pedestrian access			-
86	Car park – vehicle access			-
87	Car park – actual and symbolic barriers			-
88	Car park – management of space			-
89	Car park – recreational use			-
90	Safe routes	✓		
91	Child play areas	✓		
92	Shortcuts/trespassing opportunities	✓		
93	Defensive vegetation			-
94	Cash carrying routes			-
95	Reception/cashier/mail rooms			-
<b>Total</b>		<b>3</b>	<b>2</b>	<b>17</b>

7	Design, Definition and Designation of Site	Good	Bad	N/A
96	The design, purpose and definition of the space are in harmony	✓		
97	It is clear who is responsible for the space	✓		
98	Spatial boundaries/borders reinforce intended function	✓		
99	Social/cultural norms accord with intended function	✓		
100	Legal and administrative requirements are reinforced			-
<b>Total</b>		<b>4</b>	<b>0</b>	<b>1</b>

## PART III: CRIME RISK ASSESSMENT

Table 3.1 – Sub Totals

		Good	Bad	N/A
1	Surveillance	9	0	20
2	Lighting/Technical Supervision	7	0	6
3	Territorial Reinforcement	7	0	4
4	Environmental Maintenance	7	0	2
5	Activity and Space Management	6	1	4
6	Access Control	3	2	17
7	Design/Definition/Designation	4	0	1
	Sub Totals	43	3	54

Table 3.2 – Percentage Rating

Total Applicable Questions = Y

Good	43	÷	46	x	100	=	93.5%
Bad	3	÷	46	x	100	=	6.5%

Table 3.3 – ‘Good’ Rating

Total Number of ‘Good’ features/conditions	Risk Rating
0 – 50%	High
51 – 79%	Medium
80 – 100%	Low

Table 3.4 – ‘Bad’ Rating

Total Number of ‘Bad’ features/conditions	Risk Rating
0 – 50%	Low
51 – 79%	Medium
80 – 100%	High

Table 3.5 – CPTED Rating

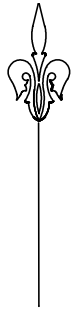
‘Good’ Rating → ‘Bad’ Rating ↓	Low	Medium	High
Low	LOW	MEDIUM	MEDIUM
Medium	MEDIUM	MEDIUM	HIGH
High	MEDIUM	HIGH	HIGH

**Overall Project Crime Risk Rating = LOW**

## APPENDIX B

### PLANS





STAGE	LOTS
1	24
2	26
3	15
4	27
5	24
6	24
7	25
8	29
9	28
10	36
11	21
12	36
13	27
14	29
15	31
16	21
TOTAL	423



**MM HYNDES BAILEY & Co.**  
REGISTERED SURVEYORS - TOWN PLANNING - CIVIL DESIGN  
*Surveying the Hunter since 1920*

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GROUND FLOOR 108 Bridge Street (PO Box 26), MUSWELLBROOK NSW 2333



STAGING PLAN  
PROPOSED SUBDIVISION  
LOT 2 IN DP1169320, GUNDY ROAD SCONE

H.SCALE: 1:4000

A3

CONT. INT:

V.SCALE

DATUM:

DATE 15/11/2017

FILE: 217133

CLIENT: CHARLES DAVID PTY LTD

LGA: UPPER HUNTER

PARISH: SCONE

COUNTY: BRISBANE

JOB REF:  
217133

VER D





- Acacia pendula - Myall wattle
- Acacia podalyrifolia - Mt Morgan wattle
- Albizia julibrissin - Silk tree
- Keolreuteria paniculata - Golden rain tree
- Fraxinus griffithii - Evergreen ash
- Lagerstroemia indica - Crepe myrtle
- Photinia glabra - 'Rubens' small leaf photinia
- Photinia x fraseri - 'Robusta' large leaf photinia
- Photinia serrulate - Chinese hawthorn
- Sapium sebiferum - Chinese tallow tree
- Photinia serrulatifolia - Chinese photinia

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