CPTED Police Checklist

	Performance Criteria	Design Requirements	Response	Compliance
a. Fencing	• Fence design should maximise natural surveillance from the street to the building and from the building to the street, and minimise the opportunities for intruders to hide.	1. Fences should not inhibit surveillance of the communal areas, pathways and footpath by occupants of the building. Both the height of the fence in relation to the building, as well as the nature of the construction materials need to be considered.	Fencing is predominantly proposed on the rear boundary and will not inhibit surveillance of the communal areas, pathways and footpath. The design of fences has been considered in terms of height and material selection.	Y
		2. Front fences should preferably be no higher than 1 metre. Where a higher fence is proposed, it will only be considered if it is constructed of open materials e.g. spaced pickets, wrought iron etc.	No front fences are proposed.	N/A
		3. If noise insulation is required, install double glazing at the front of the building rather than a high solid fence (greater than 1 metre).	No high solid fences are proposed at the front of buildings.	N/A
b. Blind Corners	• Avoid blind corners in pathways, stairwells, hallways and car parks.	1. Pathways should be direct. All barriers along pathways should be permeable including landscaping, fencing etc.	The proposed pathways are direct, with no hard barriers.	Y
		2. Consider the installation of mirrors to allow users to see ahead and around corners.	Noted	Y
		3. The installation of glass or stainless-steel panels in stairwells can also assist in this regard.	Noted	Y
c. Communal/Public Areas	• Provide natural surveillance for communal and public areas.	1. Position active uses or habitable rooms with windows adjacent to main communal/public areas, e.g. playgrounds, swimming pools, gardens, car parks etc.	Active use rooms with windows are positioned adjacent to the main public accessible areas.	Y

		2. Communal areas and utilities e.g. laundries and garbage bays should be easily seen.	The garbage areas are not accessible to the public as this is a commercial development.	N/A
		3. Where elevators or stairwells are provided, open style or transparent materials are encouraged on doors and/or walls of elevators/stairwells.	Noted	Y
		4. Waiting areas and entries to elevators/stairwells should be close to areas of active uses, and should be visible from the building entry.	Entries to stairwells are located close to car parking /high use areas.	Y
		5. Seating should be located in areas of active uses.	Seating is located in internal and external active use areas.	Y
		6. Supermarkets and other stores that provide shopping trolleys should provide an incentive scheme for their return or a retrieval service.	N/A	N/A
d. Entrances	• Provide entries that are clearly visible and avoid confusion.	1. Entrances should be at prominent positions.	The main entrance to the building is located in a prominent positions on Muir Street for clear identification.	Y
		2. Design entrances to allow users to see into the building before entering.	Entrances shall allow users to see into the building before entering.	Y
		3. Entrances should be easily recognisable through design features and directional signage.	The main building entrance is easily recognisable and will be appropriately signposted.	Y
		4. Minimise the number of entry points – no more than 6 to 8 dwellings should share a common building entry.	N/A	N/A
		5. If staff entrances must be separated from the main entrance, they should maximise opportunities for	Staff entry points are generally the same as public entry points. This	N

		natural surveillance from the street. 6. Avoid blank walls fronting the street. 7. In industrial developments, administration/offices should be located at the front of the building.	does not inhibit natural surveillance. Blank walls facing the street(s) are avoided. N/A	 Y N/A
e. Site and Building Layout	• Allow natural observation from the street to the dwelling, from the dwelling to the street, and between dwellings.	1. For single dwellings and dual occupancies, orientate the main entrance towards the street or both streets if located on a corner. 2. For townhouses/villas/ multiple units, ensure part of the building addresses the street or both streets	N/A N/A	N/A N/A
f. Landscaping	• Avoid landscaping which obstructs casual surveillance and allows intruders to hide. • Avoid large trees/shrubs and buildings works that could enable an intruder to gain access to the dwelling or to neighbouring dwellings. • Use vegetation as barriers to deter unauthorised access.	1. Avoid medium height vegetation with concentrated top to bottom foliage. Plants such as low hedges and shrubs, creepers, ground covers and high canopied vegetation are good for natural surveillance. 2. Trees with dense low growth foliage should be spaced or raised to avoid a continuous barrier. 3. Use low ground cover or high canopied trees, clean trunks, to a height of 2m around children's play areas, car parks and along pedestrian pathways. 4. Avoid vegetation, which conceals the building entrance from the street. 5. Prickly plants can be used as effective barriers. Species include bougainvilleas, roses,	The proposed landscape scheme takes into account CPTED principles in the landscape design and plant selection.	Y

		succulents, and berberis species. 6. Avoid large trees, carports, skillion extensions, fences, and downpipes next to second storey windows or balconies that could provide a means of access.		
g. Lighting	• Providing lighting to enable natural surveillance, particularly in entrances/exits, service areas, pathways and car parks. • Ensure lighting does not produce glare or dark shadows.	1. Use diffused lights and/or movement sensitive lights. 2. Direct these lights towards access/egress routes to illuminate potential offenders, rather than towards buildings or resident observation points. 3. Lighting should have a wide beam of illumination, which reaches to the beam of the next light, or the perimeter of the site or area being traversed. 4. Avoid lighting spillage onto neighbouring properties as this can cause nuisance and reduce opportunities for natural surveillance. 5. As a guide areas should be lit to enable users to identify a face 15 metres away. 6. Illuminate possible places for intruders to hide. 7. Use energy efficient lamps/fittings/switches to save energy. 8. Leave some lights on at night or use sensor lights. 9. Locate additional lighting below awnings to	Important areas including entrances/exits, service areas and pathways will be appropriately lit to enable natural surveillance. No glare or dark shadows will be caused as a result of lighting.	Y

		provide adequate illumination to the footpath areas.		
h. Building Identification	• Ensure dwellings are clearly identified by street number to prevent unintended access and to assist persons trying to find the dwelling.	1. Each individual dwelling should be clearly numbered. 2. Unit numbers should be clearly provided on each level. 3. Each building entry should clearly state the unit numbers accessed from that entry. 4. Street numbers should be at least 7cm high, and positioned between 1m and 1.5m above ground level on the street frontage. 5. Street numbers should be made of durable materials preferably reflective or luminous, and should be unobstructed (e.g. by foliage). 6. Location maps and directional signage should be provided for larger developments.	No dwellings are proposed, however street numbers will be displayed where necessary. Directional signage will be provided for accessways where required.	Y
i. Security	• Provide an appropriate level of security for individual dwellings and communal areas to reduce opportunity for unauthorised access. • Use security hardware and/or personnel to reduce opportunities for unauthorised access.	1. Install intercom, code or card locks or similar for main entries to buildings including car parks. 2. Install quality locks on external windows and doors. 3. Install viewers on entry doors to allow residents to see who is at the door before it is opened. 4. Main entry doors for buildings should be displayed requesting residents not to leave doors wedged open.	Appropriate security will be provided including CCTV cameras, locks and hardware, and monitored alarm systems. This hardware will assist in reducing opportunities for unauthorised access.	Y

		5. *Australian Standard 220* – door and window locks should be installed in all dwellings. 6. Consider installing user/sensor electronic security gates at car park entrances, garbage areas and laundry areas etc, or provide alternative access controls. 7. Entry to basement parking should be through security access via the main building. 8. External storage areas should be well secured and well lit. 9. If security grills are used on windows they should be operable from inside in case of emergencies. 10. Ensure skylights and/or roof tiles cannot be readily removed or opened from outside. 11. Consider monitored alarm systems. 12. Provide lockable gates on side and rear access. 13. Consider building supervisors or security guards.		
j. Ownership	• Design dwellings and communal areas to provide a sense of ownership. • Create the impression that the place is well looked after and well "cared for".	1. To distinguish dwellings or groups of dwellings use design features e.g. colouring, vegetation, paving, artworks, fencing, furniture etc. Physical and/or psychological barriers, e.g. fences, gardens, lawn strips, varying textured surfaces can be	No dwellings are proposed. Any required cleaning or repair works will be managed quickly and efficiently.	N/A

		used to define different spaces. 2. Ensure the speedy repair or cleaning of damage or vandalised property.		
k. Maintenance	• Create the impression that the place is well looked after and well "cared for". • Use materials that reduce the opportunity for vandalism.	1. Ensure the speedy repair or cleaning of damaged or vandalised property. 4. Provide for the swift removal of graffiti. 5. Provide information advising where to go for help and how to report maintenance or vandalism problems. 6. Strong, wear resistant laminate, impervious glazed ceramics, treated masonry products, stainless steel materials, anti-graffiti paints and clear over sprays will reduce the opportunity for vandalism. Flat or porous finishes should be avoided in areas where graffiti is likely to be a problem. 7. Where large walls are unavoidable, consider the use of vegetation or anti-graffiti paint. 8. Alternatively, modulate the wall, or use dark colours to discourage graffiti on vulnerable walls. 9. External lighting should be vandal resistant. High mounted and/or protected lights are less susceptible to vandalism. 10. Communal/street furniture should be made of	The buildings and car park structure will be well-kept and will be appropriately cleaned and maintained. Materials have been selected to discourage and reduce the opportunity for vandalism.	Y

		hardwearing vandal resistant materials and secured by sturdy anchor points or removed after hours.		
l. Mixed Land Uses	• Where permitted, provide appropriate mixed uses within buildings to increase opportunities for natural surveillance, while protecting amenity.	1. Locate shops and businesses on lower floors and residences on upper floors. In this way, residents can observe the businesses after hours while the residences can be observed by the businesses during business hours. 2. Encourage 'Multiple uses' of land to encourage activity that complements casual surveillance. 3. Incorporate car wash services, taxi ranks and shop kiosks etc within car parks.	N/A, the proposal is inclusive of a single land use, being the food and drink premises (pub).	N/A
m. Spaces	• Spaces should be clearly defined to express a sense of ownership and reduce illegitimate use/entry.	1. Physical and/or psychological barriers, e.g. fences, gardens, lawn strips, varying textured surfaces, can be used to define different spaces.	Different spaces on site will be clearly defined, and will reduce illegitimate entry.	Y
n. Public Facilities (ATMs telephone, help points, bicycle storage etc)	• Locate public services in areas of high activity.	1. Locate public facilities in highly visible locations that are well lit and, where possible, near activities with extended trading hours e.g. restaurants, convenience stores. 2. Locate public facilities away from possible places to hide, e.g. fire exits. 3. Design ATMs to incorporate mirrors or reflective materials so that users can observe people behind. 4. Provide directional signs to key services and landmarks, e.g. railway station, taxi ranks, library	ATM's and other public facilities within the site will be located in highliy visible areas.	Y

		etc.		
o. Shopfront	• Allow for natural surveillance and a suitable streetscape appearance.	1. Shopfronts should remain consistent with or improve on the existing streetscape 2. Ensure surveillance between the shopfront and the street by retaining clear sight lines and limiting promotional material on windows. 3. Avoid displaying merchandise on the footpath.	An attractive streetscape appearance is achieved through the design and will provide for natural surveillance.	Y
p. Building Materials	• Use building materials, which reduce the opportunity for intruder access.	1. Use toughened or laminated glass at ground floor. 2. Roller shutters should be in the form of an opaque or clear security grille rather than a solid material.	Appropriate building materials have been selected for the proposal.	Y
q. Hours of Operation	• Provide adequate security to buildings with extended hours of operation.	1. Allocate security guards to patrol the surrounding areas of the building, and instruct patrons when they leave the building to be mindful of residential uses in close proximity and to keep noise levels down.	A security presence is not considered necessary for the proposal and staff training in alcohol and behaviour management will manage patrons exiting late at night.	Y

Car Parks

	Performance Criteria	Design Requirements	Response	Compliance
a) Lighting	• Provide adequate lighting.	1. Illuminate all external edges and access points to car parks during opening hours of the car park. 2. To allow for the adjustment of driver and pedestrian vision, lighting intensity to covered or underground car parks should be graded. Brighter light should be used at entrance and pedestrian access ways and dimmer light should be used elsewhere. 3. Lighting should be sufficiently bright to enable a car park user to see into the rear seat of a parked car before they enter the car.	Adequate lighting for casual surveillance is provided in all carpark areas (at grade and underground).	Y
b) Materials	• Use materials that enhance natural surveillance within the car park.	1. Encourage the use of transparent materials for walls and doors. 2. Paint the ceilings and walls of the car park in light colours to enhance brightness. 3. Reflective film can be used on windows overlooking car parks. Potential intruders will not know if they are being observed during daylight hours.	Materials that enhance natural surveillance will be utilised where possible.	Y
c) Security Grills	• Allow natural observation.	1. Consider the installation of open style security grills to individual parking spaces rather than separate garaging. 2. Where feasible include security grills from	Natural observation will be afforded to the basement car park.	Y

		underground car parks to the street to provide some surveillance.		
d) Site and Building Layout	• Design car parks to allow for natural surveillance and ensure clear sight lines throughout the parking area. • Ensure ease of access and safety within the car park.	1. Avoid large expanses of car parks. Where large expanses of car parks are proposed, provide surveillance such as security cameras. 2. Access to lifts, stairwells and pedestrian pathways should be clearly visible. 3. Avoid hidden recesses. 4. Locate disabled parking spaces in highly visible and convenient areas. 5. Locate car parks in areas that can be observed by adjoining uses. 6. Minimise the number of entry and exit points. 7. Pedestrian corridors should be created for large developments. 8. Where possible, locate entry/exit points in close proximity and close to the car park operator or shops, cafes etc. 9. Staff car park should be separated and secured	No large expanses of car parks are proposed. Clear site lines are available throughout the car parking area(s). Ease of access is afforded to the basement carpark, through the single entry/exit point. Accessible spaces are in close proximity to the lift.	Y
e) Security	• Provide security and reduce opportunity for unauthorised access.	1. Use security devices, such as an intercom or remote lock facility in multi level car parks where appropriate. 2. For larger developments, locate a help point on each parking level and/or allocate security staff.	N/A, due to the size of the proposed development multi-level car parking is not provided.	N/A

		3. For a multi level car park, use only a limited area of the car park outside peak hours. 4. Consider the installation of boom gates or similar devices at entrances and exits of the car park.		
f) Signage	• Ensure that parking areas are clearly identified by signage to prevent unintended access and to assist persons trying to find their car.	1. Provide signage that is clearly visible, easy to read and simple to understand. 2. Use strong colours, standard symbols and simple graphics for signs. 3. Upon entering the car park provide both pedestrians and drivers with a clear understanding of direction to stairs, lifts and exits. 4. In multi-level car parks, use creative signage to distinguish between floors to enable users to easily locate their cars. 5. Advise users of security measures that are in place and where to find them e.g. intercom systems. 6. Provide signs at the car park advising users to lock their cars. 7. Where exits are closed after hours, ensure this information is indicated at the car park entrance.	Wayfinding signage will be provided within the car park as appropriate.	Y