



TELEPHONE: (02) 9394 6932
EMAIL: development@ausgrid.com.au
REFERENCE: TRIM 2017/45/23

ATTN: Christopher Nguyen

PO Box 57
Chatswood NSW 2057

24-28 Campbell St
Sydney NSW 2000
All mail to
GPO Box 4009
Sydney NSW 2001
T +61 2 131 525
ausgrid.com.au

Re: DA2019/247 - 26 CRABBES AVENUE NORTH WILLOUGHBY 2068 - SNPP - Demolition of existing structures and the construction of a new registered Club, Seniors Living containing self contained dwellings, a residential Aged Care facility, new shop top housing including basement car parking and ancillary uses and including a new park..

I refer to Willoughby City Council development application DA2019/247.

This letter is Ausgrid's response under clause 45(2) of the State Environmental planning Policy (Infrastructure) 2007.

The assessment and evaluation of environmental impacts for a new development consent (or where a development consent is modified) is undertaken in accordance with requirements of Section 79C of the Environmental Planning and Assessment Act 1979. One of the obligations upon consent authorities, such as local councils, is to consider the suitability of the site for the development which can include a consideration of whether the proposal is compatible with the surrounding land uses and the existing environment.

In this regard, Ausgrid requires that due consideration be given to the compatibility of proposed development with existing Ausgrid infrastructure, particularly in relation to risks of electrocution, fire risks, Electric & Magnetic Fields (EMFs), noise, visual amenity and other matters that may impact on Ausgrid or the development.

With Regard to: Demolition of existing structures and the construction of a new registered Club, Seniors Living containing self contained dwellings, a residential Aged Care facility, new shop top housing including basement car parking and ancillary uses and including a new park.

Ref. Plan_site Analysis

Ausgrid consents to the above mentioned development subject to the following conditions:-

Ausgrid objects to the above mentined development subject to the following reason:

Proximity to Existing Network Assets

Substation

There is existing electricity substation S4989 at 26 CRABBES AVENUE NORTH WILLOUGHBY.

The substation ventilation openings, including substation duct openings and louvered panels, must be separated from building air intake and exhaust openings, natural ventilation openings and boundaries of adjacent allotments, by separation distances which meet the requirements of all relevant authorities, building regulations, BCA and Australian Standards including AS 1668.2: The use of ventilation and air-conditioning in buildings - Mechanical ventilation in buildings.

In addition to above, Ausgrid requires the substation ventilation openings, including duct openings and louvered panels, to be separated from building ventilation system air intake and exhaust openings, including those on buildings on adjacent allotments, by not less than 6 metres.

Any portion of a building other than a BCA class 10a structure constructed from non combustible materials, which is not sheltered by a non-ignitable blast-resisting barrier and is within 3 metres in any direction from the housing of a kiosk substation, is required to have a Fire Resistance Level (FRL) of not less than 120/120/120. Openable or fixed windows or glass blockwork or similar, irrespective of their fire rating, are not permitted within 3 metres in any direction from the housing of a kiosk substation, unless they are sheltered by a non-ignitable blast resisting barrier.

The development must comply with both the Reference Levels and the precautionary requirements of the ICNIRP Guidelines for Limiting Exposure to Time-varying Electric and Magnetic Fields (1 HZ – 100 kHz) (ICNIRP 2010).

For further details on fire segregation requirements refer to Ausgrid's Network Standard 141.

Existing Ausgrid easements, leases and/or right of ways must be maintained at all times to ensure 24 hour access. No temporary or permanent alterations to this property tenure can occur without written approval from Ausgrid.

For further details refer to Ausgrid's Network Standard 143.

Please do not hesitate to contact Wei Yao on Ph: (02) 9394 6932 (please quote our ref: Trim 2017/45/23) should you require any further information.

Regards,

Wei Yao
Asset Protection Officer
Ausgrid - Field Services
Ph: (02) 9394 6932



Independent Liquor & Gaming Authority

A statutory board established under the Gaming and Liquor Administration Act 2007

contact.us@liquorandgaming.nsw.gov.au
www.liquorandgaming.nsw.gov.au

Key liquor licence details recorded as at 19 July 2019

Licence number: LIQC300230996
Licence name: Club Willoughby
Licence type: Liquor - club licence
Licence sub-type: N/A
Licence status: Current
Duration: Unlimited duration
Licence start date: 17/07/1961
Licence expiry date:

Licensee

Organisation name: WILLOUGHBY LEGION EX-SERVICES CLUB LTD
ABN: 35 000 248 117 **ACN:**
Phone - daytime: 02 9411 5333 **Fax number:** 02 9411 4352
Email address:
Website: www.clubwilloughby.com.au
Business address: 26 Crabbes Ave WILLOUGHBY NSW 2068
Postal address: PO Box 556 WILLOUGHBY NSW 2068
Start date: 17/07/1961

Secretary

Title: Mr
Surname: Dove
Given name: Peter
Middle name: Anthony
Start date: 18/07/2019

Manager

Title: Mr
Surname: Dove
Given name: Peter
Middle name: Anthony
Start date: 18/07/2019

Contact Person

Title: Mr
Surname: Dove
Given name: Peter
Middle name: Anthony
Phone - daytime:
Mobile: 0418 876 509 **Fax number:**
Email address: dpete02@hotmail.com
Start date: 18/07/2019

Premises

Address: 26 Crabbes Ave WILLOUGHBY NSW 2068
Phone number: 02 9411 5333 **Fax number:** 02 9411 4352
Email address:
Website:
LGA: Willoughby City Council
ABS SLA: Willoughby - Castle Cove - Northbridge
Start date: 17/07/1961

Authorisations

Name: Non-restricted area authorisation **Start date:** 01/07/2008
Name: Club functions authorisation **Start date:** 20/01/2009

Trading Hours**Consumption on premises**

Unrestricted on premises hours Start date: 1/7/2008

Take away sales

Monday to Saturday 05:00 AM - 11:00 PM
 Sunday 10:00 AM - 10:00 PM
 Good Friday Not permitted
 Christmas Day Not permitted
 December 31st Normal trading

Conditions

Licence conditions imposed by the Liquor Act and Regulation apply. To view a copy of these conditions, go to www.liquorandgaming.nsw.gov.au

Additional licence conditions.

Condition type: Condition **Condition source:** Authority
Applies to: Non-restricted area authorisation
Reference: 240
Condition: Whole of licensed premises excluding Poker Machine Area.
Start date: 01/07/2008

Condition type: Condition **Condition source:** Authority
Applies to: Club functions authorisation
Reference: 250
Condition: Function Room, Auditorium, Games Room, Porch, Stage, Stairs and Mail/Female Amenities
Start date: 02/05/2008

Gaming machine details

LGA classification: Metropolitan
Band: 1
Gaming machine threshold: 43
Gaming machine entitlements: 43
Maximum gaming machine authorisations allowed: 43

There are no current quotas for this licence

Gaming machine shutdown hours

Day	Start Time	End Time
Monday	04:00 AM	- 10:00 AM
Tuesday	04:00 AM	- 10:00 AM
Wednesday	04:00 AM	- 10:00 AM
Thursday	04:00 AM	- 10:00 AM
Friday	04:00 AM	- 10:00 AM
Saturday	04:00 AM	- 10:00 AM
Sunday	04:00 AM	- 10:00 AM
Public holiday	04:00 AM	- 10:00 AM

This licence is subject to a risk-based fee, payable annually. If the fee is not paid on time, the licence will be suspended or cancelled. Visit <https://www.onegov.nsw.gov.au/licencecheck> to find out the status of the licence.



Memorandum

gn

To: Crime Prevention Officers

From: Commander, North Shore PAC

Date: 19 September 2019

Subject: Development Application Notification – 26 Crabbes Ave & 247 – 255 Penhurst St North Sydney - – DA-2019/247

Reference: RMS: D/2019/846378

Please find attached the above-mentioned development application from Willoughby City Council.

This application is referred to the NSW Police for assessment under the Crime Prevention Through Environmental Design Program (CPTEP).

Please complete a crime prevention assessment and submit a comprehensive report.

These papers are to be returned to the Command Office no later than 10 October 2019


Simon Jones
Acting Superintendent

NORTH SHORE POLICE AREA COMMAND

Chatswood Police Station

63 Archer Street, Chatswood, 2067

Telephone 02 9414 8499 ENet 68499 Fax: 02 9414 8594 EFax 68594 TTY 9211 3776 (Hearing/Speech impaired)

ABN 43 408 613 180

PLANNING & INFRASTRUCTURE
Planning Unit

12 September 2019

NSW Police (Chatswood Local Area Command)
Attn. Crime Prevention Officer
63 Archer Street
CHATSWOOD NSW 2067

Dear Sir/Madam,

Development Application No.: DA-2019/247

Address: 26 Crabbes Avenue & 247 - 255 Penshurst Street NORTH WILLOUGHBY NSW 2068.

Proposed Development: DEMOLITION OF EXISTING STRUCTURES AND THE CONSTRUCTION OF A NEW REGISTERED CLUB, SENIORS LIVING CONTAINING SELF CONTAINED DWELLINGS, A RESIDENTIAL AGED CARE FACILITY, NEW SHOP TOP HOUSING INCLUDING BASEMENT CARPARKING AND ANCILLARY USES AND INCLUDING A NEW PARK.

Referral Requirement: Crime Prevention Through Environmental Design Program (CPTEP)

The subject application is referred to the NSW Police for assessment under Crime Prevention Through Environmental Design Program (CPTEP).

The detailed plans and other documentation for the proposal can be viewed:

1. Online at the Council's website www.willoughby.nsw.gov.au under Development – DA Tracking <https://eplanning.willoughby.nsw.gov.au/Common/Common/terms.aspx>

Any comments/recommendations can be provided within 21 days from the date of this notification.

Should you require further information, please contact the assessing officer, Christopher Nguyen on the number below.

Yours faithfully,

Planning Unit

(Computer printed copy – No signature required)

Reference: DA-2019/247
Enquiries: Christopher Nguyen
Phone: 02 9777 7627

Willoughby City Council | 31 Victor Street, Chatswood NSW 2067 | P (02) 9777 1000
PO Box 57, Chatswood NSW 2057 | F (02) 9777 1038 | E email@willoughby.nsw.gov.au
www.willoughby.nsw.gov.au | ABN 47 974 826 099



NSW Police Force

Development Application Review

WEBCOPS Event No: E72471152

RMS Reference: D/2019/846378

DA Reference No: DA-2019/247

Council: Willoughby

Developer/Applicant: Hycorp Property Group

Private Certifier: Dickson Rothschild

Property address: 26 Crabbes Ave North Willoughby

Proposed development/use of space: New Seniors Living and Aged Care facility

1. Introduction

In line with section 4.15 of the New South Wales Planning & Assessment Act 1979 and the New South Wales Planning Guidelines, the below report has been conducted on Willoughby Council Development Application DA – 2019/163.

2.1 Current environment

The site for the development application is in a residential street, Crabbe Street. Next to the site on the corner of Penshurst Road is the office of the Armenian National Committee of Australia.

2.2 Proposed development

The proposed development is for a senior's living development comprising independent living units, a residential aged care facility and a residential flat building with ground floor shops in conjunction with the redevelopment of Club Willoughby.

North Shore Police Area Command

63 Archer St Chatswood NSW 2067

T 02 9414 8499 **F** 02 9414 8594 **W** www.police.nsw.gov.au

TTY 02 9211 3776 for the hearing and speech impaired ABN 43 408 613 180

TRIPLE ZERO (000)

Emergency only

POLICE ASSISTANCE LINE (131 444)

For non-emergencies

CRIME STOPPERS (1800 333 000)

Report crime anonymously



NSW Police Force

3. Crime risks and identified issues

3.1.

COPs records for the location and surrounding premises indicate that there are no recent crime related issues. Crimes that affect the suburb generally and may affect the location are mail theft, steal from dwelling and break, enter and steal offences.

3.2.

Crimes that the current proposed development application will introduce or facilitate within this space: No new crime issues expected

3.3.

The development is not expected to cause any non-crime related issues that will affect the policing of the area.

4. Recommendations

The following Crime Prevention Through Environmental Design (CPTED) treatment options need to be considered for the proposed development in order to reduce opportunities of crime:

1. The mail boxes for the residential apartments should be in a secure area to prevent mail theft.
2. Signs should be placed in the car park area warning residents against leaving valuables in cars or in garage storage areas.
3. Signs should be placed in the area between the licenced club and the residential area indicating where the private residential area starts to deter trespassing.
4. Vegetation should be kept sparse to allow clear visibility from the street into the residential area to prevent opportunities for concealment.
5. Contact details for the facility's security or manager should be provided to North Shore Police.
6. The number and name for the location should be clearly identified with signage that is visible from the street. This will enable all emergency services to locate the premises.
7. An electronic surveillance system should be included to provide maximum surveillance of all common areas of the residential areas and the club including entry/exits. The system should be capable of recording high-quality images of events. The recording equipment should be locked away to reduce the likelihood of tampering.
8. Appropriate signage should be erected inside and around the perimeter of the entire property to warn of security treatments in place e.g. "This site is under 24 hour video surveillance".

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9. Staff should be provided with a secure area in which to store their personal effects whilst working.
10. Lighting in and around the proposed development should comply with Australian Standard AS: 1158 and should provide for adequate, uniform illumination. External lighting should be of a 'white light' source. Note that high or low pressure sodium 'orange' lighting is not compatible with quality surveillance systems. Internal lighting should be controlled from 'Staff only' areas, away from public access. If this is not possible, use tamper-resistant switches. Luminaries (light covers) should be designed to reduce opportunities for malicious damage. Internal after-hours security lighting should provide adequate illumination to allow inspection by security patrols.
11. Doors should be of solid construction, and should be fitted with quality deadlock sets that comply with the Building Code of Australia and Australian Standards – Lock Sets AS:4145.
12. Windows within the building should also be of solid construction. These windows should be fitted with quality window lock sets that comply with the Australian Standards – Lock Sets AS:4145. Glass within doors and windows should be reinforced to restrict unauthorised access. The glass can be either fitted with a shatter-resistant film or laminated to withstand physical attacks.
13. An emergency control and evacuation plan should be implemented within the facility and all staff should be trained in its execution. Instructions should also be displayed in the building.
14. All recording made by the CCTV system must be stored for at least 30 days and ensure that the system is accessible by at least one member of staff at all times it is in operation, and provide any recordings made by the system to a police officer or inspector within 24 hours of any request by a police officer or inspector. The CCTV cameras will need to be placed in suitable locations to enhance the physical security and assist in positively identifying an individual, who may be involved in criminal behaviour.
15. Wheelchair access (ramp) should at no time be blocked nor impede access to anyone with a disability.

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Disclaimer

The New South Wales Police Force has a vital interest in ensuring the safety of members of the community and their property. By using the recommendations contained in this assessment, any person who does so acknowledges that:

- It is not possible to make all areas evaluated by the NSWPF entirely safe for members of the community or the security of their property.
- It is based upon the information provided to the NSWPF at the time the assessment was made.
- This assessment is a confidential document and is for use of the consent authority unless otherwise agreed.
- The contents of this assessment are not to be copied or circulated otherwise than for the purposes of the consent authority, unless otherwise agreed.

The NSW Police Force hopes that by using the recommendations contained in this assessment, criminal activity will be reduced and the safety of members of the community and the security of their property will increase. However, it does not guarantee that all risks have been identified, or that the area assessed will be free from criminal activity if its recommendations are followed.

Should you have any questions in relation to the evaluation contact Senior Constable Jenni Brown, Crime Prevention Officer, North Shore PAC on 9414 8446.

Yours sincerely,

per

Det. Superintendent Allan Sicard.
Commander
North Shore Police Area Command

North Shore Police Area Command

63 Archer St Chatswood NSW 2067

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NSW Police Force

Crime Risk Assessment

General Use

Version: 2.4 E&T:LCC:2019



NSW Police Force

Title

NSW Police Force

Subject

Crime Risk Assessment – General

Command Responsible

Leadership & Capability Command, Education & Training

Available to

Unrestricted

Publication date

February 2019

Version

2.4

Publication Number

CRA_0001

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Purpose of the Crime Risk Assessment document:

Part One of this Crime Risk Assessment document is designed to assist trained Crime Risk Assessors to assess and rate the level of risk to an existing location or a proposed site, and to determine a suggested timeframe to action the risk.

Part Two is designed to assist trained Crime Risk Assessors to apply the principles of Crime Prevention Through Environmental Design while completing a site visit or review of building plans. The survey of the site or review of building plans will enable the Crime Risk Assessors to identify those areas or conditions that contribute to crime enablers and to present suggested solutions that will either eliminate or reduce crime.

Where applicable, minimum security standards and building standards will be recommended to meet the requirements of Standards Australia, the Building Code of Australia and other related Federal, State and Local government legislation.

Disclaimer

The New South Wales Police Force (NSWPF) has a vital interest in ensuring the safety of members of the community and the security of their property. By using recommendations contained in this document, any person who does so acknowledges that it is not possible to make areas absolutely safe for the community their property secure.

The NSWPF hopes that by using recommendations contained within this document, criminal activity will be reduced and the safety of members of the community and their property secure will be increased. However it does not guarantee that the area assessed will be free from criminal activity if its recommendations are followed.

Customer Details:**WEBCOPS Event No:** E72471152**DA Reference No:** DA-2019/247**TRIM Reference:** D/2019/846378**Council:** Willoughby**Developer/Applicant:** Hyecorp Property Group**Private Certifier** Dickson Rothschild**Date of Risk Assessment:** 30/9/2019**Time Risk Assessment undertaken:** 1 hour**Site Name:** 26 Crabbes Ave North Willoughby**Address** 26 Crabbes Avenue**Suburb/Town** North Willoughby **Postcode** 2068**Contact Name:****Contact Telephone:**

Introduction

Crime Prevention Through Environmental Design (CPTED) is a situational crime prevention strategy that focuses on the design, planning and structures of our cities and neighbourhoods. It aims to reduce opportunities for crime by employing design and place management principles that minimise the likelihood of essential crime ingredients from intersecting in time and space.

CPTED is widely recognised as an important crime prevention tool. But like any tool, it must suit the job and be used in the right way to be effective.

This assessment has been developed by the NSWPF to help planners, architects, crime prevention practitioners and design consultants to determine when, where and how to use CPTED. Based upon the International Risk Management Standard, AS/NZS/ISO:31000.2018, this assessment uses qualitative and quantitative measures of the physical and social environment to create a contextually adjustable approach to the analysis and treatment of crime opportunity.

Assessing and Reducing Crime Risk: A Practical Guide for Planners, Designers and Crime Prevention Professionals is an assessment kit comprising of two documents.

The first document 'Crime Risk Assessment' is an assessment instrument. It contains four parts:

- Part one establishes area context;
- Part two identifies situational crime opportunities;
- Part three explores the risk control measures to reduce opportunities for crime.
- Part four reassesses the site/location after the risk control measures have been developed and implemented to determine whether the measures implemented have reduced the level of risk.

The second document 'Companion to Crime Risk Assessment' (available electronically) contains instructions on how to use and interpret Part Two of the Crime Risk Assessment.

Crime Risk Assessment Process

Part One - Area Context.

1. Record the type of activity being undertaken or proposed (*land use, e.g. residential, retail, commercial, industrial recreation, transport, development,*).
2. Briefly describe the activity and surrounding area.
3. Record the names of the assessment team.
4. Record the nature of crime/issue in the area, assess & rate the level of risk (*Review the likelihood and consequence to determine the level of risk for each risk identified*).
5. Record the crime/issue method of operation (MO) in the area. (*This may be used later to determine the risk control measures which need to be implemented*).

Part Two – Site Opportunity

1. Use the survey to review the hazards for the development.

Part Three – Risk Control Plan

1. Use the information from the known crime method of operation (MO) in area and the site opportunity survey to develop risk control measures to reduce opportunities of crime.

Part Four- Monitor & Review

1. Re-assess each risk in the same manner you assessed the original risk to determine if you have reduced the level of risk after the risk control measures have been developed and implemented.
2. Develop new risk control measures to reduce opportunities for crime.
3. Repeat part Four as necessary.

Part One – Area Context

- 1. Record the type of activity being undertaken or proposed.** (land use, e.g. *Residential, retail, commercial, industrial recreation, transport, development, etc.*).

Location
26 Crabbes Avenue North Willoughby
Type of Activity (residential, education, recreation, retail, commercial, transport, industrial)
Senior's living development comprising independent living units, a residential aged care facility, residential flat building, shops and a licenced premises, Club Willoughby.

- 2. Briefly describe the activity & surrounding area**

The surrounding neighbourhood is residential except for the building located next door on the corner of Penshurst Road which contains the office for the Armenian National Committee of Australia

- 3. Record the names of assessment team**

Name	Representing	Contact Details
Jenni Brown	NSW Police	9414 8446

4. **Record the nature and method of operation of recorded crime or issue in the area** (*The method of operation may be used later to determine the risk control measures which need to be implemented*).

Crime/Issue & Method of Operation (e.g. *Assault by a weapon; Malicious Damage by graffiti vandalism; Steal from Motor Vehicle by smashing glass and grabbing property*).

Crime statistical data can be obtained from the NSW Bureau of Crime Statistics and Research (BOCSAR).

Crime/Issue	Method of operation
SFMV	Forcing entry into locked vehicles in the car park or opening doors to unlocked vehicles and stealing property left in cars
Mail theft	Breaking into mail boxes in multi dwelling buildings where there are many mail boxes placed together
Break, enter & Steal	Gaining entry into the building either as a visitor or by "tailgating" a resident through a locked door, forcing open a locked door or entering an unlocked door. Once inside the building entry is gained to individual rooms by forcing open locks to doors or opening unlocked doors.

5. **Assess & rate the level of risk** (*Review the likelihood and consequence to determine the level of risk for each risk identified*).

(a) Measurement of Likelihood (*What is the likelihood of an incident taking place?*)

L1	Almost certain	Almost certain to happen at some stage.
L2	Likely	Likely to happen at some stage.
L3	Possible	Possibly will happen at some stage.
L4	Unlikely	Unlikely to happen at some stage.
L5	Rarely likely	Rarely likely to happen, only in exceptional circumstances.

(b) Measurement of Consequence (*What could happen should an incident take place?*)

C1	Insignificant	Very minor harm or injury to people, financial loss (<\$2000) or damage to property, reputation or operation.
C2	Minor	Minor harm or injury to people requiring on site medical treatment, financial loss (>\$2000) or damage to property, reputation or operation.

C3	Moderate	Some harm or injury to people requiring medical treatment, financial loss or damage to property (>\$10000), reputation or operation.
C4	Major	Serious harm or injury to people requiring hospitalisation, financial loss or damage to property (>\$25000), reputation or operation.
C5	Catastrophic	Death, serious harm or injury to people, significant financial loss or damage to property, reputation or loss of operation.

(c) **Rate the level of risk** (Check the likelihood & consequence to obtain the level of risk)

Likelihood	Consequence				
	Insignificant C1	Minor C2	Moderate C3	Major C4	Catastrophic C5
Almost Certain L1	High	High	Extreme	Extreme	Extreme
Likely L2	Moderate	High	High	Extreme	Extreme
Possible L3	Low	Moderate	High	Extreme	Extreme
Unlikely L4	Low	Low	Moderate	High	Extreme
Rare L5	Low	Low	Moderate	High	High

6. Assess & rate the risk

No	Risk	Likelihood	Consequence	Rating
1	SFMV	L3	C1	Low
2	Mail theft	L3	C1	Low
3	Break, enter & Steal	L3	C1	Low

Each crime risk rating will provide you with a suggested timeframe to action the risk.

RISK	DEFINITION	SUGGESTED TIME FRAME
EXTREME	Situation is critical; action needs to be urgently taken; Site/Premises may need to be closed or work ceased until remedial action is taken.	NOW
	Actions need to be prioritised in planning; must be fixed as soon as possible.	WEEK/ FORTNIGHT

HIGH		
MODERATE	Actions need to be incorporated in planning; still important but can be scheduled to occur; may require short and long term solutions.	1 to 3 MONTHS
LOW	Actions can be managed by routine procedures/scheduled maintenance; if the solution is quick and easy then consider fixing today.	> 3 MONTHS or AS PER MAINTENANCE SCHEDULE

7. Details of from whom you obtained information

Date	Organisation/ Representative consulted	Comment
	n/a	Information obtained from COPs search

Part Two - Site Opportunity Survey

(Use the site opportunity survey to review the hazards for the development).

1. Surveillance

No	Issue	Positive (+)	Needs Action (-)	N/A	Comments
1	Building orientation to street.	✓			
2	Building, frontage & set- backs.	✓			
3	Building, windows, doors, balconies.			✓	Unable to assess, building not constructed yet
4	Building, lobbies, foyers, elevators.			✓	
5	Building, internal visibility (can you see inside)			✓	
6	Building, loading, delivery areas.			✓	
7	Building, common areas.			✓	Unable to assess, building not constructed yet
8	Grade separated areas (below ground, ground, above ground)			✓	
9	Spatial gaps/vacant land.			✓	Unable to assess, building not constructed yet
10	Public telephones			✓	
11	Automatic teller machines			✓	
Add ticks in each column & carry them forward to the next page		2	0	9	

No	Issue	Positive (+)	Needs Action (-)	N/A	Comments
Totals brought forward from previous page		2	0	9	
12	Transport shelters/stands			✓	
13	Off street parking	✓			
14	Underpasses/tunnels.			✓	
15	Overpasses/bridges.			✓	
16	Car park, internal obstructions			✓	Unable to assess, building not constructed
17	Car park, configuration of bays, parallel vs herring-bone.			✓	Unable to assess, building not constructed
18	Car park, ceiling height			✓	Unable to assess, building not constructed
19	Fencing, permeability (visibility)	✓			Assessment based on building plans
20	Public toilets & locker rooms			✓	
21	Park	✓			
22	Playground			✓	
23	Pedestrian & cycle ways, routes.			✓	
24	Way finding			✓	Unable to assess, building not constructed
Add ticks in each column & carry them forward to the next page		5	0	19	

No	Issue	Positive (+)	Needs Action (-)	N/A	Comments
Totals brought forward from previous page		5	0	19	
25	Vegetation, type & quality		✓		Assessed on building plans vegetation will provide concealment opportunities
26	Vegetation, coverage & quantity		✓		Assessed on building plans vegetation will provide concealment opportunities
27	Street furniture			✓	
28	Bicycle parking			✓	
29	Concealment/entrapment opportunity.		✓		Building plans indicate that vegetation will provide concealment opportunities
Add ticks in each column & carry them forward to "8.Total Scores"		5	3	21	

2. Lighting

No	Issue	Positive (+)	Needs Action (-)	N/A	Comments
30	Lighting, type			✓	Unable to assess, building not constructed
31	Lighting, brightness			✓	Unable to assess, building not constructed
32	Lighting, distribution, reflection			✓	Unable to assess, building not constructed
33	Lighting, colour rendition			✓	Unable to assess, building not constructed
34	Lighting, vandal resistance			✓	Unable to assess, building not constructed
35	Light, obstructions			✓	Unable to assess, building not constructed
36	Lighting, signs & structures			✓	Unable to assess, building not constructed
37	Mirrors, corridors, tunnels, fire exits			✓	Unable to assess, building not constructed
38	Mirrors, ATMs & night safes.			✓	
39	CCTV, type & use			✓	Unable to assess, building not constructed
40	CCTV, coverage			✓	Unable to assess, building not constructed
41	CCTV, vandal resistance			✓	Unable to assess, building not constructed
42	Help phones, intercom & public address systems			✓	Unable to assess, building not constructed
Add ticks in each column & carry them forward to "8.Total Scores"		0	0	13	

3. Territorial Reinforcement

No	Issue	Positive (+)	Needs Action (-)	N/A	Comments
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	✓			
53	Area reputation	✓			
Add ticks in each column & carry them forward to "8.Total Scores"		7	0	4	

4. Environmental Maintenance

No	Issue	Positive (+)	Needs Action (-)	N/A	Comments
54	Area image, positive, negative	✓			
55	Property damage maliciously, vandalism, graffiti	✓			
56	Rubbish			✓	Unable to assess, building not constructed
57	Urban decay	✓			New development
58	Lighting maintenance	✓			New development
59	Landscape maintenance	✓			New development
60	Other maintenance	✓			New development
61	Robustness of structures, materials			✓	Unable to assess, building not constructed
62	Rubbish bins.			✓	Unable to assess, building not constructed
Add ticks in each column & carry them forward to "8.Total Scores"		6	0	3	

5. Space & Activity Management

No	Issue	Positive (+)	Needs Action (-)	N/A	Comments
63	Clarity of land use	✓			
64	Conflicting activity		✓		Rear entry/exit to club is in close proximity to aged care facility
65	Safe activities in unsafe area	✓			
66	Unsafe activities in safe area	✓			
67	Proximity to licensed premises		✓		Licensed club to be constructed next door to aged care facility
68	Night activity & transport	✓			
69	Street activity during darkness	✓			
70	Street activity during daylight	✓			
71	Functional vulnerability, mixed zone		✓		Rear entry/exit to club is in close proximity to aged care facility
72	Crime displacement	✓			
73	Neighbourhood edges, e.g. transition between residential & commercial	✓			
Add ticks in each column & carry them forward to "8.Total Scores"		8	3	0	

6. Access Control

No	Issue	Positive (+)	Needs Action (-)	N/A	Comments
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			✓	Unable to assess, building not constructed
78	Building, fire exit stairways, doors			✓	Unable to assess, building not constructed
79	Building, dumpster, loading docks			✓	Unable to assess, building not constructed
80	Building, natural ladders			✓	Unable to assess, building not constructed
81	Garden storage shed			✓	
82	Door, security, entry/egress system			✓	Unable to assess, building not constructed
83	Window, glazing, protection.			✓	Unable to assess, building not constructed
84	Window & skylight security, locks			✓	Unable to assess, building not constructed
85	Car park, pedestrian access			✓	
Add ticks in each column & carry them forward to the next page		3	0	9	

No	Issue	Positive (+)	Needs Action (-)	N/A	Comments
Totals brought forward from previous page		3	0	9	
86	Car park, vehicle access			✓	
87	Car park, actual or symbolic barriers	✓			Assessed on building plans
88	Car park, management of space			✓	
89	Car park, recreational use	✓			
90	Safe routes.		✓		Patrons of club may trespass in common outdoor areas of retirement village
91	Child play areas			✓	
92	Short cuts, trespassing opportunities		✓		Patrons of club may trespass in common outdoor areas of retirement village
93	Defensive vegetation			✓	Unable to assess, building not complete
94	Cash carrying routes			✓	
95	Reception, cashier, mail areas			✓	
Add ticks in each column & carry them forward to "8.Total Scores"		5	2	15	

7. Design, Definition & Designation of Activity

No	Issue	Positive (+)	Needs Action (-)	N/A	Comments
96	The design, definition & purpose of space are in harmony		✓		Licensed premises in same development as an aged care facility
97	Is it clear who is responsible for the space	✓			
98	Spatial boundaries, borders re-enforce intended function		✓		Based on building plans no definite boundaries exist between rear of licensed club and residential area
99	Social, cultural norms accord with intended function.	✓			
100	Legal & administrative requirements are re-enforced.	✓			
Add ticks in each column & carry them forward to "8.Total Scores"		3	2	0	

8. Total Scores

No	Section	A Positive (+)	B Needs Action (-)	C Not Applicable	D Total Questions	E Total Questions Assessed	F %
1	Surveillance	5	3	21	29	8	37
2	Lighting	0	0	13	13	0	0

3	Territorial Reinforcement	7	0	4	11	7	0
4	Environmental Maintenance	6	0	3	9	6	0
5	Space & Activity Management	8	3	0	11	11	27
6	Access Control	5	2	15	22	7	28
7	Design/Definition/Designation	3	2	0	5	5	40
Totals (The 'needs action' will need to be dealt with as a priority).		34	10	56	100	44	19

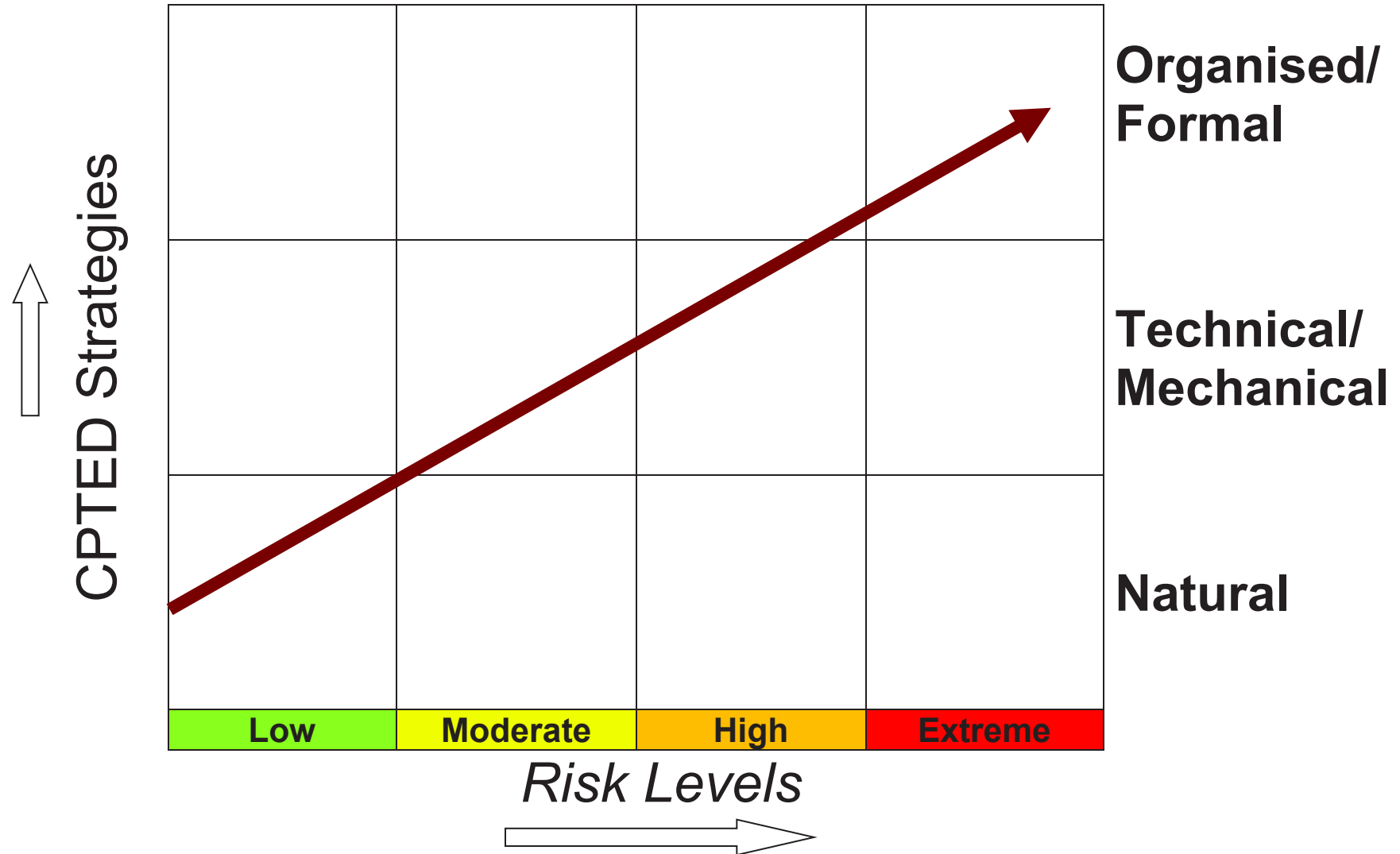
(a) For each section, deduct the total of column 'C' from the total shown in column 'D'; record the score in column 'E'

(b) For each section, divide the total recorded in column 'B' by the total shown in column 'E'; multiply the result by 100 to obtain a percentage; record the percentage in column 'F'

(d) For each section, compare the percentage recorded in column 'F' to the table below and record the Site Opportunity Assessment rating

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

Risk/Context directed CPTED Treatments



Part Three - Risk Control Plan

Use the information from the known crime method of operation (MO) in area and the site opportunity survey to develop risk control measures to reduce opportunities of crime.

Once you have recorded the recommended control measures record a number in priority order in the first column to each measure.

No	Recommended control measures
1	SFMV – Signs placed in car park warning vehicle owners about leaving valuables in their vehicles. CCTV cameras
2	Mail theft – mail boxes should be in a secure locked area. CCTV cameras
3	Break, enter, steal offences – Doors should be of solid construction, and should be fitted with quality deadlock sets that comply with the Building Code of Australia and Australian Standards – Lock Sets AS:4145.
4	Concealment opportunity due to landscaping – vegetation should be sparse to allow visibility from the street into the residential area
5	Trespassing opportunity due to area of conflicting activity between licenced premises and residential premises – signs should be displayed indicating where licenced premises ends and private property begins

Prepared by	Jenni Brown	Date	30/9/2019
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Part Four – Monitor & Review

1. Re-assess & rate the risk

(Re-assess each risk in the same manner you assess the original risk to determine if you have reduce the level of risk after the risk control measures have been developed and implemented).

No	Risk	Likelihood	Consequence	Rating
1	SFMV	L3	C1	Low
2	Mail theft	L3	C1	Low
3	Break enter steal	L3	C1	Low

Risk Control Plan

No	Recommended control measures in order of priority.
1	Signs placed in car park warning vehicle owners about leaving valuables in their vehicles. CCTV cameras should be installed in the car park
2	Residential mail boxes to be placed in a secure area and covered with CCTV cameras

3	Doors should be of solid construction, and should be fitted with quality deadlock sets that comply with the Building Code of Australia and Australian Standards – Lock Sets AS:4145.
4	Vegetation should be sparse to allow visibility from the street into the residential area
5	Signs should be displayed indicating where the licenced club area ends and private property begins to deter trespassing

Prepared by	Jenni Brown	Date	30/9/2019
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