



NSW Police Force

Development Application Review

WEBCOPS Event No: E74826250

RMS Reference: D/2020/560271

DA Reference No: DA49/2020

Council: Lane Cove

Developer/Applicant: Alceon Group No 55 Pty Ltd

Private Certifier: Unknown

Property address: 2 Greenwich Road Greenwich

Proposed development/use of space: Seniors residential 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 Development Application DA49/2020

2.1 Current environment

The development site previously housed Northside Clinic, a private mental health facility containing residential apartments, dining areas, and indoor and outdoor therapy spaces. The surrounding area is mostly residential. A search of recent reports made to Police indicates there are no crime issues affecting the location or surrounding area. There is still potential for the location to be randomly targeted for crimes that affect the North Shore area generally such as Break, enter and steal offences, Steal from Motor Vehicle offences and mail theft.

2.2 Proposed development

The proposed development is to construct a new luxury senior living development with commercial, retail and residential space. The building will include a car park and storage areas at the basement level; cinema, wine storage and cellar and residential apartments on the lower ground floor; café, commercial space, gallery/library, wellness centre and residents terrace on the ground level; residential apartments on levels 1 to 6 and a rooftop terrace with swimming pool, BBQ and social gathering area. The building will contain 40 residential apartments in total comprising a mix of 1, 2 and 3 bedroom apartments.

North Shore Police Area Command

63 Archer Street 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

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3. Crime risks and identified issues

3.1. Current/trending crimes that impact the local area that should be considered within the design and building process: Break, enter and steal offences, Steal from motor vehicle offences, mail theft.

3.2. Crimes that the current proposed development application will introduce or facilitate within this space. None identified.

3.3. Developments can introduce or facilitate certain issues that are not necessarily a crime, but impact on the ability to police a space. This section allows you to detail what issues you have with the proposed development, for example homelessness, population density, other proposed developments in the surrounding space, traffic, traffic flow, parking, public transport, affordable housing, schools, religious building/groups, emergency management and anything else your command identifies: The development is likely to increase traffic flow on Greenwich Road due to an increase in permanent residents in the area..

4. Recommendations

Due to the nature of the development, identified crime risks and issues, we recommend the following:

1. The site should be clearly identified with signage that is visible from the street. This will enable all emergency services to locate the premises. Where possible visibility into the building should not be obscured by vegetation or any type of structure which can create opportunities for concealment.
2. A high definition CCTV system should be included to provide maximum surveillance of all common areas of the building including entry/exits, mailboxes, car parks and storage areas. 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. Monitors should be placed in the office areas to allow the manager to view all areas under camera surveillance.
3. 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".
4. 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 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.

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5. 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.
6. 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.
7. An emergency control and evacuation plan should be implemented within the building.
8. All recording made by the CCTV system should 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.
9. Wheelchair access (ramp) should at no time be blocked nor impede access to anyone with a disability.
10. Signs should be placed in the car park warning people against leaving valuables in their vehicles.
11. Mail boxes should be placed in a secure room or area.
12. An after-hours contact for the facility should be provided to North Shore Police.

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.

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

Yours sincerely,
J. Scholz
Superintendent
Commander

North Shore Police Area Command

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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.

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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: E74826250
DA Reference No: DA49/2020
TRIM Reference: D/2020/560271

Council Lane Cove

Developer/Applicant Alceon Group No 55 Pty Ltd

Private Certifier Unknown

Date of Risk Assessment: 17/6/2020

Time Risk Assessment undertaken 1030

Address 2 Greenwich Road

Suburb/Town Greenwich **Postcode** 2065

Contact Name:

Contact Telephone: (Landline)

..... (Mobile)

..... (Email)

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.

Adapted from International Risk Management Standard, AS/NZS/ISO:31000.2018

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
2 Greenwich Road Greenwich

Type of Activity (residential, education, recreation, retail, commercial, transport, industrial)
Luxury senior's residential facility comprising 40 senior independent living units, ground level retail shops, cinema, basement carpark and rooftop pool and barbecue area

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

Residential development located on Greenwich Road around 100 metres south of the Pacific Highway, a major arterial road with heavy traffic during peak times.
The area to the south of the development is mainly residential and to the north there are commercial properties with frontage on the Pacific Highway.

- 3. Record the names of assessment team**

Name	Representing	Contact Details
Jenni Brown	NSW Police	94148446

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
Break, enter and steal	Gain entry into residential apartments and steal property
Steal from motor vehicle	Gain entry to unattended vehicles and steal property
Mail Theft	Gain entry into mail boxes and steal mail

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	Break, enter and steal	L3	C1	Low
2	Steal from motor vehicle	L3	C1	Low
3	Mail Theft	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
HIGH	Actions need to be prioritised in planning; must be fixed as soon as possible.	WEEK/ FORTNIGHT
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	

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.	✓			Assessed from plans only
2	Building, frontage & set- backs.	✓			Assessed from plans only
3	Building, windows, doors, balconies.	✓			Assessed from plans only
4	Building, lobbies, foyers, elevators.			✓	Unable to assess when building is not completed
5	Building, internal visibility (can you seen inside)			✓	Unable to assess when building is not completed
6	Building, loading, delivery areas.			✓	Unable to assess when building is not completed
7	Building, common areas.			✓	Unable to assess when building is not completed
8	Grade separated areas (below ground, ground, above ground)			✓	Unable to assess when building is not completed
9	Spatial gaps/vacant land.			✓	Unable to assess when building is not completed
10	Public telephones			✓	
11	Automatic teller machines			✓	
Add ticks in each column & carry them forward to the next page					

No	Issue	Positive (+)	Needs Action (-)	N/A	Comments
Totals brought forward from previous page					
12	Transport shelters/stands			✓	
13	Off street parking			✓	Basement car park
14	Underpasses/tunnels.			✓	
15	Overpasses/bridges.			✓	
16	Car park, internal obstructions			✓	
17	Car park, configuration of bays, parallel vs herring-bone.			✓	Unable to assess when building not complete
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			✓	
Add ticks in each column & carry them forward to the next page					

No	Issue	Positive (+)	Needs Action (-)	N/A	Comments
Totals brought forward from previous page					
25	Vegetation, type & quality			✓	Unable to assess prior to completion
26	Vegetation, coverage & quantity			✓	Unable to assess prior to completion
27	Street furniture			✓	
28	Bicycle parking			✓	
29	Concealment/entrapment opportunity.			✓	Unable to assess prior to completion
Add ticks in each column & carry them forward to "8.Total Scores"					

2. Lighting

No	Issue	Positive (+)	Needs Action (-)	N/A	Comments
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			✓	Unable to assess prior to completion. Recommendations to be made
40	CCTV, coverage			✓	
41	CCTV, vandal resistance			✓	
42	Help phones, intercom & public address systems			✓	

Add ticks in each column & carry them forward to "8.Total Scores"				
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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"				
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4. Environmental Maintenance

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

5. Space & Activity Management

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

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 prior to completion of building
78	Building, fire exit stairways, doors			✓	Unable to assess prior to completion of building
79	Building, dumpster, loading docks			✓	Unable to assess prior to completion of building
80	Building, natural ladders			✓	Unable to assess prior to completion of building
81	Garden storage shed			✓	
82	Door, security, entry/egress system			✓	Unable to assess prior to completion of building
83	Window, glazing, protection.			✓	Unable to assess prior to completion of building
84	Window & skylight security, locks			✓	Unable to assess prior to completion of building
85	Car park, pedestrian access			✓	Unable to assess prior to completion of building
Add ticks in each column & carry them forward to the next page					

No	Issue	Positive (+)	Needs Action (-)	N/A	Comments
Totals brought forward from previous page					
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			✓	Unable to assess prior to completion of building
93	Defensive vegetation			✓	
94	Cash carrying routes			✓	
95	Reception, cashier, mail areas			✓	
Add ticks in each column & carry them forward to "8.Total Scores"					

7. Design, Definition & Designation of Activity

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

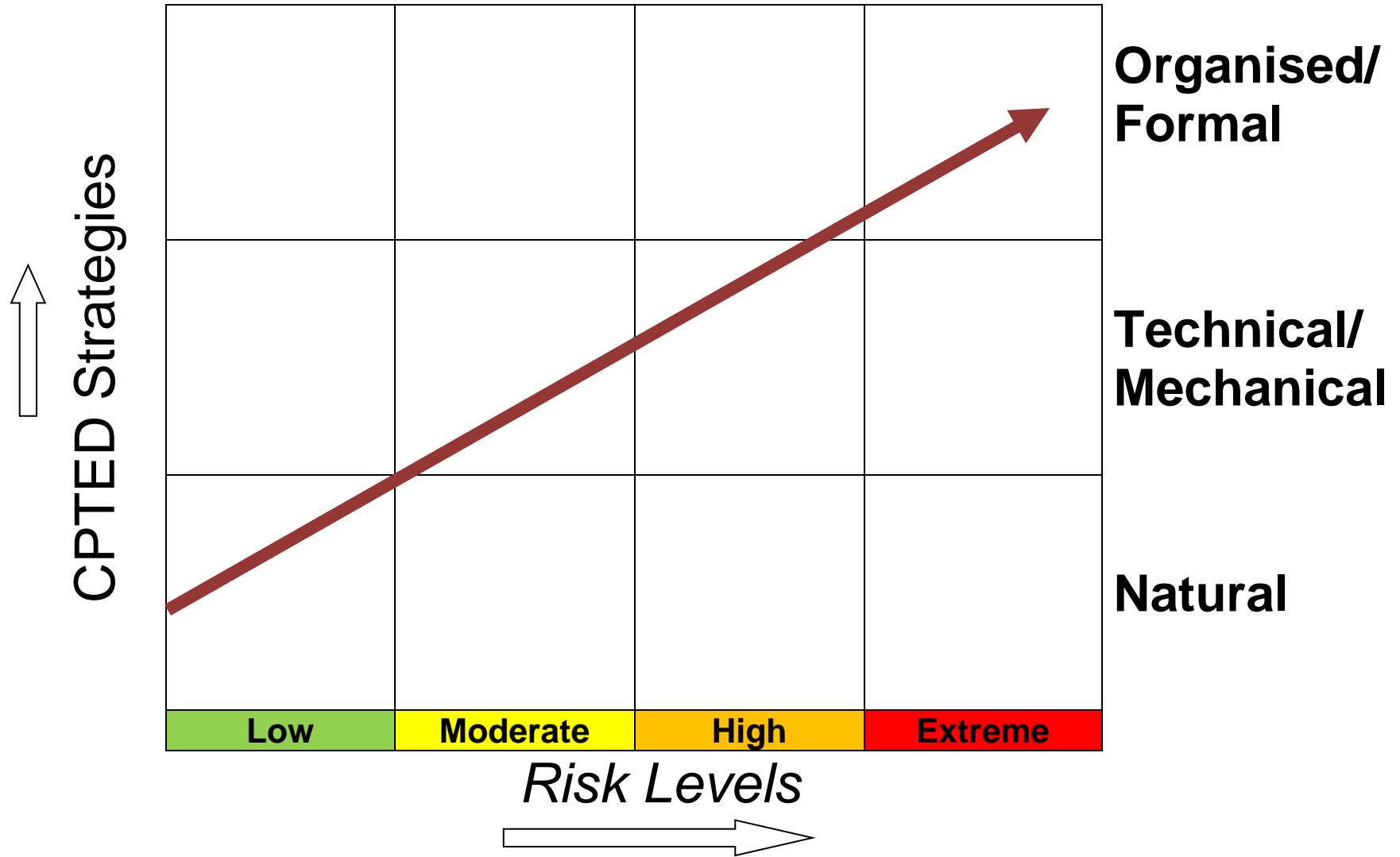
8. Total Scores

No	Section	A Positive (+)	B Needs Action (-)	C Not Applicable	D Total Questions	E Total Questions Assessed	F %
1	Surveillance				29		N/A
2	Lighting				13		N/A
3	Territorial Reinforcement				11		N/A
4	Environmental Maintenance				9		N/A
5	Space & Activity Management				11		N/A
6	Access Control				22		N/A
7	Design/Definition/Designation				5		N/A
Totals (The 'needs action' will need to be dealt with as a priority).					100		

- (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'
- (c) 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		Space and Activity Management	
26 – 50%	Moderate	Lighting		Access Control	
51 – 75%	High	Territorial Reinforcement		Design, Definition and Designation	
76 – 100%	Extreme	Environmental Maintenance		Total Rating	

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	Break and enter – CCTV at entry/exit points. Solid doors with secure locks
2	Steal from motor vehicle – CCTV in car park, signs advising against leaving valuables in the car park
3	Mail theft – CCTV on mail boxes, place mail boxes in secure area

Prepared by	Jenni Brown	Date	17/6/2020
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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	Break and enter	L3	C1	Low
2	Steal from motor vehicle	L3	C1	Low
3	Mail theft	L3	C1	Low

Risk Control Plan

No	Recommended control measures in order of priority.
1	CCTV cameras installed entry/exits, car park and other common areas
2	Mail boxes to be placed in secure area
3	Signs to be placed in car park warning against leaving valuables in cars

Prepared by	Jenni Brown	Date	17/6/2020
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