

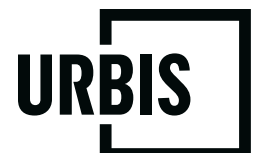


CPTED ASSESSMENT

UNSW Biolink Building E25

Bidjigal Country

Prepared for
UNIVERSITY OF NEW SOUTH WALES
9 December 2024



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We acknowledge, in each of our offices the Traditional Owners on whose land we stand.

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EXECUTIVE SUMMARY

This Crime Prevention Through Environmental Design (CPTED) assessment has been prepared by Urbis Pty Ltd (Urbis) to accompany a detailed State Significant Development Application (SSDA) for alterations and additions to a UNSW teaching facility within the Kensington campus at 356 Anzac Parade, Kensington, NSW 2052. The site is made up of a single building within a large lot. The legal description of the site is outlined in Table 1.

Table 1 Legal Description

Property Address	Title Description
356 Anzac Parade, Kensington, NSW 2052	Lot 5 in Deposited Plan 1264171
Project Site Area	2,173sqm

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-73456206).

Under Section 4.15 of the *Environmental and Planning Assessment Act 1979*, the likely impacts of a development are required to be considered and assessed as part of the planning process. This includes the impacts on the natural and built environments, as well as the social and economic impacts in the locality.

This CPTED assessment has been prepared in accordance with Crime Prevention and the Assessment of Development Applications Guidelines (2001), NSW Department of Justice and the Australian Institute of Criminology Effective Crime Prevention Interventions for Implementation by Local Government (2012), A Safer Randwick City (2018) and UNSW Security and Traffic Management Design Standard (2019).

CPTED ASSESSMENT

A CPTED assessment is a specialist study undertaken to help reduce opportunities for crime by using design and place management principles. The NSW Police Safer by Design Guidelines direct that a CPTED assessment consider four key principles:

- Surveillance
- Access control
- Territorial reinforcement
- Space and activity management.

This report also identifies key assessment areas for the proposal, based on the intended site design and an analysis of local crime data. These key assessment areas are aligned with the four CPTED principles and include review of Zone 2 semi-public including the connection with Building D26, entry/lobby area, fire stairs/elevators, sanitary facilities, and formal and informal learning areas spanning the ground floor and levels 01 to 03, and review of Zone 5 restricted semi-public the services offices and the plants rooms and the two floors (level 04 and 05) designated for research with potential for Physical Containment level 2 facility (PC2) animal holding and PC2 lab space.

CONCLUSION

Urbis has undertaken a CPTED assessment for the proposed development against the four CPTED principles and has identified potential risk areas and recommendations to help reduce crime risk. The assessment has been informed by a review of relevant local and State policies, as well as demographic and crime data.

The assessment found that the proposal incorporates CPTED principles of surveillance, territorial reinforcement and access control/movement. Specifically, the design enhances natural surveillance through strategic placement of entrances, large glazing, and open atrium spaces. Territorial reinforcement is achieved through thoughtful landscaping and community-focused design elements, fostering a sense of ownership and care among users. The proposal is also increasing movement within and between the neighbouring buildings increasing natural surveillance. The implementation of access control measures could further increase safety including secure entry points and clear wayfinding and ensure that only

authorised individuals can access sensitive areas. Finally, the implement of space management practices, such as regular maintenance and cleanliness, will contribute to a safe and welcoming environment.

To further increase safety and reduce crime risk, the following recommendations should be implemented:

- Provide adequate lighting throughout all internal and external building areas in accordance with Australian standards.
- Use lighting strategically in areas intended for nighttime use, including key pedestrian routes.
- Consider low lighting or sensor lighting in landscaped areas to reduce opportunities for concealment.
- Incorporate glazing to delineate informal and formal study areas and classrooms from the corridors instead of solid walls.
- Install CCTV at the entrance level on the ground floor, in the connected corridor with Building D26, and on upper levels where natural surveillance is limited, such as lifts, lift/stair corridors, and areas between sanitary facilities and goods lifts.
- Ensure landscaping, including trees and the new gully landscape garden, provides visual relief without creating dark corners or obstructing sightlines.
- Ensure that furniture in shared spaces, such as communal areas, informal learning spaces, and outdoor study areas, is comfortable to encourage prolonged use.
- Install a magnetic door locking system linked to fire sprinkler alarms to ensure that fire exits are used for emergencies only.
- Provide secured and controlled access to the main entrance of the building and to classrooms/teaching and learning spaces outside of business hours to prevent unauthorised access.
- Lock sanitary facilities outside of business hours to prevent vandalism.
- Ensure the building design supports safe access for all users, including those with disabilities, by incorporating features such as ramps, tactile indicators, and universal signage.
- Consider providing locker facilities for building staff and students to store valuables and belongings.
- Develop signage and/or a Travel Access Guide to encourage sustainable travel options, such as cycling.
- Emphasise the importance of locking bicycles at the parking racks surrounding the building to reduce the risk of bicycle theft.
- Implement wayfinding signage with universal legibility at the entrance and throughout the building.
- Provide clear directions to teaching and learning spaces, highlight restricted spaces, and provide clear exiting directions to surrounding pedestrian links and drop-off/pick-up areas.
- Subtly include themes of Country within landscaped areas and further develop these themes with the community at later stages to encourage community ownership and activation of common spaces.
- Extend the existing Plan of Management and/or maintenance practices utilised by UNSW to the proposal.
- Include routine maintenance works, procedures to maintain all access points, and details on hours of operation for staff and students.
- Provide bins throughout the building to reduce occurrences of littering.
- Provide controlled access at the connected corridor between E25 and D26 (e.g., doors with key card entry systems).
- Ensure controlled access outside normal working and studying hours for safety.
- Ensure fire stairs are located in visible and easy-to-access locations to prevent areas of entrapment.
- Provide access control to the lower ground floor (e.g., swipe cards) so only authorised individuals can access this level.

- Equip Anatomy Stores and Service Rooms on level 01 with secure access control (e.g., swipe card) to prevent unauthorized entry and enhance overall safety and security.
- Ensure wayfinding signage throughout the building clearly indicates different levels of access, including exclusive access to Zone 5 components.
- Highlight any safety risks associated with unlawful access or trespass.

1. INTRODUCTION

This Crime Prevention Through Environmental Design (CPTED) assessment has been prepared by Urbis Ltd (Urbis) on behalf of UNSW (the Applicant) to inform a detailed State Significant Development Application (SSDA) for alterations and additions to Building E25 for fit out and use as a teaching and research facility within the UNSW Kensington campus.

This report has been prepared in response to the requirements contained within the Secretary’s Environmental Assessment Requirements (SEARs) dated 7 August 2024 and issued for the SSDA (SSD-73456206). Specifically, this report has been prepared to respond to the SEARs requirement issued below.

Table 1 SEARs Requirements

Item	Description of Requirement	Section Reference (this Report)
7. Public Space	Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with Crime Prevention and the Assessment of Development Application Guidelines.	Section 6 of this report

1.1. REPORT PURPOSE AND SCOPE

A CPTED assessment is a specialist study undertaken to help reduce opportunities for crime and the fear of crime by using design and place management principles.

According to the Department of Planning, Housing and Infrastructure (DPHI) Crime Prevention and the Assessment of Development Applications Guidelines (2001), a CPTED assessment seeks to influence the built environment by:

- Increasing the perception of risk to criminals by increasing the possibility of detection, challenge and capture
- Increasing the effort required to commit crime by increasing the time, energy or resources which need to be expended
- Reducing the potential rewards of crime by minimising, removing or concealing crime benefits
- Removing conditions that create confusion about required norms of behaviour.

A CPTED assessment employs four key principles as shown in Figure 1.

As per the SEARs, this CPTED assessment outlines how the proposal incorporates these principles, in accordance with the Crime Prevention and the Assessment of Development Applications Guidelines (2001).

Where CPTED risks are identified in the proposed design, recommendations are made within this report to help reduce the likelihood of the crime from occurring.

Figure 1 CPTED principles



1.2. METHODOLOGY

The methodology undertaken for this CPTED assessment is outlined below.

Local context analysis	Proposal analysis	Recommendations
<ul style="list-style-type: none"> ▪ Review of surrounding land uses and site visit ▪ Review of relevant state and local policies to understand the strategic context and approach to crime and community safety ▪ Analysis of relevant data to understand the existing context and crime activity. 	<ul style="list-style-type: none"> ▪ Review of site plans and technical assessments ▪ Consultation with NSW Police, UNSW Security and Randwick City Council to discuss potential crime and safety risks ▪ Review of proposal against CPTED principles. 	<ul style="list-style-type: none"> ▪ Design recommendations ▪ Draft and final reporting.

2. PROPOSAL

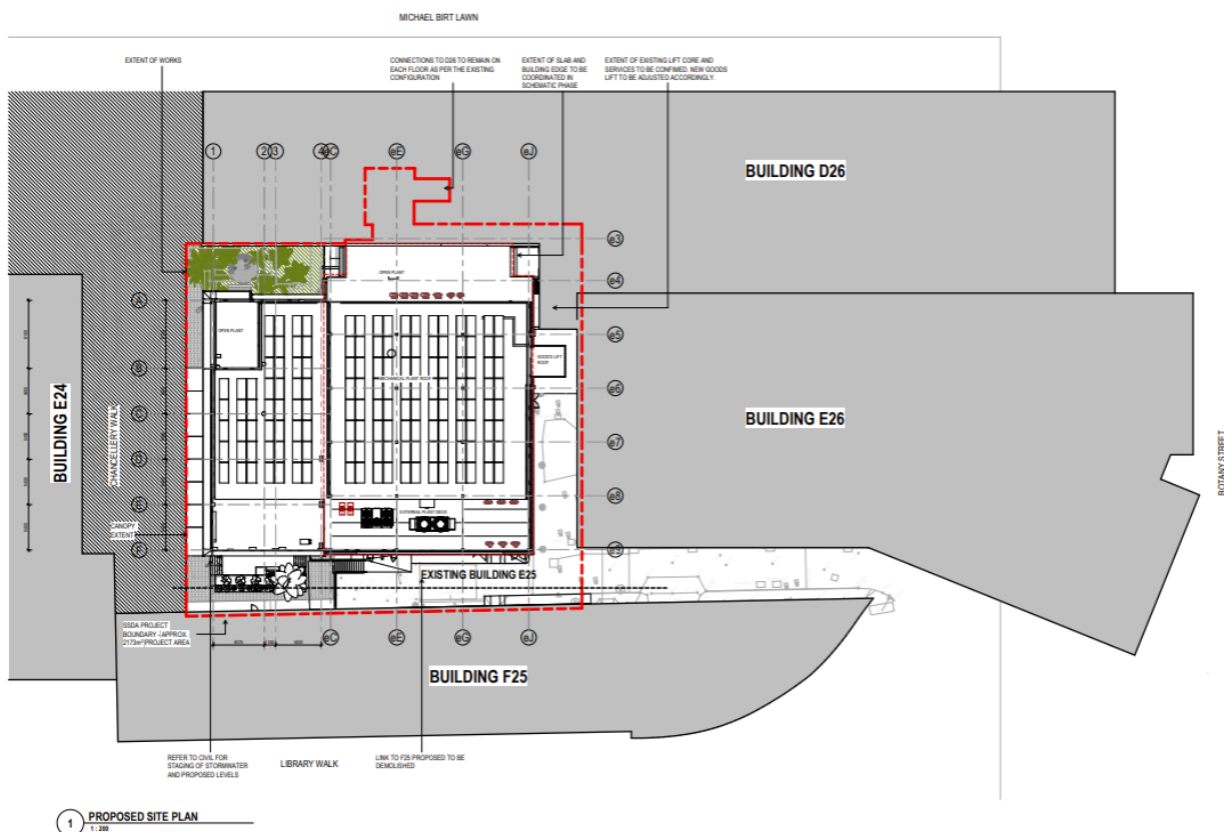
The application seeks consent for alterations and additions to Building E25 for fit out and use as a teaching and research facility within the UNSW Kensington campus.

Specifically, the SSDA seeks development consent for:

- Site preparation works including the partial demolition of existing building and façade on the western side of the building
- Minor excavation to a depth of approximately RL 50.85
- External alterations and additions to the existing building including extension of the building to the west to provide a total GFA of 7,620sqm for use as teaching and learning facilities
- Alterations to building links and external goods lift
- Internal alterations to the existing building
- Associated hard and soft landscaping.

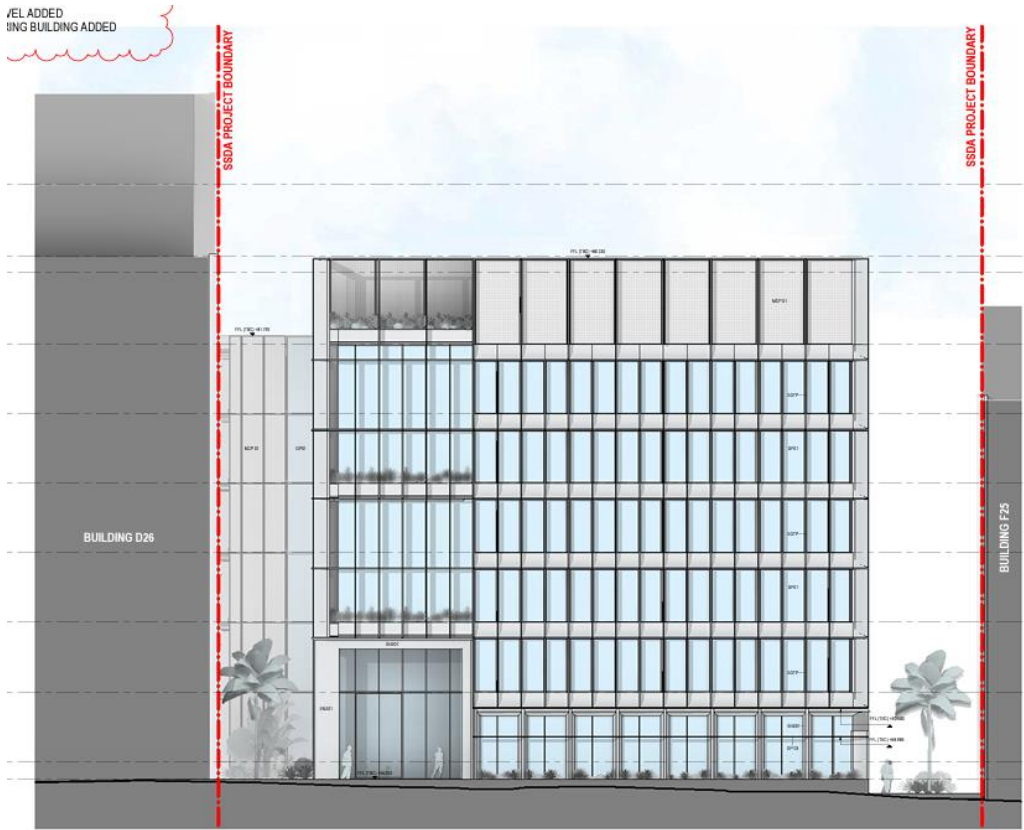
The purpose of the project is to facilitate the delivery of an upgraded and expanded teaching facility to meet the University's needs, as part of the eastern campus health and innovation campus. The current building is not fit for purpose and underutilised with a large portion of the building vacant.

Figure 2 Site plan



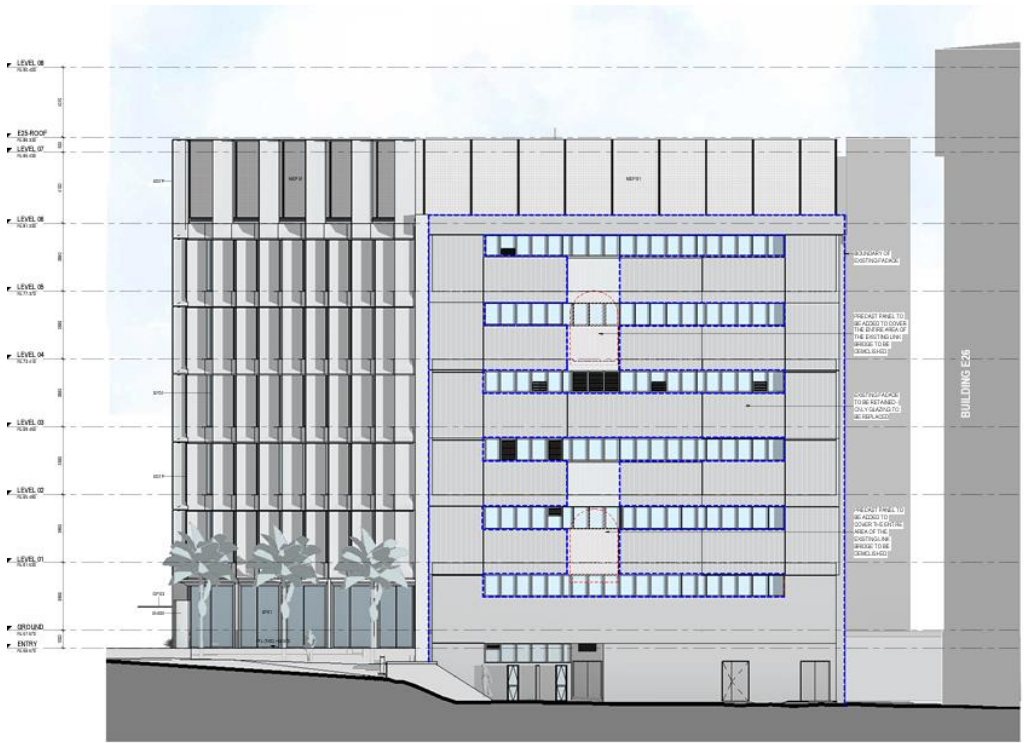
Source: HDR, 2024

Figure 3 Elevation sheet one



Source: HDR, 2024

Figure 4 Elevation sheet three



Source: HDR, 2024

3. SITE CONTEXT

3.1. SITE CONTEXT

The site is located at 356 Anzac Parade, Kensington within Randwick Local Government Area. The site is legally described as Lot 5 in Deposited Plan 1264171. The project site area is part of Lot 5 in DP 1264171, with an area of 2,173sqm. The wider lot has an approximate area of 10ha. The UNSW Kensington campus is made up on Lot 5 in DP 1264171 and Lot 3 in DP 1264172 and has a site area of approximately 35ha.

The urban context surrounding the site is characterised by a mix of education, health, commercial, retail and residential land uses.

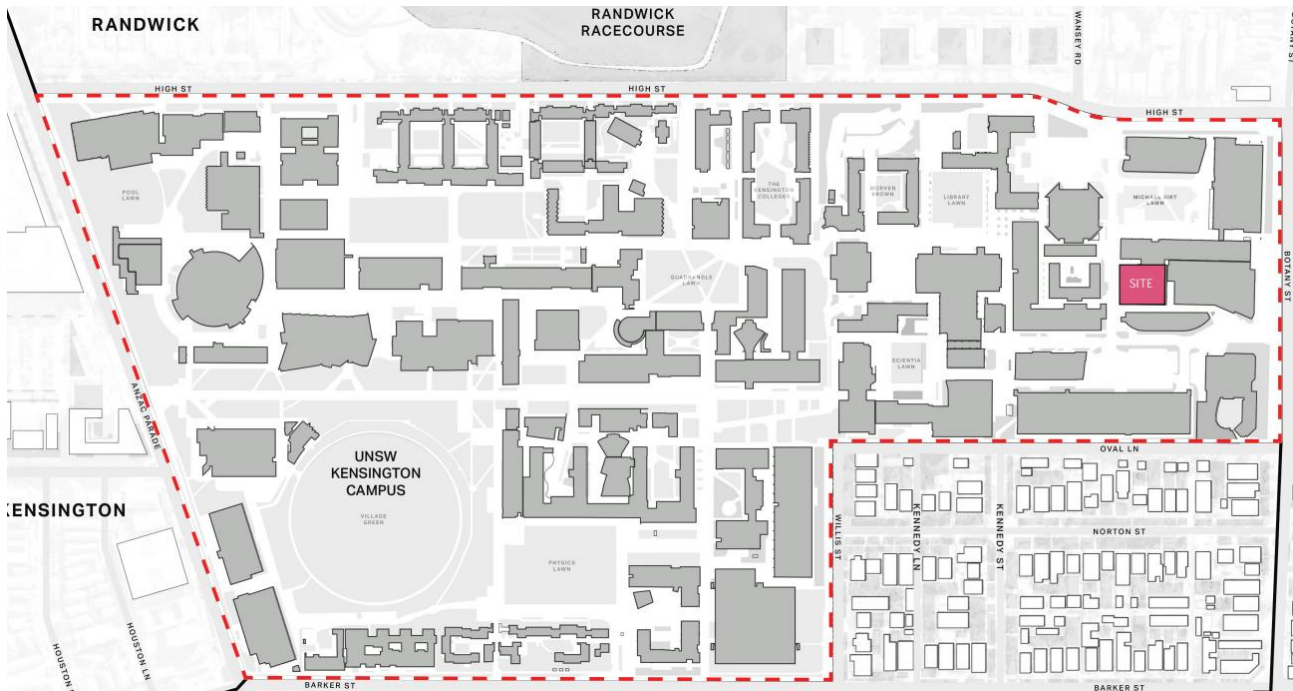
The surrounding locality is described below:

- **North:** Directly to the north of the site is Building D26 Biological Sciences (north). Further to the north of the site is High Street, residential land uses and Randwick Racecourse.
- **East:** Directly to the east of the site is Building E26 Biological Sciences (south). Further to the east is the Prince of Wales and Sydney Children's Hospitals
- **South:** Directly south of the site Building F25 Samuels. Further to the south of the site is residential land uses comprising low and medium density housing.
- **West:** To the west of the site is Chancellery Walk, Building E24 Matthews Pavilion and the wider UNSW campus.

The site benefits from excellent access to public and active transport. The site has access to the L2 light rail along High Street to the north which provides routes to Sydney CBD through Moore Park and Surry Hills. Additionally, multiple bus routes also run along High Street and Avoca Street to the east which provide access to various areas of the city and the eastern suburbs.

The existing development includes a six storey building known as Building E25 Biolink built in the mid-1970s. The building is part of the Faculty of Science and is currently underutilised University office space and storage with a number of spaces being vacant. Vehicle access to the building is via the Library Walk internal road which connects onto Botany Road. Service vehicle access is provided via campus Gate 11 and the existing service road to the east of the building. Staff car parking is available in close proximity to the site at the UNSW campus Botany Street car park to the south of the site. The building has pedestrian access from multiple points. There is no existing vegetation on the site.

Figure 7 Building E25 location within UNSW Campus



Source: HDR, 2024

3.2. SITE OBSERVATIONS

A site visit was conducted by Urbis on 23 September 2024 in the morning. The site visit was used to understand the existing activity around the site and the interface between surrounding land uses.

The site visit found that:

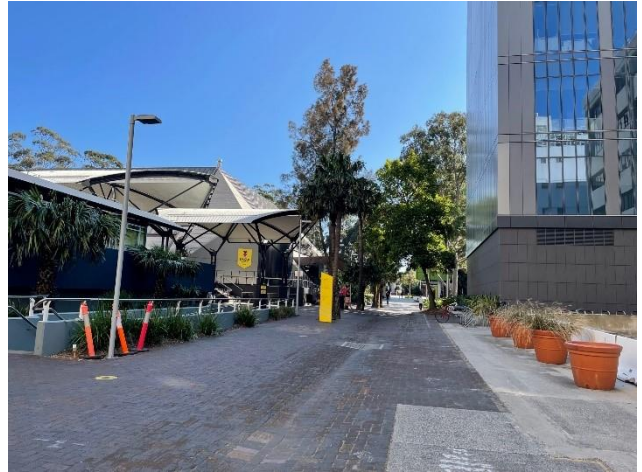
- The E25 building is located on the upper UNSW campus, between the formal civic area of the Chancellery Walk, and the Biological Sciences precinct.
- The site has minimal landscape and was clean and well-maintained with no people lingering around the immediate area.
- The Chancellery Walk, in which the existing façade of the E25 building faces, is free of any graffiti or litter. At the time of the site visit, there was regular pedestrian traffic along this walkway.
- There is a loading dock area between E25, E26 and D26 buildings. This appears to be open to pedestrians and vehicles, with minimal security measures present at the time of the site visit.
- Beyond the Biological Services Precinct, the UNSW campus is bounded by High Street to the north, Botany Street to the east, and the Library Walk to the west. The main roads had high levels of traffic at the time of the site visit.

Figure 8 Site visit photos

Picture 1 Façade of existing E25 building



Picture 2 Chancellery Walk (opposite site)



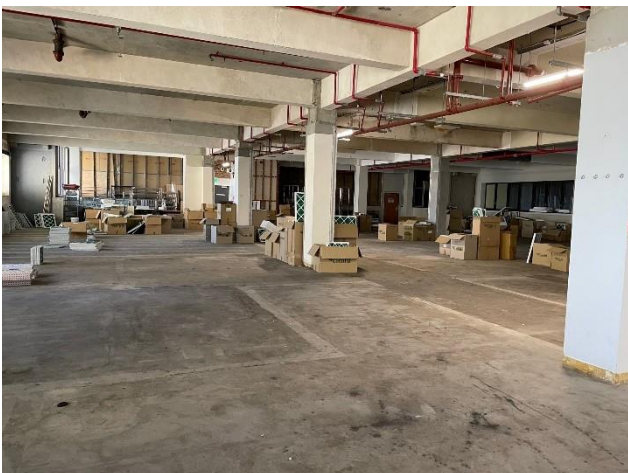
Picture 1 Adjacent building north of the site (D26)



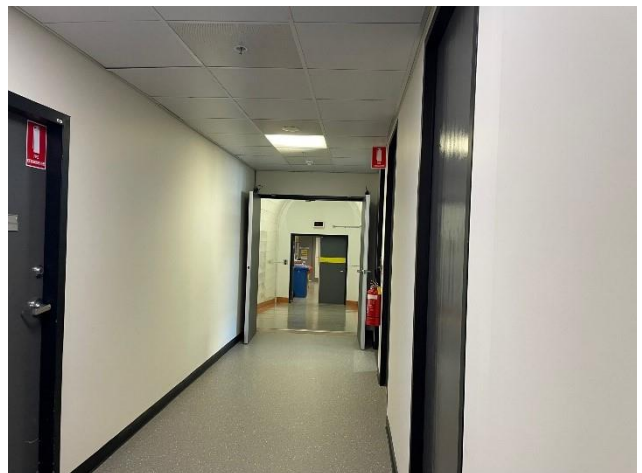
Picture 2 Adjacent building west of the site (F23)



Picture 3 Level 3 of current E25 building



Picture 4 Hallway of current building



Source: Urbis, 2024

4. POLICY CONTEXT

A review of relevant state and local policies was undertaken to understand the strategic context of the proposed development and any potential impacts or guidance in relation to crime and safety. The policies reviewed include:

Randwick City Council, A Safer Randwick City (2008)

- UNSW, UNSW Security and Traffic Management Design Standard (2019)
- NSW Department of Justice and the Australian Institute of Criminology, Effective Crime Prevention Interventions for Implementation by Local Government (2012)
- Department of Urban Affairs and Planning, Crime Prevention and the Assessment of Development Applications Guidelines (2001)

Key findings from this review of relevance to this assessment include:

- **A Safer Randwick City (2018)** identifies the need to further improve safety and reduce crime in the Randwick LGA. The report underlines that Randwick City has a relatively transient population consisting of a high proportion of rental housing stock, overseas visitors and a tertiary student population. It found that alcohol fuelled assaults, violence and anti-social behaviour was a significant concern for the local community, together with nuisance driving and malicious damage (including acts of vandalism and graffiti). CPTED is mentioned as one of the 10 strategies to address community safety, noting that CPTED principles need to be considered for the design and assessment of new developments.
- **UNSW Security and Traffic Management Design Standard (2019)** completes the broader UNSW Estate Management (EM) Design & Construction Standards and Guidelines and outlines the minimum requirements for the design, construction and maintenance of security systems at UNSW. It ensures new and refurbished buildings and spaces are designed to meet the objective of the university, have applied CPTED principles and apply the desired level of physical security controls to mitigate identified risks. The document notes that each construction and refurbishment need a security threat and vulnerability assessment to identify the risks in relation to people, property and assets to ensure the security controls applied are sufficient and not over engineered. It notes that the design consultants need to provide a CPTED plan to be reviewed and endorsed by the UNSW Head of Security & Traffic.

The UNSW standard aims for the design and planning of university buildings to:

- increase the effort required to engage in criminal or anti-social behaviour
- increase the perceived risk of engaging in criminal or anti-social behaviour
- reduce the rewards from a criminal or anti-social act
- reduce the availability of excuses for criminal or anti-social behaviour
- encourage occupants to take ownership of their designated space
- encourage social engagement.

The UNSW Standards provide a methodology based on Security Zones to cater to physical security mitigation. The Standards outlines that these zones need to be applied to the design to understand what security control measures are required. Table 2 below provide more details about these zones.

Table 2 UNSW Security Zones

Zone Type	Description	Examples
Zone One Public	Public zones are normally accessible to everyone with no automatic ability to impose access control measures. Information and assets if compromised are low level impact to business operations.	<ul style="list-style-type: none"> ▪ External Open Space ▪ Car parks ▪ Pedestrian corridors and roads
Zone Two Semi-Public	Access to these areas is typically restricted outside normal business hours. Visitors are considered guests of the building and their access may be limited at any time. Information and assets if compromised are low level impact to business operations.	<ul style="list-style-type: none"> ▪ Building foyers - common spaces ▪ Centrally Allocated Teaching Space
Zone Three Semi-Private	Semi-Private areas are predominantly for the use of limited, authorised persons. Visitors may enter but are either invited or screened prior to entry. Facilities deploy electronic access control or procedural access control measures to limit free access beyond a control point. Information and assets if compromised are medium level impact to business operations.	<ul style="list-style-type: none"> ▪ Concierge/staffed receptions/Service Counters ▪ Gym ▪ Childcare ▪ Event Space ▪ Licensed premises ▪ Retail ▪ Library
Zone Four Private	Private areas are limited to access by authorised individuals and visitors are escorted within those areas. Information and assets if compromised are medium level impact to business operations.	<ul style="list-style-type: none"> ▪ Residential
Zone Five Restricted	Restricted areas are private areas that contain critical research and infrastructure, essential services or sensitive assets or reserved for executive. Access is limited to core users only. Information and assets if compromised are high level impact to business operations.	<ul style="list-style-type: none"> ▪ Data Centres ▪ IT Service Rooms ▪ Research Labs – PC1, PC2 & PC3 ▪ Security Control Room ▪ Chancellery Executive ▪ Plant Rooms

Source: UNSW Security and Traffic Management Design Standard, 2019

The Security Team (including Operation Managers and Head of Security) need to provide input on level of security controls required in each zone including access control, intruder detection systems, duress alarms, CCTV, Help Points, vehicle control and hostile vehicle mitigation. Minimum level of controls for each zone include:

- Zone One: CCTV, Help Point, vehicle control and hostile vehicle mitigation, signage.
 - Zone Two: CCTV, access control, signage.
 - Zone Three: CCTV, access control, intruder detection systems, duress, signage.
 - Zone Four: CCTV, access control to single door and office area, signage.
 - Zone Five: CCTV, access control (biometric/dual authentication), intruder detection systems.
- The **NSW Department of Justice and the Australian Institute of Criminology Effective Crime Prevention Interventions for Implementation by Local Government (2012)** reviews a number of interventions which have applied to prevent specific crime types.
 - **Crime Prevention and the Assessment of Development Applications Guidelines (2001)** assists Council to identify crime risks and minimise opportunities for crime through appropriate assessment of development proposals. The Guidelines provide details on the CPTED principles (surveillance, access control, territorial reinforcement, space management).

5. SOCIAL BASELINE

5.1. DEMOGRAPHIC PROFILE

Understanding the profile of a community is one input to help inform how people may interact, move and access the built environment, all of which are important CPTED considerations.

The following contains a brief analysis of the key demographic characteristics of Kensington suburb (where the site is located), based on data from the Australian Bureau of Statistics (2021) and Forecast.id.

In 2021, there were approximately **11,809 people** living in Kensington. Key characteristics of this community include:



Prevalence of young adults

People aged 25 to 34 years represents the largest demographic group in Kensington (21.1%). The median age in Kensington is relatively low (32 years).



Demographic growth

The population of Kensington is expected to increase by 5,090 people between 2021 and 2041 representing an increase of 29.8%.



Cultural diversity

In Kensington, 45% of people were born overseas and 43% speak a language other than English at home. The top three countries of birth were Australia (49.4%), China (6.1%) and India (3.0%).



Aboriginals and/or Strait Torres Islander people

Kensington has 1.2% of people identifying as Aboriginal and/or Strait Torres Islander (1.2%).



Level of education attainment and proportion of people working in higher education

44.7% of people in Kensington hold a bachelor's degree or above. Of 4,632 people attending an educational institution in Kensington, 47.3% attend a tertiary institution (university or other higher education). Further, higher education is the highest industry of employment in Kensington (5.7%), followed by hospitals (5.1%) and cafes and restaurants (3.0%).



Proportion of rental and apartment and flat

More than half of the population in Kensington are living in rental accommodation (55.3%), reflecting the high level of transient population in the area, as mentioned in the 'A Safer Randwick City' (2018) (see Section 4). Most of the population also live in flats or apartments (72.1%), considerably higher than in Randwick (55.5%) and NSW (21.7%).



Level of house security and educational and occupational advantage

The median weekly individual income in Kensington is \$946 and household median weekly income is \$2,117. In Kensington, 37.4% of occupied private dwellings are by renter households with rent payments greater than 30% of household income.

2021 SEIFA data shows that Kensington is in the top 9% of suburbs in NSW, reflecting a greater level of socio-economic advantage and lower level of socio-economic disadvantages than 91% of suburbs in NSW. However, Kensington has a decile 4 in the Index of Economic Resources. This indicates that the economic component of the Index of Socio-Economic Advantage and Disadvantage is playing a minor role in its high overall ranking, which is mainly enhanced by a high Index of Education and Occupation (decile of 10).

5.2. CRIME PROFILE

Crime data from the Bureau of Crime Statistics and Research (BOCSAR) was analysed to identify the crime profile at Kensington. Data for Randwick LGA and the NSW average has been used to help assess risk compared to LGA and statewide averages. The full crime profile is contained in Appendix A.

Key crime findings relevant to this assessment include:

- BOCSAR produces hotspots to illustrate areas of crime density relative to crime concentrations across NSW. Hotspot maps were not available for trespassing, stealing from retail and liquor offence. However, BOCSAR hotspot maps indicate that the site is in an area with high densities non-domestic assault and malicious property damage offences. Additionally, the site is near a hotspot for motor vehicle theft.
- Kensington generally has lower rates of crime compared to the Randwick LGA and/or NSW including for non-domestic assault, liquor offences, malicious damage to property, motor vehicle theft, steal from motor vehicle and trespassing.
- However, Kensington has higher rates of crimes related to break and enter non dwelling, steal from dwelling and steal from person compared to the Randwick LGA and NSW average. The rate associated with stealing from person in Kensington is almost twice as much (48.3) compared to Randwick LGA (24.3) and NSW (26.1).
- Two-year crime trends for Kensington are only available for non-domestic assault, malicious damage to property, steal from dwelling and motor vehicle. Trends indicates that these crimes are stable, in line with Randwick LGA and NSW.
- Similarly, two-year crime trends for Randwick also indicate stable rates, except for liquor offences, which have decreased by 50.9% per year.

5.3. ENGAGEMENT OUTCOMES

Interview with Eastern Beaches Police Area Command

A phone interview with a representative from the Eastern Beaches Police Area Command (PAC) was undertaken on 30 October 2024. The representative provided insight into the local areas, the community, and the concerns and opportunities regarding crime and safety. Key information provided, relevant to this CPTED, included:

Crime profile of UNSW and the broader area

- UNSW Randwick Campus experiences high incidence of bike theft, even when bikes are secured in racks.
- In the broader area surrounding the campus, there are notable incidences of assault reported. Assaults on person are also reported on campus.
- Residential areas surrounding the campus experience high incidences of break-in and theft.
- There are numerous alcohol-related incidents in the broader area.

Existing UNSW safety measures

- UNSW already has good camera coverage, proactive security staff, and police access to most of their cameras if needed.

Recommendation for the proposal

The police representative suggested recommendations for the proposed site. This included to:

- Implement restricted authorised access for nighttime and other non-regular working time access, requiring ID for entry.
- Ensure sufficient lighting with no dark corners, especially near entrances, including to enhance safety for people feeding animals at all times.
- Install CCTV cameras to cover all potential blind spots to prevent entrapment.
- Ensure that security measures are in place to prevent animals from escaping.
- Building entrances should be secured to allow access only to authorised individuals, particularly as the campus is open to the public.
- While budget constraints sometimes limit camera installation to ground floor entrances and exits, having cameras on each floor is preferable to prevent incidents.

Recommendation for the area surrounding the site

The police representative suggested recommendations for the proposed site. This included to:

- Ensure any car parks which may be used by the proposal are well-lit and have cameras facing the site area.
- Maintain trees and landscaping to allow for passive surveillance.
- Increase activation in dead spots and corners and install automatic lights to deter potential offenders around the site to enhance safety.

Interview with UNSW security representatives

An interview with UNSW security representatives on 6 November 2024 provided insight into the characteristics of the university and its surrounding areas, including the student and staff cohorts, the local community, and concerns and opportunities related to crime and safety. Key information provided, relevant to this CPTED, included:

Existing social and safety challenges

- The precinct is very large, with approximately 60,000 students and 20,000 staff, including casual staff. It is a diverse area in a prime location in Sydney, with multiple uses including education, work, and residential. There are approximately 30,000 international students, which brings psychosocial challenges and affects how people interact socially with each other.
- Cumulative impacts linked to the number of current and future developments on campus is important to consider in terms of safety. A new, 10-storey building is planned at close proximity to the proposal.
- The campus is located in a contrasting socio-economic context with both affluent and socio-economic challenged groups.
- The high density of people presents safety management challenges, particularly with ongoing construction and the open campus environment. Current safety challenges include:
 - Ongoing construction
 - Open campus environment
 - High pedestrian activity
 - Crimes that spill over the campus such as bike theft.
 - Homeless individuals are often entering the campus.

- Safety concerns are heightened by the presence of high-risk research materials and activities within some of the buildings in campus.
- The campus is highly visible and subject to media attention, necessitating careful management of incidents.
- The opening of the light rail next to the campus has generated more people into the area.
- Main crimes observed on campus are stealing of bikes, as well as laptops and phones.

Current safety measures

- Regular safety walks (monthly) and lighting reviews (weekly) are conducted to identify and address weak spots and dark areas.
- The campus employs a significant number of security guards, with increased presence due to recent heightened terrorism level assessment by the government.
- Mechanical surveillance includes approximately 20,000 CCTVs across the campus.
- Traffic calming measures are in place due to high pedestrian areas.
- The campus incorporates CPTED principles, focusing on community ownership and open spaces while avoiding dark corners.
- UNSW promotes an environment where the community is encouraged to report suspicious activities, supported by an app for alerts.
- Signs indicate surveillance, and landscaping is designed to avoid blind spots.
- Some rooms have restricted access, with security even unable to enter certain areas.

Emergency and incident management

- On average, there are approximately three accidents that occur on campus daily, with emergency units and staff trained for fire drills and evacuations.

Recommended CPTED considerations for the proposal

- Ensuring emergency access in new buildings is a priority.
- New development should ensure new dark corners within campus are not created.
- The 24 hours operation of the building should be taken into consideration within the CPTED assessment.
- It is important to find a balance between surveillance, control access and keeping the university open to the community.

Additional considerations

- A new development to be built near the site will increase pedestrian traffic around the proposal.
- Plans to extend CCTV coverage across campus are underway.

Interview with Randwick City Council

An interview with a Social Planner representative of Randwick Council on 11 November 2024 provided insight into the characteristics of the local community, including UNSW campus, and the concerns and opportunities related to crime and safety. Key information provided, relevant to this CPTED, included:

- Council collaborates with local police, particularly for issues involving international students. This includes many reports of opportunistic thefts on campus with international students being targeted.
- During Council outreach events on UNSW campus and in the local community, Council identified a rising positive awareness of gender-based safety and required provision of gender inclusive bathrooms and environments.

- UNSW Campus is very vibrant at night and feels safe in comparison to the University of Sydney campus.
- Council use CCTV selectively, only in hot spot areas. Council also reported that research and evaluation have found that sensory lighting is effective.

5.4. IMPLICATIONS FOR THE PROPOSAL

The UNSW campus appears vulnerable to opportunistic thefts and non-domestic assault. This would suggest a need to increase natural surveillance and better lighting in public areas, as well as safe and secured access control measures.

- For the broader community, crimes involving stealing from persons and dwellings appear to also be present. Implementing strong access control measures such as secure locks, gates and controlled entry points can reduce unauthorised access and deter break-ins. This might also be the result of a lack of passive surveillance enhancement which should be considered within this proposal.
- The crime trends highlight the need for clear demarcation of public and private access. Using design such as landscaping, material changes or hedges can discourage trespassing and assist in marking private property boundaries. This can also be encouraged through passive surveillance.
- UNSW welcomes a significant number of international students, necessitating the provision of signage, communication, and targeted information in multiple languages and forums. This approach ensures that the diverse needs of this cohort are effectively met.

6. CPTED ASSESSMENT

This section provides a detailed assessment of the proposal against the four CPTED principles of surveillance, access control, territorial reinforcement, and space management. Consideration has been given to the Crime Prevention and the Assessment of Development Applications Guidelines (2001), NSW Department of Justice and the Australian Institute of Criminology Effective Crime Prevention Interventions for Implementation by Local Government (2012), A Safer Randwick City (2018), and UNSW Security and Traffic Management Design Standard (2019) (refer to Section 4).

The assessment has been structured according to the UNSW Security and Traffic Management Design Standard (2019) and follows UNSW security zones for CPTED purposes. These zones are described in Table 2, Section 4.

After detailed analysis of the proposal's plans, two security zones have been identified: Zone 2 Semi-Public and Zone 5 Restricted. Each of these zones contain the different components of the proposal, as below:

Zone 2 Semi-Public

- Internal connection with Building D26
- Ground floor entrance and lobby area
- Fire stairs and elevators
- Sanitary facilities
- Formal and informal learning spaces and areas

Zone 5 Restricted

- Services offices
- Plant rooms
- PC2 animal holding and PC2 lab space (level 4 and 5)

The assessment and recommendations provided in this assessment is focussed on the above levels. However, some consideration has been given to the ground floor and levels 4 and above given the connection to the areas included within the SSDA application. Similarly, the landscaping included in this SSDA application and CPTED assessment is limited to the west edge of the extension of E25.

For each zone, specific levels of security are required (see Section 4). The recommended minimum level of security relevant to the proposal are as follows:

- Zone 2 Semi-Public: CCTV, access control, signage.
- Zone 5 Restricted: CCTV, access control (biometric/dual authentication), and intruder detection systems.

6.1. ZONE 2 SEMI-PUBLIC

Zone 2 comprises several key areas, including the connection with Building D26, entry/lobby area, fire stairs/elevators, sanitary facilities, and formal and informal learning areas spanning the ground floor and levels 01 to 03.

Zone 2 includes also landscape on the ground level which consists of a pocket gully landscaped and seating area between norther E25 façade and south D26 façade, treatment of the western edge with low level planting, enhancement of access via ramp and stairs to the south western corner, and outdoor seating and study space along the southern building interface.

Given the semi-public nature of these spaces, it is essential to implement effective security measures to ensure the safety and well-being of all users. The following table detail the specific security requirements and recommendations for Zone 2, aimed at enhancing surveillance, controlling access, reinforcing territorial boundaries, and managing the space efficiently.

Assessment of proposed development

Surveillance

Places that are well supervised through casual, mechanical or organised surveillance are less likely to attract criminal behaviour. The following surveillance elements were assessed in Zone 2:

- The main entrance of the building faces Chancellery Walk and a significant formal civic area. The proposal will create an activated frontage, enhancing passive surveillance of the building entrance and its surroundings.
- As shown in the Detailed Architectural and Landscape Drawings and Plans prepared by HDR (2024), the design includes large glazing that allows visibility both inside and outside, including to the stairs, will promote a sense of openness and security. This helps to promote a sense of openness and security and contribute to passive surveillance on the entrance and below pedestrian streets.
- The main entrance is located directly opposite the Mathews' food court, a highly active space, which will further provide natural surveillance opportunities to the proposal.
- The ground level is designed to be activated, with a flexible student led learning space located along the western floorplate edge. This directly addresses Chancellery Walk and encourages passive surveillance.
- Lifts on the ground floor are located directly near the main entrance in the northwest of the building. This strategic placement enhances natural surveillance, as the high visibility of the lift area from the main entrance and surrounding spaces will help deter potential criminal activity. The proximity of the lifts to the main entrance ensures provides a clear and efficient entrance to users, reducing the likelihood of isolated or hidden areas where undesirable behaviour might occur.
- The open atrium space near the stairs will significantly contribute to natural surveillance. This design feature allows for clear sightlines across multiple levels, enabling occupants to observe activities and movements within the building easily. The visibility provided by the open atrium discourages potential criminal behaviour by reducing the potential of hidden or secluded areas.
- The internal fit-out of building levels one to three are largely the same. Each level is configured around a clear circulation and teaching diagram, with a focus on connectivity, clarity of movement, and the inclusion of diverse teaching and learning spaces reinforced by the open atrium space. Further, the combination of commonly allocated teaching spaces and a diversity of learning spaces provide areas for social, group and internal learning and activity, encouraging passive surveillance and community ownership of the space.
- The sanitary facilities on levels 01 to 03 are separated from the main user areas and face the goods lift, which limits natural surveillance and creates risks of entrapment for individuals using these two amenities. Recommendations have been provided below to help address this risk.
- The corridors within the building have no rounded corners, which can create spaces prone to entrapment. This design feature limits visibility and natural surveillance as sharp corners, and blind spots can provide hiding places for potential offenders. Recommendations have been provided below to help address this risk.

Territorial reinforcement

Territorial reinforcement is defined by the way in which a community demonstrates ownership and involvement over a space. Places that feel owned and cared for are likely to be used, revisited and protected. People who have a sense of guardianship over a space are more likely to protect it and intervene in crime, compared with passing strangers. The following territorial reinforcement elements were assessed in Zone 2:

- The outdoor seating and study space will help activate the area and contribute to natural surveillance and activation opportunities.
- The open atrium space encourages increased foot traffic and interaction among building users, fostering a sense of community and collective responsibility for the space.

- The landscaping on ground and façade areas will create territorial reinforcement, fostering a sense of ownership to occupants and visitors. From a CPTED perspective, territorial reinforcement plays a crucial role encouraging people to take responsibility for their environment, making them more likely to notice and report suspicious activities. It also conveys a message that the space is cared for and protected, deterring potential vandalism.
- Themes of Country will be subtly included within the landscaped areas while other opportunities have been identified within each floor level and will be further developed in later stage with community. This will help to contribute to the renewal and activation of Chancellery Place, and likely help to encourage community ownership of common places.

Access control (and movement)

Access control involves designing spaces to control who enters and ensure ease of movement for authorised users. The following access control and movement elements were assessed in Zone 2:

- The building has good access to an existing loading dock at the rear of the building (via Library Walk). Consistent with current conditions, no formal drop off / pick up spaces will be provided within the E25 site. Various opportunities exist for general drop off and pick up in the vicinity of the site, including on Library Walk, which will continue to be utilised as required. Short term car parking is also available within the adjacent Botany Street multi-storey car park connected to the site through Chancellery Walk.
- The E25 building is supported by a range of existing bicycle racks, repair station and end of trip facilities. This includes multiple bicycle parking racks immediately adjacent to the E25 building suitable for use of students using building for short periods such as lectures or tutorials.
- The E25 building will maintain access and connection to key pedestrian links which connect the site to the broader campus. This includes:
 - The link between the Gate 9 access point on High Street and the University Mall.
 - The pathway from the recently installed traffic lights on Botany Street at Library Walk and the E25 site.
 - A number of secondary pedestrian routes located in close proximity to the site, notably the link between the Library Lawn area and the Sir John Clancy Auditorium.
 - Library Walk to the south of the site which provides linkages to the nearby multi-storey car park as well as pedestrian crossings on Botany Street at Gate 11.

Recommendations and design considerations

Surveillance

- Provide adequate lighting throughout all internal and external building areas in accordance with Australian standards. During the evening, lighting should only be used in areas which are intended to be used at night, including key pedestrian routes. Strategic low lighting or sensor lighting should also be considered in landscaped areas to reduce opportunities for areas of concealment.
- Where possible, consider incorporate glazing to delineate informal and formal study areas and classrooms from the corridors instead of solid walls.
- Provide CCTV at the entrance level on the ground floor as well as in the connected corridor with Building D26. CCTV should also be installed on upper levels in areas where natural surveillance is limited, such as lifts, lift/stair corridors, and areas between sanitary facilities and goods lifts.
- Ensure that the landscaping, including trees and the new gully landscape garden, provides visual relief and respite without creating dark corners or obstructing sightlines. This include ensuring that high canopy or low level shrubs are selected to reduce obstructing sightlines and/or implementing sensor lighting to provide increase surveillance and avoid entrapment during nighttime.
- Ensure that furniture in the building shared spaces, such as in the communal areas, informal learning spaces and outdoor study area, are comfortable to encourage prolonged use. This may include providing desks, tables or benches with integrated power outlets and USB ports to support the use of laptops and other electronic devices.

Access control

- Install magnetic door locking system linked to fire sprinkler alarms to ensure that fire exits are used for emergencies only.
- Provide secured and controlled access to the main entrance of the building hours and to classrooms/teaching and learning spaces outside of business hours to prevent unauthorised access. This will ensure that individuals accessing the building outside these hours, including those accessing the laboratory on the upper levels, are provided with safe access to the building at all hours of the day and night. Further, sanitary facilities should be locked outside of business hours to prevent vandalism.
- Ensure that the building design supports safe access to all users, including those with disabilities, by incorporating features such as ramps, tactile indicators, and universal signage.
- Consider providing locker facilities for building staff and students to store valuables and belongings (if not provided in office spaces or teaching/learning spaces).
- Consider developing signage and/or a Travel Access Guide (TAG) for the building to encourage sustainable travel options, such as cycling. The TAG should reiterate the importance of locking bicycles at the parking racks surrounding the building to reduce the risk of bicycle theft.

Territorial reinforcement

- Implement wayfinding signage with universal legibility at the entrance and throughout the building. Wayfinding signage should provide clear directions to teaching and learning spaces within the building, and clearly highlight any restricted spaces that are not publicly accessible. Relevant wayfinding signage should also provide clear exiting directions to surrounding pedestrian links and general drop off / pick up areas outside the building.

Space management

- Extend the existing Plan of Management and/or maintenance practices utilised by UNSW to the proposal. This should include details on routine maintenance works (including building cleaning, rubbish and vandalism removal), procedures to maintain all access points, including fire exits and stairs, and details on hours of operation for staff and students.
- Provide bins throughout the building to reduce occurrences of littering.

6.2. ZONE 5 RESTRICTED SEMI-PUBLIC

Zone 5 includes access to critical areas such as the services offices and the plants rooms on all levels when applicable. In addition, Zone 5 comprises the lower ground floor with the radioactive store and the two floors (level 04 and 05) designated for research with potential for PC2 animal holding and PC2 lab space

Due to the sensitive and high-security nature of these spaces, rigorous security measures are essential. The following outline the specific security requirements and recommendations for Zone 5, focusing on the implementation of advanced surveillance systems, robust access control mechanisms (including biometric and dual authentication), and intruder detection systems. These will help to enhance safety and security in the restricted areas and the protection of both personnel and assets.

Assessment of proposed development

Surveillance

Places that are well supervised through casual, mechanical or organised surveillance are less likely to attract criminal behaviour. The following surveillance elements were assessed in Zone 5:

- Access to Zone 5 is facilitated through lifts and stairs located in activated areas of the building. These access points are located in well-trafficked and visible areas which helps to enhance natural surveillance, deter potential criminal activity, and promote a safer environment for all building users. This strategic placement also ensures that movement to and from Zone 5 levels is monitored by other users during normal work and study hours.

Recommendations and design considerations

Access control

- Provide controlled access at the connected corridor between E25 and D26 (e.g., doors with key card entry systems). While the entrance can remain open during normal working and studying hours, controlled access outside these hours will ensure safety for those using the upper-level laboratory areas. Although not considered in Zone 5, these areas create pathways to access levels 04 and 05, which are categorized as Zone 5.
- Ensure that the fire stairs are located in a visible and easy to access location to provide areas of entrapment.
- Provide access control to the lower ground floor (e.g. swipe cards) so only authorised individuals can access this level.
- Provide secured and controlled access to the main entrance of the building outside of normal working/studying hours. This will ensure that individuals accessing the building outside these hours, including those accessing the laboratory on the upper levels, are provided with safe access to the building at all hours of the day and night.
- Ensure that the Anatomy Stores and Service Rooms on level 01 are equipped with secure access control (e.g., swipe card). Implementing secure access control will contribute to prevent unauthorised entry, reduces the risk of theft or vandalism, and enhances the overall safety and security of the building.

Territorial reinforcement

- Ensure that the wayfinding signage throughout the building clearly indicate the different levels of access to users including exclusive access to Zone 5 components, and any safety risks associated with unlawful access or trespass.

7. CONCLUSION

Urbis has undertaken a CPTED assessment for the proposed development against the four CPTED principles and has identified potential risk areas and recommendations to help reduce crime risk. The assessment has been informed by a review of relevant local and State policies, as well as demographic and crime data.

The assessment found that the proposal incorporates CPTED principles of surveillance, territorial reinforcement and access control/movement. Specifically, the design enhances natural surveillance through strategic placement of entrances, large glazing, and open atrium spaces. Territorial reinforcement is achieved through thoughtful landscaping and community-focused design elements, fostering a sense of ownership and care among users. The proposal is also increasing movement within and between the neighbouring buildings increasing natural surveillance. The implementation of access control measures could further increase safety including secure entry points and clear wayfinding and ensure that only authorised individuals can access sensitive areas. Finally, the implement of space management practices, such as regular maintenance and cleanliness, will contribute to a safe and welcoming environment.

To further increase safety and reduce crime risk, the following recommendations should be implemented:

- Provide adequate lighting throughout all internal and external building areas in accordance with Australian standards.
- Use lighting strategically in areas intended for nighttime use, including key pedestrian routes.
- Consider low lighting or sensor lighting in landscaped areas to reduce opportunities for concealment.
- Incorporate glazing to delineate informal and formal study areas and classrooms from the corridors instead of solid walls.
- Install CCTV at the entrance level on the ground floor, in the connected corridor with Building D26, and on upper levels where natural surveillance is limited, such as lifts, lift/stair corridors, and areas between sanitary facilities and goods lifts.
- Ensure landscaping, including trees and the new gully landscape garden, provides visual relief without creating dark corners or obstructing sightlines.
- Ensure that furniture in shared spaces, such as communal areas, informal learning spaces, and outdoor study areas, is comfortable to encourage prolonged use.
- Install a magnetic door locking system linked to fire sprinkler alarms to ensure that fire exits are used for emergencies only.
- Provide secured and controlled access to the main entrance of the building and to classrooms/teaching and learning spaces outside of business hours to prevent unauthorised access.
- Lock sanitary facilities outside of business hours to prevent vandalism.
- Ensure the building design supports safe access for all users, including those with disabilities, by incorporating features such as ramps, tactile indicators, and universal signage.
- Consider providing locker facilities for building staff and students to store valuables and belongings.
- Develop signage and/or a Travel Access Guide to encourage sustainable travel options, such as cycling.
- Emphasise the importance of locking bicycles at the parking racks surrounding the building to reduce the risk of bicycle theft.
- Implement wayfinding signage with universal legibility at the entrance and throughout the building.
- Provide clear directions to teaching and learning spaces, highlight restricted spaces, and provide clear exiting directions to surrounding pedestrian links and drop-off/pick-up areas.
- Subtly include themes of Country within landscaped areas and further develop these themes with the community at later stages to encourage community ownership and activation of common spaces.

- Extend the existing Plan of Management and/or maintenance practices utilised by UNSW to the proposal.
- Include routine maintenance works, procedures to maintain all access points, and details on hours of operation for staff and students.
- Provide bins throughout the building to reduce occurrences of littering.
- Provide controlled access at the connected corridor between E25 and D26 (e.g., doors with key card entry systems).
- Ensure controlled access outside normal working and studying hours for safety.
- Ensure fire stairs are located in visible and easy-to-access locations to prevent areas of entrapment.
- Provide access control to the lower ground floor (e.g., swipe cards) so only authorised individuals can access this level.
- Equip Anatomy Stores and Service Rooms on level 01 with secure access control (e.g., swipe card) to prevent unauthorized entry and enhance overall safety and security.
- Ensure wayfinding signage throughout the building clearly indicates different levels of access, including exclusive access to Zone 5 components.
- Highlight any safety risks associated with unlawful access or trespass.

DISCLAIMER

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All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A CRIME PROFILE

Table 3 Crime rates per 100,000 people, July 2023 to June 2024

Crime type	Kensington (suburb)	Randwick (LGA)	NSW
Assault (non-domestic)	426.8	390.6	427.9
Assault (domestic)	233.6	282.3	457.2
Break and enter dwelling	120.8	158.5	249.1
Break and enter non-dwelling	128.9	43.5	102.5
Liquor offences	24.2	82.5	75.5
Malicious damage to property	451.0	478.3	611.6
Motor vehicle theft	88.6	113.5	182.4
Steal from dwelling	265.8	233.6	199.8
Steal from motor vehicle	225.5	233.6	348.9
Steal from person	48.3	24.3	26.1
Steal from retail store	120.8	194.6	342.3
Trespass	96.6	108.3	152.4

Source: BOCSAR

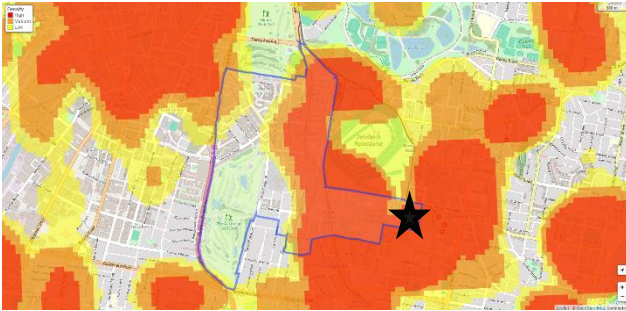
Table 4 Two-year crime trend, to June 2024

Crime type	Kensington (suburb)	Randwick (LGA)	NSW
Assault (non-domestic)	Stable	Stable	Stable
Assault (domestic)	n.c.	Stable	Up 6.5% per year
Break and enter dwelling	n.c.	Stable	Stable
Break and enter non-dwelling	n.c.	Stable	Stable
Liquor offences	n.c.	Down 50.9% per year	Down 32.3% per year
Malicious damage to property	Stable	Stable	Stable
Motor vehicle theft	n.c.	Stable	Up 12.5%
Steal from dwelling	Stable	Stable	Stable
Steal from motor vehicle	Stable	Stable	Stable

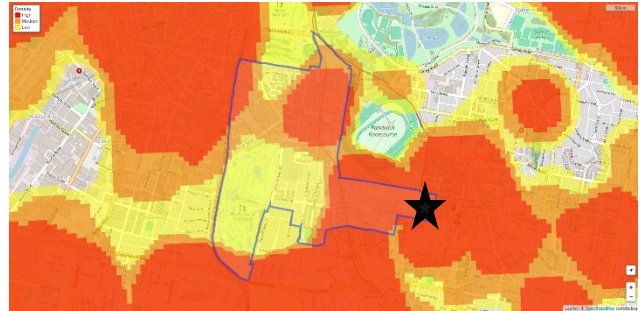
Crime type	Kensington (suburb)	Randwick (LGA)	NSW
Steal from person	n.c.	Stable	Stable
Steal from retail store	n.c.	Stable	Up 9.2% per year
Trespass	n.c.	Stable	Up 6.5% per year

Source: BOCSAR

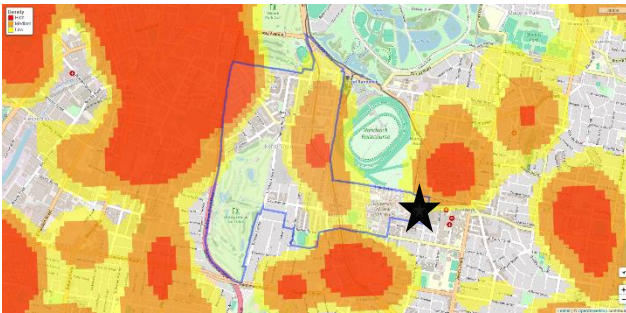
Figure 9 Crime hotspots, July 2023 to June 2024



Picture 5 Non-domestic assault



Picture 6 Malicious damage to property



Picture 7 Motor vehicle theft

Source: BOCSAR

NB: Approximate site location indicated by black star

