



Crime Prevention  
Through  
Environmental Design  
(CPTED)  
Guidelines



## **Crime Prevention through Environmental Design Action Plan**

Crime Prevention through Environmental Design or CPTED promotes the idea that creative design can be an effective deterrent to criminal behaviour within the community.

Kempsey Shire Council is dedicated to the expansion and development of the Shire through increased infrastructure, education, training and community lifestyle enhancement. As such, Kempsey Shire Council seeks the following CPTED concepts.

Crime Prevention through Environmental Design or CPTED is based on **four design and usage concepts** that can reduce incidence and fear of crime and crime-related activity and lead to an improvement in the quality of life for all associated.

**Natural Surveillance** – location and use of design features and activities that create a perception of increased risk of detection for intruders and of increased safety and security for legitimate users

**Access Control** – the use of design features that deny offenders access to targets, reduce escape opportunities and guide legitimate users through the environment

**Territorially** – the use of physical features designed to express ownership and control the environment and delineate private and semi-private spaces

**Maintenance** – ensuring adequate measures are taken to ensure the continued use of space for the intended purpose and increased feelings of safety for users.

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**Kempsey Shire Council  
Crime Prevention through Environmental Design  
Action Plan**

Kempsey Shire Council is dedicated to the expansion and development of the Shire through increased infrastructure, education, training and community lifestyle enhancement.

**I Aim:**

To promote design features within new developments and the redevelopment of existing areas, which will enhance the safety from crime for the community, including visitors to the city.

**II Scope**

The objectives are:

- To enhance public safety by reducing opportunities for crime to occur,
- To reduce the fear of crime through the provision of safe, well designed and maintained buildings, facilities and public spaces,
- To optimise the community use of public spaces and facilities,
- To encourage development on private land which promotes safety on neighbouring public and private land?

## **PROVISIONS:**

### **1. Car Parks**

#### **1.1. Background**

Car parks are often the site of thefts from motor vehicles, damage to motor vehicles, theft of vehicles and, less frequently, assaults against people.

In addition, people often express concern about returning to cars, which may be parked in dark and/or isolated parks.

#### **1.2. Intent**

To reduce the opportunity for crimes to be committed against people and property in car parks.

#### **1.3. Planning Features**

- Landscaping/Vegetation suitable to enhance safety while removing reasons for loitering
- Paths between buildings and car parks should be well lit and obvious to ensure safe pedestrian access.
- Lighting utilised in car parks should be in accordance with Australian Standards.
- Car parks should be well lit. However, lighting should not be so bright as to prevent users from observing people approaching in the dark.
- Car parks should be sited to permit maximum opportunities for surveillance from both users of the current development and passers-by.
- Where possible, large car parks should be avoided except where good surveillance is possible.
- Where large car parks are unavoidable, remedial measures to avoid isolation and fear should be considered, eg. public telephones, surveillance equipment or security patrols etc. The planning of multiple smaller car parks is often preferable.
- Multi-storey car parks should be designed to permit maximum natural surveillance, access control and
- illumination, eg. by using cable railings in place of concrete retaining walls.
- Good signage on paths between buildings and car parks to assist people to buildings and car parks.
- Open car park structures should be encouraged to increase natural surveillance from adjoining uses.
- Barriers to divert cars to safe areas after hours should be established to divert people away from unsafe car parking areas
- Access to parking areas should be via a surveillance entry point

## **2. Natural Lines of Sight**

### **2.1 Background**

Natural surveillance can have a huge impact on the likelihood of unlawful acts. By ensuring clear sightlines, the opportunity to commit a crime is decreased.

### **2.2 Intent**

To have a clear sightline of an area for users, and passers –by

### **2.3 Planning features**

- Landscaping should be:-
  - a) sufficiently low so as not to block opportunities for surveillance or provide opportunities for concealment, e.g. ground covers and well maintained shrubs, or,
  - b) sufficiently high to afford shade and comfort without limiting observation opportunities e.g. tall trees with low branches removed to a height of 1.8m.
- Blind corners should be avoided, e.g. by installing mirrors, by building corners from clear materials or by designing curves or angles in place of 90 degree corners.
- All developments should provide an adequate lighting plan to ensure that surveillance of the site is also possible during the hours of darkness.
- Where possible, sites should be planned to avoid the creation of remote and potentially unsafe areas e.g. isolated and obscured car parking at the rear of a site.

## **3. Landscaping and Vegetation (including on-street landscaping)**

### **3.1. Background**

Landscaping and vegetation enhance the natural amenity of any site. It is important, however, to ensure that dense foliage and inappropriate planting does not lead to opportunities for concealment and possible assault sites.

### **3.2. Intent**

To promote the development of landscape plans which enhance the visual amenity of an area but which do not have the potential to jeopardise the safety of the users of a site.

### **3.3. Planning Features**

- Landscaping should not restrict sightlines and opportunities for natural surveillance within and of a site.
- Low level ground covers look attractive and do not restrict sightlines. The combination of the latter with clear trunks to a height of 1.8 metres will be required where landscaping is applied around high use features such as car parks, walkways, open space/public parks, etc.
- Where shrubs are planted, they should be appropriately spaced to avoid clumping and to retain sightlines and opportunities for surveillance.
- Landscaped areas should undergo a regular maintenance regime

## **4. Lighting / Street lighting**

### **4.1. Background**

Appropriate lighting is frequently cited as being a feature, which people associate with enhanced safety.

In addition to facilitating surveillance, lighting is often used to beautify a site and to attract people to a site.

Street lighting (under old standards) had little regard to pedestrian safety and was merely a tool for marking the position of the road ahead at night.

### **4.2. Intent**

To promote the development of lighting plans and providing pedestrian and street lighting which enhance the amenity of a site and which further promote safety, by optimising opportunities for surveillance and reducing feelings of fear and vulnerability, and to provide security for all road users.

### **4.3. Planning Features**

- Lighting to meet minimum Australian Standards.
- Lighting should be directed onto areas accessed by people using the site and away from neighbouring properties.
- Lights not to be obscured by foliage and does not produce shadows
- Possible entrapment spots such as loading bays, rubbish bin bays, alleys etc. should be lit with vandal-resistant and energy saving lighting.
- Entrances and exits should be clearly identified via lighting.
- Lighting used in car parks should illuminate continuously in hours of darkness
- Lights should be in accordance with Australian Standards and highly mounted on buildings/structures.
- Street lighting should be evenly placed to ensure that the entire street is sufficiently lit and “black spots” are avoided.
- Street lighting should be of an appropriate intensity and colour of illumination, to ensure that sufficient light is cast to illuminate the streets and to permit visual surveillance of a street.
- Street lighting should provide sufficient light spill onto footpaths and minimise light spill into residential windows.
- Street lighting must be planned to permit effective and timely maintenance of non-functioning lights.
- Street lighting should have effective and timely maintenance of non-functioning lights

## **5. Toilet Facilities and Parent Rooms**

### **5.1. Background**

Most developments will be required to provide public toilet facilities. Public toilets are often subject to vandalism and in addition, are frequently identified by Police and members of the general community as being possible assault

sites. Use of any site may be enhanced if people feel that they may access toilet facilities safely and comfortably. Greater numbers of intended users will heighten perceptions of safety and reduce loitering behaviours within toilets.

### **5.2. Intent**

To reduce opportunities for assault, vandalism and other inappropriate behaviours by avoiding the planning of isolated toilet facilities, whether they be facilities for staff, or public toilet facilities.

### **5.3. Planning Features**

- Toilet facilities should be sited in the most convenient and accessible location to increase use.
- Entrances should be located so as to permit monitoring by intended users, eg, reception desk staff, passing motorists etc.
- Internal and external lighting of toilets should be bright, vandal resistant and where toilets are open after hours, should illuminate in hours of darkness or be sensor/movement sensitive.
- Maze entry rather than double doors.
- Avoid loitering cues (i.e. location of telephones or notice boards).
- **6. Residential Units, Multiple Dwellings (including accommodation units, hotel accommodation student accommodation)**

### **6.1. Background**

Given the demographics of the Kempsey Shire population, multiple occupancy dwellings are a common feature of the Kempsey built environment. Whilst unit developments meet the needs of many people, they also pose additional challenges regarding security and safety.

### **6.2. Intent**

To ensure that safety is optimised for long and short-term occupants of multiple occupancy dwellings.

### **6.3. Planning Features**

- Private spaces such as court yards, stairwells and parking bays should be clearly identified to reduce use by undesirable users.
- Strategies may include the use of pavers, varied textured paths, fencing, log barriers, landscaping and others.
- Should be able to clearly distinguish between private and public areas
- Accommodation units should be designed to allow people within the units to observe and monitor communal areas within the development and the street area, eg. car parks, swimming pool areas, gardens etc.
- Stairwells to have mirrors where stairs turn
- Lighting should be provided within the site. Areas requiring lighting should include driveways, property entrances, parking areas, footpaths, communal service areas (eg. rubbish bin bays, letterboxes, clothes lines), lobbies and stairwells.

- Lighting should be illuminate in hours of darkness or should be sensor/movement sensitive.

## **7. Walkways and Pathways (including stairs and stairwells)**

### **7.1. Background**

Well designed walkways and pathways are a public convenience and will enhance use of a site. However, walkways, pathways, tunnels, stairways, bridges and other similar conveniences allow observers to predict the movement of the users of a site. Care must, therefore, be taken with design to enhance the actual and perceived safety of walkway users, by avoiding leading people into potentially dangerous situations or areas.

### **7.2. Intent**

To ensure that movement corridors do not become, or lead to possible assault sites.

### **7.3. Planning Features**

- Safe walkways & pathways be sufficiently well lit at all times to avoid use of unsafe routes (i.e. underpasses).
- Good sightlines and signage to assist people along paths. Where possible pathways to be overlooked from residential properties.
- Walkways and pathways should be sufficiently well lit at all times.
- Paths to be located near activity generators and areas with natural surveillance
- The design of walkways & pathways through underpasses should be avoided.
- Provide or have walkways and pathways near activity generator
- Increase natural surveillance
- Walkways and pathways, including walkways provided between allotments and subdivisions, should be designed and located such that they do not become potential assault sites.
- Walkways, pathways and stairs should be located so that they are easily accessible and designed such that there are no blind corners in the walkways. Straight or gently curved walkways are encouraged.
- Walkways and pathways should not be obstructed by foliage planted close to walkways, which provide opportunities for concealment.
- Walkways and pathways should be designed to have at least one clearly marked "exit" sign to an area of traffic (vehicular, pedestrian or residential) every 50 metres.
- Provide safe routes from public transport, shopping centres etc, where possible

## **8. Alleyways**

### **8.1. Background**

Dark, narrow alleyways constitute possible assault sites as people may be dragged from a lit street down an unlit alley without being seen by passers-by. Alleys may also be accessed by undesirable and inappropriate users who wish to engage in non-sanctioned behaviours where they will not be observed.

### **8.2. Intent**

To avoid the creation of possible assault sites and to thereby reduce opportunities for crimes to be committed against a person or persons who are legitimately using a site. To also reduce the number of public areas available for inappropriate, abnormal, non-sanctioned or criminal behaviour.

### **8.3. Planning Features**

- The design of external alleys and access-ways between buildings should be avoided.
- Where alleys are unavoidable, they should be lit and/or secured using natural surveillance and not of long distance
- Alleyways should be maintained free from landscaping and the accumulation of objects such as rubbish bins and boxes, which would facilitate concealment or the illicit entry to buildings.
- Gates serving alleys should be sufficiently tall and appropriately designed to prevent people climbing over them.
- Gates should be transparent or semi-transparent and designed to permit surveillance of alleyways through the gates.
- Gates should be designed to maintain the visual amenity of the site.
- Lighting should be vandal proof and should illuminate in hours of darkness or on a sensor/movement sensitive controlled system.
- Well lit signage to deter people.

## **9. Open spaces, Parks & Outdoor Recreation**

### **9.1. Background**

A space perceived as public because it lacks any significant ownership interest is perceived by some as environments in which unauthorised activities will be tolerated. Empty lots, under-utilized spaces, and poorly maintained spaces are readily recognised and exploited by criminal elements. Public recreation land used for parks, sporting fields and recreation facilities, is part of a city wide open space system that forms essential infrastructure for the social and environmental health of communities.

### **9.2. Intent**

To reduce the opportunity for crimes to be committed against people and property in outdoor parks and open spaces. To promote the development of open space plans which enhance the visual amenity of an area but which do not have the potential to jeopardise the safety of the users of a site. To reduce opportunities for assault, vandalism and other inappropriate behaviours by avoiding the planning of isolated parks and open spaces.

### **9.3. Planning Features**

- Providing surveillance of recreational/gathering areas from adjoining uses.
- Barriers to unsafe routes after hours to deter people from using these routes.
- Located near activity generators.
- Design of landscaping to enhance the natural amenity, but allow for natural surveillance and good sight lines.
- Safe routes through open space & parks (i.e. well lit, signed to assist people along paths & good sightlines).

## **10. Automatic teller machines**

### **10.1 Background**

Automatic Teller Machines (ATMs) are an integral aspect of modern life. The placement and features surrounding ATMs need to increase safety for users; prevent loiterers and increase surveillance by both users, and those in the vicinity. This policy is intended as a guide, and Council supports bank industry standards.

### **10.2 Intent**

To ensure that users of ATMs, at all hours, are safe and aware of their surroundings

### **10.3 Planning features**

- Facilities such as these which are frequently accessed after-hours must be well lit with vandal resistant lighting.
- These facilities should be positioned so as to permit maximum opportunities for natural surveillance from within the site and by observers.
- These facilities should not be recessed as this may provide opportunities for concealment and prevent users from observing approaching people.
- Reflective material may be applied to automatic teller machines so that users may observe anyone approaching from behind.
- Positioning of ATMs to minimise reflection of sunlight into consumer's sight.

## **11. Public telephones**

### **11.1 Background**

Public telephones have often been the target of vandalism and destructive acts. This costs the community through having a telephone out of use, as well as costing the telephone companies and Councils to repair the damage done.

### **11.2 Intent**

To ensure that public telephones have a decreased likelihood of being vandalised or destroyed; and that users of public telephones have suitable views of their environment.

### **11.3 Planning features**

- Public telephones should be sited in the most convenient and accessible locations to facilitate use.
- Isolated or concealed locations should be avoided.
- Public telephones should not be located in proximity to public toilet entrances as this legitimises loitering behaviour.
- Public telephones should be located in areas with adequate, vandal resistant lighting. Lighting should not be so bright as to prevent telephone users from observing anyone approaching from the dark.
- Passers-by should have good opportunities to observe a public telephone.
- Consideration should be given to the benefit of installing public telephones within a building to reduce the need for people to exit and walk any distance to access a public telephone.

## **12. Bus Shelters**

### **12.1 Background**

Bus shelters need to provide an undercover area for public transport users.

### **12.2 Intent**

To design safe and comfortable bus shelters which are used for their intended purpose (to wait for public transport), with users away from weather elements, as well as being accessible for all including those with limited mobility.

### **12.3 Planning features**

- Bus shelters should be well lit with vandal resistant lighting. Lighting should not be so bright as to prevent users from observing people approaching from the dark.
- Bus shelters should be well maintained.
- Seating should be designed to be adequate for short -term use only, and should not be so comfortable as to encourage long-term occupation and sleeping.
- Bus shelters should be located with unobstructed sightlines to the footpath, street and any nearby buildings.
- Bus shelters should be designed to permit people to observe inside the shelter as they approach e.g. by constructing shelters with one or 2 transparent or semi-transparent walls.
- Low level landscaping (below a height of 0.5m) may be appropriate adjacent to a bus shelter.
- Along the seating area, there should be enough space for a mobility impaired person (eg, using a wheelchair) or with a child's pram to wait comfortably undercover.

## **13. Vandal Proofing**

### **13.1 Background**

Vandalism costs the community not only in depleting resources to fix / deter vandalism, but also in promoting a perception of threat (lack of safety) in an area. Ideal targets for vandals are interior surfaces that are open to the public but private enough for vandals to go undetected. There is a need to reduce or eliminate the likelihood and possibility for vandalism.

### **13.2 Intent**

Vandalism is influenced by an area's availability of surveillance by residents, local workers or passersby; adequate lighting; proximity to places where potential vandals congregate; speed of maintenance; aesthetic appeal.

### **13.3 Planning Features**

- Format of consideration must be given to:
  - The need for vandal resistant lights
- The need to secure all flammable and other materials which may be used in vandalism
- The use of vandal resistant paint on external surfaces, particularly in public areas
- The use of vandal proof materials which are hardy and not easily removable from the building. (Where materials are likely to be removed from a building, they should be easily replaceable.)
- The avoidance of solid fences and blank walls which attract graffiti. (Where solid, blank surfaces are provided, consideration should be given to the use of screen landscaping or creepers, murals, vandal resistant paint and other means to discourage graffiti)
- Locating elements which may be vandalised, e.g. appropriately designed external seating, in areas of high natural surveillance or in inaccessible locations
- The use of toughened glass, screens and other measures in windows which are provided at ground floor level, to deter break and enters
- Use of electronic surveillance equipment where possible

## **14. Fencing**

### **14.1 Background**

The physical environment can exert a direct influence on crime settings by delineating territories, reducing or increasing accessibility and by facilitating surveillance of an area.

### **14.2 Intent**

To ensure development incorporates appropriate and suitable fencing dependent upon the type of site.

### **14.3 Planning features**

- The height of a fence should be a maximum of 2 metres. Areas adjacent to access ways to public lands may have semi-transparent fences up to 2 metres high.

- Whilst solid fences provide maximum privacy, they may be inappropriate for certain sites (for example, commercial or industrial sites) as they prevent opportunities for surveillance and the monitoring of inappropriate uses on neighbouring sites. By definition, semi-transparent fencing has a minimum of 50% transparency.
- Where noise is an issue, a balance must be drawn between the need for safety and the need for noise attenuation.
- For commercial or industrial sites, when deciding on fencing type, consideration must be given to:-
  - the desired role of the fence
  - the use of neighbouring sites
  - the need for definition or identification of a site versus screening a site
  - likely after-hours activities on the current and neighbouring sites
  - existing or planned lighting for the site
  - the need for gates to restrict after-hours access
  - any unit site regulations

## **15. Site planning**

### **15.1 Background**

To use the existing topography and landscaping to avoid the creations of areas of concealment.

### **15.2 Intent**

Plan ahead to avoid possible creation of unsafe areas on site that allow for maximum use potential

### **15.3 Planning features**

- Whilst regarding the need for privacy, buildings should be located with windows overlooking potential problem areas such as carparks, building entrances and exits, children's play areas, congregation areas, etc.
- Where possible, if multiple uses are expected within a site, care should be taken to ensure that these uses and the intended users will complement each other.
- Where this is not possible, steps should be taken to avoid the potential impact of conflicting uses e.g. locating playgrounds for small children away from uses which are likely to attract older children e.g. basketball courts.
- The promotion of multiple uses of a site is to be encouraged as the presence of legitimate users will generally act as a deterrent to would-be offenders. This may be achieved by:-
  - creative timing and early planning e.g. locating stalls in underground car parks to increase the presence of observers or, encouraging legitimate afterhours use of malls and CBDs e.g. markets, outdoor dining, concerts, performing arts spaces, etc.
  - The installation of rubbish bins which complement the overall site design will discourage litter and the perception that an area is not monitored and maintained and thus not safe.

## **16. Entrances and Exits**

### **16.1 Background**

Providing safe access to / from an area or building

### **16.2 Intent**

Provide safe and high visibility entry and exit points

### **16.3 Planning features**

- Main entrances/exits should preferably be located at the front of a site and in view of the street.
- Developments should have a limited number of entrances and exits which should be obvious, well lit, sign posted, free from obscuring landscaping and signage, etc. Where multiple entrances are required, less frequently used entrances should be secured at night with signs clearly indicating at what time these entrances will be closed. (the above should not impact or restrict the number of fire exits required)
- Recessed doorways which restrict opportunities for natural surveillance of building entrances and which may constitute a concealment opportunity should be avoided.
- Where recessed doorways exist, they should be well lit, mirrored, have angled approaches or have gates to counteract the recess.
- Entrances and exits should have a logical relationship to car parking.
- People entering and exiting a development should have adequate opportunity to look either in or out, prior to entering or exiting the development.
- Approaches to entrances should be open and sited so as to maximise opportunities for observing
- People entering or exiting the site.
- Where possible, natural surveillance of an entrance by exiting users should be optimised, e.g. locating the reception desk in the direct line of site of the entrance

## **17. Congregation and seating areas**

### **17.1 Background**

Congregation and seating areas with a development should be safe places for the community by the use of different designs

### **17.2 Intent**

To design public spaces which meet community needs

### **17.3 Planning features**

- Where necessary, appropriate areas for congregation, which offer good opportunities for surveillance, should be identified within a site.
- Identified congregation areas should be planned to encourage use of the desired location rather than any other area, e.g. via installation of seating, recreational equipment, shade areas and objects of interest.
- Congregation areas should be well lit with vandal resistant lighting.
- Congregation areas should be easily surveillable by other users of the site and passers -by.
- Where congregation must be avoided in certain areas, steps should be taken to secure the area eg via fencing, gates and other measures which restrict public access.

**Kempsey Shire Council wishes to acknowledge the following resources:**

Adelaide City Council (2006), *Crime Prevention through Environmental Design Policy 2004* (online),

[http://www.adelaidecitycouncil.com/council/publications/Policies/Crime\\_Prevention\\_Through\\_Environmental\\_Design.pdf](http://www.adelaidecitycouncil.com/council/publications/Policies/Crime_Prevention_Through_Environmental_Design.pdf) [accessed 30 January 2006]

Cairns City Council (2006), *Crime Prevention through Environmental Design* (online), [www.cairns.qld.gov.au/files/policies/general\\_policy\\_10406.pdf](http://www.cairns.qld.gov.au/files/policies/general_policy_10406.pdf) [accessed 30 January 2006]

Cities of Unley and Mitcham (2006), *Crime Prevention Guidelines* (online), [https://150.101.83.131/webdata/resources/files/CPTED\\_Introduction1.pdf](https://150.101.83.131/webdata/resources/files/CPTED_Introduction1.pdf) [accessed 30 January 2006]

Hamilton City Council (2006), *Crime Prevention through Environmental Design (CPTED) 2005* (online),

[http://hamilton.co.nz/page/pageid/2145827828/Crime\\_Prevention\\_Through\\_Environmental\\_Design\\_\(CPTED\)](http://hamilton.co.nz/page/pageid/2145827828/Crime_Prevention_Through_Environmental_Design_(CPTED)) [accessed 30 January 2006]

**This policy is to remain in force until otherwise determined by Kempsey Shire Council.**

**General Manager Responsible for Review:**

**Director Sustainable Development**

**ADOPTED:**

**DUE FOR REVISION:**

**REVOKED/SUPERSEDED:**