



Aerial view from the North East  
By Mark Gerada Artist

## 2a Gregory Place, Harris Park

Project Reference: 21-087s  
June 2022

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# 1.0 Introduction

## 1.1 Purpose of Report

Crime Prevention through Environmental Design (CPTED) provides a foundation for problem solving using the design principles of environmental design to reduce the opportunity for criminal activities in a proposed development. Reducing these opportunities are achieved through a variety of measures with the aim of CPTED being to:

- Develop a design strategy across the site that implements accepted urban design principles that encourage positive social behaviour that increases the risk to offenders and likelihood of being caught.
- Increase the effort required to commit a crime.
- Decrease the reward and perceived benefit of a crime.
- Removing conditions that encourage/facilitate rationalism of inappropriate behaviour.

Under Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act), a consent authority is required to take into consideration certain matters when determining a development application (DA). This includes “the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality” and “the public interest”.

The elements of CPTED considered within this report relate to:

- Surveillance
- Access Control
- Territorial Reinforcement
- Activity and Space Management

The proposed development is located within the Parramatta City Council Local Government Area (LGA). This CPTED report has been prepared to review the design of the site in its context and consider how the proposal achieves the principles of CPTED to minimise the opportunity for crime and encourage a positive outcome for the proposal.

### Recognition of Darug Peoples

The author of this report acknowledge Parramatta as a significant meeting place for Aboriginal and Torres Strait Islander peoples from throughout Australia and the vital role they have played and continue to play in the ecological, economic, social and cultural outcomes for Parramatta.

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## 1.2 Tasks Undertaken

The following tasks were undertaken in the preparation of this CPTED report:

- Review of architectural plans prepared by Stanisic and Associates Architects Pty. Ltd and landscape architectural plans by Taylor Brammer Landscape Architects Pty Ltd.
- Review of Parramatta City Council Crime Prevention Plan 2019-2023 and incorporation of recommendations made within the report.
- Review of the site and surrounding area.
- Assessment of the development against the CPTED principles and preparation of report.



1 Illustration of Community Heart and Passage 1  
Taylor Brammer Landscape Architects

## 2.0 Background

### 2.1 BOSCAR Crime Statistics

BOSCAR (NSW Bureau of Crime Statistics and Research) provides information from NSW Police which summarises the statistical information on the above.

A summary of the BOSCAR data related to Parramatta LGA is outlined within Table 1 for the period January to December 2013-2017 and is as follows:

**Figure One - Parramatta LGA Crime Rates for the 16 most common Crimes 2013-2017**

Offence	Total No. of Incidents Jan 2013 – Dec 2017	2 year trend	5 year trend	2017 LGA Ranking (of 120)
Murder	6	No change	No change	No change
DV Assault	3,385	Stable	Stable	81
Non DV Assault	4,117	Stable	-3.4%	71
Sexual Assault	544	Stable	+12.3%	86
Robbery no weapon	450	Stable	-17.5%	14
Robbery firearm	60	No change	No change	No change
Robbery other weapon	199	Stable	-21.2%	NC
Break and enter dwelling	5,463	Stable	-8.4%	48
Break and enter non-dwelling	1,452	Stable	-9.3%	88
Motor Vehicle theft	1,672	Stable	-3.7%	73
Steal from motor vehicle	6,288	+22.9%	Stable	32
Steal from retail store	3,818	+26.2%	Stable	20
Steal dwelling	3,000	Stable	Stable	69
Steal from person	1,316	Stable	-9.9%	5
Fraud	10,440	Stable	Stable	6
Malicious damage	7,621	Stable	-5.5	84

Figure One above indicates that:

- most crimes in the Parramatta LGA are decreasing or stable over the previous five years
- Parramatta ranks in the top 20 local government areas in NSW for the crimes of robbery, steal from retail store, steal from person and fraud.

**Figure Two - Parramatta NSW Local Government Area Crime rankings for the 13 most common crimes 2013 -2017 (n=120) (Parramatta LGA formed May 2016)**

Offence	2013	2014	2015	2016	2017	5 year trend
Non-DV Assault	66	70	63	74	71	Stable
Assault – DV	78	79	84	84	81	Stable
Sexual offences	98	84	89	91	86	Stable
Robbery	6	4	12	17	14	Down 13.5%
Break and enter (dwelling)	36	35	46	57	48	Down 7.8%
Break and enter (non-dwelling)	86	89	81	93	88	Down 7.6%
Motor vehicle theft	61	58	76	78	73	Down 2.9%
Steal from motor vehicle	57	50	39	57	32	Stable
Steal from retail store	14	22	36	37	20	Up 4.9%
Steal from dwelling	87	64	77	73	69	Down 4.6%
Steal from person	4	6	7	8	5	Down 6.8%
Fraud	6	5	5	5	6	Down 4.5%
Malicious damage	85	83	79	90	84	Down 4.1%

Figure Two above indicates that over the previous five years the Parramatta LGA has ranked in the top 10 or 20 LGAs in NSW for the offences of:

- Steal from person
- Steal from retail store and
- Fraud
- Robbery

Fig 1 City of Parramatta, Crime Prevention Plan 2019-2023, page 16

It is important that new development does not create or contribute to the incidence of crime or transfer an issue from one area to another.

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## 2.2 Purpose of Report

The proposal is located within the Parramatta LGA and as such is subject to the City of Parramatta Crime Prevention Plan 2019– 2023. The aim of this Plan is to prevent or reduce crime throughout Parramatta through a range of community-based strategies such as awareness raising, advocacy, policy development, service development and community development.

In general, the plan has a holistic approach to the issues that have been raised by the community and law enforcement. By way of background the CPTED plan for the site is to be read with the overall strategic plans for the Parramatta LGA.

The following is an excerpt of the City of Parramatta Crime Prevention Plan 2019– 2023

### ***2018 - 2038: Butbutt Yura Barra Ngurra***

*The City of Parramatta has prepared and started delivering several significant plans and strategies to guide the City's growth and change. It is important that the plans are acknowledged so that a holistic approach to the CPTED guidelines is undertaken for the proposal.*

*By way of background, The Community Strategic Plan 2018- 2038 is the overarching plan for the City of Parramatta, which links to the long-term future of Sydney. The purpose of the plan is to outline the community's shared vision and aspirations for the future. More than 9,000 people had their say on their vision and priorities for the City.*

*The Community Strategic Plan sets out strategies to achieve this vision, based on the four key areas of sustainability, liveability, productivity and leadership. Achieving the vision is based around six long-term community goals namely: Fair, Accessible, Green, Welcoming, Thriving and Innovative.*

*This Crime Prevention Plan 2019-2023 is one of several plans and strategies that sits under the overarching Community Strategic Plan. It should be interpreted and understood as being inter-related to the following Council documents and strategies in terms of policy context:*

*Community Engagement Strategy, Cultural Plan, Disability Inclusion Plan, Economic Development Plan, Environmental Sustainability Strategy, Reconciliation Action Plan, Socially Sustainable Parramatta Framework, Parramatta Ways Walking Strategy, Public Art Policy, Parramatta City Centre Lanes Policy, Parramatta CBD Small Bars Policy, Work Health Safety Policy, Parramatta Bike Plan, Homelessness Policy and Action Plan 2019-2023, Parramatta Night City Framework and Action Plan and the Street Activity Policy.*

*Many of these strategies and plans include issues which both directly and indirectly relate to actual and perceived safety and which are currently underway or ongoing. Where possible, some specific strategies from these documents have been acknowledged in this plan.*

### ***Community feedback Draft Crime Prevention Plan 2019-2023***

*Community consultation on the Draft Crime Prevention Plan 2019-2023 showed most people support Council's proposed actions and agree that Council has an important role to play in reducing crime.*

*Respondents indicated they would like improved street lighting, safety cameras and CCTV. They called for improved police presence in some areas and highlighted the particular needs of some vulnerable groups.*

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## **Crime trends in New South Wales - contextual relationship of Parramatta LGA**

*BOCSAR statistics show that crime rates in NSW, as in Australia as a whole, are at historic lows.*

*In NSW, property crimes such robbery, break and enter and motor vehicle theft are at their lowest level in over 30 years. Homicide rates have halved in the last 20 years.*

*The fall in crime in NSW has been attributed to:*

- *The availability of cheap home security systems with closed circuit television that can be streamed to a mobile*
- *Declining demand for second-hand goods*
- *Online protections and the use of credit cards that make it riskier to sell stolen goods*
- *A change in demographics, with the cohort the most likely to commit violent crimes, young men aged 14 to 25, now more likely to stay home and drink less.*

*Rates of crimes such as domestic violence, drug use, sexual assault and child sexual assault have remained stable or increased slightly. For example, reported incidences of sexual assault increased 59.7% between 2000 and 2017. This is because victims are more likely to come forward and police are responding more proactively than in the past.*

*Mail theft leading to identity fraud is increasing. The theft of items such as driver's licences and utility bills is more common in areas with dense concentrations of medium-high density apartments, where mailboxes are easily accessible*

## **Trends in the level of crime**

*Just under half the number of respondents (46.5%) surveyed during the community consultation were concerned about the current level of crime within their area, while just under a third (29.4%) said they were not concerned.<sup>6</sup>*

## **Who is concerned about crime?**

*People's experiences of crime shaped their perspectives significantly. Those living in higher socioeconomic areas and who have not experienced crime personally are more likely to feel crime levels are falling. Those from lower socioeconomic areas tend to be more worried about crime. Previous research has shown that males, people born overseas and those who have recently moved to Parramatta are more likely to think crime is falling.<sup>2</sup> Women, people over 50, those who live alone and those who have lived in Parramatta for over 20 years are more likely to think crime levels are increasing.<sup>7</sup>*

## **Which crimes are of concern?**

*'Break and enter' is the crime nominated by most people as their main concern, followed by vandalism, robbery, assault and theft. Motor vehicle theft is of the least concern.*

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### ***Are police doing enough about crime?***

*In the community consultation, 30.4% of people agreed police were doing enough about crime, while 18.8% disagreed. The remainder were neutral.<sup>6</sup>*

### ***Sense of community in Parramatta***

*There is a strong relationship between how safe people feel in their local area and their level of community attachment. People in focus groups have responded positively when asked to describe the Parramatta area, which they said has easy access other parts of Sydney, good facilities, a multicultural population, varying degrees of density, opportunities and areas of interest.<sup>11</sup>*

### ***Aim of the Plan***

*To improve actual and perceived public safety for all members of the Parramatta community.*

### ***Objectives***

*The process of defining the problem, that is through the development of the Crime Profile, a review of existing research and an extensive community consultation process has revealed that the Community Safety Plan will meet this aim through four strategic objectives:*

- 1. Reducing crime and anti-social behaviour – including working with the police and other stakeholders in addressing fraud, domestic violence, steal from retail and steal from person offence.*
- 2. Addressing the needs of identified vulnerable groups such as women, young people, the elderly, people experiencing homelessness and social housing tenants – including projects, programs, activities and advocacy which empower and support services, community groups and residents.*
- 3. Improving the look and the feel of public spaces in the CBD and Neighbourhoods – including community safety audits, improving street lighting, the provision of closed circuit television, public art projects, community events, planning controls which address Crime Prevention Through Environmental Design (CPTED), activation of laneways and the night time city, working with key stakeholders on coordinated responses to identified hot spot areas and providing high quality maintenance services in the neighbourhoods.*
- 4. Increasing sense of attachment and community involvement in our neighbourhoods – including education and awareness campaigns aimed at increasing reporting of crime, improving safety and small community events in local parks aimed at informing people about what Council is doing and encouraging community involvement and social interaction*

City of Parramatta Crime Prevention Plan 2019-2023 accessed 31 May 2022

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## 3.0 The Site and Locality

The subject site is 2A Gregory Place, Harris Park. The site is former industrial land with extensive areas of concrete and building forms. The site is presented enclosed with an 1800mm high security chain wire fence which is topped with 3 strands of barbed wire. The site area is 1.948 Ha.

The site is located between Clay Cliff Creek and Hambledon Cottage, a State Listed Heritage Item with Gregory Place forming the eastern boundary. There are extensive open areas of parkland to the north and west of the site that lead to the Parramatta CBD and through to the Parramatta River and the light rail to the north of the site.

The character of James Ruse Reserve consists of parkland that is characterised by mature trees in an open grassed setting. Similarly, the northern side of Parkes Street, Robin Thomas Reserve continues this theme of open grassed areas with substantial trees and open playing fields. There are a number of distinctive heritage listed trees that are adjacent to Hambledon Cottage that form part of the landscape heritage curtilage this important heritage State Listed item. The lands around Hambledon Cottage are managed as public open space as part of James Ruse Reserve and have 24 hour access to the front of the cottage. Service areas associated with the cottage are located to the rear and western side and are fenced so that the public can only access these areas under supervision of guided tours such as school groups.

The broader character of the surrounding area is residential with single and two storey individual houses and some units.

A locality plan is shown in Fig. 2 following.



Fig 2 Aerial view of site  
Source: Google Maps on 07.06.2022

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## 4.0 Proposed Development

This Development Application seeks consent for the approval and construction of six to eight storey buildings containing 483 apartments. The proposal is for a build to rent with 50% affordable apartments that will be distributed across the development. A two-level basement parking for 600 vehicles is located under the development. The proposal being a build for rent will have an on-site manager that will be able to be accessed during general office hours including Saturdays with a contact number that will accommodate 24 hours, seven days access.

Specifically, the buildings and their surrounds comprise:

- 483 apartments with 50% affordable.
- Community areas that include a central community space at ground level that features a covered area and a strong relationship with the surrounding parklands
- Community garden areas both on the ground level and on rooftop locations that encourage a range of community activities.
- Gardens to ground floor apartments that provide a positive public/private interface and encourage casual observation and ownership of the surroundings.
- Public walkways through and around the proposal that facilitate access the site and to its surroundings
- Private open space and areas of landscape that have availability to the public during daylight hours and are restricted during nighttime to residents and their guests.

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## 5.0 CPTED Principles

Crime Prevention Plan 2019 -2023

The proposed CPTED measures for the proposal are aligned and facilitate the crime prevention plan for Parramatta. The broad measures are outlined below that facilitate the following strategies and actions from the Parramatta City Council Crime Prevention Plan 2019– 2023.

Strategies and Actions Design Outcomes

- Objective One – reducing crime and anti-social behaviour

The Crime Profile indicates that there are some specific crimes namely reducing mail theft and fraud offences and reducing theft from basement car parks in apartments.

Typical CPTED guidelines for the proposal

Letterboxes are proposed to be located in secure lobby areas so to minimise the opportunities for theft from letter boxes. All letter boxes will be security keyed. For the basement carpark, access will be by swipe card of equal, there will be a security gate to the car park entry. Within the carpark there will be clear and unobstructed directions for lobbies and points of ingress and exits

- Objective Two - addressing the needs of identified vulnerable groups such as women, young people, the elderly, people experiencing homelessness and social housing tenants.

The extensive community consultation process of the Parramatta Crime Prevention Plan identified as key issues in existing research make clear that in terms of perceptions of crime and safety, four key sections of the community are identified: people experiencing homelessness, women, young people, and social housing tenants.

Typical CPTED principles and guidelines for the proposal.

An inclusive sense of community is intended to be encouraged through the careful design of both the external and internal areas. The “fingers” rationale of the overall architectural layout is supported and reinforced by the careful design approach to the landscape design that supports both a sense of identity to the place and a vibrant relationship within the proposal and how the proposal relates to the immediate urban areas. The proposal being a build for rent will have an onsite manager. While the location of the manager’s office has not been finalised, the concept is that it will be located in a key location that will be clearly identified as part of the wayfinding strategy.

For the internal areas, all apartments have clear sightlines from living areas to the surrounding landscape that allows for informal surveillance of the grounds. All corridors have unobstructed views from lift and lobby areas to entrances of apartments. Careful design of passageways allows

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for natural light at the end of these passageways, thus ensuring visual access to the external surroundings. This increases the sense of security by allowing natural light to flow increasing the sense of biophilia and wellness through a connection to nature. It is a well-researched outcome that people with access to daylight have more of a sense of well being and therefore the perceptions of crime and safety are lessened.

To the extensive landscape open spaces of the proposal, clear sightlines across the development ensure that the at any one time, a sense of entrapment is not perceived with pathways and entries clearly identified so that at any one-time individuals have a clear comprehension and orientation with the result that there is a sense of being in a safe place. This is supported by CCTV through out the proposal.

- Objective Three - improving the look and feel of public spaces in neighbourhoods.

Rationale: The community consultation undertaken by Parramatta City Council revealed that many people are concerned about feeling safe in the CBD, particularly after dark. Many positive comments were made about the value of events such as laneways in activating spaces which are otherwise regarded as underutilised and contribute to feelings of being unsafe such as car parks, the transport interchange, the riverfront and streets and lanes off Church Street.

General CPTED guidelines: The proposal, being located to the eastern side of the CBD and adjacent to public space of the surrounding parkland is subject to improving the look and feel of public spaces in neighbourhoods. The proposal will improve the parkland by providing an active edge to the parkland through the introduction of a living community. This will enhance the characterisation of safe spaces by informal and formal surveillance, light at night, the provision of passageways and courts that are under surveillance and increased pedestrian activity across and around the site. The site is currently accessed through Gregory Place. The proposed access takes in the whole of the site and provides multiple entries and access across the proposal. Formerly cut-off areas will now have access through well planned and open well lit pedestrian pathways with movement encouraged through and around the site to destinations such as the light rail, Parramatta CBD, open space recreation including active and passive activities in the existing parks adjacent to the site.

- Objective Four - increasing sense of attachment, community involvement and Council presence in our neighbourhoods.

Rationale: The community consultation undertaken by Parramatta City Council acknowledged that there are strong links between people's level of attachment to their neighbours and involvement in the local community and people's sense of safety and security

General CPTED guidelines: The overall outcome of the architectural and landscape design is to

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encourage a sense of community through the provision of a range of shared spaces across the proposal. For example, the interface to Gregory Street has been scaled with private courtyard gardens to provide an appropriate streetscape interface with the existing dwellings and rhythm of the street .

A summary of the plan's guidelines are as follows This section of the report assesses the different elements of CPTED which relate to:

- Surveillance
- Access Control
- Territorial Reinforcement
- Activity and Space Management

These elements have been assessed in relation to the development of the site as a new community This report includes recommendations, where necessary, to mitigate the potential for crime to occur

## 5.1 Surveillance

Surveillance can assist in deterring criminal behaviour. This includes the opportunity to see and to be seen. There are three levels of surveillance which include:

- Natural and casual Surveillance
- Technical / Mechanical
- Formal Surveillance

Relevant recommendations relating to surveillance at the site are outlined within table on next page

Table 2. Recommendations related to surveillance

RECOMMENDATION - SURVEILLANCE	COMMENTS
<p>Landscaping</p> <p>1. Trees planted throughout the site should have a lower canopy of at least 1.8m above natural ground level at inception to provide casual surveillance opportunities through the proposal.</p> <p>2. No shrub planting over 1m should be used within the site or along pathways through the site</p>	<p>1. Landscaping should not screen natural lines of sight.</p> <p>Tree planting is proposed throughout the proposal that will not block sight lines along the ground level.</p> <p>2. All shrub planting to be a maximum of 1m high. This shrub planting refers to both plantings adjacent to private open space and to the general planting areas. Feature plantings of articulated plantings that have 50% transparency in their habit are allowed as these types of plants do not obscure viewlines and surveillance.</p>
<p>Lighting</p> <p>Lighting shall be installed along Clay Cliff Creek and along all pedestrian pathways in accordance with AS 1158.1. Lobby entries should be identified by well lit canopies that have an appropriate lux level in accordance with AS 1158.1</p>	<p>Lighting is necessary to provide surveillance during the early morning, evening and night time hours.</p> <p>The site's land-use of a residential community requires that light levels are maintained without compromising the amenity of the residential apartments. The car park and pedestrian areas should be well lit to provide surveillance through the site.</p> <p>Ideally, general lighting within the car park should be highlighted where lobby entries are located.</p> <p>The colour and type of lighting should be reviewed during the CC stage. Lighting should emit a white light to provide clearer surveillance.</p>
<p>CCTV</p> <p>CCTV should be installed throughout the site including along Clay Cliff Creek, within car park areas, bin enclosures, bike storage areas, and pedestrian pathways between buildings.</p>	<p>CCTV provides mechanical surveillance and while does not prevent crime, can deter people from committing crime if they aware of the cameras and there is a heightened chance of their behaviour being identified and potentially being caught.</p>
<p>Building design</p> <p>Windows, doorways and open spaces associated with the passageways and courts are to provided so as to encourage surveillance and natural sight lines into and out of buildings.</p>	<p>Buildings have been designed with flat entry façade with lit canopies to limit opportunities for people to hide within or around these entries. Seating is also provided around entries so as encourage informal social meeting opportunities and provide a presence to these locations.</p>
<p>Alarms</p> <p>Duress alarms could be considered as part of any future fit-out of the child care centre and other uses.</p>	<p>While this does not prevent crime, it provides an opportunity to enable security and/or the Police to respond quickly.</p>

## 5.2 Access Control

Access control is used to attract, channel, encourage and restrict people and vehicles into, throughout and out of an area. The environment within an area should provide cues in relation to access control which can include: landscaping, barriers and personnel.

Table 3 provides recommendations relating to access control.

RECOMMENDATION - ACCESS CONTROL	COMMENTS
<p>Perimeter Control</p> <p>1. Bollards shall be installed at regular intervals preventing cars from accessing pedestrian areas. This may include retractable bollards to allow for deliveries and events as necessary.</p>	<p>The site should provide for bollards to prevent vehicles mounting the kerb and gaining access to pedestrian areas within the proposal.</p> <p>Existing kerb and gutters along Gregory Place is retained along with supplementary street trees will assist in deterring vehicle access around the perimeter except for at designated entry/exits.</p>
<p>Signage</p> <p>2. Signage shall be installed at pedestrian access points and road crossings to emphasise pedestrian priorities and a sense of community.</p>	<p>Signage identifying pedestrian priorities to the walkways of the proposal along with signage that identifies the buildings and directional/site key plans signage assists within the overall comprehension of the site. Car park signage and key plans identifying lobbies and buildings assists to clarify the identity of the place for people arriving by vehicle.</p>
<p>Waste enclosures</p> <p>3. Waste enclosures shall be securely fenced and locked when not in use. Waste enclosures to be managed by the on site manager.</p>	<p>Each of the waste enclosures should be securely fenced to prevent unauthorised access and locked when not in use to prevent illegal dumping.</p>

## 5.3 Territorial Reinforcement

The purpose of territorial reinforcement is about identifying ownership of a space.

Criminals are typically deterred by the presence of people who are connected to and protect a space acting as the guardians of the space. The site will have managers on site who will act as 'guardians' of the site. Environmental maintenance is a relevant matter for consideration in enhancing territorial reinforcement.

In considering territorial reinforcement, it is necessary to minimise any conflict between the design, definition (use) and designation (whether it is used for the purpose built). Conflict between these principles can lead to undesirable behaviour and/or crime and have been further outlined within Table 4 Recommendations related to territorial reinforcement found below.

RECOMMENDATION - TERRITORIAL REINFORCEMENT	COMMENTS
<p>Signage</p> <ol style="list-style-type: none"> <li>1. Entry and exit points to the car park shall be signposted and identify the area as private property.</li> <li>2. Signage shall be incorporated within the facility to advise people not to leave valuables in their car.</li> <li>3. Pedestrian crossings shall be clearly marked to identify these areas to motorist and well maintained.</li> </ol>	<p>Signage to reinforce activities within an area helps people to understand how areas should be used.</p> <p>Signage should be installed to remind people not to leave valuables in their car which could be stolen.</p> <p>Pedestrian crossings should be clearly marked to distinguish these areas to motorists. Where possible, increased lighting should be located with the pedestrian crossings in the carpark.</p>
<p>Landscaping</p> <ol style="list-style-type: none"> <li>4. Trees should be setback from buildings to prevent them from being used as natural ladders.</li> </ol>	<p>The development has generally been designed to setback large trees from buildings.</p>

## 5.4 Activity and Space Management

Space and activity management involves the supervision, control and care of space. Typically, places that are infrequently used are commonly abused. Therefore, it is important that the space is well designed and achieves the intended purpose for residents, guests and general public use of the site.

The proposed development will be frequently used by a range of people due to the multiple land uses of the site. The key time periods when the site may be vandalised or theft and break-ins may occur is likely to be during the night time period (i.e. after 9:30pm and before 6am). Key recommendations to assist in minimising crime are detailed within Table 5.

RECOMMENDATION - ACTIVITY AND SPACE MANAGEMENT	COMMENTS
<p>On-going Management</p> <ol style="list-style-type: none"> <li>1. On site managers shall undertake regular walk-throughs of the site to ensure the site is kept in a clean and tidy manner and to identify and remove graffiti as soon as possible but ideally within 24 hours.</li> <li>2. Waste enclosure areas shall be kept in a neat and tidy manner.</li> </ol>	<p>Regular management and maintenance of the site shows that there is a site guardian which helps to deter criminal activity. Staff are on site at all times.</p>
<p>Signage</p> <ol style="list-style-type: none"> <li>3. Way-finding / directional signage shall be installed throughout the centre to direct people around the site, as necessary. Naming of residential buildings are important for site interpretation and way-finding.</li> <li>4. 'Park Smarter' signage (or similar) shall be placed around the site to help minimise theft from vehicles.</li> <li>5. Emergency numbers and location of the manager's office should be clearly identified at the entry to each building.</li> </ol>	<p>Signage helps people to navigate around the site and to identify and reinforce how certain areas should be used. Naming of the residential buildings will assist in the community association and comprehension of the site.</p>

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## 6.0 Conclusion

This Report has been prepared to review the design of the proposed residential community at 2A Gregory Place, Harris Park. The Report considers how the proposal achieves the principles of CPTED and minimise opportunities for crime.

The design and layout of the sites has been assessed against the requirements of section 4.15 of the EP&A Act and the principles of CPTED and has been found to be an acceptable design subject to final design details at later consent periods of Construction Certificate. These conditions relate to either minor changes or further detail being provided either prior to the release of the Construction Certificate or prior to the release of the Occupation Certificate as outlined within this Report.

A periodic review of the development should be undertaken by the owner once operating. This will be required to ensure it continues to achieve the intent and function originally envisaged. This should be undertaken regularly and in the event of any issues arising at the site to ensure the development appropriately responds to the surrounding environment and to the needs of the users to limit opportunities for crime at the site.

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## D MATTHEW TAYLOR

Director

### NAME

### RESPONSIBILITY

### EDUCATION AND PROFESSIONAL QUALIFICATIONS

Bachelor of Landscape Architecture (UNSW, 1983)  
 Master of the Built Environment (Building Conservation) (UNSW, 1990)  
 Registered Landscape Architect  
 Associate of the Australian Institute of Landscape Architecture (1987)  
 Chair - AILA Heritage Committee  
 Expert in the Land and Environment Court of New South Wales  
 Panel member Independent Hearing & Assessment Panel (IHAP) Liverpool City Council (2002-Present)  
 Panel member for Independent Hearing & Assessment Panel (IDAP) Fairfield City Council (2002-Present)  
 Bayside Council Design Review Panel  
 Liverpool Design Excellence Panel  
 Blue Mountains Local Planning Panel  
 Campbelltown Design Excellence Panel  
 Hornsby Shire Council Design Excellence Panel  
 NSW State Design Review Panel

### COMMUNITY ORGANISATIONS

Member of the Australian Garden History Society  
 Member of the National Trust of Australia

### PROFESSIONAL EXPERIENCE

A registered landscape architect with over 37 years' experience, Matthew Taylor has worked on diverse range of projects both nationally and internationally. He has specialist expertise in heritage landscapes, master planning, residential subdivisions and the adaptive reuse of former heritage listed industrial sites. His work has been recognised by national design awards from the Australian Institute of Landscape Architects for the ANZAC Commemorative Site in Gallipoli, Turkey and the Kiera View Ponds at the University of Wollongong as well as a number of professional awards.

### EMPLOYMENT SUMMARY

2001 – Current	Director Taylor Brammer Landscape Architects Pty Ltd
1988 – 2001	Director D M Taylor Landscape Architects Pty Ltd
1985 – 1988	Senior Landscape Architect Landscan Pty Ltd
1983 – 1985	Senior Landscape Architect Travis Partners Pty Ltd

### AWARDS

2020	Greater Sydney Planning Awards - Great Community Collaboration
2020	AILA Health & Education Award - UoW Early Start Children's Discovery Centre
2019	UDIA NSW Award for Excellence - Aged Care Service: Mayflower Gerringong
2016	UDIA NSW Award for Excellence - Aged Care Service: Mark Moran Vaucluse
2014	UDIA National Award for Excellence- High Density Housing: Top Ryde City Living
2013	UDIA NSW Award for Excellence- Concept Design: Eastlakes Town Centre
2008	State Award -The Australian Institute of Landscape Architects (NSW Group) Category: Landscape Design- Cockatoo Island Northern Apron
2002	National Awards -The Australian Institute of Landscape Architects Category of Heritage – ANZAC Commemorative Site, Gallipoli, Turkey
1994	National Awards-The Australian Institute of Landscape Architects Category of Infrastructure and Buildings Settings – Kiera View Ponds Uni of Wollongong
2001	UDIA NSW Award for Excellence - Retirement Lifestyle Development Award - Waterbrook at Yowie Bay
2001	National and NSW Award for the Oz Nouveau Courtyard at the Melbourne Flower and Garden Show
2000	Winner of Olympic Tribute Wall Competition, Illawarra for Australian Olympic Committee

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## SEMINAR PRESENTATIONS

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## SPECIAL PROJECTS

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## HERITAGE

- NICHE-IPM 2016 - Neo International Conference on Habitable Environments: "An Urban World"
- UNSW Faculty of the Built Environment (Heritage Planning) 2009: "The Role of Heritage in an Evolving World"
- Neerg Seminars 2009: "Landscape Requirements for DA's"
- Landscape Contractors Association 2008: "Heritage Preservation and Site Conservation"
- Neerg Seminars 2008: "Heritage Landscaping- Does it Matter?"
- Neerg Seminars 2008: "Landscaping- A Priority, Not an Afterthought"
- Australian Garden Society 2008: "Modernism and Post-Modernism in a Regional World"
- AILA 1985 Cityscape Steering Committee member
- **ANZAC Commemorative Site, North Beach, Gallipoli, Turkey**  
Winner of National Merit Award from the Australian Institute of Landscape Architects  
Design, planning and detailing of significant international site on the Gallipoli Peninsula in Turkey for commemorative activities and cultural visitation to a major battlefield of World War 1.
- **Australian Corps Park, Le Hamel France - National Monument**  
Design, planning and detailing of World War One Memorial in the battlefields of Somme, France.
- **Kokoda Track Memorial Walkway, Concord**  
Landscape design, planning and detailing of memorial walkway and centerpiece along the foreshores of the Parramatta River to the centre of Sydney Metropolitan area.
- **Admiralty House, Kirribilli**  
Ongoing Landscape design, documentation and construction supervision for the upgrading to the grounds of the Sydney residence of the Governor General
- **Kirribilli House, Kirribilli**  
Landscape heritage advice for the upgrading of the grounds of the Sydney residence of the Prime Minister of Australia
- **Parramatta Park, Parramatta**  
Mitigation of Potential View Impact
- **Macquarie Field House, Macquarie Fields**  
Visual analysis and landscape heritage input into CMP
- **Government House, Canberra**  
Design and documentation for new directional signage and outdoor furniture
- **Brush Farm House Heritage Curtilage Upgrade**  
Landscape heritage design and documentation for the upgrade of this State Heritage listed property to allow for expanded community use, functions and Council events.
- **Graythwaite, North Sydney**  
Landscape heritage masterplan, landscape detailed design and documentation for this State Heritage listed property to provide facilities for Sydney Church of England Grammar School
- **Garden Island Public Headquarters for the Royal Australian Navy**  
Landscape heritage advice, design and implementation of the public access strategy for the Department of Defence
- **NPWS Lighthouses, for NSW National Parks and Wildlife Service**  
Conservation and Cultural Tourism Plan Landscape analysis, management plan and landscape strategies
- **ANZAC Memorial Park, Townsville, Queensland**  
Conservation and Cultural Tourism Plan Landscape analysis, management plan and landscape strategies
- **Hillview, Sutton Forest, New South Wales**  
Conservation and Open Space Management Plan for the former summer residence of the State Governor of New South Wales
- **Dame Eadith Walker Estate, Concord**  
Conservation and Open Space Management Plan for extensive Edwardian Estate for the Department of Health
- **Bantry Bay former Explosives Depot, Sydney**  
Landscape analysis, management plan and landscape strategies
- **Victoria Barracks, Headquarters for the Australian Army**  
Landscape Heritage Management Plan
- **Silverwater Correctional Centre**  
Conservation Management Plan and Implementation

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## RESIDENTIAL / COMMERCIAL

- **Bomera and Tarana**  
Landscape conservation plan and strategy for two maritime villas former Naval Properties
- **Pymont/Ultimo Heritage Study**  
Landscape analysis, inventory and report
- **RAAF Stores Depot, Dubbo**  
Landscape heritage advice to Conservation Plan
- **Boomerang, Elizabeth Bay**  
Landscape analysis and upgrading on major residential heritage property
- **Rona, Bellevue Hill**  
Landscape report and analysis of prominent heritage listed house
- **Warringah Heritage Study**  
Landscape report and inventory to regional zone of Sydney Metropolitan area
- **Wyong Heritage Study**  
Landscape report and inventory to regional area of New South Wales
- **Windmill Hill Conservation Plan for Sydney Water**  
Landscape report and conservation policies and guidelines to historic property in regional New South Wales

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## MASTER PLANNING

- **Sydney Workshop Company, Botany**  
Design of surrounds to new facility for the Australian Army incorporating landscape guidelines and incorporation of cultural landscape features of the area
- **Morisset Shopping Centre (Coles Myer)**  
Design and documentation for extension to existing shopping mall.
- **The Ridge Sports Complex club house, Lucas Heights**  
Landscape design and documentation for new community facility.
- **Cabravale Diggers RSL Club**  
Concept design and design development for alterations to existing RSL club.
- **Zenix Apartments, Sydney Park Rd**  
Landscape design and documentation for a 150 unit development
- **Top Ryde City Living, Top Ryde Shopping Centre**  
Landscape design and documentation for 480 units for Crown International
- **Monument, Oxford Street, Darlinghurst**  
Landscape design and documentation for a 190 unit development

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## ENVIRONMENTAL

- **Sanderson Park Residential development, Moss Vale**  
Landscape masterplan for new residential subdivision, incorporating heritage landscape aspects, riparian zone, pedestrian, cycle and vehicular accessways, boundary treatments, view corridors.
- **Potts Hill Waterboard Reservoir Site**  
Landscape masterplan for the resubdivision of existing reservoir site to allow for continuation of use by Waterboard, new residential subdivision, new commercial and light industrial subdivision. Heritage issues, landforms and massing, avenue plantings and vehicular access.
- **Kelman Estate - Pokolbin, Hunter Valley**  
Overall landscape plan and implementation for residential estate set in grapevines in the Hunter Valley, NSW.
- **Allandale Downs Golf Course and Tourist Development**  
Site planning, landscape concepts for resort in Hunter Valley
- **Port Kembla Heritage Park**  
Master Plan for proposed heritage park
- **Kellys Bush Landscape and Management Plan**  
Research, development, landscape design and management guidelines of original "Green Ban" site. Team leader and coordinator
- **Wilcannia - Creative Village**  
Landscape design, planning and guidelines for isolated country town developed for the Arts Council of New South Wales
- **Mt Piper to Marulan Transmission Line Study**  
Report for the visual analysis of proposed transmission line
- **Cabin Ride Taronga Zoo**  
Statement of environmental effects for new transportation amenity
- **Gap Bluff Watsons Bay**  
Incorporation of cultural landscape items for additional building on a visually sensitive site. Including maintenance manual and guidelines to traffic management and signage