

Central Coast Quarter

Crime Prevention Through Environmental Design (CPTED) Assessment

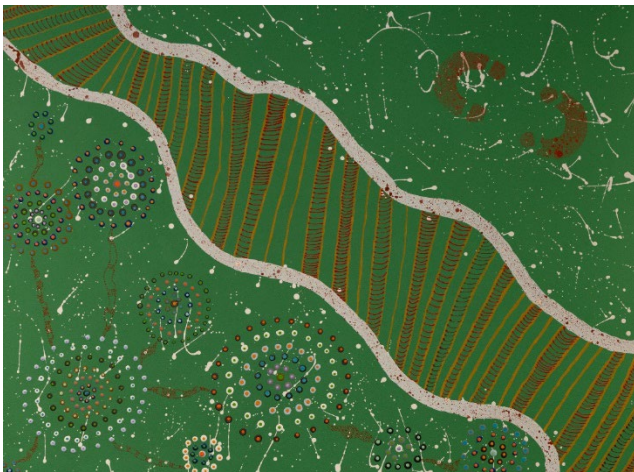
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Acknowledgement of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on. We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years. We pay our respects to First Nations Elders, past and present.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork – **Sacred River Dreaming**.



The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

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Executive Summary

This Crime Prevention Through Environmental Design (CPTED) assessment has been prepared by Urbis Ltd (Urbis) on behalf of UPG Waterfront Pty Ltd (the Applicant) to accompany a concurrent rezoning and State Significant Development Application (SSDA) at 26–30 Mann Street, Gosford, also known as 'Central Coast Quarter' (the site).

The site is located on the Stage 2 component of the Central Coast Quarter site in Gosford City Centre, within the Central Coast Local Government Area (LGA). The SSDA seeks consent for the detailed design, construction, and operation of a mixed-use development (the Proposal).

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 20 August 2025 and issued for the SSDA (SSD-90960208).

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 an assessment structured by key areas and uses, as follows:

- Car parking (Levels B4-Ground)
- Retail and public domain (Southern Tower: Ground-Level 1, Eastern Tower: Level 1-Upper Level 2) including pavilion building (Levels 1-4)
- Residential (Southern Tower: Levels 1-36, Eastern Tower: Upper Level 2, Levels 17-42), including residential communal spaces (Southern Tower: Level 1, Eastern Tower: Upper Level 2)
- Hotel (Eastern Tower: Lower Level 2-16)

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 aligns with the Central Coast Council's Development Control Plan (DCP), which aims to enhance connectivity and improve amenity. The Proposal further incorporates the four CPTED Principles: surveillance, access control, territorial reinforcement, and space and activity management.

Recommendations to further enhance the proposal's alignment with CPTED principles include:

Surveillance

- The storage spaces on basement levels should be designed to maximise visibility from the entry (such as wider entry points, and locked entry), while also ensuring that individual storage lockers are not visibly permeable to protect privacy and protect contents (i.e. not see-through chain link fence).

- Access points to residents’ storage areas located on basement levels 2–4 should be located in areas that are highly visible and unobstructed, the storage areas situated near the southern tower core and near the eastern tower hotel lifts.
- Include CCTV to provide 24/7 mechanical surveillance in areas where it is challenging to achieve passive surveillance. Areas of particular attention should include:
 - basement levels 1–4, which will likely experience lower levels of passive surveillance compared to ground level;
 - entries and exits, lifts areas, residential and bicycle storage areas, waste facilities and fire exits;
 - internal areas such as entries and exits, staircases, lifts, entrances and corridors.
 - retail spaces;
 - site access points at night; and
 - public areas, such as the through site link from Baker Street to Vaughan Avenue.
- Ensure that any areas intended for nighttime use are well-lit, in accordance with Australian Standards, to increase perceptions of safety, maximise surveillance, and avoid dark areas that may act as points of entrapment. Sensor lights could be utilised in some concealed areas, if required, to deter criminal activity.
 - Internal pathways and amenities on all basement, residential, and hotel levels;
 - Public domain pathways and through-site links. This may include the provision of sensor lighting along entry pathways or outdoor seating areas;
 - All entries/exits, including stairwells; and
 - Residential and hotel lobbies.
- Ensure all residential apartment doors have eyeholes to increase perceived levels of passive surveillance in adjoining hallways and enhance perceptions of privacy and access control for residents (as per Central Coast Council’s CPTED Checklist).
- Ensure all hotel room doors have eyeholes to increase perceived levels of passive surveillance in adjoining hallways and enhance perceptions of privacy and access control for hotel guests.

Access Control

- Provide access control measures (e.g. swipe cards, keys, pin codes, intercom) for visitor, hotel guest, worker and resident access to restricted areas. This could include swipe cards that restrict these users to their respective floors, lobbies, communal spaces, and back-of-house areas, if access is granted.
- Limit access to all plant rooms, storage areas, pump rooms, other service rooms and hotel operations areas within the car parking area to staff only using mechanical access control measures (e.g. locked doors and swipe cards or pin codes).
- Ensure car parking levels provide traffic calming measures at vehicle access and egress points, and along internal roads to avoid pedestrian and vehicle conflict and ensure priority is given to pedestrians and workers accessing storage rooms and parked vehicles. This could include speed humps, bollards, coloured walkways, and convex safety mirrors.
- Recommend that the distribution of affordable housing is aligned with best practice tenure equity approaches, which may contribute to benefits including social cohesion between market and affordable housing residents, enhancing a sense of community safety.
- Consider implementing security measures for all apartment entrances, including robust, tamper-resistant locks on all entrances of individual apartments, and security screen doors for apartments located on levels 2–3 of the southern tower (as per Central Coast Council’s CPTED Checklist). This will prevent unauthorised access and ensure greater actual and perceived safety for residents in their homes.

- Ensure that fire doors and staircases restrict access to authorised users only, particularly connecting to basement levels. Consider using self-closing fire doors, egress alarms, swipe cards, keys, or other access control measures at these points.
- Ensure all balconies are designed to limit their ability to assist unauthorised entry. This would involve designing balconies with anti-climb features, railing/screening design and materials, the proximity to other balconies (to prevent balcony hopping), and the proximity to and height of trees, fences, and external screening immediately adjacent to balconies that could facilitate entry.

Territorial Reinforcement

- Consider using lighter shaded paint/surface treatments for the basement level walls and ceiling. Lighter painted surfaces can make basement areas appear larger and more spacious than unpainted surfaces and can also increase feelings of safety and reduce opportunities for concealment.
- Incorporate signage throughout car parking areas. This should include measures to direct users to appropriate parking (car and bicycle), assist users in accessing the most direct route to stairs and lifts, and differentiate the various levels and areas of the car park.
 - Measures could include signage, icons, directional pavement markers, colour coding, lighting design, and changes in materiality.
 - This should also include universal and accessible signage (e.g. braille information, large pictograms, direction markers and icons) to cater to people with disabilities and people from diverse language groups.
- Install signage in car parking areas reminding motorists to lock their vehicles and not to leave valuable items inside their cars, indicating that there is CCTV in use, and that theft is a punishable offence. This signage will help disincentivise theft-related crimes by noting the high rates of motor vehicle theft in the local area.
- Ensure that the vehicle driveway along Vaughan Avenue is clearly delineated from the pedestrian footpath through environmental cues such as distinctive pavement material, colour or texture.
- The external façade and streetscape interfaces should be well-lit, visually interesting (e.g. public art, robust fixtures) to contribute to the appeal of the public domain, thereby encouraging use and activation.
 - Material and treatment selection should consider the risk of vandalism and graffiti, aligning with Central Coast Council's Graffiti Management Strategy and Draft Public Art Plan.
 - This may include the incorporation of public artwork to activate the public realm further and encourage community ownership.
- Consider incorporating design features in lobby and communal areas (e.g. landscaping embellishments and public art), which may enhance the sense of community connection to and responsibility for the site. Places that feel owned and cared for are more likely to be used and enjoyed, and people who have a sense of guardianship over a space are more likely to protect it and report crime.

Space and Activity Management

- Ensure that all access points throughout basement levels, including fire exits and stairs, are well maintained and regularly monitored to ensure they remain in good working order and restrict public access.
- Landscaping, trees and vegetation throughout the site and along all streetscapes should be well maintained, trimmed, not at eye/head level to maximise clear sightlines and opportunities for passive surveillance, and avoid any potential areas for concealment or entrapment. Key areas of importance include:
 - along walkways (both internal and external);

- public realm and communal areas; and
- entry/exit points.
- A Plan of Management (PoM) should be developed outlining operational measures that will be integrated into the ongoing management of the site to enhance safety and security post-development. Key measures to consider include:
 - Security personnel presence and CCTV monitoring;
 - Access control measures, such as keypads or swipe cards, to manage public access to the back-of-house areas and basement levels.
 - Regular maintenance, monitoring, and management of spaces, including any regular cleaning, landscaping, or maintenance.
- The Plan of Management (PoM) should consider operational aspects relating to the public domain and retail components, including:
 - Clarification of the functions, operating hours, and licensing status of mixed-use areas (e.g. food and beverage areas and retail uses);
 - Clarification of the intended users and hours of use of the pavilion building, and details, including the management and maintenance of this space;
 - Security personnel presence and CCTV monitoring;
 - Access control measures, such as keypads or swipe cards, to manage public access to the back-of-house areas and basement levels; and
 - Regular maintenance, monitoring, and management of spaces, including any regular cleaning, landscaping, or maintenance.
- The Plan of Management (PoM) should consider operational aspects relating to the residential components, including:
 - Security measures for mail/parcel room access;
 - Regular cleaning and maintenance of communal spaces, including general landscaping;
 - The acceptable standards of behaviour in communal spaces;
 - Details regarding the management of any spaces that are going to be available and/or activated at night;
 - Clarification of use and function of communal spaces and amenities, including hours of operation, intended users, and access control measures;
 - Clearly indicate the designated areas of responsibility for the management of anti-social behaviour.
 - Recommend that the Building Manager and chosen Community Housing Provider (CHP) meet regularly to discuss any emerging management issues.
- Establish a Hotel Plan of Management (PoM) which details the regular maintenance and monitoring of the hotel spaces, including:
 - An electronic key card system to manage hotel guest access control, allowing guests to access their designated floor, room, hotel amenities level and out-of-hours lobby access;
 - Details regarding the intended users of the hotel communal spaces, including meeting rooms, pool, gym and wellbeing spaces, including the management and maintenance of these spaces and availability for booking of these spaces by intended users;
 - Detail regarding the management of any spaces which are going to be available and/or activated at night;

- The acceptable standards of behaviour in communal amenity spaces (including meeting room, pool and wellbeing areas), dining spaces, and specific management strategies for the hotel bar, given concern around alcohol-related social and health risks in the local area;
- Establishment of maintenance protocols for hotel cleaning, ensuring hotel spaces are well-maintained.

1

Introduction

1 Introduction

This Crime Prevention Through Environmental Design (CPTED) assessment has been prepared by Urbis Ltd (Urbis) on behalf of UPG Waterfront Pty Ltd (the Applicant) to accompany a concurrent rezoning and State Significant Development Application (SSDA) at 26–30 Mann Street, Gosford, also known as ‘Central Coast Quarter’ (the site).

The site is located on the Stage 2 component of the Central Coast Quarter site in Gosford City Centre, within the Central Coast Local Government Area (LGA). The SSDA seeks consent for the detailed design, construction, and operation of a mixed-use development (the Proposal).

This CPTED assessment has been prepared in accordance with the requirements in the SEARs dated 20 August 2025, issued for the SSDA (SSD-90960208). The individual SEARs item relevant to this SIA is outlined in Table 1 below.

Table 1 SEARs requirement

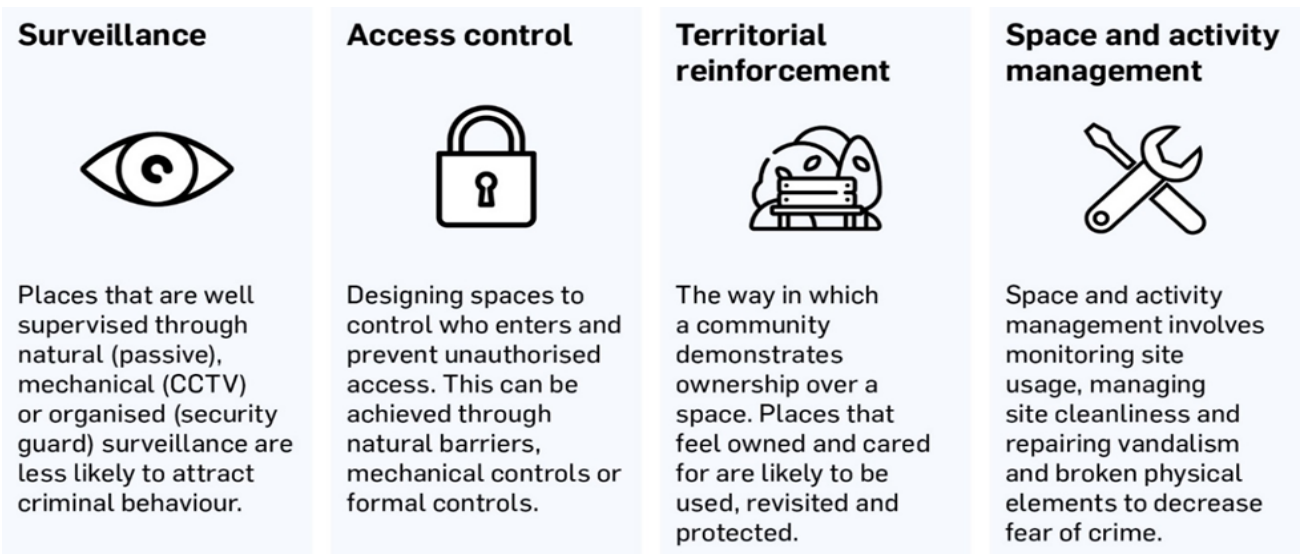
Item	Description of Requirement	Section Reference (this Report)
7. Public Space	<u>Crime Prevention Through Environmental Design Report</u> Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with the Crime Prevention and the Assessment of Development Applications Guidelines.	This report (Sections 1–7)

1.1 Aim

A CPTED assessment is a specialist study undertaken to help reduce opportunities for crime by using design and place management principles. A CPTED assessment employs four key principles, as shown in **Error! Reference source not found..**

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

Our methodology for completing this CPTED assessment includes three main stages.

Table 2 Methodology for this CPTED assessment

Local context analysis	Proposal analysis	Recommendations
▪ 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.	▪ Review of site plans and technical assessments ▪ Review of Proposal against CPTED principles.	▪ Design recommendations ▪ Draft and final reporting.

2

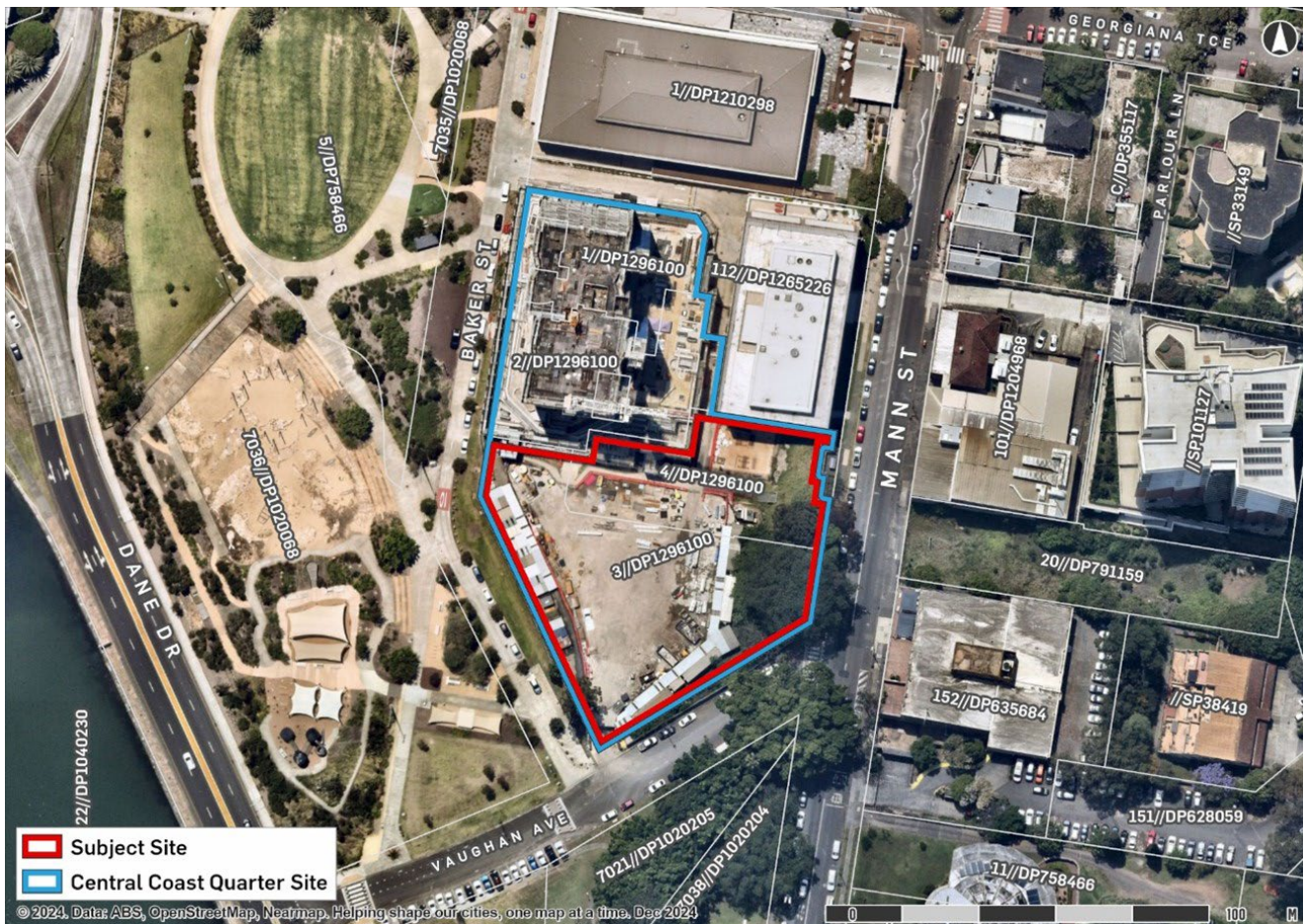
Proposal

2 Proposal

This CPTED has been prepared by Urbis on behalf of UPG Waterfront Pty Ltd (the Applicant) to accompany a concurrent rezoning and State Significant Development Application (SSDA) at 26–30 Mann Street, Gosford, also known as ‘Central Coast Quarter’ (the site).

The site is located on the Stage 2 component of the Central Coast Quarter site in Gosford City Centre, within the Central Coast Local Government Area (LGA). The Stage 2 site is legally described as Lots 3 and 4 in Deposited Plan 1319239.

Figure 2 Aerial Photograph of Site



Source: Urbis

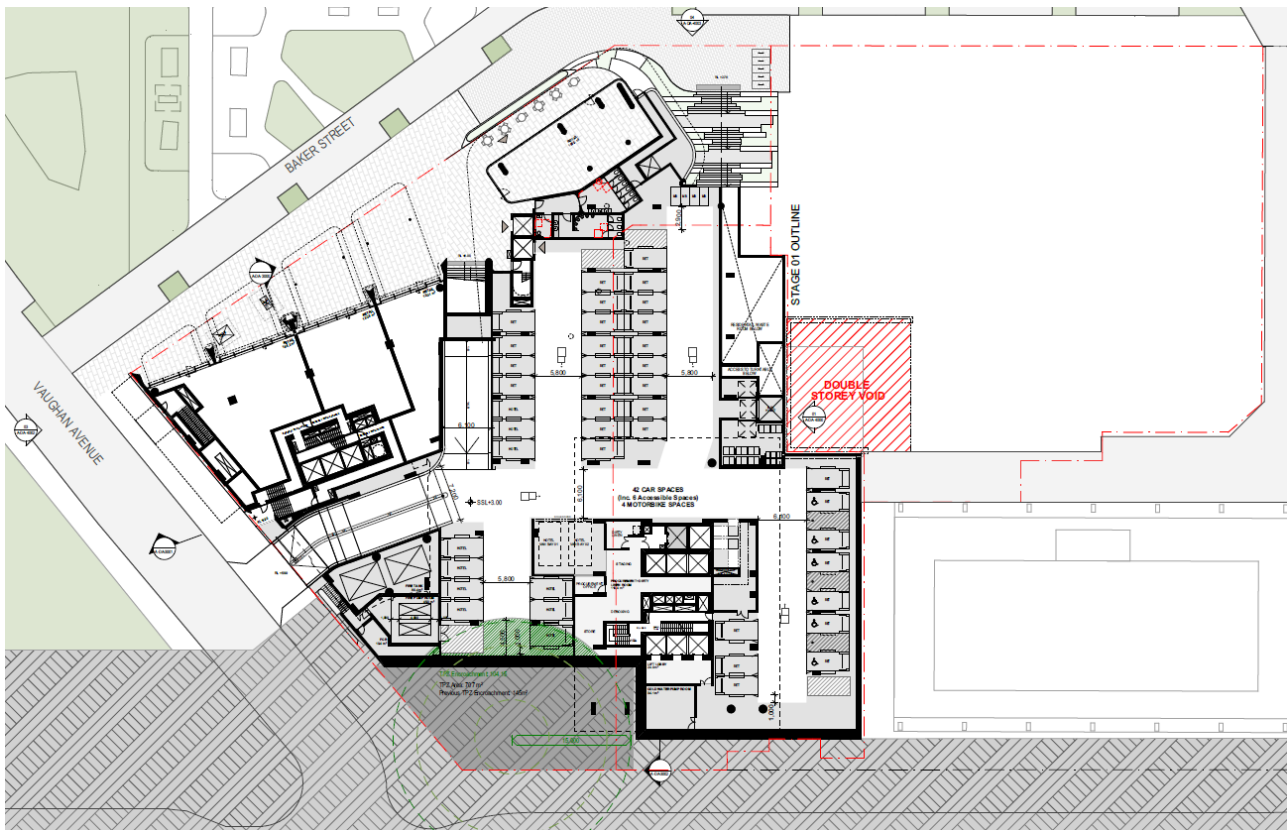
SSD-90960208 seeks consent for the detailed design, construction and operation of a mixed-use development comprising:

- Construction of two towers (36 and 42 storeys in height) above a retail podium (including pavilion building), comprising:
 - Retail, residential and hotel gross floor area (GFA).
 - 394 apartments, comprising the following mix:
 - 296 market apartments.
 - 98 affordable housing apartments to be managed by a CHP for 15 years (equating to approximately 20% of the residential GFA).
 - 152 hotel keys (eastern tower).
- Five parking levels, with vehicular access from Vaughan Avenue.

- Storage areas and services.
- Communal open space and deep soil planting (including retention of the Port Jackson Fig).
- Publicly accessible through site links, including stairs, walkways, public art and landscaping.
- Provision of utilities and services infrastructure, as required.

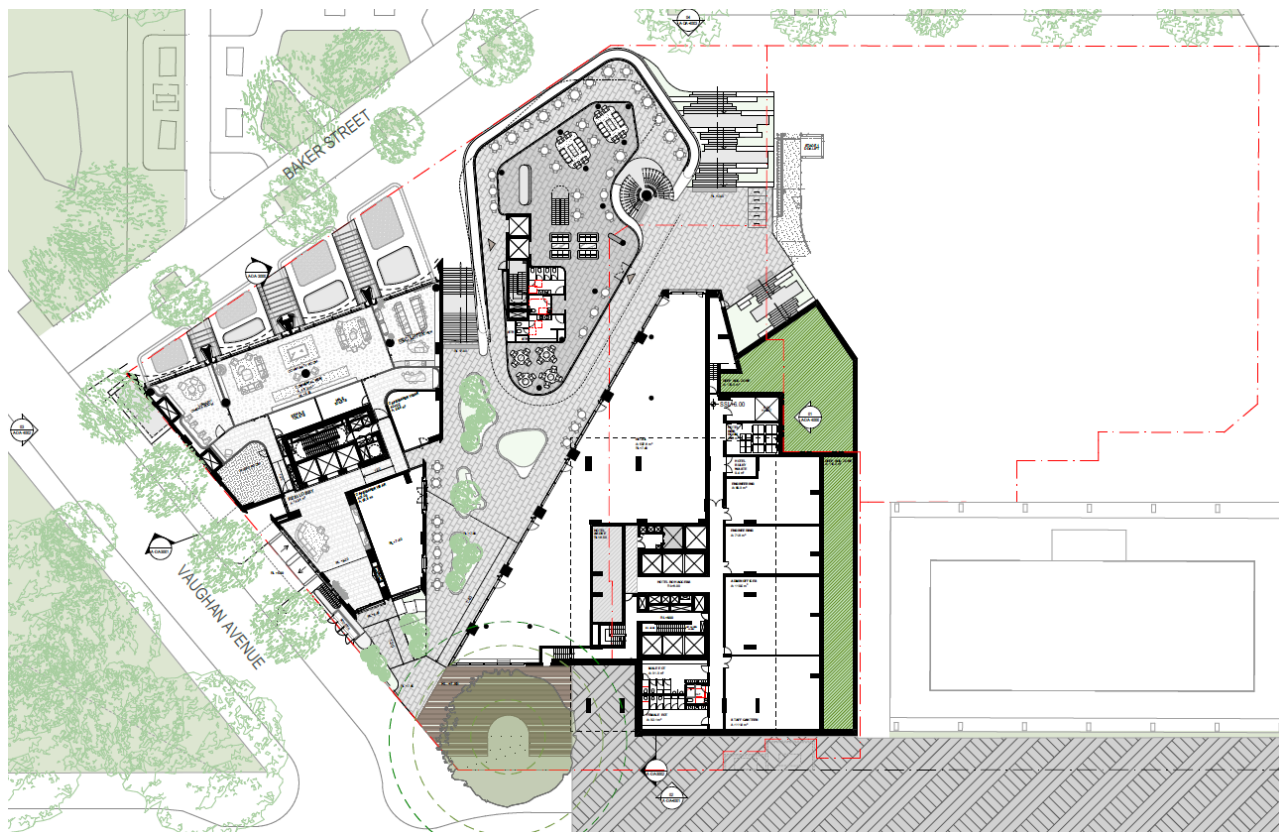
To facilitate the built form proposed under SSD-90960208, concurrent amendments are sought to the *State Environmental Planning Policy (Precincts – Regional) 2021* (Regional SEPP) pursuant to the concurrent SEPP Amendment process facilitated by the HDA planning pathway.

Figure 3 Ground floor plan (car parking, back-of-house and retail spaces)



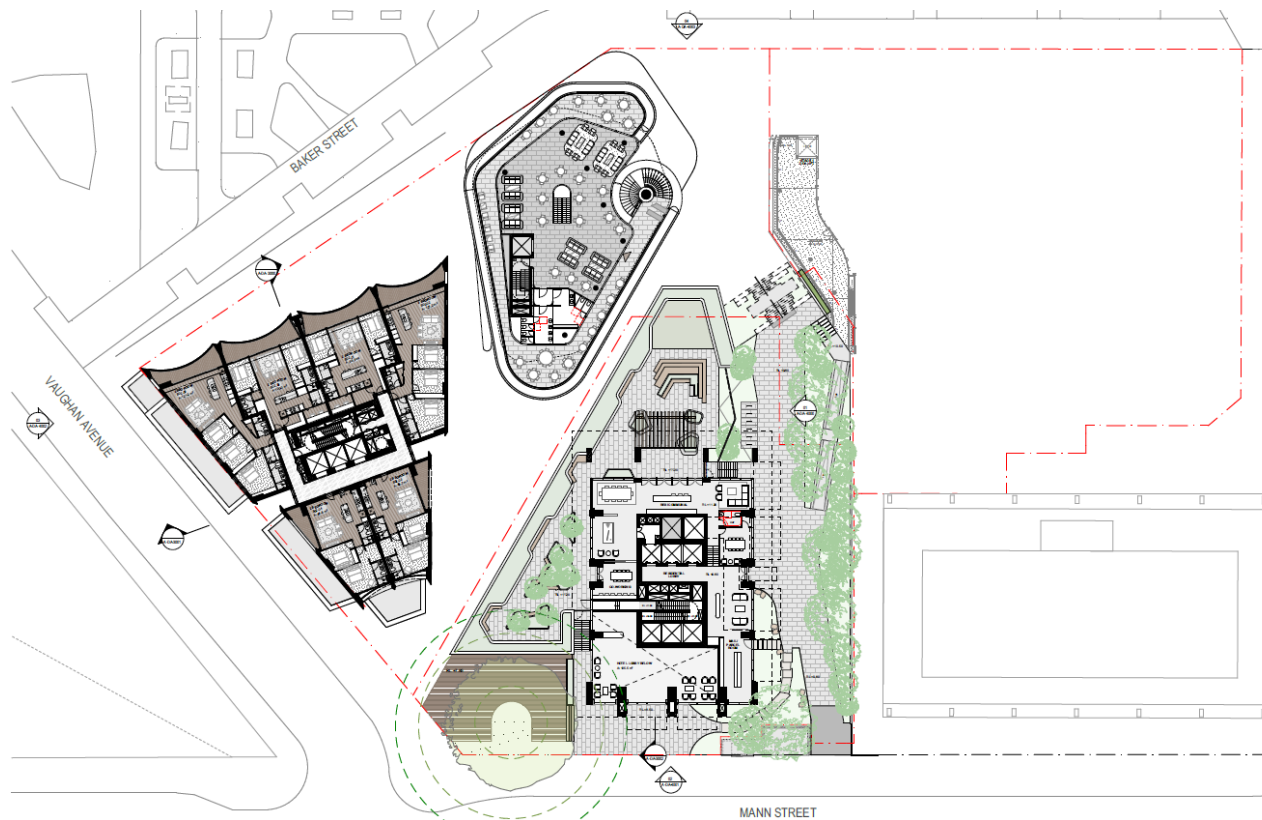
Source: Draft SSDA architectural plans dated 12 February 2026 (DKO Architecture & Furtado Sullivan, 2026)

Figure 4 Level 1 floor plan (communal, retail and hotel administrative spaces)



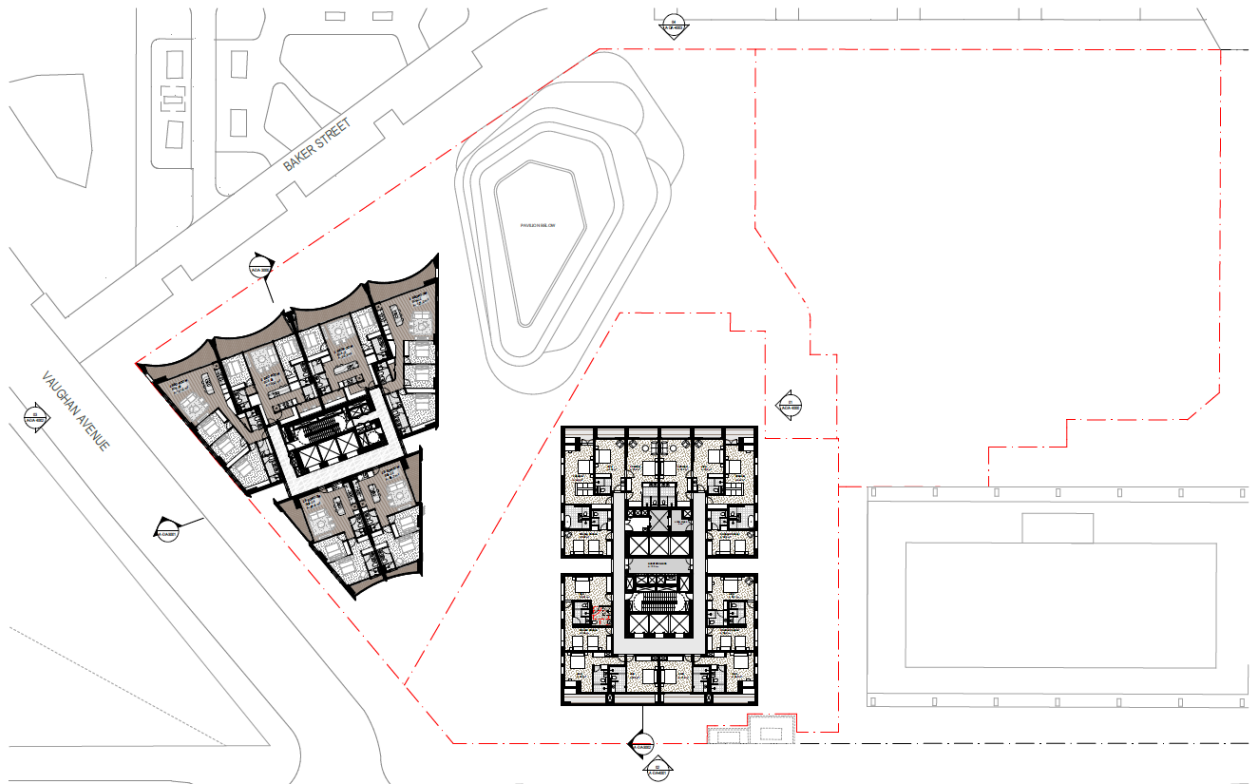
Source: Draft SSDA architectural plans dated 12 February 2026 (DKO Architecture & Furtado Sullivan, 2026)

Figure 5 Upper level 2 floor plan (residential and hotel lobbies, communal spaces and residential apartments)



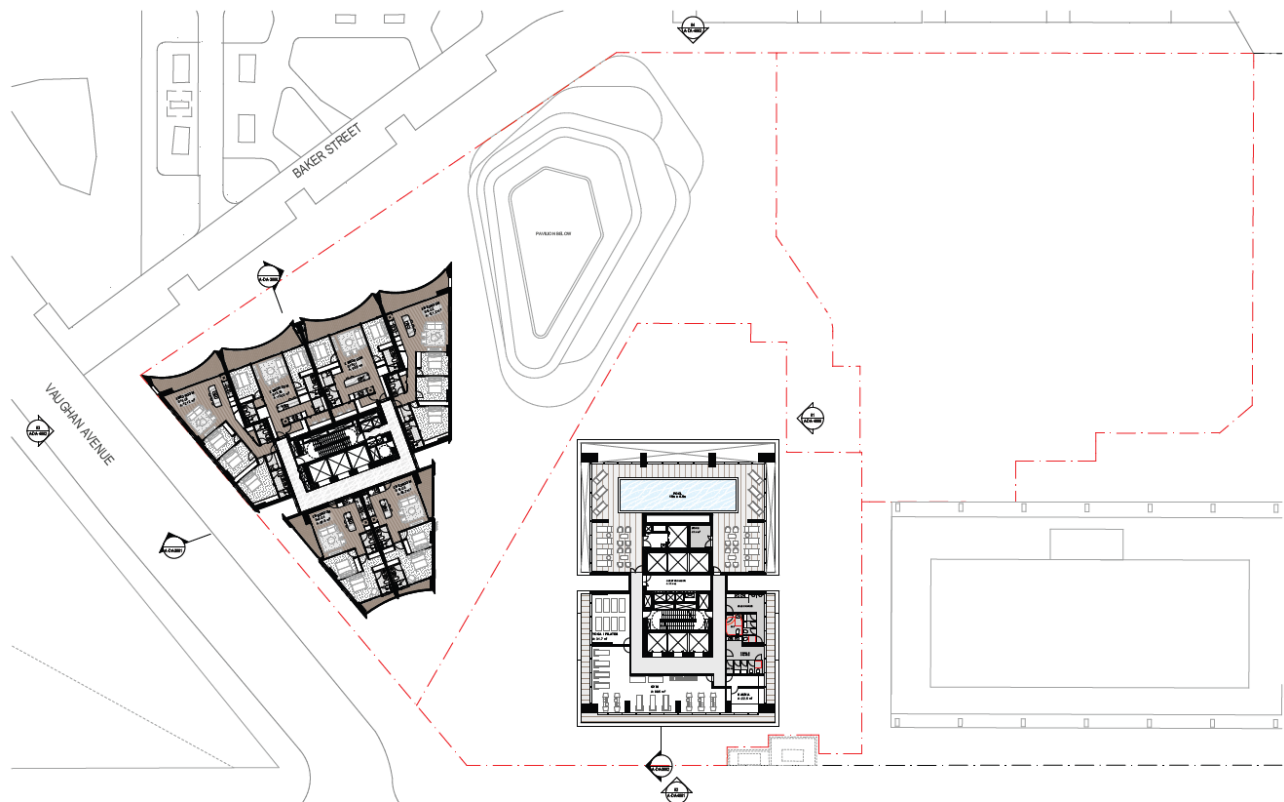
Source: Draft SSDA architectural plans dated 12 February 2026 (DKO Architecture & Furtado Sullivan, 2026)

Figure 6 Level 5 floor plan (hotel rooms and residential apartments)



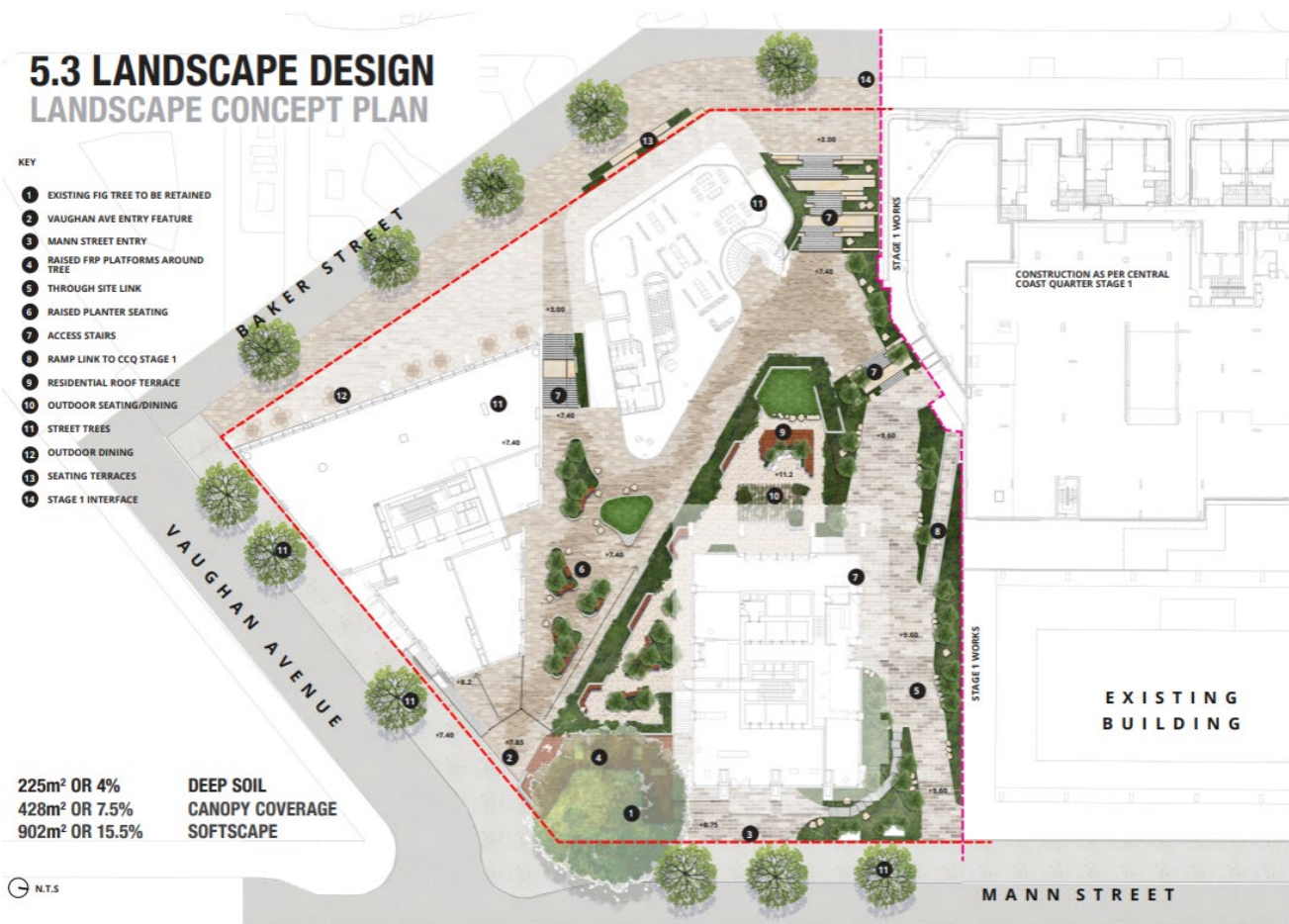
Source: Draft SSDA architectural plans dated 12 February 2026 (DKO Architecture & Furtado Sullivan, 2025)

Figure 7 Level 16 floor plan (hotel amenities and residential apartments)



Source: Draft SSDA architectural plans dated 12 February 2026 (DKO Architecture & Furtado Sullivan, 2026)

Figure 8 Landscape concept plan



Source: Central Coast Quarter State Significant DA Design Report, DKO and Furtado Sullivan, 2026)

3

Site Context

3 Site context

3.1 Context description

The site is located within a diverse urban context at the southern end of the Gosford City Centre, and the buildings and spaces surrounding it vary in use, form, age, height, and architectural design. The surrounding development includes:

- **North:** North of the site is a six-storey modern commercial building at 32 Mann Street, including a service access road/easement connected to Baker Street. Further north is 99 Georgiana Terrace, which comprises the five-storey Australian Tax Office building at the corner of Georgiana Terrace and Baker Street, and the Former School of Arts building (a local heritage item) at the corner of Georgiana Terrace and Mann Street.
- **East:** East of the site are a variety of two—and three-storey commercial buildings fronting Mann Street, including the Gosford South Post Office (a local heritage item). Further east is a 15-storey residential tower at 21-37 Mann, along with older established apartment buildings and houses. Immediately to the east is a substation on Mann Street (on its allotment) that serves the commercial office building at 32 Mann Street.
- **South:** South of the site is the Gosford City Park, which includes the Gosford War Memorial (a local heritage item) and substantial mature trees and grassed open space areas. Further south is the Brisbane Water foreshore, including the Gosford Wharf, Breakwater, and Sailing Club.
- **West:** West of the site is the northern extension of Gosford City Park, commonly called the Leagues Club Field. Beyond this is the Central Coast Highway, Brisbane Water foreshore and Central Coast Stadium.

The site is also within walking distance of existing public transport connections, including the Mann Street bus stop, approximately 50m north of the site, and Gosford train station (Newcastle to Sydney train line), approximately 600m north.

Figure 9 Site context map



Source: Urbis, 2024

3.1.1 Site observations

A representative from Urbis undertook a site visit on the morning of the 9th of December 2025. The site visit was used to understand the existing activity around the site, including any crime or safety considerations, and the interface between surrounding land uses. Key observations relevant to this assessment have been grouped by CPTED principle below.

The site visit found that:

Surveillance

- The site was highly visible from Mann Street, with clear sightlines to key destinations within the centre, such as Gosford Train Station.
- Mann Street was observed to have moderate levels of pedestrian and vehicular activity, with residents and workers walking to and from Gosford Station, towards local retail shopping centres and ground-floor retail, cafes and restaurants, and sitting along public seating overlooking Mann Street.
- Vaughan Avenue and Baker Street experience low levels of pedestrian and vehicular activity and limited activity at Gosford Rotary, Gosford Waterfront and Leagues Club Parks.
- The mixed-use commercial building located at 32 Mann Street was observed to have CCTV cameras along the perimeter of the building and a balcony overlooking the site. Office workers and visitors were observed gathering on the balcony, contributing to active and passive surveillance of the site and Mann Street.
- Gosford Police Station directly faces the site along Mann Street, observed with police vehicles parked on-street and CCTV cameras pointed towards the pedestrian footpath on Mann Street. This police presence contributes to a strong sense of safety and a high level of passive surveillance along Mann Street and Vaughan Avenue.
- Gosford Waterfront Park fronting Baker Street features a playground, gathering area, shaded seating and barbecue areas that face the site and contribute to passive surveillance.

Access control

- The site is highly accessible via public and private transport. It is located within a 15-minute walk from Gosford Train Station (approximately 900m), and bus routes and stops along Mann Street.
- Due to construction activity currently observed on the site, there were no pedestrian access points to the site. Vehicular access to the site was observed at Vaughan Avenue and controlled by construction workers.
- The pedestrian footpaths along Mann Street were mainly flat, well-maintained and accessible, experiencing moderate levels of passive surveillance from cars and pedestrians along the road and footpath, and observed to have high levels of on-street car parking.

Territorial reinforcement

- Baker Street presents a comfortable pedestrian environment, featuring a shared pedestrian and vehicle zone which is clearly delineated by bollards and landscaping features.
- The streetscape along Mann Street towards the site was observed to have spaces of visual interest, including public artworks on building facades and alleyways, contributing to an appealing public domain.

Space and activity management

- The site and its immediate surrounds were moderately well maintained, with minimal presence of rubbish but some evidence of graffiti along vacant shop fronts and lots along Mann Street. The landscaping at Gosford Rotary Park was mildly overgrown, but well-maintained at Gosford Waterfront and Leagues Club Parks. This level of upkeep contributes to a moderate level of presentation and a sense of care for the area.

- Signage indicating alcohol-free zones and CCTV usage was consistently observed along the public domain and at commercial street frontages along Mann Street and Baker Street.
- A small public toilet block located at Leagues Club Park and facing the site was observed to have high levels of use and appeared well-maintained.

Figure 10 Site photos



Picture 1 View of site from 32 Mann St, looking south



Picture 2 View of the site from Mann St, looking south



Picture 3 View of site from Vaughan Ave, looking southwest



Picture 4 View of the site from Gosford Waterfront Park, looking northeast



Picture 5 View of Gosford Police Station from the site, looking east



Picture 6 Alcohol-free zone sign on Mann St

Source: Urbis, 2025

4

Policy Context

4 Policy context

The following section provides a summary of relevant state and local policies in relation to crime and safety.

NSW Crime Prevention and the Assessment of Development Applications (2001)

In April 2001, the NSW Department of Infrastructure, Planning and Natural Resources (now the Department of Planning, Housing and Infrastructure) introduced the Crime Prevention Legislative Guidelines (the Guidelines) to Section 4.15 (formerly Section 79C) of the *Environmental Planning and Assessment Act 1979*. These guidelines require consent authorities to ensure that development provides safety and security to users and the community.

The Guidelines introduce the four CPTED principles introduced in Section 1. These are: surveillance, access control, territorial reinforcement and space management.

The Guidelines aim to help councils implement and consider the CPTED principles. CPTED assessments seek to influence the design of buildings and places by:

- Increasing the perception of risk to criminals by increasing the possibility of detection, challenge and capture
- Increasing the effort required to commit a crime by increasing the time, energy or resources that 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.

Central Coast Council, Development Control Plan (2018)

The Central Coast Development Control Plan (DCP) outlines how design can contribute to crime prevention and improved community safety. Chapter 4.4, Gosford Waterfront, outlines the principles of crime prevention through environmental design that apply to the development site. Objectives for 'Safety and Security' include:

- To ensure developments are safe and secure for pedestrians.
- Reduce opportunities for crime through environmental design.
- To contribute to the safety of the public domain.
- Encourage a sense of ownership over public and communal open spaces.

The DCP requires developments to incorporate 'Safer by Design' and NSW Police CPTED principles to enhance safety and reduce crime. Key measures include:

- designing for passive surveillance;
- avoiding concealed spaces;
- providing prominent and identifiable entrances;
- defining boundaries between public and private areas,
- ensuring adequate lighting; and
- maintaining clear sightlines in all public and communal spaces.

These controls aim to create safe, accessible environments that foster community ownership and support public safety. The Central Coast Council also has a CPTED checklist designed to assist developers in incorporating CPTED measures into proposals, which includes several recommendations and key design considerations related to crime and safety.

Central Coast Council, Community Strategic Plan 2018– 2028 (2024)

The Central Coast Community Strategic Plan embeds crime prevention and community safety within its broader vision for a safe, inclusive and connected region. Through strategic themes such as Belonging and Central Coast Quarter CPTED Report

Inclusion and Liveable and Sustainable Places, the Plan promotes the integration of Crime Prevention Through Environmental Design (CPTED) principles into urban planning, supports programs that address antisocial behaviour, and fosters partnerships with NSW Police, local organisations and community groups. Key measures include:

- improving lighting and sightlines in public areas;
- maintaining well-used community spaces; and
- encouraging community participation in safety initiatives.

Progress is monitored through analysis of crime data and community feedback, ensuring that safety outcomes remain a core focus of the region's long-term planning.

Central Coast Council, Graffiti Management Strategy 2021 – 2024 (2020)

The Central Coast Council Graffiti Management Strategy outlines the Council's approach to managing graffiti, to create a sustainable, significant, and measurable reduction in graffiti while also increasing community awareness. Council's graffiti management approach has sought to prioritise the prevention of graffiti and move towards legitimate art, citing CPTED strategies to deter graffiti, including:

- Street lighting to maximise the risk to offenders of getting caught.
- Planting vegetation along public-facing fences to reduce the visibility of potential graffiti surfaces, reducing exposure and the perceived benefit of committing the crime.
- Choice of fencing that is difficult to tag, such as railing or hedge fencing.
- Public art to build community pride and ownership and to minimise potential graffiti walls.
- Activating spaces with people, to reduce opportunities for crimes to be committed without being detected and encourage appropriate behaviour.
- Closed-circuit television (CCTV) surveillance can help create a feeling of security and comfort and can be an effective crime deterrent; however, CCTV in isolation is not the solution, but could be one of a suite of actions to address graffiti.

These strategies, in conjunction with the rapid removal of graffiti, community education, and a movement towards public art, are intended to support placemaking, build community pride, and reflect local identity.

Central Coast Council, Draft Public Art Plan 2025 – 2035 (2025)

The Central Coast Council's Draft Public Art Plan guides the purpose, framework, and governance of public art in the LGA for the next ten years. The Plan identifies opportunities to establish a cohesive, collaborative identity for the LGA, including increasing the presence of art in the public realm and creating meaningful, place-based public art. Actions that are relevant to this project include:

- Commission light installations to improve perceptions of safety in key transport hubs, such as artist briefs that respond to the NSW Transport Safer Cities Her Way key findings.
- Undertake a public art audit at least every 5 years to identify clear processes and procedures for the ongoing management and maintenance of existing and commissioned works.
- Deliver landmark commissions that align with major Council projects, ensuring that public art works are contextually appropriate, site specific and sensitive to the environment.

5

Social Baseline

5 Social baseline

5.1 Demographic profile

Understanding a community's profile is one input that helps inform how people may interact with, move through, and access the built environment, all of which are important CPTED considerations.

The following section contains a brief analysis of the characteristics of the Gosford suburb (local area) based on demographic data from the Australian Bureau of Statistics (2021) Census of Population and Housing and DPHI population projections (2022).

The demographic profile of Gosford has been compared with that of the Central Coast Local Government Area (LGA) to assess the anticipated changes the Proposal would bring to the LGA's residential profile and the likely facilities and amenities that incoming residents may use. The demographic characteristics of Greater Sydney (Greater Capital City Statistical Area – GCCSA) have also been used, where relevant, for comparison.

Although population data from the 2021 Census are now five years old, they remain the most recent population data source until the release of 2025 Census data in June 2026.

In 2021, an estimated 4,873 people lived in Gosford. Key characteristics of this community include:



Population and age

In 2021, 4,873 people were living in Gosford (local area), representing 1.4% of the Central Coast LGA's residents.

According to DPHI's population forecast, the population of Gosford-Springfield (SA2) is expected to grow from 21,359 in 2021 to 33,486 by 2041, representing a 56.78% increase, with a median age of 39.9 years. In comparison, the population of the Central Coast LGA is expected to grow from 348,493 in 2021 to 408,390 by 2041, reflecting an increase of 17.19% and a median age of 42.5 years.



Household composition

The largest age group in the local area was people aged 25–29, representing approximately 14.4% of the local population. This reflects a higher proportion of working-aged people compared to the Central Coast LGA (5.4%) and Greater Sydney (7.5%),

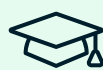
Approximately a quarter (25.2%) of Gosford households were comprised of couples with children.



Culture and diversity

The local area had a lower proportion of Aboriginal and/or Torres Strait Islander people (2.7%) than the Central Coast LGA population (4.9%), but higher than Greater Sydney (1.7%).

Gosford has a lower proportion of residents born in Australia (58.1%) than the Central Coast LGA (79.0%), though similar to Greater Sydney at 56.8%.



Educational attainment

The local area's population has higher educational attainment than the Central Coast LGA but similar levels to those of Greater Sydney. In the local area, 31.4% of residents had attained a Bachelor's degree or higher, compared to 17.9% in the Central Coast LGA and 33.3% in Greater Sydney. Approximately 13.9% of the local area's population had Year 12 as their highest level of educational attainment, slightly higher than the Central Coast LGA (12.9%) and slightly lower than Greater Sydney (15.9%).



Employment and income

The local area had a marginally higher unemployment rate (approximately 5.5% of the Gosford population) than the Central Coast LGA (4.7%) and Greater Sydney (5.1%).

The most common occupation in all areas studied was 'professionals', comprising 27.0% of the local area's working-aged population, 20.4% of the LGA and 29.3% of Greater Sydney.

The local area had a lower median weekly household income (\$1,421) than the LGA (\$1,507) and Greater Sydney (\$2,077). However, the local area had a higher median weekly personal income (\$885) than the LGA (\$727) and Greater Sydney (\$881).



Health

The local area had a similar proportion of people with no reported long-term health conditions (57.3%) to that of the LGA (54.2%). However, these were lower than in Greater Sydney (65.1%), indicating that the local area has a slightly higher proportion of people with a long-term health condition.

The most reported health conditions in the local area were:

- **Mental health condition (including depression or anxiety):** identified by 12.6% of the local population, slightly higher than 11.0% of the LGA population, and significantly higher compared to 6.6% of the Greater Sydney population.
- **Asthma:** identified by 8.4% of the local population, lower than 9.6% of the LGA and higher compared to 6.8% of Greater Sydney.
- **Any other long-term health condition:** identified by 8.3% of the local population, slightly lower than 9.0% of the LGA, but slightly higher than 7.4% for Greater Sydney.
- **Arthritis:** identified by 6.5% of the local population, notably lower compared to 11.5% of the LGA and similar to 6.7% of Greater Sydney.



Transport

Motor vehicle ownership was lower in the local area (84.4%) than in the LGA (92.2%).

In 2016, a lower proportion of local area residents travelled to work by car (as a driver or passenger) (57.0%) than in the LGA (73.1%). Similarly, a higher proportion of residents in the local area travelled to work by public transport (22.9%) compared to the LGA (8.8%).



Housing typology

The local area is home to a high proportion of people living in 'flats or apartments', constituting 88.0% of households in the local area. This was significantly more than the LGA (8.7%) and Greater Sydney (30.7%).

The average household size in the local area was lower (1.9 people per household) than in the LGA (2.5) and Greater Sydney (2.7).

5.2 Crime Profile

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

Crime Hotspots

BOCSAR produces hotspot maps to illustrate areas of crime density relative to crime concentrations across NSW. The site is in a hotspot for the following crimes relevant to the Proposal (See Appendix A for crime hotspot maps):

- Incidents of assault (domestic assault)
- Incidents of assault (non-domestic assault)
- Incidents of break and enter dwelling
- Incidents of break and enter non-dwelling
- Incidents of theft (motor vehicle theft)
- Incidents of theft (steal from a motor vehicle)
- Incidents of theft (steal from dwelling)
- Incidents of malicious damage to property

Key crime types

- Rates of non-domestic assault, break and enter (dwelling), and malicious damage to property are notably higher in Gosford, at 2,522.3, 379.3 and 2,370.6, respectively (rates per 100,000 people)
- Gosford further experiences higher rates of crime relating to theft (rates per 100,000 people), including:
 - Motor vehicle theft (227.6)
 - Steal from dwelling (474.1)
 - Steal from motor vehicle (853.4)
 - Steal from retail store (891.3)
- Gosford experiences higher rates of liquor offences (246.5) (rates per 100,000 people) than Central Coast LGA (24.4) and NSW (63.1).
- Two-year crime trends from July 2023 to June 2025 indicate that crime is generally stable in Gosford and the Central Coast LGA.

5.3 Engagement Outcomes

Community and stakeholder engagement is highly valuable for CPTED assessments, as it helps understand the existing social and safety context of the surrounding area, any existing or anticipated safety or crime challenges related to the proposed site, and potential CPTED measures for inclusion in recommendations to the Proposal.

Brisbane Water Police Area Command

Urbis invited the Brisbane Water Police Area Command to participate in stakeholder interviews to discuss potential crime and safety concerns, as well as CPTED considerations for the Proposal. The Command declined the request due to other commitments but recommended citing BOCSAR data and Safer by Design principles.

Central Coast Local Health District

As part of the Social Impact Assessment (Urbis, 2025) prepared for the Stage 1 SSDA, Urbis invited the Central Coast Local Health District to participate in stakeholder interviews to understand the social and health context and considerations for the Proposal. The Central Coast Local Health District provided written feedback on the Proposal, with some input relevant to this CPTED assessment, including:

- The community of Gosford and the Central Coast LGA face disproportionately high levels of alcohol-related social and health harm, which continues to affect the health and well-being of the local community adversely.
 - The rate of alcohol-related assault in Gosford (1213.7 incidents/100,000 population) is almost six times the NSW rate (203.4 incidents/100,000 population).
 - The rate of alcohol-related domestic assault occurring in Gosford (332.4 incidents/100,000 population) is three times higher than for NSW. The use of alcohol by perpetrators of violence is known to increase the frequency and severity of family violence.
- There is a need for proactive harm reduction strategies relating to the anticipated increase in alcohol availability and accessibility.
- There are noted benefits to increased resident population and associated development, with improved lighting, increased passive surveillance, social diversity and a broader range of venues understood to be key contributors to vibrancy and safety.

5.4 Key Implications for the Proposal

This section summarises findings relevant to CPTED that emerged from the analysis of the site and policy contexts, social baseline data, and engagement outcomes, as outlined in Sections 4 and 5 of this report.

Table 3 Key values, challenges, and opportunities

Values	Challenges	Opportunities
▪ Ensuring pedestrian safety ▪ Safety in public domain areas ▪ Higher proportion of working-age people, contributing to a growing local economy ▪ Higher utilisation of public transport indicated a higher reliance and value on public transport connectivity	▪ A slightly higher proportion of people who have an identified long-term health condition may contribute to a greater need for accessible and inclusive public domain areas. ▪ Lower average household size and higher-density living may correlate with a greater need to provide spaces for socialisation. ▪ The site is located in several crime hotspot areas, indicating that it is predisposed to opportunistic crimes such as theft. ▪ Gosford community experiences high levels of alcohol related social and health harm, which may adversely affect the broader community, particularly when utilising public spaces.	▪ Improved lighting and sightlines in the public area to increase visibility, utilisation and perceived sense of safety ▪ Enhanced sense of ownership over communal and public spaces, such as through the incorporation of artwork or programming ▪ Utilisation of public art to build community pride and ownership, and reduce potential graffiti walls ▪ Encouraging community participation in safety initiatives

6

CPTED Assessment

6 CPTED assessment

This section provides an assessment of the Proposal against the four CPTED principles: surveillance, access control, territorial reinforcement and space management as described in Figure 1.

Key priority areas are often used to help refine and structure the assessment. These key priority areas have been selected based on their relevance to the Proposal and on areas where crime data indicated potential risk (see Appendix A).

The key assessment areas relevant to this Proposal are:

- **Car parking** (*Levels B4-Ground*): The Proposal includes five levels of car parking (levels B4-Ground), accessible via Vaughan Avenue.
- **Retail and public domain** (*Southern Tower: Ground-Level 1; Eastern Tower: Level 1-Upper Level 2*) including pavilion building (*Levels 1-4*): The Proposal includes retail spaces, including food and beverage tenancies, on ground floor and level 1 of the southern tower, level 1 of the eastern tower, and public domain works from ground floor to level 2 of the podium. Access to the retail spaces is available via Baker Street at ground level and via a through-site link connecting Baker Street and Vaughan Avenue on level 1 of the podium. The pavilion building (levels 1-4) comprises lounge and dining areas and a green roof, with outdoor seating overlooking Baker Street and the level 1 through-site link. Access to the pavilion building is available from level 1 via a through-site link.
- **Residential** (*Southern Tower: Levels 1-36; Eastern Tower: Upper Level 2, Levels 17-41*) including residential communal spaces (*Southern Tower: Level 1; Eastern Tower: Upper Level 2*): The Proposal includes 35 residential apartment levels across two towers (Southern Tower: Levels 2-36, Eastern Tower: Levels 17-41), comprising 394 apartments. This includes approximately:
 - 296 market apartments.
 - 98 affordable housing apartments to be managed by a CHP for 15 years (equating to approximately 20% of the residential GFA).The residential component of this proposal also includes two levels of communal and co-working spaces across the two towers, as well as a residential lobby on the ground floor of the eastern tower.
- **Hotel** (*Eastern Tower: Lower Level 2-16*): The Proposal includes hotel GFA in the eastern tower (levels lower 2 – 16), comprising 152 hotel keys and including a hotel lobby, bar, all-day dining spaces, and amenities (meeting rooms, pool, gym and wellbeing spaces).

Recommendations are provided for each priority area to minimise any crime risk.

6.1 Car parking

(Levels B4-Ground)

The Proposal includes five levels of car parking (levels B4-Ground), accessible via Vaughan Avenue. Car parks are often perceived as high-crime areas due to the potential for concealment and opportunities for theft. However, crimes are less likely to occur in well-supervised places with clear access controls. As such, the design of the car park levels should ensure adequate access control for all users and consider opportunities to minimise areas of entrapment and enhance visibility.

This assessment will focus on the car parking, lift access and back-of-house components in the Proposal's podium.

Assessment for proposed development

The project incorporates the following features and inclusions that align with the following CPTED principles:

Surveillance

- The basement car parking levels generally have legible, wide layouts, enabling clear sightlines, good visibility, and limited opportunities for entrapment or concealment.
- There are clear sightlines to the eastern tower residential lift entrances on basement levels 2-4, receiving passive surveillance from vehicles and pedestrians as they move throughout these basement levels.
- The bicycle storage room on the basement level 1 is clearly visible from the lift lobby. It therefore receives good passive surveillance from lift users, reducing the risk of opportunistic crime and theft of belongings.

Access control (and movement)

- The provision of dedicated, secure off-street parking and bicycle storage (including hotel bicycle storage on basement 1, and residential bicycle storage on basement levels 2-4) helps reduce opportunities for motor vehicle-related crimes. This is enhanced by the delineation of resident parking (basement level 1-4), visitor parking (basement 1-2) and retail parking (ground).
- The provision of separate lifts for residential, hotel and retail users will ensure that access is restricted to intended and authorised users only, improving wayfinding.

Territorial reinforcement

No further assessment.

Space and activity management

No further assessment

Recommendations and design considerations

The following recommendations are proposed for consideration to enhance alignment with the following CPTED principles further:

Surveillance

- The storage spaces on basement levels should be designed to maximise visibility from the entry (such as wider entry points, and locked entry), while also ensuring that individual storage lockers are not visibly permeable to protect privacy and protect contents (i.e. not see-through chain link fence).
 - Access points to residents' storage areas located on basement levels 2-4 should be located in areas that are highly visible and unobstructed, the storage areas situated near the southern tower core and near the eastern tower hotel lifts.
- Include CCTV to provide 24/7 mechanical surveillance in areas where it is challenging to achieve passive surveillance. Areas of particular attention include:

- basement levels 1–4, which will likely experience lower levels of passive surveillance compared to ground level.
- entries and exits, lifts areas, residential and bicycle storage areas, waste facilities and fire exits.
- Ensure that internal pathways and amenities are well-lit to maximise opportunities for surveillance and enhance safety. Sensor lights could be utilised in some concealed areas, if required, to deter criminal activity. Lighting should comply with relevant Australian standards.

Access control (and movement)

- Provide access control measures (e.g. swipe cards, keys, pin codes, intercom) for visitor, hotel guest, worker and resident access to restricted areas. This could include swipe cards that limit these users only to their respective floors, lobby areas, and communal spaces if access is granted.
- Limit access to all plant rooms, storage areas, pump rooms, other service rooms and hotel operations areas within the car parking area to staff only using mechanical access control measures (e.g. locked doors and swipe cards or pin codes).
- Ensure car parking levels provide traffic calming measures at vehicle access and egress points, and along internal roads to avoid pedestrian and vehicle conflict and ensure priority is given to pedestrians and workers accessing storage rooms and parked vehicles. This could include speed humps, bollards, coloured walkways, and convex safety mirrors.

Territorial reinforcement

- Consider using lighter shaded paint/surface treatments for the basement level walls and ceiling. Lighter painted surfaces can make basement areas appear larger and more spacious than unpainted surfaces and can also increase feelings of safety and reduce opportunities for concealment.
- Incorporate signage throughout car parking areas. This should include measures to direct different users to relevant parking (car and bike), assist users in accessing the most direct route to stairs and lifts, and differentiate the various levels and areas of the car park.
 - Measures could include signage, icons, directional pavement markers, colour coding, lighting design, and changes in materiality.
 - This should also include universal and accessible signage (e.g. braille information, large pictograms, direction markers and icons) to cater to people with disabilities and people from diverse language groups.
- Install signage in car parking areas reminding motorists to lock their vehicles and not to leave valuable items inside their cars, indicating that there is CCTV in use, and that theft is a punishable offence. This signage will help disincentivise theft-related crimes by noting the high rates of motor vehicle theft in the local area.
- Ensure that the vehicle driveway along Vaughan Avenue is clearly delineated from the pedestrian footpath through environmental cues such as distinctive pavement material, colour or texture.

Space and activity management

- Ensure that all access points throughout basement levels, including fire exits and stairs, are well maintained and regularly monitored to ensure they remain in good working order and restrict public access.
- A Plan of Management (PoM) should be developed outlining operational measures that will be integrated into the ongoing management of the site to enhance safety and security post-development. Key measures to consider include:
 - Security personnel presence and CCTV monitoring;
 - Access control measures, such as keypads or swipe cards, to manage public access to the back-of-house areas and basement levels.
 - Regular maintenance, monitoring, and management of spaces, including any regular cleaning, landscaping, or maintenance.

6.2 Retail and public domain

(Southern Tower: Ground-Level 1, Eastern Tower: Level 1–Upper Level 2) including pavilion building (Levels 1–4):

The Proposal includes retail spaces, including food and beverage tenancies, on the ground floor and level 1 of the southern tower, level 1 of the eastern tower, and public domain works from the ground floor to level 2 of the podium. Access to the retail spaces is available via Baker Street at ground level and via a through-site link (to be delivered as part of the Stage 2 Development) connecting Baker Street and Vaughan Avenue at level 1 of the podium. The pavilion building (levels 1–4) comprises lounge and dining areas and a green roof, with outdoor seating overlooking Baker Street and the level 1 through-site link. Access to the pavilion building is available via the site link from level 1.

Given the mix of uses on the lower floors, including retail spaces, residential and hotel lobbies, and residential communal spaces, access control will be a key CPTED principle to ensure that different uses remain clearly designated and safe. This is particularly relevant to this Proposal given the high rate of opportunistic crime in the local area.

Assessment for proposed development

The project incorporates the following features and inclusions that align with the following CPTED principles:

Surveillance

- The proposed setbacks along the Baker Street site frontage provide clear and unobstructed sightlines to the retail spaces from the surrounding public domain, contributing to higher levels of passive surveillance on the ground floor.
- The provision of a mix of retail spaces, including proposed food and beverage tenancies on the ground floor and level 1, will assist in activating the site by introducing visitors throughout the day, and potentially during the evening and night.
- The provision of retail areas located on the ground floor and level 1 will also provide opportunities for passive surveillance of the surrounding public realm and within internal communal areas, including the resident communal space and lobby areas (hotel and residential), reception and lounge spaces, and food and beverage areas.
- The proposed tenancies and uses of the site, including food and beverage offerings, will increase opportunities for passive surveillance by increasing site activation during intended hours of operation.
- The provision of outdoor dining spaces and seating terraces along the level 1 through site link (linking Baker Street and Vaughan Street) will encourage more extended stays by patrons, increasing opportunities for passive surveillance and activation across the site.
- Visibility and sightlines across the lower levels and public domain are enhanced by the outdoor dining terraces on levels 1–3 of the pavilion building, the green roof on level 4 of the pavilion building and the podium-level communal open space as part of the eastern tower (including seating nooks, a sun lawn and gathering space, outdoor barbecue and dining areas).

Access control (and movement)

- The open plan layout of the retail spaces and through site link on the level 1 podium provides good visibility and clear sightlines with view corridors to the parkland and water, and will contribute to a greater ease of wayfinding, as well as opportunities for social interaction through the outdoor dining and seating areas.

Territorial reinforcement

- The inclusion of retail uses on the ground floor will generate activation during intended hours of operation (7 am – 12 am, 7 days a week), and encourage greater community use, connection to, and ownership of the site, which may enhance perceptions of safety.

- Landscaping and embellishments incorporated throughout the public domain on ground level and level 1 will encourage social interactions and more extended stays, which will enhance activation and passive surveillance. The activation of the public domain aligns with the objectives outlined in the Central Coast Council DCP and CDP (refer to Section 4). These embellishments include:
 - variety of outdoor seating and dining areas;
 - landscaping features along the through site links; and
 - public domain areas.
- Wayfinding through the public domain on ground to level 2 is enhanced by the use of entry signage along Vaughan Street and the use of coloured/textured pavement along the main pedestrian pathway and, which can be used to enter the site from Baker Street, Vaughan Avenue or to Stage 1 of the Central Coast Quarter development during day and night hours. This strategic use of territorial reinforcement will ensure clear wayfinding, legibility, and ease of access for users as they move through the site.
- The accessible lift located on Baker Street will provide access to Level 2 of the podium will assist in the ease of access for all users to enter the site.
- Streetscape paving and platforms to enhance the existing fig tree on Vaughan Street creates opportunities for activation and feature lighting, which may enhance the sense of community ownership over the space.

Space and activity management

No further assessment

Recommendations and design considerations

The following recommendations are proposed for consideration to enhance alignment with the following CPTED principles further:

Surveillance

- Ensure that any areas intended for nighttime use are well-lit, in accordance with Australian Standards, to increase perceptions of safety, maximise surveillance, and avoid dark areas that may act as points of entrapment.
 - Public domain pathways and through-site links. This may include the provision of sensor lighting along entry pathways or outdoor seating areas;
 - All entries/exits, including stairwells; and
 - Residential and hotel lobbies.
- Include CCTV to provide 24/7 mechanical surveillance in areas where it is challenging to achieve passive surveillance to deter theft and opportunistic crime. This includes a particular focus on:
 - retail spaces;
 - site access points at night; and
 - public areas, such as the through site link from Baker Street to Vaughan Avenue.

Access control (and movement)

- Provide access control measures (e.g. swipe cards, keys, pin codes, intercom) for retail workers to access restricted areas and secure the pavilion building outside of operational hours.

Territorial reinforcement

- The external façade and streetscape interfaces should be well-lit, visually interesting (e.g. public art, robust fixtures) to contribute to the appeal of the public domain, thereby encouraging use and activation.
 - Material and treatment selection should consider the risk of vandalism and graffiti, aligning with Central Coast Council's Graffiti Management Strategy and Draft Public Art Plan.

- This may include the incorporation of public artwork to activate the public realm further and encourage community ownership.

Space and activity management

- Landscaping, trees and vegetation throughout the site and along all streetscapes should be well maintained, trimmed, not at eye/head level to maximise clear sightlines and opportunities for passive surveillance, and avoid any potential areas for concealment or entrapment. Key areas of importance include:
 - along walkways (both internal and external);
 - public realm and communal areas; and
 - entry/exit points.
- The Plan of Management (PoM) should consider operational aspects relating to the public domain and retail components, including:
 - Clarification of the functions, operating hours, and licensing status of mixed-use areas (e.g. food and beverage areas and retail uses);
 - Clarification of the intended users and hours of use of the pavilion building, and details, including the management and maintenance of this space;
 - Security personnel presence and CCTV monitoring;
 - Access control measures, such as keypads or swipe cards, to manage public access to the back-of-house areas and basement levels; and
 - Regular maintenance, monitoring, and management of spaces, including any regular cleaning, landscaping, or maintenance.

6.3 Residential

(Southern Tower: Levels 1–36, Eastern Tower: Upper Level 2, 17–41), including residential communal spaces
(Southern Tower: Level 1, Eastern Tower: Upper Level 2)

The Proposal includes 35 residential apartment levels across two towers (Southern Tower: Levels 2–36, Eastern Tower: Levels 17–41), comprising 394 apartments. This includes approximately:

- 296 market apartments.
- 98 affordable housing apartments to be managed by a CHP for 15 years (equating to approximately 20% of the residential GFA).

The residential component of this proposal also includes two levels of communal and co-working spaces across the two towers, as well as a residential lobby on the ground floor of the eastern tower.

It is important that residents feel comfortable and safe. A CPTED assessment can support this by examining how the design and layout of residential spaces and access points can maximise surveillance and reinforce territorial measures. This is important because places that feel owned and cared for are more likely to be used, revisited, and protected. Providing spaces where people can gather and interact with their neighbours is key to achieving a greater perception of safety among residents.

This assessment will focus on the internal layout of the residential components (excluding internal apartment layout), external access points (excluding car park access), and resident communal and co-working spaces located across the southern and eastern towers.

Assessment for proposed development

The project incorporates the following features and inclusions that align with the following CPTED principles:

Surveillance

- The residential hallways and corridors have generally unobstructed sightlines, with straight corridors and no blind or dark corners. This visibility will provide increased passive surveillance for residents as they move in and out of their homes, hence also increasing perceptions of safety.
- The residential communal spaces (including library, communal room, private dining room, kitchen and music room) located on level 1 of the southern tower are oriented towards both Vaughan Avenue and Baker Street, providing natural surveillance over the public domain. The activations within these spaces will also encourage longer stays by residents, who may provide surveillance during both daytime and nighttime hours.
- The provision of residential balconies in the southern and eastern towers increases opportunities for passive surveillance across the lower levels of the site.

Access control (and movement)

- There is clear navigation from the centrally located stairwell and lifts in both residential towers, providing residents with good visibility and wayfinding.
- Within the eastern tower, the residential lift lobby entrance is located separately from the hotel and retail entrances, providing good access control to delineate these uses and restrict entry to authorised users only.
- Fire stairs are located directly behind residential lifts in both towers, supporting access for logical directions and natural wayfinding during emergency and evacuation procedures.

Territorial reinforcement

- All residential apartment doors are offset from neighbouring apartments, avoiding clear sightlines into apartment spaces. This will enhance residents' perceptions of privacy and ownership within their own homes.
- The provision of separate residential and hotel lobby entrances in the eastern tower demonstrates good territorial reinforcement and is enhanced by the incorporation of different pavement materials and landscaping along Mann Street. These territorial reinforcement measures will provide better wayfinding, legibility, and ease of access for future users and residents.
- The provision of communal and co-working spaces in both towers provides a range of uses that will increase activation of these spaces. These spaces also offer opportunities for people to interact and connect, enhancing community ownership and encouraging stronger community bonds.

Space and activity management

- The affordable housing units will be and managed by a Community Housing Provider (CHP) for 15 years.

Recommendations and design considerations

The following recommendations are proposed for consideration to enhance alignment with the following CPTED principles further:

Surveillance

- Internal pathways and communal spaces should be well lit throughout all times of the day to accommodate residents arriving and leaving at different times, and to maximise opportunities for passive surveillance and enhance perceptions of safety.

- Consider using CCTV in areas with low natural surveillance and visibility to provide further formal surveillance. Areas of particular attention should include internal areas such as entries and exits, staircases, lifts, entrances and corridors.
- Ensure all residential apartment doors have eyeholes to increase perceived levels of passive surveillance in adjoining hallways and enhance perceptions of privacy and access control for residents (as per Central Coast Council's CPTED Checklist).

Access control (and movement)

- Recommend that the distribution of affordable housing is aligned with best practice tenure equity approaches, which may contribute to benefits including social cohesion between market and affordable housing residents, enhancing a sense of community safety.
- As per the car parking recommendation (refer to Section 6.1):
 - Provide access control measures (e.g. swipe cards, keys, pin codes, intercom) for visitor, hotel guest, worker and resident access to restricted areas. This could include swipe cards that limit these users only to their respective floors, lobby areas, and communal spaces if access is granted.
- Consider implementing security measures for all apartment entrances, including robust, tamper-resistant locks on all entrances of individual apartments, and security screen doors for apartments located on levels 2-3 of the southern tower (as per Central Coast Council's CPTED Checklist). This will prevent unauthorised access and will ensure greater levels of actual and perceived safety for residents within their homes.
- Ensure that fire doors and staircases restrict access to authorised users only, particularly connecting to basement levels. Consider using self-closing fire doors, egress alarms, swipe cards, keys, or other access control measures at these points.
- Ensure all balconies are designed to limit their ability to assist unauthorised entry. This would involve designing balconies with anti-climb features, railing/screening design and materials, the proximity to other balconies (to prevent balcony hopping), and the proximity to and height of trees, fences, and external screening immediately adjacent to balconies that could facilitate entry.

Territorial reinforcement

- Consider incorporating design features in lobby and communal areas (e.g. landscaping embellishments and public art), which may enhance the sense of community connection to and responsibility for the site. Places that feel owned and cared for are more likely to be used and enjoyed, and people who have a sense of guardianship over a space are more likely to protect it and report crime.

Space and activity management

- The Plan of Management (PoM) should consider operational aspects relating to the residential components, including:
 - Security measures for mail/parcel room access;
 - Regular cleaning and maintenance of communal spaces, including general landscaping;
 - The acceptable standards of behaviour in communal spaces;
 - Details regarding the management of any spaces that are going to be available and/or activated at night;
 - Clarification of use and function of communal spaces and amenities, including hours of operation, intended users, and access control measures;
 - Clearly indicate the designated areas of responsibility for the management of anti-social behaviour.

- Recommend that the Building Manager and chosen Community Housing Provider (CHP) meet regularly to discuss any emerging management issues.

6.4 Hotel

(Eastern Tower: Levels Lower 2-16)

The Proposal includes the hotel GFA in the eastern tower (levels lower 2 – 16), comprising 152 hotel rooms, hotel lobby, bar, all-day dining spaces, and amenities (including meeting rooms, pool, gym, and wellbeing spaces). These amenities will provide visitors with the opportunity to contribute to a highly activated, welcoming site that maximises surveillance and enhances residents' perception of safety.

This assessment will focus on the internal layout of the hotel components (excluding internal hotel room layouts), external access points (excluding car park access), the hotel bar and all-day dining spaces, pool, gym and wellbeing space in the eastern tower.

Assessment for proposed development

The project incorporates the following features and inclusions that align with the following CPTED principles:

Surveillance

- The proposed setbacks of the eastern tower along the Mann Street frontage and public domain landscaping provide clear and unobstructed sightlines to the hotel lobby, contributing to higher levels of passive surveillance.
- Entrances to the hotel guest lifts are highly visible from the hotel entrance, and the proposed seating areas in the hotel lobby will encourage gathering by hotel guests and visitors, contributing to higher levels of passive surveillance. This provision of lobby seating will also activate the hotel's frontage along Mann Street and contribute to external passive surveillance along Mann Street.
- Hallways and corridors on hotel room levels have unobstructed sightlines, with straight corridors and no blind or dark corners. This provides increased passive surveillance for hotel guests, clear navigation and wayfinding, and reduces areas of concealment.

Access control

- There is clear navigation from the centrally located stairwell and lifts, providing hotel guests with good visibility and enhancing the ease of wayfinding.
- All hotel room doors are offset from neighbouring hotel room doors and lift exits, avoiding clear sightlines into hotel rooms. This will enhance hotel guests' perceptions of privacy.

Territorial reinforcement

- The hotel bar and all-day dining spaces will assist in activating the site by introducing a range of users and uses throughout the day, evening and night. Increased activity and routine maintenance within these areas will provide environmental cues that the area is well cared for, reducing perceptions of crime and increasing community ownership of the space.

Space and activity management

No further assessment

Recommendations and design considerations

The following recommendations are proposed for consideration to enhance alignment with the following CPTED principles further:

Surveillance

- Internal pathways and amenities should be well lit throughout all times of the day to accommodate hotel guests arriving and leaving at various times, and to maximise opportunities for passive surveillance and enhance perceptions of safety.
- As per the residential recommendation (refer to Section 6.3):
 - Consider using CCTV in areas with low natural surveillance and visibility to provide further formal surveillance. Areas of particular attention should include internal areas such as entries and exits, staircases, lifts, entrances and corridors.
- Ensure all hotel room doors have eyeholes to increase perceived levels of passive surveillance in adjoining hallways and enhance perceptions of privacy and access control for hotel guests.

Access control

- As per the car parking recommendation (refer to Section 6.1):
 - Provide access control measures (e.g. swipe cards, keys, pin codes, intercom) for visitor, hotel guest, worker and resident access to restricted areas. This could include swipe cards that limit these users to their respective floors, lobby areas, communal spaces, and back-of-house areas, if access is granted.
- As per the residential recommendation (refer to Section 6.3):
 - Ensure all balconies are designed to limit their ability to assist unauthorised entry. This would involve designing balconies with anti-climb features, railing/screening design and materials, the proximity to other balconies (to prevent balcony hopping), and the proximity to and height of trees, fences, and external screening immediately adjacent to balconies that could facilitate entry.

Territorial reinforcement

- As per the residential recommendation (refer to Section 6.3):
 - Consider incorporating design features in lobby and communal areas (e.g. landscaping embellishments and public art), which may enhance the sense of community connection to and responsibility for the site. Places that feel owned and cared for are more likely to be used and enjoyed, and people who have a sense of guardianship over a space are more likely to protect it and report crime.

Space and activity management

- Establish a Hotel Plan of Management (PoM) which details the regular maintenance and monitoring of the hotel spaces, including:
 - An electronic key card system to manage hotel guest access control, allowing guests to access their designated floor, room, hotel amenities level and out-of-hours lobby access;
 - Details regarding the intended users of the hotel communal spaces, including meeting rooms, pool, gym and wellbeing spaces, including the management and maintenance of these spaces and availability for booking of these spaces by intended users;
 - Detail regarding the management of any spaces which are going to be available and/or activated at night;
 - The acceptable standards of behaviour in communal amenity spaces (including meeting room, pool and wellbeing areas), dining spaces, and specific management strategies for the hotel bar, given concern around alcohol-related social and health risks in the local area;
 - Establishment of maintenance protocols for hotel cleaning, ensuring hotel spaces are well-maintained.
-

7 Conclusion

Urbis has undertaken a CPTED assessment for the proposed development against the seven 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 aligns with the Central Coast Council's Development Control Plan (DCP), which aims to provide greater connectivity to improve amenity. The Proposal further incorporates the four CPTED Principles: surveillance, access control, territorial reinforcement, and space and activity management.

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

Surveillance

- The storage spaces on basement levels should be designed to maximise visibility from the entry (such as wider entry points, and locked entry), while also ensuring that individual storage lockers are not visibly permeable to protect privacy and protect contents (i.e. not see-through chain link fence).
 - Access points to residents' storage areas located on basement levels 2-4 should be located in areas that are highly visible and unobstructed, the storage areas situated near the southern tower core and near the eastern tower hotel lifts.
- Include CCTV to provide 24/7 mechanical surveillance in areas where it is challenging to achieve passive surveillance. Areas of particular attention should include:
 - basement levels 1-4, which will likely experience lower levels of passive surveillance compared to ground level;
 - entries and exits, lifts areas, residential and bicycle storage areas, waste facilities and fire exits;
 - internal areas such as entries and exits, staircases, lifts, entrances and corridors.
 - retail spaces;
 - site access points at night; and
 - public areas, such as the through site link from Baker Street to Vaughan Avenue.
- Ensure that any areas intended for nighttime use are well-lit, in accordance with Australian Standards, to increase perceptions of safety, maximise surveillance, and avoid dark areas that may act as points of entrapment. Sensor lights could be utilised in some concealed areas, if required, to deter criminal activity.
 - Internal pathways and amenities on all basement, residential, and hotel levels;
 - Public domain pathways and through-site links. This may include the provision of sensor lighting along entry pathways or outdoor seating areas;
 - All entries/exits, including stairwells; and
 - Residential and hotel lobbies.
- Ensure all residential apartment doors have eyeholes to increase perceived levels of passive surveillance in adjoining hallways and enhance perceptions of privacy and access control for residents (as per Central Coast Council's CPTED Checklist).
- Ensure all hotel room doors have eyeholes to increase perceived levels of passive surveillance in adjoining hallways and enhance perceptions of privacy and access control for hotel guests.

Access Control

- Provide access control measures (e.g. swipe cards, keys, pin codes, intercom) for visitor, hotel guest, worker and resident access to restricted areas. This could include swipe cards that limit these users to their respective floors, lobby areas, communal spaces, and back-of-house areas, if access is granted.

- Limit access to all plant rooms, storage areas, pump rooms, other service rooms and hotel operations areas within the car parking area to staff only using mechanical access control measures (e.g. locked doors and swipe cards or pin codes).
- Ensure car parking levels provide traffic calming measures at vehicle access and egress points, and along internal roads to avoid pedestrian and vehicle conflict and ensure priority is given to pedestrians and workers accessing storage rooms and parked vehicles. This could include speed humps, bollards, coloured walkways, and convex safety mirrors.
- Recommend that the distribution of affordable housing is aligned with best practice tenure equity approaches, which may contribute to benefits including social cohesion between market and affordable housing residents, enhancing a sense of community safety.
- Consider implementing security measures for all apartment entrances, including robust, tamper-resistant locks on all entrances of individual apartments, and security screen doors for apartments located on levels 2-3 of the southern tower (as per Central Coast Council's CPTED Checklist). This will prevent unauthorised access and will ensure greater levels of actual and perceived safety for residents within their homes.
- Ensure that fire doors and staircases restrict access to authorised users only, particularly connecting to basement levels. Consider using self-closing fire doors, egress alarms, swipe cards, keys, or other access control measures at these points.
- Ensure all balconies are designed to limit their ability to assist unauthorised entry. This would involve designing balconies with anti-climb features, railing/screening design and materials, the proximity to other balconies (to prevent balcony hopping), and the proximity to and height of trees, fences, and external screening immediately adjacent to balconies that could facilitate entry.

Territorial Reinforcement

- Consider using lighter shaded paint/surface treatments for the basement level walls and ceiling. Lighter painted surfaces can make basement areas appear larger and more spacious than unpainted surfaces and can also increase feelings of safety and reduce opportunities for concealment.
- Incorporate signage throughout car parking areas. This should include measures to direct different users to relevant parking (car and bike), assist users in accessing the most direct route to stairs and lifts, and differentiate the various levels and areas of the car park.
 - Measures could include signage, icons, directional pavement markers, colour coding, lighting design, and changes in materiality.
 - This should also include universal and accessible signage (e.g. braille information, large pictograms, direction markers and icons) to cater to people with disabilities and people from diverse language groups.
- Install signage in car parking areas reminding motorists to lock their vehicles and not to leave valuable items inside their cars, indicating that there is CCTV in use, and that theft is a punishable offence. This signage will help disincentivise theft-related crimes by noting the high rates of motor vehicle theft in the local area.
- Ensure that the vehicle driveway along Vaughan Avenue is clearly delineated from the pedestrian footpath through environmental cues such as distinctive pavement material, colour or texture.
- The external façade and streetscape interfaces should be well-lit, visually interesting (e.g. public art, robust fixtures) to contribute to the appeal of the public domain, thereby encouraging use and activation.
 - Material and treatment selection should consider the risk of vandalism and graffiti, aligning with Central Coast Council's Graffiti Management Strategy and Draft Public Art Plan.
 - This may include the incorporation of public artwork to activate the public realm further and encourage community ownership.

- Consider incorporating design features in lobby and communal areas (e.g. landscaping embellishments and public art), which may enhance the sense of community connection to and responsibility for the site. Places that feel owned and cared for are more likely to be used and enjoyed, and people who have a sense of guardianship over a space are more likely to protect it and report crime.

Space and Activity Management

- Ensure that all access points throughout basement levels, including fire exits and stairs, are well maintained and regularly monitored to ensure they remain in good working order and restrict public access.
- Landscaping, trees and vegetation throughout the site and along all streetscapes should be well maintained, trimmed, not at eye/head level to maximise clear sightlines and opportunities for passive surveillance, and avoid any potential areas for concealment or entrapment. Key areas of importance include:
 - along walkways (both internal and external);
 - public realm and communal areas; and
 - entry/exit points.
- A Plan of Management (PoM) should be developed outlining operational measures that will be integrated into the ongoing management of the site to enhance safety and security post-development. Key measures to consider include:
 - Security personnel presence and CCTV monitoring;
 - Access control measures, such as keypads or swipe cards, to manage public access to the back-of-house areas and basement levels.
 - Regular maintenance, monitoring, and management of spaces, including any regular cleaning, landscaping, or maintenance.
- The Plan of Management (PoM) should consider operational aspects relating to the public domain and retail components, including:
 - Clarification of the functions, operating hours, and licensing status of mixed-use areas (e.g. food and beverage areas and retail uses);
 - Clarification of the intended users and hours of use of the pavilion building, and details, including the management and maintenance of this space;
 - Security personnel presence and CCTV monitoring;
 - Access control measures, such as keypads or swipe cards, to manage public access to the back-of-house areas and basement levels; and
 - Regular maintenance, monitoring, and management of spaces, including any regular cleaning, landscaping, or maintenance.
- The Plan of Management (PoM) should consider operational aspects relating to the residential components, including:
 - Security measures for mail/parcel room access;
 - Regular cleaning and maintenance of communal spaces, including general landscaping;
 - The acceptable standards of behaviour in communal spaces;
 - Details regarding the management of any spaces that are going to be available and/or activated at night;
 - Clarification of use and function of communal spaces and amenities, including hours of operation, intended users, and access control measures;

- Clearly indicate the designated areas of responsibility for the management of anti-social behaviour.
- Recommend that the Building Manager and chosen Community Housing Provider (CHP) meet regularly to discuss any emerging management issues.
- Establish a Hotel Plan of Management (PoM) which details the regular maintenance and monitoring of the hotel spaces, including:
 - An electronic key card system to manage hotel guest access control, allowing guests to access their designated floor, room, hotel amenities level and out-of-hours lobby access;
 - Details regarding the intended users of the hotel communal spaces, including meeting rooms, pool, gym and wellbeing spaces, including the management and maintenance of these spaces and availability for booking of these spaces by intended users;
 - Detail regarding the management of any spaces which are going to be available and/or activated at night;
 - The acceptable standards of behaviour in communal amenity spaces (including meeting room, pool and wellbeing areas), dining spaces, and specific management strategies for the hotel bar, given concern around alcohol-related social and health risks in the local area;
 - Establishment of maintenance protocols for hotel cleaning, ensuring hotel spaces are well-maintained.

Disclaimer

This report is dated 18 December 2025 and incorporates information and events up to that date only, and excludes any information arising, or event occurring, after that date, which may affect the validity of Urbis Ltd **(Urbis)** opinion in this report. Urbis prepared this report on the instructions and for the benefit only of UPG Waterfront Pty Ltd **(Instructing Party)** for the purpose of Crime Prevention Through Environmental Design Report **(Purpose)** and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

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 4 Crime rates per 100,000 people, July 2024 – June 2025

Crime type	Gosford suburb	Central Coast LGA	NSW
Assault (non-domestic)	2,522.3	459.7	411.5
Assault (domestic)	1,289.6	563.5	457.5
Break and enter dwelling	379.3	176.6	219.6
Break and enter non-dwelling	246.5	71.9	97.6
Liquor offences	246.5	24.4	63.1
Malicious damage to property	2,370.6	666.9	564.4
Motor vehicle theft	227.6	166.5	177.7
Steal from dwelling	474.1	141.2	188.4
Steal from motor vehicle	853.4	337.6	303.4
Steal from person	94.8	13.9	22.7
Steal from retail store	891.3	375.6	354.2
Trespass	303.4	121.6	155.6

Source: BOCSAR

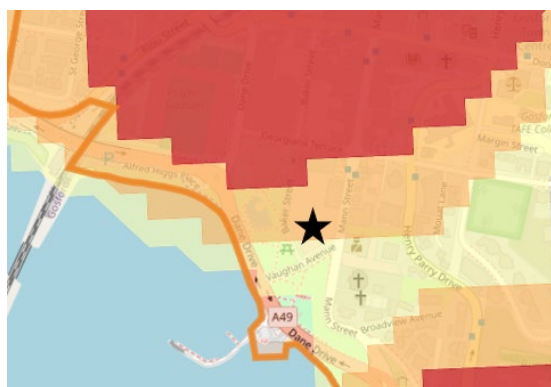
Table 5 Two-year crime trend, July 2023 – June 2025

Crime type	Gosford suburb	Central Coast LGA	NSW
Assault (non-domestic)	Stable	Stable	Stable
Assault (domestic)	Stable	Stable	Stable
Break and enter dwelling	n.c	Stable	Down 10.2% per year
Break and enter non-dwelling	n.c	Stable	Down 3.1% per year
Liquor offences	n.c	Stable	Down 15.8% per year

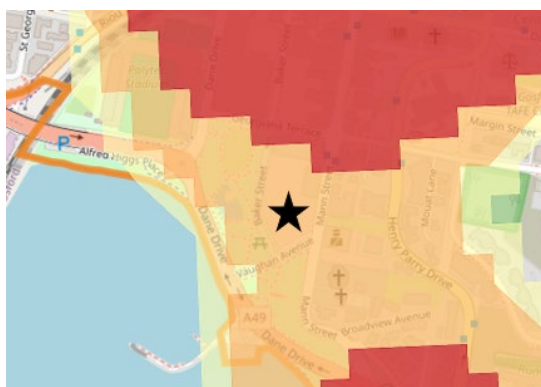
Malicious damage to property	n.c	Stable	Down 6.1% per year
Motor vehicle theft	Stable	Stable	Stable
Steal from dwelling	n.c	Stable	Stable
Steal from motor vehicle.	Stable	Stable	Down 11.3% per year
Steal from person	n.c.	Stable	Stable
Steal from retail store.	Stable	Stable	Up 5.1% per year
Trespass	n.c	Stable	Up 3.7% per year

Source: BOCSAR

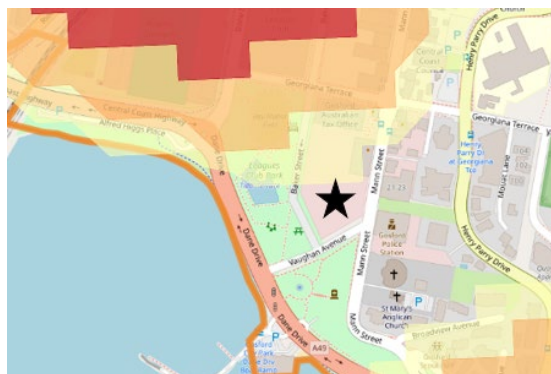
Figure 11 Crime hotspots, July 2024 to June 2025



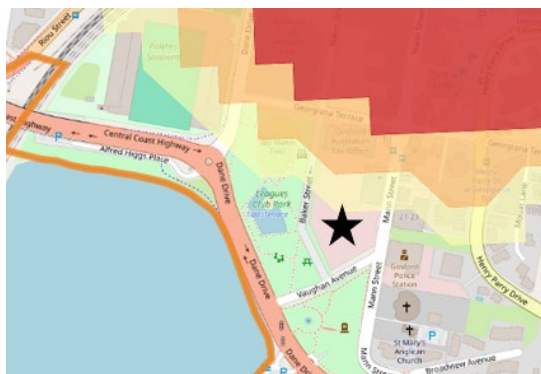
Picture 7 Domestic assault



Picture 8 Non-domestic assault



Picture 9 Break and enter dwelling



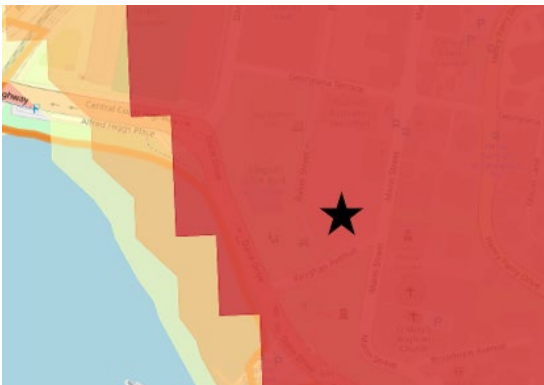
Picture 10 Break and enter non-dwelling



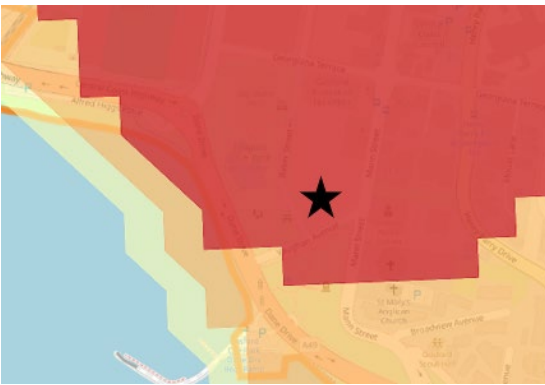
Picture 11 Motor vehicle theft



Picture 12 Steal from motor vehicle



Picture 13 Steal from dwelling



Picture 14 Malicious damage to property

Source: BOCSAR, 2025

NB: The site location is marked with a black star



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