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URBIS

CPTED ASSESSMENT

**CENTRAL COAST QUARTER
NORTHERN TOWER DA**

Prepared for

SH GOSFORD RESIDENTIAL PTY LTD

August 2021

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

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1. INTRODUCTION

This Crime Prevention Through Environmental Design (CPTED) Assessment has been prepared by Urbis Pty Ltd (Urbis) on behalf of SH Gosford Residential Pty Ltd (the Applicant) to inform a State Significant Development Application (SSDA) for a mixed-use tower at 26-30 Mann Street, Gosford.

Concept SSDA consent (SSD 10114) was granted by the Independent Planning Commission (IPC) on 24 August 2020 for a building envelope that included a podium and three towers. This DA comprises the first 'detailed' application for the northern tower.

This DA will transform a currently dormant parcel of land, providing a positive redevelopment outcome for Gosford City Centre.

The tower will deliver high-quality residential dwellings in a convenient, accessible and naturally beautiful location. Future residents will be afforded the opportunity to live in a high-amenity location, with all the benefits of modern apartment living. The proposal provides a variety of apartment types to suit the needs and lifestyles of existing and future residents of Gosford.

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

This CPTED assessment has been prepared in accordance with Condition C12 of the Stage 1 Conditions of Consent that stipulates that a CPTED Report will include including methods/treatments to ensure all buildings, spaces and places within and around the development are safe and secure, and the opportunity for crime has been minimised in accordance with the CPTED principles. It has also addressed SEAR #6 of SSD-23588910, which requires the Applicant to "*Demonstrate that the proposal has considered and adopted best practice Crime Prevention Through Environmental Design (CPTED) principles*".

1.1. AIM

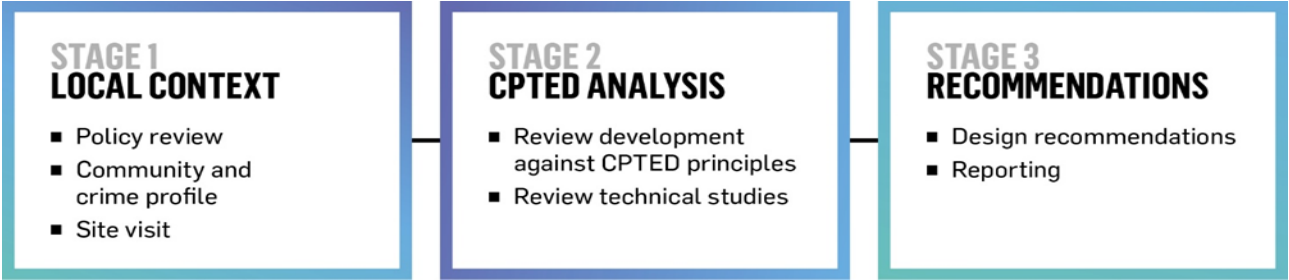
A CPTED is a specialist study undertaken to help reduce opportunities for crime by using design and place management principles. A CPTED assessment employs four key principles as shown in Figure 1.

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



2. PROPOSAL

The proposal comprises the first 'detailed' stage of the redevelopment of the site as outlined below:

- Demolition of the existing retaining wall on site.
- Removal of three trees located at the site interface with Baker Street.
- Excavation to a depth of approximately 1.3m to accommodate the proposed basement structure.
- Earthworks to level the site in readiness for the proposed building.
- Construction of a 25-storey (26 level) mixed-use building, comprising:
 - 621sqm of retail GFA.
 - 136 apartments, equating to 13,263sqm of residential GFA comprising:
 - 14 x 1-bedroom apartments.
 - 107 x 2-bedroom apartments.
 - 14 x 3-bedroom apartments.
 - 1 x 4-bedroom apartment.
 - Four parking levels for 183 cars, with vehicular access from Baker Street.
 - Storage areas and services.
 - Communal open space.
- Publicly accessible through site link, including stairs, walkways, public lift, public art and landscaping.

Figure 2 provides photomontages of the proposal.

Figure 2 – Photomontages of the Proposal



Picture 1 – View from Gosford Leagues Club Field



Picture 2 – View of Podium from Leagues Club Field

Source: DKO

3. SITE CONTEXT

3.1. CONTEXT DESCRIPTION

The site is located in Gosford CBD, approximately 600m south of Gosford Railway Station and approximately 180m east of Central Coast Stadium. The site has been sitting vacant since the decommissioning of the Former Gosford Public School more than five years ago. This DA will transform the land, providing a positive redevelopment outcome in-line with the NSW Government's vision for the site.

The site is located within a diverse urban context at the southern end of the Gosford City Centre and the buildings and spaces surrounding the site vary in use, form, age, height and architectural design. The town centre is the central activity node and contains a mix of residential, commercial and retail uses.

The Central Coast Regional Plan 2036 sets the vision for the Central Coast region to create a 'healthy natural environment, flourishing economy and well-connected communities'. The site is identified in the strategy as being located in 'The City Core' and the 'Arts & Entertainment Precinct'.

Site observations confirm that the adjacent commercial development (32 Mann Street) is fully operational and highly activated during business hours. 32 Mann Street also overlooks the site, sitting at a higher level and providing passive surveillance. The site is currently vacant and secured by a chain mesh fence with a semi-transparent banner. The Gosford Police Station is located to the east of the site on Mann Street, providing for an additional deterrent for antisocial behaviour.

Figure 3 – Aerial of the Site



Source: Urbis

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 Assessment of Development Applications (2001)

In April 2001, the NSW Department of Infrastructure, Planning and Natural Resources (now the Department of Planning, Industry and Environment) 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 which are used in the assessment of development applications. These are: surveillance, access control, territorial reinforcement and space management.

The Guidelines aim to help councils implement and consider the CPTED principles. CPTED assessments seeks 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 crime by increasing the time, energy or resources which need to be expended
- Reducing the potential rewards of crime by minimising, removing or concealing 'crime benefits'
- Removing conditions that create confusion about required norms of behaviour.

Community Strategic Plan 2018-2028 Framework, Gosford City Council

The Community Strategic Plan 2018-2028 Framework (CSPF) outlines community priorities and desires, including environmental and social qualities, and provides a roadmap for the future of the Central Coast Local Government Area (LGA).

The CSPF identifies that one of the LGA's indicators affecting the LGA is "community connection and perception of safety". This includes:

- Neighbourhood safety.
- Feeling safe in public places; and
- Personal and property crime.

Section 5.2.16 Gosford City Centre Development Control Plan 2018 (2018)

The Gosford City Centre Development Control Plan 2018 (GDCP 2018) applies to the land on which the development is sited.

Part 5.2.16 of the GDCP 2018 specifies safety and security built form provisions. The controls aim to ensure a development is designed to reduce crime risk and minimise opportunities for crime.

The objectives of the GDCP 2018 are:

- 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.

5. SOCIAL BASELINE

5.1. DEMOGRAPHIC PROFILE

The profile of a community can influence the type and likelihood of crime that may impact a development. The following section contains a brief analysis of the characteristics of Gosford (suburb) based on data from the Australian Bureau of Statistics (ABS) and the Department of Planning, Industry and Environment (DPIE).



Young adult population

13.7% of the Gosford population are aged 25-29 and 11.4% are aged 30-34 years.



High portion of professionals

28.3% of the Gosford population are professionals, with 61.5% of the population working full-time.



Transport

57% of the population travel to work by car whereas 22.9% travel to work by public transport.



Household composition

Family households are the dominate household type in Gosford (50.1%), closely followed by single (or lone) person households (41.9%).

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 LGA and the NSW average has been used to help assess risk compared to LGA and state-wide averages. The full crime profile is contained in Appendix A.

Key crime findings of relevance to this assessment include:

- Malicious damage to property (3560.0 per 100,000 people).
- Assault (non-domestic) (2730.0 per 100,000 people); and
- Steal from retail store (1525.7 per 100,000 people).

5.3. IMPLICATIONS FOR THE PROPOSAL

The crime profile indicates that the site may be susceptible to opportunistic property damage and theft-related crimes due to its location within a town centre, as well as non-domestic assault.

The assessment will particularly consider the following points to reduce crime risk and improve safety:

- Car parking is considered a priority area for this assessment as the site is in a hotspot for steal from motor vehicle and malicious damage to property.
- It will be important to ensure the proposal provides appropriate surveillance, lighting and other safety measures for residents, particularly at night.
- It will also be important to ensure the public domain areas are designed to provide appropriate surveillance and safety measures.

These considerations have been addressed in the assessment of the development against CPTED principles in Section 6.

6. CPTED ASSESSMENT

This section provides an assessment of the proposal against Section 5.2.16 of the Gosford City Centre DCP 2018 and the four the CPTED principles: surveillance, access control, territorial reinforcement and space management.

As the proposal includes different uses and areas, the proposal has been divided into the following three priority areas for the assessment:

- Car parking
- Retail tenancies and public domain areas
- Residential uses.

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

6.1. CAR PARKING

The car park is located over four levels (ground floor and levels one to three) and contains 81 car spaces. Visitor and retail parking is located on the ground floor, and residential parking is located on levels one to three. Bicycle storage is also situated on the ground floor, and motor bike parking is provided on all car parking levels. The car park entry is located at the eastern side of the building. The entry is accessible through a driveway that runs down the northern side of the building and connects to Baker Street.

Car parking is considered a priority area for this assessment as the site is in a hotspot for steal from motor vehicle and malicious damage to property.

Assessment of proposed development

The proposal incorporates CPTED principles, including:

- Clear sightlines are provided throughout the car park to enhance opportunities for casual surveillance.
- Lifts and stairs are centrally located to provide visitors, retail tenants and residents with direct access to the building. A safe waiting area is provided at lift and stair areas.
- The bike storage area on the ground floor is separated from vehicle parking areas to reduce conflicts between bicyclists and vehicles.
- The car park entry and the loading dock are located at the rear of the building, away from areas of high pedestrian activity including Baker Street and the through site link.

Recommendations and design considerations

- Implement a lighting strategy within the car park and adjacent areas, including the garbage holding areas, so they are well lit at all times of the day and night.
- Implement CCTV and security signage to provide 24/7 surveillance of the car park and to deter crimes related to stealing from motor vehicles.
- Provide wayfinding signage throughout the car park to help drivers navigate to the correct parking area (visitor, retail and residential) and help pedestrians navigate to the lifts.
- Provide directional arrows within the car park to manage the two way traffic flow and reduce conflicts between vehicles.
- Install a security door at the ramp situated on the ground floor, which provides vehicular access to residential car spaces. This will restrict unauthorised access to residential spaces and deter crimes such as steal from motor vehicles and malicious damage to property.
- Implement safety mirrors at the car park entry and ramps to enhance sightlines for drivers in oncoming vehicles and manage interaction with surrounding pedestrian movement.
- Consider implementing access control measures to the service loading area (i.e. security gate, keypad, swipe card) to restrict public access to this area.
- Implement signs at the entrance to the loading dock and at the driveway on Baker Street to instruct vehicle movement and deter pedestrian access to these areas.

6.2. RETAIL TENANCIES AND PUBLIC DOMAIN AREAS

The proposal provides four retail tenancies ranging from 77 sqm to 232 sqm in size. Two of the tenancies are located on the ground floor fronting Baker Street. An additional two tenancies are situated on the southern side of the building, on levels two and three, and are accessible from the through site link. Public domain areas that provide seating and planting are located adjacent to the retail tenancies.

A through site link is located at the southern side of the building and provides pedestrian access from Baker Street to Mann Street. It is supported by stairs, walkways, a public lift, public art and various landscaping treatments.

Assessment of proposed development

The proposal incorporates CPTED principles, including:

- The ground floor retail tenancies fronting Baker Street activate the streetscape and provide casual surveillance onto the public domain.
- Sandstone bollards and trees are provided at the interface between Baker Street and the retail tenancies to allow for separation between vehicles and pedestrians.
- Seating and landscaping treatments (i.e. planting, artificial turf) are provided adjacent to the retail tenancies which help make the public domain a welcoming and safe place for residents and visitors. This attracts use of the areas and provides an opportunity for passive surveillance of Baker Street and the through site link.
- Glass fencing is provided within the public domain area on level three to increase opportunities for passive surveillance onto the through site link.
- The through site link activates the southern side of the building and provides a safe and welcoming walkway between Mann Street and Baker Street.
- Bleacher style seating, trees and planters are located at the edges of the through site link to enable clear sightlines and provide opportunities for natural surveillance of the public domain.

Recommendations and design considerations

- Provide ample lighting throughout the public domain areas to ensure the area is well lit at all times of the day and night. This includes lighting to the south of the retail tenancies to help reduce potential opportunities for concealment.
- Provide wayfinding signage at Baker Street and Mann Street to assist residents and visitors move through the site.
- Provide CCTV at retail tenancies and public domain areas to provide 24/7 surveillance and deter crime.
- Provide bins outside retail tenancies to reduce littering from patrons.
- Undertake regular maintenance of public domain areas (i.e. rubbish removal, cleaning of furniture, landscaping maintenance) to ensure the space is well looked after and safe for residents.
- Consider reorientating planting on levels three and four towards walls to increase opportunities for passive surveillance onto through site link.

6.3. RESIDENTIAL USES

The proposal contains 136 residential apartments from levels two to 24. The apartments are accessible from the lift lobby on the ground floor.

A landscaped communal area is located on level four and provides residents with access to a flexible gathering space, outdoor office space, and Indigenous bushtucker garden areas. The roof garden on level 21 is a smaller communal space for residents that provides flexible seating, a fire pit and plants.

Assessment of proposed development

The proposal incorporates CPTED principles, including:

- Centrally locating lifts and stairs to provide direct access between the lobby and apartments.
- Minimal corners in corridors, restricting opportunities for concealment and enabling clear sightlines to main entry points.
- Positioning apartment balconies on levels two to four towards Baker Street and the communal area on level four, enhancing opportunities for passive surveillance of the public domain.
- Positioning apartment balconies on levels two to four towards Baker Street and the communal area on level four, enhancing opportunities for passive surveillance of the public domain.
- Locating apartment balconies on levels five to 24 to overlook Baker Street and public domain areas, enhancing opportunities for passive surveillance.
- Orientating pot plants on the communal roof garden away from the boundary to increase opportunities for passive surveillance of through site link.

Recommendations and design considerations

- Provide access control measures (e.g. swipe cards, pin codes, intercom) to control resident and visitor entry to residential apartments.
- Provide CCTV at lobby and lift entries to provide 24/7 surveillance and help deter crime.
- Provide residential lobby signage visible from Baker Street to assist residents and visitors with access to the building.
- Provide ample lighting within the communal areas to ensure the areas are well lit at all times of the day and night. This includes lighting within the Indigenous bushtucker garden area to assist with reducing potential opportunities for concealment.
- Undertake regular maintenance of the communal areas on levels four and 21 (i.e. landscaping care and rubbish removal) to ensure the space is well looked after and safe for residents.
- Consider enclosing the fire pit located at the rooftop garden on level 21 to reduce the likelihood of a fire spreading beyond the pit.

7. CONCLUSION

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

This assessment has found that the development's design incorporates the four CPTED principles: surveillance, access control, territorial reinforcement and space management.

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

Car Parking

- Implement a lighting strategy within the car park and adjacent areas.
- Implement CCTV and security signage to provide 24/7 surveillance.
- Provide wayfinding signage throughout the car park for driver and pedestrian navigation.
- Provide directional arrows within the car park to manage the two-way traffic flow and reduce conflicts between vehicles.
- Install a security door at the ramp situated on the ground floor, which provides vehicular access to residential car spaces to restrict unauthorised access to residential spaces and deter crimes such as steal from motor vehicles and malicious damage to property.
- Implement safety mirrors at the car park entry and ramps to enhance sightlines for drivers.
- Consider implementing access control measures to the service loading area to restrict public access to this area.
- Implement signs at the entrance to the loading dock and at the driveway on Baker Street to instruct vehicle movement and deter pedestrian access to these areas.

Retail Tenancies and Public Domain Area

- Provide ample lighting throughout the public domain areas to ensure the area is well lit at all times of the day and night.
- Provide wayfinding signage at Baker Street and Mann Street to assist residents and visitors move through the site.
- Provide CCTV at retail tenancies and public domain areas to provide 24/7 surveillance and deter crime.
- Provide bins outside retail tenancies to reduce littering from patrons.
- Undertake regular maintenance of public domain areas to ensure the space is well looked after and safe for residents.
- Consider reorientating planting on levels three and four towards walls to increase opportunities for passive surveillance onto through site link.

Residential Uses

- Provide access control measures to control resident and visitor entry to residential apartments.
- Provide CCTV at lobby and lift entries to provide 24/7 surveillance and help deter crime.
- Provide residential lobby signage visible from Baker Street to assist residents and visitors with access to the building.
- Provide ample lighting within the communal areas to ensure the areas are well lit at all times of the day and night. This includes lighting within the Indigenous bush tucker garden area to assist with reducing potential opportunities for concealment.
- Undertake regular maintenance of the communal areas on levels four and 21 to ensure the space is well looked after and safe for residents.

- Consider enclosing the fire pit located at the rooftop garden on level 21 to reduce the likelihood of a fire spreading beyond the pit.

The implementation of the recommendations above will contribute to the development being a safe, activated and attractive environment for residents, visitors and the public.

DISCLAIMER

This report is dated 25 August 2021 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 Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of SH Gosford Residential 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).

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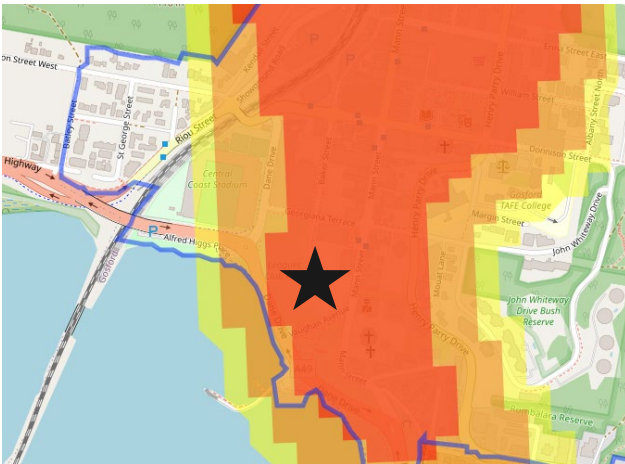
This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

Table 1 – Crime rates per 100,000 people, January 2020 – December 2020

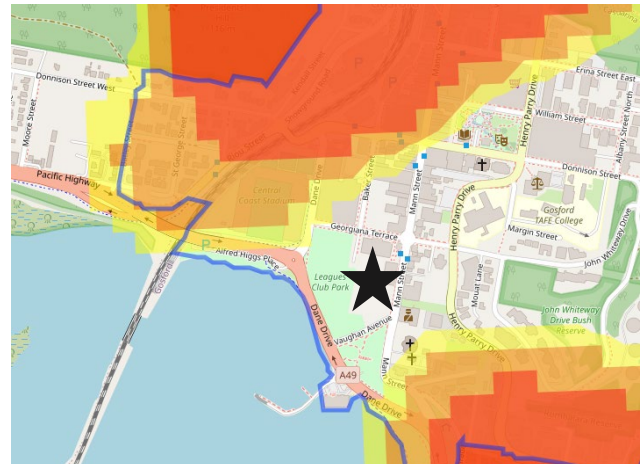
Crime type	Suburb	Central Coast LGA	NSW
Assault (non-domestic)	2730.0	405.9	364.0
Break and enter dwelling	1365.1	242.2	243.0
Break and enter non-dwelling	294.4	85.5	91.1
Malicious damage to property	3560.0	798.0	658.3
Motor vehicle theft	508.6	165.1	144.7
Steal from dwelling	508.6	172.1	207.8
Steal from motor vehicle	1124.2	442.5	350.3
Steal from person	160.6	27.3	26.6
Steal from retail store	1525.7	234.3	246.1
Trespass	856.5	108.4	125.9

Source: BOCSAR

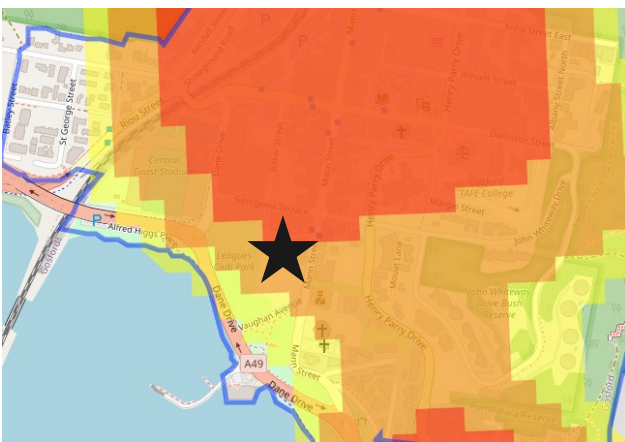
Figure 4 – Crime hotspots, January 2020 – December 2020



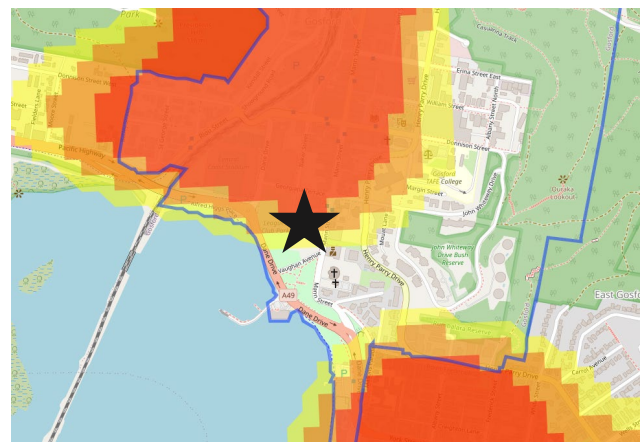
Picture 3 – Non-domestic assault



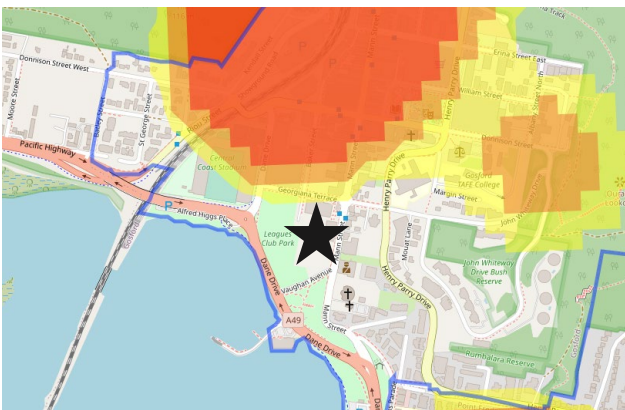
Picture 4 – Break and enter dwelling



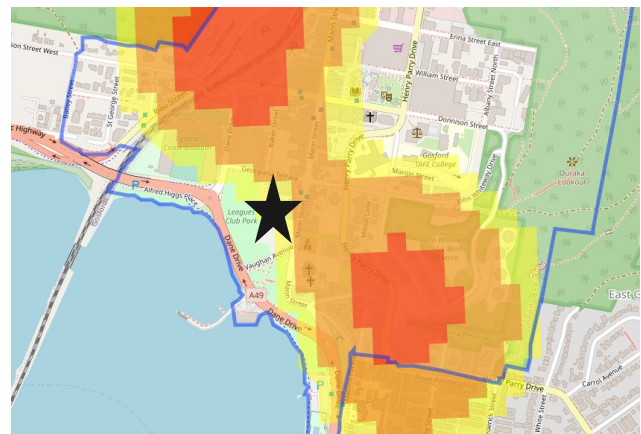
Picture 5 – Malicious damage to property



Picture 6 – Steal from motor vehicle



Picture 7 – Motor vehicle theft



Picture 8 – Steal from dwelling

Source: BOCSAR

NB: Approximate site location indicated by black star

