



CRIME RISK ASSESSMENT REPORT

Demolition of existing structures and construction of a residential flat building with 39 units above basement parking.

Nos. 182-186 Gertrude Street
North Gosford

Prepared for: Texco Design

REF. M220537





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1. Introduction

This report has been prepared for the applicant of the subject development. It undertakes a Crime Risk Assessment and Safety Audit in relation to the development of a new residential flat building at Nos. 182-186 Gertrude Street, North Gosford.

The purpose of this Report is to undertake an assessment of the crime profile of the area and the likely crime risks associated with the development to ensure that the proposal adequately minimises crime opportunity through implementation of the Crime Prevention Through Environmental Design (CPTED) Principles. This report is provided as a five-part assessment instrument designed to identify situational crime opportunities and risk and treatment (crime mitigation) options.

As detailed throughout this report, it is found that North Gosford generally has a higher incident of crime rates when compared to the Central Coast Local Government Area (LGA) and State of NSW, however in numeric terms occurrence is low and trending downwards. Nevertheless, the subject site's location within proximity to the Gosford City Centre results in an increased concentration of crime in and around the subject site. Accordingly, the proposal has been designed in response to the findings of this report and includes appropriate measures to ensure the safety of future occupants and the general public.

This CPTED Report is to be read in conjunction with the Statement of Environmental Effects submitted with this application as well as the Architectural Plans prepared by *Texco Design*.

2. Site Analysis and Context

2.1 THE SITE

The site is known as Nos. 182-186 Gertrude Street, North Gosford and is made up of three allotments legally described as Lots 24 and 25 in Deposited Plan 1591 and Lot 1 in Deposited Plan 17128. The site is located on the western side of Gertrude Street. An aerial image of the subject site and surrounding locality is provided at **Figure 1**.



Figure 1 Aerial image of the subject site, outlined blue, and surrounding locality (source SIX Maps)

The site is rectilinear in shape and has a total area of 1808m². The site's primary frontage faces Gertrude Street to the east and has a length of 45.72m. The site's northern and southern (side) boundaries both adjoin residential properties and have lengths of 45.26m and 46.22m, respectively. The site's western (rear) boundary also adjoins other residential properties and has a length of approximately 39.62m. The southernmost portion of the site (Lot 1, DP 17128) extends 0.9m further to the west than the remainder of the site. Site topography falls approximately 7.8m from its east to west.

The site is occupied by three (3) detached, single-storey dwelling houses and ancillary structures. Each dwelling is provided with a hardstand driveway with access to Gertrude Street. The dwellings at No. 182 and 186 Gertrude Street have covered car ports. The site is lightly vegetated and contains nineteen (19) trees interspersed throughout its area. Images of the subject site are provided at **Figures 2 to 4**, overpage.



Figure 2 Subject site viewed from the northeast



Figure 3 Subject site viewed from the southeast



Figure 4 Subject site, viewed from the east

The site is within the Gosford City Centre and as such is subject to the controls in Chapter 5 of *State Environmental Planning Policy (Precincts - Regional) 2022* (Regional SEPP). As shown in **Figure 5**, the subject site is zoned R1 General Residential under Chapter 5 of Regional SEPP. The site is not identified as subject to any particular hazards.

The site is in a within an established residential area and is connected to all necessary utilities and services including water, sewage, electricity and telecommunications services.

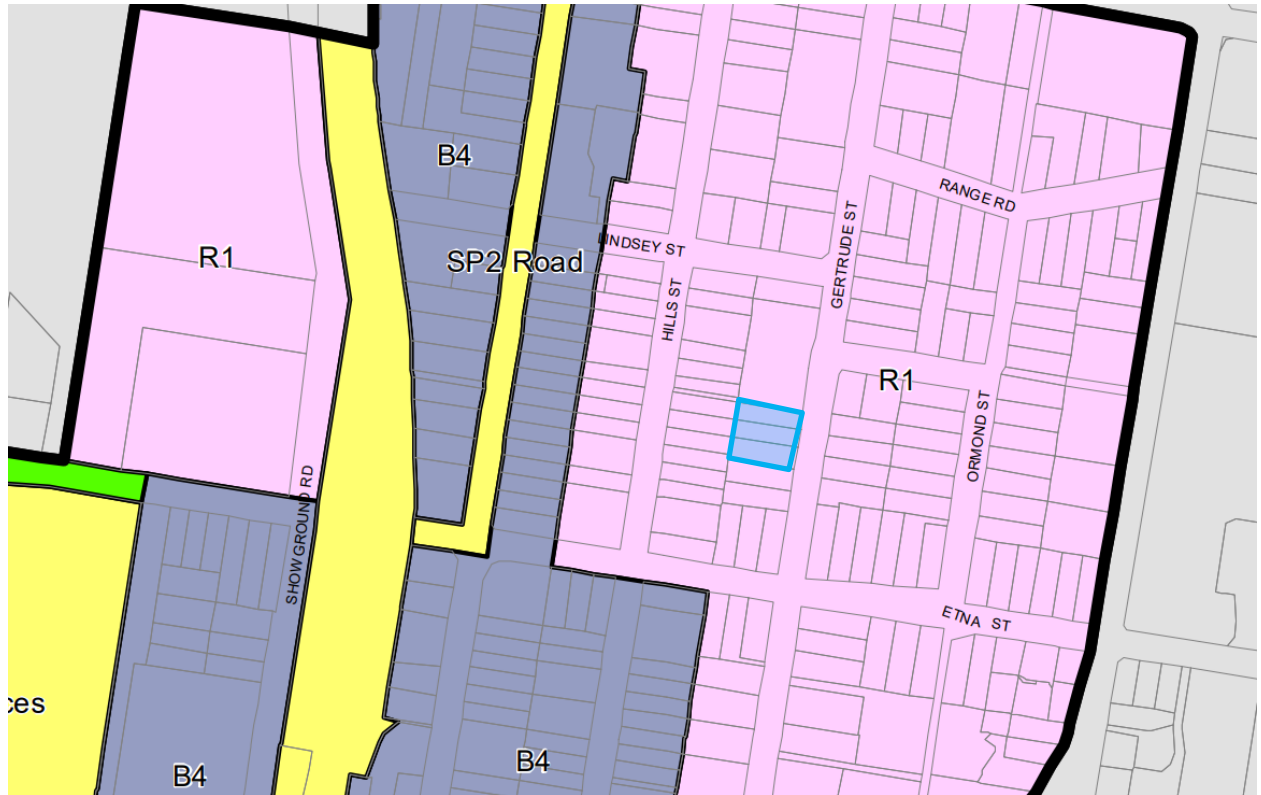


Figure 5 Zoning of subject site and surrounding properties. Subject site shaded blue.

2.2 SURROUNDING DEVELOPMENT

The subject site is located in an area predominately zoned R1 General Residential. Development in the area is eclectic, being made up of a mixture of detached low-density housing and multi-dwelling developments. The site's zoning and its control under the Regional SEPP would indicate that a greater level of density is anticipated for the area.

To the south of the site, development is largely detached, single storey residential dwellings (**Figure 6**). To the north is Nos. 188-198 Gertrude Street (**Figure 7**). This site contains a multi-dwelling development containing twenty-five (25) residential dwellings. To the rear of the site, along Hills Street, development is a combination of low-density dwellings and recently constructed or approved residential flat buildings (**Figure 8**)



Figure 6 Low Density Development to the south of the site.



Figure 7 Multi-dwelling Development at Nos. 188-198 Gertrude Street, north of the site



Figure 8 Development along Hills Street, west of the site

3. Description of the Proposal

The proposal is for the demolition of structures, removal of trees and vegetation and the construction of a residential flat building above two levels of basement parking. The proposed flat building will be eight storeys in height and will provide thirty-nine (39) new residential dwellings, comprised of five (5) one bedroom units, twenty-three (23) two bedroom units and eleven (11) three bedroom units.

The proposal is detailed in the architectural plans prepared by *Texco Design*, submitted as part of this application.

An artist's impression of the proposed development is provided at **Figure 9**.



Figure 9 Proposed residential flat building



4. Crime Profile of North Gosford

4.1 CRIME PROFILE OF NORTH GOSFORD

Information published by the NSW Bureau of Crime Statistics (BOSCAR) between 2020 and 2021 have been gathered to provide a crime profile of the suburb of North Gosford and Central Coast Local Government Area (LGA). **Table 1** below identifies a range of offences, their incidence in the Central Coast LGA (per 100,000 persons) as well as the local and state-wide trends in the occurrence of each offence. This data is relied on to determine the crime profile of the area.

Table 1 North Gosford and Central Coast LGA Crime Profile

Offence	Rate of Incidence per 100,000 in North Gosford (YT June 2022)		Two year Trend – North Gosford	Rate of Incidence per 100,000 in Central Coast LGA (YT June 2022)		Two year trend	LGA Rank (2021)	Incidence per 100,000 in NSW (YT June 2022)	Two year trend - NSW
	YT June 2021	YT June 2022		YT June 2021	YT June 2022				
Assault (Domestic)	562.5	613.7	Stable	414.4	467.3	Stable	57	389	Stable
Assault (Non-Domestic)	332.4	281.3	Non-calculable (N.C)	434.9	402	Stable	50	338.7	Stable
Sexual Assault	76.7	76.7	N.C	112.9	103.3	Stable	60	85.3	Stable
Motor Vehicle Theft	102.3	127.8	N.C	146.6	113.4	Down 22.7% per year	69	130.9	Stable
Robbery	0	0	N.C	18.5	17.9	Stable	42	18.7	Down 28% per year
Steal from Motor Vehicle	332.4	434.7	Stable	376.8	338	Stable	50	322.4	Stable
Steal from Dwelling	434.7	230.1	N.C	161.1	132.4	Down 17.8% per year	92	190	Stable
Fraud	562.5	383.5	N.C	607.8	566.2	Stable	25	537.8	Stable
Malicious Damage to Property	792.6	1099.5	Stable	801.6	654.4	Down 18.4% per year	58	581	Down 11.2% per year



4.2 ANALYSIS OF THE INCIDENCE OF OFFENCES AND CRIME TRENDS

As indicated in **Table 1**, North Gosford generally experiences rates of crime which are higher in comparison to the NSW and Central Coast LGA statistics. According to statistics from BOCSAR, Gosford expected higher rates of incidence than State and LGA averages for all the offences examined, with the exception of *Sexual Assault* and *Robbery*. However, it is noted that in all offences the actual number of occurrences was low, and the incidences of all crimes remained either stable or were trending down.

Crime hotspot mapping sourced from BOCSAR shows where the specific offences are regularly occurring. What is found is that certain offences are clustered in particular areas. A review of the Crime Hotspot Maps provided by the Bureau of Crime Statistics and Research (BOCSAR) indicates that the site is located within hotspots for *domestic assault*, *motor vehicle theft* and *malicious damage to property*, as well as being within areas of moderate concern for *non-domestic assault*, *theft from a motor vehicle* and *theft from a dwelling* (**Figures 10 to 15**). This is a direct result of the sites location within close proximity to Gosford City Centre. With regards to the offences listed, the following is noted:

- *Domestic assault* occurs in North Gosford at a rate of 613.7, and is stable based on 2021 numbers;
- *Non-domestic assault* occurs at a rate of 281.3, which is slightly down from 2021 and is overall stable;
- *Motor vehicle theft* occurs at a rate 102.3, which is slightly up from 2021, but overall rare in actual occurrence;
- There have been no instances of *robbery* in the North Gosford suburb between 2021 and 2022;
- *Steal from a motor vehicle* occurs at a rate of 434.7, which while slightly up on 2021 numbers, is considered overall stable.
- *Steal from dwelling* occurs at a rate of 230.1 and is slightly down from 2021 and considered stable by the NSW Bureau of Crime Statistics;
- *Malicious damage to property* occurs at a rate of 1099.5 and is considered to be stable in occurrence.

As detailed, the crime statistics from BOCSAR indicate that crime, while occurring at rates higher than the Central Coast LGA and NSW, is either trending down or remains stable. As the area is undergoing change from low density dwellings to high-density and mixed-use developments, the built form has been appropriately designed to respond to this change.

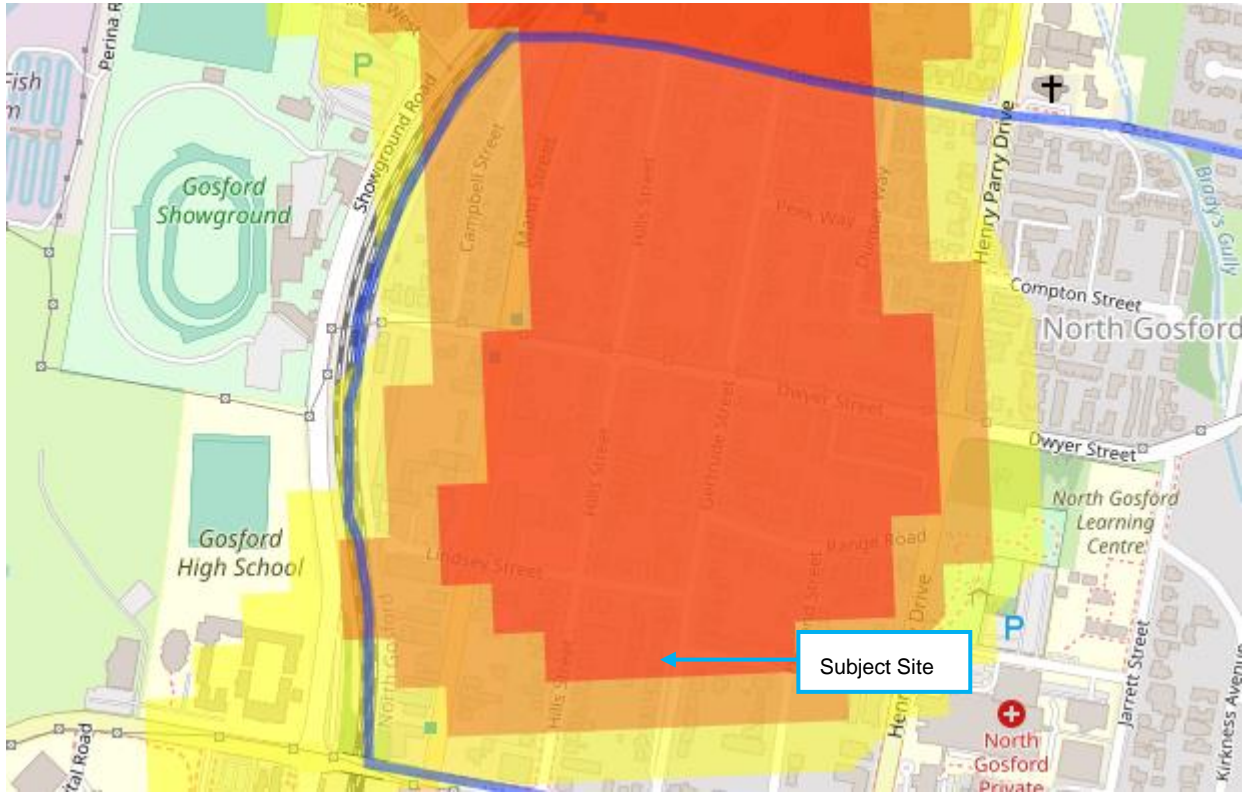


Figure 10 Domestic assault hot spot map

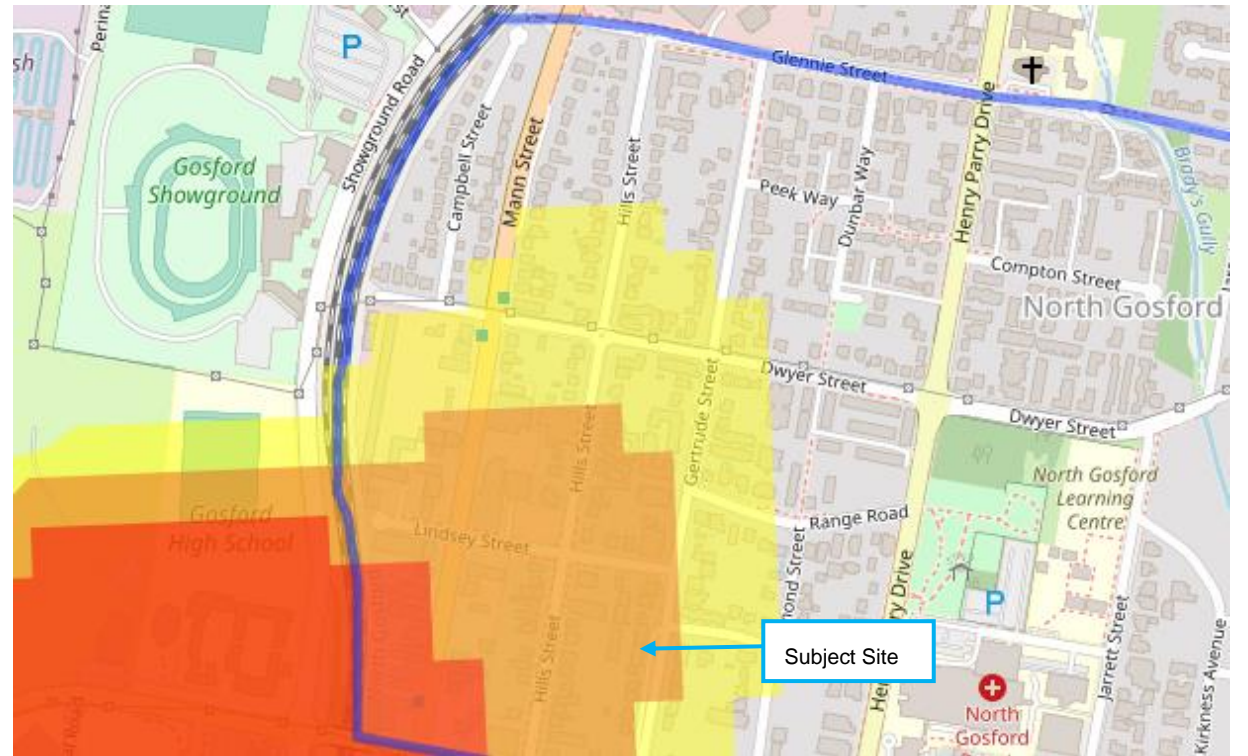


Figure 11 Non-domestic assault hot spot map

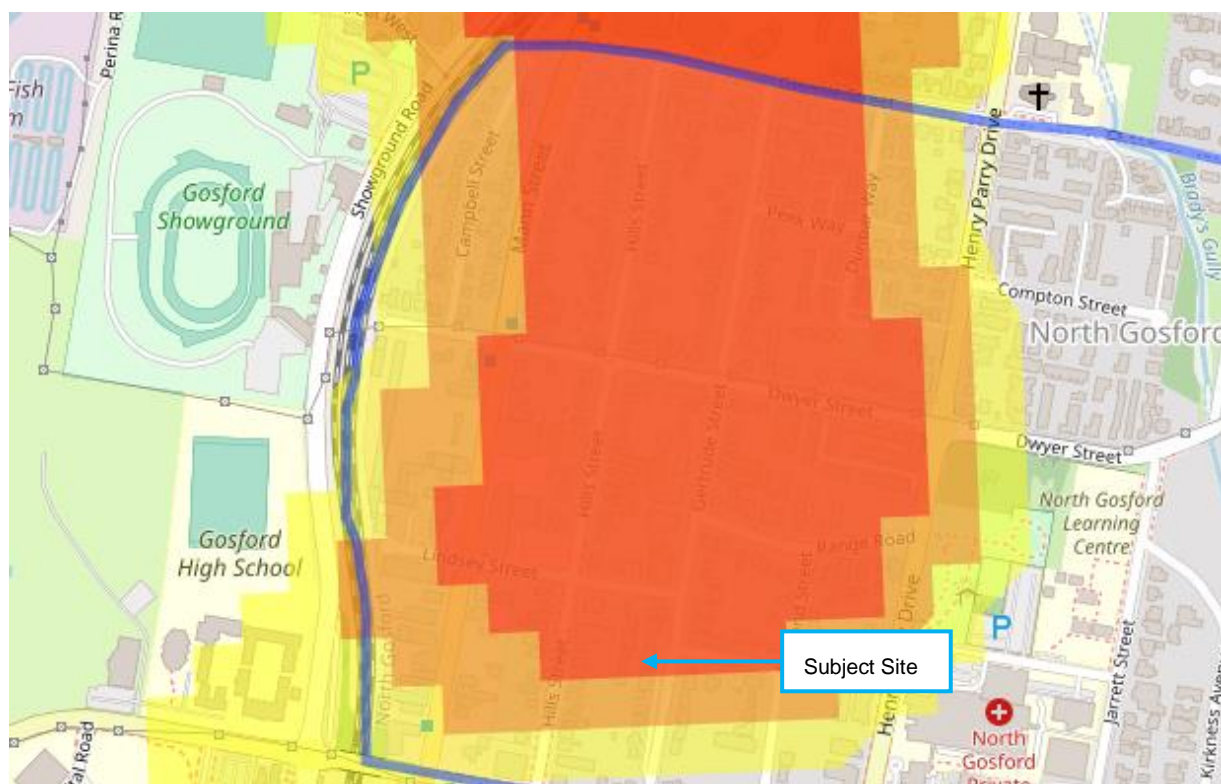


Figure 12 Motor vehicle theft hot spot map

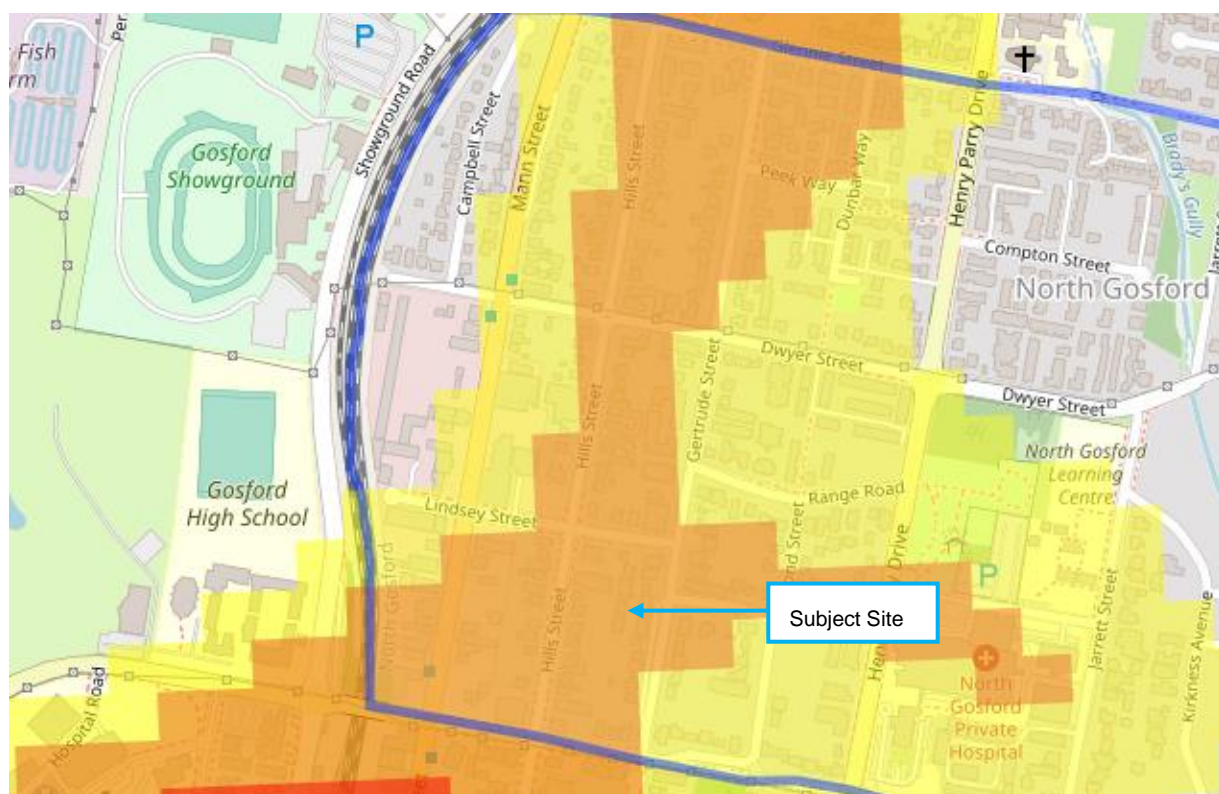


Figure 13 Theft from a motor vehicle

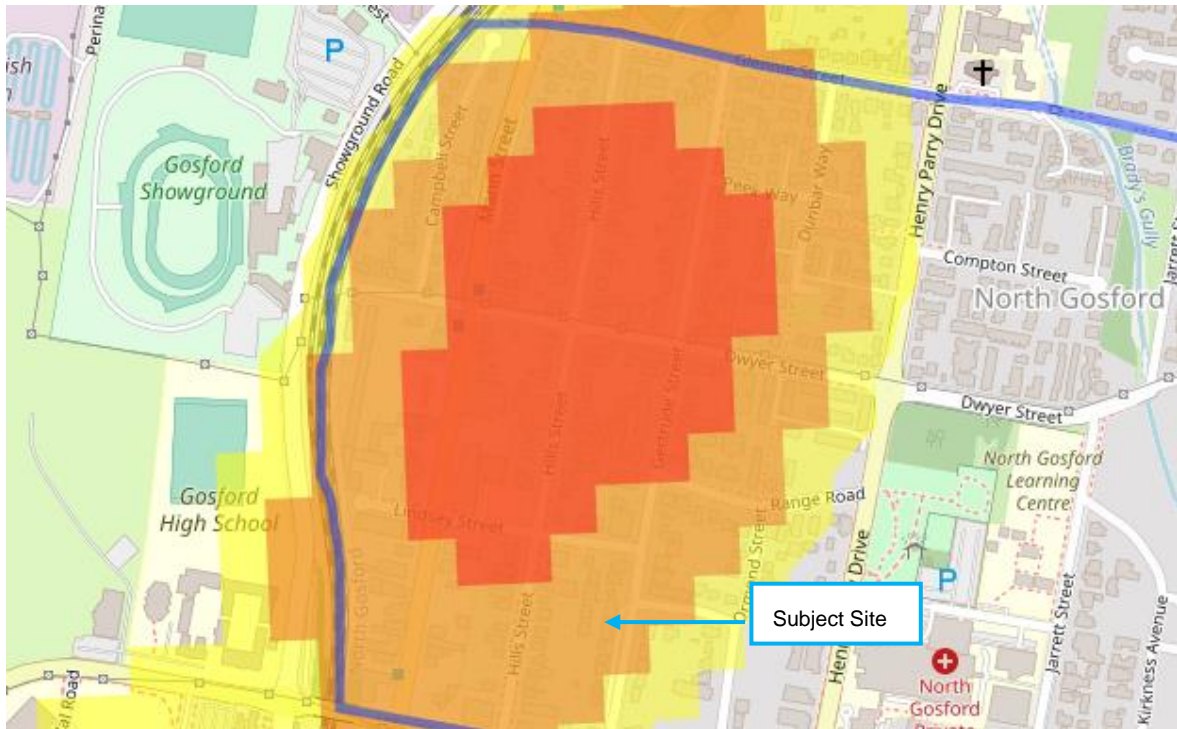


Figure 14 Steal from a dwelling

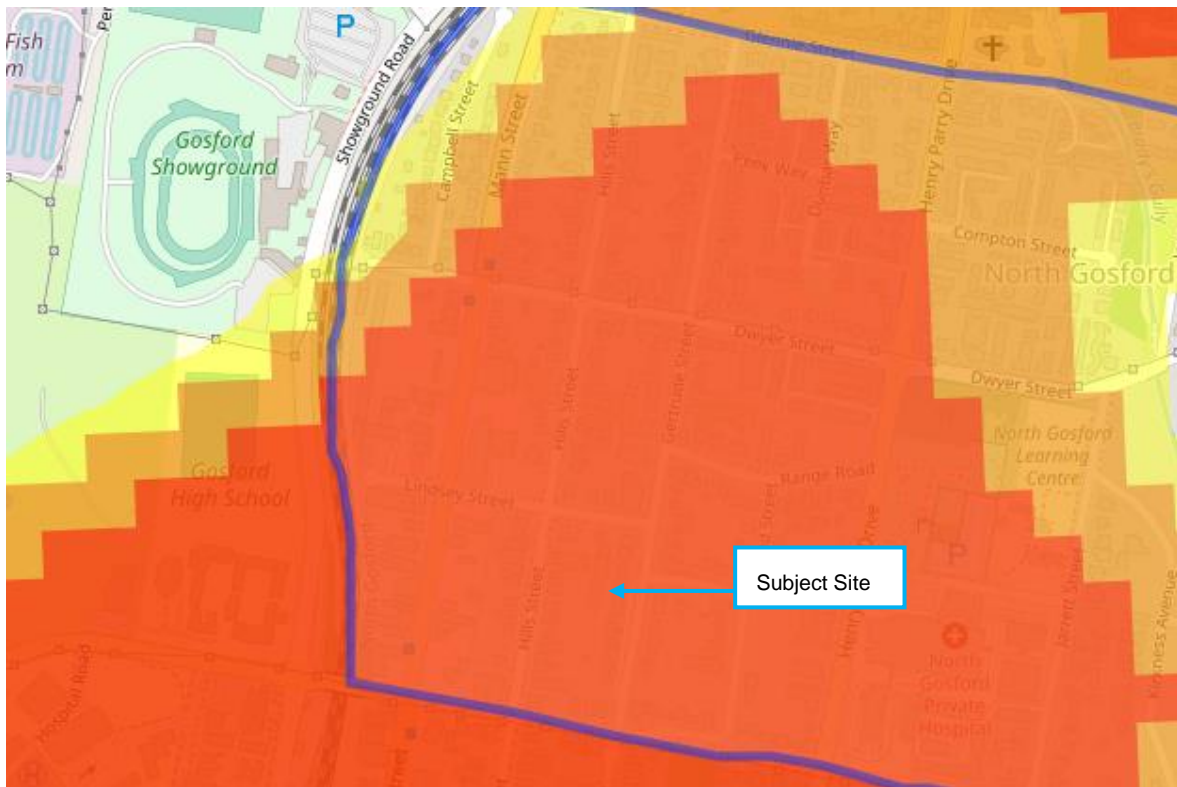


Figure 15 Malicious Damage to property

5. CPTED Principles

Part B of the Department of Urban Affairs and Planning's (now Department of Planning, Industry & Environment) *Crime Prevention and the Assessment of Development Applications: Guidelines* identifies four Crime Prevention through Environmental Design (CPTED) principles: surveillance, access control, territorial reinforcement and space management, each of which are addressed separately below.

CPTED is an integral element of the design process, to holistically account for the best environmental, physical and cultural influences in order to manage the risk of criminal activity, thus keeping the public safer. CPTED guidelines centre on minimising opportunistic crimes by applying design and management principles as early as possible in the design phase.

Four Crime Prevention through Environmental Design (CPTED) principles are identified below in **Table 4**. Each of the principles seeks to reduce opportunities for crime and have been used to inform the *NSW Police Safer by Design Guidelines for Crime Prevention*.

Table 2 CPTED Principles

Surveillance

The attractiveness of crime targets can be reduced by providing opportunities for effective surveillance, both natural and technical. Good surveillance means that people can see what others are doing. People feel safe in public areas when they can easily see and interact with others. Would be offenders are often deterred from committing crime in areas with high levels of surveillance. From a design perspective, 'deterrence' can be achieved by:

- clear sightlines between public and private places;
- effective lighting of public places; and
- landscaping that makes places attractive, but does not provide offenders with a place to hide or entrap victims.

Access Control

Physical and symbolic barriers can be used to attract, channel or restrict the movement of people. They minimise opportunities for crime and increase the effort required to commit crime.

By making it clear where people are permitted to go or not go, it becomes difficult for potential offenders to reach and victimise people and their property. Illegible boundary markers and confusing spatial definition make it easy for criminals to make excuses for being in restricted areas. However, care needs to be taken to ensure that the barriers are not tall or hostile, creating the effect of a compound.

Effective access control can be achieved by creating:

- landscapes and physical locations that channel and group pedestrians into target areas
- public spaces which attract, rather than discourage people from gathering
- Restricted access to internal areas or high-risk areas (like car parks or other rarely visited areas). This is often achieved through the use of physical barriers.

Territorial Reinforcement

Community ownership of public space sends positive signals. People often feel comfortable in, and are more likely to visit, places which feel owned and cared for. Well used places also reduce opportunities for crime and increase risk to criminals. If people feel that they have some ownership of public space, they are more likely to gather and to enjoy that space.

Community ownership also increases the likelihood that people who witness crime will respond by quickly reporting it or by attempting to prevent it. Territorial reinforcement can be achieved through:

- design that encourages people to gather in public space and to feel some responsibility for its use and condition
- design with clear transitions and boundaries between public and private space
- Clear design cues on who is to use space and what it is to be used for. Care is needed to ensure that territorial reinforcement is not achieved by making public spaces private spaces, through gates and enclosures.

Table 2 CPTED Principles

Space management

Popular public space is often attractive, well maintained and well used space. Linked to the principle of territorial reinforcement, space management ensures that space is appropriately utilised and well cared for.

Space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of burned out pedestrian and car park lighting and the removal or refurbishment of decayed physical elements.

6. Safety Audit

A safety audit of the proposed development against the *Crime Prevention Through Environmental Design* and *NSW Police Safer by Design Guidelines for Crime Prevention* is provided in **Table 5** below:

Table 3 CPTED & NSW Police Safer By Design – Safety Audit			
Requirement		Comments	Performance
Natural Surveillance	Building openings should be designed to overlook public places to maximise casual surveillance.	<p>The building provides multiple outlooks towards Gertrude Street, providing opportunities for constant casual surveillance of the public domain.</p> <p>Wherever practicable, living areas, balconies, terraces and fenestration have been oriented towards Gertrude Street to ensure adequate surveillance of the street. Further, the proposal has located windows and living rooms in spaces that overlook pedestrian access and egress points along the front and side boundaries, providing passive surveillance for these areas.</p>	Safe
	The main entry to a building should face the street.	<p>The proposal provides its main entry lobby and access point at Gertrude Street (located at level 2 due to the slope of site). Apartments at lower levels can be accessed internally through the lobby and a centrally located elevator or stairwell.</p> <p>Additional access to lower levels is provided via a path and stairway to the north of the site. This entrance is overlooked by windows and private open spaces of apartments above. This pathway is recommended to be well lit at all hours to ensure ongoing safety of residents. Notwithstanding, this entrance is anticipated to generally serve as a fire egress route and will therefore be less trafficked.</p>	Safe – Subject to recommendations
	An external entry path and the foyer to a building must be direct to avoid potential hiding places.	<p>The built form is designed with direct sight lines and lack of concealed corners to ensure potential hiding places are eliminated. Specifically, the entry points for vehicles and pedestrian access are provided straight and directly from Gertrude Street which avoids any areas of concealment. This ensures that these access ways can be easily seen from the proposed dwellings and from the public domain.</p> <p>In addition to the above, landscaping is incorporated with the pathways which allow for direct travel and good levels of surveillance across the site, and to building entrances. This will also provide a territorial buffer between public and private spaces.</p>	Safe

Table 3 CPTED & NSW Police Safer By Design – Safety Audit

Entry lobby areas to and from car parking areas should be transparent allowing viewing into and from these areas.	<p>The basement car parking levels are designed to be generally open with good sight lines provided throughout each basement to the lift entrances.</p> <p>Lifts are clearly identifiable from within the basement to allow transparency and ensure the safety of future occupants and visitors. All lifts and stair cores are located centrally and will be easily identifiable and well signposted.</p>	Safe
Landscaping must not conceal the front door to a building when viewed from the street	<p>In response to the sites steep topography, the building has been designed with short setback from Gertrude Street. As a consequence, there is limited space for plantings in towards front of the site or around the front door. What plantings are proposed in this area should be low level and strategically placed so as not to obstruct throughways and sightlines to entrances.</p> <p>Taller (5-8m) <i>Ceratopetalum gummiferum</i> trees are planted in short front setback between the bedroom at Unit 206 and Gertrude Street, to provide additional feelings of security to occupants of this dwelling. These trees are placed so as not to conceal views from the street to the front door.</p> <p>Landscaping will not obstruct the pathways or vehicular access points and will be designed to provide clear and legible access to the buildings and will be enhanced with security lighting.</p>	Safe – subject to recommendations
Pedestrian access should be well lit and maximise sightlines	<p>Primary and secondary pedestrian access via the street will be well lit at all times, it is anticipated that this will be a condition of consent.</p> <p>Pedestrian entries tend to use straight paths and are generally unobstructed to maximise sightlines.</p>	Safe – subject to recommendations
Landscaping should not inhibit sight lines	<p>Landscaping is to be designed to avoid obscuring sight lines as detailed in the Landscape Plan prepared and submitted with the development application.</p> <p>Landscaping around pedestrian entries are designed to ensure areas of concealment are minimised and will also provide a buffer that delineates between public and private spaces.</p>	Safe
The street number of a building must be visible from the street and made of a reflective material to allow visitors and emergency vehicles to easily identify the location of the building.	<p>Street numbering and signage are anticipated to be installed and maintained to enable easy identification and way-finding. This can be imposed as a condition of consent.</p>	Safe – subject to recommendations

Table 3 CPTED & NSW Police Safer By Design – Safety Audit

	Landscaping should be designed to maximise sight lines.	Landscaping is not anticipated to affect sight lines, as demonstrated in the submitted Landscape Plan. Furthermore, and as detailed in this Report, landscaping around residential and non-residential entries is purposefully designed to ensure safety of residents, using low level plantings that allow a visual link between the street and apartments above.	Safe
Active Surveillance Measures – Security Devices	A security alarm system must be installed in a building.	A security alarm is to be linked to the residential basement entry points and the main pedestrian access points, to be activated in the event of forced entry. Security alarms will also be provided for each entry to the ground, first and second floor apartments.	Safe – subject to recommendations
	All windows and doors on the ground floor must be made of toughened glass to reduce the opportunities for 'smash and grab' and 'break and enter' offences.	All windows and doors to street facing units at the ground and second floors are to be made of toughened glass to protect future occupants and users of the development.	Safe – subject to recommendations
	Unless impractical, access to an outdoor car park must be closed to the public outside of business hours via a lockable gate.	Not applicable, no outdoor car park proposed.	Not applicable.
	CCTV system must cover all high risk areas and including all entry areas and the laneway.	It is considered that CCTV is not required for the subject site given, the proposal has been appropriately designed with clear sight lines, casual surveillance and appropriate lighting which will ensure no areas of concealment or opportunities for crime. Furthermore, it is not possible to provide 24 hour monitoring of the CCTV given there is no reception or security area for the residential flat building, thereby reducing its effectiveness.	Safe – subject to recommendations
Access Control	Access to a loading dock or other restricted areas in a building must only be available to tenants via a large security door with an intercom, code, or card lock system	All openings are to be lockable and fitted with an alarm system which will be activated upon forced entry. Buildings will be accessed with the use of key card, code system or the like. Guests will be able to access using intercom system. With regards to the basement as above this will be alarmed in the event of forced entry. Basement access is restricted by way of a roller shutter which will be accessible via key card or the like. Visitors will only be able to access this space via intercom.	Safe – subject to recommendations
	Clear signage should be erected indicating loading docks should not be accessed by the general public.	Clearly defined signage and markings will be provided to define the loading facility located within the basement. As above, the basement parking will only be accessible to visitors via intercom.	Safe

Table 3 CPTED & NSW Police Safer By Design – Safety Audit

	Site planning provides a clear definition of territory and ownership of all private, semi-public and public places	<p>The site planning will clearly define the private and public areas. Specifically, the communal entries will be buffered by landscaping and will be clearly identified as private. With regards to the ground level apartments (upper and lower), these will include fencing, locking systems and vegetation to deter potential intruders.</p> <p>Further, signage is anticipated to convey information to the public regarding allowable access.</p> <p>As detailed, the landscaping plan proposes passive visual cues which clearly demarcate private, semi-public and public spaces within the development.</p>	Safe – subject to recommendations
Territoriality/ Ownership	Both natural and artificial lighting is used to reduce poorly lit or dark areas and therefore deterring crime and vandalism.	<p>The building is setback in a manner consistent with others on Gertrude Street from all boundaries to clearly define public and private space. The setbacks allow sufficient vegetation and fencing thus maximising sunlight during the daytime.</p> <p>As is detailed below, artificial lighting will be provided throughout the development as to deter crime and vandalism.</p>	Safe
Lighting	Both natural and artificial lighting is used to reduce poorly lit or dark areas and therefore deterring crime and vandalism.	<p>Basement areas, parking areas, internal and external areas and lobby areas are to be suitably illuminated and be locked to non-residents.</p> <p>The proposal should also include lighting along the side entry to deter potential intruders accessing the site via this pathway.</p> <p>Lighting will ensure appropriate standards of illumination at the entrances. Lighting will be provided across the car park entry and exit and within each area of the basement and also to the internal ramps. All lighting will comply with AS/NZS 1158 (2010) Lighting for public spaces. A detailed lighting plan will be submitted with the Construction Certificate.</p>	Safe – subject to recommendations
	<p>Lighting must be provided to the following areas of a building to promote safety and security at night:</p> <p>A) An external entry path, foyer, driveway and car park to a building.</p> <p>B) The shop front. This may be in the form of motion sensitive lighting or timer lighting.</p> <p>C) The underside of an awning</p>	<p>Lighting is to be provided at the car park entries, driveways, within the basements, along the pedestrian pathways, through-site links, lobbies and hallways. Lighting will be continuous after daylight hours. The provision of lighting should be imposed as a condition of consent to ensure the safety of future residents.</p>	Safe – subject to recommendations

Table 3 CPTED & NSW Police Safer By Design – Safety Audit

	A pedestrian entry path and driveway to a car park that are intended for night use must be well lit using a vandal resistant, high mounted light fixture.	<p>The driveway and pedestrian entry and exits along all street frontages are to be illuminated to <i>AS/NZS 1158 (2010) Lighting for roads and public spaces</i>.</p> <p>Lighting to the exterior and interior of the buildings will be activated during non-daylight hours subject to a detailed lighting plan to be submitted with the Construction Certificate. Vandal resistant light fittings will be used and details can be provided with a Construction Certificate.</p>	Safe – subject to recommendations
	The lighting in a car park must conform to Australian Standards 1158.1, 1680, 2890.1.	Lighting is to comply with standards and will be detailed within a Construction Certificate.	Safe – subject to recommendations
	Car parking areas should be painted in light colours which will increase levels of illumination.	Light colours are recommended in basements.	Safe – subject to recommendations
Vandalism and Graffiti	Development minimises blank walls along all street frontages	<p>Hoardings are required for the construction stages of the development. There will be perimeter lighting during this time. Any graffiti which may occur will be removed quickly.</p> <p>Once constructed, the development will not provide any significant blank walls to the street frontages, with these walls been well articulated through landscaping, fenestration and finishes. The walls will also be buffered by landscaping and lighting and is therefore acceptable in this regard. Walls will have graffiti resistant coating per the recommendations. Any graffiti that does appear will be removed quickly.</p>	Safe – subject to recommendations
	The exterior to a building wall on the ground floor must be painted in a graffiti resistant coating.	External walls will be finished with a graffiti resistant coating.	Safe – subject to recommendations
	Maintenance regimes should be implemented which ensure all public areas are well maintained.	External and internal areas are to be regularly inspected and kept well maintained. A management company should be employed to maintain the landscaping.	Safe – subject to recommendations
	Cleaning regimes should be implemented which ensure all main public areas are free of rubbish.	A management company should be employed to ensure public and private spaces are free of rubbish.	Safe – subject to recommendations
	Graffiti removal regimes should be implemented which ensure graffiti is promptly removed.	The strata management should ensure that graffiti is removed if found anywhere on the premises.	Safe – subject to recommendations

7. Recommendations

As indicated in **Table 3**, the subject development performs well in terms of achieving the safer by design guidelines for crime prevention. The building is deemed to be either safe or safe subject to the implementation of the following recommendations:

- Pedestrian entries should not be flanked by tall plantings which could obscure sightlines or allow for any areas of concealment;
- Lighting meeting Australian Standards must be provided to street frontages as well all entry pathways, basement levels and driveways. This especially necessary where these areas are covered and where casual surveillance is obstructed (such as the northern access/egress);
- Vegetation at all entrances are to be maintained to ensure that vegetation does not obstruct sight lines from the adjoining public roadways. This is to be managed by the relevant Strata Management company;
- Vegetation must be strategically placed so as not to obstruct throughway and entrances or create hiding spots;
- The main pedestrian access points as well as the facades of the buildings, basement areas and lobbies are to be illuminated after daylight hours to a level that allows clear lines of sight from the street frontages and spaces immediately surrounding the building;
- The main entry foyer and lower level foyer are to be accessed via a security door with access being restricted by an intercom, code or card lock system;
- Access to the basement areas is to be controlled by a security door with access being restricted to an intercom, code or card lock system for residents. Residential visitors will have access via the intercom system, as the parking areas are to be separated by a security door or the like;
- Street number and way-finding signage is to be readily identifiable from Gertrude Street.
- The facades located at Ground Level and Level 2 should be buffered with landscaping where possible and include appropriate levels of illumination to deter graffiti;
- A security alarm is to be linked to the basement entries and residential lobbies which is to be activated in the event of forced entry;
- Windows and doors on the ground floor and street fronting units at Level 2 are to be made of toughened glass;
- The internal portions of the basements are to be illuminated in accordance with the AS1158.1, AS1680 and AS2890.1;
- The ceiling of each basement level shall be painted white or a like colour to increase visibility and reflective light throughout each basement level;
- Mailboxes are to be secured by lock and key;
- All painted surfaces on the external parts of the building are to be treated with a graffiti resistant coating, particularly the ground floor and Level 2 facades fronting Gertrude Street.
- Graffiti is to be removed as quickly as possible to minimise potential for cumulative graffiti and vandalism actions; and
- Strata management is to be responsible for the maintenance of common property including landscaping and removal of any graffiti. Graffiti should be removed as quickly as possible as to reduce accumulative graffiti.

In addition to the above, it is noted that the site is within areas of high crime instances on the Crime Hotspots maps as shown in this Report. Given the high density nature of the development, the proposed crime protection measures recommended for the site are considered to ensure safety of future residents and the general public.



The proposed development will increase the residential density on the subject site through the provision of 39 residential apartments. The design of the overall built form, in addition to the individual apartments, is such that primary living areas will be orientated towards local streets, entries and through site links, as far as practicable. The proposal will provide a high level of passive surveillance to the public domain and internally within the site which is expected to reduce the opportunity for incidents in crime.





8. Conclusion

It is apparent from the data published by the NSW Bureau of Crime Statistics and Research for North Gosford that the suburb has a higher than average instances of most offences considered when compared to the Central Coast LGA and wider NSW. However, it should be noted that numerically, the actual occurrence of crimes is low and is trending down.

As such, this indicates a crime profile for North Gosford that is of moderate concern. The crime hotspot maps illustrates that some offences are occurring at the subject site, notably *domestic assault*, *motor vehicle theft* and *malicious damage to property*. While the incidences of these offences are overall stable, their occurrence in the vicinity of the site underpins the need for environmental design that can mitigate crime and ensure resident safety.

As a result, the proposal has been designed to provide clear and legible lines of sight, high levels of casual surveillance to its Gertrude Street frontage, entry foyers and access/egress paths. The proposal will assist with the activation of the streetscape and will include appropriate lighting as further crime mitigation measures. Landscaping has also been designed to maintain sightlines and ensure the safety of future residents. The building will be appropriately illuminated and public and private areas will be clearly defined. The proposed design measures and recommendations subject to this Report ensure that the safety of future residents, users of the site and the general public will be protected during construction and upon completion of the development.

This safety audit assessment evaluates the proposal against the *Crime Prevention Through Environmental Design Principles* and the *NSW Police Safer by Design Guidelines for Crime Prevention*. The proposal satisfies the relevant principles and guidelines achieving the desired levels of safety in all aspects subject to the implementation of the recommendations of this CPTED Report.