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Crime Risk and Crime Prevention Through Environmental Design (CPTED) Consultancy

SUPPLEMENTARY CPTED REVIEW, CONCLUSIONS AND RECOMMENDATIONS

in relation to a

**Concept Urban Design and Development Application –
Specifically, the Concept Landscape Plans**

Lots 177/874171, 55/874170-
559 Anambah Road Gosforth NSW

for

VARA Consulting

on behalf of

The Trustee for Third.I Anambah Unit Trust

22nd September 2025

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Background

Harris Crime Prevention Services (Harris) submitted a Crime Prevention Through Environmental Design (CPTED) report on the proposed subdivision development at 559 Anambah Road Gosforth in May-June 2025 to Vara Consulting, on behalf of Third.I Anambah Unit Trust. This report, in part, is in response to comments, concerns and/or objections raised by Maitland City Council and the NSW Planning Panel.

The original CPTED report was prepared to review the concept masterplan and was used to inform the development of concept landscape plans, including three (3) proposed parks. However, the CPTED consultants were not able at that time to incorporate the Taylor Brammer Landscape Masterplan Design Report.

The following observations, comments and recommendations are informed by the matters raised and by updated and/or new documentation, specifically, the Taylor Brammer drawings. This report has also been informed by the Social Impact Assessment prepared by the Hadron Group.

The purpose of this (supplementary) report is to review (assess) the concept (masterplan design) landscape drawings.

1 CPTED Observations Regarding Site Plan Revisions

We note that the concept design has remained substantially as published. Current drawings outline the proposal for passive recreation within the riparian corridor and at three other designated public parks. These proposals will provide community-inclusive active and passive recreation opportunities, adding to the development's attractiveness and integrity. The parks and corridor should be designed to incorporate CPTED principles:

- Principle 1 Territorial definition – clarity about spatial identify, separation, boundaries and purposes
- Principle 2 Natural surveillance – architecture facilitating strong observational sightlines
- Principle 3 Access control – access-egress definitions - who goes where, when and why
- Principle 4 Activity support – the influences of (external) lighting, landscaping and signage
- Principle 5 Target hardening – adding specific and robust architecture and technology.

2 Response Regarding Council and Planning Panel – Comments Objections

The CPTED report (May-June 2025) lacked detail as to how the principles should be applied to the 'three park' proposals and allied passive recreation opportunities along the riparian corridor. Subsequent and current sub-division layouts and public space documentation have informed Harris in now addressing their CPTED-relevant elements.

The comments – objections from Maitland City Council and the NSW Planning Panel relating to the parks and corridor – while not specifically noted, are addressed hereunder. CPTED references to relevant earlier and current reports are also noted and/or addressed.

3 Hadron Group Social Impact Assessment – Observations and Impact

The Hadron Group SIA report notes that: *"The Concept Master Plan has been developed in accordance with Crime Prevention Through Environmental Design (CPTED) principles, promoting a safe, legible, and well-connected neighbourhood layout."* P43

“The urban design includes high-quality streetscapes, active edges, and open spaces to support community interaction and placemaking. CPTED principles inform the layout to reinforce community oversight.” P12

“Dwellings are oriented to face streets and open spaces, enhancing passive surveillance and reducing rear interfaces. Public parks are fronted by roads and dwellings, consistent with CPTED principles.” P12

Our interim report ‘builds on’ the Hadron report, the concept information supplied by Taylor Brammer in their sub-division Landscape Masterplan (Revision A) and Urban Design Reports. The CPTED principles are reference, and informed by, those reports.

4 Taylor Bammer: Urban Design Report – CPTED Relevant Objectives

Taylor Brammer’s introduction summarises the following three objectives, relevant to CPTED:

- (i) *“Public and Private Domain Landscaping – Develop detailed landscaping requirements to maintain a balance between built and green spaces*
- (ii) *Passive and Active Recreational Spaces – Establish a network of recreational areas to support community engagement and biodiversity.*
- (iii) *Provide provision for 3 play spaces throughout the open space with the resizing of the Central Park to the western edge.” (Masterplan)*

5 Taylor Bammer: Landscape Masterplan – Application of CPTED Principles



Image 1 subdivision showing ‘3 parks’ markup – Taylor Brammer and Vara

- (i) The Central Park – active the northern-most park (blue)
- (ii) The Riparian Park – active the south-eastern-most park (red)
- (iii) The Riparian Park – passive the western-most park (yellow)

The riparian corridor is the connector between Parks (ii) and (iii) and is an important element in the overall safety (security) of the open space concept.

(i) The Central Park – Active

Principle 1 Territorial definition – spatial identify, separation, boundaries and purposes

Taylor Brammer have defined the park's layout and purposes as having "Open turf/ kickabout area to provide passive surveillance from surrounding residential lots, landmark trees to key junctions of park, playground that caters for different age groups, abilities central pavilion with BBQ facility, rubbish bin enclosures, and seating, screening planting to soften the park interface from the adjacent residential lots and outdoor exercise area."

Definitional and wayfinding clarity is evident. There is no confusion as to spatial separation or purposes and the intra-connectivity of elements-facilitates promoted safe wayfinding attractiveness. The conjoined open turfed space enables less 'structured', but clearly defined, activity. General legibility and walkability prevail throughout the park.

We recommend public toilet facilities be installed within the park consistent with CPTED principles. As the subdivision's recreational hub for family participation, it would be a useful element. There are numerous available design style examples. However, the curvilinear image below provides approach shelter and minimises opportunities for concealment or entrapment.



Image 2 concept Sydney Park public toilet facility - JMD



Image 3 Sydney Park facilities concept: kiosk adjoining public toilets (Image 2) - JMD

Image 3 (JMD – Sydney Park concept) promotes the same architectural features, as the above and is juxtaposed in the same precinct. While a kiosk is not envisaged, BBQ and/or seating spaces could feature these elements which, from a CPTED perspective, minimise concealment-entrapment while encouraging proximate and distant natural surveillance sightlines.

Principle 2 Natural surveillance – architecture facilitating strong observational sightlines

Off-street entry points and circulation promote natural surveillance (observation) to, and from, the park's boundaries. There are strong intra-precinct sightlines at and around the defined activity elements, including the open turfed space. Low and deep plantings surrounding the park should ensure the promotion of proximate and distance sightlines are not compromised. Neighbouring residents will likely engage in passive surveillance as part of an envisaged community stewardship.

Principle 3 Access control – access-egress definitions - who goes where, when and why

The park is designed as open access and can be approached from defined access-egress points. There is no planned vehicle access as the aim is to promote the park as a 'walkable radius' community space.

Principle 4 Activity support – the influences of (external) lighting, landscaping and signage

(i) External Lighting

Appropriate external lighting critical to illuminate the park, utilising high and focussed lux level 'support' for night-time social gatherings, for example community BBQs, and/or activity within the turfed space. It is also important to retain high lux levels the development's night-time security objectives.

The idea is (a) to create consistent wayfinding lighting, focussing on the pedestrian entry points and (b) to highlight the park's destination points, with the opportunity for spill from recommended unobtrusive recessed pole lighting, including from the streets. Illumination consistency should eliminate shadows or gaps on approach, ensuring, where possible, strong beam angles, throw spill and wash.

Should public toilets be included at Central Park of a design like the above JMD concept (our recommendation), under-roof (eave) lighting should be considered with battery back-up capability.

We do not recommend any bollard lighting. Bollards create glare and tend to interrupt sightline or way-finding certainty, Bollards are also prone to intentional or accidental damage.

(From a CPTED perspective it is essential to present consistent lighting colour characteristics. LED lighting is assumed, and we recommend 4000 Kelvin, as the most appropriate colour temperature to achieve safe proximate and distant wayfinding, surveillance and, where necessary, identification.

The white-natural light spectrum at 4000 Kelvin has advantages over blue, orange or yellow colour output. Yellow, orange and blue renditions distort natural colour profiles and features. White light installations strengthen contrasting colours and identify individual (personal) features more distinctly. Complementary street lighting should match this temperature.)

(ii) Landscaping (THE SUBJECT OF THIS REPORT)

(iii) Signage

Wayfinding and destination signage is an important element. Park signage should be easily 'read', should be back-lit and should be disability inclusive.

Principle 5 Target hardening – adding specific and robust architecture and technology.

Park furniture and associated fittings should be robust to prevent accidental or intentional damage. It should withstand any temptation or opportunity to be used as weapons. We are not recommending the installation of CCTV (IP network) cameras at this stage. Community and user stewardship will likely become the park's protective eyes-and-ears.

Consideration should be given to boundary-mark the park with aesthetically designed sandstone blocks to prevent accidental or 'hostile vehicles' being driven into 'gathered' park spaces.

(ii) The Riparian Park – Active

Principle 1 Territorial definition – spatial identify, separation, boundaries and purposes

This park will provide *“open turf/kickabout area to provide passive surveillance from surrounding residential lots, landmark trees to key junctions of park, a playground that caters for different age groups, central pavilion with BBQ facility and seating, native planting that builds on the riparian character to provide a natural edge to the park.”* (Taylor Brammer)

The park is edged by the riparian corridor's southeastern portion and is surrounded by residential streets. Similar to the Central Park, its definition is clear, as to space, facilities, furniture, fittings and purposes. Wayfinding to and from the park is also clearly defined.

Principle 2 Natural surveillance – architecture facilitating strong observational sightlines

Taylor Brammer's purposes allude to opportunities for natural (passive) surveillance from neighbouring residences. The strong intra-precinct sightlines at and around the defined elements continue (as for the Central Park) including the open turfed spaces. Low and deep plantings surrounding the park should aim to promote proximate and distance sightlines.

Principle 3 Access control – access-egress definitions - who goes where, when and why

Each park is designed as open access and can be approached from defined access-egress points. Adequate vehicle 'access' is proximate to the park vis street parking. This continues the 'walkable radius' aim for each park and the corridor.

Principle 4 Activity support – the influences of (external) lighting, landscaping and signage

Please refer to comments and recommendations outlined for the Central Park.

Principle 5 Target hardening – adding specific and robust architecture and technology.

Please refer to comments and recommendations outlined for the Central Park.

(iii) The Riparian Park – Passive

Principle 1 Territorial definition – spatial identify, separation, boundaries and purposes

Purposes are outlined by Taylor Brammer as *“open turf/ kickabout area to provide passive surveillance from surrounding residential lots, landmark trees to key junctions of park, existing trees retained, central pavilion with BBQ facility and seating, native planting that builds on the riparian character to provide a natural edge to the park.”*

Definitional and wayfinding clarity is evident. There is no confusion as to spatial separation or purposes and the element intra-connectivity facilitates safe wayfinding integration and 'attractiveness'. (refer Central Park)

Principle 2 Natural surveillance – architecture facilitating strong observational sightlines

Natural surveillance opportunities are promoted by the design – as for the active Central and Riparian Parks.)

Principle 3 Access control – access-egress definitions - who goes where, when and why

This passive park is designed as open access and can be approached from defined off-street and off-riparian corridor access-egress points. Again, vehicles will be proximate to the park via adjacent and surrounding street parking.

Principle 4 Activity support – the influences of (external) lighting, landscaping and signage

Please refer to comments and recommendations outlined for the Central Park.

Principle 5 Target hardening – adding specific and robust architecture and technology.

Please refer to comments and recommendations outlined for the Central Park.

(iv) The Riparian Corridor – Passive

The riparian corridor is the passive pedestrian connector to the active and passive riparian parks. Definition and purpose is clear. Proximate and distant sightlines will guide safe wayfinding to and from both. There are no access control issues. External lighting will come from the throw and spill of recessed streetlights on either side of the corridor. There are no target hardening considerations.

We recommend grassed and low shrub plantings at least 1.5 to 2 metres either side of the pathway (or share-way if contemplated). This is to promote and preserve wayfinding sightlines and to deter-prevent concealment or entrapment.

6 References

Hadron Group, Social Impact Assessment – for a Concept Development Application and Stage 1 Development Application at 559 Anambah Road Gosforth NSW, May 2025,

JMD Design, Concept Public Toilet Images, Sydney Park,

NSW Government Planning Panel, Determination and Statement of Reasons in relation to DA/2024/763, 559 Anambah Road, Gosforth NSW, 20th August 2025,

Taylor Brammer, Anambah Residential Community, Landscape Masterplan Design Report, Revision A, 30th May 2025,

Taylor Brammer, Anambah Urban Design Report, 30th May 2025.