



planning consultants

## APPENDIX 4

Crime Prevention Through Environmental Design (CPTED) Assessment  
Pacific Brook Christian School – SSD 16858710

Prepared for: Pacific Brook Christian School  
November 2021

# 1 Crime Prevention Through Environmental Design Assessment

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CPTED consists of four (4) universal design principles which are aimed at assessing crime risk and reducing preventable risk before a development is approved. The proposed development has been designed having regard to the CPTED principles, an assessment of which is provided below

## Territorial Re-enforcement

The site has considerable frontage to the public domain with boundaries to Maitland Street and Muswellbrook Golf Course. The primary street frontage of Maitland Street will be improved through landscaping works and revised parking arrangements.

The school has vehicular and pedestrian access off Maitland Street. This has the effect of identifying ownership and supervision of the of the Maitland Street streetscape.

Both secure and controlled pedestrian access is proposed for the school entry and Multi-purpose Hall

Fencing, landscaping, proposed built form and signage establish a 'civic' domain, encouraging communal responsibility for the public areas and clearly communicating to people where they should and should not be. Proposed Multi-Purpose Hall building will complete the Maitland Street frontage and improve the streetscape by providing a built form that interacts with the streetscape.

## Surveillance

The principles of surveillance relate to spaces in public areas where people can see and interact with others. This is often a deterrent for criminals committing a crime in that place.

The proposal promotes strong natural surveillance of both the public domain and the interior of the site, through the response of the built form to the design analysis (refer to Architectural Design Analysis Report, **Appendix 8** of the EIS). Focus is drawn to the siting of the Multi-Purpose Hall and Main pedestrian entry along Maitland Street and the improved entry area to the site.

During periods of high pedestrian movement (i.e., start and finish times) the natural surveillance of these areas is at its highest. During learning/teaching periods, the location and orientation of classroom and administration spaces promotes a connection with both the interior of the site, car park and beyond to Maitland Street and Muswellbrook Golf Course.

The design has ensured there is good surveillance around all buildings with no blind or hidden corners. The administration facilities are situated at the central site where the entry is proposed. This ensures that the main pedestrian thoroughfare has a high degree of natural surveillance before, during and after school hours.

During weekend and after-hours periods, the site will be secured with site fencing. Furthermore, secure and controlled pedestrian access to the facilities uses out of hours and lighting of the property will deter criminal activity, in particular through the casual and passive surveillance that is provided from the residential development surrounding the site.

## Access Control

The key goals of the principle of access control are to restrict, channel and encourage people and vehicles into, out of and around the development. Effective access control can be achieved by using physical and symbolic barriers.

The proposed development proposes to primarily utilise physical barriers, including fencing to all boundaries, gates, built form and landscaping to provide access control. Fencing around the boundary of the site will not restrict surveillance opportunities and will be constructed of optically permeable materials. The development will also include internal fencing to separate the out of hours use of the multi-purpose hall to provide access control to the school facilities.

Symbolic barriers will also be utilised including landscaping (where appropriate), waste servicing areas and natural direction of pedestrian traffic to the administration office.

Space/Activity Management

CPTED principles promote the adoption of space/activity management strategies as a way to develop and maintain natural community control.

The proposed development achieves this through the design of the multi-purpose hall and carpark being orientated to the exterior of the site and promotion of interior open spaces not accessible from the public domain.

Graffiti resistant materials will be used wherever practicable, particularly on fences and buildings to assist in removal. External lighting will also be provided to deter the carrying out of anti-social and criminal activities both within and along the boundaries of the site.