



planning consultants

## APPENDIX F

Crime Prevention Through Environmental Design (CPTED)  
Assessment

28 Wallarah Circuit, Gregory Hills

Prepared for: Department of Education/ School Infrastructure NSW  
October 2022

# 1 Introduction

## 1.1 Introduction

This Crime Prevention Through Environmental Design Report accompanies an Environmental Impact Statement (EIS) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act), in support of a State Significant Development Application (SSDA) for the construction and operation of a new primary school at Gregory Hills (SSD-41306367).

This report addresses the Secretary's Environmental Assessment Requirements (SEARs) issued for the project, namely:

### **4. Built Form and Urban Design**

*Demonstrate how design quality will be achieved in accordance with the Education SEPP Design Quality Principles and the Design Guide for Schools, including:*

- *how the building design will deliver a high-quality development, including consideration of façade design, articulation, roof design, materials, finishes, colours, any signage, integration of services, and the principles of Crime Prevention through Environmental Design.*

## 1.2 Site Context

### 1.2.1 Site Description and location

The site is located in Dharawal Country at 28 Wallarah Circuit, Gregory Hills NSW 2557, and is legally described as Lot 3257 DP1243285.

The site is located within the Camden Local Government Area and is within the Turner Road Precinct of the South-West Growth Centre.

The site has an area of approximately 2.926ha (by Deposited Plan) and falls from the south-east corner (RL116.5) to the north-west corner (RL113).

The site has three (3) street frontages:

- Wallarah Circuit (southern boundary)
- Gregory Hills Drive (northern boundary)
- Long Reef Circuit (eastern boundary)

The site is primarily vacant land, with the exception of an existing group of trees that have been retained in the southwest corner of the site that pre-date the subdivision and development of the precinct. There is also an existing electrical substation located on the south-eastern boundary.

There are easements of varying widths located to the northern boundary identified for drainage.

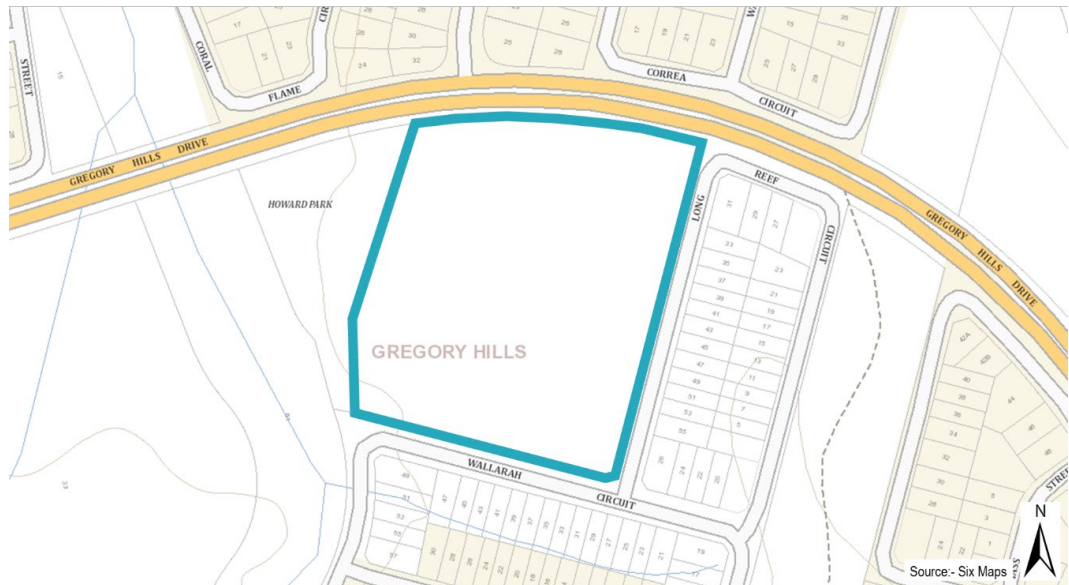


Figure 1 Site Location (source six maps)



Figure 2 Site aerial map (Source Bennett and Trimble)

### 1.2.2 Surrounding development

To the north, east and south of the site is emerging and recently completed residential development.

To the east of the residential area fronting Long Reef Circuit are high voltage power lines within an easement which include pedestrian paths and cycleways.

To the west of the site, beyond Sykes Creek and Howard Park, is the Gregory Hills town centre. A pedestrian bridge links Wallarah Circuit with the town centre across Sykes Creek.



Figure 3 Surrounding Development (source Nearmap)

### 1.3 Proposed Development

The proposal is for a new primary school at Gregory Hills that generally comprises the following:

- 44 General Learning Spaces.
- 4 Support Learning Spaces.
- Administration, staff hub, amenity and building service areas.
- Library, communal hall and canteen.
- Outside School Hours Care (OSHC) services.
- Sport courts, outdoor play space, a Covered Outdoor Learning Area (COLA) and site landscaping.
- Dedicated bicycle and scooter parking.
- Three (3) kiss and drop spaces for Supported Learning Students (SLS) located on Wallarah Circuit.
- On-site car parking.
- Signage.
- Footpath widening on Wallarah Circuit.



Figure 4 Site Plan (Source Bennett and Trimble)

## 2 Crime Prevention Through Environmental Design

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### 2.1 CPTED Assessment

The “*Crime prevention and the assessment of development applications Guidelines under section 79C of the Environmental Planning and Assessment Act 1979*” prepared by the then Department of Urban Affairs and Planning, along with the Safer by Design principles by NSW Police contains four (4) universal design principles that are to be considered in the assessment of proposed development to minimise the opportunity for crime. These key principles are:

- Surveillance Measures (natural/technical/formal, lighting and landscaping);
- Access Control;
- Territorial reinforcement; and
- Space Management.

CPTED 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 and resources that need to be expended;
- Reducing the potential rewards of crime by minimising, removing and concealing ‘crime benefits’; and
- Removing conditions that create confusion about the required norms of behaviour.

The proposed development has been designed having regard to the CPTED principles within NSW Safer by Design, being the recent document for CPTED assessments, an assessment of which is provided below:

#### 2.1.1 Territorial Reinforcement

Schools are an integral part of a local community and the children attending the school and their parents have a sense of ownership. The school premises are also designed to enable community use, including the recreation areas and the library and hall which have been located along Wallarah Circuit for potential community use. Community access will enhance the sense of community ownership and activity around the school.

The street frontages and the frontage to Howard Park ensures that the school is visible from the public domain. The sense of community ownership will encourage the local community to report crime they might witness and the visibility will assist with discouraging potential opportunistic crimes.

The site has considerable frontage to the public domain being surrounded by public roads on three (3) sides and Howard Park on the western side. Fencing of various heights is proposed to reinforce the site boundary, areas of no access and to delineate different uses within the site. The fencing will clearly define the boundary between the public and private domain.

#### 2.1.2 Surveillance

As noted above, the site has three street frontages and a frontage to Howard Park on the western side. These interfaces ensure that the school is clearly visible from the public domain.

Whilst the recreational areas of the school grounds are in part shielded from the streets, they are open to the adjoining Howard Park providing visibility.

The car parking area and the waste storage areas are visible from the residential properties opposite. This provides good surveillance, particularly when the school is not operating.

The location and shape of the buildings provide passive surveillance of the outdoor learning areas, internal recreation areas and neighbouring properties. Rectangular formation of buildings with open slat external stairs ensures no concealment areas.

Landscaping has also been designed to avoid concealment areas.

Lighting assists with safety and surveillance during the darker times of the day such as before and after school drop off/ pick up.

During periods of high pedestrian movement (i.e., start and finish times) the natural surveillance of these areas is at its highest.

### 2.1.3 Access Control

In relation to the proposed development, appropriate access control security measures will be installed to restrict public access to staff and students, including electronic gates at all entry points with access cards. CCTV and alarms will be installed which are 'back to base' i.e., monitored, should the alarm be set off. All gates will be locked outside of operational hours to restrict entry into the school grounds. Perimeter fencing also prevents access into the site. The carpark has a lockable gate, preventing use outside of school hours, however can be opened by school staff on occasions where a shared community event is taking place at the school.

### 2.1.4 Space/ Activity Management

The school will be continually maintained such as regular cleaning, maintenance of landscaped areas and maintenance of buildings when necessary. The regular maintenance which is a normal part of any school campus will create a well-cared for space.

There is the potential for community use of the hall and library and the recreational areas. The recreational areas are likely to be used more regularly as they have a natural relationship with the adjoining Howard Park. This relationship with the adjoining land will assist in activating the school grounds at times when the school is not in use (e.g weekends or school holidays). A utilised space that is managed is consistent with the principle of space management.

The proposed development achieves this through the design of buildings and carpark on the edge of the site along Wallarah Circuit and Long Reef Circuit, allowing the internal area of the site to be utilised as recreation. This creates a delineation between formal education buildings and informal outdoor learning and recreation areas. Outdoor learning areas along Long Reef Circuit are designed to integrate with the built form.

All areas of the school have been designed to reduce areas of concealment, from building design, placement and landscaping.

The library and hall have been located along Wallarah Circuit for potential community use. This will provide community access, whilst limiting visitors access to the remainder of the school site.

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.

## 2.2 Summary of Recommendations

The following measures are recommended to be implemented in order for the development to be consistent with the CPTED principles:

1. Graffiti and vandal resistance building materials and fixtures should be used in the construction of the development. Management policy should be to remove graffiti within 24 hours of its appearance.
2. Surveillance management (i.e. CCTV) be applied to the car parking area and all external and internal areas, where appropriate, including access gates.
3. Lighting shall be designed in accordance with AS1158.1. Where damaged or broken lighting shall be repaired within 48 hours.
4. Where fencing is damaged it shall be replaced or repaired within 48 hours.

5. Emergency lighting shall be installed in accordance with the relevant Australian Standards.
6. Pathways/line of pedestrian travel should be lit with low lighting to mark the path of travel and reduce opportunities for concealment.
7. Ensure landscaping does not create concealment opportunities and landscaping is appropriately maintained.
8. Directional/wayfinding signage to be provided throughout the development.

### **2.3 Conclusion**

An assessment of the proposal using the Crime Prevention Through Environmental Design (CPTED) principles has found that the proposed development has been designed having regard to the CPTED principles. Furthermore, student and staff safety can be enhanced by implementation of the measures recommended above.