

# CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN ASSESSMENT

**Newcastle Grammar School (Park Campus)  
127 Union Street, Cooks Hill NSW 2300**

**Prepared for:**

APP Corporation  
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426 King Street  
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## BASIS OF REPORT

This report has been prepared by SLR Consulting Australia Pty Ltd (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with APP Corporation (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

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SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

# 1 Introduction

The purpose of this report is to identify and assess crime risk associated with the proposed redevelopment of the Newcastle Grammar School Park Campus located at 127 Union Street, Cooks Hill and to identify proactive and preventative design measures to minimise opportunities for crime.

Student and staff safety was raised as a concern as part of the community consultation process. To ensure student and staff safety is maintained on site, the design of the proposed development incorporates measures responding to the Crime Prevention Through Environmental Design (CPTED) principles.

The report has been prepared in accordance with the Crime Prevention Through Environmental Design (CPTED) guidelines prepared by the NSW Police in conjunction with the Department of Planning and Environment (formerly Department of Urban Affairs and Planning).

Crime Prevention through Environmental Design (CPTED) is a crime prevention strategy that focuses on the planning, design and structure of cities and neighbourhoods. It reduces opportunities for crime by using design and place management principles that reduce the likelihood of essential crime ingredients from intersecting in time and space. CPTED aims 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'; and
- Removing conditions that create confusion about required norms of behaviour (Department of Planning and Environment, formerly the Department of Urban Affairs and Planning, 2001).

CPTED employs 4 key strategies. These strategies are surveillance, access control, territorial reinforcement and space/activity management.

In accordance with these 4 key strategies, the principals of crime prevention and public safety are addressed in relation to the proposed development

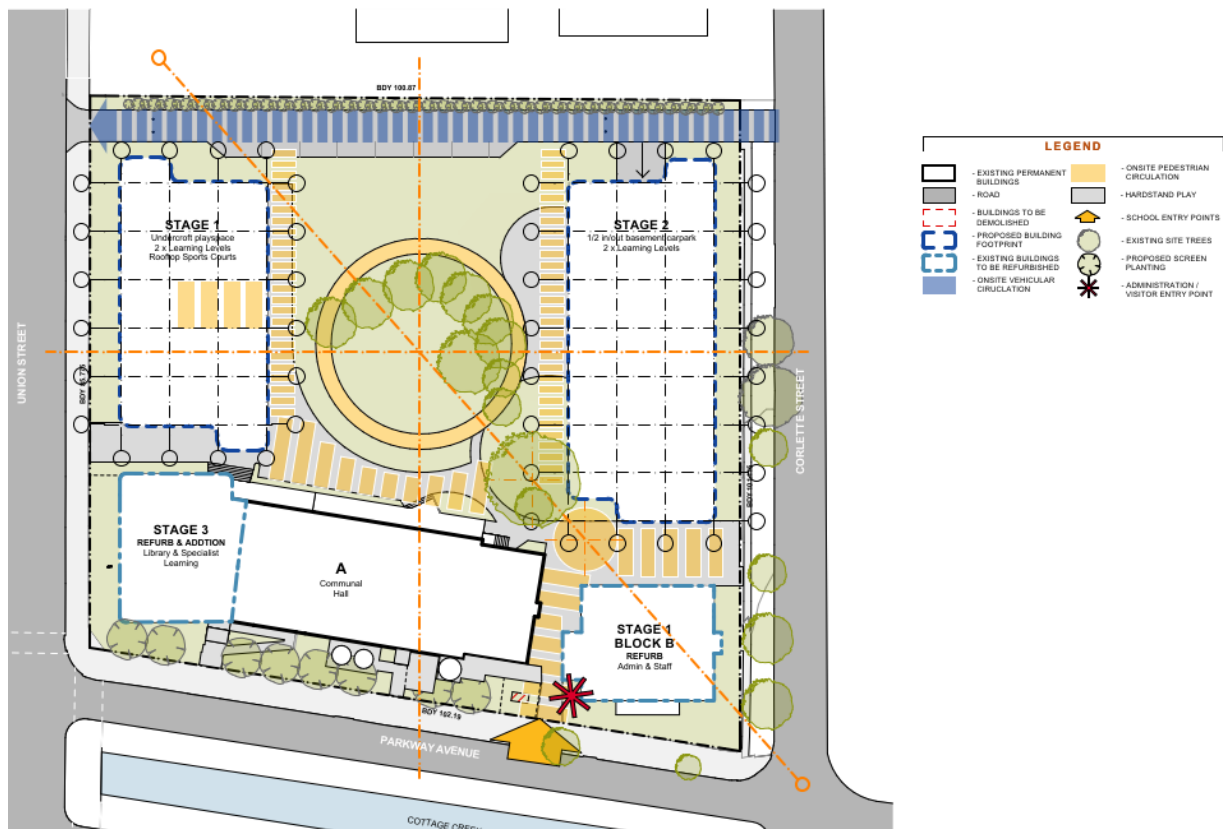
# 2 Description of Proposal

The plans reviewed as part of this CPTED Assessment have been prepared by SHAC, refer to Appendix A and Figure 1. Specifically, the proposal involves the following:

- Demolition of the existing covered outdoor learning area (COLA) and existing Blocks C, D and F;
- Construction of an internal road along the northern boundary of the site. This road will act as a 'kiss and drop off' drive through access and provide one way traffic flow to ensure safe movement. A gate system will be in place during school hours allowing the internal road and parking areas to be used as additional playground space;
- Construction of the Union Street Building, which is a proposed three-storey building including under-croft and additional roof top play area, in keeping with the scale of development at nearby residential sites. The ground floor will be open acting as a COLA and an extension of the play area;

- Construction of the proposed Corlette Street Building, which includes a semi basement car parking level (31-35 car parking spaces) and two storeys of teaching space above;
- Alterations of existing Building A including a two storey addition and the refurbishment of the Sandi Warren Performance Centre. Alterations will accommodate the Canteen, and Specialist Learning facilities;
- Building B refurbishment, to be used for administration, staff rooms and offices; and
- Associated landscaping and stormwater upgrades.

**Figure 1 – Proposed upgrades to Park Campus (Source: SHAC)**



Existing student access to the existing school is predominately via entry on Parkway Avenue, with a small pedestrian gate also on Union Street. The Park Campus development will incorporate the following access arrangements:

- A new pick up/drop off driveway entering on Corlette Street and existing on Union Street.
- New entry plaza adjacent to visitor entry on Corlette Street.
- Bus and parent drop off with entry adjacent administration buildings on Parkway Avenue.
- Bus drop off and entry via a pedestrian gate on Union Street.

## 3 Local Context

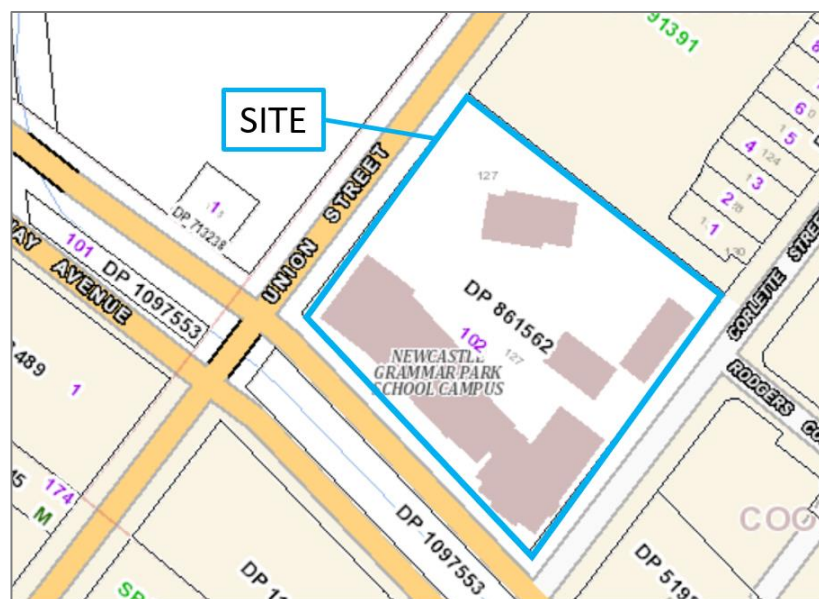
### 3.1 Site Description and Locality

The site is commonly known as 127 Union Street, situated within the Local Government Area (LGA) of Newcastle. The site is legally described as Lot 102 DP 861562. It is an irregular square configuration with frontage to Union Street of 67.595m, Parkway Avenue of 102.19m and Colette Street of 101.115m. It has an area of approximately 9,440 square metres. (refer to Figures 2 and 3). The site has three road frontages, being Union Street, Parkway Avenue and Corlette Street.

Figure 2 – Site Aerial (Source: SIX Maps)



Figure 3 – Site Cadastre (Source: SIX Maps)



## 4 Assessment Against CPTED Principles

### 4.1 Surveillance

Natural surveillance limits the opportunity for crime by increasing awareness that people can be seen. Potential offenders therefore feel increased scrutiny and limitations on their escape routes.

Good surveillance is achieved by:

- a. Clear sightlines between private and public spaces;
- b. Effective lighting of public places; and
- c. Landscaping that makes places attractive, but not a place to hide.

Positive surveillance features of the development include:

- The site is located on a busy intersection (Union Street and Parkway Avenue) as well as being clearly visible from surrounding residential premises and the adjacent National Park.
- The improved facilities will encourage higher staffing levels and resulting in increased natural surveillance.
- The multi storey buildings proposed on site allow for natural surveillance through high viewing points.

Recommendations:

- Trees and landscaping should be regularly maintained to ensure clear sightlines remain on site. If not maintained appropriately it may offer concealment opportunities and reduce the opportunity for surveillance. Lower shrubs should be selected restricting mature height to a maximum of 1 metres;
- The use of technical supervision, such as CCTV cameras, should be considered to provide an additional layer of comfort for staff and parents of the School; and
- Broken light fixtures and bulbs should be replaced within 24 hours.

### 4.2 Natural Access Control

Natural access control limits the opportunity for crime by taking steps to clearly differentiate between public space and private space.

Good access control for the movement of people is achieved by:

- a. Landscapes and physical locations that channel and group pedestrians into target areas;
- b. Public spaces that attract rather than discourage people from gathering; and
- c. Restricted access to internal or high-risk areas (e.g. car parks).

Positive natural access control features of the development include:

- Clear open space to create high visibility and supervision on the site; and



- Trees along the streetscape to create a clear delineation of the property boundary.

### 4.3 Territorial Reinforcement (Community Ownership)

Territorial reinforcement promotes social control through increased definition of space and improved proprietary concern, i.e. it makes the normal user feel safe and makes the potential offender aware of a substantial risk of apprehension or scrutiny. By using buildings, fences, pavement, signs, lighting and landscape to express ownership and define public, semi-public and private space, natural territorial reinforcement occurs.

Community ownership (territorial reinforcement) makes people feel comfortable in a place and is achieved by:

- a. A design that encourages people to gather in public spaces;
- b. Having a clear transition between boundaries of public and private spaces; and
- c. Having clear design cues as to who is to use the space and what it is to be used for.

Positive territorial reinforcement features of the development include:

- Signage and lighting, to clearly reinforce the School ownership of the site.
- Improving School access by no longer having to walk through the School to access office facilities.
- Fences to be locked at night to deter unauthorised entry to the site.

Recommendations:

- Ensure that all access points are legible and inviting and that signage remains in appropriate locations; and
- Lighting within the landscaping areas should be considered, to further enhance the feeling of safety for future users.

### 4.4 Space Management

Space management strategies such as site maintenance, target hardening and target removal are discussed below, as they relate to the proposal.

#### 4.4.1 Site Maintenance

Management and maintenance are closely linked to a sense of ownership. Good management and maintenance of a place, or property, is often the difference between it seeming safe or unsafe and it being cared for or uncared for. Deterioration indicates less control by the users of a site and indicates a greater tolerance of disorder.

The site should be maintained to a high standard so that the Park Campus can operate at its optimal level and attract as much usage as possible. The Park Campus development is over a large site area and proposes several new buildings with different uses, as well as a redesign of the existing site to allow for more open space. Maintenance procedures will be required to ensure that all property damage is repaired in a timely manner to ensure students and staff are not exposed to increased levels of risk to crime on site.

#### 4.4.2 Target Hardening and Removal

Target hardening and removal is the use of 'design out crime' strategies to make it harder for a crime to be committed and reduces the gains of crime. While this is the most long-established and traditional approach to crime prevention, it can create a 'fortress mentality' and imagery whereby users of the development withdraw behind physical barriers and the self-policing capacity of the built environment is damaged. This is effectively working against CPTED strategies that rely on surveillance, territoriality and positive image management.

The proposal includes the use of some physical barriers associated with target hardening such as bollards at entry points and landscaping in key locations. However, the site allows opportunities for natural surveillance from within the site, with clearly defined boundaries, and allows opportunities for natural access control. The development aims to ensure a safe environment for all users.



## 5 Conclusion

In this assessment, it is acknowledged that the site operates as a school and simply intends to redevelop and upgrade the site for the same use. The above assessment of the proposal in accordance with the CPTED principles confirms the proposal can be managed to minimise the potential risk of crime.

Implementation of CPTED measures into the design of the proposal will create an environment that will dissuade offenders from committing crimes by manipulating the built environment in which those crimes proceed from or occur.

The proposed development consists of several external activity areas including a new driveway, pedestrian/cycle pathways, new education buildings and undercover play areas. A concept external lighting design will be proposed to comply meet the requirements of AS/NZS 1158.3.1 and AS/NZS 4282, while also addressing Crime Prevention Through Environmental Design (CPTED) principles.

The overall design is a positive step in creating safe and welcoming environment for future users and the locality.

The design is considered to be consistent with the Department of Planning and Environment (former Department of Urban Affairs and Planning) Crime Prevention and the Assessment of State Significant Developments.

Yours sincerely,



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