

# CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN REPORT

## REFURBISHMENT OF THE FORMER SHOALHAVEN ANGLICAN SCHOOL

For:  
The Department of Education

Date: 10 December 2025

Reference: 25-0026

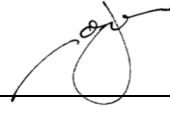
Address and property description:  
Lot 200 DP 1192140  
17 Croobyar Road,  
MILTON NSW 2538

Prepared By:  
Mark Jones of Edmiston Jones



| REVISION | DATE             | DESCRIPTION                              |
|----------|------------------|------------------------------------------|
| Draft    | 5 December 2025  | Draft issued for final review            |
| Draft    | 9 December 2025  | Updated Draft following Planners review. |
| Final    | 10 December 2025 | For DA Submission.                       |
|          |                  |                                          |

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|--------------|--------------------|-------------------------------------------------------------------------------------|
| Prepared By: | Mark Jones         | Signed:                                                                             |
| Position:    | Executive Director |  |
| Date:        | 10 December 2025   |                                                                                     |

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|--------------|--------------------|-------------------------------------------------------------------------------------|
| Approved By: | Mark Jones         | Signed:                                                                             |
| Position:    | Executive Director |  |
| Date:        | 10 December 2025   |                                                                                     |



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## 1. INTRODUCTION

The proposed educational establishment will operate independently from Budawang School and Budawang Early Learning Centre, which will continue their existing operations on site.

The three proposed educational uses are compatible and complementary within the broader educational campus setting. The proposal includes physical separation measures including dedicated waste management facilities, separate parking allocations, and security fencing with gated entries to ensure clear operational boundaries between each facility.

The site's substantial area (7.76ha) and established educational character provide sufficient capacity to accommodate all three uses without adverse operational impacts.  
(Statement of Environmental Effects (Mecone November 2025))

### A Crime Profile of Milton

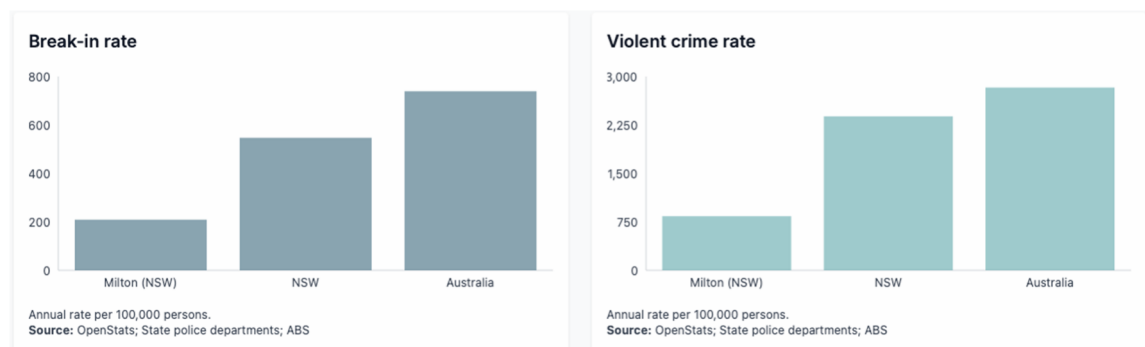
Milton has a low crime rate compared to NSW and Australia generally. Information obtained from [Open Stats](#) indicates that crime rates decreased between 2020-22 and 2022-24 for;

- break-ins by 3.7% to 209 incidents per 100,000 residents.
- violent crime by 41.6% to 837 incidents per 100,000 residents.

In this period, motor vehicle theft did increase by 21.7% to 269 incidents per 100, 000 residents however, in 2022-24 the rate of motor vehicle theft in Milton was still 62.6% lower than the NSW average and was 74.1% lower than the national average.

Further evidence of Milton being a safer village compared to other towns is that in 2022-24:

- the rate of break-ins in Milton was 61.7% lower than the NSW average and was 71.7% lower than the national average.
- the rate of violent crime in Milton (NSW) was 64.9% lower than the New South Wales average and was 70.4% lower than the national average.



The relative safety of the local environment should not encourage complacency



## **B Site Description**

The site was previously used for the former Croobyar Christian School, then acquired and expanded under the former Shoalhaven Anglican School, which closed in 2016 when the property was purchased by the Department.

The disused Anglican School features a range of buildings constructed in the 1990s and includes classrooms, staff facilities, administration and a hall, as well as outdoor recreational areas and car parking.

The site is also occupied by the currently operational Budawang School and Early Learning Centre situated to the northeast of the development area.  
(Statement of Environmental Effects (Mecone November 2025))

## **C Background Information**

1. The site will be used predominantly by primary and secondary students from local schools—including Budawang School, Milton Public School, Ulladulla Public School and Ulladulla High School. The gym will also host school events attended by invited guests, such as families and carers.
2. The site is available for legitimate users between school hours of 9am to 3pm.
3. Afterhours use of the gym and field for events is possible on some evenings and weekends.

## **D Location and Buildings**

1. The site is located to the south of the Milton town centre within the Shoalhaven LGA.
2. There are eleven (11) buildings on the campus as illustrated on the site plan below. Four (4) of the buildings will not be utilised in the proposed refurbishment and are to be locked to prevent access.
3. Surrounding development is as noted below:
  - a) North: Budawaing School, Croobyar Road and Low density residential
  - b) East: Low density residential
  - c) South: Rural and agricultural
  - d) West: Industrial development





## **F Pedestrian Travel Paths and Gathering Areas**

1. The development utilises the existing shared access driveway from Croobyar Road, which serves all educational facilities on the campus.
2. No modifications are proposed to the primary site entry point.
3. Internal circulation is maintained via existing driveways and pathways, with a new connection to the proposed carpark area.

### Recommendations for improvement.

- Internal and External Lighting provided in accordance with Australian Standards.
- CCTV to be installed to all external areas as well internally to common refurbished areas.
- Signage to the Administration building with maps to guide visitors.

Noted that outdoor safety mirrors are not considered necessary.

## **G Proposed Carpark**

1. A new at-grade carpark is proposed on the location of building to be demolished, providing:
  - i. 72 car parking spaces (including 2 accessible spaces compliant with AS2890.6)
  - ii. 4 dedicated bus parking bays with adequate maneuvering space for B99 and 14.5m rigid bus vehicles
  - iii. Raised pedestrian crossing connecting carpark to main building areas
  - iv. Arrival plaza and bus parking and waiting zone adjacent to the carpark entry
  - v. Bike storage facilities
  - vi. A dedicated waste collection zone is located on the southern side of the carpark. accessed via the main driveway.

### Recommendations for improvement.

- Signage to be provided to the carpark with maps to guide visitors to special parking and the point of entry.
- CCTV to be installed.

## **H Proposed Procedures**

1. Monitoring and patrols to be undertaken by an appointed service provider.
2. External gates and entrances to be fitted with electric strike connections to open on fire warning signal.
3. Visitors are to report to reception.

### Recommendations for improvement.

- There are no further recommendations for improvement.



## 2. CONCLUSION

The property is a large site at 7.76 hectares and has a significant slope to the west. The dispersed location of the existing buildings adds to the potential risk in the maintenance and operation of the facility which is compounded further by the fact that the users are predominantly school age children.

With only one street frontage, and the site entry towards the end of a cul-de-sac, the property lacks casual surveillance by passing pedestrians and vehicles. Also, the fact that some buildings are not to be refurbished, or used as part of the proposed activity, creates a potential hazard that needs to be managed.

The opportunity for crime both to property and people can be mitigated through implementing the recommendations outlined above.

In summary, the key measures to be implemented in accordance with CPTED Principals.

### a) Surveillance

- CCTV installed to all external areas particularly areas out of sight from public spaces.
- Monitoring and patrols undertaken by a reputable service provider

### b) Access Control

- Clear signage to direct people away from high-risk areas
- Signage to the carpark with maps to guide visitors to the point of entry.
- Visitors are to report to reception.

### c) Territorial Reinforcement

- External gates and entrances to be fitted with electric strike connections to open on fire warning signal.
- Eastern Boundary fence to be replaced where required.
- A gate to be installed to car park to link the existing black security fence for the site and the neighbouring Budawang School.
- A new Fence to be installed around the oval linked to the eastern boundary fence protecting the riparian corridor.

### d) Space Management

- Appropriate external lighting particularly to recessed areas.
- Traffic Impact Assessment recommendations to be implemented.