

Central Coast Regional Cancer Centre, Holden Street, Gosford

October 2010

Prepared for NSW Health Infrastructure



Crime Prevention through Environmental Design
(CPTED) Review

Cover image: Photo montage of the south view of the proposed Regional Cancer Centre, viewed from Holden Street.

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1 Introduction

The proposal for a new Regional Cancer Centre located in Gosford Hospital at 60 Holden Street, Gosford, is assessed under the guidelines provided under the principles of Crime Prevention through Environmental Design (CPTED) provided by the NSW Police 'Safer by Design' Website (2008). These guidelines are devised under the Department of Urban Affairs and Planning (DUAP), now Department of Planning, document "*Crime prevention and assessment of development applications*" (DUAP, 2001).

These guidelines provide assessment criteria for a new development that encourages good design to help avoid creating environments that are conducive to crime or criminal activity.

2 Background

The proposal includes a new Regional Cancer Centre building, incorporating building entrance, consulting rooms and radiotherapy bunkers. The building design has sought to provide for safe and secure space to minimise the possibility of crime in the public domain and throughout the development.

The proposed hours of operation for the Regional Cancer Centre are 9.00am – 5.00pm Monday to Friday. A receptionist will be on duty during those hours. A total of 28 staff will work at the centre.

3 Principles

The four CPTED principles used in the assessment of development application to minimise the opportunity for crime are:

- Surveillance
- Access control
- Territorial reinforcements
- Space management

These principles are individually addressed as part of this report.

3.1 Surveillance

Good surveillance will often deter people from taking part in criminal or unsafe activity due to the fact they can be seen. It also minimises crime perception and makes people feel safe and secure.

Surveillance can be achieved as part of the design of the building by the provision of:

- Clear sightlines between public and private spaces.
- Effective lighting of the public domain.
- Landscaping that makes the place attractive, but does not provide offenders with a place to hide or entrap victims.

The building has a large area of glazing at its front entrance facing onto the existing at-grade car park in the southern part of the hospital site. This

large area of glazing provides for clear sightlines between the reception area of the proposed Regional Cancer Centre and the car park.

There is an alcove which is created by the proposed development in its south eastern corner, however surveillance of this is achieved by the full height glazing on the eastern façade of the entrance structure.

The eastern façade of the proposed development is glazed for its entire length (broken up by louvres over the glazing to provide for privacy and articulation of the façade). This glazed element enables surveillance of the vehicle entry into the site and onto Holden Street.

Adjacent to the north east corner of the proposed Regional Cancer Centre is an area of landscaping which could provide a possible concealment area.

There is some overlooking of this area by the existing building immediately to the north of the proposed development. It is also adjacent to the vehicle crossing from Holden Street so is a well used area. Lighting will be provided in this location.

3.2 Access control

Areas that may not be under natural or technical surveillance, or other areas that should not have unauthorised public access have controlled access. Effective access control can be achieved by:

- Landscapes and physical locations that channel and group pedestrians into target areas.
- Public spaces which attract, rather than discouraging people to gather.
- Restricted access to internal areas or high-risk areas (like car parks or other rarely visited areas). This is often achieved through the use of physical barriers.

Internal areas of the proposed Regional Cancer Centre will be appropriately managed to ensure secure access to some areas by authorised personnel only.

Currently access is unrestricted to the existing at-grade car park immediately south of the site within the hospital grounds. Use of this car park is to become solely for the use of the Regional Cancer Centre, thus increasing the safety of the car park for legitimate car park users.

3.3 Territorial reinforcement

It is important that public domain areas are well designed and located in order to provoke the feeling of community ownership of these areas. As stated in the CPTED guidelines, territorial reinforcement can be achieved through:

- Design that encourages people to gather in public space and to feel some responsibility for its use and condition.
- Design with clear transitions and boundaries between public and private space.
- Clear design cues on who is to use space and what it is to be used for. Care is needed to ensure that territorial reinforcement is not achieved by making public spaces private spaces, through

gates and enclosures.

The building is designed to be open in nature on its southern and eastern sides due to large areas of glazing, providing for a connection between the building and the surrounding public space.

Public and private space is clearly distinguished on entry into the building as there will be a reception and waiting area immediately inside the entrance. In addition, public and private space is clearly distinguished through the use of signage to indicate the use of the building on approach.

3.4 Space management

Space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of burned out pedestrian and car park lighting and the removal or refurbishment of decayed physical elements.

It is anticipated that the public domain areas will be maintained by the hospital management, and be kept in an inviting and clean manner in order to minimise the potential for crime and to maintain safety and security.

4 Conclusion

The proposal has been designed to achieve an acceptable level of safety and security and is consistent with the CPTED principles outlined in this assessment.

Passive surveillance is created by the development through large areas of glazing on its southern and eastern facades, with the southern facade being the entrance from the existing car park.

Access control is managed appropriately to ensure that the private areas within the centre are only accessible by authorised personnel. In addition, a receptionist will be on duty at all times.

Territorial reinforcement will also ensure that public and private domains are clearly distinguishable. This has been achieved through the design of the building.

The building will be kept in an inviting and clean manner to ensure the potential for crime or criminal activity is minimised.

Overall, the design of the proposal should see crime deterred in line with the objectives of the above CPTED principles.