

Central Coast Regional Cancer Centre Holden Street, Gosford

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Prepared for

HEALTH INFRASTRUCTURE
NSW HEALTH



Crime Prevention through Environmental Design
(CPTED)

Review of Proposed Carpark at 13 Ward Street

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Quality Assurance

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This document is for discussion
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1 Introduction

1.1 Preliminary

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. These guidelines are devised from 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.

1.2 Background

The proposal includes the development of a new at-grade uncovered car park providing 20 car parking spaces for Gosford Hospital at 13 Ward Street (refer **Figure 1** below). These 20 spaces are being provided to replace some of the existing hospital car parks which are being displaced to allow for dedicated Cancer Centre parking adjacent to the proposed Cancer Centre building.

The car park will be available for use 24 hours a day, however the majority of use of the car park will be during daylight hours, when there are more staff working at the hospital.



Figure 1. Proposed Ward Street car park

2 CPTED Assessment

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

- Surveillance
- Access control
- Territorial reinforcement
- Space management

These principles are individually addressed as part of this report.

2.1 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 car park is at-grade and uncovered. It is overlooked on its eastern and western sides by residential buildings. There are clear sightlines from these buildings to the proposed new car park. There are also clear sightlines from Ward Street, which runs along the northern boundary of the site. Ward Street is a relatively busy street used by staff and visitors to the hospital for parking and when accessing the hospital grounds. Following construction of the proposed Regional Cancer Centre and its dedicated car park, the only egress point from the car park for Cancer Centre clients will be opposite the neighbouring property to the east. Refer to aerial photo at **Figure 2** below.

To the south of the site is Faunce St West, and to the south of this are more residential buildings. The view from the south is obscured by existing large trees at the rear of the car park site, which will not be affected by the development of the car park, and therefore will be retained. Refer to aerial photo at **Figure 2** below.

Safety and security is to be maintained in the evening and at night with the introduction of lighting. To achieve adequate illumination of the Ward Street car park new lighting is proposed. AS/NZS4485-1-1197 (security of health care facilities, Part 1: General Requirements Section 5.2) states that the minimum lighting levels need to conform to the requirements mentioned in AS/NZS/158 and must have an increased average light level of 20 lux in outdoor car parks. It is recommended for the outdoor car park area for Hospitals/health care facilities to comply with the requirements of AS/NZS 1158 and the additional enhanced horizontal luminance requirements of AS/NZS 4485.



Figure 2. Aerial photo of Ward Street car park and surrounds
The site of the Ward Street car park is shown outlined within a thin red line.

2.2 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 discourage, 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.

A boom gate will be put in place to restrict vehicle access to the Ward Street car park for staff only. As the car park has good surveillance from neighbouring properties and from Ward Street, further restrictions on access are not considered necessary.

2.3 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 car park is a private space, for the use of hospital staff only. This will be clearly indicated through the use of signage and boom gates at its entrance.

2.4 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 car park will be maintained by the hospital management and be kept in good working order (including lighting), and will be kept clean and tidy with landscaping well trimmed in order to minimise the potential for crime and to maintain safety and security.

3 Conclusion

The proposed Ward Street car park 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 provided by overlooking from the existing buildings to the east and west of the site, and also from Ward Street to the north of the site. Lighting will provide adequate illumination in accordance with the relevant Australia Standards for the car park for safe use.

Access control will be achieved through the provision of a boom gate to restrict vehicle access to the Ward Street car park for staff only.

Signage and boom gates at the car park entrance will provide territorial reinforcement to clearly indicate who the car park is to be used by.

Space management will be achieved as the car park will be maintained as part of the maintenance regime for Gosford Hospital.