

18th September, 2009**WOOLLAHRA COUNCIL
RECORDS DEPT.****NSW Police Force**
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Mr P Kauter
Executive Planner
Woollahra Municipal Council
PO Box 61
Double Bay NSW 2028

30 SEP 2009

Doc No 09414-09
File DA 09/0441
Action... A: Wade

Dear Mr Kauter,

Re: Development Application AD-441/2009/1 for a Marina redevelopment at the Cruising Yacht Club of Australia at 1 New Beach Road, Darling Point NSW 2027.

Thank you for the opportunity to comment on the Development Application for the Marina redevelopment at the Cruising Yacht Club of Australia.

Rose Bay Police have a vital interest in ensuring the safety of members of the community and their property. Therefore our recommendations for the redevelopment of the Rushcutters Bay Marina are as follows:

Demolition of Buildings, Car Parks and Slip Ways

Temporary fencing can help reduce the incidence of theft and vandalism. Fencings to be erected around the demolition zone to prevent access from the public during construction and after hours.

Consider placing an on-site storage container or compound for secure storage of tools and materials. It is a good idea, space permitting, to park trade vehicles within the site to prevent theft of, or from vehicles.

All materials and timber should be marked with the company name or building site lot number.

Materials, dirt or rubbish left on the footpath are a hazard and can leave the builder/owner subject to expensive legal action should an injury or damage take place. All building materials / rubbish should be removed daily

Provision of 97 car spaces

Consideration for car park lighting to be spaced out to protect patrons returning to their cars as dark areas can generate fear, reduce natural supervision and stimulate criminal activity.

Rose Bay Local Area Command
1 Wunulla Road

ROSE BAY NSW 2027

Telephone 02 93626399 Facsimile 02 93626311 ENet 44399 EFax 44311 TTY 9211 3776 (Hearing/Speech impaired)

ABN 43 408 613 180

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Internal car park structures such as concrete columns, solid internal walls, service rooms and enclosed fire exits can create significant visual obstruction in car parks. The use of portholes in car park walls can open sightlines, reduce feelings of claustrophobia and help to distribute light.

The configuration of car parking spaces can impact the risk to car thieves. The use of grid rows increases natural surveillance.

The use of security gates helps to monitor movement of vehicles both in and out of the car park.

The height of the car park ceiling can impact lighting distributions. Lighting should meet with the minimum Australian Lighting Standards. Effective lighting can reduce fear, increase community activity improves visibility and increases the likelihood that offenders will be detect and apprehended. A broadly accepted yardstick of lighting effectiveness in public car parks is that lighting should be bright and even enough to permit an observer to see inside a parked vehicle.

White ceilings and walls in car parks greatly help to reflect light and gives the impression of looking larger and more spacious.

The use of signage – that is clear, legible and useful. This can be used to reinforce behavioural expectations and provide advice.

Construction of new 1-2 storey building

From crime prevention perspective, enclosed fire exits, corridors and waiting areas require bright, even lighting as poor lit areas are often heavily vandalised. Avoid creating outer ledges capable of supporting hands/feet. To is to prevent offenders climbing the building to accessing the room or building.

Entry points should be designed so as to maximise surveillance opportunities to and from these areas from both inside as well as outside.

The placement and orientation of common entry areas should maximise opportunities for natural supervision by staff and other guardians.

Surveillance equipment can enhance the physical security of your business and assist in the identification of people involved in anti-social or criminal behaviour. Cameras should be installed both within and around the business to maximise surveillance opportunities.

Cameras should monitor the cashier's area, high cost merchandise areas with poor natural supervision.

TV monitors should enable staff to monitor activities on the camera and recording equipment should be installed away from the counter area to avoid tampering.

Install security lighting in and around the business, particularly over entry/exit points to create an even distribution of light with no glare.

Effective signage and directions will provide guidance to visitors/customers in locating main areas and keep them away from restricted areas. Signage can also assist in controlling activities and movements throughout the premises.

Malicious damage is often an offence caused to such developments. Strong consideration must be given to the use of graffiti resistant materials, particularly on the fences, ground floor and areas which are accessible by other structures to reduce such attacks or assist in the quick removal of such attacks.

The Installation of CCTV in all areas throughout the premises and in areas of risk.

The NSW Police Force hopes that by using the recommendations contained in this document, criminal activity will be reduced and the safety of members of the community and their property will be increased. However, it does not guarantee that all risks have been identified, or that the area evaluated will be free of criminal activity if its recommendations are followed.

Should you require further information on the subjects mentioned within this report feel free to contact Senior Constable Catherine Farrell, Crime Prevention Officer, Rose Bay LAC, Phone 9662-6399 or farr1cat@police.nsw.gov.au.

Yours sincerely,



Allan SICARD

Superintendent

Commander Rose Bay Local Area Command