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Action P. Kauter



NSW Police Force
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15th December, 2009.

Mr P Kauter
Executive Planner – Development Control
Woollahra Municipal Council
PO Box 61
Double Bay NSW 2028

Dear Mr Kauter,

Re: Development Application DA602/2009/1 for a proposal to Double Bay Marina, at 8
Castra Place, Double Bay.

Thank you for the opportunity to comment on the Development Application for the
Double Bay Marina. This development application seeks to upgrade and include minor
extensions of the existing marina, the main changes being an increase in the number
of fixed births from 40 to 45 and the increase in the size of the boats to be
accommodated.

Rose Bay Police have a vital interest in ensuring the safety of members of the
community and their property. Therefore, from a crime prevention perspective our
recommendations in relation to the redevelopment of the Double Bay Marina are as
follows:

It is important that the proposed development addresses both the perception of safety
and security as well as delivering an actual reduction in opportunities for crime. If a
place is perceived as being more secure with a higher level of safety, it is less
attractive as a target for crime. Well tended and clean public open spaces are
attractive and better patronized; this in turn increases the perception of safety and
security.

Temporary fencing can help reduce the incidence of theft and vandalism. Fencing
should be erected around the construction zone to prevent access from the public
during construction times and after hours and also help in reducing the incidents of
theft and vandalism. Vandal resistant materials and equipment should be used
wherever possible. The security fences and gates should be designed with grilles to
allow vision through them.

Rose Bay Local Area Command

Insert Location

1 Wunulla Road

Point Piper NSW 2027

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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. 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.

Signage, apart from orienting people on the site and identifying addresses, helps to reinforce legibility of space. Site maps, sign posting and numbering should be strategically located. The signs should be well lit, large and legible with strong colours, and incorporate standard symbols that are clear, legible and useful. This can be used to reinforce behavioural expectations and provide advice. 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.

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 optimise opportunities for natural supervision by staff and other guardians. Surveillance equipment can enhance the physical security of the site and assist in the identification of people involved in anti-social or criminal behaviour. Cameras should be installed both within and around the area and placed at eye level so that faces are readily identifiable.

A lighting design should be applied to all public areas of the development. The lighting design will achieve a wide and even spread of illumination at an appropriate lux level, which will provide good area illumination as well as visibility from distant vantage points. The minimum lighting conditions will be achieved by use of robust vandal resistant light fittings positioned to eliminate shadows cast by surrounding elements. This type of lighting used will either be fluorescent or metal halide, thus providing 'white light'. Lighting should be controlled by time clock to ensure that appropriate lighting levels are in place at any time of day. Install security lighting in and around the business, particularly over entry/exit points to create an even distribution of light with no glare.

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. Co-ordinated regular maintenance to keep the area clean and attractive by removing graffiti, renewing decayed items and replacing broken lighting.

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

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