

ANNEXURE 8

NSW Police

15th of January 2011
Mr David Waghorn
Team Leader – Development Control
Woollahra Municipal Council
536 New South Head Road,
Double Bay NSW 2028



NSW Police Force
www.police.nsw.gov.au

NSWP Assessment on DA671/2010/1

Application to Woollahra Council re demolition of the existing building from ground floor level, retention of the basement car park for 154 vehicles, construction of a mixed use development containing 93 dwellings and 2 retail tenancies at 33 Cross Street, Double Bay.



NSW Police has a vital interest in ensuring the safety of members of the community and their property. By using recommendations contained within this document, any person who does so acknowledges that:

- It is not possible to make areas evaluated by NSW Police absolutely safe for the community and their property.
- Recommendations are based upon information provided to, and observations made by NSW Police at the time the document was prepared.
- The evaluation/report is a confidential document and is for use by the person/organisation referred to on page one.
- The contents of this evaluation/report are not to be copied or circulated otherwise than for the purposes of the person/organisation referred to on page one.

NSW Police hopes that by using the recommendations contained within 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 from criminal activity if its recommendations are followed.

Rose Bay LAC

1 Wunulla Road, Point Piper

Telephone 8356 8299 Facsimile 8356 8211 ENet 44399 EFax 44311 TTY 9211 3776 (Hearing/Speech impaired)

ABN 43 408 613 180

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Part 1 – Context

The application is for the demolition of the existing building at 33 Cross Street, Double Bay and the construction of mixed use development containing 93 dwellings and 2 retail tenancies.

The location in which the development is proposed is in a primarily retail precinct with some residential areas to the northern boundary of the site.

The development is located in the Double Bay CBD, with the main street Knox Street, being parallel to the south of the development site at 33 Cross Street.

There are two premises with nightclub licences being Pink Salt at 53 Cross Street, Double Bay and XS nightclub (Hunters Lodge) located opposite the development at 16-18 Cross Street, Double Bay. There are two hotels located in close proximity to the development being the Royal Oak Hotel located on the corner of Bay and Cooper Streets and the Golden Sheaf Hotel located at 429 New South Head Road, Double Bay.

There are 33 on-premises licences in the area and 2 bottle shop licences. Double Bay CBD currently has a 'low' risk rating on the police Escalated Licensing Operation Response Model system. Double Bay CBD however has the highest level of Alcohol related crime in the Rose Bay LAC. See Annexure 1.

The Double Bay/Edgecliff area also has relatively high rates of break and enter and stealing offences. In the year from July 2009 – July 2010 the following rates of crime were reported in the Double Bay area; Stealing 125, Major traffic crash 90, Malicious damage 62, Assault 56, Break and enter 27, Stolen vehicle 22, Robbery 4. See annexure 2.

New South Head Road, Double Bay is the main arterial road for traffic in the Rose Bay LAC with a large number of residents and visitors using the road, particularly in peak times.

Part 2 - Site Assessment

2.1 Surveillance

The building has good surveillance on all sides. The proposed public garden/courtyard space is well observed from balconies and windows of residents and also from the retail stores proposed on the ground floor.

The use of the area as a thoroughfare encourages pedestrian activity and community usage which can deter crime.

Consideration should be given to the height of proposed plants to be used in the courtyard area and density of such to ensure that visibility is not obstructed too greatly, ensuring that there is no 'pockets' where offenders may be able to conceal themselves.

It is recommended that signage be put in place within the public courtyard area which clearly indicates where each path leads as there is several exit and entry points, assisting in way finding.

There will be some surveillance of the lane ways leading from Transvaal Avenue into the development, however the lanes are very narrow and on inspection at night, very dimly lit, some with no lighting.

Galbraith Way, particularly in the section leading from William Street to the development has good surveillance, as there are residential buildings on either side of the walkway.

2.2 Lighting

Consideration should be given to improved lighting along Galbraith Way and in particular the three lane ways that lead off William Street. Exit points should be well illuminated as they generally have 90 degree angles at the exits with minimal sight lines, providing opportunity for concealment of offenders. Line of sight and facial recognition should at a minimum be 15 meters.

Lighting should not glare as it will reduce a person's ability for identification.

Visibility and lighting of the public courtyard area is an important consideration to allow night time surveillance of the area and deter illicit behaviour.

Improved lighting would also encourage greater pedestrian use of the area and community supervision.

10 photographs taken at night time of the surrounding lanes and Galbraith Way are attached. See Annexure 3.

2.3 Territorial Reinforcement

During daytime hours the area in and around the development has a high level of guardianship due to locals and businesses operating in the area. The proposed retail stores will likely increase this reinforcement and if they are open during the night time hours again will be a further deterrent to crime. If the community uses the proposed public space then this will also create a high level of guardianship.

The proposed water feature may aid in providing an attraction to the proposed public area.

2.4 Environmental Maintenance

N/A

2.5 Activity and space management

Areas being walkways should be clearly marked as so to avoid loitering, as should entrances to the apartments.

The potential for alcohol related crime in the lane ways around the site and the public courtyard area is of a medium risk. There is a dense concentration of licensed premises within the Double Bay CBD and the proposed development may be used as a thoroughfare to access William Street from Cross Street. The Royal Oak hotel has opening hours until 1am on a Friday and Saturday night, the Golden Sheaf until 2am. There are also other late trading premises nearby. Lane ways may be used for minor offences, such as urinating. It is noted many of the lane ways have small hiding alcoves.

2.6 Access Control

There are several entry and exit points on foot to the proposed development. Again pathways should be well sign posted and lit to encourage usage. As there is an open public space in the proposal and thoroughfares it is anticipated that there will be a high level of pedestrian activity.

Part 3 – Traffic Assessment

Whilst it is anticipated that there will be some increase in traffic to the area, there are two main exit points being New South Head Road and Ocean Avenue from the proposed development, the area is also serviced by the nearby Edgecliff Railway Station.

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PART 4 – Final Comments

It is recommended that :

Plants used in the public courtyard do not offer concealment for offenders.

Clear signage be implemented indicating pathways and access points

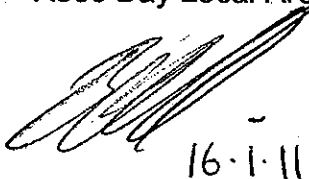
Lighting recommendations be implemented, particularly lighting of Galbraith Way and the lane ways leading off William Street.

Some of these considerations may be the responsibility of Woollahra Council as opposed to the DA applicants.

We would like to thank you for the opportunity of inspecting the plans for this development and should you require further information on the subjects mentioned with this report feel free to contact Senior Constable Brent Bell, Rose Bay LAC, Phone 02- 9362 6399. We would also appreciate feedback from our recommendations outlined in this assessment and whether any of our recommendations were implemented.

Yours sincerely

Brent Bell
Senior Constable
Rose Bay Local Area Command.



16.1.11

ANNEXURE 1

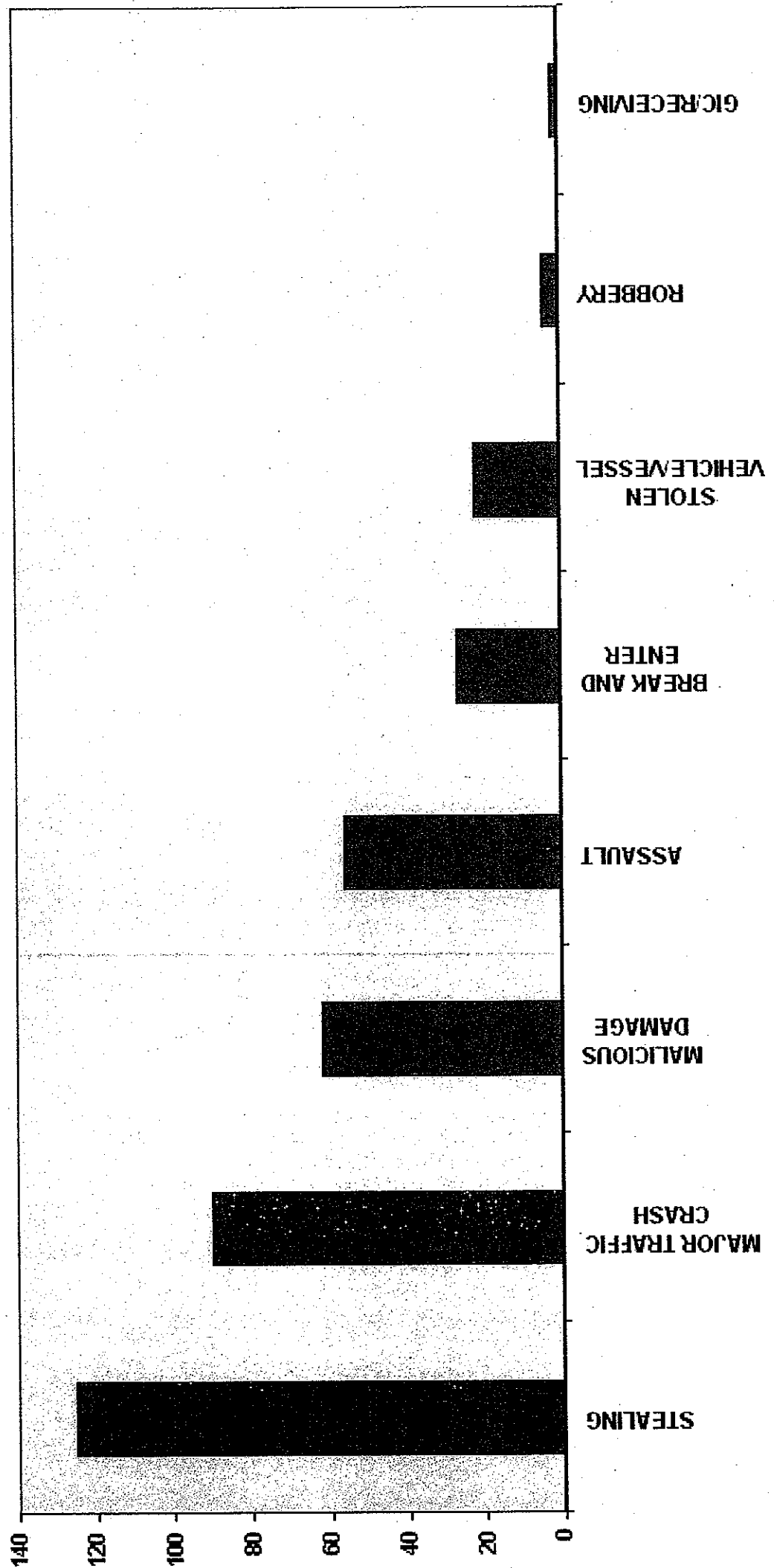
Escalated Licensing Operational Response Model by Suburb

SECTOR: ROSE BAY (Sep 2010 to Nov 2010)

Suburb	Total Risk	Total Points	Alcohol Linking Program		Under Age		Violence		Malicious Damage		Stealing		Security Industry Act		Criminal Intel.	
			No.	Risk	No.	Risk	No.	Risk	No.	Risk	No.	Risk	No.	Risk	No.	Risk
DOUBLE BAY	LOW	20	68	LOW			5	LOW			10	LOW			3	LOW
WOOLLAHRA	LOW	15	1	LOW			3	LOW			1	LOW				
WATSONS BAY	LOW	10	1	LOW							1	LOW				
PADDINGTON	LOW	5	6	LOW												
ROSE BAY	LOW	5					1	LOW								
VAUCLUSE	LOW	5									1	LOW				

ANNEXURE 2

**All Crime
Double Bay
July 2009- July 2010**



ALL CRIME
DOUBLE BAY
JULY 2009-JULY 2010

Incident Category	Total
STEALING	125
MAJOR TRAFFIC CRASH	90
MALICIOUS DAMAGE	62
ASSAULT	56
BREAK AND ENTER	27
STOLEN VEHICLE/VESSEL	22
ROBBERY	4
GIVE RECEIVING	2
Grand Total	388