

## Max Moratelli

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**From:** Angus Franks <fran1ang@police.nsw.gov.au>  
**Sent:** Thursday, 13 August 2020 5:13 PM  
**To:** Records  
**Cc:** Max Moratelli; Peter Bolt  
**Subject:** DA477/2020/1 - ATTN Mr M Moratelli

### Executive Manager Woollahra Council

Attn: Assessment Officer Max MORATELLI

### APPLICATION:

DA 477/2019 – “Club First stage of the development of White City for a multi-purpose sports centre and registered club facilities including site remediation”

### PREMISE:

30 Alma Street  
Paddington, NSW, 2021

### POLICE POSITION:

#### No Objection - with imposition of conditions

- *The sale/supply of liquor is to be restricted to Level 2 of the club as depicted on the Club Floor Plans of Drawing No A2051 Issue 02.*
- *Alcohol is not to be removed from Level 2 of the club as depicted on the Club Floor Plans of Drawing No A2051 Issue 02.*
- *The Club must operate in accordance with a Plan of Management approved by council pertaining to the sale/supply of liquor utilising the current Club Liquor Licence prior to operation.*
- *An independent Limited liquor licence will be required for the sale/supply of liquor to all other areas of the premise for functions and events.*
- *For each function or event utilising a liquor licence outside of the current Club licence, a detailed Plan of Management pertaining to the sale/supply of liquor is required to be approved by Council and the Local Licensing Police.*
- *The operation of each event or function utilising a liquor licence outside of the current Club licence must adhere to the approved Plan of Management.*

### SUMMARY:

Eastern Suburbs Licensing Police propose the above conditions to align with the applicants Statement of Environmental Effects and Plan of Management to mitigate potential alcohol related harms.

### COMMENTS:

1. In providing this submission Police have reviewed the Statement of Environmental Effects dated December 2019, prepared for 30 Alma Street by Aaron Sutherland of Sutherland and Associates Planning under instructions from Hakoah Club LTD along with the Club Floor Plans dated 26 May 2020 prepared by Cottee Parker of Cottee Parker Architects PTY LTD and the Plan of Management prepared by Projects and Infrastructure dated December 2019.

2. Under 4.4.1 of the Statement of Environmental Effects it is stated the Club Liquor Licence (LIQC330019627) will pertain to the Club restaurant / bar and Club community room on Level 2. It is further stated under 4.4.2 the development of the community facilities on level 3 will not be licensed areas. 4.8 of the Plan of Management states that "No alcohol is permitted in White City without a valid liquor licence" and a "Temporary Event Liquor Licence and/or extension of an existing Liquor Licence are required for all events serving alcohol". Police note there is a lack of information contained within the Plan of Management and Statement of Environmental Effects to the planned operation of the liquor component of the Club (inclusive of the restaurant and bar) on Level 2.
3. Police note the large scope of the development involved within the application includes a sports field, tennis courts, a gym, pool, café, restaurant/bar and a number of community rooms. Under 7.1 of the Plan of Management, the following points are stated:

*"Prior to any event and game, the coordinator will work with security to establish and implement an appropriate security plan. Additional security personnel and technical solutions will be employed to ensure a smooth handling of larger groups during the event. Additional signage and instructions may also be employed to guide visitors to the event and amenities locations."*

*"White City will establish a maximum number of patrons to be permitted on site at any particular time given the capacity of the relevant area or facilities, nature of event, and assessment of operational or security risk. Each circumstance will be separately assessed having regard to conditions at that time."*

4. As the proposed development is assessed on these merits, to mitigate potential alcohol related harms, police propose the aforementioned conditions to ensure the premise does not operate with a greater overall level of social impact on the wellbeing of the local and broader community than what has been stated in the application documents.



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## **MANAGER - DEVELOPMENT CONTROL**

### **DEVELOPMENT ASSESSMENT WOOLLAHRA COUNCIL**

#### **DA NUMBER**

DA477/2019

#### **APPLICATION TYPE**

Development of the first stage of White City for multi-purpose sports centre and registered club facilities including site remediation at 30 Alma Street, Paddington.

#### **NAME**

Hakoah Club Limited  
30 Alma Street, Paddington

#### **APPLICANT**

Hakoah Club Limited

#### **POLICE POSITION**

The Command supports the development however would like to make a submission that consideration be given to crime prevention principles.

#### **EXECUTIVE SUMMARY**

The Command would like the following to be considered;

- Graffiti/Vandalism
- Definition of private areas and public areas
- Configuration and surveillance of car park
- Installation of adequate Closed Circuit Television System (CCTV)
- Installation of adequate lighting
- Security/Access control to carpark and tennis courts

#### **COMMENT**

1. Consideration should be given to measures that may prevent or reduce the damage caused by graffiti.

1.1 Non porous surfaces, anti-graffiti coatings and silicone based paints can be used to reduce the damage and expense caused from graffiti. Green screens comprised of wall hugging plants or vines can be used to protect walls and other structures from graffiti and vandalism.

2. Definition of private areas

2.1 Access control measures restrict, channel and encourage people in, out or and around specific sites. Access control is used to increase the time and effort to commit a crime and increase the risk to criminals. By clarifying where people are

permitted to go or not to go becomes more difficult for potential offenders to reach and victimise people and their property. Confusing definition of space can make it easy for criminals to loiter and make excuses for being in unauthorised areas.

2.2 This can be controlled through formal supervision by way of staff, effective signage to provide guidance, effective signage to indicate that it is not open to the public. Physical barriers such as landscaping and fencing should be used to define areas which are non-public.

2.3 Any electronic access control should be able to be logged. In the event of an incident, investigators can quickly see who's swipe card or PIN was used, with timings being able to be cross-checked with CCTV.

### 3. Configuration and surveillance of the car park

3.1 Internal car park structures such as concrete columns and solid internal walls can create visual obstructions in car parks. Obstructions can provide opportunities for cover for criminals. The configuration of car parking spaces can affect vision. Grid rows are an option which increases natural surveillance of the area by decreasing the amount of blind spots around the vehicles.

3.2 It is suggested that the car park area includes surveillance by way of CCTV and be well lit at night in parts which have natural surveillance of passers-by and neighbours at night time.

### 4. Installation of adequate CCTV

4.1 It is suggested that there be installation of an adequate CCTV system be installed and monitored within the common areas, entry/exit doors and driveways, and external car parks to monitor staff and members safely. Cameras at the entrance should be placed at head height with appropriate lenses to increase the opportunity to capture facial images.

### 5. Installation of adequate lighting

5.1 Good lighting can assist in the usage of an area and security. Crime risk and potential fear should be considered

5.2 Lighting should be designed to Australian and New Zealand Lighting Standards. All external lighting fixtures should be vandal resistant. Lighting should be carefully considered in areas covered by CCTV to allow for optimum viewing. Lighting should be free of obstructions, such as columns, pipes, etc. Transition lighting should also be used throughout the site to reduce vision impairment, i.e. impairment caused by walking from dark to light places and light to dark places. The choice of light fixtures should enable accurate colour renditions such as white LED, to increase accuracy of witness descriptions of potential offenders.

### 6. Security/Access control to carpark

6.1 Consideration needs to be given as to the method of entry into the car park and controls such as electric opening gates with controllable access. Locking mechanisms used for storage areas need to be substantial and unique to minimise risk of master keys being obtained and used by offenders.

6.2 Developments may be targeted by offenders, both during the construction phase and while the facility is operational. The use of security sensor lights and a security company to monitor the site while construction is in progress is recommended