



**NSW Police Force**

25<sup>th</sup> June 2025

Attention: Lillian WARNES  
Planner: Northern Beaches Council  
Email: [lillian.warnes@northernbeaches.nsw.gov.au](mailto:lillian.warnes@northernbeaches.nsw.gov.au)

Dear Lillian,

**RE: Development Application No. DA2025/0132, @ 37 Roseberry St, Manly Vale**  
**Proposal: Demolition works and construction of a new 24-hour McDonalds Restaurant.**

**Introduction**

In line with section 4.15 of the New South Wales Planning & Assessment Act 1979 and the New South Wales Planning guidelines, the below report has been conducted on Development Application **DA2025/0132**.

As part of the development application process, Northern Beaches Police Area Command has conducted an assessment of the proposed 24-hour McDonald's restaurant at 37 Roseberry Street, Manly Vale, with consideration to crime trends, public safety, and potential impacts on policing and community amenity in the immediate area.

**Assessment Summary:**

The proposed site is located within a mixed-use zone comprising commercial businesses and residential dwellings, and is immediately adjacent to a key transport hub, being the Manly Vale B-Line bus stop. Given the 24-hour operating model, this development has the potential to attract increased levels of crime, anti-social behaviour, and public safety concerns, particularly during late-night and early-morning trading periods.

Crime statistics have been obtained for a comparable existing 24-hour McDonald's located nearby, where over the past 24 months, some 58 incidents were recorded, including:

- 6 Assaults
- 3 Crowd management incidents
- 4 drug detections
- 2 intoxicated persons
- 2 malicious damage
- 1 possession of prohibited article/weapon
- 5 child / young person 'at risk' incidents
- 6 stealing incidents



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In the vicinity of the proposed Roseberry Street site, over the past 24 months, police have recorded a total of 112 incidents, including:

- 5 Assaults
- 5 Drug detections
- 6 Malicious damage incidents
- 34 Person searches
- 13 Move on directions issued.
- 19 Stealing incidents
- 1 Robbery
- 5 transport offences
- 1 possession of prohibited article/weapon

The introduction of a 24-hour fast-food venue at this location has the potential to exacerbate these incident categories, particularly in relation to assaults, anti-social behaviour, and property damage at night, if reasonable mitigation strategies are not implemented.

**Crime Prevention Through Environmental Design (CPTED) Considerations:**

In line with CPTED principles, NSW Police recommends the following measures be incorporated into the development to mitigate adverse crime and safety outcomes:

1. Lighting:
  - High-quality, uniform lighting should be installed around the premises, particularly in car parks, outdoor dining areas, pedestrian pathways, and adjoining public spaces.
  - Lighting should deter loitering and reduce concealment opportunities.
2. CCTV Coverage:
  - Comprehensive CCTV system to be installed, covering all entry and exit points, internal dining areas, car parks, drive-through lanes, and adjoining public areas.
  - CCTV must be monitored in real-time during peak trading periods and recordings retained for a minimum of 30 days.
3. Landscaping and Visibility:
  - Landscaping should not obstruct sightlines to and from the premises, particularly around the transport hub, car park areas, and pedestrian pathways.
4. Dense or high foliage should be avoided to reduce concealment opportunities.



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5. Access Control and Physical Barriers:

- Secure perimeter fencing or barriers should be installed to delineate private property from public areas.
- External doors and windows should be fitted with security-rated hardware.

6. Patron Management Plan:

- A detailed patron management and incident response plan should be implemented, particularly for late-night and early-morning periods.
- Security personnel should be engaged during peak risk periods, with authority to liaise directly with police.

7. Loitering and Crowd Management:

- Measures should be implemented to prevent loitering and congregation in car parks and adjacent public areas after food service.

8. Traffic and Transport Interface:

- Traffic management solutions should be considered to prevent congestion or disorderly behaviour around the B-Line bus stop.
- Adequate parking and queuing spaces for the drive-through facility should be provided to prevent overflow onto Roseberry Street.

Conclusion

Based on the crime data and policing experience from comparable sites, Northern Beaches Police Area Command has some reservations around the proposed 24-hour McDonald's development at 37 Roseberry Street, Manly Vale, believing it may contribute to an increase in crime and anti-social behaviour, particularly at night unless adequate security measures are implemented.

NSW Police recommends that Council carefully considers the operational hours of the venue and conditions relating to security, surveillance, lighting, and patron management as part of any approval. It is recommended that 'after hours' operations have a security personnel (guard) commitment to enhance safety during the increased risk periods. Incorporating the CPTED measures outlined above is strongly encouraged to minimise adverse public safety outcomes and policing demand.

Northern Beaches Police Area Command is available to provide further advice or consultation on crime prevention design and operational risk mitigation upon request to the Crime Prevention Officer, Northern Beaches Police Area Command.

John P. DUNCAN  
Superintendent

Northern Beaches Police Area Command



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Below are some Crime Prevention through Environmental Design (CPTED) recommendations which should be considered moving forward:

### Crime Prevention through Environmental Design (CPTED)

Crime Prevention through Environmental Design (CPTED) is a crime prevention strategy that focuses on the planning, design and structure of cities and neighbourhoods. It reduces opportunities for crime by using design and place management principles that reduce the likelihood of essential crime ingredients from intersecting in time and space.

Offenders often make cost-benefit assessments of potential victims and locations before committing crime. CPTED aims to create the reality (or perception) that the costs of committing crime are greater than the likely benefits. This is achieved by creating social and environmental conditions that:

- Maximise risk to offenders (increasing the likelihood of detection, challenge and apprehension)
- Maximise the effort required to commit crime (increasing the time, energy and resources required to commit crime)
- Minimise the actual and perceived benefits of crime (removing, minimising or concealing crime attractors and rewards), and
- Minimise excuse-making opportunities (removing conditions that encourage/facilitate rationalisation of inappropriate behaviour).

CPTED employs four key strategies. These are Surveillance, Access Control, Territorial Reinforcement and Space/Activity Management.

### Surveillance

Natural surveillance is achieved when normal space users can see and be seen by others. This highlights the importance of building layout, orientation and location; the strategic use of design; landscaping and lighting. Natural surveillance is a by-product of well-planned, well-designed and well-used space.

Technical/mechanical Surveillance is achieved through mechanical/electronic measures such as CCTV, help points and mirrored building panels. Technical/mechanical surveillance is commonly used as a 'patch' to supervise isolated, higher risk locations. Formal (or Organised) Surveillance is achieved through the tactical positioning of guardians. An example would be the use of on-site supervisors at higher risk locations.

Recommendations:

- As the proposed development may provide an increased opportunity for theft, fraud, malicious damage and assault offences, a closed-circuit television system (CCTV) which complies with the Australian Standard – Closed Circuit Television System AS:4806:2006 should be implemented to receive, hold or process data for the identification of offenders. The system is obliged to conform with Federal, State or Territory Privacy and Surveillance Legislation.



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- Digital technology should be used to receive, store and process data. Recording equipment should be secured away from public access to restrict tampering with the equipment and data. The equipment needs to be checked and maintained on a regular basis.
- If the use of CCTV is employed, it is advised that a lighting technician be consulted to ensure that all lighting supports the CCTV images. Signage should be displayed in and around the development to inform persons that CCTV is in use.
- Ensure that relevant staff be trained in the operation of the system and that the system is checked on a regular basis to ensure that it is working properly.



### Lighting

There is a proven correlation between poor lighting, fear of crime, the avoidance of public places and crime opportunity (Painter, 1997). With this in mind the Australian Standards, Lighting AS: 1158 now requires lighting engineers and designers to factor in crime risk and fear when choosing the type of luminaries/lighting levels.

The objective of security lighting is to deny criminals the advantage of being able to operate unobserved. However, if the area cannot be overlooked or viewed AT NIGHT, then the lighting will only help a criminal see what they are doing, not deter them.

- Lighting (lux) levels for this development must be commensurate with the crime risks identified in this evaluation. The emphasis should be on installing low glare/high uniformity lighting levels in line with Australian Standard AS: 1158
- Lighting sources should be compatible with requirements of any surveillance system installed within the development. (Poor positioning choices in relation to light can cause glare on surveillance screens).
- The luminaries (light covers) should be designed to reduce opportunities for malicious damage. Lighting within/around the development needs to be checked and maintained on a regular basis.

### Alarms

An intruder alarm system is not only a deterrent for possible unauthorised access to secure parts of the facility but is also a valuable from of early detection. An alarm is also beneficial for enhancing security when the building is not in operation.



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A monitored intruder alarm system designed to the Australian Standard, Domestic & Commercial Alarm Systems AS: should be installed to enhance the physical security of the facility. This is particularly relevant where cash may be stored or items relating to public health (food stuffs, flammable items).

If an alarm system is installed, the light emitting diodes (LED red lights) within the detectors should be deactivated, to avoid offenders being able to test the range of the system.

Consideration should also be given to incorporating a duress facility into the system to enable staff to activate the system in the event of an emergency. NB: Duress devices should only be used when it is safe to do so.

The system should be tested on a regular basis to ensure that it is operating effectively.

All staff should be trained in the correct use of the system.

### Access Control

Access control measures restrict, channel and encourage people, bicycles and motor vehicles into, out of and around targeted sites. Wayfinding, desire lines and formal/informal routes are important crime prevention considerations.

Access control is used to increase the time and effort required to commit crime and to increase the risk to criminals. Natural access control (NAC) includes the tactical use of landforms and waterways features, design measures including building configuration: formal and informal pathways, landscaping, fencing and gardens. Technical/mechanical access control (TAC) includes the employment of security hardware and formal (or organised) access control includes on-site guardians such as employed security officers.

Recommendation:

- It is advised that clear signage be erected in and around the development to ensure that all persons do not access restricted areas. This will minimise excuse making opportunities for offenders when trying to gain access to restricted areas such as offices and storage facilities.

Examples of signs:







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### Territorial Re-enforcement

Criminals rarely commit crime in areas where the risk of detection and challenge are high. People who have guardianship or ownership of areas are more likely to provide effective supervision and to intervene in crime than passing strangers. Effective guardians are often ordinary people who are spatially 'connected' to a place and feel an association with, or responsibility for it.

Territorial Re-enforcement uses actual and symbolic boundary markers, spatial legibility and environmental cues to 'connect' people with space, to encourage communal responsibility for public areas and facilities, and to communicate to people where they should/not be and what activities are appropriate.

Recommendation:

- Signage should be erected strategically around the external areas of the buildings to warn persons of any security measures in place.

### Space/Activity Management

Popular space is often attractive, well maintained and well used. Linked to the principle of territorial reinforcement, space activity management ensures that space is appropriately utilised and well cared for.

Space/activity management strategies should include maintenance, rapid repair of vandalism and graffiti and replacement of burned-out lighting and the removal or refurbishment of decayed physical elements.

Space/activity management should support and increase the use of the built environment with the intent of increasing the risk of detection of criminals and undesirable activities. Highly functional areas are susceptible to opportunistic crime when inactive.

- Ensure that any damage, graffiti, glass etching etc that may occur to the premises is cleaned/ repaired as soon as practicable. Light coloured surfaces and extensive glass areas may be targeted by graffiti offenders as they are a good surface for tagging.
- It is recommended that the external walls and fencing on ground level are painted in a graffiti resistant paint which is easier to clean if tagged. Rapid removal is the best prevention strategy for graffiti. Rapid removal is best practised when completed within 24 hours of the graffiti being done.

### Landscaping

Trees & shrubs should be trimmed to reduce concealment opportunities and increase visibility to and from the street or public areas.

### Thefts from Motor Vehicles

The Northern Beaches Police Area Command (PAC) experiences regular and repeated incidents of thefts from motor vehicles. These thefts occur in highly populated areas and public car parks.



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Car parking areas should be well lit as per the Australian & New Zealand Lighting Standards. The walls and ceilings to the car park should be painted a light colour to increase reflectivity within the car park.

Park Smarter signage can help to educate people not to leave valuable items visible in their cars and to ensure that they secure their vehicles appropriately. CCTV should be used to monitor risk areas.



### Bicycle Thefts

Northern Beaches PAC experiences regular incidents of bike theft. Although CCTV coverage is not sufficient in providing adequate crime prevention, it is however, highly recommended particularly overlooking the bicycle racks and at main entry/exit points to act as a deterrent to theft and for provision of evidence should thefts occur. Consideration should also be given to limiting the proximity of electric bikes and scooters to places where people gather, noting the risks associated with often silent but powered vehicles and batteries.

**Caveat:** The New South Wales Police have a vital interest in ensuring the safety of members of the community and their property. By using the recommendations contained within this evaluation, any person who does so acknowledges that:

1. It is not possible to make areas evaluated by the NSW Police absolutely safe for members of the community and their property.
2. It is based upon the information provided to the NSW Police at the time the evaluation was made.
3. The evaluation is a confidential document and is use by the consent authority organisations referred to on page 1 only.
4. The contents of this evaluation are not to be copied or circulated otherwise than for the purposes of the consent authority or organization referred to on page 1.

The NSW Police 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 from criminal activity if its recommendations are followed.



**OFFICIAL: Sensitive**

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 please do not hesitate to contact Senior Constable Matt CAIN, Crime Prevention Officer at Dee Why Police Station.



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John P. DUNCAN  
Superintendent  
Commander,  
Northern Beaches PAC