

4th of August 2021

Planning Assessment Unit

To Whom It May Concern,

Police Development Application Referral Comments
Mod2021/0439 – 26 Orchard Road, Brookvale

DISCLAIMER

NSW Police Court and Legal Services have advised that police providing written crime prevention advice to the community (eg: Safer by Design Evaluations, SBD Executive Summaries, Security Audits etc) must include the following legal disclaimer:

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.

Application Details:

Development Application Number: Mod2021/0439

Address Details: 26 Orchard Road, Brookvale

Venue Name: Bucketty's Brewery

Applicant: Bucketty's Brewery Pty Ltd

Development Description: Section 4.55 (2) Environmental Impact - Modification of Development Consent DA2020/0160 granted for use the premises as an artisan food and drink industry and associated signage

Case Officer: Senior Constable Anderton
Northern Beaches Police Area Command

Background/ Overview:

Description of Development: The applicant is proposing to amend:

Hours of Operation Industrial (Brewery): 6am to 4pm Monday to Wednesday

6am to 12pm Thursday and Friday

Take away sales: 12pm to 11pm Monday to Saturday. 11am to 10pm Sunday.

Taproom: Weekday lunch Thursday – Friday (12:00pm – 4:00pm) = 20 patrons max

Weekday dinner & evenings Monday – Friday (4:00pm – 7:00pm) = 130 patrons max

Monday – Friday (7:00pm – 12:00am) = 200 patrons max

Weekend lunch and dinner

Saturday – Sunday (12:00pm – 4:00pm) = 130 patrons max

Saturday – Sunday (4:00pm – 12:00am) = 200 patrons max

Staff numbers during each segment of operating hours

During taproom hours – 4 to 10

At peak times during Friday night, Saturday and Sunday the maximum number of staff will be 10.

Management of occupancy numbers;

Bucketty's Brewery employ's a flexible patron capacity model.

Weekday Lunch

Thursday & Friday from 12pm > 4pm = 20 patron capacity

Weekday Dinner

Monday to Friday from 4pm > 7pm = 130 patron capacity

Weekday Evenings
7pm to Midnight = 200 patron capacity

Weekend Lunch
Saturday & Sunday 12pm > 4pm = 130 patron capacity
Sunday 12pm > 4pm = 130 patron capacity

Weekend Evenings
Saturday & Sunday 4pm to midnight = 200 patron capacity

One licensed security guard will be employed on occasions where capacity exceeds 100 patrons, and two security guards will be employed on occasions when capacity exceeds 180 patrons.

Documents Reviewed:

- Plan of Management
- BOCSAR Data
- The Alcohol Related Crime Information Exchange (**ARCIE**)

Assessment

Community Amenity:

ISSUE	COMMENT	Acceptable (Yes/No)
Pedestrian Traffic	Day hours – light Night hours - light	Yes
Available Transport options	Bus / Taxi	Yes
Surrounding late trading venues	Close proximity density – medium	Yes
Neighbourhood Amenity Impacts	medium	Yes
Noise potential Impacts	medium	Yes
Clustering of licensed premises	medium	Yes

Crime Prevention/Safety by Design:

ISSUE	COMMENT	Acceptable (Yes/No)
Site/Venue Risk Rating	Moderate	Yes
Location Crime Rating	Medium risk	Yes
Alcohol related assaults trend (last 12 months)	Stable	Yes
Nature of business and vulnerability to crime	Medium risk	Yes
Crime Prevention Through Environmental Design (CPTED)	Fair	Yes

Transport Access Options	Poor / Fair / Good	Fair
External Access Visibility	Poor / Fair / Good	Fair
External Lighting	Poor / Fair / Good	Fair
Internal Layout	Poor / Fair / Good	Fair
Security measures	Poor / Fair / Good	Fair
CCTV System	Poor / Fair / Good	Fair

Liquor Licensing:

ISSUE	COMMENT
Saturation of Licensed Premises in Locality	Medium
Liquor licence Type	Suitable
Plan of Management	Fair
Patron capacity	Suitable

Recommendation

- Police have been provided with a seating plan which appears to accommodate for 200 patrons, however it is evident that part of the seating (stool seating near the pool tables) would not comply with the condition relating to patrons having a seat and access to a table/bench. Police would request an appropriate seating plan prior to any approval.

❖ **Should Council approve the application these conditions are recommended in addition to what police previously submitted:**

Plan of Management (POM)

- The premises is to be operated at all times in accordance with the Plan of Management as may be varied from time to time after consultation with NSW Police. A copy of the Plan of Management is to be kept on the premises, and made available for inspection on the request of a police officer, council officer, Liquor and Gaming NSW inspector, or any other person authorised by the Independent Liquor and Gaming Authority.

Security

- Uniformed licensed security officers are to be employed at a ratio of not less than one per ninety (1:90) patrons.

Maximum Patron Capacity (Amended if application in approved)

- Signage (in lettering not less than 15mm in height on a contrasting background) is to be erected in a prominent position near the main principle entry to the premises. The signage shall state:

Approved patron capacity is limited to XXX

If there are any further questions regarding the submission, please do not hesitate to contact this office via email at 49147@police.nsw.gov.au.

Yours sincerely,

Matthew Anderton

Matthew Anderton
Licensing officer
Northern Beaches Police Area Command