
Sent: 17/12/2024 8:02:18 AM
Subject: RE: Request for Comments - DA2024/1375 - Manly Wharf Retail East Esplanade MANLY NSW 2095 [SEC=OFFICIAL]
Attachments: DA Childern area extension.pdf;

Good morning Team,

Please find the attached police response for DA2024/1375.

Regards



Rahul DAHIYA

Licensing Unit

Northern Beaches Police Area Command

3 Belgrave Street, Manly, NSW 2095

E: Dahi1rah@police.nsw.gov.au 99768060 E: 68060

From: no_reply@northernbeaches.nsw.gov.au <no_reply@northernbeaches.nsw.gov.au>
Sent: Friday, December 13, 2024 10:17 AM
To: #NBLICENSING <nblicensing@police.nsw.gov.au>
Subject: Request for Comments - DA2024/1375 - Manly Wharf Retail East Esplanade MANLY NSW 2095

Dear Sir/Madam

Request for Comments from NSW Police - Licencing (Clubs, Hotels, Pubs)

Development Application No: DA2024/1375

Description: Internal and external alterations and additions to Manly Wharf and Manly Wharf Hotel

Address: Manly Wharf Retail East Esplanade MANLY

Council requires referral comments on the above application.

To access the documentation please visit Council's Application Tracking page:

<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchApplication.aspx>. You can view each document by selecting the documents tab and these files are downloadable and can be saved by right-clicking and selecting 'save link as'.

Your referral response comments would be greatly appreciated within 21 days of the date of this email.

Enquiries regarding this Development Application may be made to the Responsible Officer on 1300 434 434, Monday to Friday between 8.30am to 5.00pm or anytime at council@northernbeaches.nsw.gov.au.

Yours faithfully,

Development Assessment Team

Northern Beaches Council

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Attention: Northern Beaches Council

24th October 2024

Dear Team,

RE: Development Application No. DA2024/1375

Address: Manly Wharf Retail East Esplanade MANLY

Applicant: Manly Wharf Hotel

Proposed Development

The application proposes the **Proposal: Internal and external alterations and additions to Manly Wharf and Manly Wharf Hotel**

Disclaimer

NSW Police Court and Legal Services have advised that police providing written crime prevention advice to the community (e.g., 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.

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.

Introduction

With reference to the above development application, under the terms of the protocol between Northern Beaches Council and NSW Police Force, the following comments are based on proposed trading conditions, BOCSAR crime statistics statistical download from the NSW Police COPS operating system, and the Development Application DA2024/1375.

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.

Artemus Group proposes upgrades to the existing balustrade of the Manly Wharf, an extension of the eastern deck of the Manly Wharf Hotel for the inclusion of a kids play space. The venue will ensure All mechanical plant and equipment will be designed to comply with the relevant noise emissions requirements.

Summary of proposed development

The proposed development seeks approval for alterations and additions to Manly Wharf, which include the following.

- Removal of existing climbable and unsafe balustrades and the timber and concrete bench seats around the water's edge.
- Removal of timber balustrades that define the edge between the public promenade and the outdoor seating areas of The Bavarian and The Manly Wharf Hotel.
- Installation of new retractable glass balustrades to replace all removed balustrading.
- Installation of a pizza preparation area including the replacement of an existing gas fired pizza oven with two solid fuel pizza ovens and one solid fuel grill in the existing Manly Wharf Hotel kitchen. The pizza ovens and grill will rely on the existing mechanical exhaust plant with no new penetrations required through the roof of the existing building.
- Extension of Manly Wharf Bar deck by 84 sqm and construction of a children's play area.

The proposal results in minor changes to the seating type and layout within the extended deck area of Manly Wharf Hotel, to accommodate the children's play area. There will however be no increase in the patron capacity. No change is proposed to the current trading

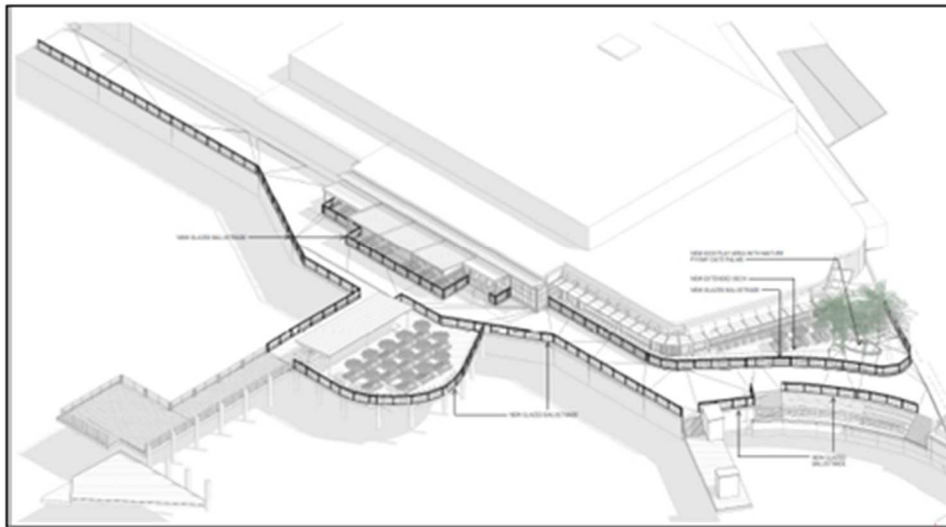
Existing balustrades to be replaced by retractable glass balustrades



The proposed balustrades will improve comfort and safety, sheltering the outdoor dining and seating areas, decks and walkways from high winds and cold temperatures. Further, the design of the glass balustrades is consistent with BCA standards.

The movement of the balustrades is mechanically assisted and can be raised or lowered by staff only.

Proposed balustrades around perimeter of Manly Wharf



The proposed balustrades are identical to those already installed along a portion of the water's edge adjacent to Hugos, achieving a uniform and consistent approach to balustrading across Manly Wharf, as indicated in X. Figure 2 Proposed balustrades around perimeter of Manly Wharf.

Deck extension and children's play area

The development proposes an 84 sqm extension to the existing Manly Wharf Hotel deck to provide space for a children's play area. While outdoor seating on the deck will be reconfigured to provide space for the play area, there will be no change to the current seating capacity, the play area will feature a boat-shaped play structure surrounded by mature pygmy date palms to provide shade and a landscape setting for the play area. The play area is further protected from the elements via the installation of retractable glass balustrades around the perimeter of the wharf bar deck.

Kids Play Area

The proposal seeks approval for an extension of the eastern deck to include a dedicated space for a kids play area, see figure below. As part of the proposal the existing venue operational parameters are not looking to be changed (i.e. no additional patronage or operation hours will change), only the inclusion of a play space and re-alignment of the deck.

A detailed assessment of the proposal has been undertaken and the following is noted:

- Currently the eastern deck includes outdoor seating which is limited to 10:00pm. As mentioned above, this is not proposed to be altered.

- In accommodating the kids play area there has been an overall minor acoustic amendment and re distribution of outdoor seating along the promenade.
- The inclusion of the kids outdoor play area provides a greater level of security and supervision to kids which are playing on the existing public grassed or beach area of the promenade which is not supervised or controlled.
- Being within the footprint of the venue, all existing management and security controls would supervise and control any noise emissions from the kids play area inline the existing operational requirements.
- The inclusion of a 1,800mm adjustable glazed screen (as shown on drawings) will provide greater levels of acoustic separation than the existing balustrade.
- Overall the likely noise impacts associated with the proposed re-alignment of the eastern deck including the kids play area will not result in any additional acoustic impacts to the neighbouring residents and will be managed in accordance with the onsite Plan of Management and venue procedures.

Northern Beaches Licensing Police have received an Development application in relation to a Internal and external alterations and additions to Manly Wharf and Manly Wharf Hotel for the Manly Wharf Hotel located at Manly Wharf, East Esp, Manly, NSW 2095

After reviewing this application police **do not** object to the application being granted and request the below conditions for public safety and to mitigate alcohol related risks for the proposed licensed area:

1. Patron Seating

- 1) A comfortable dining position must be available for each patron in the outdoor dining area. This will include a seat and access to table/bench space in accordance with the plans.
- 2) All tables and chairs within the outdoor dining area must be securely fixed to the ground or otherwise anchored to prevent their removal.

2. Plan Of Management

The premises must operate at all times in accordance with the Plan of Management dated XXXX incorporating management of the outdoor dining area.

3. CCTV footage on premises:

The Licensee shall maintain a CCTV system that meets the following minimum requirements:

- 1) CCTV cameras must be maintained throughout the premises with camera coverage to specifically record images of the following areas:
 - a. outdoor dining area
- 2) Camera views are not to be obstructed by temporary or permanent structures, signage or other impediments.
- 3) The correct time, date and camera identification must be automatically embedded on all recordings and be able to be read when the image is played back on a different system without interfering with the view of the target area.
- 4) Recordings should be retained for a period of 30 days before being reused or destroyed. The licensee shall ensure that no person is able to delete or alter any recordings within the 30-day period.
- 5) When the venue is open and trading, at least one person shall be at the venue that is capable of accessing the CCTV system and is able to immediately review recordings and produce copies.
- 6) Immediate access to the CCTV system and the ability to review recordings is to be granted to NSW Police, OLGR Inspectors or other regulatory officers upon request.

4. Neighbourhood Amenity

- 1) The management of the outdoor dining area:
 - a. Shall ensure patrons do not crowd or loiter in the vicinity of the premises in such manner that pedestrian movement is obstructed or hindered.

5. Crime Scene Preservation

- 1) Immediately after the person in charge of the Licensed Premises become aware of an incident involving an act of violence causing an injury to a person on the premises, the person must:
 - a. Take all practical steps to preserve and keep intact the area where the act of violence occurred.
 - b. Retain all materials and implements associated with the act of violence in accordance with the crime scene preservation guidelines issued by the NSW Police
 - c. Make direct and personal contact with the Local Area Command or his/her delegate and advise the Commander or delegate of the incident and
 - d. Comply with any directions given by the Commander or delegate to preserve or keep intact the area where the violence occurred.

6. Defined Boundary

- 1) A defined boundary must be established around each of the outdoor dining areas.
- 2) Access to and from the south-east section of the outdoor dining area to be restricted to a fixed entry/exit point ensuring the licensed area is enclosed by a physical barrier.

7. No BYO

- 1) Patrons are prohibited from bringing alcohol purchased off the premises into the outdoor dining area.

8. Security

- 1) A nominated member of staff member to be present in the outdoor dining area if any patrons are present and consuming alcohol. If there are more than 50 people present at one time, security are to be designated to the area at a ratio of 1:50.

9. Trading Hours

- 2) Trading in the outdoor dining area may not exceed 10pm Monday to Sunday.

Regards,

A handwritten signature in black ink, appearing to read 'Rahul DAHIYA', with a stylized flourish at the end.

Rahul DAHIYA

Constable

Licensing Unit

Northern Beaches Police Area Command

17th December 2024