



NSW POLICE FORCE

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3rd December 2012

Mr Chris King
Assessment Officer
Metropolitan & Regional Projects South
NSW Department of Planning & Infrastructure
GPO Box 39, Sydney NSW 2001

Your Ref: MP11_0015

**POLICE SUBMISSION – RECOMMENDED CONDITIONS OF APPROVAL –
ROZELLE VILLAGE/BALMAIN LEAGUES CLUB**

Dear Mr King,

Police have reviewed the application and we thank you for the opportunity to make a submission in relation to the subject premises.

BACKGROUND

Rozelle Village/Balmain Leagues is a mixed development containing three hundred and four (304) residential units associated parking, recreational and community facilities. The commercial component of this development contains a full-sized supermarket, variety of retail shops, fitness centre, childcare centre, restaurants and the Balmain Leagues Club.

POLICE RECOMMENDATIONS

In addition to my submission dated 16th May 2012, Police recommend the following conditions of approval for the Rozelle Village/Balmain Leagues Club development.

1. CLUB TRADING HOURS

As a registered club, Balmain Leagues Club has unrestricted trading hours and prior to its temporary closure traded 24hrs a day 7 days a week. Police anticipate the Club will reactivate its Liquor Licence once the new premises are erected and ready to trade.

To avoid any ambiguity, police strongly urge the Department of Planning & Infrastructure to impose the following development consent conditions with respect to Club trading hours:

10.00am to 12 midnight – Monday to Saturday
10.00am to 10.00pm – Sunday

These restrictions are supported by the applicant in its "Response to Submissions" Report dated October 2012, page 33.

2. CLOSED CIRCUIT TELEVISION (CCTV)

Effective Closed Circuit Television (CCTV) systems are a valuable resource that deters anti-social behaviour and crime, assists venue management to monitor staff and patron behaviour, and facilitates the investigation and resolution of incidents.

Police recommend the Club install a CCTV system that complies with the below requirements:

- Sufficient cameras should be in place to cover the external perimeter of the premises, all entrances and exits regularly used by patrons, all publicly accessible areas whether indoors or outdoor, excluding toilets.

- Each camera is to record at a minimum of 10 frames per second at a storage aspect ratio of 720 x 480 pixels being medium resolution.
- Recordings must be in colour on a digital format.
- Recordings should operate 24 hours a day seven days a week.
- The correct time, date and camera identification should be automatically embedded on all recordings.
- Recordings should be retained for a period of 30 days before being reused or destroyed.
- The CCTV system should be able to immediately reproduce a copy of the recordings on compact disk, DVD or memory stick.
- All recordings should be able to be played natively by Windows Media player or shall come with "viewing software" to allow immediate viewing on any computer using Microsoft Windows Operating System.
- When the venue is open and trading, at least one authorised person should be at the venue who is capable of accessing the secured CCTV system and is able to immediately download recordings to a compact disk, DVD or memory stick.
- Access to, and copies of, recordings from the CCTV system are to be immediately made available upon request of NSW Police.
- The CCTV system should be checked prior to the commencement of trade each day. The manager should note the result of this inspection in the incident register.
- If during the daily check or at any other time, it is discovered that the equipment is not in full operating order, the licensee shall notify local police within two hours. A record of the notification, along with remedial action is to be recorded in the incident register.

3. LIQUOR ACCORD

According to the Office of Liquor, Gaming and Racing, (OLGR) alcohol related problems frequently result from the ways in which liquor is served and promoted. Liquor Accords aim to stop problems from occurring in the first place. They have the advantage of enjoying the support and cooperation of licensees and take account of specific issues in the area.

Therefore it is recommended that an, **"Approved manager or Club representative must join and be an active participant in the Leichhardt liquor accord."**

4. NOISE MANAGEMENT

A comprehensive noise impact assessment was prepared by AECOM Australian Propriety Limited. This report acknowledges the role played by the OLGR in regulating noise emissions from licensed premises. In October 2009, OLGR published noise guidelines in a document titled, "Sound Advice - Reducing the risk of noise disturbance." I recommend that the noise parameters contained in this document be incorporated into the final planning consent:

- LA10* noise level from outdoor areas shall not exceed the background noise level in any Octave Band Centre Frequency (31.5 Hz – 8 kHz inclusive) by more than 5 Db between 7.00am and 12.00 midnight at the boundary of any residence.
- The LA10* noise level emitted from the licensed premises shall not exceed the background noise level in any Octave Band Centre Frequency (31.5 Hz – 8 kHz inclusive) between 12.00 midnight and 7.00am
- Notwithstanding compliance with the above, the noise from the licensed premises shall not be audible within any habitable room in any residence between the hours of 12.00 midnight and 7.00am.
- *LA10 is the average maximum deflection of the noise emission from the licensed premises.

If you require any further information or clarification of these issues I can be contacted on the above phone numbers or via email cofflgar@police.nsw.gov.au

Regards,


 Gary Coffey
 Sergeant
 Leichhardt LAC