



**NSW Police Force**

23 November 2021

**TRIM:**

ATT: DPT Operator Pty Limited  
Planning Assessment

**Application No: SSD-9978934**

**PROPOSAL.:** Site preparation works, demolition and tree removal

- ☐ construction of a 43-storey (RL 183 m) commercial building comprising:
  - o 14,000 m2 of retail floor space within the four-storey podium
  - o 75,000 m2 of commercial office space over 35 levels
  - o four levels of plant
- ☐ construction of a land bridge between Darling Harbour and Darling Park providing a new connection over Sussex Street
- ☐ 6,500 m2 of publicly accessible open space
- ☐ realignment and partial closure of Wheat Road.

In accordance with the Development Application protocol between NSW Police Force and the City of Sydney Council, Sydney City Police Area Command has been invited to comment in relation to the above development application.

**Police have perused this application and hold reservations.**

The location at **241-249 Wheat Road, Sydney** is located within the Late Night Management area. The area comprises of a mixture of businesses, late night trading licensed premises and residential properties with medium – heavy traffic and pedestrian flow during trading hours. Due to the location, it is reasonable to anticipate a very high percentage of patrons passing or attending the area between the hours of 11.00pm and 6.00am will be alcohol and / or drug affected, particularly on weekends, given the high volume of licensed premises within the area.

The proposal infrastructure is within close proximity of 24-hour licensed premises. Groups have been known to congregate on the street and parks outside these premises. This therefore increases the risk of antisocial behaviour and crime occurring. **There are several late trading outlets available to the community in this area.**

**Crime Prevention Unit**

192 Day Street, Sydney, NSW, 2000

**T** 02 9265 6464 **F** 02 9265 6416 **W** [www.police.nsw.gov.au](http://www.police.nsw.gov.au)

TTY 02 9211 3776 for the hearing and speech impaired ABN 43 408 613 180

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Should the City of Sydney Council approve this application, Police respectfully request that the following measures be addressed –

**(1) PLAN OF MANAGEMENT**

- (a) An updated Plan of Management for the pavilion should be submitted to Council, outlining the considerations listed in this response.
- (b) A condition on the consent regarding compliance with the Plan of Management is also requested.

**(2) EXTENSION OF TRADING REQUESTS**

- (a) Council's consideration of a proposed continuation and/or extension of the hours permitted by trial will be based on, among other things, the performance of the operation in relation to the current compliance with development consent conditions and any substantiated complaints received.

**(3) SIGNAGE**

- (a) Signs must be erected to alert patrons that CCTV is in operation.
- (b) No flashing signage visible from the public way shall be installed.
- (c) Signs indicating no climbing the wall.
- (d) Signs indicating no skateboarding, bicycle riding etc.
- (e) Signs indicating no open alcohol.

**(4) SECURITY**

The following security measures must be implemented during use of the development:

- (a) High quality door and window locks must be fitted to all openings that are accessible by the public. The locks must comply with the building code of Australia.
- (b) The premises must have a secure entry and controlled internal and external access, preferably with remote door release mechanisms.
- (c) Staff must be provided with a secure and safe place to leave their belongings (e.g. lockers).
- (d) **The cash registers must be regularly cleared to keep the total cash held in the register under \$250 or as minimal as practicable and the cleared cash must be directly placed into a safe.**
- (e) The installation and specifications of the safe needs to be in accordance with the Australian Standards.

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- (f) All staff should be trained to respond to intoxicated and aggressive behaviours.
- (g) Immediately after the person in charge of shift becomes aware of an incident involving an act of violence causing an injury to a person on the premises, the person must:
  - i. Take all practical steps to preserve and keep intact the area where the act of violence occurred, retain all material and implements associated with the act of violence in accordance with the Crime Scene Preservation Guidelines issued by the NSW Police; and
  - ii. Make direct and personal contact with the Police Area Commander or his/her delegate and advise the Commander or delegate of the incident; and
  - iii. Comply with any directions given by the Commander or delegate to preserve or keep intact the area where the violence occurred.
  - iv. Secure and produce a copy of all CCTV footage upon request of any Police Officer.

**(5) CCTV**

The following conditions in relation to CCTV **must be complied** with to better allow Police to investigate and prosecute offences within the in the City of Sydney Local Government Area -

- (a) A digital CCTV system must be installed and be in constant operation.
- (b) The cameras must be fitted to capture clear images of the faces of potential offenders that may be wearing caps or hats. The CCTV system and installation must be in accordance with Australian Standards.
- (c) CCTV cameras must be installed in a way that ensures blind spots are mitigated.
- (d) All CCTV recording equipment shall record video at a resolution of not less than 1080p (1920×1080 pixels; also known as Full HD or FHD). All CCTV recording equipment shall record video at a minimum of twenty-five (25) frames per second. The recorded video shall also be in colour format and have capabilities of night vision for low light conditions.
- (e) Keep all recordings made by the CCTV system for at least 30 days. Time and date shall be auto recorded on the disc, hard drive or USB. The CCTV recording equipment shall be capable of reproducing a CD/DVD/USB copy of recorded footage on demand by Council or Police Officers immediately after a request is made. Copy discs/USBs must be handed to Council, Police Officer or Special Inspectors as required.
- (f) All CCTV recording devices and cameras shall be in operation 24 hours per day and 7 days per week.
- (g) The employee responsible, each shift, to ensure the CCTV system is fully operational. All checks and faults are to be recorded and reported to those responsible. Any faults with the CCTV system must be rectified as soon as reasonably practicable.

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- (h) All managerial staff must be trained to operate, view, show and produce a copy of the CCTV footage upon request by Police.
- (i) The CCTV is registered with the NSW Police Force CAMFIND program.
- (j) CCTV system set up in staff only areas where customers cannot easily access and minimise tampering.

**(6) CARE OF BUILDING SURROUNDS**

- (a) The owner/manager of the site must be responsible for the removal of all graffiti from the building within 48 hours of its application.
- (b) Cleaning to be conducted regularly.

**(7) LIGHTING**

- (a) Lighting meets required Australian Standards to enhance surveillance opportunities during hours of darkness and the safety of staff and customers and to maximise the identification effect of CCTV footage.
- (b) Lighting to have an even distribution with no glare.
- (c) Lighting to be positioned in all areas where CCTV Cameras are installed to enhance the vision of the cameras.

**(8) SPRUIKERS**

- (a) No Spruikers are permitted to be seen to operate in association with the business.

If you have any queries in relation to this letter, please do not hesitate to contact me at Sydney City Local Area Command on the contact details listed above.

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**NSW Police Force**

Kind regards,

Dylan LAWS  
Constable  
Crime Prevention Officer  
Sydney City Police Area Command

Christopher FISHER  
S/Sergeant  
Crime Coordinator  
Sydney City Police Area Command

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/organization 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/organization 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.

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