

AGENDA - IHAP

Meeting:	Georges River Independent Hearing Assessment Panel (IHAP)
Date:	Wednesday, 14 December 2016
Time:	4pm
Venue:	Hurstville Civic Centre
Participants:	Adam Seton (Chairman) Juliet Grant (Panel Member) Paul Vergotis (Panel Member) Erin Sellers (Community Representative)
Additional Invitees:	Meryl Bishop (Director - Environment and Planning) Tina Christy (Manager - Development Assessment) Lynne Denham (PA to Director - Environment and Planning/ IHAP Coordinator) Monica Wernej (Admin Assistant)

1. On Site Inspections - 1.00pm –3.30pm
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a) Shop 4/14-16 Ormonde Parade, Hurstville
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Break - 3.30pm

2. Speakers 4.00pm–6.00pm -

Public Meeting Session Closed - 6.00pm

(Break – Light Supper served to Panel Members)

3. Reports and IHAP Deliberations in Closed Session - 6.30pm

Item:	DA No:	Address:	Description:
3.1	2016/0158	Shop 4/14-16 Ormonde Parade, Hurstville	Change of use/fit out to tattoo studio

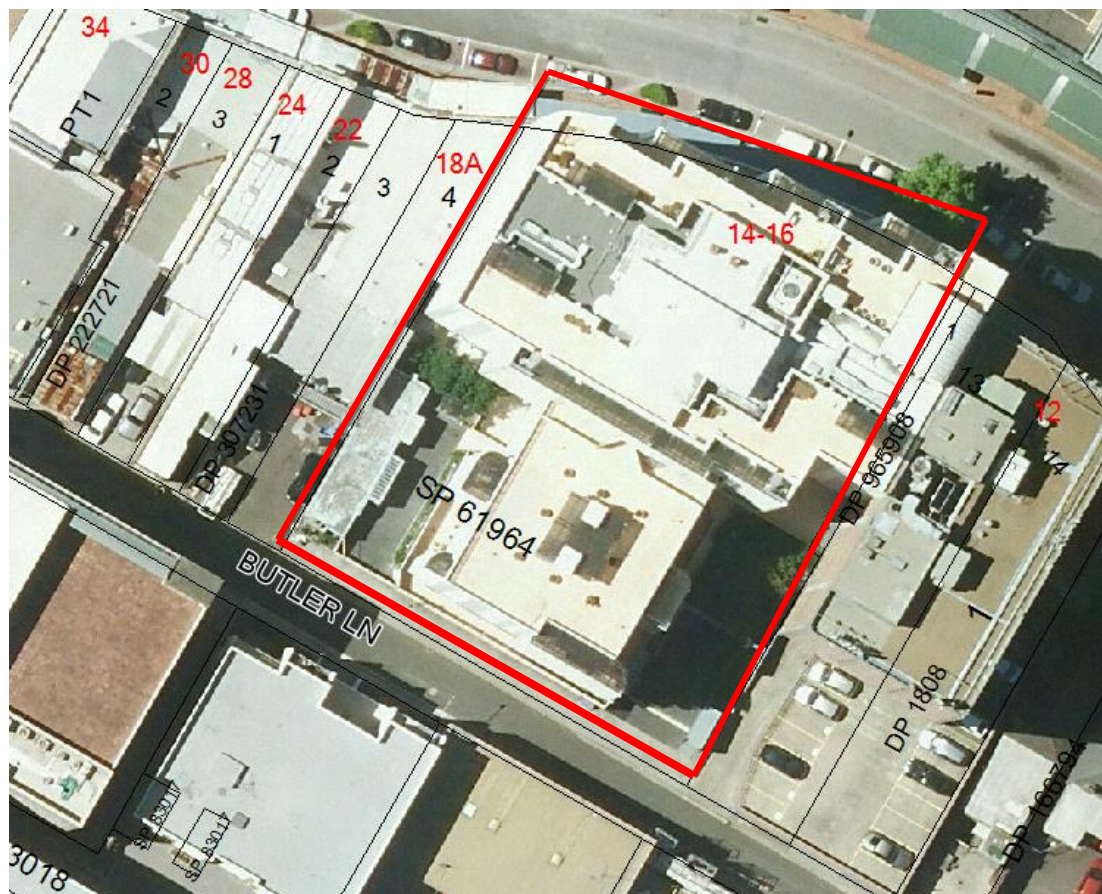
4. Confirmation of Minutes by Chair

REPORT TO GEORGES RIVER COUNCIL IHAP MEETING OF WEDNESDAY, 14 DECEMBER 2016

IHAP Report No	3.1	Application No	2016/0158
Site Address & Ward Locality	Shop 4/14-16 Ormonde Parade, Hurstville Kogarah Bay Ward		
Proposal	Change of use/fit out to tattoo studio		
Report Author/s	Senior Building Surveyor, Mark Gollins		
Owners	Mr M Hu		
Applicant	Mr K Li		
Zoning	B4 Mixed Use under KLEP 2012		
Date Of Lodgement	9/08/2016		
Submissions	Three (3)		
Cost of Works	\$3,500.00		
Reason for Referral to IHAP	Nature of development and unresolved objections.		

Recommendation	That the application be approved in accordance with conditions included in the report.
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Site Plan



Executive Summary

Proposal

1. Council is in receipt of an application for the change of use and fitout of an existing strata commercial suite into a new tattoo studio on the subject site.

Site and Locality

2. The site is located on the southern side of Ormonde Parade between the intersections of Butler Road and Railway Parade. The site also has a frontage to Butler Lane at the rear.
3. The subject commercial suite is located at ground floor level on the front Ormonde Parade elevation of an existing multi storey mixed commercial residential building.

Zoning and Permissibility

4. The site is zoned B4 Mixed Use under KLEP 2012 and the proposal is a permissible form of development with Council's consent. The proposed development satisfies all relevant clauses contained within KLEP 2012.

Kogarah Development Control Plan 2013 (KDCP 2013)

5. The proposed development is situated within the Hurstville Town Centre and is subject to the provisions of the Kogarah Development Control Plan 2013 (KDCP2013). The proposed development satisfies the objectives and controls contained within the DCP.

Submissions

6. Three (3) submissions were received raising the following concerns
 - (i) The tattoo studio will bring undesirable people to the area, create safety concerns, lead to gang violence and anti-social behaviour.
 - (ii) The tattoo studio will attract people of unsavoury character, create stress and effect the enjoyment of the building for other building occupants and devalue neighbouring property.
 - (iii) A tattoo parlour operating in an area, gives an impression to people visiting the building or passing down the street, of a low class poor area and a place where people would not wish to live.
 - (iv) The applicant has subdivided the shop without the permission of the strata management.

Conclusion

7. Having regard to the heads of consideration under Section 79C (1) of the Environmental Planning and Assessment Act 1979 and following a detailed assessment of the proposal, Development Application No. 158/2016 should approved subject to the conditions outlined in this report.

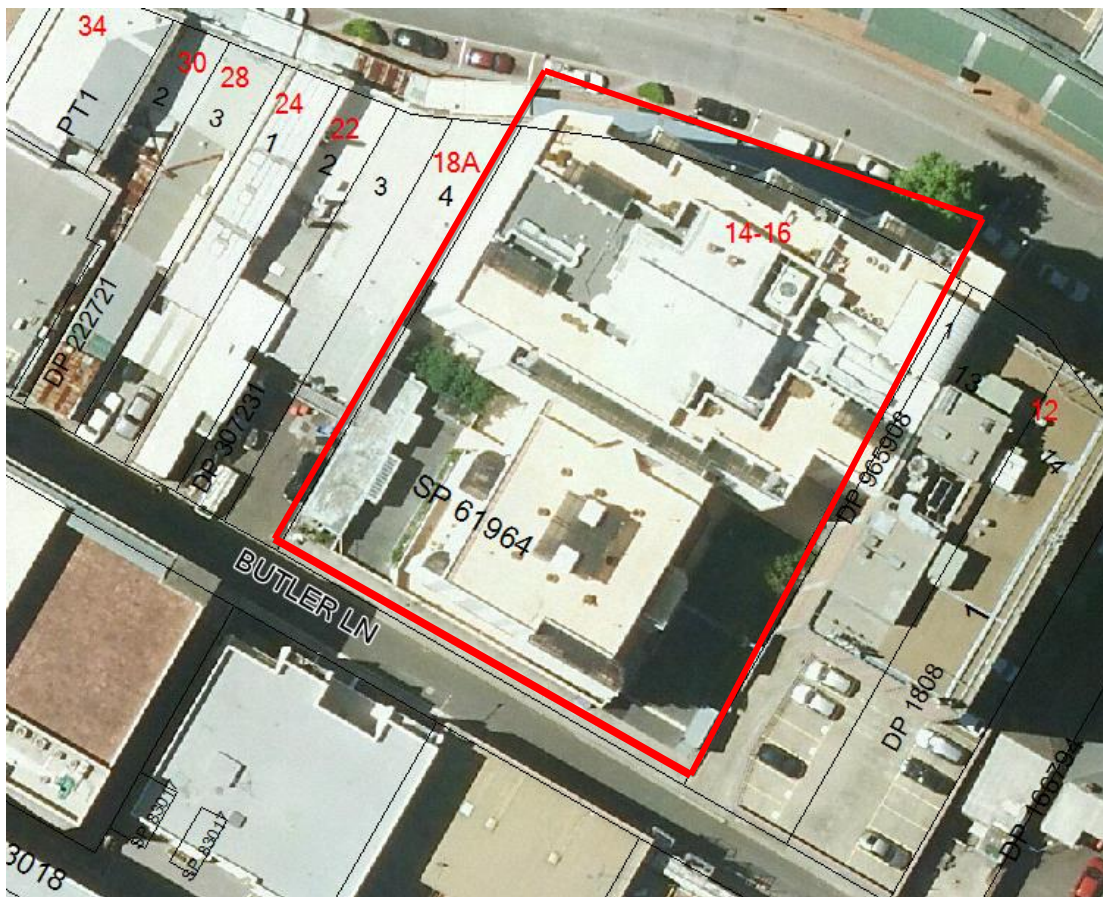
Report in Full

Proposal

8. Council is in receipt of an application for the change of use and fitout of an existing strata commercial suite which is currently used as a newsagency into a new tattoo studio on the subject site.

The Site and Locality

9. The site is located on the southern side of Ormonde Parade between the intersections of Butler Road and Railway Parade. The site also has a frontage to Butler Lane at the rear.
10. The subject commercial suite is located at ground floor level on the front Ormonde Parade elevation of an existing multi storey mixed commercial residential building.



Zoning and KLEP 2012 Compliance

11. The site is zoned B4 Mixed Use under KLEP 2012 and the proposal is a permissible form of development with Council's consent. The proposed development satisfies all relevant clauses contained within KLEP 2012.

Section 79C Assessment

12. The following is an assessment of the application with regard to Section 79C (1) of the Environmental Planning and Assessment Act 1979.

(1) Matters for consideration – general

In determining an application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

- (a) the provision of:**
- (i) any environmental planning instrument,**

Kogarah Local Environmental Plan 2012 (KLEP 2012)

Part 2 – Permitted or Prohibited Development

Clause 2.1 – Land Use Zones

- 13. The subject site is zoned B4 - Mixed Use and the proposal is a permissible form of development with Council's consent. The proposed development satisfies the objectives of the zone.

Part 4 – Principal Development Standards

Clause 4.6 – Exceptions to development standards

- (1) *The objectives of this clause are as follows:*
 - (a) *to provide an appropriate degree of flexibility in applying certain development standards to particular development,*
 - (b) *to achieve better outcomes for and from development by allowing flexibility in particular circumstances.*
- (2) *Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.*

- 14. Not applicable.

Part 5 – Miscellaneous Provisions

Clause 5.4 – Control relating to miscellaneous permissible uses

- 15. n/a

Clause 5.9 – Preservation of Trees or Vegetation

- 16. The proposed development does not involve the removal of any tree or vegetation subject to the provisions of this clause.

Clause 5.10 – Heritage Conservation

17. The subject site is not listed as a heritage item in Schedule 5, is not within a Heritage Conservation Area, nor are there any heritage items located nearby.

Part 6 – Additional Local Provisions

Clause 6.1 – Acid Sulfate Soils

18. The subject site is not shown as being affected by acid sulfate soils as identified on the Acid Sulfate Soil Map.

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

19. A BASIX Certificate is not required to be issued for the proposed development.

State Environmental Planning Policy (Infrastructure) 2007

20. The site is located opposite the Southern/Illawarra Railway corridor. In this regard Clauses 85 & 87 of the Infrastructure SEPP must be considered.
21. In this regard the proposed change in use is not likely to have an adverse effect on rail safety or involve the use of a crane in air space above the rail corridor. The considerations outlined in Clause 85 (Development adjacent to Rail Corridors) are considered complied with.
22. The proposed use of the suite is not for residential purposes, public worship, a hospital, educational establishment or child care centre. The considerations outlined in Clause 87 (Impact of rail noise or vibration on non-rail development) are therefore considered complied with.

Deemed State Environmental Planning Policy – Georges River Catchment

23. Any stormwater from the proposed development can be treated in accordance with Council's Water Management Policy and would satisfy the relevant provisions of the Deemed State Environmental Planning Policy – Georges River Catchment

(ii) *any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority, and*

24. A Planning Proposal for the New City Plan to amend Kogarah LEP 2012 is currently being considered.
25. The New City Plan includes changes to zoning and the introduction of development standards in parts of the City to deliver a range of new housing options.
26. The proposal is not inconsistent with the objectives and standards with the New City Plan
27. There are no other draft planning instruments that are applicable to this site.

(iii) any development control plan,

Kogarah Development Control Plan 2013 (KDCP 2013)

28. The proposed development is situated within the Hurstville Town Centre and is subject to the provisions of the Kogarah Development Control Plan 2013 (KDCP2013). The following comments are made with respect to the proposal satisfying the objectives and controls contained within the DCP.

Vehicular access, Parking and Circulation

29. The proposed development maintains a commercial use on the site which satisfied the requirements for vehicular access parking and circulation at the time of the original assessment. In this regard, a multi-level car park is situated below the existing commercial suite subject to the proposed change in use.
30. Eighteen (18) carspaces are allocated on title for the use of visitors to the building. Two (2) carspaces are allocated on title for the use by people with a disability. One car space is also allocated on title upon Parking Level One for the use of the occupants of the proposed tattoo studio.
31. The carparking levels are connected to other levels of the building via an internal lift. The existing car park satisfies the parking demand generated by the proposed change in use.
32. The proposed development satisfies the relevant objectives and controls KDCP 2013.

Signage

33. It is proposed to install signage within the shop front window to identify the use and premises. The submission contains insufficient detail to accurately assess the proposed signage.
34. A condition of Development consent has been imposed to reflect the above.

BCA Considerations

Access for People with a Disability

35. Pursuant to Part D3.1 of the BCA, access for people with a disability is to be provided to and within all areas normally used by the occupants of the building, from the main point of pedestrian entry at the allotment boundary and from any required accessible carparking space.
36. The proposal appears capable of compliance with the above requirement. Specific details will need to be submitted to indicate the intended method of compliance prior to the issue of a C/C.
37. A condition of Development consent has been imposed to reflect the above.

Sanitary Facilities

38. Sanitary facilities for the use building occupants and people with a disability are required to be provided within the building in accordance with the requirements of Part F2.3 & F2.4 of the BCA. The submission contains insufficient detail to accurately assess the compliance with this requirement.
39. A condition of Development consent has been imposed to reflect the above.
- (iv) ***Any matters prescribed by the regulations, that apply to the land to which the development application relates,***
40. Not applicable.
- (b) ***the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,***
41. The proposed development is of a scale and character in keeping with other commercial uses in the locality. Accordingly, the proposal is not considered to have a significant impact on the natural and built environment of the locality.
42. The potential social impact of the proposed development is summarized by statistical data and the findings contained within the NSW Police Crime Assessment Report.
43. In this regard, NSW Police advise that there is a recognised correlation between high levels of social disadvantage and crime. Based on information obtained from the Australian Bureau of Statistics, the proposed development is sited within an area that has a low level of social disadvantage.
44. Reported crime statistics have been used by NSW Police to help identify crime likelihood within geographical areas referred to as Police Local Area Commands (LAC).
45. After conducting a Crime Risk Evaluation for the proposed development, NSW Police St George LAC have advised that the crime risk rating has been identified as high.
46. NSW Police have outlined social and community safety concerns with the proposed development and the location. The concerns raised indicate that the development has the potential to introduce new victims, crime opportunities and offenders to the site and surrounds, with a highly probable crime increase in the future.
47. Concerns have also been raised that Ormonde Parade is a busy road with a high pedestrian traffic count emanating from neighbouring Train and Bus Stations, adjoining businesses and residential properties and that the proposed use has the potential to encourage criminal gangs to the area.
48. Apart from the information contained in the NSW Police Crime Assessment Report, no other statistical data or information has been furnished to indicate that the proposed development will have a social impact on the locality.
49. No statistical data or information has been furnished to indicate that the proposed development will have a detrimental economic impact on the locality.

(c) *the suitability of the site for the development,*

50. It is considered that the proposed development is of a scale and design that is suitable for the site having regard to its size and shape, its topography and relationship to adjoining developments.

(d) *any submissions made in accordance with this Act or the regulations,*

51. In accordance with the provisions of Section A2 – Public Notification of KDCP 2013, the application was placed on neighbour notification for a period of fourteen (14) days adjoining property owners were notified in writing of the proposal and invited to comment. Submissions were received from the buildings Strata Manager and the owners of Unit 71 and Shop 2, 14 – 16 Ormonde Parade, raising the following concerns:
1. *The tattoo studio will bring undesirable people to the area, create safety concerns, lead to gang violence and anti-social behaviour.*
 2. *The tattoo studio will attract people of unsavoury character, create stress and effect the enjoyment of the building for other building occupants and devalue neighbouring property.*
 3. *A tattoo parlour operating in an area, gives an impression to people visiting the building or passing down the street, of a low class poor area and a place where people would not wish to live.*
 4. *The applicant has subdivided the shop without the permission of the strata management.*
52. NSW Police were also notified in accordance with the protocol agreement between Hurstville Police and Georges River Council, with respect to the development and the guidelines for Crime Prevention and assessment of Development Applications.
53. A Crime Assessment report has been received by Council from NSW Police in response to this notification.

Comment – NSW Police Crime Risk Assessment report

54. Concerns were raised in relation to the proposed use by NSW Police in the Crime Risk Assessment Report, particularly in respect to the safety of staff, residents and surrounding properties. Other concerns were raised in respect to anti-social, offensive conduct and possible criminal behaviour occurring upon the site and within the locality, as a result of the proposed use, particularly in the early hours of the morning.
55. The NSW Police Crime Risk Assessment Report also outlined recommendations in the event that Council as the consent authority, is to approve of the proposed development.
56. A summary of these recommendations is as follows

Community Safety Concerns

57. The DA submission did not request specific hours of operation.
58. NSW Police have major concerns with regard to the proposed use on the basis of a strong likelihood of anti-social behaviour and criminal offences occurring in the early hours of the morning.

59. To address Community Safety concerns, NSW Police have recommended that if Council consents to the development, that
60. a) The approved hours of operation be in keeping with surrounding businesses and be limited to between 10am to 10pm.
61. b) Closed Circuit Television Systems (CCTV) be installed to provide surveillance internally and externally and that a plan of management for CCTV be submitted and approved by Council.
62. c) That Development Consent be issued on a trial basis of twelve (12) months with reviewable consent conditions.

Surveillance

63. NSW Police have advised that people involved in anti-social or criminal behaviour do not like to have their activities monitored.
64. Comments have also been received advising that the layout, orientation and location, strategic use of lighting and landscaping, can reduce opportunity for anti-social or criminal behaviour.
65. To address these concerns, NSW Police recommend that if Council grants consent to the development, that
 - a) There is good surveillance to and from and around the development.
 - b) A CCTV system is installed and monitored in accordance with AS 4608.1.2.3.4
 - c) Lighting is installed to increase surveillance opportunities during hours of darkness.

Access Control

66. NSW Police have advised that access control should restrict, channel and encourage people into, out of and throughout the development. Access control can also be used to increase the time and effort required to commit a crime or anti-social behaviour.
67. Comments have also been received advising that the tactical use of design features, such as facility construction, security hardware and on site guardians (such as security staff), can reduce opportunity for criminal behaviour.
68. To address these concerns, NSW Police recommend that if Council grants consent to the development, that
 - a) The main entry door is fitted with an access control system.
 - b) An intercom system is installed at the entry and egress points
 - c) Doors, window and hardware installed within be of appropriate and compliant construction and be secured to restrict access.
 - d) Access to parking areas should be via a surveillance entry point.

Territorial Re-enforcement

69. NSW Police have advised that territorial re-enforcement is about who owns and manages the development and who cares for the development. Criminals are more likely to be deterred by the presence of people, who are connected with and protective of a development.
70. Comments have also been received advising that the use of symbolic boundary markers, spatial legibility and environmental cues to connect people with the development and to encourage community responsibility for the development and to communicate what activities are appropriate.
71. To address these concerns, NSW Police recommend that if Council grants consent to the development, that
- a) Street and identification numbers be prominently displayed on the premises.
 - b) A mailbox be located on the property to reduce excuse making opportunities for criminals.
 - c) Signage being strategically posted around the property to warn intruders of security treatments that have been installed in the premises.

Space Management

72. NSW Police have advised that space and activity management should be used and maintained to maximise community safety.
73. Comments have been received advising that all spaces to be effectively used and maintained to maximise community safety. Places that are infrequently used are commonly abused by people. Space and activity management strategies are an important means of maintaining community control
74. To address these concerns, NSW Police recommend that if Council grants consent to the development, that
- a) A monitored intruder alarm, with duress facility be installed within the premises to enhance physical activity and monitor activity.
 - b) Staff be trained in the correct use of the alarm system.
 - c) The alarm system should have a supplementary system to transmit alarm signal in the advent that telephone lines are cut.
 - d) Emergency and management plans must be established to familiarise management, staff and residents what to do in the event of situations, particularly emergency situations, taking place.

Summary

75. To address the concerns raised by NSW Police in relation to the development, specific conditions of Development consent have been incorporated to
76. a) Restrict the approved hours of operation in keeping with surrounding businesses and be limited to between 10am to 10pm.
77. b) Development Consent be issued on a trial basis of twelve (12) months with reviewable consent conditions.

78. The other relevant recommendations from NSW Police have been incorporated into consent conditions as a general condition.

Comment – Public Submissions

79. The concerns raised by the Strata Manager and the adjoining neighbours have also been considered.
80. Many of the public concerns raised are consistent and are correlated to a well-documented historical link between tattoo studios and anti-social and criminal activities.
81. It should be noted however, pursuant to the Kogarah LEP 2012, the proposed use is permissible within the B4 – Mixed Use zoning applicable to the site.
82. In this regard, to maintain the amenity of the surrounding area, the hours of operation have been modified by way of proposed consent conditions to be more in keeping with the locality and surrounding commercial and residential land-uses.
83. The other public concerns raised by the opponents of the development are primarily subjective perspectives regarding the issue of public amenity, safety and public interest.
84. In assessing this application, previous Land & Environment Court decisions have held the consent authority must not blindly accept subjective concerns raised in public submissions and that there must be evidence that can be objectively assessed that shows the adverse effect of the development on the amenity of the area.
85. At the time of assessment, no other evidence has been submitted to indicate specifically that the proposed development, its proprietors, staff and customers would have an adverse effect on the amenity of the area.
86. In this regard as the proposed use is a permissible use within the locality, the proposed development is considered acceptable.
87. The consent of the owner of the individual strata lot (Lot 88, SP61964) has been obtained for the making of the development application. Although the proposed change in use and fitout works are depicted as being contained within the boundaries of the individual strata lot, based on the details submitted it is not possible to confirm whether proposed works such as plumbing and electrical works may be required outside the lot boundaries.
88. In this regard Owners Corporation consent may be required for such work. A condition of Development consent has been imposed to reflect the above.
89. Concerns raised regarding the previous subdivision of the existing shop without Owners Corporation consent have been noted. An inspection of the site reveals that the existing retail shop is currently used as a newsagency and shoe store, with an internal partition wall separating each area. A condition of consent has been incorporated requiring the proposed use as a tattoo studio to extend across the entire Strata Lot, known as Shop 4/14-16 Ormonde Parade (Lot 88, SP 61964).

(e) *the public interest.*

90. For the reasons previously outlined in this report, the proposed development is considered to be of a scale and character that does not conflict with the public interest.

Conclusion

91. The application has been assessed having regard to the heads of consideration under Section 79C (1) of the Environmental Planning and Assessment Act 1979, the provisions of KLEP 2012 and the KDCP 2013.
92. Following detailed assessment it is considered that Development Application No. 158/2016 should be approved subject to standard and the additional conditions outlined in this report.

SPECIFIC DEVELOPMENT CONDITIONS

SECTION A - General Conditions

The conditions that follow in this Section A of the Notice of Determination are general conditions which are imposed to ensure that the development is carried out in accordance with the development consent.

(1) Approved Plans of Consent

The development must be implemented in accordance with the approved plans, specifications and details listed below and any supporting information submitted with the Development Application except as amended by any conditions attached to the Development Consent:

- (i) Architectural plans drawing numbers 1 to 3, untitled dated 3 August 2016

(2) Duration of Consent

The duration of this consent is limited to a trial period of twelve (12) months from the date of issue of any Occupation Certificate. In this regard, a separate development application shall be lodged before the expiration date for Council's consideration should the continuation of the use be proposed.

SECTION B –Prior to the Issue of a Construction Certificate or Demolition Conditions

The conditions that follow in this Section B of the Notice of Determination relate to the payment of fees, amendments being made to the proposal, further investigation being undertaken or the preparation of documentation that must be complied with prior to the issue of a Construction Certificate or Demolition.

Note: A copy of the Construction Certificate shall be forwarded to Council prior to commencement of construction where Council is not the certifier who issued the Construction Certificate.

(3) Asset & Building Fees

Payment of the following amounts as detailed below:

- Principal Certifying Authority/Inspections Fees of \$450.00

(4) Certification of Skin Penetration Premises

To ensure that adequate provision is made for the cleanliness, hygiene and maintenance of all hairdressing, beauty and skin penetration salons, all work associated with the fit-out of the premises shall be designed and implemented in accordance with the requirements of:-

- a) The Building Code of Australia;
- b) The Public Health Act 2010;
- c) Public Health Regulation 2012;

Certification to this effect shall be provided by an appropriately qualified person.

(5) Sydney Water (DA Only)

The approved plans must be processed through Sydney Water to determine whether the development will affect any Sydney Water asset's (sewer and water mains, stormwater drains and/or easements) and if any further requirements need to be met. An approval receipt will be issued by Sydney Water which is to be submitted to Council or the Principal Certifying Authority.

Please refer to the web site www.sydneywater.com.au for;

- Sydney Water Tap in – see Plumbing, building and developing and then Sydney Water Tap in; and
- Building over/adjacent to a Sydney Water Asset - see Plumbing, building and developing, building then Building Approvals or telephone 13 20 92.

(6) Required Sanitary Facilities

Sanitary facilities are to be provided within the premises, for the use of staff and people with a disability in accordance with the requirements of Parts F2.3 & F2.4 of the Building Code of Australia (BCA). In this regard the plans are to be amended to indicate the intended method of compliance prior to the issue of a Construction Certificate.

(7) Access for People with a Disability

Access for people with a Disability is to be provided to and within all areas normally used by the occupants of the building, from the main point of pedestrian entry at the allotment boundary and from any required accessible carparking space. The plans are to be amended to indicate the intended method of compliance prior to the issue of a Construction Certificate.

Use to Extend across entire Strata Lot

- (8)** The proposed use as a tattoo studio to extend across the entire Strata Lot, known as Shop 4/14-16 Ormonde Parade (being Lot 88, SP 61964). In this regard, the plans are to be amended to indicate the intended method of compliance prior to the issue of a Construction Certificate.

SECTION C – Prior to Commencement of Construction Conditions

The conditions that follow in this Section C of the Notice of Determination are specific to the proposed development and must be complied with prior to the commencement of construction on the site.

nil

SECTION D – Construction and Operational Conditions

The conditions that follow in this Section D of the Notice of Determination are imposed to ensure the development is constructed and operates having regard to relevant legislation and does not unreasonably impact on the amenity of the locality or environment during the construction phase or the operation of the use.

(9) NSW Police Crime Assessment Report

The recommendations outlined in the NSW Police Force – Crime Assessment Report dated 20 September 2016, are to be complied with in full, prior to the issue of an Occupation Certificate. Alternatively, confirmation in writing is to be furnished to Council from NSW Police, to verify if any of the recommendations outlined in this report are to be modified or deleted.

(10) Signage

The application contains insufficient detail to accurately assess proposed signage within the shop front window at the front of the site. In this regard, signage is to either comply with the requirements of the Codes SEPP (Exempt and Complying Development) 2008 or a separate Development Application is to be submitted for Council's assessment and determination.

(11) Works Outside of Strata Lot

This consent does not authorise development or works outside the boundaries of the individual strata lot, being Lot 88, SP 61964 (known as Shop 4, 14 -16 Ormonde Parade), or works which require separate consent from the Owners Corporation.

(12) Hours of Operation

The hours of operation shall be limited to 10am to 10pm, Monday to Sunday (including public holidays).

(13) Impact of Noise

The proposed use of the premises and the operation of all plant and equipment shall not give rise to an 'offensive noise' as defined in the *Protection of the Environment Operations Act 1997* and Regulations.

In this regard, the operation of the premises and plant and equipment shall not give rise to a sound pressure level at any affected premises that exceeds the background $L_{A90, 15min}$ noise level, measured in the absence of the noise source/s under consideration by 5dB(A). The source noise level shall be assessed as an $L_{Aeq, 15min}$ and adjusted in accordance with the NSW Industrial Noise Policy and Environmental Noise Control Manual (sleep disturbance).

(14) Health and Public Nuisance

The use of the premises shall not give rise to an environmental health nuisance to the adjoining or nearby premises and environment.

There are to be no emissions or discharges from the premises, which will give rise to a public nuisance or result in an offence under the *Protection of the Environment Operations Act 1997* and Regulations.

The use of the premises and the operation of plant and equipment shall not give rise to the transmission of a vibration nuisance or damage other premises.

(15) Storage of materials on Public Road

All building materials or waste containers must be stored within the confines of the site. The storage of such building materials, waste containers or equipment associated with the project upon the public roadway, including the pedestrian footway or unpaved verge, is prohibited.

(16) No Offensive Noise

To minimise the noise impact on the surrounding environment, the use of the premises, building services, equipment, machinery and ancillary fittings shall not give rise to “offensive noise” as defined under the provisions of the Protection of the Environment Operations Act 1997.

(17) No Sign erected without DA Consent

No advertisement or sign shall be erected or displayed without development consent from Council, unless exempted under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or Kogarah Local Environmental Plan 2012. Any advertising matter relating to the previous use of the premises shall be removed.

(18) Avoid Annoyance from lighting

Any lighting of the premises shall be installed in accordance with Australian Standard AS 4282 – 1997: Control of the Obtrusive Effects of Outdoor Lighting so as to avoid annoyance to the occupants of adjoining premises or glare to motorists on nearby roads. Flashing, moving or intermittent lights or signs are prohibited. The intensity, colour or hours of illumination of the lights shall be varied at Council’s discretion if Council considers there to be adverse affects on the amenity of the area.

(19) Disposable Sharps

Disposable sharps waste shall be discarded in a clearly labelled puncture-resistant container which shall conform to Australian Standard AS 4031. A licensed waste contractor shall be engaged to dispose of the waste. Waste receipts for all sharps waste shall be available to Council upon request.

(20) Skin Penetration Premises

All equipment used to penetrate the skin must be sterilised in an autoclave that complies with *Australian Standard AS2182 Sterilisers – steam – bench top* and are to be operated in accordance with *Australian Standard AS4815:2001 – Office based health care facilities – cleaning, disinfection and sterilisation of reusable medical and surgical instruments and equipment and maintenance of the associated environment.*

SECTION E – Prior to Occupation or Subdivision Certificate Conditions

The conditions that follow in this Section E of the Notice of Determination relate to conditions that ensure that the development is completed in accordance with the requirements of the Development Consent prior to the issue of either an Occupation Certificate or a Subdivision Certificate.

(21) Skin Penetration Registration

The skin penetration premises must be registered with Council's Environmental Health Officers in accordance with the *Public Health Regulation 2012*.

(22) Fire Safety Schedule

Certain items of equipment or forms of construction shall be nominated as "fire safety measures" within the building.

Upon completion of works, and before occupation of the building, each of the fire safety measures is required to be certified by an appropriately competent person (chosen by the owner of the building). The certificate is to state that the measure was inspected and found to be designed, installed and capable of operating to a standard not less than that required by the relevant regulations.

Further, it is the responsibility of the owner of the building that each fire safety measure is again inspected and certified as to its condition every twelve (12) months following the submission to Council of the original certification.

SECTION F – Prescribed Conditions

The following are prescribed conditions of development consent pursuant to s.80A(11) of the Environmental Planning and Assessment Act 1979 and cl.98 of the Environmental Planning and Assessment Regulation 2000.

(23) Compliance with the Building Code of Australia

The development must be carried out in accordance with the provisions of the Building Code of Australia.

(24) Erection of Signs

A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:

- (a) showing the name, address and telephone number of the principal certifying authority for the work, and
- (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
- (c) stating that unauthorised entry to the work site is prohibited.

The sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.

(25) Council Notification of Construction

The erection of a building which is the subject of a Development Consent must not be commenced until:

- a) Detailed plans and specifications of the building have been endorsed with a construction certificate by Council or an accredited certifier.

b) the person having the benefit of the development consent has:

- appointed a Principal Certifying Authority (PCA), and
- notified Council (if Council is not the PCA) *in writing* of the appointment, and
- given at least 2 days notice to Council of their intention to commence the erection of the building. The notice may be in writing or by phone.

SECTION G – Demolition Conditions

The following conditions are imposed to ensure the demolition associated with the proposed development is carried out having regard to relevant legislation and does not unreasonably impact on the amenity of the locality or environment.

nil

END CONDITIONS

Advisory Notes

(i) Worksite Safety

It is usually the owner/applicant's responsibility to ensure that the development site is a safe working environment. This may be by the engagement of an appropriately competent principal contractor. There are various legislative and WorkCover requirements with respect to maintaining a safe work-site. Details of these requirements and legislation, as well as, guidance and advisory material, can be found on the WorkCover Website www.workcover.nsw.gov.au.

(ii) Disability Discrimination Act

This authorisation does not imply that the proposal complies with *Disability Discrimination Act 1992*. The Proponent is responsible to ensure compliance with this and other anti-discrimination legislation. The *Disability Discrimination Act 1992* covers disabilities not catered for in the minimum standards called up in the Building Code of Australia which references AS 1428.1 – Design for Access and Mobility. AS1428 Parts 2, 3 & 4 provides the most comprehensive technical guidance under *The Disability Discrimination Act 1992*.

(iii) Demolition Waste

Sorting your construction and demolition waste will save you money. For pricing and disposal options for sorted loads of tiles, bricks, timber concrete or asphalt call Waste Service NSW on 1300 651 116.

(iv) NSW Police

The development shall be carried out having regard to the recommendations of the NSW Police with respect to crime prevention and safety as specified in their letter dated 20/9/16. A copy of the recommendations made by the NSW Police is attached to this consent.

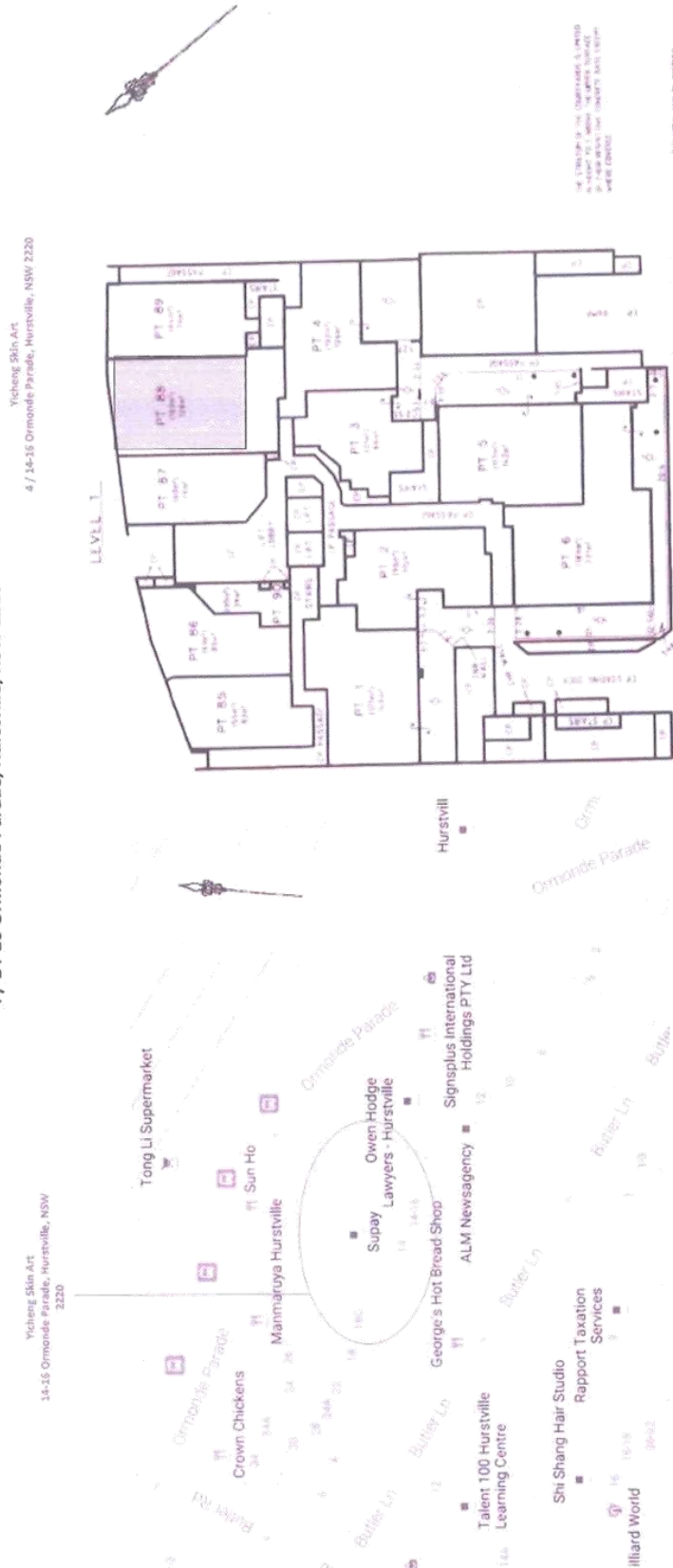
ATTACHMENTS

Attachment [View1](#) Site plans - Shop 4 14-16 Ormonde Pde Hurstville
Attachment [View2](#) Police Report - Shop 4 14-16 Ormonde Pde Hurstville

SITE PLAN – 1 of 3

Location

4 / 14-16 Ormonde Parade, Hurstville, NSW 2220



Drawing Title

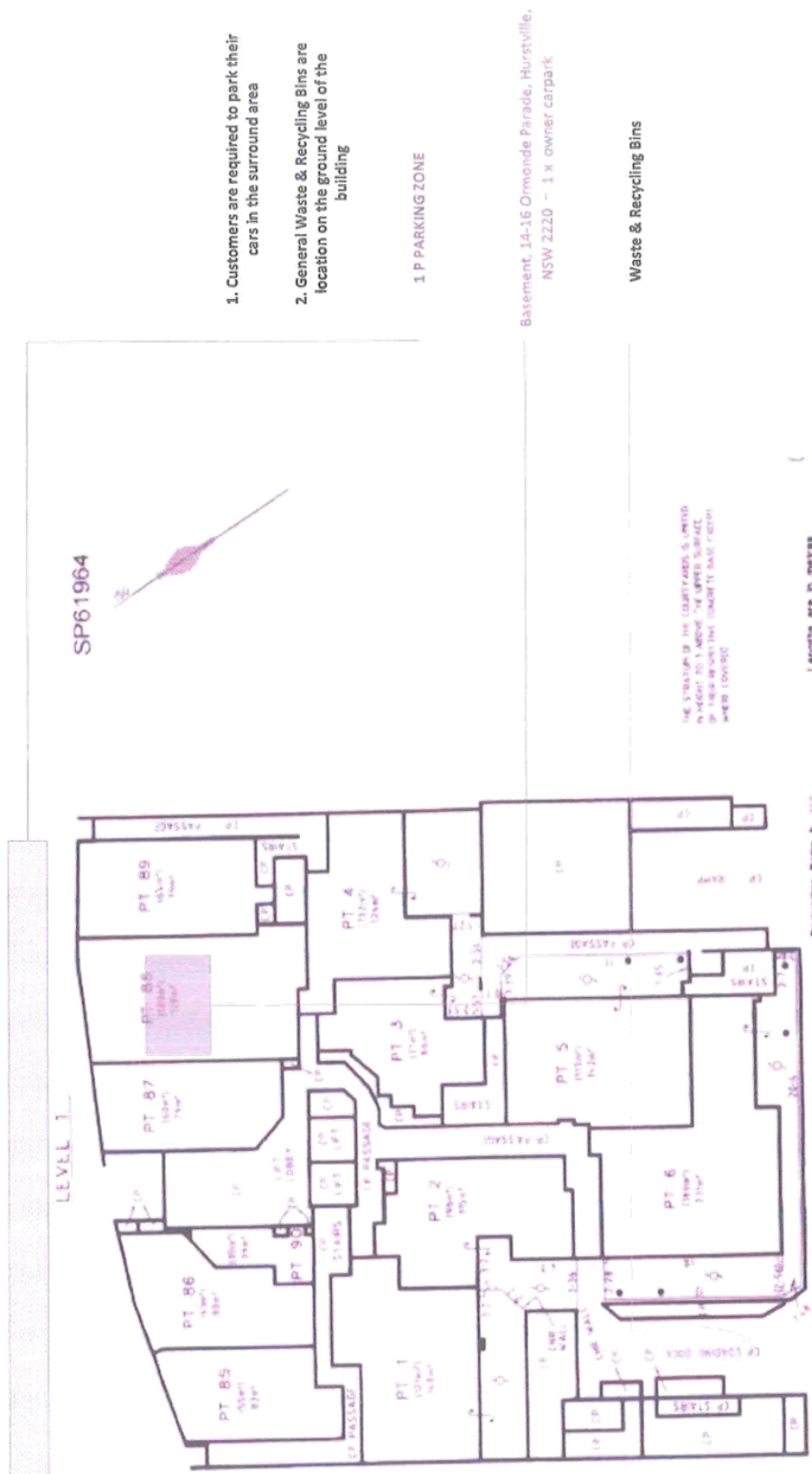
Site Plan

Project		
Yicheng Skin Art (Tattoo Studio)		
Revised Aug 3, 2016	Prepared for Kogarah City Council	Page 1 of 3

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Arrangements

4 / 14-16 Ormonde Parade, Hurstville, NSW 2220

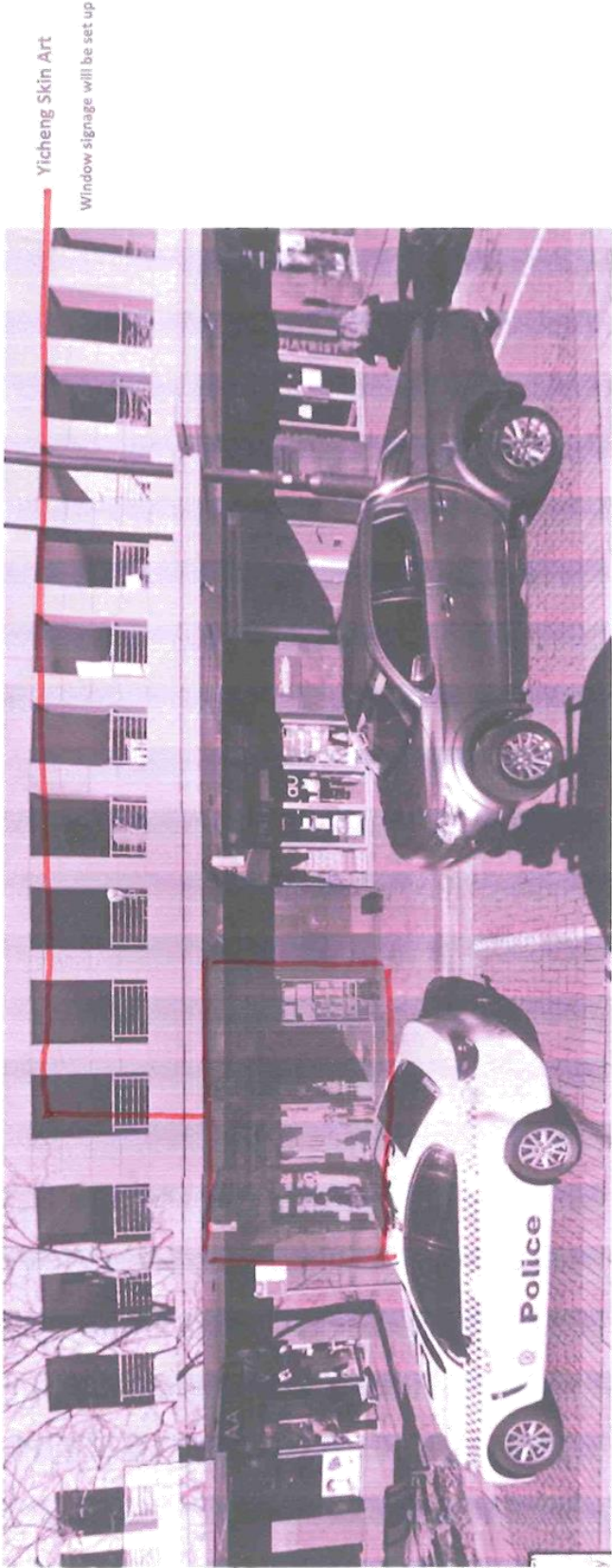


	Project			Drawing Title
	Yicheng Skin Art (Tattoo Studio)	Revised Aug 3, 2016	Prepared for Kosarrah City Council	
				Site Plan
				Page 1 of 3

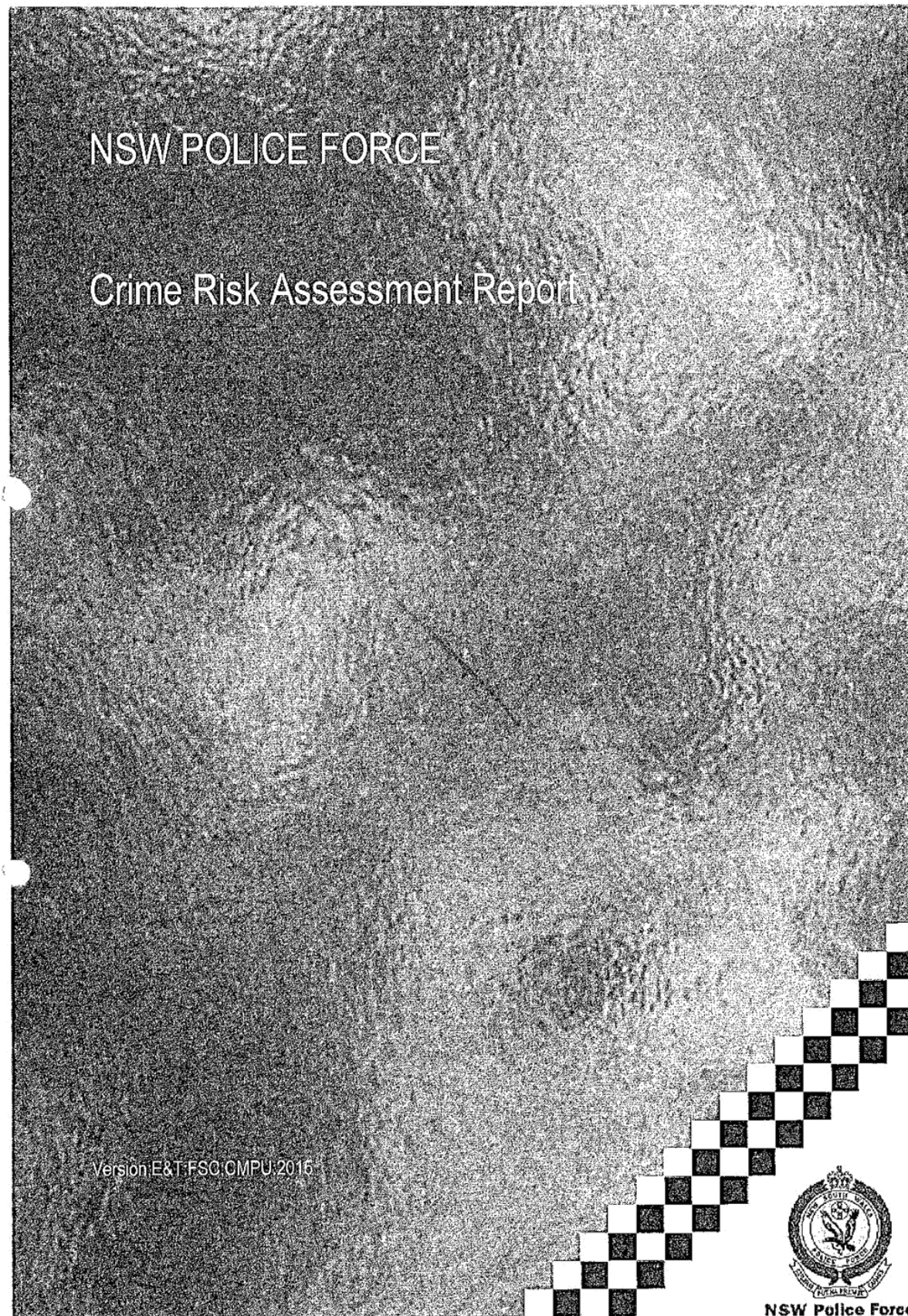
SITE PLAN – 3 of 3

External finishes and Signage

4 / 14-16 Ormonde Parade, Hurstville, NSW 2220



	Project		Drawing Title	
	Yicheng Skin Art (Tattoo Studio)	Prepared for	Site Plan	
Revised	Aug 3, 2016	Kogarah City Council	Page 1 of 3	



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Mr Mark Gollins,
Senior Building Surveyor
Georges River Council
Mac Mahon and Dora Street,
Hurstville NSW 2220

RE: Development Application No: 154/2016, for Change of Use Fitout to tattoo studio to be situated at Shop 4/14-16 Ormonde Parade, Hurstville NSW 2220.

Trading Hours Monday to Friday 12:00am to 8:00pm, Saturday 12:00am to 8:00pm and Sunday 12:00am to 8:00pm.

1. Introduction

On Tuesday 20th September, 2016 a Crime Risk Assessment was conducted upon a proposed Change of Use – Fitout to develop property as a new tattoo studio to be situated at shop 4/14- 16 Ormonde Parade, Hurstville by Senior Constable Ray Kerridge, Crime Prevention Officer, St George Local Area Command.

This Crime Risk Assessment will help planners, architects, crime prevention practitioners and design consultants to determine when, where and how to use Crime Prevention Through Environmental Design (CPTED) to reduce opportunities for crime.

It is based upon the International Risk Management Standard, AS/NZS/ISO:31000, and uses qualitative and quantitative measures of the physical and social environment to create a contextually adjustable approach to the analysis and treatment of crime opportunity.

The proposed development is for the Change of Use and Fit out to develop property as new tattoo studio comprising of;

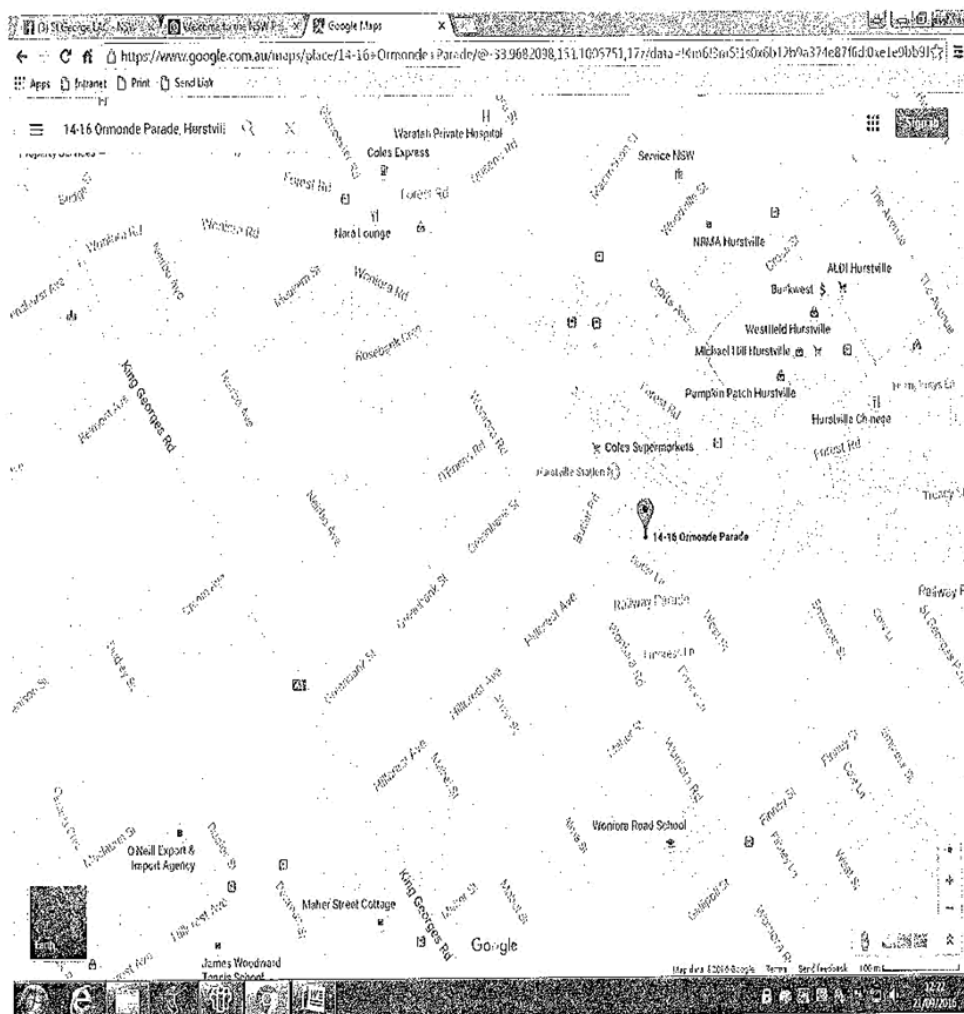
- Shop 4 located on ground floor.
- Shop located in partitioned off section within Shop 4,
- 5 commercial facilities at base of residential unit towers
- Nil parking facilities for clients.

The proposed development is to be located on the western side of the business centre located on the southern side of the Illawarra Rail Line, close proximity to the Railway Station, Hurstville. The development is located on the ground floor level of a high rise unit complex. Access to the development is from Ormonde Parade. The development is number 4 of 5 commercial units. There is an operating

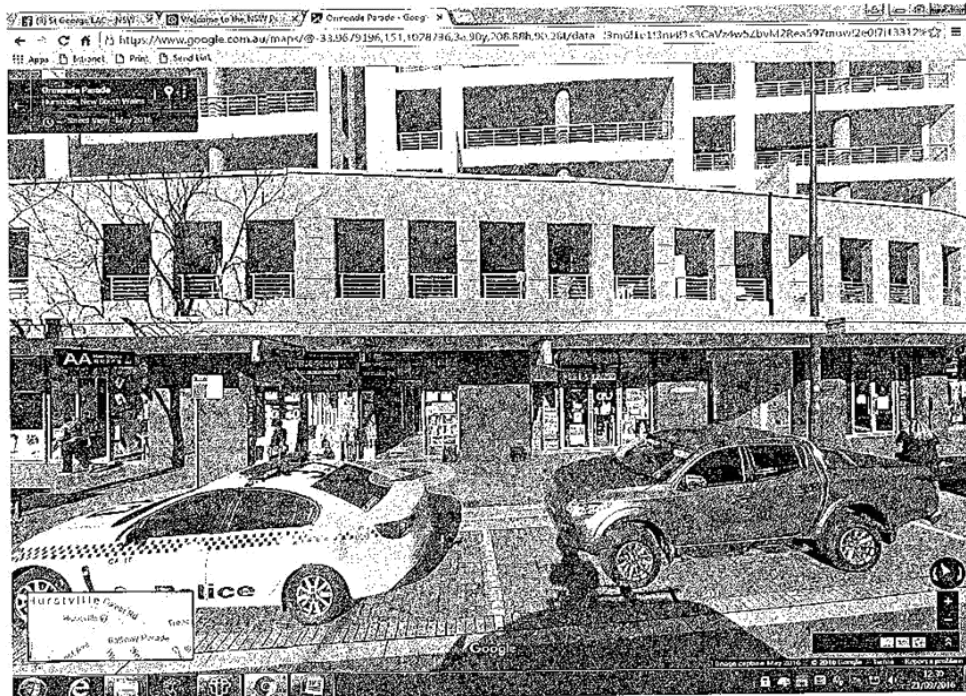
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Newsagents in the same shop 4 adjoined to the development site located in an easterly direction. Many business centres within this Command often experience higher incidents of crime than other areas. With this in mind this development may experience higher incidents of crime than other locations.

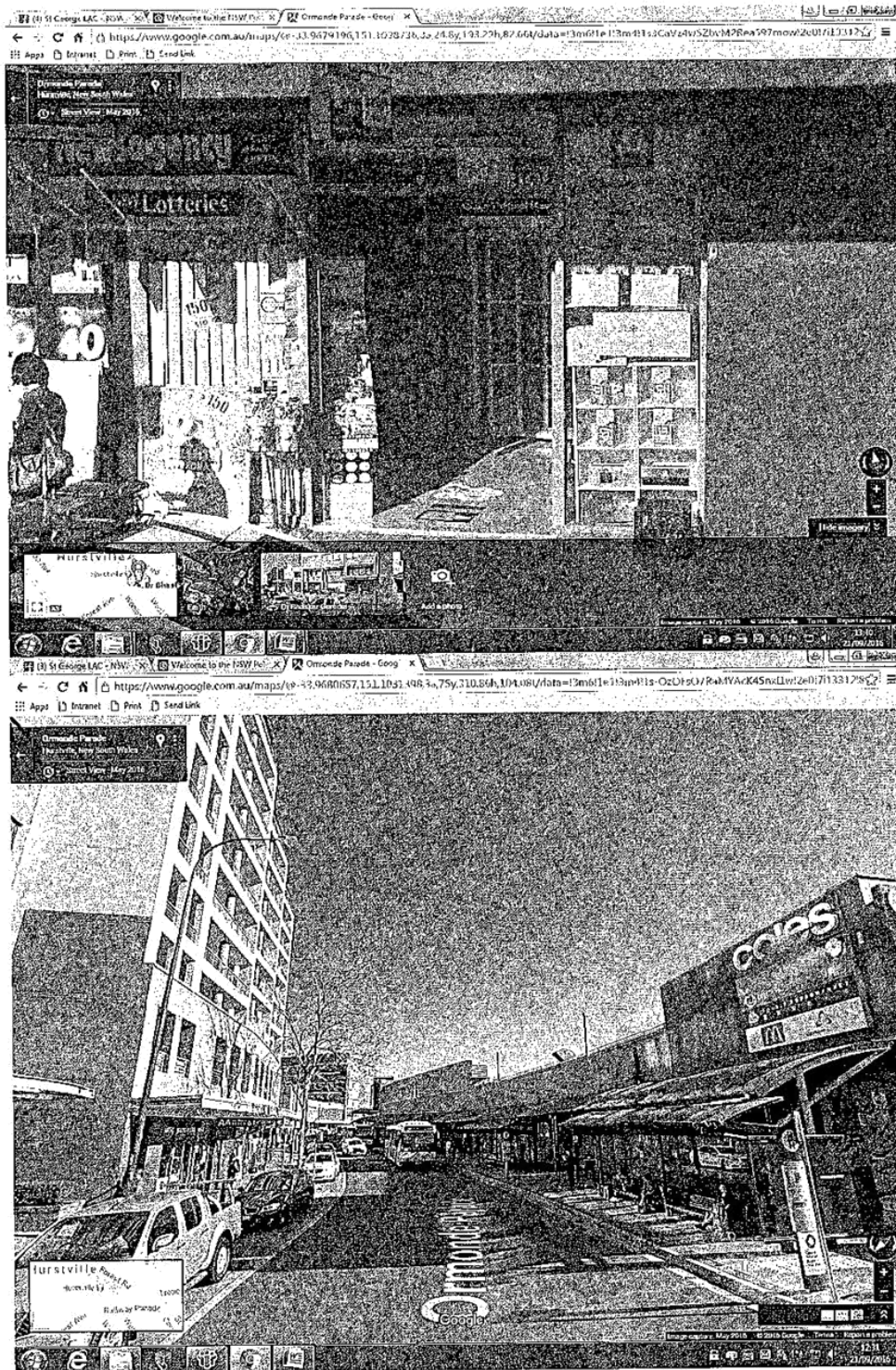
Location



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2. Identify, assess & rate the issues

The following issues have been identified, assessed and rated for these types of developments;

Issue	Activity	Likelihood	Consequence	Rating
Sexual Assault	Use threat of or violence to harm people	L3 Possible	C3 Moderate	High
Anti social behaviour	Behave in an inappropriate manner against the norms of society	L4 Possible	C3 Moderate	High
Arson	Use fire to injure people or damage property	L3 Possible	C3 Moderate	High
Break, enter & steal	Force entry to property to take property without owners consent	L3 Possible	C3 Moderate	High
Drug distribution	Distribute illegal substances	L3 Possible	C3 Moderate	High
Drug possession	Possess illegal substances	L3 Possible	C3 Moderate	High
Fraud	Use deception to take property without the owners consent	L3 Possible	C3 Moderate	High
Malicious damage	Damage property maliciously without owners consent	L4 Likely	C3 Moderate	High
Traffic related	Vehicle congestion which may lead to impeding emergency service response	L4 Likely	C3 Moderate	High
Steal from motor vehicle	Take property from motor vehicle without the owner's consent	L4 Likely	C3 Moderate	High
Steal from mail box	Take property from mail box without the owner's consent	L4 Likely	C3 Moderate	High
Stolen motor vehicles	Take motor vehicle without the owner's consent	L2 Unlikely	C3 Moderate	Moderate
Trespass	Enter or remain upon property without owners consent	L2 Unlikely	C3 Moderate	Moderate
Assault	Use threat of or violence to harm people	L2 Unlikely	C3 Moderate	Moderate

Determine what course of action should be taken?

Level	Rating	Description
H	High	This level of risk is considered borderline unacceptable and must be given immediate priority
M	Moderate	This level of risk is generally regarded as tolerable , but should be further mitigated if a benefit to so can be demonstrated and there is additional control measures which are recognised as best practice
L	Low	This level of risk is tolerable and should be monitored continuously

Based upon the International Risk Management Standard, AS/NZ/ISO:31000

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There is a recognised correlation between high levels of social disadvantage and crime (National Crime Prevention, 1999, NSW BOSCAR 2001). Information from the Australian Bureau of statistics indicates that the proposed development are has a low levels of disadvantage.

Reported crime statistics have been used to help identify 'crime likelihood'. In NSW, crime statistics are gathered and analysed in geographical areas referred to as Police Local Area Commands (LAC).

After conducting a Crime Risk Evaluation for the proposed development the crime risk rating has been identified as **High**, on a sliding scale of low, medium, high.

This development has the potential to introduce new victims, crime opportunities and offenders to the development site and its surroundings with highly probable crime increase in the future. Ormonde Parade is a major arterial road with high pedestrian traffic count leading from the neighbouring businesses, residential premises and Train and Bus stations. The use as a tattoo studio has the potential to encourage criminal gangs.

3. Community Safety Concerns

Police have community safety concerns with the proposed development and the location;

The development is situated within an operating Newsagency and in close proximity to medical and dental businesses. Also a major bus stop is located directly across Ormonde Parade where a large number of school students attend before and after school.

There are major concerns and opposition with regards to the proposed change of use and requested trading hours as there is a strong likelihood of anti social behaviour/criminal offences that occur in the early hours.

The hours of operation for the proposed development, have not been supplied and police have not been able to obtain them at this stage but like similar businesses the hours are excessive and unsuitable for the surrounding residents and businesses. This could result in drug use or distribution or groups of unwanted people congregating in this area.

There have been issues with OMCG gangs and serious offences taking place at similar locations within the Local Area Command and greater metropolitan region.

Similar developments to this within the Local Area Command have experienced a number of issues which need to be addressed to reduce opportunities for crime.

Areas with poor surveillance, access control and confusion over who owns or cares for the space will often result in inappropriate use by people involved in criminal or anti social behaviour. This could result in drug use or distribution or groups of unwanted people congregating in this area. It is important that all areas of the proposed development be connected in some way to the development to clearly demonstrate ownership and control of the space.

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Recommendations

1. That if Council, being the consent authority approves the proposal that Closed Circuit Television Systems be installed to provide surveillance internally and externally and that a plan of management for CCTV be reviewed and approved by council.
2. That the hours of operation be reviewed and limited in keeping with surrounding businesses in the retail and commercial surrounds. With the preferred times of operation between 10:00am and 10:00pm.
3. That if Council being the consent authority approves the proposal that a trial basis of twelve (12) months be applied to the development consent conditions with a review and consultation period to follow.

The proposed development has the potential to introduce new victims, crime opportunities and offenders to the development sites and their surroundings. With this in mind Crime Prevention Through Environmental Design (CPTED) treatments need to be considered to reduce opportunities for crime;

3.1. Surveillance

Surveillance is achieved when users of the space can see or be seen. Generally people involved in anti social or criminal behaviour do not like to have their activities monitored. With this in mind the layout of the developments, orientation and location, the strategic use of design, lighting and landscaping can increase the effort and reduce the rewards for people involved in anti social or criminal behaviour to operate with ease. Surveillance should be a by product of a well planned, well designed and well used space to reduce opportunities for crime.

Objectives

- a) Ensure that there is good surveillance to and from the development and neighbouring properties to reduce opportunities for crime.
- b) Ensure that the design of the development does not impede surveillance to reduce opportunities for crime.
- c) Ensure that a Closed Circuit Television System which complies with **Australian Standards - Closed Circuit Television System (CCTV), AS:4608.1.2.3.4.** is installed to monitor activity in and around the development.
- d) Ensure lighting is designed to increase surveillance opportunities to and from the property during the hours of darkness.
- e) Ensure that lighting in and around the development is commensurate with CCTV requirements to illuminate the development and surrounds during the hours of darkness.
- a) Ensure fences and gates are designed to increase surveillance opportunities to and from the property.
- b) Ensure that movement (predictors) pathways and corridors in the development do not become, or lead to possible assault sites.

Recommendations

1. The mailbox must be installed in an area which can be seen from the premises (surveillance opportunities).

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2. The mailbox must be well lit to increase surveillance opportunities during the hours of darkness.
3. A Closed Circuit Television System (CCTV) which complies with **Australian Standard – Closed Circuit Television System (CCTV) AS:4806.1.2.3.4.** <http://www.standards.org.au> must be installed within this development to receive, hold or process data for the identification of people involved in anti-social or criminal behaviour. The system is obliged to conform with Federal and State Privacy and Surveillance Legislation. Digital or analogue technology should be used to receive, store and process data.
4. This system should consist of surveillance cameras strategically located in and around the premises to provide maximum surveillance coverage of the area, particularly areas which are difficult to supervise.
5. A minimum of two cameras should be strategically mounted across the front of the development to monitor activity around these areas. These cameras should be positioned to watch one another to protect them from tampering.
6. One or more cameras should be strategically mounted at entry/egress points to monitor activities around these areas. This should include the rear exit to the store room and toilet area.
7. This equipment should be secured away from public access areas to restrict tampering with the equipment and data.
8. Staff, need to be trained in the operation of the system.
9. Lighting which complies with the Australian Standard - Lighting must be installed in and around the property to increase surveillance opportunities during the hours of darkness.
10. Emphasis should be on installing low glare/high uniformity lighting levels over all areas.
11. Lighting is to deny criminals the advantage of being able to operate unobserved however, if an area cannot be overlooked or viewed during the hours of darkness, then lighting will only help a criminal see what they are doing, not deter them.
12. Light covers must be designed to reduce opportunities for malicious damage (vandalism).
13. Lighting sources should be compatible with requirements of any surveillance system installed.
14. A limited amount of internal lighting should be left on at night to enable patrolling police, security guards or passing people to monitor activities within the business.
15. The lighting must also be commensurate with the Closed Circuit Television requirements to enhance surveillance during darkness.
16. Landscaping should be designed to maximise surveillance opportunities to and from the development.
17. Trees & shrubs should be trimmed to reduce concealment opportunities and increase visibility to and from the development.
18. Optically permeable (open design) style fences and gates must be considered to increase surveillance and reduce concealment opportunities particularly between the development and the pathway on the northern side of the property.
19. Pathways must be sufficiently well lit at all times to avoid use of unsafe routes.
20. Good sightlines and signage must be installed at decision making points to assist people using pathways.
21. Paths to be located near activity generators and areas with natural surveillance
22. Walkways and pathways should be designed to have at least one clearly marked "exit" sign to an area of traffic (vehicular, pedestrian or residential) every 50 metres.

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3.2. Access control

Access control should restrict, channel and encourage people into, out of and throughout the development. It can be used to increase the time and effort required to commit a crime and to increase the risk to people and reduce rewards involve in anti social and criminal behaviour. The tactical use of design features including facility construction, configuration, location, security hardware, and on site guardians (*guardians; are those people that are likely to take action should an incident take place*) such as staff or security should be used to reduce opportunities for crime.

Objectives

- a) Ensure that access to the development is controlled to reduce opportunities for crime.
- b) Ensure that access to restricted areas within development is controlled to reduce opportunities for crime.
- c) Ensure fences and gates are designed to control access to and from the property.

Recommendations

1. The main entry/egress doors to the building must be fitted with an access control system similar to key, code or card operated system to restrict, control the movement of people into and throughout the complex.
2. An intercom system must be installed at entry/egress points to enable visitors to communicate with business within the complex.
3. Doors to the site should be of appropriate construction to restrict and control access into and throughout the complex.
4. Doors must be fitted with locksets which comply with the Australian Standards – Locksets for buildings and the building code (fire regulations).
5. **Doors should be secured to control and restrict access to and from the development and surrounding properties.**
6. Doors to plant and equipment areas must be fitted with access control to restrict and control the movement of authorised people into and throughout these areas in order to reduce opportunities for injury to people or tampering with equipment.
7. Windows which can be opened must be fitted with key operated locks which comply with the **Australian Standards – Locksets for windows in buildings.**
8. By law in NSW, windows above ground level in strata schemes must have safety devices installed to reduce opportunities for people falling. To find out more check out the window safety device requirements page;
http://www.fairtrading.nsw.gov.au/ftw/Tenants_and_home_owners/Strata_schemes/Window_and_balcony_safety/Window_safety_device_requirements.page
9. Access to parking areas should be via a surveillance entry point.
10. The doors to the storerooms must be fitted with locksets which comply with the Australian Standards – Locksets for buildings and the building code (fire regulations).

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3.3. Territorial Re-enforcement

Territorial re-enforcement is about ownership, who owns the development, who manages the development, and who cares for the development. Criminals are more likely to be deterred by the presence of people who are connected with and protective of a development than by people who are just passing through. It employs actual and symbolic boundary markers, spatial legibility and environmental cues to 'connect' people with the development, to encourage community responsibility for the development and to communicate to people where they should and should not be and what activities are appropriate.

Objectives

- a) Identify the location of the property to comply with the Local Government Act, 1993, Section 124, Order No. 8,
- b) Identify the location of the property to assist visitors and emergency services to locate the property in the event of an emergency situation.
- c) Identify individual levels in each of the buildings to assist visitors and emergency services to locate the property in the event of an emergency situation.
- d) Identify individual units in each of the buildings to assist visitors and emergency services to locate the property in the event of an emergency situation.
- e) Ensure that signs are posted in and around the property to warn intruders of what security treatments may be in place and reduce excuse making opportunities.
- f) Ensure that signs are posted in and around the property to provide guidance to users.
- g) Promote the development of landscape plans which enhance the visual amenity of an area but which do not have the potential to jeopardise the safety of the users of a site.
- h) Ensure that landscaping is designed so as not to impede surveillance opportunities to and from the property.
- i) Ensure that landscaping is designed so as not to provide concealment or entrapment areas.
- j) Ensure fences and gates are designed to clearly define the property boundaries.
- k) Hours of operation to be similar to other businesses in the vicinity.

Recommendations

1. The street number must be prominently displayed at the front of this property to comply with the Local Government Act, 1993 Section 124 (8). Failure to comply with any such order is an offence under Section 628 of the Act can result in penalties. Offences committed under Section 628 of the Act attract a maximum penalty of 50 penalty units (currently \$5500) for an individual and 100 penalty units (currently \$11000) for a corporation.
2. The number of premises must be prominently displayed on the front doors to assist users of the property identify locations particularly in emergency situations.
3. The numbers should be in contrasting colours to building materials and be a minimum height of 120 mm.
4. The mailbox must be located on the property to reduce excuse making opportunities by offenders.
5. Signs should be strategically posted around the property to warn intruders of what security treatments have been implemented to reduce opportunities for crime. Warning, trespasser will be prosecuted. Warning, no large amounts of money kept on premises. Warning, these premises are under electronic surveillance.

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6. Directional signage should be posted at decision making points (eg. Entry/egress points) to provide guidance to visitors. This can also assist in access control and reduce excuse making opportunities by intruders.
7. Landscaping needs to be maintained on a regular basis to reduce concealment opportunities.
8. Fences and gates must be maintained in good condition and should be checked regularly to assist with the protection of your property.
9. Lighting needs to be checked on a regular basis to ensure that it is operating effectively.
10. Good signage must be used for way-finding to assist people using the buildings and car parks.
11. Restrict hours of operation to between **10:00am – 10:00pm 7 days per week.**

3.4. Space & Activity Management

Space and activity management involves the supervision, care and control of the development. All space, even well planned and well-designed areas need to be effectively used and maintained to maximise community safety. Places that are infrequently used are commonly abused. Space and activity management strategies are an important means of developing and maintaining *natural* community control. This can assist you to determine whether a development should remain or be relocated to a more appropriate location.

Objectives

- a) Ensure that a monitored intruder alarm system to monitor & detect unauthorised entry to the development and facilities is installed.
- b) Ensure that a fire safety assessment of essential fire safety measures is conducted each year.
- c) Ensure that a Fire Safety Schedule and Fire Safety Statement is displayed in the property.
- d) Ensure that a Fire Safety Schedule and Fire Safety Statement is provided to local Council and the Commissioner, Fire & Rescue NSW.
- e) Ensure that a plan of management is established for the development for management, staff and residents.
- f) Ensure that an emergency plan has been prepared, implemented and tested to ensure that people within the development can escape in the event of an emergency.

Recommendations

1. A Intruder Alarm System (IAS) which complies with the **Australian Standard – Systems Installed within Clients Premises, AS:2201** must be installed in the development to enhance the physical security and monitor activity on the development.
2. This standard specifies the minimum requirements for intruder alarm equipment and installed systems.
3. It shall apply to intruder alarm systems in private premises, commercial premises and special installations.

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4. The Intruder Alarm System (IAS) must be monitored by a security company or your own staff.
5. Duress facility should be incorporated into the system to enable staff to activate the system manually in the event of an emergency, such as a robbery. **NB Duress devices should only be used when it is safe to do so.**
6. The light emitting diodes (LEDs red lights) within the detectors should be deactivated, to avoid offenders being able to test the range of the system.
7. The system must be checked and tested on a regular (at least monthly) basis to ensure that it is operating effectively.
8. Staff should be trained in the correct use of the system.
9. As a number of premises have had telephone lines cut to prevent alarms being reported to the security monitoring company, a supplementary system such as Global Satellite Mobile (GSM) or Radio Frequency (RF) systems should be used to transmit alarm signal by either mobile telephone or radio frequency.
10. The owner of the development must ensure that an annual fire safety assessment of essential fire safety measures for your property is carried out each year.
11. The owner of the development must ensure that a Fire Safety Schedule listing essential fire safety measures for your property is displayed near the entrance to your property to comply with the **Environmental Planning and Assessment Act, 1993**.
12. The owner of the development must ensure that a Fire Statement is displayed near the entrance to your property to comply with the **Environmental Planning and Assessment Act, 1993**.
13. The owner of the development must ensure that a copy of the Fire Safety Schedule and Fire Safety Statement is provided to your local Council and the Commissioner for Fire & Rescue NSW to comply with the **Environmental Planning and Assessment Act, 1993**. Failure to comply with these requirements can result in financial penalties against your property.
14. Private spaces such as court yards, stairwells and parking bays must be clearly identified to reduce use by undesirable users.
15. A plan of management must be established so that management, staff and residents are aware of what they need to do in the event of situations taking place or what is permitted or not permitted within the development.
16. An emergency plan must be developed, implemented and tested on a regular basis to ensure that users of the development understand what is required of them particularly in emergency situations. The emergency plan must provide, emergency procedures including, an effective response to an emergency, evacuation procedures, notifying emergency service organisations promptly, medical treatment and assistance, effective communication between the authorised person who coordinates the emergency response and all persons in the development, testing of the emergency procedures, including the frequency of testing.
17. When preparing and maintaining an emergency plan, the PCBU must consider all relevant matters including, the nature of the work being carried out at the workplace, the nature of the hazards at the workplace, the size and location of the workplace, the number and composition of the workers and other persons at the workplace.
18. The code of practice *Managing the work environment and facilities* provides more information about preparing and maintaining an emergency plan. Call Workcover NSW 13 10 50 or check out Workcover NSW website: www.workcover.nsw.gov.au for more information about emergency plans.

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4. Conclusion

In conclusion the New South Wales Police Force has a vital interest in ensuring the safety of the members of the community and the security of their property. **If this Development Application is approved police recommend a 12 month trial period be enforced.** By using the recommendations contained in this assessment, any person acknowledges that;

- It is not possible to make areas assessed by the NSWPF absolutely safe for members of the community or the security of their property.
- It is based upon information provided to the NSWPF at the time the assessment was undertaken.
- This assessment is a confidential document and is for the use by the organisation referred to on page one only.
- The contents of this assessment are not to be copied or circulated otherwise than for the purposes of the organisation referred to on page one.

The NSW Police Force hopes that by using the treatments recommended in this assessment, criminal activity will be reduced and the safety of members of the community and the security of their property increased. However it does not guarantee that all risks have been identified, or that the area assessed will be free from criminal activity if its treatments are followed.

Should you have any questions in relation to this report contact Senior Constable Ray Kerridge, Crime Prevention Officer, St George Local Area Command, Phone 02 9375 8503.

Yours in crime prevention,

Mark Walton
Superintendent

- PROTECTED -

5. References;

Australian Standards - Closed Circuit Television System (CCTV), AS:4608.1.2.3.4.
Local Government Act, 1993, Section 124, Order No. 8, Street Numbers.
Australian Standards - Lock Sets for buildings.
Australian Standards – Locksets for windows in buildings.
Australian Standard – Systems Installed within Clients Premises.
Environmental Planning and Assessment Act, 1993.

