



2 March 2021
Ref 21116

The General Manager
Northern Beaches Council
P.O. Box 82
MANLY NSW 1655

E: council@northernbeaches.nsw.gov.au

Dear Mr Ray Brownlee,

DA2020/1027
PROPOSED ALTERATIONS & ADDITIONS TO AN EXISTING CAFÉ
LITTLE MANLY RESERVE – STUART STREET, MANLY
TRAFFIC AND PARKING ASSESSMENT REPORT

Introduction

This traffic and parking assessment has been prepared to accompany DA2020/1027 to Council for the proposed alterations and additions to an existing café located at Little Manly Reserve – Stuart Street, Manly.

Existing Site

The subject site is located on the western side of Stuart Street, opposite the Marshall Street intersection, adjacent to Little Manly Beach. A recent aerial image of the site and its surroundings is reproduced below.



The site, which is owned by Council, is currently occupied by a café with kitchen, storage, amenities and covered outdoor seating. Additional outdoor seating is also provided, with umbrellas for shade. The café is privately operated and leased from Council.



The existing site does not provide any off-street parking, customers typically park in the surrounding streets, including along Stuart Street, Craig Avenue and Marshall Street. On-street parking is in high demand, particularly during the warmer months. Notwithstanding, the café's target market is beachgoers at Little Manly Beach, as well as local residents and workforce who walk to the site. *Streetview* images of the Stuart Street in the vicinity of the site are reproduced below and on the following page.





Deliveries to the café are currently undertaken by light commercial vehicles (i.e. vans and the like) that deliver outside of peak periods and park on-street nearby.

On-street parking is generally permitted in the vicinity of the site and comprises a mixture of 24P, 7P, 2P and unrestricted parking (Permit Holders Excepted). Notwithstanding, No Parking restrictions apply along the western side of Stuart Street, outside the site, which provides a drop-off/pick-up area for beachgoers.

Proposed Development

The development proposal involves the alterations and additions to the existing café, as follows:

- demolish selected doors, walls and windows as well as the existing kitchen
- installation of new kitchen
- construct new take-away café area
- installation of new condensers
- construction of a new pathway to the bin area
- remove existing PVC roller blinds and replace with glazing
- extend outdoor seating area by 5 tables with removable umbrellas
- construction of a new rear cool room, freezer room and bin storage area, with external access (subject to separate Building Certificate)



No off-street parking or loading facilities are proposed as part of the works, the existing arrangements will remain unchanged in that respect.

Operational Characteristics

The following are the key operational characteristics of the café;

- *Hours of operation*
 - Sunday to Wednesday from 7am to 4pm
 - Thursday to Saturday from 7am to 10pm
- *Take-away*
 - Take-away only available prior to 6pm
- *Staff*
 - 3 kitchen staff (2 cooks and one kitchen porter)
- *Deliveries*
 - Supplier deliveries between 7am and 12 noon by small van, typically 1-2 deliveries per day, depending on season
- *Rubbish removal*
 - Private contractor collection 4 times per week via small compact truck
- *Menu*
 - The café will offer dine-in and take-away hot and cold meals, prepared in the proposed fully functional kitchen
- *Seats/patrons*
 - 32 seats are proposed at the cafe
- *Service of alcohol*
 - The venue is not proposed to be licenced
- *Music*
 - No amplified music will be played at the venue

The café, which is the subject of this application, primarily caters for local clientele, including local residents and beachgoers, all of whom walk to/from the site. The café is therefore considered ancillary to the beach.

Traffic Assessment

An indication of the traffic generation potential of most development types is provided by reference to the Roads and Maritime Services publication *Guide to Traffic Generating Developments, Section 3 – Land Use Traffic Generation (October 2002)*.

The RMS *Guidelines* does not however, nominate a traffic generation rate for small, local cafés, referring only to “restaurants”. In any event, the traffic generation rate for restaurants is based on the floor area of a premises, not the seating capacity.

In this regard, the floor area of the premises remains essentially *unchanged*, such that the traffic generation potential of the premises will also, theoretically, remain *unchanged*.

Notwithstanding, the existing café primarily caters for local clientele, including local residents and beachgoers, all of whom walk to/from the site.

Accordingly, the *nett change* in the traffic generation potential of the premises as a consequence of the proposed upgrade works is likely to be *zero*. That *zero nett change* in traffic generation potential as a consequence of the development proposal will clearly not have any unacceptable traffic implications in terms of road network capacity.

Parking Assessment

The off-street parking rate applicable to cafés located within the former Manly LGA are specified in Council's *Manly Development Control Plan 2013, Amendment 10, Schedule 3 – Parking and Access* in the following terms:

Restaurants or Cafes and Take Away Food and Drink Premises:

- 1 parking space for every 40 sqm of gross floor area of serviced area, **Note:** Where Restaurants or Cafes and Take Away Food and Drink Premises that are subject to this rate are located in Manly Town Centre, paragraph 4.2.5.4 Car Parking and Access also applies (particularly in relation to section 94 Contributions).

As with the traffic assessment however, the off-street parking rate for cafés is based on the floor area of a premises, not the seating capacity.

Again, the floor area of the premises remains *unchanged*, such that the parking requirements of the premises will also, theoretically, remain *unchanged*.

In any event, the existing café primarily caters for local clientele, including local residents and beachgoers, all of whom walk to/from the site.

Accordingly, the *nett change* in the parking requirement of the venue as a consequence of the proposed change of use is likely to be *zero*. That *zero nett change* in parking demand as a consequence of the development proposal will clearly not have any unacceptable parking implications.

Conclusion

The foregoing assessment has found that:

- the development proposal involves the alterations and additions to the existing café on the site,
- the operational characteristics of the premises, including the number of staff, operating hours, parking arrangements and deliveries will remain generally *unchanged*,
- the projected *nett change* in traffic activity as a consequence of the development proposal is likely to be *zero* which will clearly not have any unacceptable traffic implications in terms of road network capacity, and
- the proposed provision of *zero* on-site parking is consistent with the existing arrangement, noting that the *nett change* in the parking requirement of the premises as a consequence of the proposed change of use is likely to be *zero*

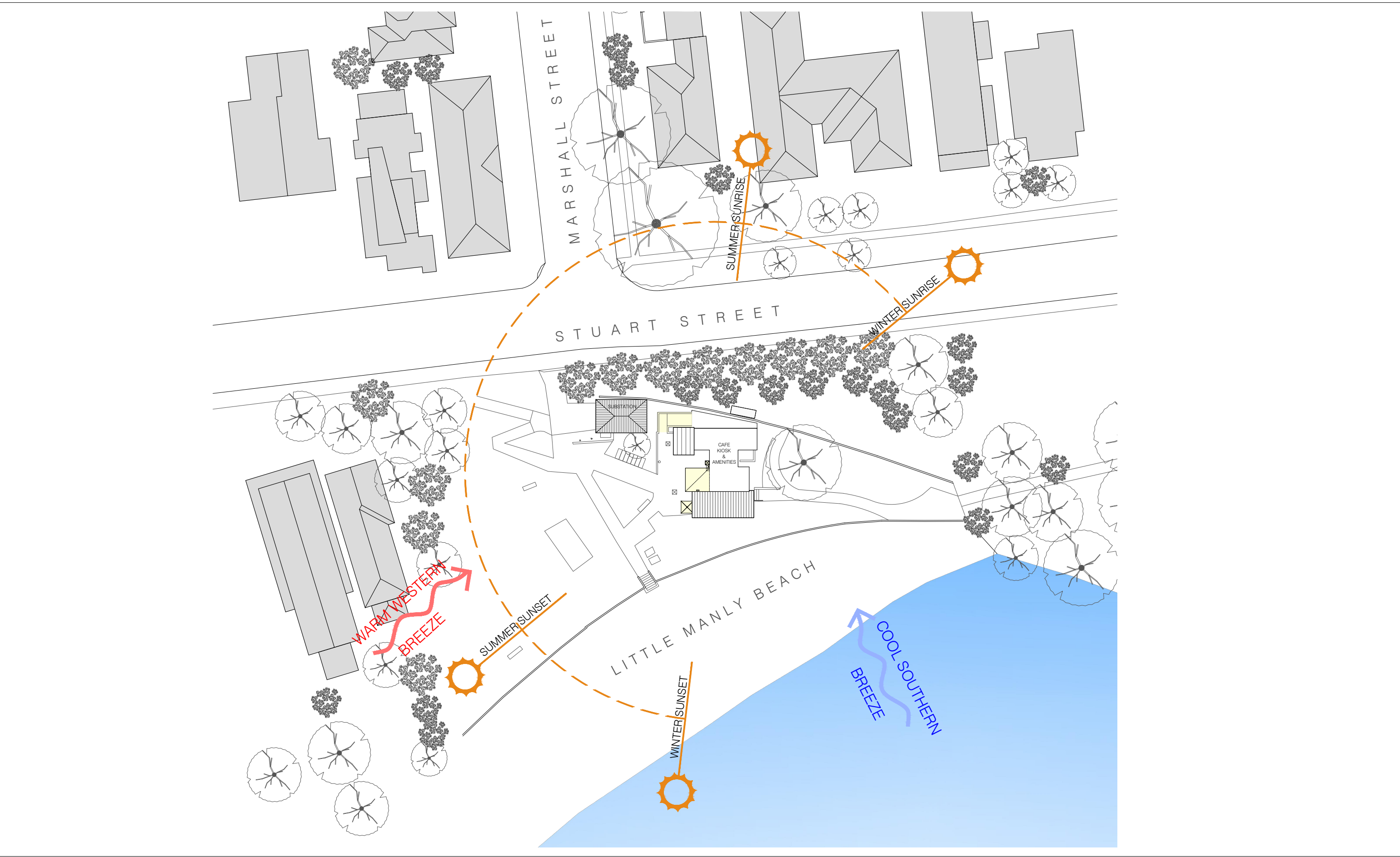
In the circumstances, it is therefore concluded that the proposed alterations and additions to the existing café on the site will not have any unacceptable traffic, parking, access or servicing implications.

Please do not hesitate to contact me on telephone 9904 3224 should you have any enquiries.

Yours sincerely



Chris Palmer
Executive Engineer B.Eng (Civil)
Varga Traffic Planning Pty Ltd



ARCHITECT

BJB
ARCHITECTS

p: 8970 5417
e: studio@bjbarchitects.com.au | a: 3.09/77 Dunning Ave, Rosebery NSW 2018
BJB Architects Pty Ltd | Nominated Architect: Barry Babikian NSW Reg No 8806

ISSUE	AMENDMENT	DATE
A	Preliminary	14.01.2020
B	Preliminary	03.03.2020
C	Development Application	11.03.2020
D	Development Application	13.07.2020
E	Development Application	24.11.2020

PROJECT

STUART STREET,
MANLY

ALTERATIONS & ADDITIONS

SYDNEY RESTAURANT GROUP

SITE PLAN

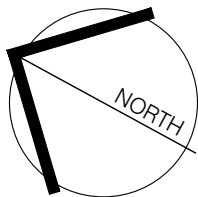
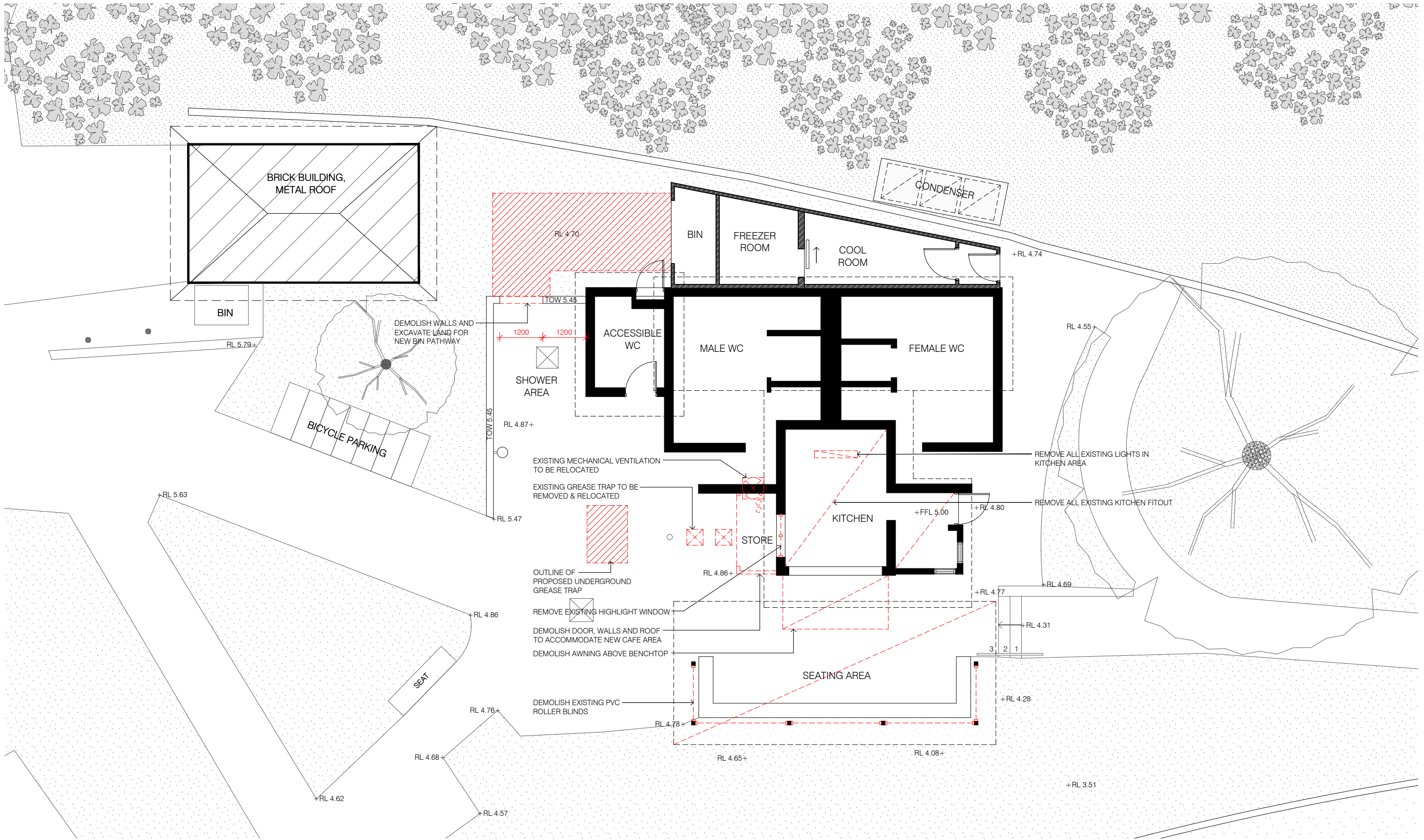
SCALE: 1:500 @ A3 DATE: 24.11.2020

ISSUE: E - DEVELOPMENT APPLICATION

THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.

2019-028

A1001



ISSUE	AMENDMENT	DATE
A	Preliminary	14.01.2020
B	Preliminary	03.03.2020
C	Development Application	11.03.2020
D	Development Application	13.07.2020
E	Development Application	24.11.2020

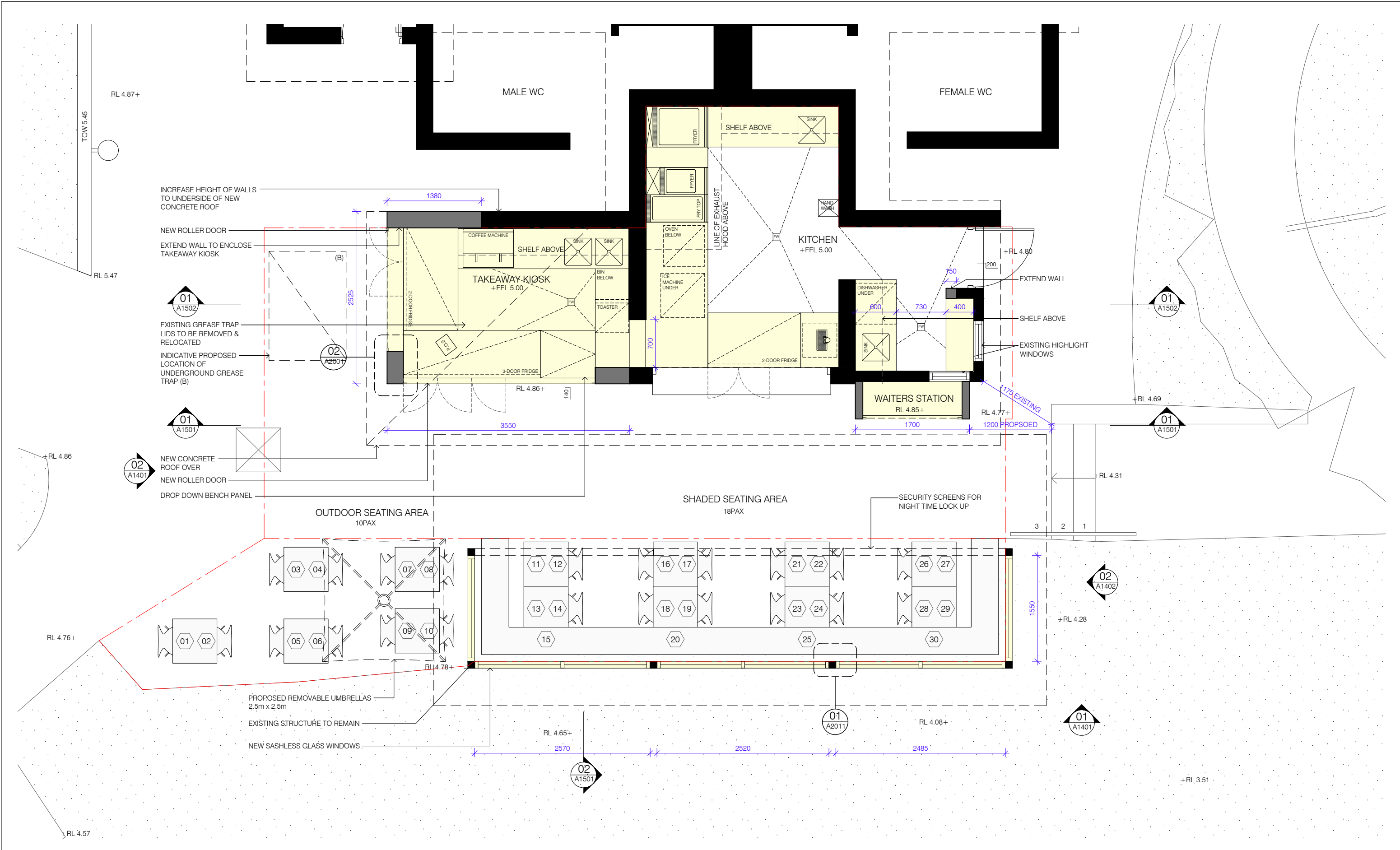
PROJECT

**STUART STREET,
MANLY**

ALTERATIONS & ADDITIONS

SYDNEY RESTAURANT GROUP

DEMOLITION PLAN	
SCALE: 1:100 @ A3	DATE: 24.11.2020
ISSUE: E - DEVELOPMENT APPLICATION	
THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.	
2019-028	A1011



ARCHITECT

BJB

ARCHITECTS

p: 8970 5417
e: studio@bjbarchitects.com.au | a: 3.09/77 Dunning Ave, Rosebery NSW 2018
BJB Architects Pty Ltd | Nominated Architect: Barry Babikian NSW Reg No 8806

LEGEND:

EXISTING STRUCTURE

PROPOSED STRUCTURE

BUILT WORKS REQUIRING CONSENT

EXISTING STRUCTURE TO BE REPLACE

PROPOSED AREA OF WORKS

LEASE BOUNDARY

NORTH

ISSUE	AMENDMENT	DATE
A	Preliminary	14.01.2020
B	Preliminary	03.03.2020
C	Development Application	11.03.2020
D	Development Application	13.07.2020
E	Development Application	24.11.2020

PROJECT

STUART STREET,
MANLY

ALTERATIONS & ADDITIONS

SYDNEY RESTAURANT GROUP

PROPOSED CAFE FLOOR PLAN

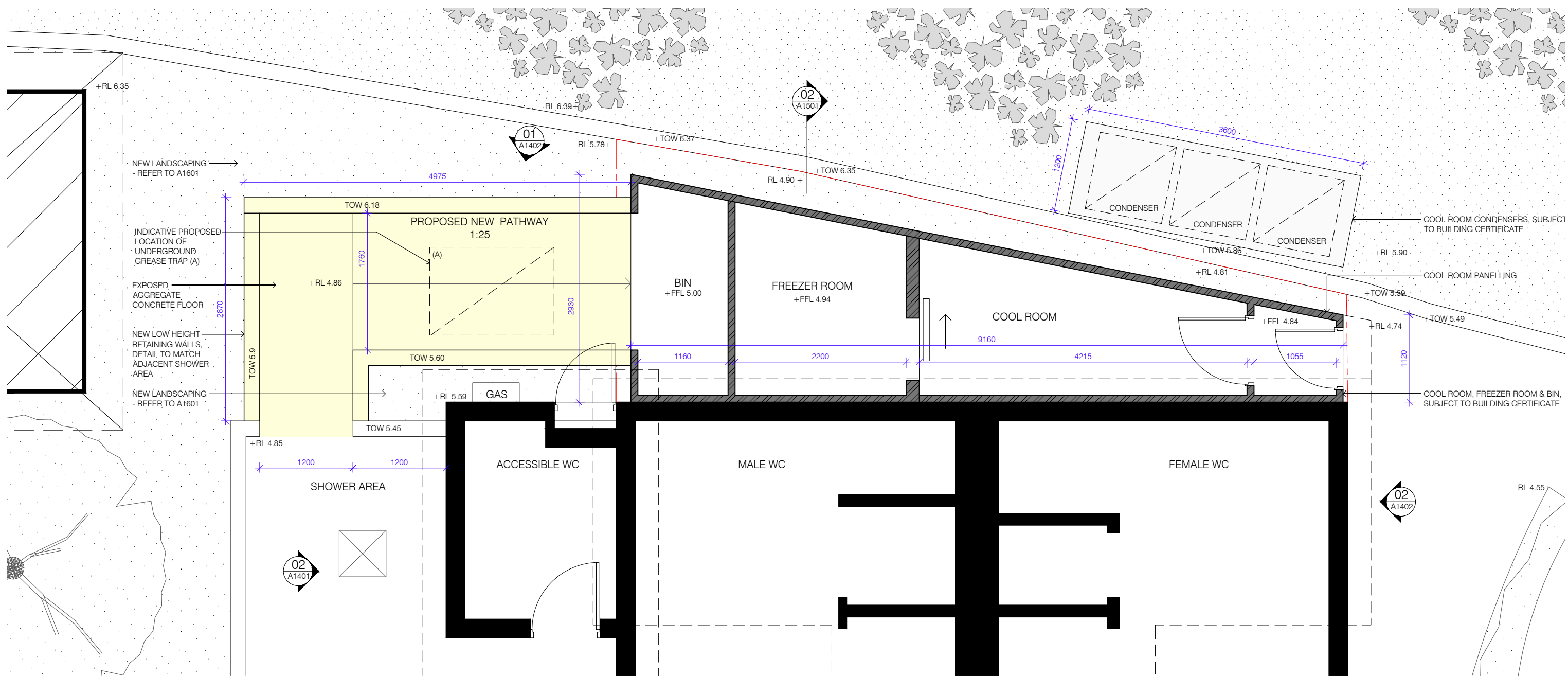
SCALE: 1:50 @ A3 DATE: 24.11.2020

ISSUE: E - DEVELOPMENT APPLICATION

THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.

2019-028

A1101



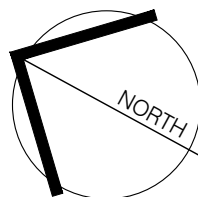
ARCHITECT

BJB
ARCHITECTS

p: 8970 5417
e: studio@bjbarchitects.com.au | a: 3.09/77 Dunning Ave, Rosebery NSW 2018
BJB Architects Pty Ltd | Nominated Architect: Barry Babikian NSW Reg No 8806

LEGEND:

- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- BUILT WORKS REQUIRING CONSENT
- EXISTING STRUCTURE TO BE REPLACE
- PROPOSED AREA OF WORKS
- LEASE BOUNDARY



ISSUE	AMENDMENT	DATE
A	Preliminary	14.01.2020
B	Preliminary	03.03.2020
C	Development Application	11.03.2020
D	Development Application	13.07.2020
E	Development Application	24.11.2020

PROJECT

STUART STREET,
MANLY

ALTERATIONS & ADDITIONS
SYDNEY RESTAURANT GROUP

PROPOSED COOL ROOM FLOOR PLAN

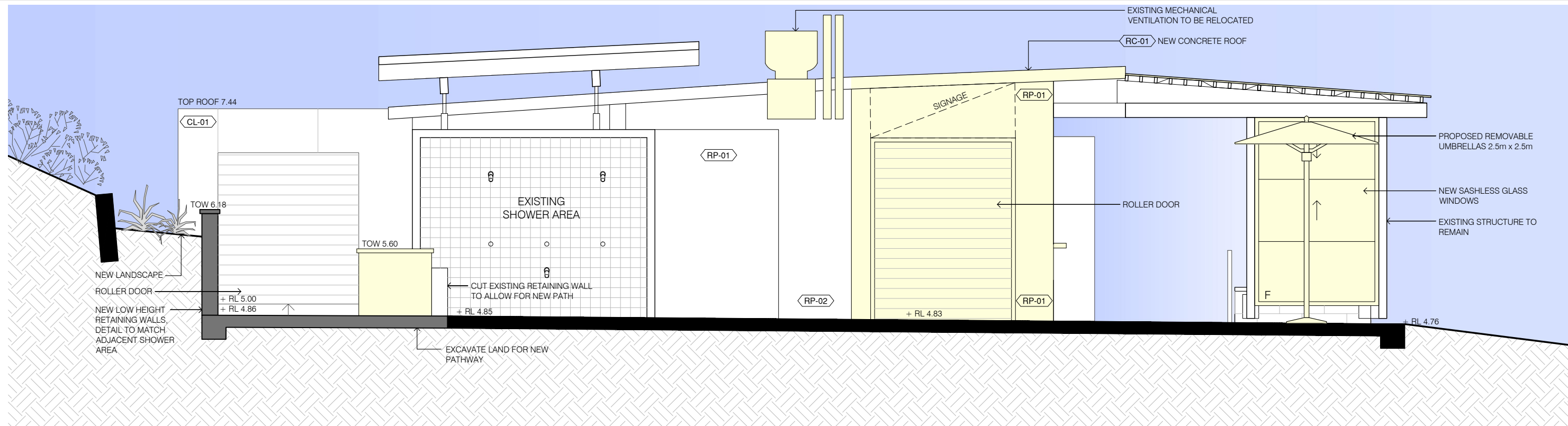
SCALE: 1:50 @ A3 DATE: 24.11.2020

ISSUE: E - DEVELOPMENT APPLICATION

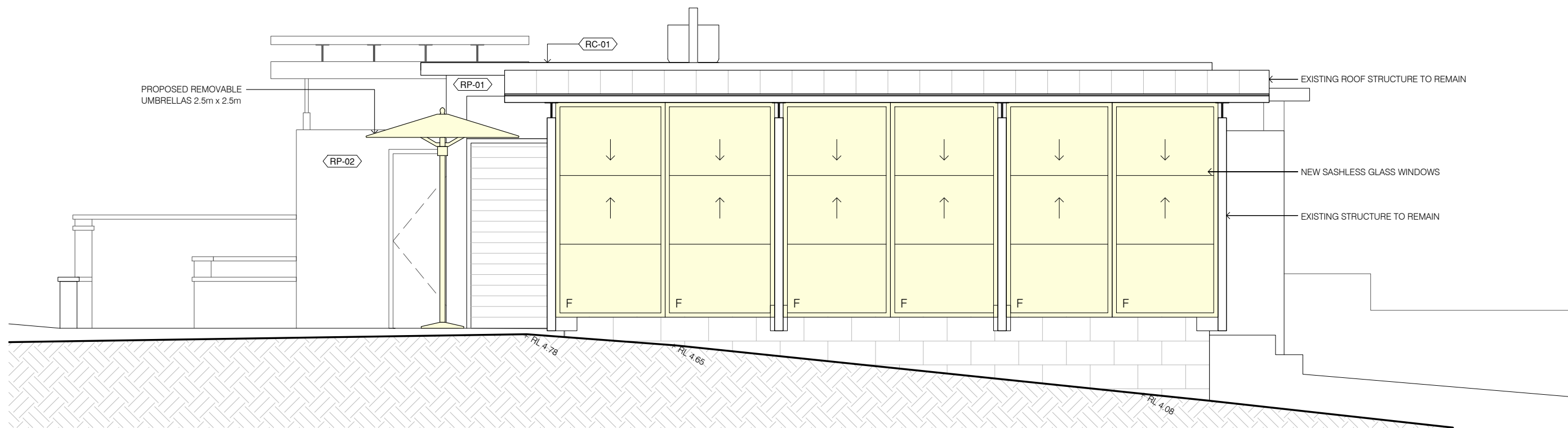
THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.

2019-028

A1101



2 NORTH WEST ELEVATION
1401 SCALE 1:50 @ A3



1 SOUTH WEST ELEVATION
1401 SCALE 1:50 @ A3

ARCHITECT

BJB
ARCHITECTS

p: 8970 5417
e: studio@bjbarchitects.com.au | a: 3.09/77 Dunning Ave, Rosebery NSW 2018
BJB Architects Pty Ltd | Nominated Architect: Barry Babikian NSW Reg No 8806

LEGEND:

- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- BUILT WORKS REQUIRING CONSENT
- EXISTING STRUCTURE TO BE REPLACE
- PROPOSED AREA OF WORKS
- LEASE BOUNDARY

EXTERNAL FINISHES LEGEND:

- RP-01 RENDER AND PAINT, DULUX COLOUR
- RP-02 RENDER AND PAINT, DULUX COLOUR
- RC-01 PAINT, DULUX COLOUR
- CL-01 COOL ROOM PANEL WHITE

ISSUE	AMENDMENT	DATE
A	Preliminary	14.01.2020
B	Preliminary	03.03.2020
C	Development Application	11.03.2020
D	Development Application	13.07.2020
E	Development Application	24.11.2020

PROJECT

STUART STREET,
MANLY

ALTERATIONS & ADDITIONS

SYDNEY RESTAURANT GROUP

ELEVATIONS - CAFE

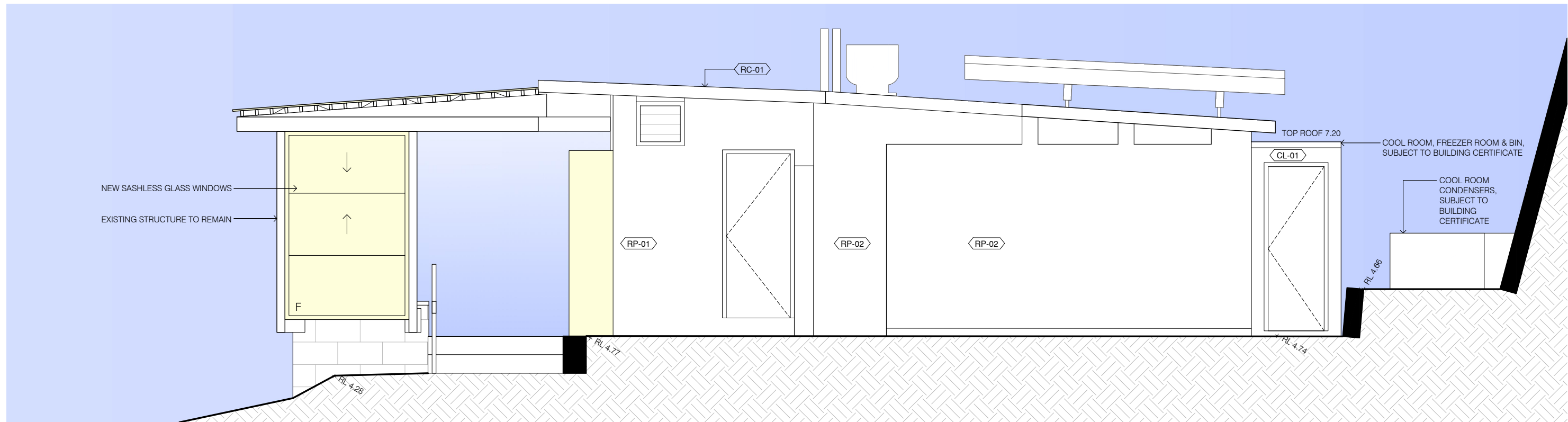
SCALE: 1:50 @ A3 DATE: 24.11.2020

ISSUE: E - DEVELOPMENT APPLICATION

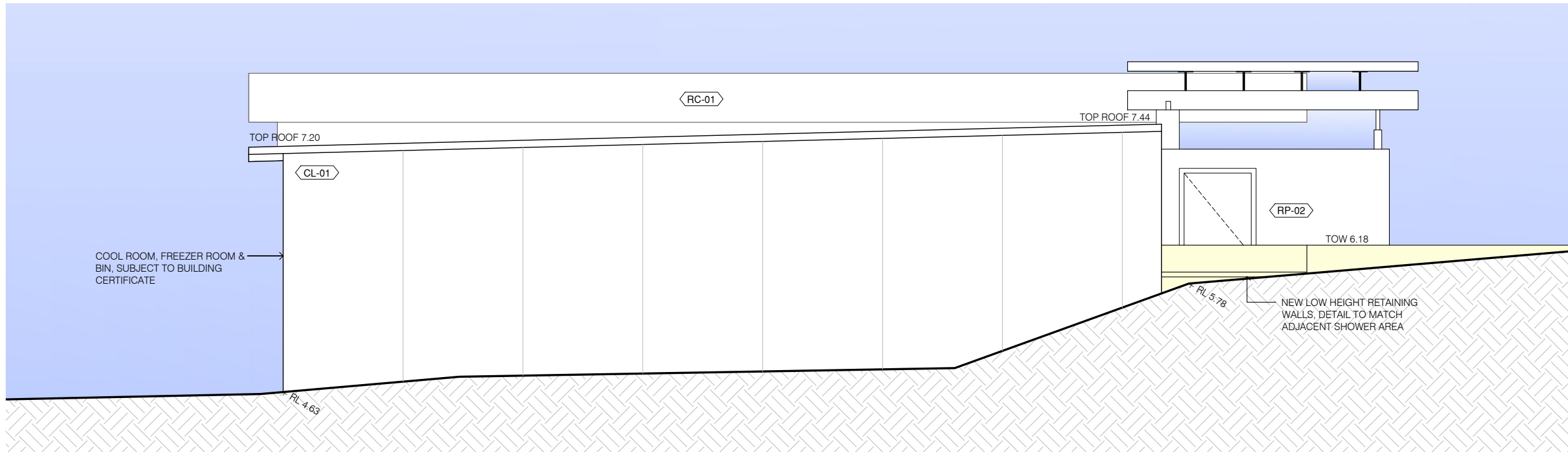
THIS DOCUMENT IS THE COPYRIGHT OF BJB
ARCHITECTS. ALL INFORMATION ILLUSTRATED ON
THIS DOCUMENT IS TO BE CHECKED AND VERIFIED
ON SITE. IN THE EVENT OF DISCREPANCIES REFER
TO BJB ARCHITECTS PRIOR TO COMMENCEMENT
OF THE WORK. DO NOT SCALE DRAWINGS
MANUALLY OR ELECTRONICALLY.

2019-028

A1401



2 SOUTH EAST ELEVATION
1402 SCALE 1:50 @ A3



1 NORTH EAST ELEVATION
1402 SCALE 1:50 @ A3

ARCHITECT

BJB
ARCHITECTS

p: 8970 5417
e: studio@bjbarchitects.com.au | a: 3.09/77 Dunning Ave, Rosebery NSW 2018
BJB Architects Pty Ltd | Nominated Architect: Barry Babikian NSW Reg No 8806

LEGEND:

- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- BUILT WORKS REQUIRING CONSENT
- EXISTING STRUCTURE TO BE REPLACE
- PROPOSED AREA OF WORKS
- LEASE BOUNDARY

EXTERNAL FINISHES LEGEND:

- RP-01 RENDER AND PAINT, DULUX COLOUR
- RP-02 RENDER AND PAINT, DULUX COLOUR
- RC-01 PAINT, DULUX COLOUR
- CL-01 COOL ROOM PANEL WHITE

ISSUE	AMENDMENT	DATE
A	Preliminary	14.01.2020
B	Preliminary	03.03.2020
C	Development Application	11.03.2020
D	Development Application	13.07.2020
E	Development Application	24.11.2020

PROJECT

STUART STREET,
MANLY
ALTERATIONS & ADDITIONS
SYDNEY RESTAURANT GROUP

ELEVATIONS - COOL ROOM

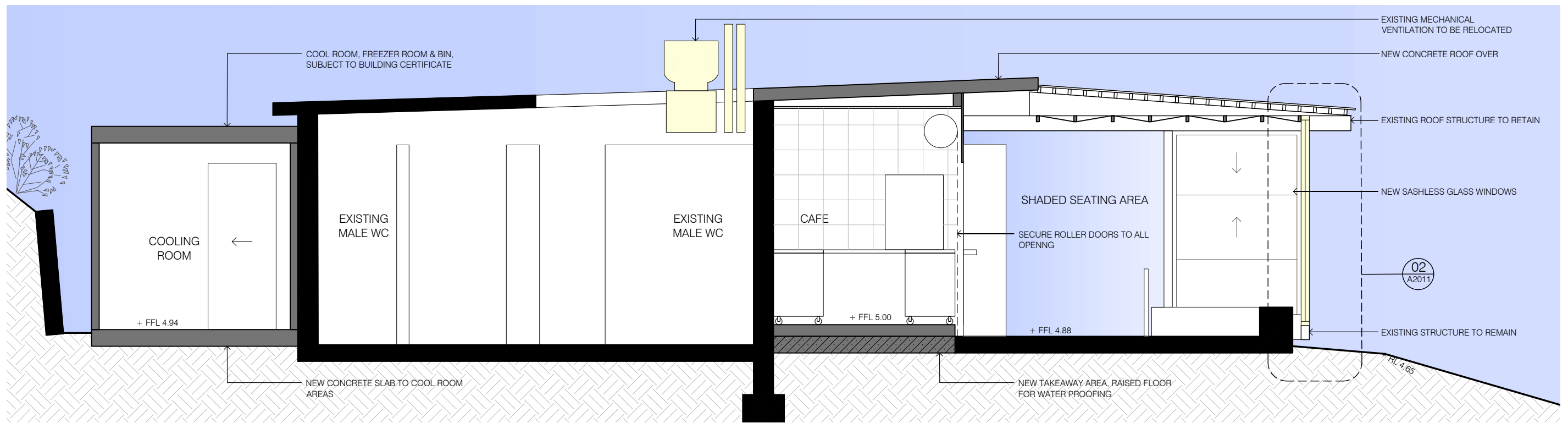
SCALE: 1:50 @ A3 DATE: 24.11.2020

ISSUE: E - DEVELOPMENT APPLICATION

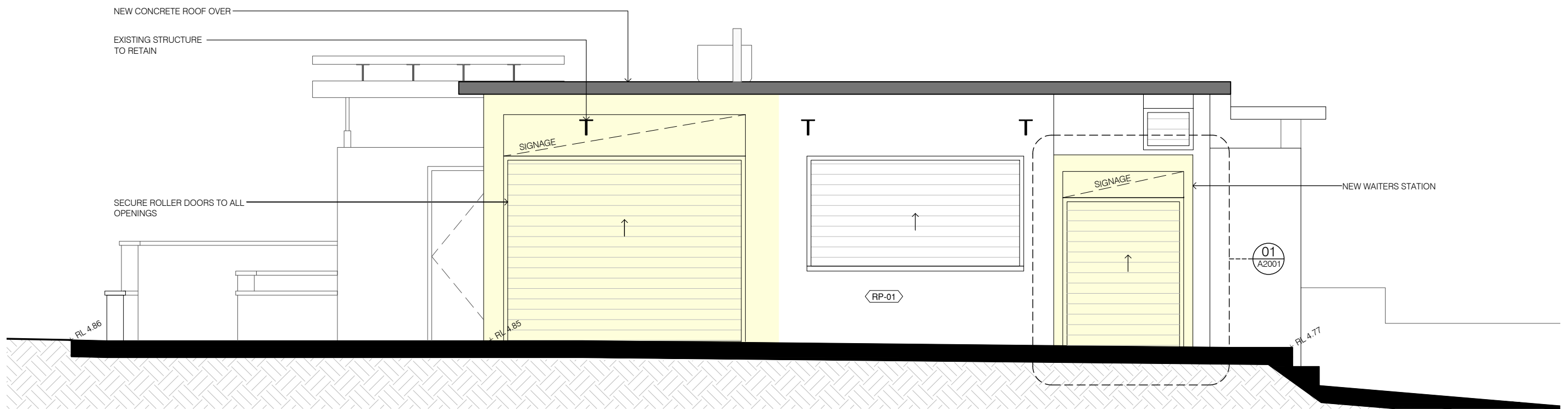
THIS DOCUMENT IS THE COPYRIGHT OF BJB
ARCHITECTS. ALL INFORMATION ILLUSTRATED ON
THIS DOCUMENT IS TO BE CHECKED AND VERIFIED
ON SITE. IN THE EVENT OF DISCREPANCIES REFER
TO BJB ARCHITECTS PRIOR TO COMMENCEMENT
OF THE WORK. DO NOT SCALE DRAWINGS
MANUALLY OR ELECTRONICALLY.

2019-028

A1402



2 SHORT SECTION
1501 SCALE 1:50 @ A3



1 CAFE FACADE SECTION
1501 SCALE 1:50 @ A3

ARCHITECT

BJB
ARCHITECTS

p: 8970 5417
e: studio@bjbarchitects.com.au | a: 3.09/77 Dunning Ave, Rosebery NSW 2018
BJB Architects Pty Ltd | Nominated Architect: Barry Babikian NSW Reg No 8806

LEGEND:

- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- BUILT WORKS REQUIRING CONSENT
- EXISTING STRUCTURE TO BE REPLACE
- PROPOSED AREA OF WORKS
- LEASE BOUNDARY

EXTERNAL FINISHES LEGEND:

- RP-01 RENDER AND PAINT, DULUX COLOUR
- RP-02 RENDER AND PAINT, DULUX COLOUR
- RC-01 PAINT, DULUX COLOUR
- CL-01 COOL ROOM PANEL WHITE

ISSUE	AMENDMENT	DATE
A	Preliminary	14.01.2020
B	Preliminary	03.03.2020
C	Development Application	11.03.2020
D	Development Application	13.07.2020
E	Development Application	24.11.2020

PROJECT

STUART STREET,
MANLY
ALTERATIONS & ADDITIONS
SYDNEY RESTAURANT GROUP

SECTIONS

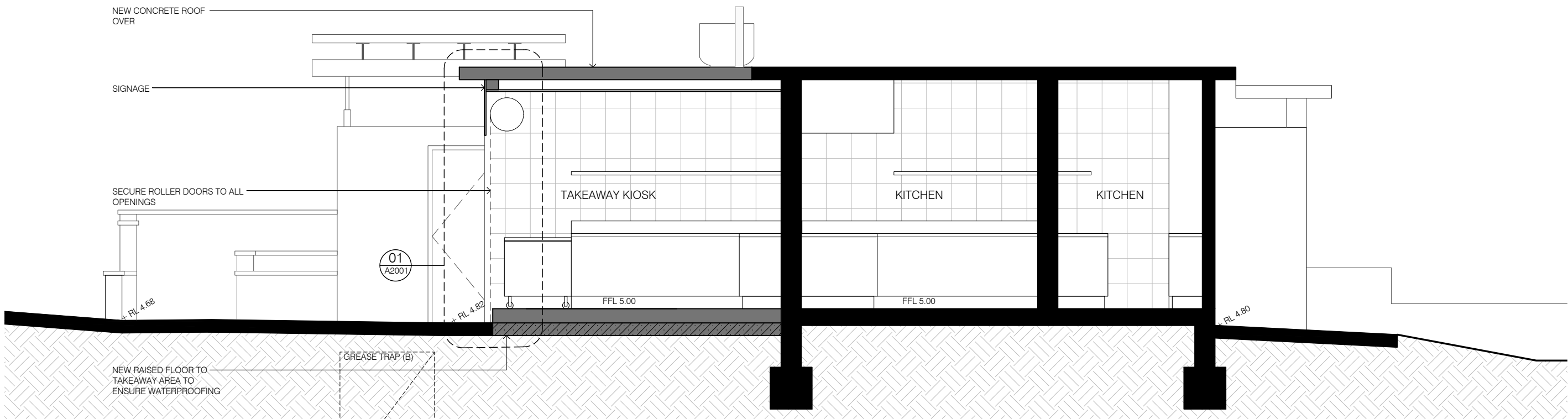
SCALE: 1:50 @ A3 DATE: 24.11.2020

ISSUE: E - DEVELOPMENT APPLICATION

THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.

2019-028

A1501



1 CAFE FACADE SECTION
1502 SCALE 1:50 @ A3

LEGEND:	
	EXISTING STRUCTURE
	PROPOSED STRUCTURE
	BUILT WORKS REQUIRING CONSENT
	EXISTING STRUCTURE TO BE REPLACE
	PROPOSED AREA OF WORKS
	LEASE BOUNDARY

EXTERNAL FINISHES LEGEND:	
RP-01	RENDER AND PAINT, DULUX COLOUR
RP-02	RENDER AND PAINT, DULUX COLOUR
RC-01	PAINT, DULUX COLOUR
CL-01	COOL ROOM PANEL WHITE

ISSUE	AMENDMENT	DATE
A	Preliminary	14.01.2020
B	Preliminary	03.03.2020
C	Development Application	11.03.2020
D	Development Application	13.07.2020
E	Development Application	24.11.2020

PROJECT

**STUART STREET,
MANLY**

ALTERATIONS & ADDITIONS

SYDNEY RESTAURANT GROUP

SECTIONS

SCALE: 1:50 @ A3 DATE: 24.11.2020

ISSUE: E - DEVELOPMENT APPLICATION

THIS DOCUMENT IS THE COPYRIGHT OF BJB ARCHITECTS. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO BJB ARCHITECTS PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.

2019-028
A1502