



TRANSPORT AND TRAFFIC PLANNING ASSOCIATES

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7 April 2022
Ref: 091/2022

Mr Max Hayson
Initium Management

E: max.h@initium.com.au

Dear Max

Proposed Adaptive Reuse For a Pub Venue 63-67 The Corso, Manly

It is understood that the proposal is to undertake internal alterations and fitout of an existing Billabong retail tenancy to provide for a pub use.

The proposed use will comprise bar, restaurant and live music elements on 2 levels (Ground and Mezzanine) and the works include:

- demolition of existing internal walls
- extensions to the mezzanine area
- new bars (ground and mezzanine)
- new kitchen with cold store & keg room
- new amenities (ground & mezzanine)
- new stage

It is understood that the pub license will permit a maximum capacity of 538 persons and details of the site and the proposed plans are attached. There are numerous existing entertainment venues in Manly with no on-site parking provision where patrons are reliant on the excellent bus and ferry transport services supplemented by taxis and ride share.

Accordingly the proposal will not present a parking issue per se while pedestrian access will be facilitated by the high grade pedestrian treatment in The Corso and Sydney Road.

In regard to delivery and service vehicle provision the venue will be subject to the same constraints and requirements as the numerous properties with frontage to The Corso. Delivery and service vehicle access to The Corso is permitted between the hours of 4.0 and 7.0am when virtually all of the refuse removal is undertaken. At other times delivery

vehicles park in the permitted areas in the surrounding streets as indicated on the image overleaf.

The experience is that despite these constraints and the number of premises involved, the delivery and service activities occur without undue difficulty. For the proposed venue these will involve:

Deliveries

- Food and Kitchen needs
 - Drinks including kegs
 - Accessories (glass, plats etc)
- This will involve some 4-6 visitations per week

Refuse

- recyclable
 - waste
- This will involve 1 waste per day and 1 recycle per week

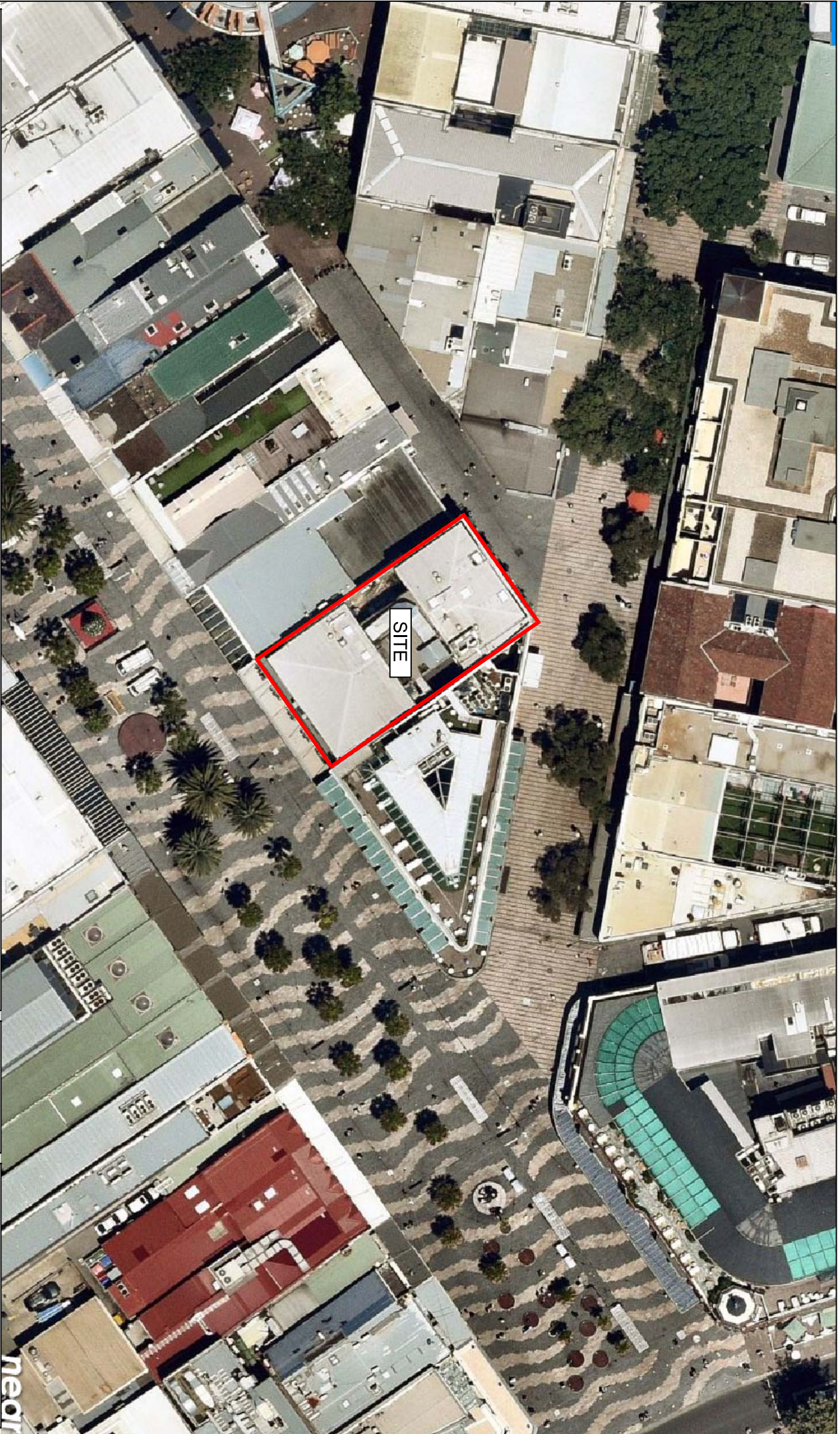
There will be other minor miscellaneous visitation from time to time (e.g. musical equipment) however these will only involve vans with “short stay” requirements.

All things considered, it is apparent that the proposed change of use will not result in any adverse implications for traffic, delivery/servicing or pedestrians.

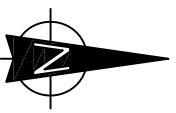
Yours faithfully



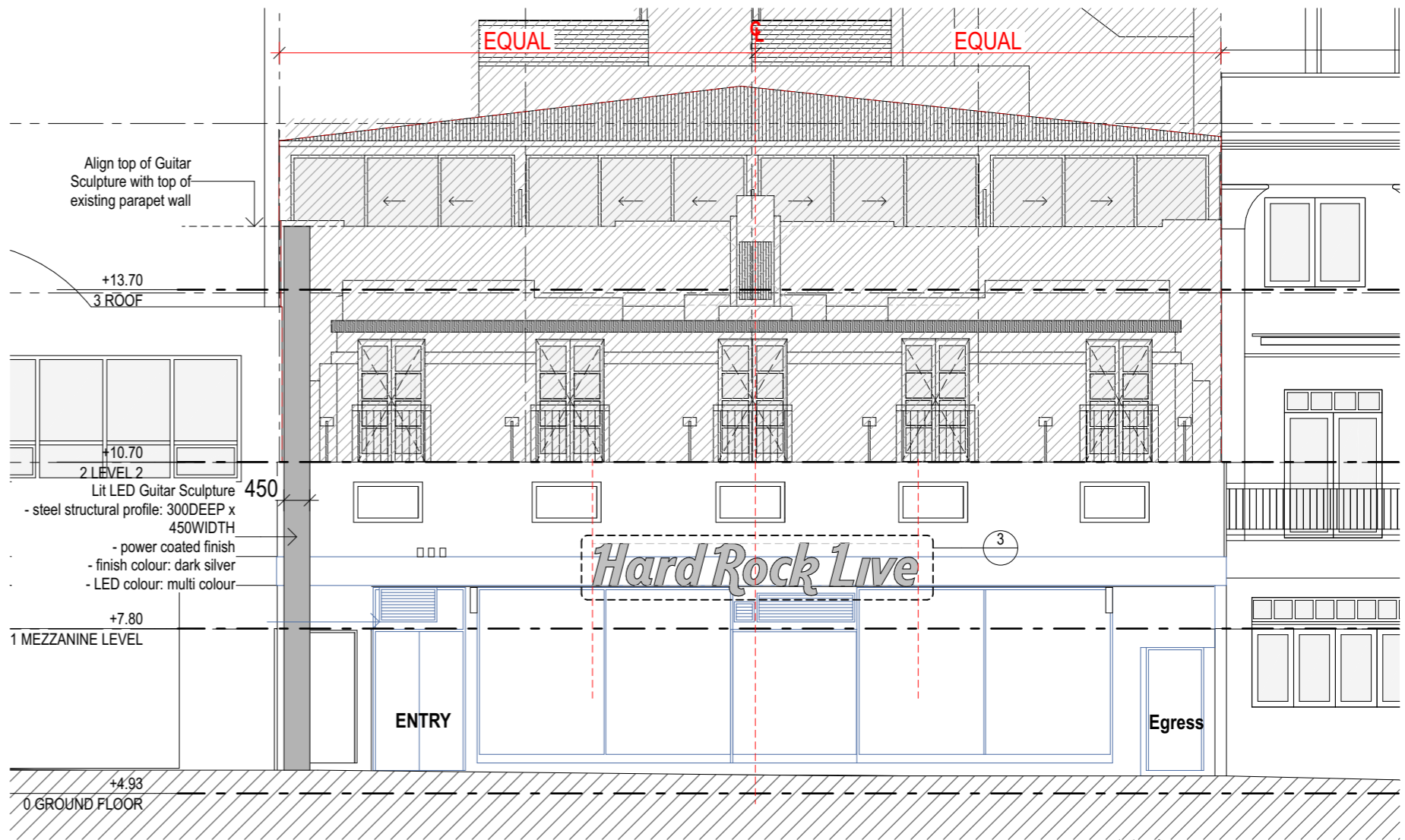
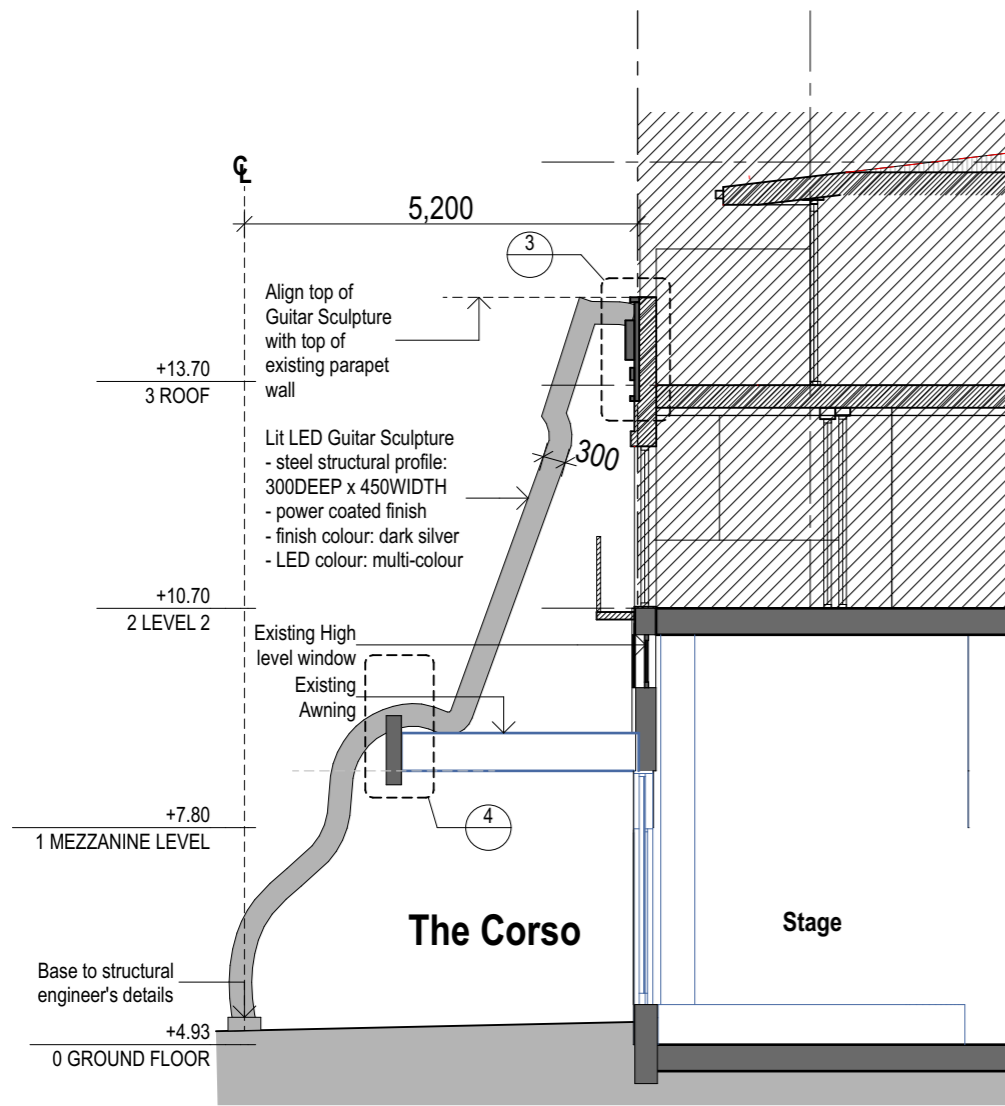
Ross Nettle
Director
Transport and Traffic Planning Associates



LEGEND

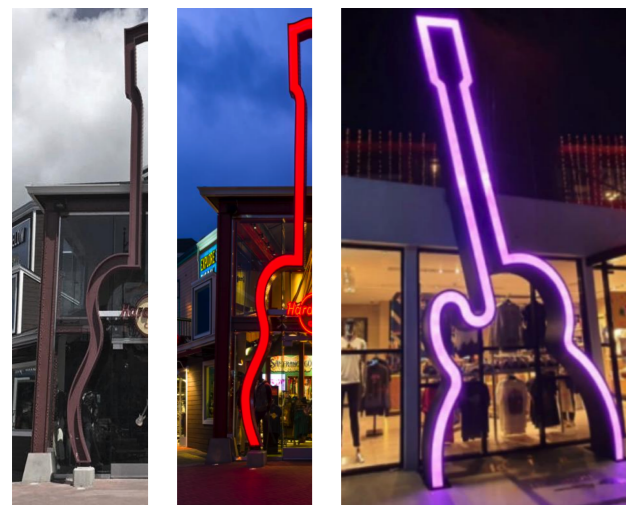


SITE



1 SECTION 1_SIGNAGE
1:100

2 ELEVATION 1_SIGNAGE
1:100



EXAMPLES OF ILLUMINATED GUITAR SCULPTURE



3 WORD MARK LOGO ILLUMINATED SIGNAGE
1:50

NOTE

- Contractors to verify all dimensions on site before any shop drawings or work is commenced.
- Any discrepancies between drawings of differing scales or between drawings and specification where appropriate to be notified to superintendent and/or the architects for decision.
- Figured dimensions to be taken in preference to scaled dimensions.
- Critical dimensions to be taken from site.
- This drawing is to be read in conjunction with the specification and engineers' drawings.

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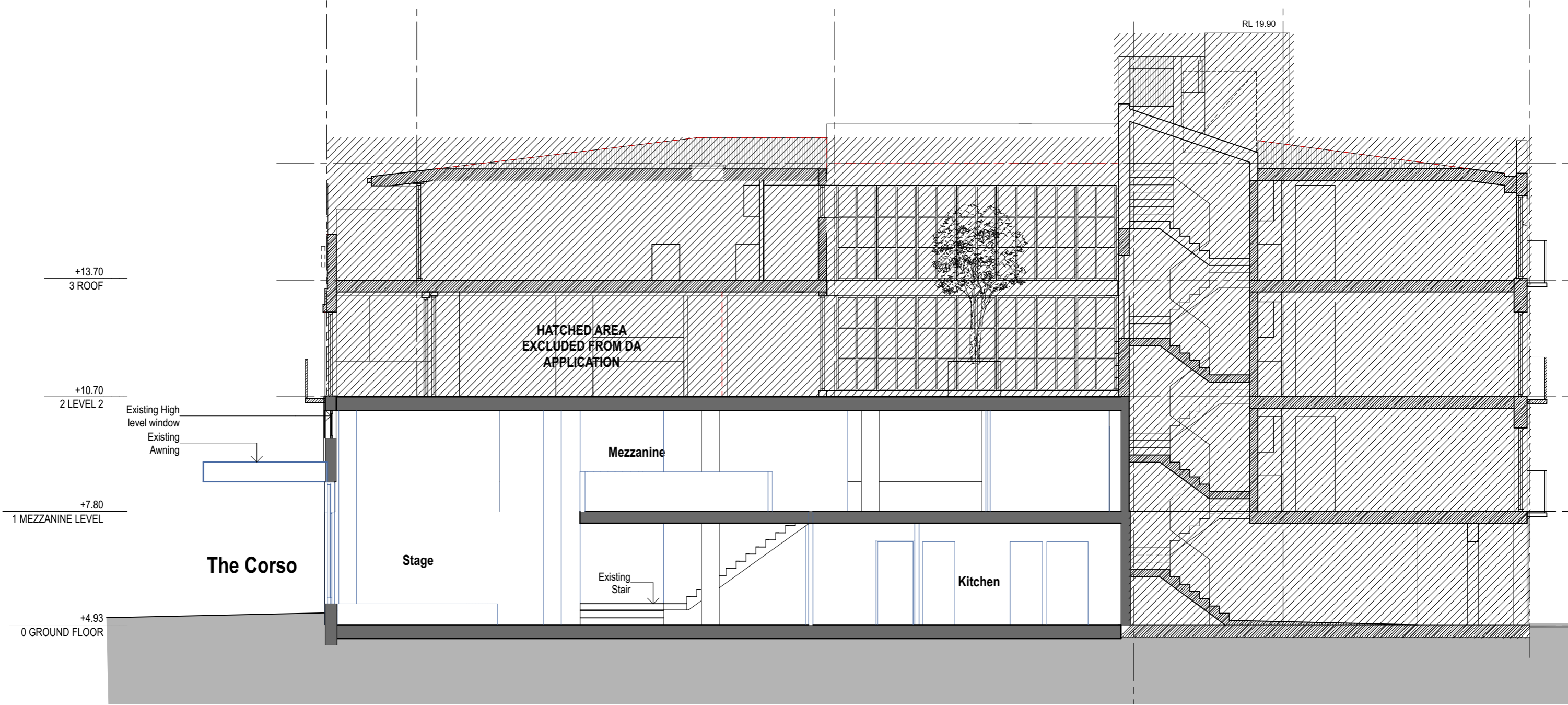
REV	DESCRIPTION	BY	DATE
01	For Comment		3/12/21
02	Final Coordination		3/12/21
03	Signage adjusted		7/12/21



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CLIENT:	ADDRESS: 63-67 The Corso Manly NSW	DRAWING TITLE: SIGNAGE	STAGE	REVISION 03
SCALE: 1:100, 1:50@A3	PROJECT TITLE: Restaurant Fitout to Ground Floor and Mezzanine level	DWG NO. DA11		

BOUNDARY



RL 19.90

+13.70
3 ROOF

+10.70
2 LEVEL 2

+7.80
1 MEZZANINE LEVEL

+4.93
0 GROUND FLOOR

Existing High level window
Existing Awning

HATCHED AREA
EXCLUDED FROM DA
APPLICATION

Mezzanine

The Corso

Stage

Existing Stair

Kitchen

LEGEND

- EXISTING WALL / ELEMENT
- WALL / ELEMENT TO BE DEMOLISHED
- NEW WALL / ELEMENT

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01	For Comment		1/12/21

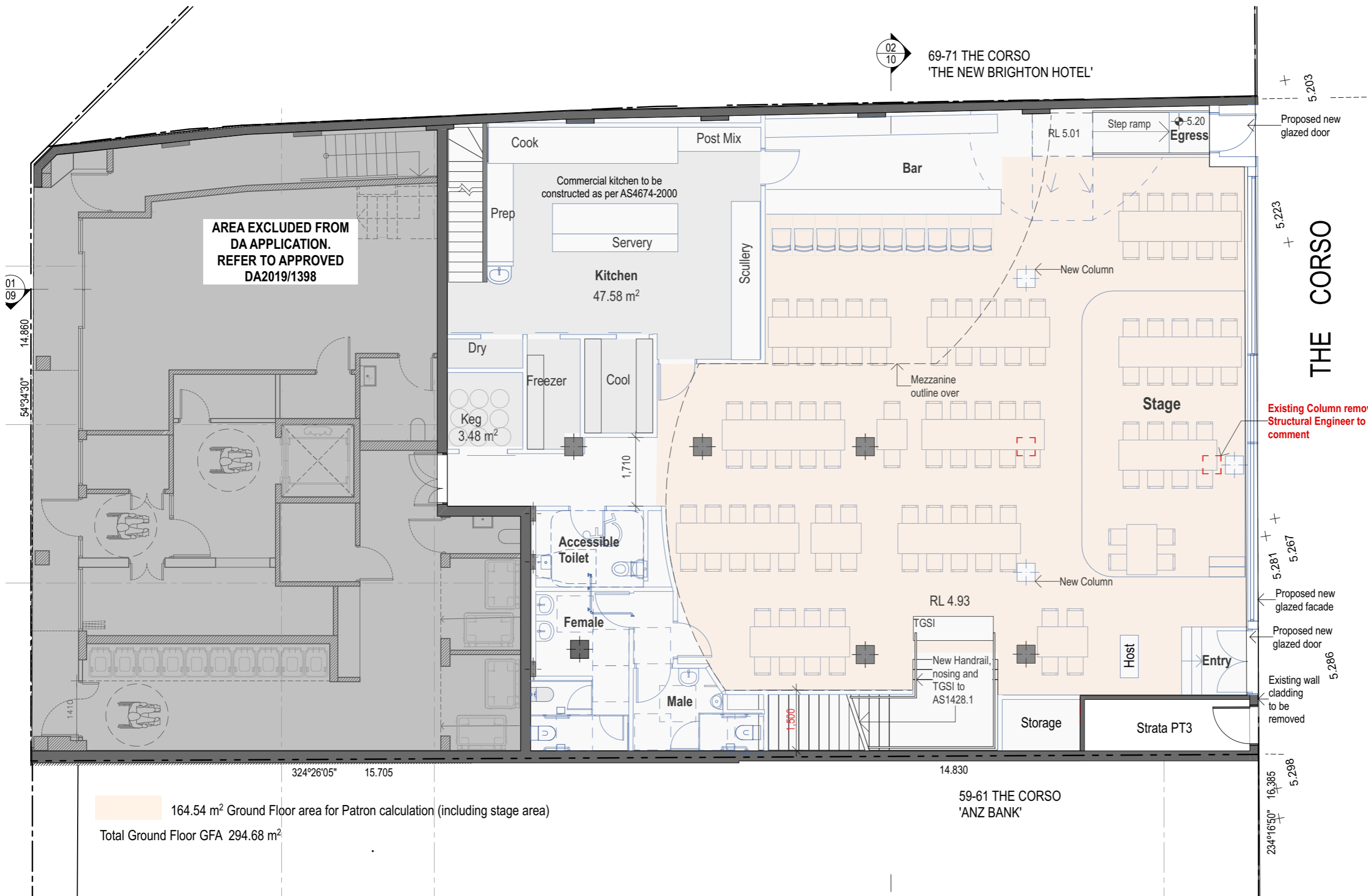
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CLIENT:
 ADDRESS:
 SCALE:

63-67 The Corso Manly NSW
 1:100, 1:1@A3

DRAWING TITLE:	STAGE	REVISION
SECTION 01		01
PROJECT TITLE:		DWG NO.
Restaurant Fitout to Ground Floor and Mezzanine level		DA09

SKETCH DESIGN



AREA EXCLUDED FROM DA APPLICATION. REFER TO APPROVED DA2019/1398

164.54 m² Ground Floor area for Patron calculation (including stage area)
 Total Ground Floor GFA 294.68 m²

LEGEND

- █ EXISTING WALL / ELEMENT
- WALL / ELEMENT TO BE DEMOLISHED
- ▭ NEW WALL / ELEMENT

Note:
Provide 850mm minimum clearance to all doors

Number of Patrons - Seating

Ground Fl	110 Seats + 10 Bar Stools
Mezzanine	116 Seats + 4 Bar Stools
Total	240 Seats

Number of Patrons - Standing

Ground Fl	280 Standing
Mezzanine	254 Standing
Total	534 Standing Patrons

Note: 15-20sqm Circulation Allowance

NCC 2019
D1.13 Number of persons accommodated

Type of use	Area per person
Bar—standing	0.5 m ²
Bar—other	1 m ²
Cafe, dining room	1 m ²

Sanitary Calculation is based on
 300 Female Occupancy
 300 Male Occupancy

Total

Male Facilities : 2x WC 6x Urinals 3x Basins
Female Facilities : 7x WC 3x Basins

Note: In calculating the number of sanitary facilities to be provided under F2.1 and F2.3, a unisex facility required for people with a disability (other than a facility provided under F2.9) may be counted once for each sex.

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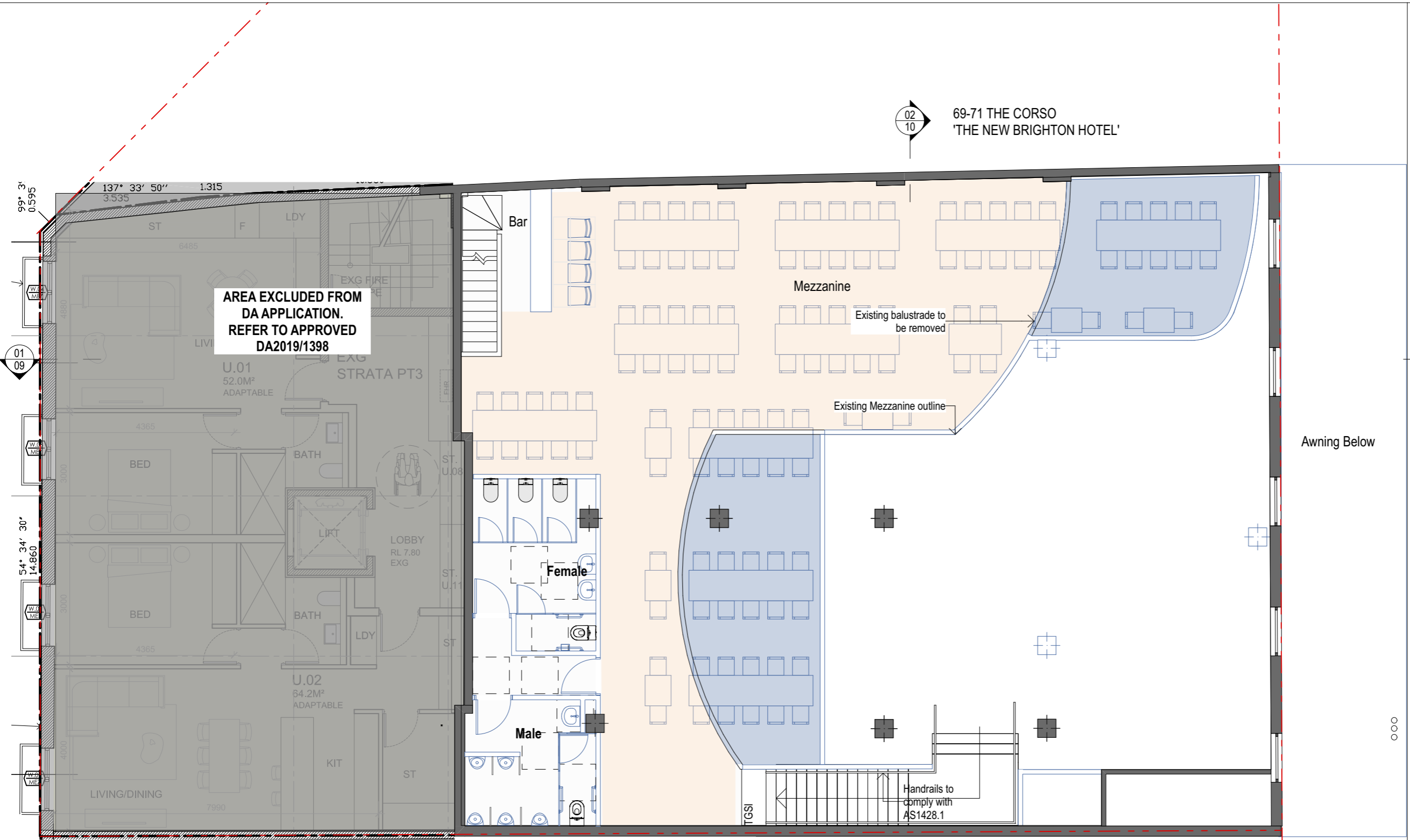
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CLIENT:	ADDRESS:	DRAWING TITLE:	STAGE:	REVISION:
	63-67 The Corso Manly NSW	PROPOSED GROUND FLOOR PLAN		01
SCALE:	PROJECT TITLE:		DWG NO.:	
1:100, 1:1@A3	Restaurant Fitout to Ground Floor and Mezzanine level		DA03	

LEGEND

	EXISTING WALL / ELEMENT
	WALL / ELEMENT TO BE DEMOLISHED
	NEW WALL / ELEMENT

Note:
Provide 850mm minimum clearance to all doors



103.75 m² Existing Mezzanine for Patron calculation
 25.31 m² + 18.37 m² = 43.68 m² Proposed Additional Area for Patron calculation
Total Existing Mezzanine GFA 140.93 m² + 43.68 m² = 184.61m²

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CLIENT:
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SCALE:
 1:100, 1:1@A3

DRAWING TITLE: PROPOSED MEZZANINE LEVEL	STAGE SKETCH DESIGN	REVISION 01
PROJECT TITLE: Restaurant Fitout to Ground Floor and Mezzanine level	DWG NO. DA04	



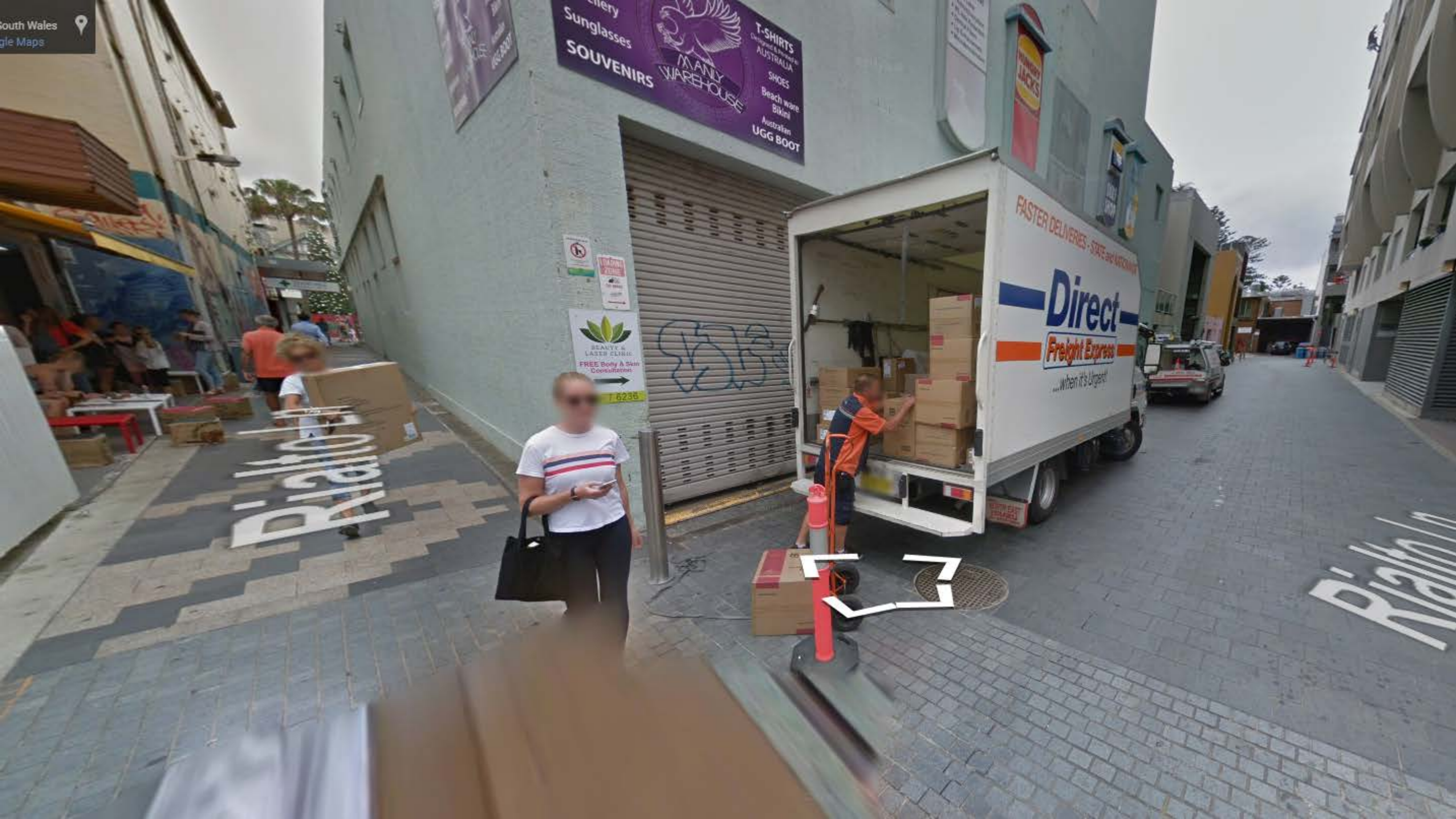
BoardRider
Backpacker

BoardRider Backpacker

43
SALABO WINE

BoardRider Backpacker & Budget Accommodation





Jewellery
Sunglasses
T-SHIRTS
AUSTRALIA
SHOES
Beach ware
Bikini
Australian
UGG BOOT



NO PARKING
LOADING ZONE

BEAUTY & LASER CLINIC
FREE Body & Skin
Consultations
7 6236

FASTER DELIVERIES - STATE and NATIONAL
Direct
Freight Express
...when it's Urgent!

Pavlo

Pavlo