

PART D COMMERCIAL DEVELOPMENT

Contents

- D1 COMMERCIAL AND RETAIL DEVELOPMENT 209**
 - 1.1 Other Policies, Strategies and Standards 209
 - 1.2 Design 210
 - 1.3 Hours of Operation..... 212
 - 1.4 Restricted Premises..... 215

- D2 OUTDOOR DINING 216**
 - 2.1 Location 216
 - 2.2 Furniture and Accessories 218
 - 2.3 Management 221
 - 2.4 Designated Footpath Seating Locations 223

- ANNEXURES 232**

D1 COMMERCIAL AND RETAIL DEVELOPMENT

This Part applies to commercial and retail premises throughout Waverley.

1.1 OTHER POLICIES, STRATEGIES AND STANDARDS

Applicants are to ensure that the proposed development is in compliance with the relevant Australian Standards, including:

- The *National Construction Code* (NCC)
- Australian Standard *AS/NZS 1158 3.1:2005 Pedestrian (P) Lighting*
- The *Food Act 2003*
- The *Food Standards Code*
- The *Noise Guide for Local Government*
- The *Protection of the Environment and Operations Act 1997*

1.2 DESIGN

Objectives

- (a) To encourage a range of uses to service the local community as well as regionally.
- (b) To encourage development to be designed to have an engaging interface between the private and public domain, with a high level of amenity.
- (c) To encourage surveillance over the public domain.
- (d) To enhance the scenic quality and amenity of streetscapes and public places.
- (e) To ensure operations are compatible with adjoining residential uses and are in accordance with the amenity expectations of the subject site and locality's zoning(s).
- (f) To effectively manage the interface between non-residential uses and residential accommodation.

Controls

1.2.1 Frontages

- (a) Front windows shall be designed to promote an active street frontage and have a display function (refer to *Part B16 Public Domain*).
- (b) The development is to be designed to provide casual surveillance to the street.
- (c) The use of obscured glazing is generally not supported. Privacy louvres and screens are preferred which allow partial views into a premises. Where privacy is required, obscured glazing may be provided at the rear of the premises.
- (d) Window and door frames and styles should reflect the character of the building and area.
- (d) Premises are required to display a street number. The height of the numbers will be no less than 300mm presented in a clear readable font, located above the entry door, where possible.

1.2.2 Awnings

- (a) Premises are to provide a continuous awning, except where an awning would compromise the integrity of a heritage item.
- (b) Awnings are to be designed in accordance with the building age, style and character, and be sympathetic to the design of adjoining awnings.
- (c) Awnings are to match the alignment and style of adjoining buildings to provide continuous weather protection.
- (d) Development must also comply with the relevant provisions of *Part B16 Public Domain*.

1.2.3 Lighting

- (a) Under awning lighting is to be provided.
- (b) Fluorescent lighting is discouraged.
- (c) Where residential development is located above retail or commercial premises or to the rear, demonstrate that light is not directed toward the residents of the building.

- (d) Illumination at the rear of commercial properties or where installed for security purposes must be sensor controlled, except where public street frontage and/or footpaths require it.

Development is to minimise negative impacts of lighting from within the premises on nearby properties.

1.2.4 General Amenity

- (a) The design and use of the building is to take into consideration any impact on surrounding residential uses and include mitigation measures where necessary.
- (b) Development shall incorporate plant rooms and any associated services required for the use of the premises into the building envelope. Where this cannot be achieved in an existing development, plant room/utilities are to be designed to cause negligible impact to neighbouring properties and streetscape.
- (c) All new development shall be designed to include an internal ventilation shaft to ensure future alterations do not place the shaft in an unsuitable location.
- (d) No goods shall be placed on the footpath without Council consent.
- ~~(e) Premises shall be designed so that customers cannot be served directly from Council's footpath (i.e. via a bar or servery).~~

1.2.5 Noise

- (a) An acoustic report may be required for noise generating uses to demonstrate that noise will be appropriately attenuated between buildings.
- (b) Air conditioning units and cool-room equipment must be located in a plant room or acoustic enclosure.
- (c) Speakers should be located and orientated to minimise noise levels to neighboring properties.
- (d) The design of the premises shall insulate adjoining/nearby properties from any noise or vibration levels caused by the use of the premises.

1.3 HOURS OF OPERATION**Objectives**

- (a) To ensure trading does not impact on the amenity of the area or disrupt nearby residential properties.
- (b) To outline the application of trial periods of extended trading hours.

Controls

- (a) Pre-works and clean-up of the premises (**operational hours**) can exceed the maximum approved **trading hours** up to a maximum of one hour before and one hour after trading hours, provided trading does not occur within this time.
- (b) Where an application is received for the refurbishment of an existing licensed premises without trading hours regulated by a condition of consent, a new condition of consent will be imposed in accordance with this Part to regulate trading hours of the premise.
- (c) Deliveries and the operation of loading docks shall be limited to the approved trading hours depending on the use and nearest residential properties.
- (d) The prescribed trading hours within Table 1 are subject to all other aspects of the development being satisfactory. Where residential uses are in close proximity, more restrictive trading hours may be applied.

Zone/ Use	Trading Hours
B3 Commercial Core	(a) General base trading hours: (i) Monday to Saturday: 7.00am to 11.00pm; and (ii) Sunday: 7.00am to 10.00pm. (b) Extended trading hours on a 1 year trial basis will be considered up to: (i) Sunday to Wednesday: 6.00am to midnight; and (ii) Thursday, Friday and Saturday: 6.00am to 1.00am.
B4 Mixed Use	(a) General base trading hours: (i) Monday to Saturday: 7.00am to 11.00pm; and (ii) Sunday: 7.00am to 10.00pm. (b) Extended trading hours on a 1 year trial basis will be considered up to: (i) Monday – Sunday: 6.00am to midnight.
B1 Neighbourhood Centre	(a) General base trading hours: (i) 7.00am to 10.00pm, 7 days a week. (b) Extended trading hours on a 1 year trial basis will be considered up to: (i) 11:00pm on Thursdays, Fridays and Saturdays only; and (ii) Monday – Sunday from 6.00am.
All Residential Zones	(a) General base trading hours: (i) 7.00am to 10.00pm, 7 days a week

Zone/ Use	Trading Hours
	(b) Extended trading hours on a 1 year trial basis will be considered up to 6.00am to 11.00pm, Fridays and Saturdays only.

Table 1 Hours of operation

1.3.1 Extended Trading Hours

- (a) Council recognises that a number of uses may require longer trading hours than outlined in Table 1, particularly earlier opening times. In these instances, an application to extend or modify trading hours will undergo an additional merit assessment.
- (b) Extended trading hours will be considered on a temporary basis, to enable Council to assess the ongoing management performance of the premises and the impact on the neighbourhood amenity.
- (c) New premises must operate for a minimum of 6 months before an application for extended trading hours can be lodged.
- (d) Extended trading hours may initially be granted for a 1-year fixed term.
- (e) Following the completion of a satisfactory fixed term, a reviewable term may be permitted as follows:
 - (i) First reviewable term – up to a maximum of 2 years.
 - (ii) Second reviewable term – up to a maximum of 3 years.
 - (iii) Third and subsequent terms – up to a maximum of 5 years.

1.3.2 Review of Extended Trading Hours

- (a) Council's assessment of extended trading hours will consider the following:
 - (i) The location of the premises, including proximity to residential and other sensitive land uses;
 - (ii) The specific use of the premises, i.e. pub, nightclub, restaurant. Licensed premises are not eligible for extended trading hours on Sunday nights;
 - (iii) The existing hours of operation of surrounding business uses;
 - (iv) Size and patron capacity of the premises;
 - (v) Security and general management of the premises;
 - (vi) Number and nature of substantiated complaints regarding the operation of the premises;
 - (vii) Compliance with conditions of consent;
 - (viii) Evidence that the applicant has taken a pro-active position in terms of industry best practice;
 - (ix) Record of successful waste management on site and clean up and management of waste in adjacent public domain;
 - (x) Length of time the premises has traded under current operator;
 - (xi) Availability of transport for patrons including taxis, buses and car parking areas; and
 - (xii) Any other matters considered relevant to the environmental evaluation of the premise.
- (b) Applications for a reviewable term are to be lodged between 6 months and 3 months before the end date of the current term.

- (c) If an application is lodged within the time frame specified in (b) but is not determined by the end date of the current term, the premises can continue to operate as per the current term hours until the application is determined.
- (d) If Council determines no further extension period shall be granted the premises must revert to its approved base hours.
- (e) If the operator of the premises changes, the extended trading hours may be returned to a fixed term of 1 year.

1.4 RESTRICTED PREMISES

Restricted premises and sex services premises are permitted within the B3 – Commercial Core Zone under WLEP. The WLEP includes specific controls relating to sex services premises.

This Part provides additional controls relating to sex service premises and restricted premises to ensure their design and location does not negatively impact on the surrounding neighbourhood.

Objectives

- (a) To ensure restricted premises are compatible with the surrounding uses and character of the area.
- (b) To ensure the design, operation and location are appropriate and the cumulative impacts of commercial uses on the surrounding area are minimised.

Controls

- (a) Where a proposed development includes a restricted premises, sex services premises or licensed premises, the following details must be taken into consideration in the assessment of the proposal:
 - (i) The nature and operation of the proposed uses;
 - (ii) Measures to be used for ensuring adequate safety, security and crime prevention both on the site of the premises and in the public domain immediately adjacent to, and generally surrounding the premises;
 - (iii) Proposed hours of operation;
 - (iv) The size and intensity of the proposed development having regard to the number of people who will work on the premises;
 - (v) Proposed management;
 - (vi) Whether the use is proposed to be licensed;
 - (vii) Whether live entertainment is proposed;
 - (viii) The proximity, location and impact of the proposed uses on schools, places of worship, community facilities, major transport, residential buildings and places frequented by children; and
 - (ix) The likely impact on the amenity and desired future character of the street and area.
- (b) No internal rooms or spaces of the sex services premises, other than an access corridor to the premises are to be visible from a public space or shopping arcade.
- (c) No merchandising display relating to the restricted premises is to be erected, or displayed in the access corridor so as to be viewed from a public open space.
- (d) Signage for sex service premises is to be limited to the address or street number.
- (e) To ensure the restricted premises remains discrete, no flashing or illuminated signage is permitted for restricted premises.

D2 OUTDOOR DINING

This Part guides applicants seeking approval to utilise footpath areas outside their café or restaurant for footpath seating, as well as developments that include outdoor courtyards.

Where proposals are partly or fully on public land within the Waverley LGA, development consent and approval under Section 125 of the *Roads Act 1993* is required. This Part specifically addresses footpath seating only. Applications seeking approval for footpath seating are required to submit the Footpath Seating Application form with the DA.

The display of goods on the footpath and/or temporary or movable advertising signs on the footpaths requires separate approval from Council as part of an 'Activity Application'.

Cafes and restaurants wishing to serve alcohol are required to apply for a separate license under the *Liquor Act 2007*.

2.1 LOCATION

Footpath seating can make a significant contribution to the quality of the public spaces by providing an active street frontage. However footpath seating may not be appropriate in all locations due to safety and amenity issues.

To be eligible for a footpath seating license the primary function of the premises must be a café, restaurant or food and beverage provider and must:

- Provide sit down meals or snacks;
- Utilise non disposable eating utensils;
- Have washing up facilities for all cooking/eating utensils; and
- Provide waiter service for all patrons.

Objectives

- (a) To ensure pedestrian footpath movements are maintained, as well as the safety of patrons and staff.
- (b) To ensure footpath café and restaurant seating is not the primary dining area but an extension of indoor seating for use in fine weather.
- (c) To ensure that footpath dining is provided to premises where the primary purpose is the consumption of food.

Controls

- (a) When assessing applications consideration will be given to:
 - (i) The convenience and safety of pedestrian movement;
 - (ii) The safety of vehicular movement;
 - (iii) Any impact on residential amenity;
 - (iv) Whether the application contributes to and improves the local amenity and the public domain; and

- (v) The impact on the existing natural environment including existing trees, significant views and items of heritage significance.
- (b) The standard location for the footpath café/restaurant seating is against the shop front. Where this location would interrupt a continuous path of travel for pedestrians, locate seating to maintain a continuous path of travel.
- (c) If adjoining space is not used by the adjacent shop, shops immediately adjacent may take up that space providing they meet the criteria for approval in this Part. Adjoining space should only be used as long as the adjacent business does not require the seating for their own purposes. Owner's consent to use the area in front of an adjoining tenancy can be cancelled by that owner or Council with a minimum 4 weeks' notice.
- (d) Where the footpath seating is adjacent to the kerb a standard minimum setback of 1.5m from the kerb is required to allow access to parked cars and to ensure the safety of patrons.
- (e) Footpath seating and associated furniture must be kept clear of street corners to allow adequate visibility and sight lines for traffic safety. Allow a 45 degree splay from the corner of the building.
- (f) Where a footpath is extended at a street corner or where there is a road closure there may be opportunities for different seating locations other than the standard footpath seating location.
- (g) Alternative footpath seating locations may be considered on their merits. Additional supporting information must be provided with the application including evidence illustrating how pedestrian and vehicular safety will be achieved.
- (h) The minimum dimensions of 600mm x 600mm per seat and 600mm x 600mm per table is required.
- (i) Adequate circulation space for patrons and staff within the footpath seating area must be provided.
- (j) The minimum width of a clear unobstructed pedestrian footpath is 2.5m. This distance is exclusive of street furniture, bus stops, disabled parking spaces, parking meters, telephone boxes or the like.
- (k) No furniture is to be located within 3m of a bus stop or taxi to allow for adequate pedestrian circulation.
- (l) Where footpaths do not have adequate width to accommodate the required minimum unobstructed pedestrian footpath and footpath seating widths, shops are encouraged to provide shop fronts capable of opening to the street.
- (m) All areas granted approval for outdoor seating must clearly mark the location of the space on the pavement with Council approved markers.
- (n) Exceptions are for the following designated footpath seating areas:
 - (i) Oxford Street Mall; Bondi Junction
 - (ii) Waverley Street Mall, Bondi Junction;
 - (iii) Campbell Parade, Bondi Beach, between Lamrock Avenue and Beach Road;
 - (iv) Roscoe Street, Bondi Beach; and
 - (v) Bronte Road, Bronte Beach.

*Refer to *Part D2.4 Designated Footpath Seating* for area specific controls.

2.2 FURNITURE AND ACCESSORIES

Outdoor footpath should make a positive contribution to the street environment and be of a style that is practical and that integrates into the surrounding area.

Objectives

- (a) To ensure all furniture and accessories are high quality and an appropriate design.

Controls

- (a) All furniture must be safe, strong, durable, waterproof, weather resistant and salt resistant. All furniture must be purpose built and designed for commercial outdoor use.
- (b) Elements of furniture (such as chairs, tables, barriers or umbrellas) must be uniform in style and design within each café or restaurant in order to maintain a cohesive pattern and legible groupings.
- (c) Barriers are encouraged at either end of the outdoor seating to enable pedestrians to navigate a safe and continuous path of travel.
- (d) All furniture must be kept well maintained and clean at all times. Council reserves the right to require replacement of inappropriate and/ or hazardous furniture as a license requirement.
- (e) All furniture, accessories and umbrellas are temporary and must be stored away from footpath seating areas outside the approved hours of operation unless specific approval has been granted.
- (f) Milk crates and the like are not allowed.
- (g) Adequate toilet facilities are to be provided in commercial premises to comply with the BCA.
- (h) Adequate mobile waste bins are to be provided to prevent litter. Bins are to be stored within the premises outside of operating hours.

2.2.1 Accessories

- (a) Provide wind proof menus and sugar containers.
- (b) Pedestal menu boards and A-frame or sandwich board menus are to be transportable, kept within occupied areas at all times during use and not obstruct pedestrian thoroughfares.

2.2.2 Umbrellas

- (a) Umbrellas are to be commercial grade and suitable for outdoor use (UV resistant, provide rain and hail protection, fire resistant, wind rated and easily maintained) of a square canopy shape with no top hat, have a diameter of between 1.8m and up to 4.0m, have a centre post, be collapsible and be at least 2.2m above ground when open.
- (b) Umbrellas must be removed or closed in extreme windy conditions to avoid damage and ensure safety for patrons and pedestrians.
- (c) Umbrella bases must not damage the paving and should be secured to the umbrella.

- (d) Umbrellas are to be securely anchored by the applicant to the satisfaction of Council. The cost of the umbrellas and securing them will be borne by the applicant.
- (e) The umbrella base may be embedded in the footpath paving with Council approval.
- (f) Umbrellas may overhang a maximum of 300mm outside the approved footpath seating area.
- (g) Umbrellas may not be fitted with protection blinds unless specific approval has been granted.
- (h) Umbrellas must be cleaned at least once every 12 months at the cost of the applicant.

2.2.3 Barriers and landscape planters

- (a) The maximum permitted dimensions of a barrier is 900mm high and 1.2m wide.
- (b) The maximum permitted dimensions of a planter is 750mm high, 1.2m wide and 900mm deep.
- (c) No barriers or landscape planters are permitted in Oxford Street Mall or Waverley Street Mall.
- (d) Barriers and landscape planters are not permitted in front of the seating area facing the pedestrian way.
- (e) Third party advertising is not permitted on barriers.

2.2.4 Heaters

- (a) Only tall, free standing, portable radiant gas heaters are permitted.
- (b) Heaters used in footpath seating areas must be:
 - (i) Commercial grade only;
 - (ii) Well maintained for safety;
 - (iii) Able to turn off automatically if overturned;
 - (iv) Removed from the footpath seating area and stored on private property when not in use unless approval is granted; and
 - (v) Not attached to an umbrella.

2.2.5 Lighting

- (a) Any footpath seating which will be operating outside daylight hours must provide adequate lighting to Council's satisfaction, to ensure the safety and amenity of patrons, staff and the general public.
- (b) Any additional lighting required must be temporary and must be stored away from footpath seating areas outside the approved hours of operation.
- (c) Wiring or cables that is above ground or that crosses the public domain is not permitted.
- (d) Lighting should not cause light to spill in to habitable living areas of adjacent residential buildings.

2.2.6 Advertising and Logos

- (a) Only the name and/or logo of the tenant is permitted on furniture. No third party advertising is permitted.

- (b) The name and/or logo are to be presented on a maximum one third of an umbrella panel.
- (c) Third party advertising is not permitted on barriers.

2.3 MANAGEMENT

To ensure that footpath seating and outdoor courtyards contribute positively to the urban environment it is necessary to ensure that the appropriate management issues are considered including noise, hours of operation, health and safety.

Objective

- (a) To ensure the operation of footpath seating and outdoor courtyards does not have an adverse impact to the amenity of adjoining and nearby properties and residents.
- (b) To ensure that footpath furniture only occupies space within licensed areas.

Controls

- (a) Management is responsible for keeping public areas surrounding the approved seating area clear of prams and dogs associated with their customers. Where customers with prams are regular clientele, consider providing a 'pram' table with extra space around it for prams, or collapsible chairs which can easily be removed to give more space for prams within the seating area.
- (b) Provision is to be made for a waiter station when footpath seating is for more than 30 persons.
- (c) The approved footpath seating area is to be delineated with corner markers in the footpath using Council approved pavement markers.
- (d) Seating areas must be kept clean and free of litter during operating hours.
- (e) Litter patrol documentation in the form of a cleanup roster must be kept on site at all times.
- (f) Seating areas must be clean and free of litter once furniture and accessories are removed from the public realm after hours.
- (g) Where a permit is suspended, relocated, amended and/or cancelled, neither the permit holder nor any other persons shall be entitled to any payments, compensation or damages of any kind from Waverley Council.
- (h) The proprietor is to ensure that the requirements of the *Food Standard Code* are fully met.
- (i) No Smoking is permitted in footpath seating areas.

2.3.1 Hours of operation and noise

- (a) Hours of operation must finish at least half an hour before the general operational hours of the establishment as determined by Council.
- (b) In addition to (a), footpath seating (including renewal of existing footpath seating) or the operation of outdoor courtyards is not to occur outside of the hours in Table 2.
- (c) Footpath seating or use of an outdoor courtyard will not be approved if the proposal is of a scale that noise generated will have a significant adverse effect upon nearby residential properties.
- (d) Amplified sound emanating from public footpaths or projected onto public footpaths is not permitted.
- (e) Notwithstanding the hours outlined in table 2, extended hours may be granted only on a trial and reviewable basis where the proprietor can demonstrate:

- (i) There is a need for longer hours to more closely align with the approved operating hours of the premises, and
 - (ii) The premises has not generally been subject to complaints relating to noise and overall operation, and
 - (iii) The additional period will not cause or result in adverse amenity impacts on the neighbourhood.
- (f) Extended dining hours will not exceed 10pm in any case and any approval will be subject to a reviewable condition.

Zone/Use	Maximum Trading Hours
B3 Commercial Core Zone and B4 Mixed Use Zone	(i) Monday to Saturday: 7.00am to 10.00pm; and (ii) Sunday: 7.00am to 9.30pm.
B1 Neighborhood Centre Zone and R3 Medium Density Residential Zone and R2 Low Density Residential Zone	(i) Monday to Saturday: 7.00am to 9.00pm; and (ii) Sunday: 7.00am to 9.00pm.

Table 2 Footpath seating maximum hours of operation

2.3.2 Tenancy approvals

- (a) Generally, approval for footpath seating will be granted for 5 years inclusive of a 6 month trial period and checks made for compliance regularly throughout the approval period. Council may elect to approve for a lesser period of time, where it is of the opinion that the use of the footpath may cause detrimental impact to the amenity of the area.
- (b) A permit may be cancelled or amended if:
 - (i) The proprietor fails to comply with the permit conditions; and
 - (ii) There are changed conditions affecting the outdoor dining area in its particular location, such as increased risk to health and safety.
- (c) If payment of rent for outdoor seating is not received by Council on the first day of each month an approval is in place, the approval is considered to have lapsed until payment is received. In the interim, an infringement notice may be issued for obstructing the footpath without approval.
- (d) Tenants are required to keep their approved footpath seating layout plan in clear view so Waverley Council compliance officers can easily check for compliance with the approval at any time. Appropriate locations are in the front window or, if the front facade of the tenancy is fully openable, close to the front of the tenancy.
- (e) Tenants are required to pay a rental bond as determined in the agreement with Council.

2.3.3 Toilet and sanitary conveniences

- (a) Premises with seating capacity for 20 or more patrons must provide sanitary facilities in accordance with the requirements under the National Construction Code.

2.4 DESIGNATED FOOTPATH SEATING LOCATIONS

In addition to the general controls there are specific controls for the following designated footpath seating locations.

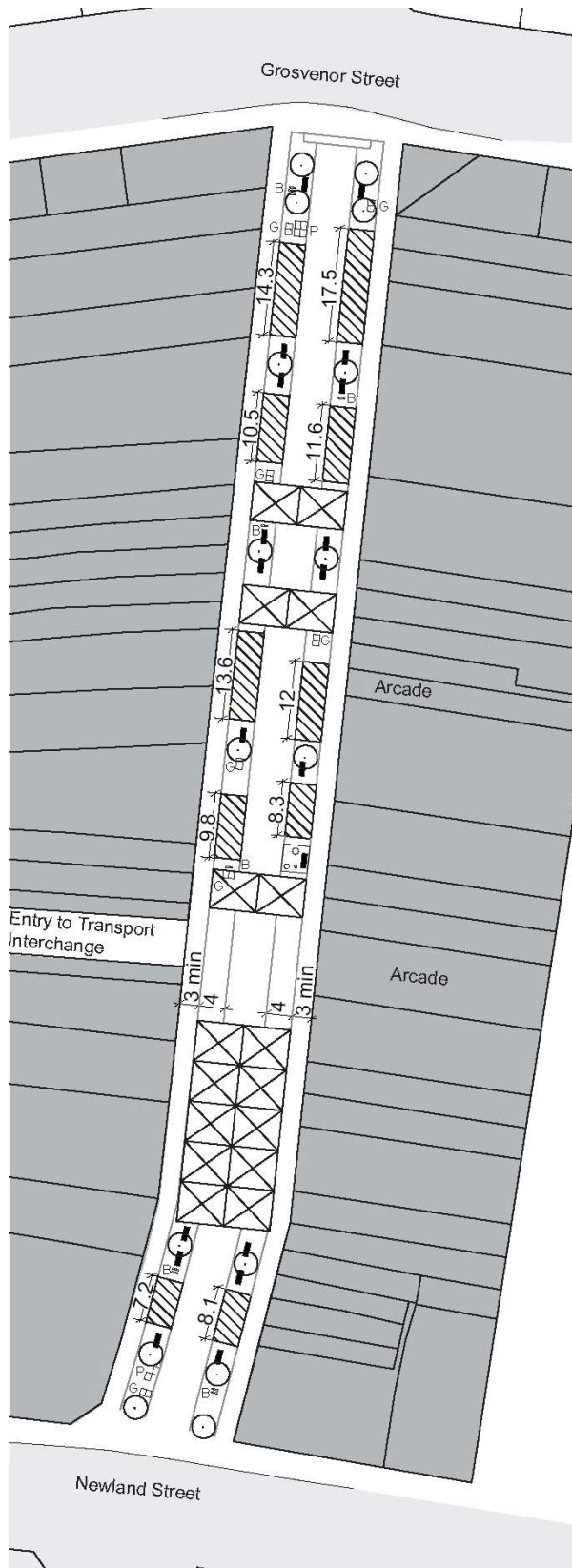
Objectives

- (a) To ensure footpath seating contributes to and improves the local amenity and the public domain.
- (b) To ensure the existing natural environment including existing trees, significant views and items of heritage significance are maintained.





Controls

2.4.1 Oxford Street Mall, Bondi Junction

- (a) Oxford Street Mall is to have a minimum clear unobstructed pedestrian footpath of 3m.
- (b) Footpath seating in Oxford Street Mall is required to be located away from the shop fronts.
- (c) The location of footpath seating is to be in accordance with Map 1.
- (d) Footpath seating must be a minimum of 1.2m away from site furniture-bicycle racks, garbage bins, public seating, public telephones.
- (e) Council discourage the use of barriers and accessories.



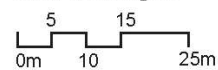
Map 1. Oxford Street Mall,
Bondi Junction

-  Designated Footpath Seating Area
-  Existing Public Seating
-  Tree Canopy Approx.
-  Shade Structure
- B Bike Racks
- G Garbage Bins
- P Public Telephone

Note

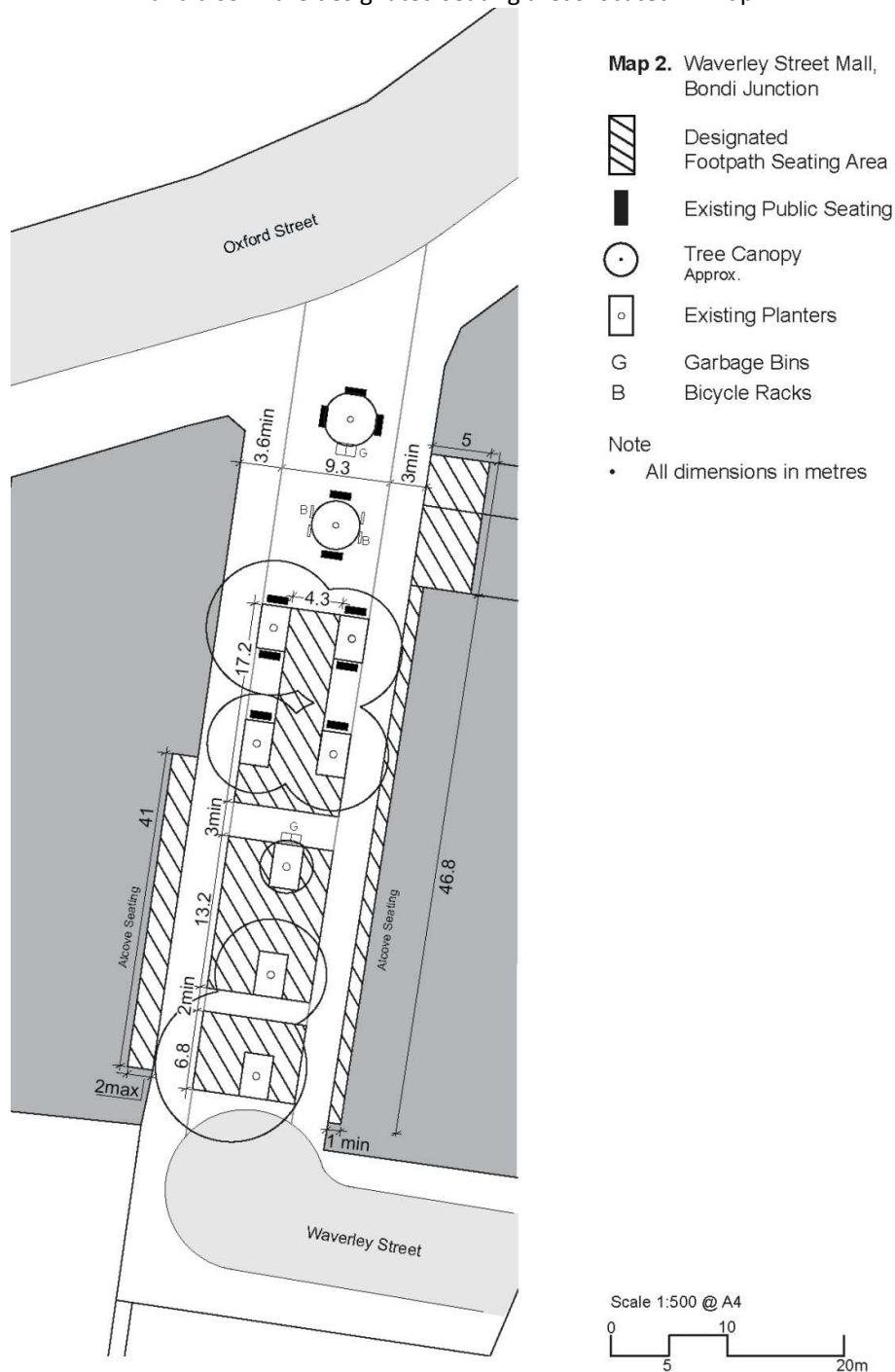
- All dimensions in metres
- Footpath seating must be a minimum of 1.2 metres away from site furniture-bicycle racks, garbage bins, public seating, public telephones

Scale 1:1000 @ A4



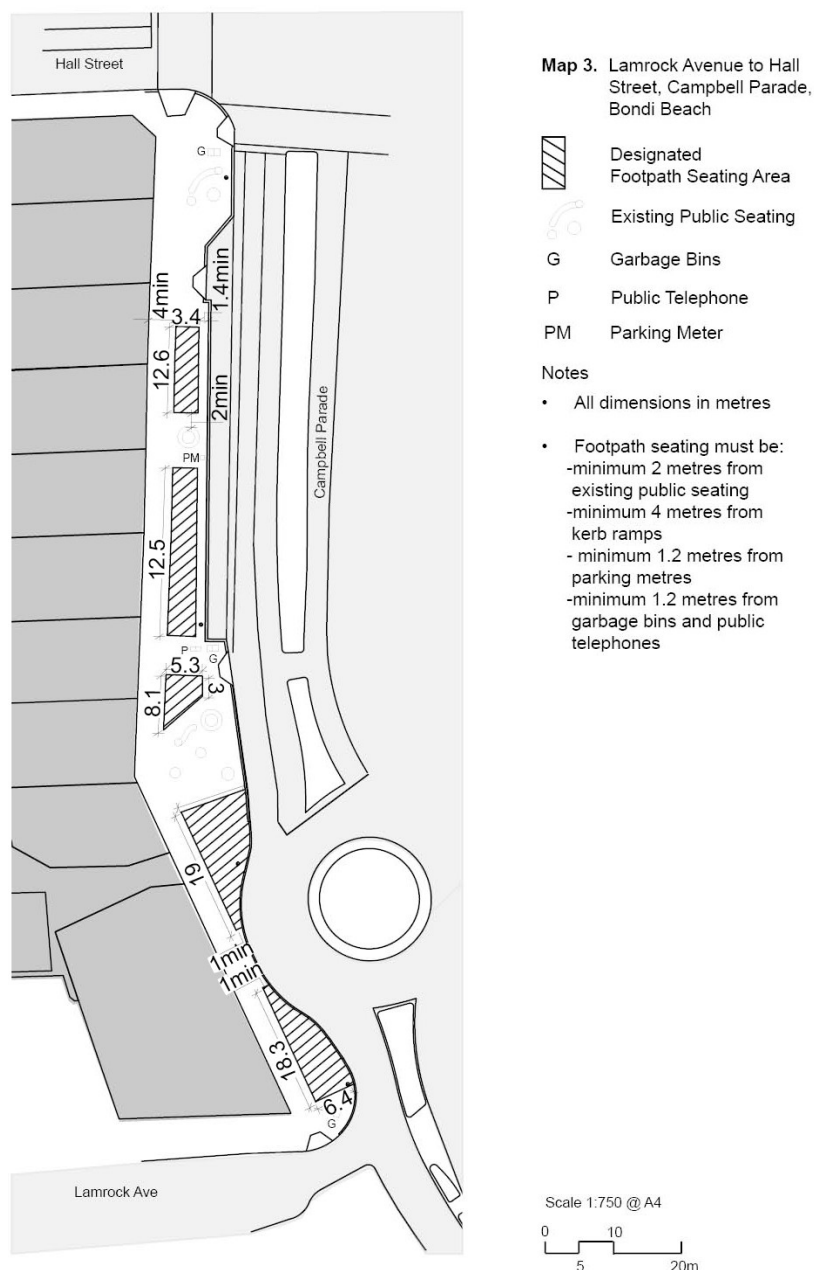
2.4.2 Waverley Street Mall, Bondi Junction

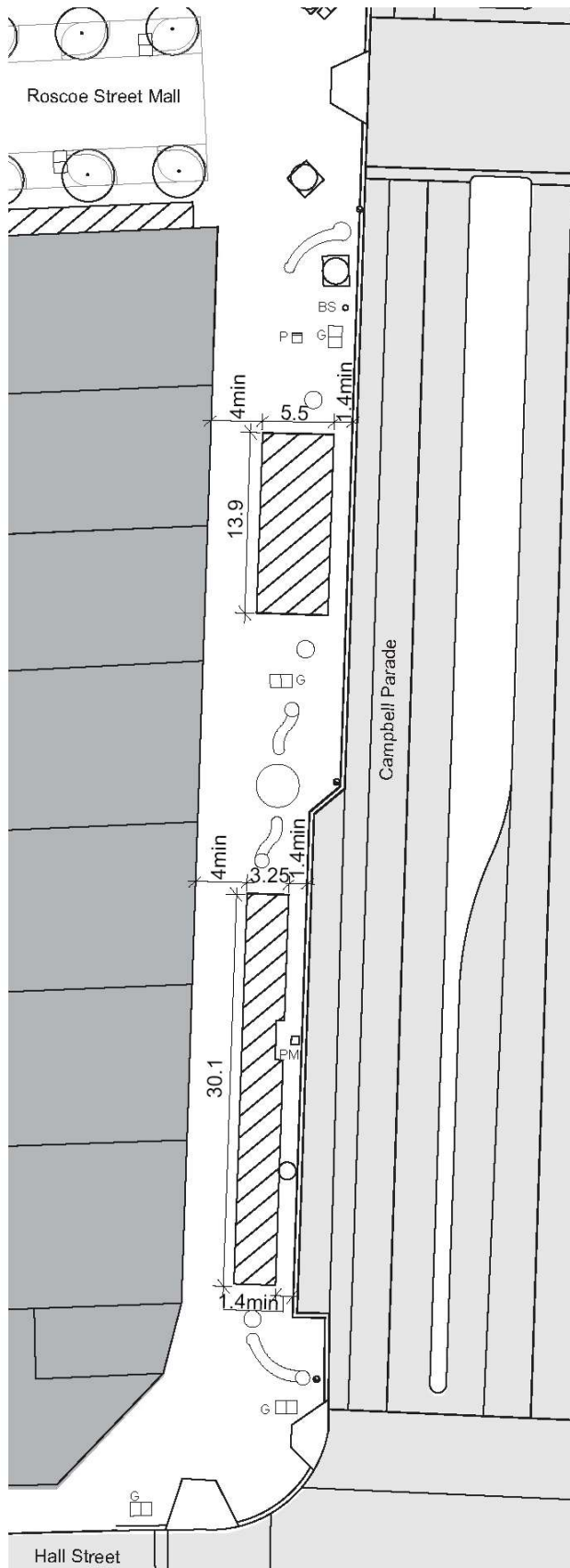
- (a) Waverley Street Mall is to have a minimum unobstructed pedestrian footpath of 2.0m, between the café/restaurant footpath seating against the shop front and the designated seating areas or planters.
- (b) Footpath seating is permitted against the shop fronts within alcove areas only and also in the designated seating areas located in Map 2.










2.4.3 Campbell Parade between Lamrock Avenue and Beach Road, Bondi Beach

- Campbell Parade is to have a minimum 4m clear pedestrian footpath between Lamrock Avenue and Beach Road (and minimum 2m in all other areas) as indicated on the designated footpath seating maps in Maps 3, 4, 5 and 6.
- Footpath seating must be a minimum 2 metres from existing public seating, a minimum of 1.2 metres from parking metres, a minimum of 1.2 metres from garbage bins and public telephones.
- Protective blinds are only permitted to a maximum of three sides of an umbrella. The blinds must not contain metal rods and must be rolled up when not in use.
- All umbrellas must be embedded in the footpath paving on Campbell Parade between Lamrock Avenue and Beach Street.





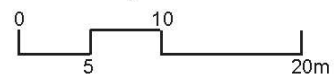
Map 4. Hall Street to
Roscoe Street ,
Campbell Parade,
Bondi Beach

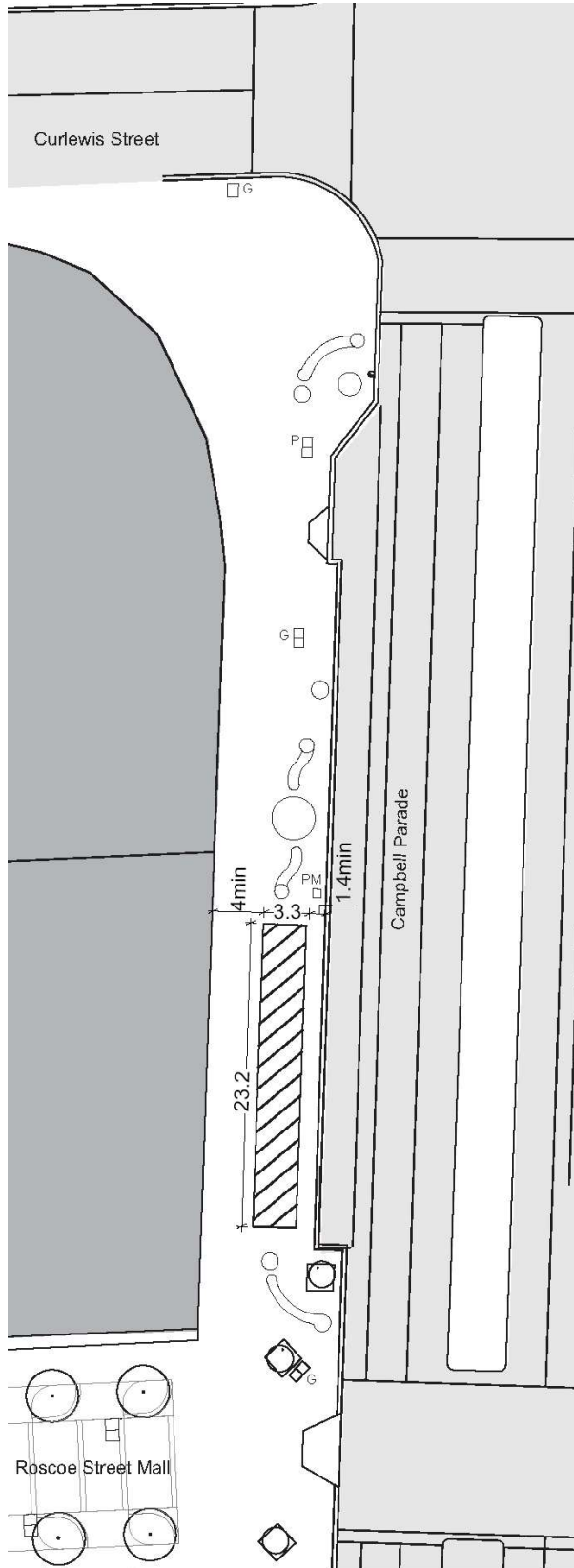
-  Designated
Footpath Seating Area
-  Existing Public Seating
-  Garbage Bins
-  Public Telephone
-  Parking Meter
-  Bus Stop
-  Tree Canopy
Approx.

Notes

- All dimensions in metres
- Footpath seating must be:
 - minimum 2 metres from
existing public seating
 - minimum 1.2 metres from
parking metres
 - minimum 1.2 metres from
garbage bins and public
telephones

Scale 1:500 @ A4





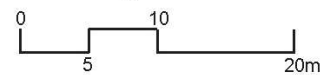
Map 5. Roscoe Street to Curlewis Street, Campbell Parade, Bondi Beach

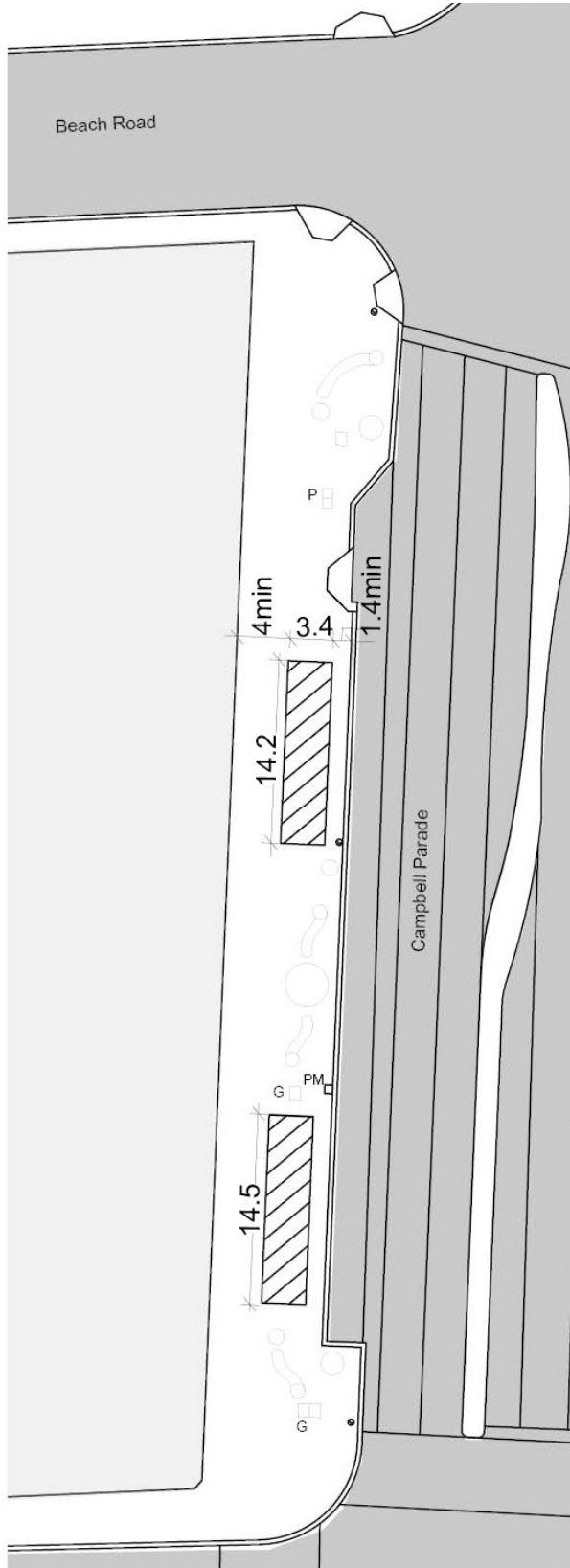
-  Designated Footpath Seating Area
-  Existing Public Seating
-  Garbage Bins
-  Public Telephone
-  Parking Meter
-  Tree Canopy Approx.

Notes

- All dimensions in metres
- Footpath seating must be:
 - minimum 2 metres from existing public seating
 - minimum 1.2 metres from parking metres
 - minimum 1.2 metres from garbage bins and public telephones

Scale 1:500 @ A4





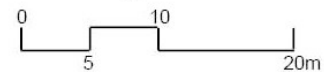
Map 6. Curlew Street to Beach Road, Campbell Parade, Bondi Beach

-  Designated Footpath Seating Area
-  Existing Public Seating
- G Garbage Bins
- P Public Telephone
- PM Parking Meter

Notes

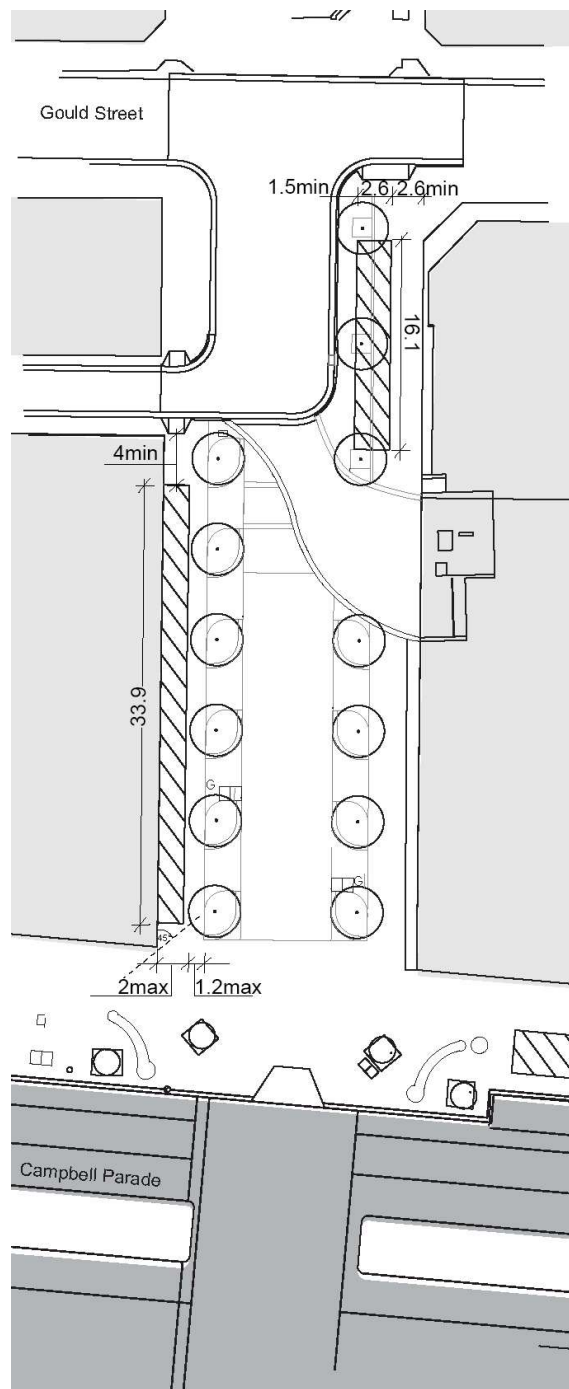
- All dimensions in metres
- Footpath seating must be:
 - minimum 2 metres from existing public seating
 - minimum 1.2 metres from parking metres
 - minimum 1.2 metres from garbage bins and public telephones

Scale 1:500 @ A4








2.4.4 Roscoe Street Mall, Bondi Beach

- (a) Roscoe Street Mall is to have a minimum clear pedestrian footpath of 1.2 metres from existing public seating at the Campbell Parade end and 2.5 metres at the Gould Street end as indicated on the designated footpath seating map in Map 7.
- (b) Footpath seating must be a minimum of 4 metres from kerb ramps, minimum of 1.2 metres from garbage bins.



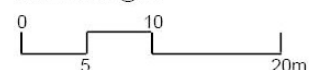
Map 7. Roscoe Street Mall, Bondi Beach

-  Designated Footpath Seating Area
-  Existing Public Seating
-  Garbage Bins
-  Public Telephone
-  Tree Canopy Approx.

Notes

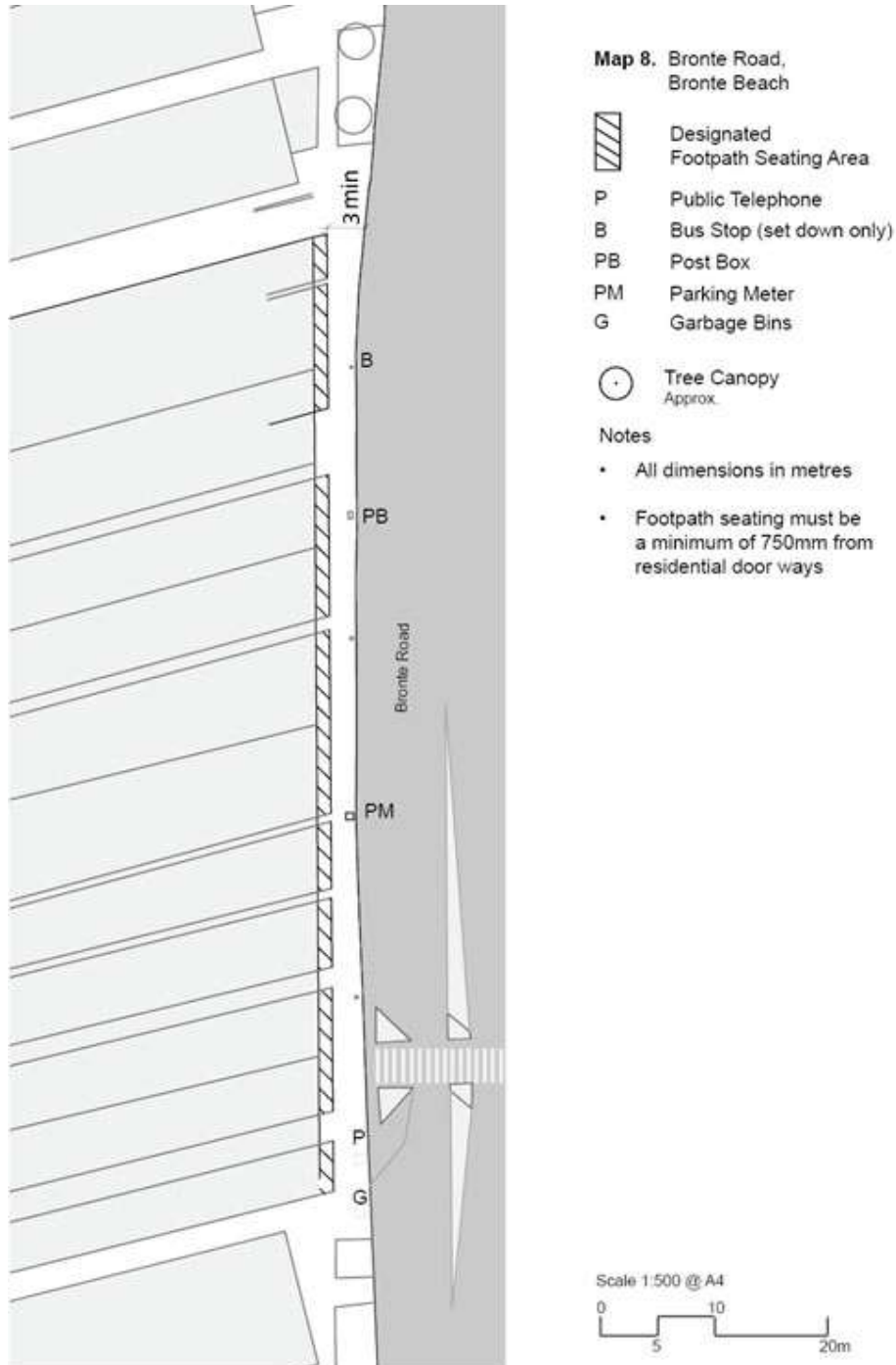
- All dimensions in metres
- Footpath seating must be:
 - minimum 1.2 metres from existing public seating
 - minimum 1.2 metres from garbage bins
 - minimum 4 metres from kerb ramps

Scale 1:500 @ A4



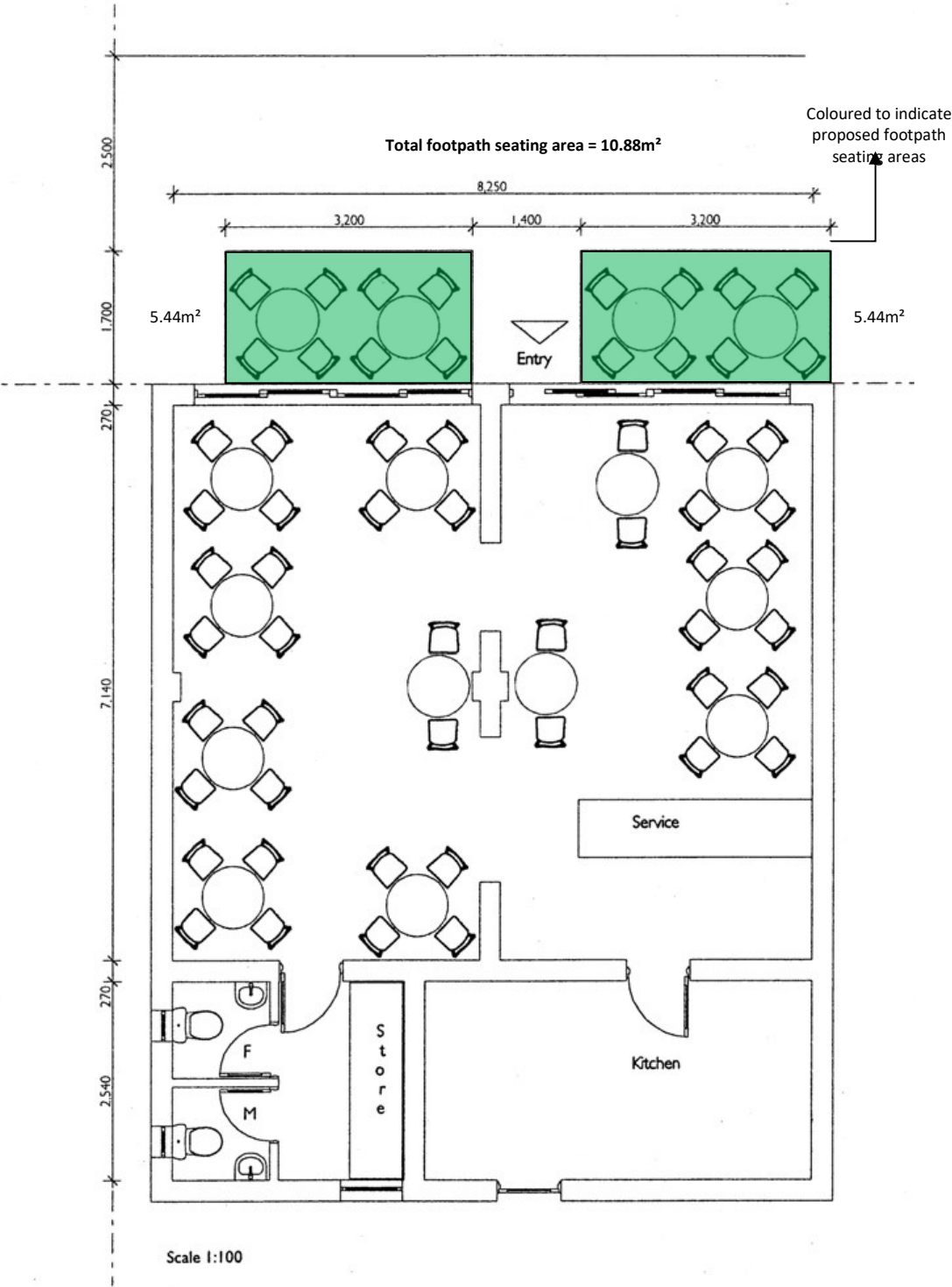
2.4.5 Bronte Road, Bronte Beach

- (a) Bronte Road, Bronte Beach is to have minimum clear pedestrian footpath of 3 metres as indicated on the designated footpath seating map in Map 8.
- (b) Footpath seating in Bronte Road, Bronte Beach must be located against the shop front.
- (c) Footpath seating must be a minimum of 750mm either side of residential doorways.



ANNEXURES

Annexure D2-1
Example of a Footpath Seating Application Plan



Annexure D3-2 Examples of furniture styles



