

Item 31.

Traffic Treatment - Permanent Road Closure - Unnamed Lane, Chippendale - December 2025

TRIM Container No.: X039457.233

Recommendations

It is recommended that the committee endorse the closure of road to vehicular traffic of Unnamed Lane, Chippendale between Myrtle Street, and Dangar Place.

Forum Members for this Item

City of Sydney
Transport for NSW
NSW Police – South Sydney PAC
Representative for the Member for Newtown

Advice

Advice will be updated after the meeting.

Background

A food and beverage business located at the corner of Unnamed Lane and Myrtle Street; Chippendale has applied for an outdoor dining area as part of the Alfresco Dining Program.

Given that Abercrombie Street is Classified Road and Myrtle Street is a Main Council Road with timed Clearways in front of this site, it is not a suitable candidate for road reallocation to support the business on either of these roads. As such, the business is proposing to utilise Unnamed Lane for the purpose of outdoor dining on the roadway.

Comments

Unnamed Lane is a dead-end lane (which has local two-way traffic) that runs in a north-south direction off Myrtle Street. Unnamed Lane is approximately 3.2 metres wide with no footpaths and provides pedestrian access to two commercial properties located on the southern and eastern side of the lane.

There is no kerb side parking in the street. There are no “No Parking” or “No Stopping” restrictions installed along either kerb sides respectively.

Vehicle and speed surveys were undertaken in Unnamed Lane from Thursday 28 August to Wednesday 3 September 2025. A summary of the traffic survey data is outlined in the following table.

Table 1 Unnamed Lane Vehicle Speeds and Volumes

Street Name	Direction	85th Percentile Speed (km/hr)	Seven-day AADT
Unnamed Lane	Northbound	13.2	1
	Southbound	13.2	1

It is evident from the traffic survey data that Unnamed Lane experiences very low vehicle volumes and speeds. Unnamed Lane is mainly accessed by local traffic accessing the commercial properties and businesses in the area. Vehicles on Unnamed Lane are mainly serving the businesses on the lane.

The surveys recorded an Average Annual Daily Traffic (AADT) of 2 vehicles per day in Unnamed Lane and an average speed of 13.2 km/h. Therefore, a road closure of Unnamed Lane south of Myrtle Street would have minimal impact.

The treatment proposed to implement the road closures would continue to provide access to both pedestrians and bike riders. When the outdoor dining area is installed, adequate space would be provided to accommodate pedestrians in wheelchairs and prams and bike riders.

If the road closure is implemented, it would be installed using removable bollards which will allow the food and beverage business to operate outdoor dining in Unnamed Lane. When the budget is available in the Capital Works Program, the road closure may include streetscape treatment measures.

Consultation

The City consulted with 192 properties of residents and businesses.

The City consulted residents and businesses in the area. There were twenty one submissions received, fourteen objections (twelve main reason being noise - two about access) and seven in support.

The submissions are summarised below:

Submission: TRIM No and address	Description of submission	City's Comments
FA/2025/457 - 87-93 Abercrombie Street CHIPPENDALE	Parking in the vicinity is already limited causing significant problems for road users	The assessment of the continued use of the roadway for outdoor dining for the site has considered the competing demand for parking of private vehicles on public streets with the broader benefits of outdoor dining including increased activation of the public domain and supporting of businesses in the community. In this instance the proposed continued use of the roadway for outdoor dining is supported despite the loss of some on-street parking capacity
FA/2025/457 - 87-93 Abercrombie Street CHIPPENDALE	The road reallocation renewal will continue to cause more noise and misbehaviour from patrons and affect the amenity of the local area	The proposed trading hours are within the approved indoor hours of the premises and recommended outdoor operating hours under the Sydney Development Control Plan 2012. The premises must comply with any development application conditions of consent, Plan of Management, acoustic report, outdoor dining terms of approval and relevant legislation related to noise and premises management. The premises has no outstanding compliance issues with the City relating to noise or management of the outdoor dining area.
FA/2025/457 - 87-93 Abercrombie Street CHIPPENDALE	The outdoor dining area is not heavily utilised and should not be approved for a further period. The venue continues to misuse the laneway with excess rubbish and maintenance noise which is distracting for office workers in the adjacent building.	Eligible food and drink premises are permitted to use an outdoor dining area on the roadway despite patronage. By implementing outdoor dining, the space will strictly only be used for this purpose and will no longer be a littered area. and premises management. The premises has no outstanding compliance issues with the City relating to noise or management of the outdoor dining area. And premises management. The premises has no outstanding compliance issues with the City relating to noise or management of the outdoor dining area.
FA/2025/457 - 87-93 Abercrombie	The road reallocation renewal will continue to cause more noise and	The proposed trading hours are within the approved indoor hours of the premises and recommended

Street CHIPPENDALE	misbehaviour from patrons and affect the amenity of the local area	outdoor operating hours under the Sydney Development Control Plan 2012. The premises must comply with any development application conditions of consent, Plan of Management, acoustic report, outdoor dining terms of approval and relevant legislation related to noise and premises management. The premises has no outstanding compliance issues with the City relating to noise or management of the outdoor dining area. And premises management. The premises has no outstanding compliance issues with the City relating to noise or management of the outdoor dining area.
FA/2025/457 - 87-93 Abercrombie Street CHIPPENDALE	The outdoor dining area is not heavily utilised and should not be approved for a further period. The venue continues to misuse the laneway with excess rubbish and maintenance noise which is distracting for office workers in the adjacent building.	The outdoor dining area has been reviewed and endorsed by engineers from the City of Sydney and Transport for NSW. No major accident or vehicle accessibility issues have been made aware to Council.
FA/2025/457 - 87-93 Abercrombie Street CHIPPENDALE	The outdoor dining area poses a safety risk. The thoroughfare is heavily used by residents.	The outdoor dining area has been reviewed and endorsed by engineers from the City of Sydney and Transport for NSW. No major accident or vehicle accessibility issues have been made aware to Council.
FA/2025/457 - 87-93 Abercrombie Street CHIPPENDALE	The patrons regularly smoke in the outdoor dining area.	Smoking is not permitted within approved outdoor dining areas, within 4 metres of approved outdoor dining areas or within 4 metres of any pedestrian access points into a building. This is prescribed under the Smoke Free Environment Act 2000.
FA/2025/457 - 87-93 Abercrombie Street CHIPPENDALE	The roadway is public land and should not be used for commercial purposes. It is	The Roads Act 1993 permits outdoor dining on the road in association with an approved food and drink premises

	highly inappropriate to allow the venue to claim rights of the public laneway and block local access.	
FA/2025/457 - 87-93 Abercrombie Street CHIPPENDALE	The premises should not be allowed to trade until 2am as it will cause excessive noise and disturbance to the local area. Additionally, the venue should not be approved as a late night special precinct area.	If the application is approved, the latest outdoor trading hour would be 10pm and at no point would an approval be issued beyond this time.
FA/2025/457 - 87-93 Abercrombie Street CHIPPENDALE	The venue is not suitable to have large outdoor events and was once ruled not appropriate for this by Council.	The application concerns the use of the laneway for outdoor dining purposes only, trading until 10pm every night. this application does not grant approval for the venue to host large late night outdoor events.
FA/2025/457 - 87-93 Abercrombie Street CHIPPENDALE	The notification area for such a high impact venue should be at least 100m from all boundaries of the venue.	The notification area was extended beyond a regular footway application, being notified for 14 days at a 50m radius. A regular footway is notified for 11 days within a 25m radius. 192 properties were notified during this period.

Financial

Funds are available in the current budget.

KAMAHL ZARSHENAS, TRAFFIC MANAGER – NIGHT TIME CITY