

Item 15.**Traffic Treatment - Permanent Road Closure - Unnamed Lane, Chippendale****TRIM Container No.: X039457.233****Recommendations**

It is recommended that the Forum review the closure of Unnamed Lane, Chippendale to vehicular traffic between Myrtle Street, and Dangar Place to improve access for people walking and riding and to install an outdoor dining area.

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 Abercrombie and Myrtle Streets, Chippendale, has applied for an outdoor dining area adjacent to its rear access on Unnamed Lane. To facilitate this, the business has requested that the City consider permanently closing Unnamed Lane to vehicular traffic, enabling the laneway to be converted into a safe and comfortable space for outdoor dining, walking and riding.

The proposal for the permanent closure of Unnamed Lane was presented to the Local Pedestrian, Cycling, Traffic Calming and Transport Forum (LPCTCTF) at its meeting on 11 December 2025. In response to community feedback received during the meeting, the

Forum agreed to defer the proposal to allow City staff additional time to review and address the matters raised.

Community feedback highlighted two key issues:

- Impact on residential amenity
 - Residents living adjacent to Unnamed Lane expressed concern that the proposed outdoor dining area could generate excessive noise, cigarette smoke and litter, negatively affecting their quality of life.
- Impact on access for people driving, walking and riding
 - Local residents advised that they currently use Unnamed Lane as a thoroughfare between Myrtle Street and Dangar Place. They raised concerns that establishing an outdoor dining area in the laneway would restrict access for those who rely on it for access.

Comments

Full Closure to Traffic to accommodate an outdoor dining area

A full road closure of Unnamed Lane between Myrtle Street and Dangar Place is proposed to accommodate an outdoor dining area in the laneway.

Unnamed Lane is located between Myrtle Street and Dangar Place and has a width of approximately 3.2 metres with no footpaths. A business fronting Abercrombie Street has a rear, non-vehicular access point onto the laneway. There is also one residential property within Unnamed Lane, which has two driveways accessed from Dangar Place. No kerbside parking is provided within the laneway.

Vehicles can currently enter Unnamed Lane to travel between Myrtle Street and Dangar Place. However, the laneway is divided into two sections: one section is a public local road under the City's jurisdiction, while the adjoining section, beginning at the boundary of the residential property, is privately owned.

At present, the private section of Unnamed Lane contains potted plants and parked vehicles, which obstruct vehicle movement. As a result, motorists are unable to travel through the laneway between Myrtle Street and Dangar Place. Given that it's private property, the owner is permitted to place plants or vehicle within his property boundary.

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/h)	Seven Day AADT
Unnamed Lane	Northbound	13.2	1

	Southbound	13.2	1
--	------------	------	---

The traffic survey data indicates that Unnamed Lane experiences very low traffic volume. As such, the proposed permanent closure is not expected to have any measurable impact on traffic operations on Myrtle Street.

The proposal would also have no adverse impacts on people walking or riding. Should the outdoor dining area be installed, a minimum clear width of 1.2 metres would be maintained to support access through the laneway.

If the road closure proceeds, it would be implemented using removable bollards. This approach would allow the food and beverage business to operate outdoor dining in the laneway while retaining the ability to reinstate vehicle access if required. In the longer term, more permanent streetscape improvements could be considered, subject to available funding in future Capital Works Programs.

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 submission 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	The road reallocation renewal will continue to cause more noise and misbehaviour from	The proposed trading hours are within the approved indoor hours of the premises and recommended

Abercrombie Street CHIPPENDALE	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.
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 highly inappropriate to allow the venue to claim rights of the public laneway and block local access.	The Roads Act 1993 permits outdoor dining on the road in association with an approved food and drink premises
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	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.

	as a late night special precinct area.	
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.

KAMAH L ZARSHENAS, TRAFFIC MANAGER – NIGHT TIME CITY

GANESH VENGADASALAM, A/TRAFFIC MANAGER - SOUTH