

Plan of Management



**179 Russell Avenue, Dolls Point
(Depena Reserve)**

New Kiosk and Restaurant

AP 1449

August 2025

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179 Russell Avenue, Dolls Point
(Depena Reserve)

Plan of Management for submission to Bayside Council

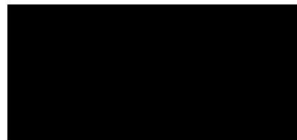
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Report Prepared by: Declan Hilferty Warren

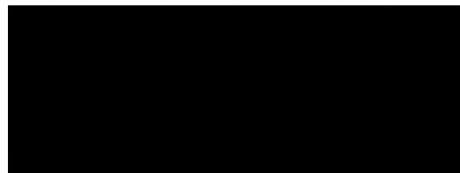
Signature



Date: 16 June 2025

Report Reviewed and Updated by: Jennie Askin

Signature



Date: 18 August 2025

1. Introduction

This Plan of Management (PoM) has been prepared by aSquare Planning for the use of the premises at 179 Russell Avenue (the site) as a restaurant and kiosk.

The premises is proposed to be open 7 days a week, with opening hours being 6am to 10pm. The proposed restaurant will serve coffee and café food during the daytime hours and will offer a restaurant service, including alcohol, in the evening.

This Plan of Management is prepared in accordance with a request for further information to accompany a development application seeking consent to demolish of the existing structure known as Le Beach Hut café and construction of a food and drink premises with public amenities at Peter Depena Reserve operating 6:00am to 10:00pm seven days on the above premises (DA-2024/374).

2. Site and Locality Details

2.1 Site

The site is known as 179 Russell Avenue, Dolls Point and is located within the Depena Reserve, just south of the corner of Russell Street and Malua Street



Figure 1. Aerial of the site and locality (SIX Maps 2025)

2.2 Use

The use of the premises is proposed to be as a food and drink premises (kiosk and restaurant). The new building is proposed to be significantly smaller than the existing and compliant with the flood planning levels to minimise ongoing maintenance costs.

The new building will be set back further from the street compared to the existing.

The floor plan below illustrates the seating arrangement for the cafe. The premises will have seating for 300 patrons, of which 120 will be provided outside, either in the courtyard (limit of 40 patrons and 12 patrons after 6pm) or on the rear fringes of the development.

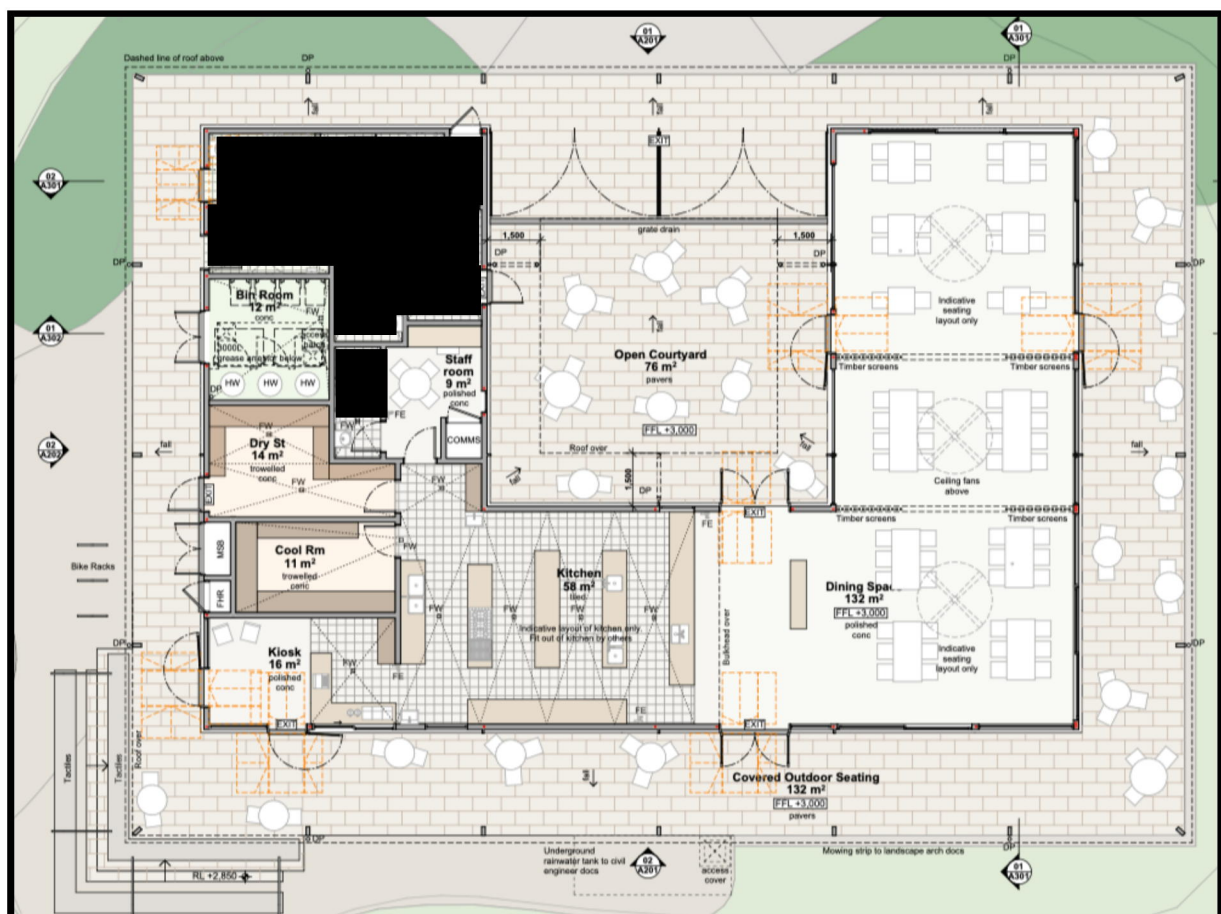


Figure 2. Floor plan of the premises and location of waste storage

The site is not serviced by any customer parking and given the scale and set up of the business, active areas for queuing are not expected to be required outside the boundaries of the site.

Due to the site's location, there are sensitive residential uses that may be affected by the proposal. This Plan of Management indicates how noise or disturbance will be managed.

2.3 Waste and Storage

Waste from the food and drink premises will be stored in a dedicate, lockable waste storage room, located on the western side of the building.

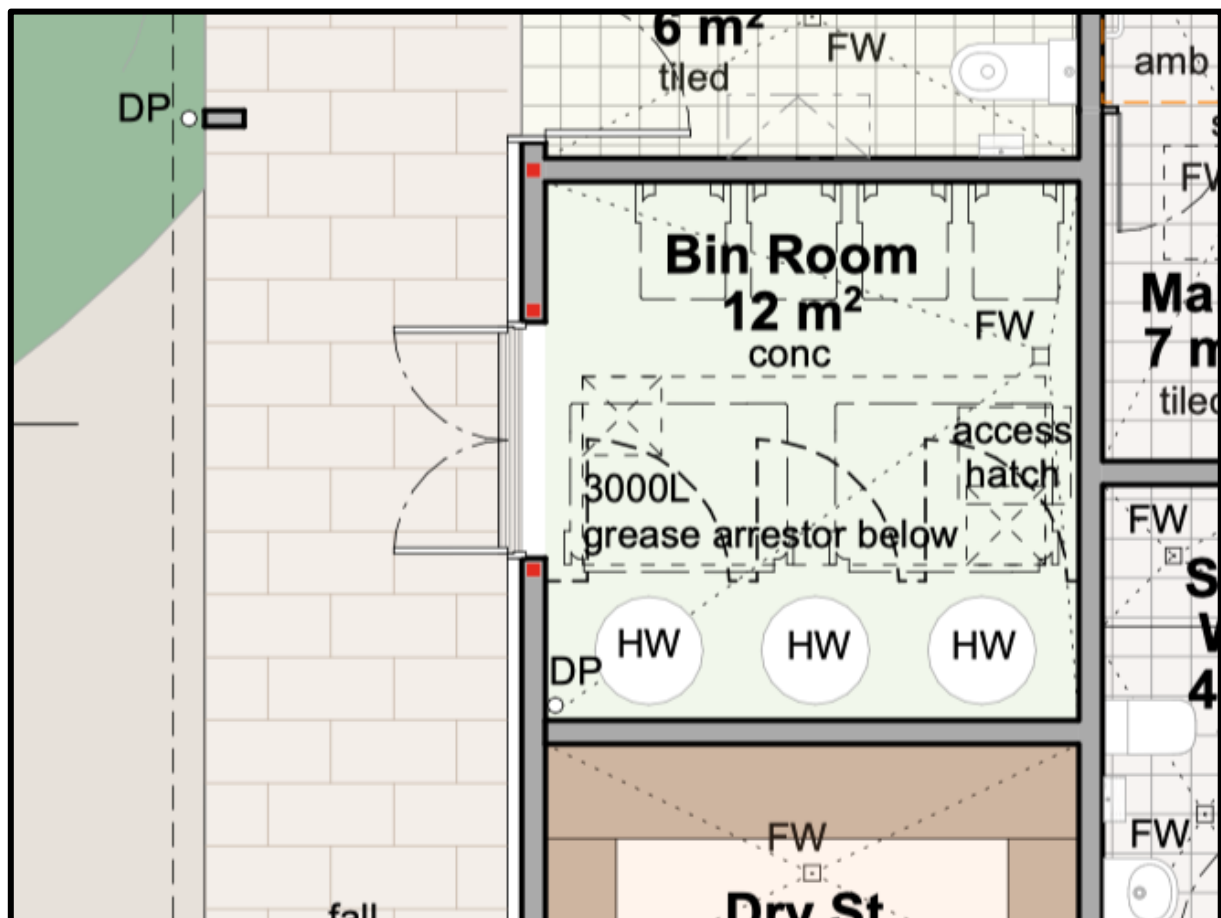


Figure 3. Bin Room

The area of this room is 12m² which is adequate to store 4 standard Council wheelie bins. The room will include 2 bins for recycling and 2 bins for general waste. A staff member will bring the bins from the rear to the street for daily collection.

The waste storage will include a grease arrestor which will be used for the disposal of grease and cooking oils. Oil waste will be collected by a contractor every week, with this contractor yet to be determined.

2.4 Air-conditioners

The kiosk/restaurant makes use of new air-conditioners within the premises. The condenser units for these air-conditioners are located on the roof of the building.

2.5 Capacity

The premise can accommodate a maximum capacity of 300 patrons, with the number of patrons in the store at any time closely monitored by staff.

2.6 Access

The premises is expected to predominately serve local residents during evening restaurant services and brunch and lunch services on the weekend. During week days, users of the reserve are expected to be main users of the premises, largely for take-away coffee service.

Local residents will be easily able to access the premises from their houses, using Bayside's local footpath network. It is expected that users of the premises will make use of the existing Council car park to its north. The café/restaurant is reduced in area and capacity from that existing, which will lessen demand on this parking area.

The remainder of patrons will likely arrive by bus at the nearby bus stop on Russell Avenue. All these routes are well-lit by street lighting in evenings. Being in a residential locality, the area is lowly trafficked in evenings. The below image indicates these routes.



Figure 4. Expected most commonly used pedestrian routes

3. Operational Details

3.1 Staff

The kiosk/restaurant will employ a total of 8 staff members. The premises will be staffed by a minimum of 4 employees at any time, who will be responsible for preparing and serving drinks and food, taking orders, conducting transactions and general cleaning duties.

The site does not provide any staff parking and it is expected that employees will commute to work using public transport or by walking.

3.2 Liquor

The proposed restaurant will have an on-premises liquor license.

All staff members will be required to have completed a responsible service of alcohol course (RSA) and must have their RSA competency card on them whenever working.

The signage shown in the figure below will be positions at conspicuous locations with the premises and will be displayed at all times



Figure 5. Signage to be displayed at all times

No staff member is to sell alcohol to anyone without a valid form of identification indicating that they are 18 years in age or older.

No alcohol is served for take-away from the premises. Alcohol will only be served to patrons along with food and only for patrons sitting within the building.

3.3 Community

The small-scale food and drink use of the building is not expected to give rise to any impacts that would require specific and ongoing cooperation with the community or NSW Police.

3.4 Deliveries

Deliveries associated with the food and beverage use will be 1-3 times a week via the loading zone on Russell Street. The driver will drop off the packages directly to the shop. Vehicle will be a small van or small truck.

4. Hours of Operation

4.1 Hours of operation

The proposed store will operate 7 days a week. This will include public holidays. The hours of operation are as follows:

Monday to Sunday 6am – 10pm

5. Noise

5.1 Noise Sources

The small-scale retail use of the premise is not expected to generate substantial noise or disturbance. The main noise sources are the air-conditioner units, waste pick-up, deliveries, operational noises and patrons arriving at leaving the premises. In accordance with the conditions of consent for DA-2024/374, noise shall be restricted as follows:

- (a) The LA10 noise level emitted from the licensed premises shall not exceed 5dB above the background (LA90) noise level in any Octave Band Centre Frequency (31.5Hz to 8KHz inclusive) between the hours of 7.00am and 12.00 midnight when assessed at the nearest affected residential boundary. The background noise level shall be measured in the absence of noise emitted from the licensed premises.
- (b) The LA10 noise level emitted from the licensed premises shall not exceed the background (LA90) noise level in any Octave Band Frequency (31.5Hz to 8KHz inclusive) between the hours of 12.00 midnight and 7.00am when assessed at the nearest affected residential boundary. The background noise level shall be measured in the absence of noise emitted from the licensed premises.

5.2 Noise mitigation

Background music will only be played during operation and will always be at a low ambient volume.

Live music or amplified music will not be played on site.

Signage will be provided directing patrons to leave quietly and to not congregate around the entrance of the premises.

Deliveries will be made during standard business hours (8am-6pm) to minimise impacts upon near residential uses. Similarly, the removal of waste will only occur between 7am and 8pm on weekdays and 9am and 5pm on weekends.

The air-conditioner condenser units for air conditioners are located on the roof of the building on site which will minimise their audibility at street level. New, low noises condensers and used.

The number of patrons should not exceed 300, with 120 patrons outside and 180 patrons inside.

The courtyard is limited to 40 patrons during the day with a limit of 12 patrons from 6pm.

All patrons are to depart by 10pm.

All external doors facing north towards the residences should be kept closed when not in use to reduce noise emission as far as practicable.

Doors facing south to the reserve may remain open at all times.

5.3 Noise management

Complaints regarding noise are to be recorded and managed as set out in section 6.7 of this Plan of Management.

The operator of the premises will be required to take appropriate action to address any noise complaints made by local residents or businesses regarding the operation of the premises. Such actions should be made in consultation with local residents, Bayside Council and the St George Police Area Command.

In circumstances where actions must be taken, the Plan of Management is to be reviewed and updated to reflect any changes made to the noise management procedures. Any changes to the Plan of Management should be notified to Council.

6. General Management Measures

6.1 General

All staff members are required to have read and understand this Plan of Management. Copies of this Plan of Management are to be kept on the premises for staff to refer to when necessary.

No smoking is be permitted within the premises

6.2 Customer management

Staff will be required to monitor the number of customers in the store and ensure that this never exceeds 300 patrons at any time.

Staff will monitor any customers from arrival to departure to make sure that their behaviour is orderly. Customers that behave disorderly are to be asked to leave. If customers do not leave, staff are required to report them to the St George Police Area Command.

Any illegal conduct of customers is to be immediately reported to the Eastern Suburbs Police Area Command.

Signage will be provided within the café instructing customers to leave the premises quietly and to not congregate around entrances.

6.3 Cleaning

The premise is to be cleaned regularly by staff, including floors, display cabinets and windows.

Any spill is to be cleaned immediately. A “wet-floor” sign is to be displayed prominently near spill until affected area is dry.

6.4 Vandalism

Any vandalism or graffiti will be immediately reported to St George Police Area Command. Graffiti is to be removed, and damage to the premise repaired to suitable standard by the operator within 24 hours of occurrence.

6.5 Waste management procedures

Waste is to be stored in the waste storage area located at the rear of the premises, in accordance with the approved waste management plan for the building.

6.6 Emergency Procedures

A floor plan showing emergency exit points and instructions detailing evacuation procedures are to be displayed in a prominent location within the premises.

A first-aid kit is to be provided in an accessible location. It is the responsibility of the operator to make sure that this first-aid kit is adequately stocked at all times.

Staff members are to be provided with an up-to-date list of phone numbers for the security management company, operator and emergency services.

6.7 Complaints and incidents

Staff are required to record any incidents, including complaints, breaches of this Plan of Management or any other event that may cause harm or distress to the public within a “complaints book.”

The complaints book must include a discretion of the incident, the time it took place and any actions taken by staff or management in response to it. The contact details of any complainants are to be recorded. These incidents are to remain in the complaints book for at least two years

Any incident must be recorded in the complaints book within 24 of occurrence.

Staff must provide the complaints book to any Council ranger or police officer for inspection if requested.

Staff must take all reasonable steps to resolve any complaints related to noise.

7. Conclusion and Declaration

This Plan of Management details the key management procedures for a proposed food and drink premises at 179 Russell Avenue, Dolls Point. A signed declaration is provided below:

I,, the operator of the # at # hereby confirm that I have read and understood all the requirements and procedures set out in this Plan of Management.

Signed:

Date: