

1. Executive Summary

This report is an assessment of the application submitted to Council for alterations and additions to existing building and use as a food and drink premises (pub and cafe) at 366 Darling Street BALMAIN.

The application was notified to surrounding properties and 20 submissions were received in response to the initial notification.

- 7 in objection
- 13 in support

The main issues that have arisen from the application include:

- Licenced Premise
- Variation to prescribed development standard - FSR
- No. of objections
- Heritage

A Clause 4.6 exemption was submitted to Council to vary the Floor Space Ratio development standard which seeks to justify an existing breach. The proposal generally complies with the aims and objectives of the *Inner West Local Environmental Plan 2022* and the Leichhardt Development Control Plan 2013. The proposal is considered acceptable and recommended for approval.

2. Proposal

The subject site is known as the Town Hall Hotel, established in 1879 and traded as a hotel until its closure in 2017. It has had a number of commercial uses since, and the application is for internal and external alterations and additions to return the use to a licenced food and drink premises with a capacity for 326 patrons split over two levels including a basement kitchen and storage and third level office use. The following uses are proposed:

- Public bar and Cocktail bars
- Restaurant
- Café
- Deli
- Liquor store

The internal works include:

- Internal demolition
- Internal fit out
- New Basement commercial kitchen, food and beverage storage, bicycle storage
- New lift (basement, ground, and Level 1)
- New public bar, dining room, deli/café/liquor store and amenities to ground level
- New bars, restaurant, kitchen, and amenities to first floor
- Balcony upgrade to Level one (Darling & Montague Street elevation)

The external works include:

- Façade restoration
- New openings to Little Darling Street for loading bay

The works also include the provision of a loading bay to the south elevation off Little Darling Street and minor extension of the basement by way of access stair to the northeast corner of the site and to the side east rear of the basement. There is no additional built form proposed and all works are located wholly within the existing built form and footprint.

3. Site Description

The subject site is located on the southeast corner of Darling and Montague Streets Balmain with rear access off Little Darling Street. The site consists of 1 allotment and is generally rectangular in shape with a total area of approximately 449.1 sqm and is legally described as Lot 1 in DP 441626.

The site has a frontage to Darling Street of 12.19 metres chamfering to Montague Street of approximately 37.45 metres then returning to Little Darling Street of approximately 11.85 metres street.

The site supports an existing part three storey commercial building built in 1879 constructed as a hotel known as The Townhall Hotel. The adjoining properties support mostly double storey commercial and shop top housing with recent developments of apartments within the locale. Predominate buildings such as the Telecom Exchange Building and Balmain Town Hall are located across the street to the west of the site.

The subject site is not listed as a heritage item, however is located in The Valley (Rozelle and Balmain) Conservation Area. The property is also identified as a public house in a recent targeted heritage study being prepared for Council.



4. Background

4(a) Site history

The following application outlines the relevant development history of the subject site and any relevant applications on surrounding properties.

Subject Site (Post closure as a pub – 2017)

Application	Proposal	Decision & Date
CDCP/2020/0273	Demolition of internal walls and associated structures	Issued 25/09/2020
D/2018/607	Extension of existing Sunday trading hours to first floor recreation facility (indoor) use to allow trading between 7:30am and 10:00am	Approved 27/05/2019
OCP/2018/124	FINAL OCC CERT - Change of Use from Class 6 Hotel to class 5 business premises including internal alterations.	Issued 31/01/2018
CDCP/2017/100	Stage 2 Change of Use from class 6 hotel to class 5 business premises including Fire upgrade works required to both levels in accordance with AED Fire Engineering report F2133 FER Rev 01 dated 26 July 2017. See also CDCP2017/97	Issued 27/07/2017
CDCP/2017/97	Stage 1 Ground floor only - change of Use from Class 6 Hotel to class 5 business premises incl. internal alterations for documentation also refer to CDCP2017/100	Issued 21/07/2017

4(b) Application history

The following table outlines the relevant history of the subject application.

Date	Discussion / Letter / Additional Information
20/12/2022	Council requested further information in response to Heritage advice requiring a more comprehensive HIS and some minor design changes.
30/12/2022	The applicant responded with additional information and amended plans to the satisfaction of Heritage subject to conditions.

5. Assessment

The following is a summary of the assessment of the application in accordance with Section 4.15 of the *Environmental Planning and Assessment Act 1979 (EPA Act 1979)*.

5(a) Environmental Planning Instruments

The application has been assessed against the relevant Environmental Planning Instruments listed below:

- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *State Environmental Planning Policy (Biodiversity and Conservation) 2021*

The following provides further discussion of the relevant issues:

5(a)(i) State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 4 Remediation of land

Section 4.16 (1) of the SEPP requires the consent authority not consent to the carrying out of any development on land unless:

*“(a) it has considered whether the land is contaminated, and
(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.”*

In considering the above, there is no evidence of contamination on the site.

There is also no indication of uses listed in Table 1 of the contaminated land planning guidelines within Council's records. The land will be suitable for the proposed use as there is no indication of contamination.

5(a)(ii) State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 10 Sydney Harbour Catchment

The site is not located within the foreshores and waterways area, a Strategic Foreshore site or listed as an item of environmental heritage under the SEPP and as such only the aims of the plan are applicable. The proposal is consistent with these aims.

5(a)(iii) Inner West Local Environmental Plan 2022 (IWLEP 2022)

The application was assessed against the following relevant sections of the *Inner West Local Environmental Plan 2022*:

- Section 1.2 - Aims of Plan
- Section 2.3 - Land Use Table and Zone Objectives
- Section 2.7 – Demolition requires development consent
- Section 4.4 – Floor space ratio
- Section 4.4A – Exception to maximum floor space ratio for active street frontages
- Section 4.5 – Calculation of floor space ratio and site area
- Section 4.6 – Exceptions to development standards
- Section 5.10 – Heritage conservation
- Section 6.1 – Acid sulfate soils
- Section 6.2 – Earthworks
- Section 6.3 – Stormwater management

Section 2.3 Land Use Table and Zone Objectives

The site is zoned B2- Local Centre under the *IWLEP 2022*. The *IWLEP 2022* defines the development as:

Pub means licensed premises under the *Liquor Act 2007* the principal purpose of which is the retail sale of liquor for consumption on the premises, whether or not the premises include hotel or motel accommodation and whether or not food is sold or entertainment is provided on the premises.

The development which is a form of ‘*food and drink premises*’ is permitted with consent within the land use table. The development is consistent with the objectives of the B2 zone.

Section 4 Principal Development Standards

The following table provides an assessment of the application against the development standards:

Standard	Proposal	Non compliance	Complies
Floor Space Ratio Maximum permissible: 1:1 or 441.9 sqm	1.42:1 or 628.1sqm	186.2 sqm or 42%	No

Section 4.6 Exceptions to Development Standards

As outlined in table above, the proposal results in a breach of the following development standard:

- 4.4 Floor space ratio

The applicant seeks a variation to the Floor space ratio development standard under Section 4.4 of the *IWLEP 2022* by 42% (186.2 sqm).

Section 4.6 allows Council to vary development standards in certain circumstances and provides an appropriate degree of flexibility to achieve better design outcomes.

In order to demonstrate whether strict numeric compliance is unreasonable and unnecessary in this instance, the proposed exception to the development standard has been assessed against the objectives and provisions of Section 4.6 of the *IWLEP 2022* below.

A written request has been submitted to Council in accordance with Section 4.6(4)(a)(i) of the *IWLEP 2022* justifying the proposed contravention of the development standard which is summarised as follows:

- *The proposed FSR reduces the existing FSR on the site, despite exceeding the development standard. The area where the density is increased is in the basement of the building. The increased provision of floor space within the building does not compromise the perception of density of the existing built form in its context that otherwise may be perceived adversely in this context, where the FSR is increased in above ground spaces.*
- *The additional (reduced) FSR does not result in adverse physical impacts to neighbouring properties in terms of solar access, overshadowing or visual privacy, with the additional FSR being confined to the basement of the building, and otherwise within, and set back from those boundaries which may be otherwise offended by the development, thus resulting in a neutral outcome*
- *It does not allow for increased patronage of the premises, that may otherwise result in potential adverse acoustic impacts and thus creating a positive environmental planning ground which ensures consistency for the community*
- *Allows for the services component of the development being in the basement that may otherwise occupy frontages of the development that are enabled for activation purposes to the surrounding street frontages, thus enhancing the public domain surrounding the street frontages of the site along Darling Street and Montague Street, thus resulting in a positive environmental planning ground*

The applicant's written rationale adequately demonstrates compliance with the development standard is unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard.

It is considered the development is in the public interest because it is consistent with the objectives of the B2 zone, in accordance with Section 4.6(4)(a)(ii) of the *IWLEP 2022* for the following reasons:

The objectives of the B2 zone are as follows;

- *To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.*
- *To encourage employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To accommodate residential development that complements and promotes the role of local centres as lively town centres in Inner West, with Ashfield town centre as the primary town centre.*
- *To encourage the activation of places through new development that achieves high architectural, urban design and landscape standards at street level*

It is considered the development is in the public interest because it is consistent with the objectives of the B2 zone, in accordance with Section 4.6(4)(a)(ii) of the *IWLEP 2022* as the change of use back to its original use as a pub result in the objectives of the zone being met as listed above, as the proposal development would contribute to providing an establishment which serves the needs of the people in the community and provides employment opportunities in an accessible location.

The objectives of the Floor space ratio development standard are as follows

- *(a) to establish a maximum floor space ratio to enable appropriate development density,*
- *(b) to ensure development density reflects its locality,*
- *(c) to provide an appropriate transition between development of different densities,*
- *(d) to minimise adverse impacts on local amenity,*
- *(e) to increase the tree canopy and to protect the use and enjoyment of private properties and the public domain.*

It is considered the development is in the public interest because it is consistent with the objectives of the Floor space ratio development standard, in accordance with Section 4.6(4)(a)(ii) of the *IWLEP 2022* for the following reasons:

It is considered the development is in the public interest because it is consistent with the objectives of the Floor space ratio development standard, in accordance with Section 4.6(4)(a)(ii) of the *IWLEP 2022* for the following reasons;

- The site exhibits an existing exceedance upon which the proposal does not seek to increase
- Changes to the building are internal and do not contribute to the FSR exceedance
- The built form/envelope remain unchanged from the streetscape
- The proposal affords an appropriate density
- The proposal has minimal impact on the locality
- The proposal subject to conditions will ensure protection of the surrounding amenity, and retain the building as a contributory element of the HCA.

The concurrence of the Planning Secretary may be assumed for matters dealt with by the Local Planning Panel.

The proposal thereby accords with the objective in Section 4.6(1)(b) and requirements of Section 4.6(3)(b) of the *IWLEP 2022*. For the reasons outlined above, there are sufficient

planning grounds to justify the departure from the Floor Space Ratio and it is recommended the Section 4.6 exception be granted.

Clause 5.10 - Heritage Conservation

The subject site is located within the Valley (Rozelle and Balmain) Conservation Area. The application was referred to Council’s Heritage Specialist who has indicated that the subject site, The Townhall Hotel, has been included in a recent heritage study prepared for Inner West Council in conjunction with Strategic Planning to ensure public houses, drinking establishments, within the municipal area are retained and protected.

Council’s Heritage Specialist has indicated that the overall reinstatement of the intended use of the building as a hotel is supported and a positive outcome for the site.

The amended proposal retains an appropriate level of fabric of the Inter-War building and is supportive of the proposal, subject to the deletion of the proposed glass balustrade which is considered unsympathetic to the era of the building. The retention of the existing metal balustrade to the first floor balcony located over the street awning is to be maintained and a condition to this effect is included in the recommendation of this report.

Subject to compliance with the above it is considered that the proposal satisfies the provisions of Clause 5.10 of IWLEP 2022.

5(c) Draft Environmental Planning Instruments

N/A

5(d) Development Control Plans

The application has been assessed and the following provides a summary of the relevant provisions of Leichhardt Development Control Plan 2013.

The following provides discussion of the relevant issues:

LDCP2013	Compliance
Part A: Introductions	
Section 3 – Notification of Applications	Yes
Part B: Connections	
B1.1 Connections – Objectives	Yes
B3.1 Social Impact Assessment	Yes
Part C	
C1.0 General Provisions	Yes
C1.1 Site and Context Analysis	Yes
C1.2 Demolition	Yes
C1.3 Alterations and additions	Yes
C1.4 Heritage Conservation Areas and Heritage Items	Yes
C1.5 Corner Sites	Yes
C1.7 Site Facilities	Yes
C1.8 Contamination	Yes
C1.9 Safety by Design	Yes
C1.10 Equity of Access and Mobility	Yes
C1.11 Parking	Yes

C1.16 Structures in or over the Public Domain: Balconies, Verandahs and Awnings	Yes
C1.17 Minor Architectural Details	Yes
C1.18 Laneways	Yes
Part C: Place – Section 2 Urban Character	
C2.2.2.1 Darling Street Distinctive Neighbourhood Balmain Village Sub Area – Section C2.2.2.1(b)	Yes
Part C: Place – Section 3 – Residential Provisions	
Part C: Place – Section 4 – Non-Residential Provisions	
C4.1 Objectives for Non-Residential Zones	Yes
C4.2 Site Layout and Building Design	Yes
C4.3 Ecologically Sustainable Development	Yes
C4.4 Elevation and Materials	Yes
C4.5 Interface Amenity	Yes
C4.6 Shopfronts	Yes
C4.11 Licensed Premises and Small Bars	Yes
Part D: Energy	
Section 1 – Energy Management	Yes
Section 2 – Resource Recovery and Waste Management	
D2.1 General Requirements	Yes
D2.2 Demolition and Construction of All Development	Yes
D2.4 Non-Residential Development	Yes
Part E: Water	
Section 1 – Sustainable Water and Risk Management	
E1.1 Approvals Process and Reports Required With Development Applications	Yes
E1.1.1 Water Management Statement	Yes
E1.1.3 Stormwater Drainage Concept Plan	Yes
E1.2 Water Management	Yes
E1.2.2 Managing Stormwater within the Site	Yes
E1.2.4 Stormwater Treatment	Yes
E1.2.5 Water Disposal	Yes
E1.2.7 Wastewater Management	Yes
Part F: Food	
Part G: Site Specific Controls	
	N/A

C1.11 Parking

The development proposes a new loading dock to the Little Darling Steet elevation. The loading dock enables assess for storage of goods, waste receptacles and lift access to staff bicycle parking amongst other activities required by the operation of the food and drink premises.

The assessment of the loading provisions was assessed by Councils Development Engineer who concluded that although the loading dock was supportable for smaller vehicle delivery, the access from Little Darling Street by vehicular movement was compromised by on street parking opposite the location. Although the applicant provided a Traffic assessment report that

recommended removal of parking and replacement with no standing and loading signage, the parking is considered too valuable to lose in the locality.

To enable the support of the loading dock to receive goods and to store waste prior to collection, conditions are included in the recommendation requiring the PoM to be amended to reflect the following:

- Garbage to be collected off Little Darling Street, (not from the loading bay) no change to existing situation
- The existing on-street loading zone located on Montague Street shall be used for the parking of vehicles loading goods (other than van or smaller) to be delivered by the loading dock roller door.

The conditions imposed enable operational use for the food and drink premises whilst retaining valuable parking used by residents and Darling Street customers.

C4.5 Interface Amenity

Subject to conditions it is considered that the development will satisfy the objectives and controls of the clause by

- Restricting hours
- Amending the POM to reflect NSW Police requirements and loading requirements
- Adhering to the objectives and controls of Clause 4.11

This section needs to be fleshed out in detail. What needs to be included and why

C4.11 Licensed Premises and Small Bars

To ensure an acceptable balance between the commercial use and recently established residential use within the locale of the site since it closed as a licenced premises in 2017, conditions are included in the recommendation requiring documentation that refer to the requested hours of operation and statements made in the Plan of Management (POM) in reference to 'existing trading hours'

The venue ceased operation in 2017 and is assessed on its merit regarding satisfying the objectives and controls of the clause, given the patronage exceed 120 persons, the venue is not considered 'low impact'.

The applicants S.E.E and POM states the following:

The pub will trade between the existing, approved hours of operation, being 5:00am to 12 Midnight, Monday to Sunday.

It is considered that there are no 'existing approved hours of operation' to the site, as the use ceased operation over 5 years ago and cannot not rely on any existing approval, and the application is not a modification.

Council considers that subject to conditions imposed to the hours of operation, the proposed use to re-establish a food and drink premises, licenced venue as a pub can be supported with more sensitive hours of operation that reflect the changes of development within the immediate locale.

The hours of operation will be limited to the following;

Public bars and cocktail bars

Monday to Sunday	10am till 12 midnight
Saturday	10am till 1am the following day

Café & Deli

Monday to Sunday	6am till 10pm
------------------	---------------

Balcony

Monday to Sunday	10am till 10pm
New Year’s Eve	10am till 12 Midnight

5(e) The Likely Impacts

The assessment of the Development Application demonstrates that, subject to the recommended conditions, the proposal will have minimal impact in the locality.

5(f) The suitability of the site for the development

Provided that any adverse effects on adjoining properties are minimised, this site is considered suitable to accommodate the proposed development, and this has been demonstrated in the assessment of the application.

5(g) Any submissions

The application was notified in accordance with the Community Engagement Framework for a period of 14 days to surrounding properties and 20 submissions were received in response to the initial notification.

- 7 in objection
- 13 in support

The following issues raised in submissions are discussed below:

Use

Comment: The proposed change of use back to a food and drink premises, which includes pub under the definitions of the IWLEP 2022 is permissible in the zone. The assessment of the application has considered representation from surrounding properties within the locale and assessed the supporting documentation from the applicant and considers that the proposal is acceptable as proposed subject to standard conditions that will establish a balance between the commercial use and surround residential use.

Noise/Amenity

Comment: It is noted that since the closure of The Townhall Hotel in 2017 several mixed use developments have been built that include residential dwellings, and also existing shop top uses co-exist in the B2 Local Centre in Darling Street. The application was accompanied with an Acoustic report that was assessed by Councils Health Officer and subject to compliance with the recommendations in the acoustic report it is considered that the expected noise level will be acceptable for the use of Food and Drink Premises within the zone.

The accompanying Plan of Management (POM) establishes the standard requirements of noise complaint register and also outlines the hours of operation for internal and external uses and plant equipment. It is noted that the external balcony, an area of contention, will only operate until 10pm, excluding New Year’s Eve.

Hours of operation

Comment: Several objections had concerns in relation to the hours of operation until 2am. The application and POM indicate the hours of operation for the public bar and its restaurants is 12am Sunday to Friday and 1am on Saturday. The first-floor balcony will cease use after 10pm, excluding New Year's Eve.

The proposed 6am opening of the café / Deli will not be associated with the public bar, the public bar will not operate before 10am subject to imposed conditions – refer to Part 5(d) of this report.

Parking/Traffic

Comment: The application was referred to Councils Development Engineer. The application considered the proposed plans and the Traffic Impact Assessment prepared by Traffix dated August 2022. The site is located within the recognised shopping strip of Darling Street Balmain under Clause C.1.11.7 of Leichhardt Development Control Plan 2013 and does not require the provision of onsite parking. The location is well serviced by public transport and public parking facilities within the locale. The loading bay proposed off Little Darling Street is supported subject to standard conditions and there will be no loss of parking within this locale – refer to C.11 in this report.

Social Impact

Comment: The application was referred to Councils Social Planning division who support the reinstatement of the former use. Subject to conditions, it is considered that the proposal can meet the objectives and achieve community benefit.

Public engagement/notification

Comment: The application was notified in accordance with the Councils Community Consultation requirements. Council was notified of a discrepancy of notification delivery at 359-361 Darling Street and was quickly rectified and notifications sent out.

5(h) The Public Interest

The public interest is best served by the consistent application of the requirements of the relevant Environmental Planning Instruments, and by Council ensuring that any adverse effects on the surrounding area and the environment are appropriately managed.

The proposal is not contrary to the public interest.

6 Referrals**6(a) Internal**

The application was referred to the following internal sections/officers and issues raised in those referrals have been discussed in section 5 above.

- Heritage
- Development Engineer
- Environmental Health
- Building Certification
- Waste Management
- Community Services/Social Planning

6(b) External

The application was referred to the following external bodies and issues raised in those referrals have been discussed in section 5 above.

- NSW Police (Licensing)
- NSW Police (Crime Prevention)

7. Section 7.11 Contributions/7.12 Levy

Section 7.12 levies are payable for the proposal.

The carrying out of the development would result in an increased demand for public amenities and public services within the area. A contribution of \$19,195.59 would be required for the development under the Former Leichhardt Contributions Plan 2020. A condition requiring that contribution to be paid is included in the recommendation.

8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in *Inner West Local Environmental Plan 2022* and Leichhardt Development Control Plan 2013.

The development will not result in any significant impacts on the amenity of the adjoining premises and the streetscape and is considered to be in the public interest.

The application is considered suitable for approval subject to the imposition of appropriate conditions.

9. Recommendation

- A. The applicant has made a written request pursuant to Section 4.6 of the *Inner West Local Environmental Plan 2022*. After considering the request, and assuming the concurrence of the Secretary has been given, the Panel is satisfied that compliance with the Floor Space Ratio standard is unnecessary in the circumstance of the case and that there are sufficient environmental grounds to support the variation. The proposed development will be in the public interest because the exceedance is not inconsistent with the objectives of the standard and of the zone in which the development is to be carried out.
- B. That the Inner West Local Planning Panel exercising the functions of the Council as the consent authority, pursuant to s4.16 of the *Environmental Planning and Assessment Act 1979*, grant consent to Development Application No. DA/2022/0802 for alterations and additions to existing building and use of the premises for a food and drink premises (pub and cafe) at 366 Darling Street, BALMAIN subject to the conditions listed in Attachment A.

Attachment A – Recommended conditions of consent

CONDITIONS OF CONSENT

DOCUMENTS RELATED TO THE CONSENT

1. Documents related to the consent

The development must be carried out in accordance with plans and documents listed below:

Plan, Revision and Issue No.	Plan Name	Date Issued	Prepared by
AR-DA-0100 Issue 05	Level B1 Demolition Plan	27/01/2023	Public Design Studio
AR-DA-0101 Issue 04	Level 00 Demolition Plan	27/01/2023	Public Design Studio
AR-DA-0102 Issue 05	Level 01 Demolition Plan	27/01/2023	Public Design Studio
AR-DA-0103 Issue 05	Level 02 Demolition Plan	27/01/2023	Public Design Studio
AR-DA-0105 Issue 05	Elevation Demolition Plan	27/01/2023	Public Design Studio
AR-DA-0106 Issue 05	Elevation Demolition Plan	27/01/2023	Public Design Studio
AR-DA-0107 Issue 03	Elevation Demolition Plan	27/01/2023	Public Design Studio
AR-DA-0108 Issue 03	Elevation Demolition Plan	27/01/2023	Public Design Studio
AR-DA-0110 Issue 05	Section Demolition Plan	27/01/2023	Public Design Studio
AR-DA-0111 Issue 05	Section Demolition Plan	27/01/2023	Public Design Studio
AR-DA-0112 Issue 03	Section Demolition Plan	27/01/2023	Public Design Studio
AR-DA-0200 Issue 05	Level B1 Floor Plan	27/01/2023	Public Design Studio
AR-DA-0201 Issue 05	Level 00 Floor Plan	27/01/2023	Public Design Studio
AR-DA-0202 Issue 05	Level 01 Floor Plan	27/01/2023	Public Design Studio
AR-DA-0203 Issue 05	Level 02 Floor Plan	27/01/2023	Public Design Studio
AR-DA-0205 Issue 05	Elevation Plan	27/01/2023	Public Design Studio
AR-DA-0206 Issue 05	Elevation Plan	27/01/2023	Public Design Studio
AR-DA-0207 Issue 05	Elevation Plan	27/01/2023	Public Design Studio
AR-DA-0208 Issue 05	Elevation Plan	27/01/2023	Public Design Studio
AR-DA-0210 Issue 05	Section	27/01/2023	Public Design Studio
AR-DA-0211 Issue 05	Section	27/01/2023	Public Design Studio

AR-DA-0212 Issue 05	Section	27/01/2023	Public Design Studio
AR-DA-0300 Issue 01	Front Elevation Detail	27/01/2023	Public Design Studio
AR-DA-0301 Issue 01	Front Elevation Detail	27/01/2023	Public Design Studio
2022044	Plan Of Management	10/01/2023	Hamptons Property Services P/L
220388	Acoustic Assessment	07/09/2022	Pulse White Noise Acoustics
C3.01	Concept Stormwater Plan	12/08/2022	Tekcivil
4119 - Revision C	Operational Waste Management Plan	01/09/2022	Elephants Foot Consulting
220485	BCA Report	August 2022	City Plan

As amended by the conditions of consent.

FEES

2. Section 7.12 (formerly section 94A) Development Contribution Payments

Prior to the issue of a Construction Certificate, written evidence must be provided to the Certifying Authority that a monetary contribution to the Inner West Council has been paid, towards the provision of infrastructure, required to address increased demand for local services generated by additional development within the Local Government Area (LGA). This condition is imposed in accordance with Section 7.12 of the *Environmental Planning and Assessment Act 1979* and in accordance with *Former Leichhardt Local Government Area Section 7.12 Development Contributions Plan 2020*.

Note: Copies of these contribution plans can be inspected at any of the Inner West Council Service Centres or viewed online at <https://www.innerwest.nsw.gov.au/develop/planning-controls/section-94-contributions>

Payment amount*:
\$19,195.59

*Indexing of the Section 7.12 contribution payment:

The contribution amount to be paid to the Council is to be adjusted at the time of the actual payment in accordance with the provisions of the relevant contributions plan. In this regard, you are recommended to make contact with Inner West Council *prior to arranging your payment method* to confirm the correct current payment amount (at the expected time of payment).

Payment methods:

The required contribution must be paid either *by BPAY (to a maximum of \$500,000); unendorsed bank cheque (from an Australian Bank only); EFTPOS (Debit only); credit card (Note: A 1% credit card transaction fee applies to all credit card transactions); cash (to a maximum of \$10,000)*. It should be noted that personal cheques or bank guarantees cannot be accepted for the payment of these contributions. Prior to payment contact Council's Planning Team to review charges to current indexed quarter, please allow a minimum of 2 business days for the invoice to be issued before payment can be accepted.

3. Long Service Levy

Prior to the issue of a Construction Certificate, written evidence must be provided to the Certifying Authority that the long service levy in accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986* has been paid at the prescribed rate of 0.25% of the total cost of the work to either the Long Service Payments Corporation or Council for any work costing \$250,000 or more.

4. Security Deposit - Custom

Prior to the commencement of demolition works or prior to the issue of a Construction Certificate, the Certifying Authority must be provided with written evidence that a security deposit and inspection fee has been paid to Council to cover the cost of making good any damage caused to any Council property or the physical environment as a consequence of carrying out the works and as surety for the proper completion of any road, footpath and drainage works required by this consent.

Security Deposit:	\$5600.00
Inspection Fee:	\$350.00

Payment will be accepted in the form of cash, bank cheque, EFTPOS/credit card (to a maximum of \$10,000) or bank guarantee. Bank Guarantees must not have an expiry date.

The inspection fee is required for the Council to determine the condition of the adjacent road reserve and footpath prior to and on completion of the works being carried out.

Should any of Council's property and/or the physical environment sustain damage during the course of the demolition or construction works, or if the works put Council's assets or the environment at risk, or if any road, footpath or drainage works required by this consent are not completed satisfactorily, Council may carry out any works necessary to repair the damage, remove the risk or complete the works. Council may utilise part or all of the security deposit to restore any damages, and Council may recover, in any court of competent jurisdiction, any costs to Council for such restorations.

A request for release of the security may be made to the Council after all construction work has been completed and a final Occupation Certificate issued.

The amount nominated is only current for the financial year in which the initial consent was issued and is revised each financial year. The amount payable must be consistent with Council's Fees and Charges in force at the date of payment.

GENERAL CONDITIONS

5. Noise – Consultant’s Recommendations

The recommendations contained in the acoustic report prepared by Pulse White Noise Acoustics Pty Ltd reference 220388 - Town Hall Balmain - DA Acoustic Assessment – R4 dated 7th September 2022 must be implemented.

6. Waste Management Plan

Prior to the commencement of any works (including any demolition works), the Certifying Authority is required to be provided with a Recycling and Waste Management Plan (RWMP) in accordance with the relevant Development Control Plan.

7. Erosion and Sediment Control

Prior to the issue of a commencement of any works (including any demolition works), the Certifying Authority must be provided with an erosion and sediment control plan and

specification. Sediment control devices must be installed and maintained in proper working order to prevent sediment discharge from the construction site.

8. Works Outside the Property Boundary

This development consent does not authorise works outside the property boundaries on adjoining lands.

9. Stormwater Drainage System – Simple

Stormwater runoff from all roof and paved areas within the property must be collected in a system of gutters, down pipe, pits and pipelines discharged by gravity to the kerb and gutter of a public road.

Any existing component of the stormwater system that is to be retained must be checked and certified by a Licensed Plumber or qualified practising Civil Engineer to be in good condition and operating satisfactorily.

If any component of the existing system is not in good condition and /or not operating satisfactorily and/or impacted by the works and/or legal rights for drainage do not exist, the drainage system must be upgraded to discharge legally by gravity to the kerb and gutter of a public road.

10. Boundary Alignment Levels

Alignment levels for the site at all pedestrian and vehicular access locations must match the existing back of footpath levels at the boundary.

PRIOR TO ANY DEMOLITION

11. Dilapidation Report

Prior to any works commencing (including demolition), the Certifying Authority and owners of identified properties, must be provided with a colour copy of a dilapidation report prepared by a suitably qualified person. The report is required to include colour photographs of all the adjoining property 364 Darling Street Balmain to the Certifying Authority's satisfaction. In the event that the consent of the adjoining property owner cannot be obtained to undertake the report, copies of the letter/s that have been sent via registered mail and any responses received must be forwarded to the Certifying Authority before work commences.

12. Construction Fencing

Prior to the commencement of any works (including demolition), the site must be enclosed with suitable fencing to prohibit unauthorised access. The fencing must be erected as a barrier between the public place and any neighbouring property.

13. Advising Neighbours Prior to Excavation

At least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.

14. Hoardings

The person acting on this consent must ensure the site is secured with temporary fencing prior to any works commencing.

If the work involves the erection or demolition of a building and is likely to cause pedestrian or vehicular traffic on public roads or Council controlled lands to be obstructed or rendered inconvenient, or building involves the enclosure of public property, a hoarding or fence must be erected between the work site and the public property. An awning is to be erected,

sufficient to prevent any substance from, or in connection with, the work falling onto public property.

Separate approval is required from the Council under the *Roads Act 1993* to erect a hoarding or temporary fence or awning on public property.

15. Construction Traffic Management Plan

Prior to any demolition, the Certifying Authority, must be provided with a detailed Construction Traffic Management Plan (CTMP) to cater for construction prepared by a person with RMS accreditation to prepare a work zone traffic management plan. Details must include haulage routes, estimated number of vehicle movements, truck parking areas, work zones, crane usage, etc., related to demolition/construction activities. A work zone approval must be obtained.

PRIOR TO CONSTRUCTION CERTIFICATE

16. Structural Certificate for retained elements of the building

Prior to the issue of a Construction Certificate, the Certifying Authority is required to be provided with a Structural Certificate prepared by a practising structural engineer, certifying the structural adequacy of the property and its ability to withstand the proposed additional, or altered structural loads during all stages of construction. The certificate must also include all details of the methodology to be employed in construction phases to achieve the above requirements without result in demolition of elements marked on the approved plans for retention.

17. Food Premises – Odour Emission Control

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with details demonstrating that emission control equipment has been provided in the mechanical exhaust system that effectively minimises the emission of odours, vapours and oils.

18. Light Spill

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with details demonstrating that any lighting of the premises complies with Australian Standard AS4282:1992: Control of Obtrusive Effects of Outdoor Lighting.

19. Sydney Water – Tap In

Prior to the issue of a Construction Certificate, the Certifying Authority is required to ensure approval has been granted through Sydney Water's online 'Tap In' program to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met.

Note: Please refer to the web site <http://www.sydneywater.com.au/tapin/index.htm> for details on the process or telephone 13 20 92

20. Fire Safety Upgrade

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a report and plans detailing how the buildings, which are subject to the consent, will be brought into full or partial conformity with the Building Code of Australia. The report must include:

- a. A fire safety audit which shall cover Sections C, D and E of Building Code of Australia and to identify general areas of non-compliance against the deemed to satisfy fire safety provisions, and address the performance requirements of the BCA where relevant. The recommendations for the fire safety upgrade shall be indicated on amended plans;

- b. Review the current on site fire safety measures including their relevant standard of performance; and
- c. The report shall include an updated Fire safety schedule stipulating the existing and proposed essential fire safety measures, including their relevant standards of performance.

21. Balustrades

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with plans indicating that the balustrades are constructed of vertical metal elements or vertical timber elements that relate to the age and style of the house.

22. Dilapidation Report – Pre-Development – Minor

Prior to the issue of a Construction Certificate or any demolition, the Certifying Authority must be provided with a dilapidation report including colour photos showing the existing condition of the footpath and roadway adjacent to the site.

23. Driveway Long Section - Dwelling

The vehicular crossing and driveway ramp to the site shall be designed to satisfy the ground clearance template (Figure C1) from AS/NZS 2890.1-2004 Parking Facilities: Off-street car parking. A long section, along both sides of the proposed vehicular crossing and ramp, drawn at a 1:20 or 1:25 natural scale, shall be submitted to and approved by Council before the issue of a Construction Certificate. The long section shall begin from the centreline of the adjacent road to a minimum of 3 metres into the property. The long section approved by Council shall define the Alignment Levels at the property boundary. The long section shall show both existing surface levels and proposed surface levels with changes.

24. Public Domain Works – Prior to Construction Certificate

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a public domain works design, prepared by a qualified practising Civil Engineer who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng) and evidence that the works on the Road Reserve have been approved by Council under Section 138 of the *Roads Act 1993* incorporating the following requirements:

- a. The construction of heavy duty vehicular crossings to all vehicular access locations and removal of all redundant vehicular crossings to the site;
- b. Installation of a stormwater outlet to the kerb and gutter.

works must be completed prior to the issue of an Occupation Certificate.

25. Parking Facilities – Major (including basement)

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with plans certified by a suitably qualified Civil Engineer who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng) demonstrating the following:

- a. Consideration shall be given to relocating some of the bicycle parking on the ground floor level
- b. A loading dock/waste servicing management plan shall be provided to ensure efficient servicing of the site utilising the loading dock (when available) and the loading zone off Montague Street;

DURING DEMOLITION AND CONSTRUCTION**26. Documentation of Demolition and Construction Waste**

All waste docketts from the recycling and/or disposal of any demolition and construction waste generated from the works must be retained on site.

PRIOR TO OCCUPATION CERTIFICATE**27. Noise – Acoustic Report**

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with an acoustic report prepared by suitably qualified acoustic consultant which demonstrates and certifies that noise and vibration emissions from the development comply with the relevant provisions of *the Protection of the Environment Operations Act 1997* and conditions of Council's approval, including any recommendations of the acoustic report referenced in the conditions of the approval. The acoustic report is to be prepared by a suitably qualified and experienced acoustic consultant and any recommendations must be consistent with the approved plans.

28. Food Premises Grease Trap – Trade Waste Agreement

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with certification confirming that the grease trap has been installed to the premises in accordance with Australian Standard AS 3500 and the National Plumbing and Drainage Code. A copy of the Sydney Water Trade Waste Agreement must also accompany the certification.

29. Heavy Duty Vehicle Crossing

Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that heavy duty concrete vehicle crossing/s, in accordance with Council's Standard crossing and footpath specifications and AUS-SPEC#2-"Roadworks Specifications" has been constructed at the vehicular access locations.

30. Licensed Premises – Plan of Management

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with an amended Plan of Management for the operation of the licensed premises that addresses the following:

- a. Compliance with the relevant conditions of approval;
- b. Minimise the potential impact of the operation of the premises on nearby residents;
- c. Effectively minimise and manage anti-social behaviour;
- d. Minimise noise emissions and associated nuisances;
- e. Effectively manage and respond to resident complaints;
- f. Ensure responsible service of alcohol and harm minimisation; and
- g. Patron conductivity and security.
- h. No smoking or vaping on the premises - Smoking and Vaping to be located off Montague Street.
- i. Please amend the plan of management POM (Responsible Service of Alcohol) the applicant sites LR (Liquor Regulations) 2008. **Current Liquor Regulations 2018**
- j. POM Harm Minimisation (persons caught dealing, purchasing or consuming drugs) Please add – **Police to be contacted the moment a drug suspicion is raised. Illicit drugs are illegal and police are obliged to be contacted.**
- k. Closed Circuit Television Cameras (CCTV) – CCTV systems will be installed throughout the premises and at each of the entry and egress points. Please consider to re-write to suit standard CCTV conditions utilised by Council and Liquor and Gaming NSW. **CCTV cameras are to be maintained throughout the premises and cover all areas of the premises accessible by patrons excluding toilets**

- l. "Subject to Hotel Management being able to first make a copy prior to handing over footage." is to be removed from POM reference CCTV
- m. Add to CCTV - The premises is to operate at all times with a member of staff being able to gain physical access to and be able to operate the CCTV system to ensure playback of footage can be access at anytime the premises is operating.
- n. Loading/unloading: The loading bay shall only be utilised by Vans and smaller vehicles, all other vehicles to load/unload in the specified on-street loading bay located on Montague Street
- o. Garbage collection: All garbage collection to occur on-street from Little Darling Street (not from the internal loading bay)

31. No Encroachments

Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that any encroachments on to Council road or footpath resulting from the building works have been removed, including opening doors, gates and garage doors with the exception of any awnings or balconies approved by Council.

32. Protect Sandstone Kerb

Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that any stone kerb, damaged as a consequence of the work that is the subject of this development consent, has been replaced.

33. Public Domain Works

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with written evidence from Council that the following works on the Road Reserve have been completed in accordance with the requirements of the approval under Section 138 of the *Roads Act 1993* including:

- a. Heavy duty concrete vehicle crossing(s) at the vehicular access location(s); and
- b. Other works subject to the *Roads Act 1993* approval.

All works must be constructed in accordance with Council's standards and specifications and AUS-SPEC#2-"Roadworks Specifications".

34. Parking Signoff – Minor Developments

Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with certification from a qualified practising Civil Engineer that the vehicle access and off street parking facilities have been constructed in accordance with the approved design and relevant Australian Standards.

ON-GOING

35. Bin and Reusable Item Storage

All bins and reusable items such as kegs are to be stored within the site.

36. Documentation of Businesses Waste Services

All businesses must have written evidence of all valid and current contracts and/ or tip dockets for the disposal and/ or processing of all waste streams generated from the site.

37. Noise General

The proposed use of the premises and the operation of all plant and equipment must not give rise to an 'offensive noise' as defined in the *Protection of the Environment Operations Act 1997* and Regulations, NSW EPA Noise Policy for Industry and NSW EPA Noise Guide for Local Government.

38. Noise – Licensed Premises (7am – 12midnight)

The LA10 noise level emitted from the premises, measured between the hours of 7am and 12 midnight, is not to exceed the background noise level in any octave band frequency (centred on 31.5Hz to 8 kHz inclusive) by more than 5 dB, when measured at the boundary of any adjoining residence.

39. Noise – Licensed Premises (12midnight – 7am)

The LA10 noise level emitted from the premises, measured between the hours of midnight and 7am, is not to exceed the background noise level in any octave band frequency (centred on 31.5Hz to 8 kHz inclusive), when measured at the boundary of any adjoining residence.

40. Licensed Premises – Plan of Management - Operation

The operation of the premises complying at all times with the approved Plan of Management. The Plan of Management is not to be further amended without the prior written approval of the Council. If there is any inconsistency between the Plan of Management and the conditions of this consent, the conditions of consent shall prevail to the extent of that inconsistency.

41. Commercial Waste/Recycling Collection

The collection of waste and recycling must only occur between 7:00am and 8:00pm weekdays and 9:00am and 5:00pm weekends and public holidays, to avoid noise disruption on the surrounding area, Garbage and recycling must not be placed on the street for collection more than one (1) hour before the scheduled collection time. Garbage bins and containers are to be removed from the street within one (1) hour after collection.

42. Hours of Operation

- a. The hours of operation of the premises must not exceed the following:

Public Bars, Cocktail Bars & Restaurants	Hours
Monday to Sunday	10am till 12 Midnight
Saturday	10am till 1am to the following day
Cafe & Deli	Hours
Monday to Sunday	6am till 10pm
Balcony	Hours
Monday to Sunday	10am till 10pm
New Year's Eve	10am till 12 Midnight

- b. Service is to cease 30 minutes before ceasing of trading hours.

43. Noise – Licensed Premises – Music/Smoking & Vaping

There is to be no entertainment in the form of amplified music on any part of the outdoor area at any time. There is to be no smoking or vaping on any part of the outdoor area at any time

44. Noise – Licensed Premises/Entertainment Venues – Acoustic Report

During the first sixty (60) days of entertainment being provided at the premises, the following acoustic measures must be undertaken:

- a. A suitably qualified acoustic consultant must be appointed to:
 - i. measure and verify the noise emanating from the premises; and
 - ii. if necessary, make recommendations to ensure that the noise emanating from the premises complies with the noise criteria.
- b. The noise measurements must be:

- i. undertaken without the knowledge of the applicant, manager or operator of the premises;
 - ii. taken on at least three (3) different occasions on three (3) different days of the week (excluding Monday, Tuesday and Wednesday) from 11pm until the end of the public entertainment or close of business, whichever occurs first, and
 - iii. Submitted to the Certifying Authority within four (4) weeks of testing.
 - c. If the acoustic consultant recommends that additional treatment or works be undertaken those recommendations must be:
 - i. submitted to Certifying Authority with the noise measurements;
 - ii. implemented to the acoustic consultant's satisfaction before the end of the first sixty (60) days of public entertainment provided on the premises; and
 - iii. If the acoustic consultant's recommendations are not implemented in accordance with this condition, the relevant element of trading (ie outdoor area access)/ public entertainment on the premises must cease until such time as the recommendations are implemented and verified.

ADVISORY NOTES

Health Premises Registration – Generic

The premises are required to be registered with Council's Environment Health Team in accordance with the following relevant legislation:

- a. *Food Shop - Food Act 2003*;
- b.

Food Premises Certification

The food premises design, construction and operation is in accordance with the following:

- a. *Food Act 2003*;
- b. *Food Regulation 2010*;
- c. Australia and New Zealand Food Standards Code;
- d. Australian Standard AS 4674 – 2004 (Design, construction and fit-out of food premises);
- e. Australian Standard AS 1668 Part 1 – 1998; and
- f. Australian Standard AS 1668 Part 2 – 2012.

Food Premises Waste Storage Area

To ensure adequate storage and collection of waste from the food premises, all garbage and recyclable materials must be stored in a designated waste storage area. The designated waste storage area must be designed and constructed in accordance with the Australian Standard AS 4674 – 2004 (Design, construction and fit-out of food premises) and Australia and New Zealand Food Standards Code.

Mechanical Ventilation System Certification

The mechanical ventilation systems are to be designed, constructed and operated in accordance with the following:

- a. Australian Standard AS 1668 Part 1 – 1998;
- b. Australian Standard AS 1668 Part 2 – 2012;
- c. Australian Standard 3666.1 – 2011;
- d. Australian Standard 3666.2 – 2011; and
- e. Australian Standard 3666.3 - 2011.

The system must be located in accordance with the approved plans and/or within the building envelope, design and form of the approved building. Any modifications to the

approved plans required to house the system must be the subject of further approval from Council.

Prescribed Conditions

This consent is subject to the prescribed conditions of consent within Sections 69-86 of the *Environmental Planning and Assessment Regulations 2021*.

Notification of commencement of works

At least 7 days before any demolition work commences:

- a. The Council must be notified of the following particulars:
 - i. the name, address, telephone contact details and licence number of the person responsible for carrying out the work; and
 - ii. the date the work is due to commence and the expected completion date; and
- b. A written notice must be placed in the letter box of each directly adjoining property identified advising of the date the work is due to commence.

Storage of Materials on public property

The placing of any materials on Council's footpath or roadway is prohibited, without the prior consent of Council.

Toilet Facilities

The following facilities must be provided on the site:

- a. Toilet facilities in accordance with WorkCover NSW requirements, at a ratio of one toilet per every 20 employees; and
- b. A garbage receptacle for food scraps and papers, with a tight fitting lid.

Facilities must be located so that they will not cause a nuisance.

Infrastructure

The developer must liaise with the Sydney Water Corporation, Ausgrid, AGL and Telstra concerning the provision of water and sewerage, electricity, natural gas and telephones respectively to the property. Any adjustment or augmentation of any public utility services including Gas, Water, Sewer, Electricity, Street lighting and Telecommunications required as a result of the development must be undertaken before occupation of the site.

Other Approvals may be needed

Approvals under other acts and regulations may be required to carry out the development. It is the responsibility of property owners to ensure that they comply with all relevant legislation. Council takes no responsibility for informing applicants of any separate approvals required.

Failure to comply with conditions

Failure to comply with the relevant provisions of the *Environmental Planning and Assessment Act 1979* and/or the conditions of this consent may result in the serving of penalty notices or legal action.

Other works

Works or activities other than those approved by this Development Consent will require the submission of a new Development Application or an application to modify the consent under Section 4.55 of the *Environmental Planning and Assessment Act 1979*.

Obtaining Relevant Certification

This development consent does not remove the need to obtain any other statutory consent or approval necessary under any other Act, such as (if necessary):

- a. Application for any activity under that Act, including any erection of a hoarding;
- b. Application for a Construction Certificate under the *Environmental Planning and Assessment Act 1979*;
- c. Application for an Occupation Certificate under the *Environmental Planning and Assessment Act 1979*;
- d. Application for a Subdivision Certificate under the *Environmental Planning and Assessment Act 1979* if land (including stratum) subdivision of the development site is proposed;
- e. Application for Strata Title Subdivision if strata title subdivision of the development is proposed;
- f. Development Application for demolition if demolition is not approved by this consent; or
- g. Development Application for subdivision if consent for subdivision is not granted by this consent.

Disability Discrimination Access to Premises Code

The *Disability Discrimination Act 1992* (Commonwealth) and the *Anti-Discrimination Act 1977* (NSW) impose obligations on persons relating to disability discrimination. Council's determination of the application does not relieve persons who have obligations under those Acts of the necessity to comply with those Acts.

National Construction Code (Building Code of Australia)

A complete assessment of the application under the provisions of the National Construction Code (Building Code of Australia) has not been carried out. All building works approved by this consent must be carried out in accordance with the requirements of the National Construction Code.

Notification of commencement of works

Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the PCA (not being the council) has given the Council written notice of the following information:

- a. In the case of work for which a principal contractor is required to be appointed:
 - i. The name and licence number of the principal contractor; and
 - ii. The name of the insurer by which the work is insured under Part 6 of that Act.
- b. In the case of work to be done by an owner-builder:
 - i. The name of the owner-builder; and
 - ii. If the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

Dial before you dig

Contact "Dial Prior to You Dig" prior to commencing any building activity on the site.

Useful Contacts

BASIX Information	1300 650 908 weekdays 2:00pm - 5:00pm www.basix.nsw.gov.au
Department of Fair Trading	13 32 20 www.fairtrading.nsw.gov.au Enquiries relating to Owner Builder Permits and Home Warranty Insurance.

Dial Prior to You Dig	1100 www.dialprior toyoudig.com.au
Landcom	9841 8660 To purchase copies of Volume One of "Soils and Construction"
Long Service Payments Corporation	131441 www.lspc.nsw.gov.au
NSW Food Authority	1300 552 406 www.foodnotify.nsw.gov.au
NSW Government	www.nsw.gov.au/fibro www.diySAFE.nsw.gov.au Information on asbestos and safe work practices.
NSW Office of Environment and Heritage	131 555 www.environment.nsw.gov.au
Sydney Water	13 20 92 www.sydneywater.com.au
Waste Service - SITA Environmental Solutions	1300 651 116 www.wasteservice.nsw.gov.au
Water Efficiency Labelling and Standards (WELS)	www.waterrating.gov.au
WorkCover Authority of NSW	13 10 50 www.workcover.nsw.gov.au Enquiries relating to work safety and asbestos removal and disposal.

Amenity Impacts General

The use of the premises must not give rise to an environmental health nuisance to the adjoining or nearby premises and environment. There are to be no emissions or discharges from the premises, which will give rise to a public nuisance or result in an offence under the *Protection of the Environment Operations Act 1997* and Regulations. The use of the premises and the operation of plant and equipment must not give rise to the transmission of a vibration nuisance or damage other premises.

Fire Safety Certificate

The owner of the premises, as soon as practicable after the Final Fire Safety Certificate is issued, must:

- a. Forward a copy of the Final Safety Certificate and the current Fire Safety Schedule to the Commissioner of Fire and Rescue New South Wales and the Council; and
- b. Display a copy of the Final Safety Certificate and Fire Safety Schedule in a prominent position in the building (i.e. adjacent the entry or any fire indicator panel).

Every 12 months after the Final Fire Safety Certificate is issued the owner must obtain an Annual Fire Safety Statement for each of the Fire Safety Measures listed in the Schedule. The Annual Fire Safety Statement must be forwarded to the Commissioner and the Council and displayed in a prominent position in the building.

Construction of Vehicular Crossing

The vehicular crossing and/or footpath works are required to be constructed by your own contractor. You or your contractor must complete an application for *Construction of a Vehicular Crossing & Civil Works* form, lodge a bond for the works, pay the appropriate fees and provide evidence of adequate public liability insurance, prior to commencement of works.

Lead-based Paint

Buildings built or painted prior to the 1970's may have surfaces coated with lead-based paints. Recent evidence indicates that lead is harmful to people at levels previously thought safe. Children particularly have been found to be susceptible to lead poisoning and cases of acute child lead poisonings in Sydney have been attributed to home renovation activities involving the removal of lead based paints. Precautions should therefore be taken if painted surfaces are to be removed or sanded as part of the proposed building alterations, particularly where children or pregnant women may be exposed, and work areas should be thoroughly cleaned prior to occupation of the room or building.

Permits

Where it is proposed to occupy or carry out works on public roads or Council controlled lands, the person acting on this consent must obtain all applicable Permits from Council in accordance with Section 68 (Approvals) of the *Local Government Act 1993* and/or Section 138 of the *Roads Act 1993*. Permits are required for the following activities:

- a. Work zone (designated parking for construction vehicles). Note that a minimum of 2 months should be allowed for the processing of a Work Zone application;
- b. A concrete pump across the roadway/footpath;
- c. Mobile crane or any standing plant;
- d. Skip Bins;
- e. Scaffolding/Hoardings (fencing on public land);
- f. Public domain works including vehicle crossing, kerb & guttering, footpath, stormwater, etc.;
- g. Awning or street veranda over the footpath;
- h. Partial or full road closure; and
- i. Installation or replacement of private stormwater drain, utility service or water supply.

If required contact Council's Road Access team to ensure the correct Permit applications are made for the various activities. Applications for such Permits must be submitted and approved by Council prior to the commencement of the works associated with such activity.

Insurances

Any person acting on this consent or any contractors carrying out works on public roads or Council controlled lands is required to take out Public Liability Insurance with a minimum cover of twenty (20) million dollars in relation to the occupation of, and approved works within those lands. The Policy is to note, and provide protection for Inner West Council, as an interested party and a copy of the Policy must be submitted to Council prior to commencement of the works. The Policy must be valid for the entire period that the works are being undertaken on public property.

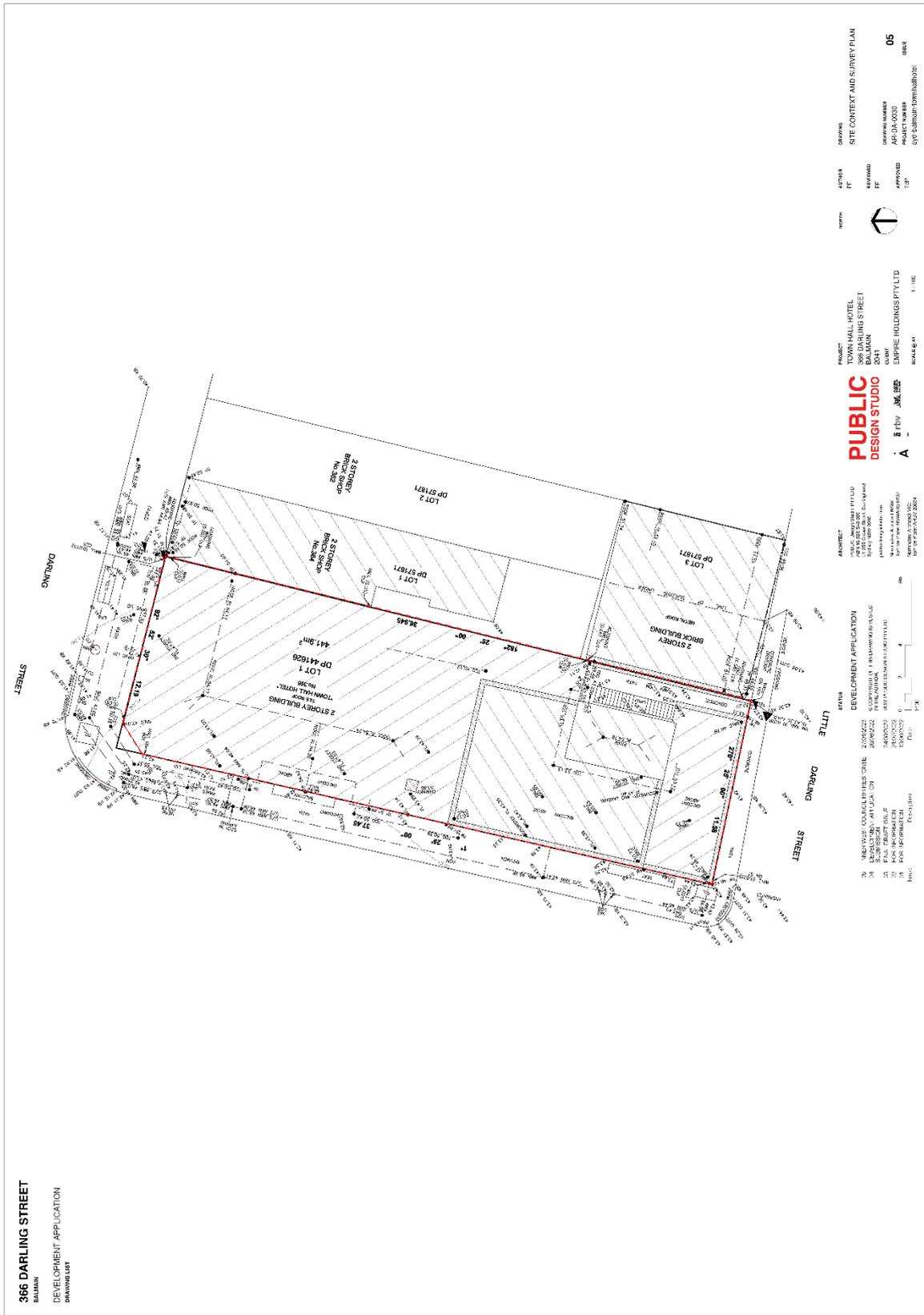
Public Domain and Vehicular Crossings

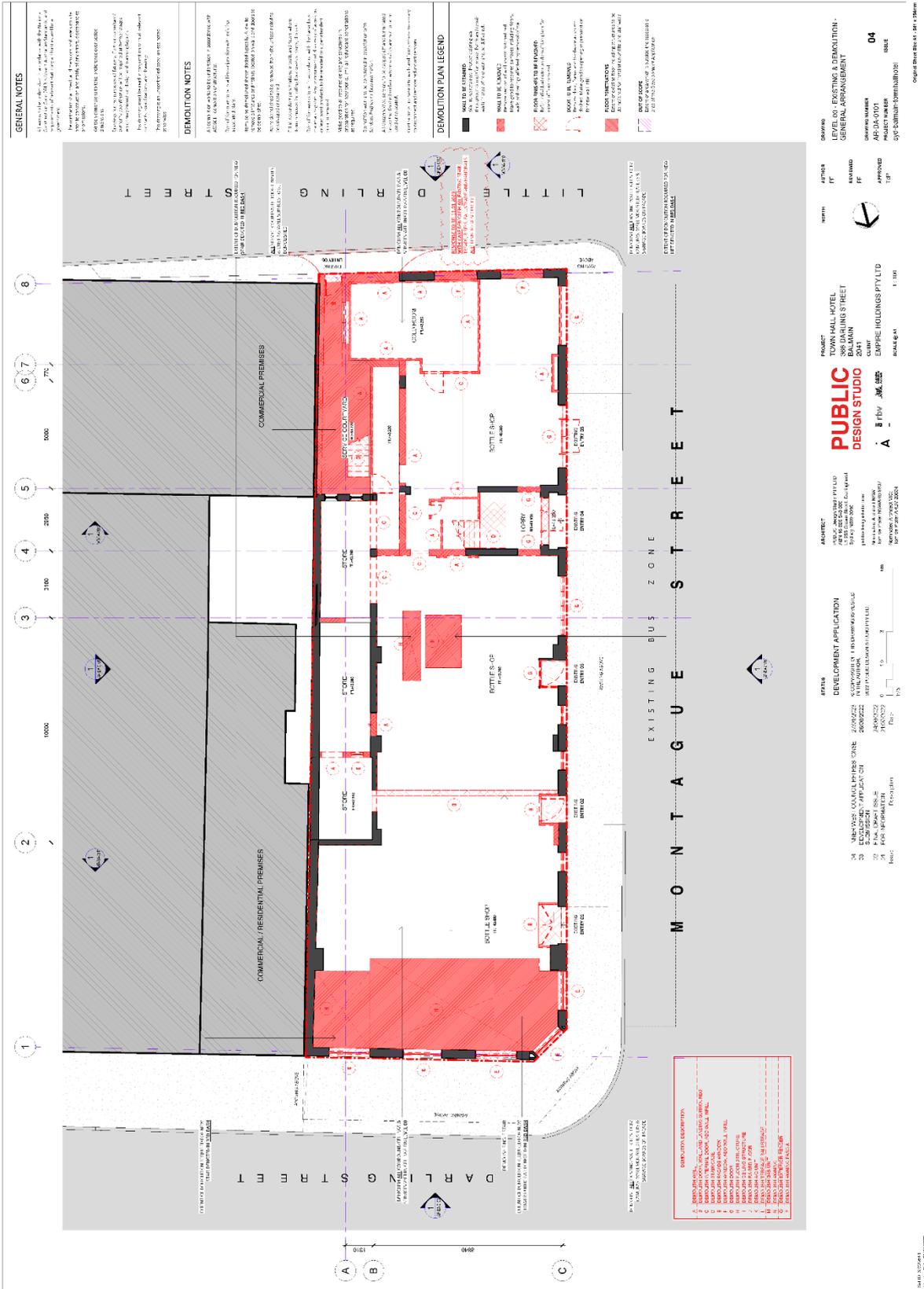
The vehicular crossing and/or footpath works are required to be constructed by your contractor. You or your contractor must complete an application for *Design of Vehicle Crossing and Public Domain Works – Step 1* form and *Construction of Vehicle Crossing and Public Domain Works – Step 2* form, lodge a bond for the works, pay the appropriate fees and provide evidence of adequate public liability insurance, before commencement of works.

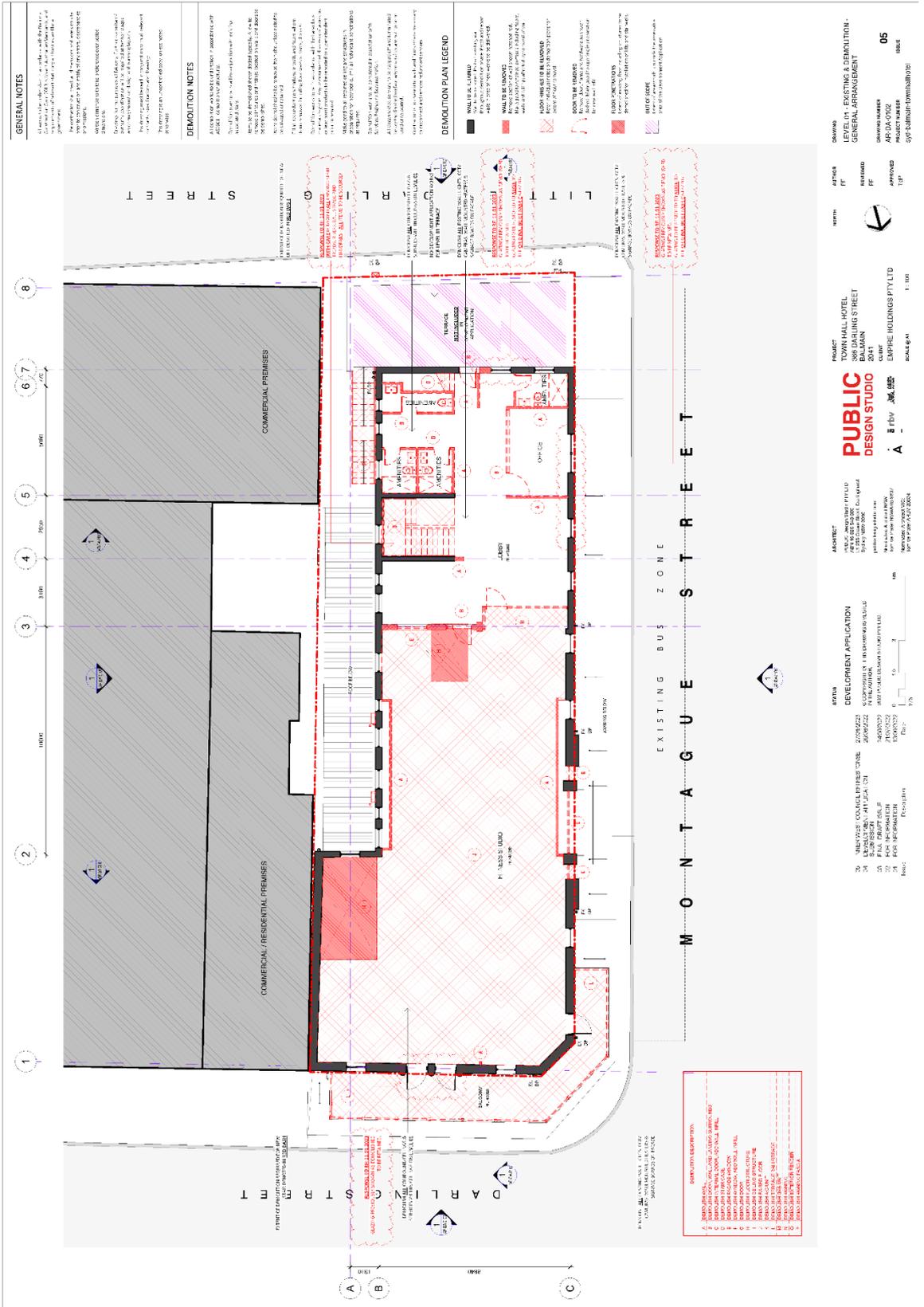
You are advised that Council has not undertaken a search of existing or proposed utility services adjacent to the site in determining this application. Any adjustment or augmentation of any public utility services including Gas, Water, Sewer, Electricity, Street lighting and Telecommunications required as a result of the development must be at no cost to Council. Any damage caused during construction to Council assets on the road reserve or on Council or Crown land must be repaired at no cost to Council.

Any driveway crossovers or other works within the road reserve must be provided at no cost to Council.

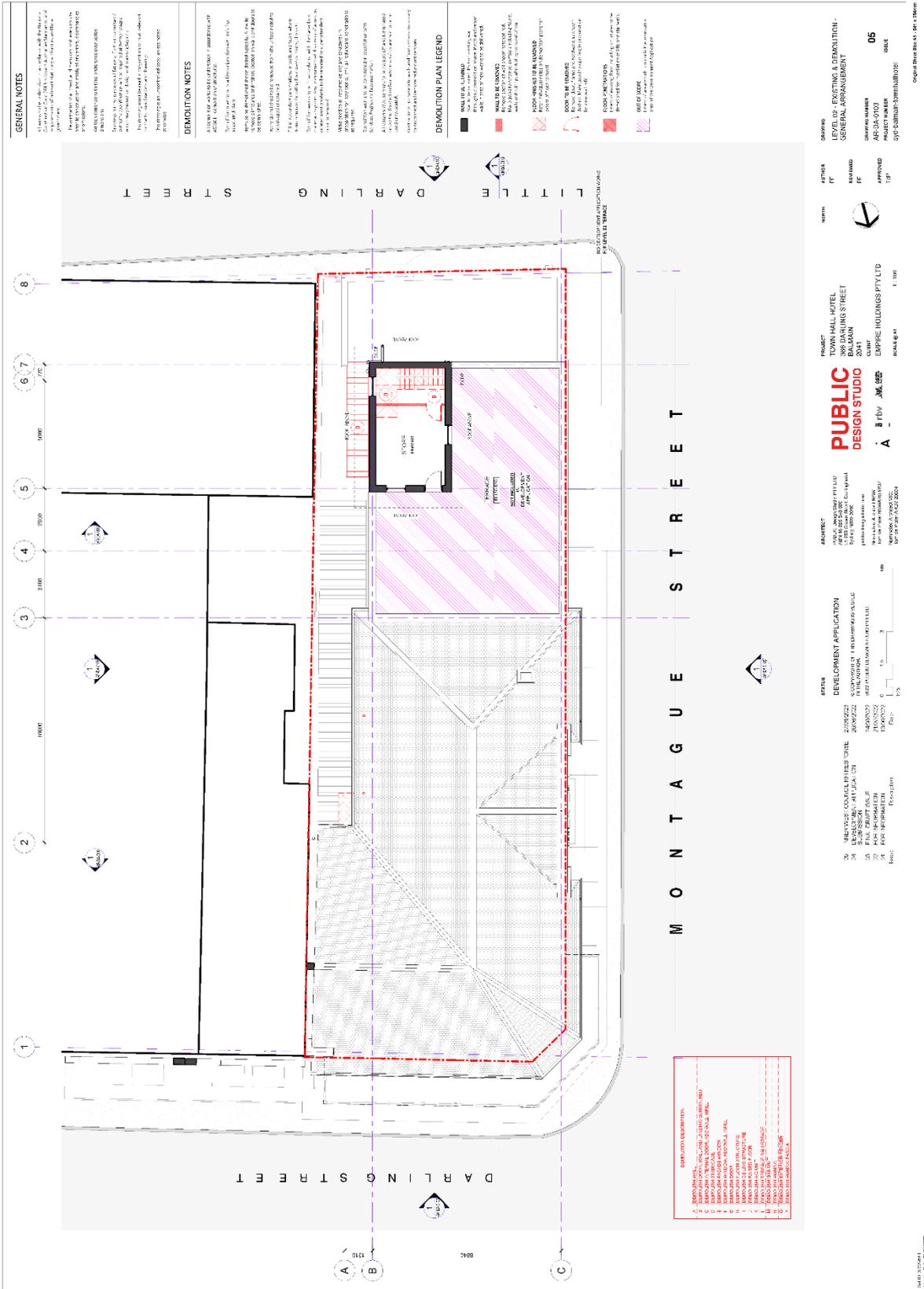
No consent is given or implied for any Encroachments onto Council's road or footpath of any service pipes, sewer vents, boundary traps, downpipes, gutters, eaves, awnings, stairs, doors, gates, garage tilt up panel doors or any structure whatsoever, including when open.







Document No: 2024-00000001
Version: 1.00000001



GENERAL NOTES

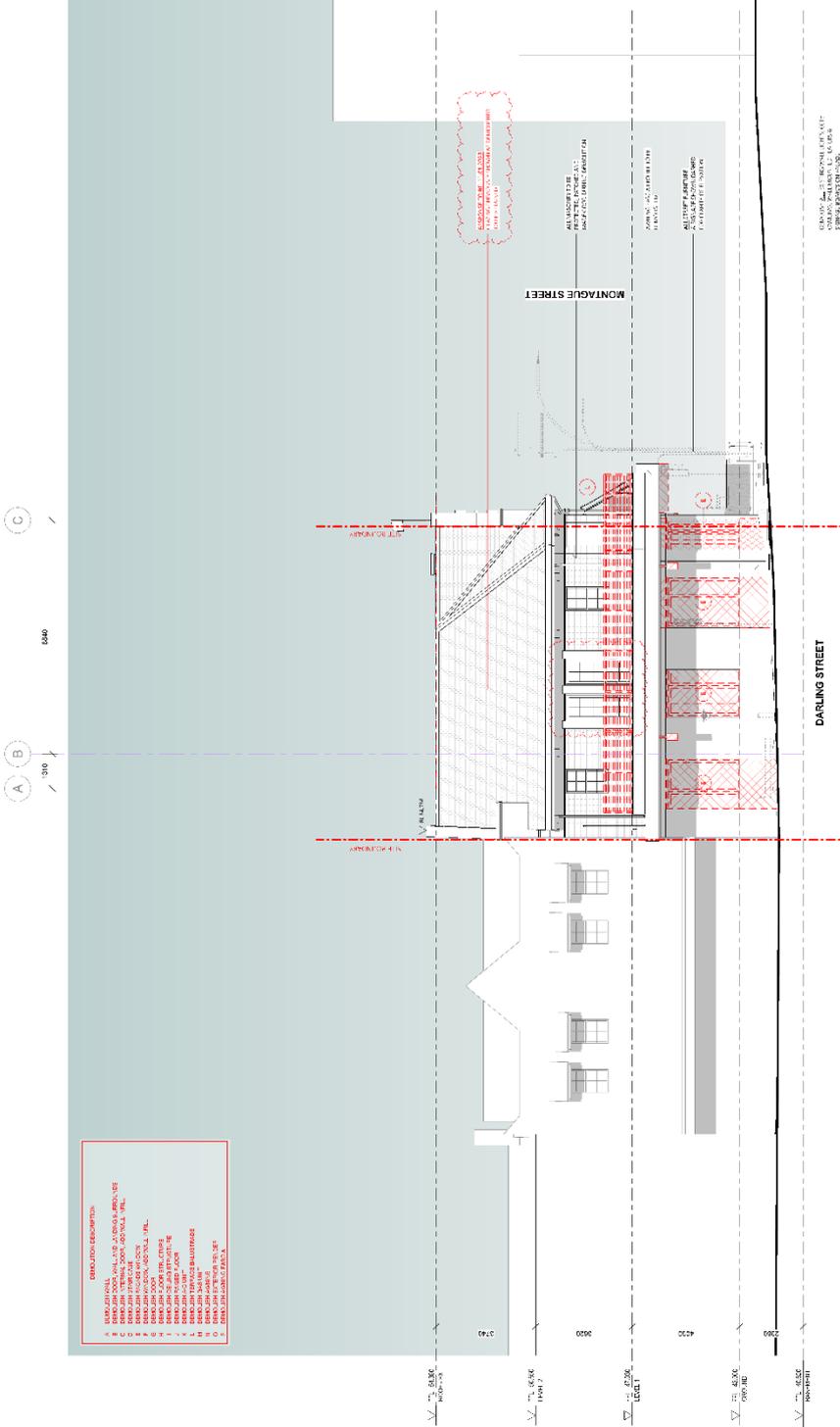
- 1. All work to be done in accordance with the relevant codes of practice, standards, specifications and any other relevant documents.
- 2. All work to be done in accordance with the relevant codes of practice, standards, specifications and any other relevant documents.
- 3. All work to be done in accordance with the relevant codes of practice, standards, specifications and any other relevant documents.
- 4. All work to be done in accordance with the relevant codes of practice, standards, specifications and any other relevant documents.
- 5. All work to be done in accordance with the relevant codes of practice, standards, specifications and any other relevant documents.
- 6. All work to be done in accordance with the relevant codes of practice, standards, specifications and any other relevant documents.
- 7. All work to be done in accordance with the relevant codes of practice, standards, specifications and any other relevant documents.
- 8. All work to be done in accordance with the relevant codes of practice, standards, specifications and any other relevant documents.
- 9. All work to be done in accordance with the relevant codes of practice, standards, specifications and any other relevant documents.
- 10. All work to be done in accordance with the relevant codes of practice, standards, specifications and any other relevant documents.

DEMOLITION NOTES

- 1. All work to be done in accordance with the relevant codes of practice, standards, specifications and any other relevant documents.
- 2. All work to be done in accordance with the relevant codes of practice, standards, specifications and any other relevant documents.
- 3. All work to be done in accordance with the relevant codes of practice, standards, specifications and any other relevant documents.
- 4. All work to be done in accordance with the relevant codes of practice, standards, specifications and any other relevant documents.
- 5. All work to be done in accordance with the relevant codes of practice, standards, specifications and any other relevant documents.
- 6. All work to be done in accordance with the relevant codes of practice, standards, specifications and any other relevant documents.
- 7. All work to be done in accordance with the relevant codes of practice, standards, specifications and any other relevant documents.
- 8. All work to be done in accordance with the relevant codes of practice, standards, specifications and any other relevant documents.
- 9. All work to be done in accordance with the relevant codes of practice, standards, specifications and any other relevant documents.
- 10. All work to be done in accordance with the relevant codes of practice, standards, specifications and any other relevant documents.

DEMOLITION PLAN LEGEND

- 1. WALL TO BE DEMOLISHED
- 2. WALL TO BE DEMOLISHED
- 3. WALL TO BE DEMOLISHED
- 4. WALL TO BE DEMOLISHED
- 5. WALL TO BE DEMOLISHED
- 6. WALL TO BE DEMOLISHED
- 7. WALL TO BE DEMOLISHED
- 8. WALL TO BE DEMOLISHED
- 9. WALL TO BE DEMOLISHED
- 10. WALL TO BE DEMOLISHED



1 ELEVATION - DARLING STREET

PROJECT	TOWN HALL HOTEL
CLIENT	BALMAIN
DATE	05
PROJECT NUMBER	AR-DA-008
SYMBOL	DEMOLITION PLAN

ARCHITECT	EMPIRE HOLDINGS PTY LTD

STATUS	DEMOLITION APPLICATION
DATE	2024/02/22

DATE	2024/02/22

DATE	2024/02/22

DATE	2024/02/22

DATE	2024/02/22

GENERAL NOTES

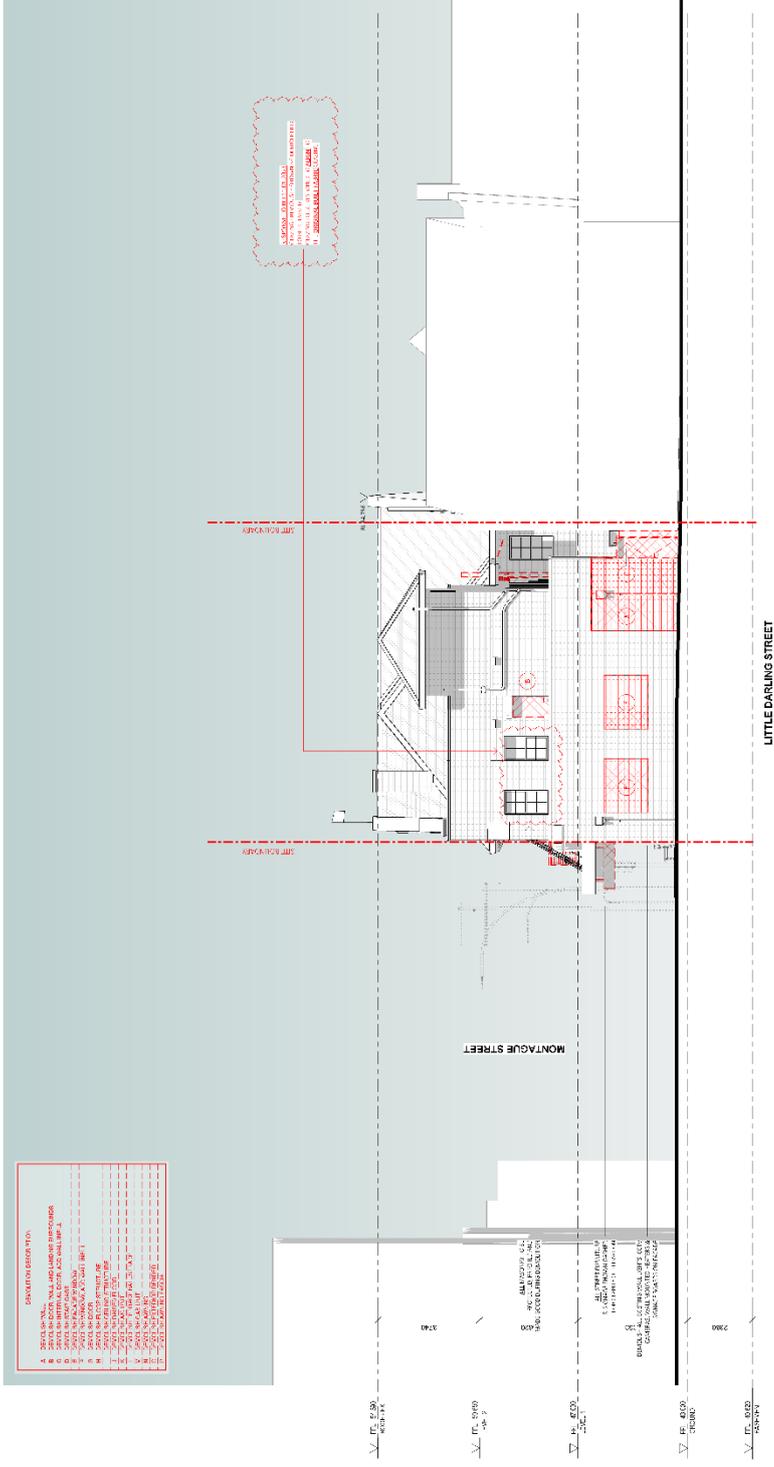
- 1. All work to be done in accordance with the relevant codes of practice and standards.
- 2. All work to be done in accordance with the relevant codes of practice and standards.
- 3. All work to be done in accordance with the relevant codes of practice and standards.
- 4. All work to be done in accordance with the relevant codes of practice and standards.
- 5. All work to be done in accordance with the relevant codes of practice and standards.
- 6. All work to be done in accordance with the relevant codes of practice and standards.
- 7. All work to be done in accordance with the relevant codes of practice and standards.
- 8. All work to be done in accordance with the relevant codes of practice and standards.
- 9. All work to be done in accordance with the relevant codes of practice and standards.
- 10. All work to be done in accordance with the relevant codes of practice and standards.

DEMOLITION NOTES

- 1. All work to be done in accordance with the relevant codes of practice and standards.
- 2. All work to be done in accordance with the relevant codes of practice and standards.
- 3. All work to be done in accordance with the relevant codes of practice and standards.
- 4. All work to be done in accordance with the relevant codes of practice and standards.
- 5. All work to be done in accordance with the relevant codes of practice and standards.
- 6. All work to be done in accordance with the relevant codes of practice and standards.
- 7. All work to be done in accordance with the relevant codes of practice and standards.
- 8. All work to be done in accordance with the relevant codes of practice and standards.
- 9. All work to be done in accordance with the relevant codes of practice and standards.
- 10. All work to be done in accordance with the relevant codes of practice and standards.

DEMOLITION PLAN LEGEND

- 1. WALL TO BE DEMOLISHED
- 2. WALL TO BE DEMOLISHED
- 3. WALL TO BE DEMOLISHED
- 4. WALL TO BE DEMOLISHED
- 5. WALL TO BE DEMOLISHED
- 6. WALL TO BE DEMOLISHED
- 7. WALL TO BE DEMOLISHED
- 8. WALL TO BE DEMOLISHED
- 9. WALL TO BE DEMOLISHED
- 10. WALL TO BE DEMOLISHED



1 ELEVATION - LITTLE DARLING STREET

PUBLIC DESIGN STUDIO

PROJECT: TOWN HALLS HOTEL
 2011
 2011
 2011

ARCHITECT: PUBLIC DESIGN STUDIO
 2011
 2011
 2011

STATUS: DEVELOPMENT APPLICATION
 2011
 2011
 2011

PROJECT: TOWN HALLS HOTEL
 2011
 2011
 2011

ARCHITECT: PUBLIC DESIGN STUDIO
 2011
 2011
 2011

STATUS: DEVELOPMENT APPLICATION
 2011
 2011
 2011

23 INNER WEST COUNCIL BY RESOLUTION 270/03/2022
 22 SHAWHUTCHIN 24/03/2022
 21 PUBLIC WORKS 24/03/2022
 20 24/03/2022

PROJECT: TOWN HALLS HOTEL
 2011
 2011
 2011

ARCHITECT: PUBLIC DESIGN STUDIO
 2011
 2011
 2011

STATUS: DEVELOPMENT APPLICATION
 2011
 2011
 2011

23 INNER WEST COUNCIL BY RESOLUTION 270/03/2022
 22 SHAWHUTCHIN 24/03/2022
 21 PUBLIC WORKS 24/03/2022
 20 24/03/2022

PROJECT: TOWN HALLS HOTEL
 2011
 2011
 2011

ARCHITECT: PUBLIC DESIGN STUDIO
 2011
 2011
 2011

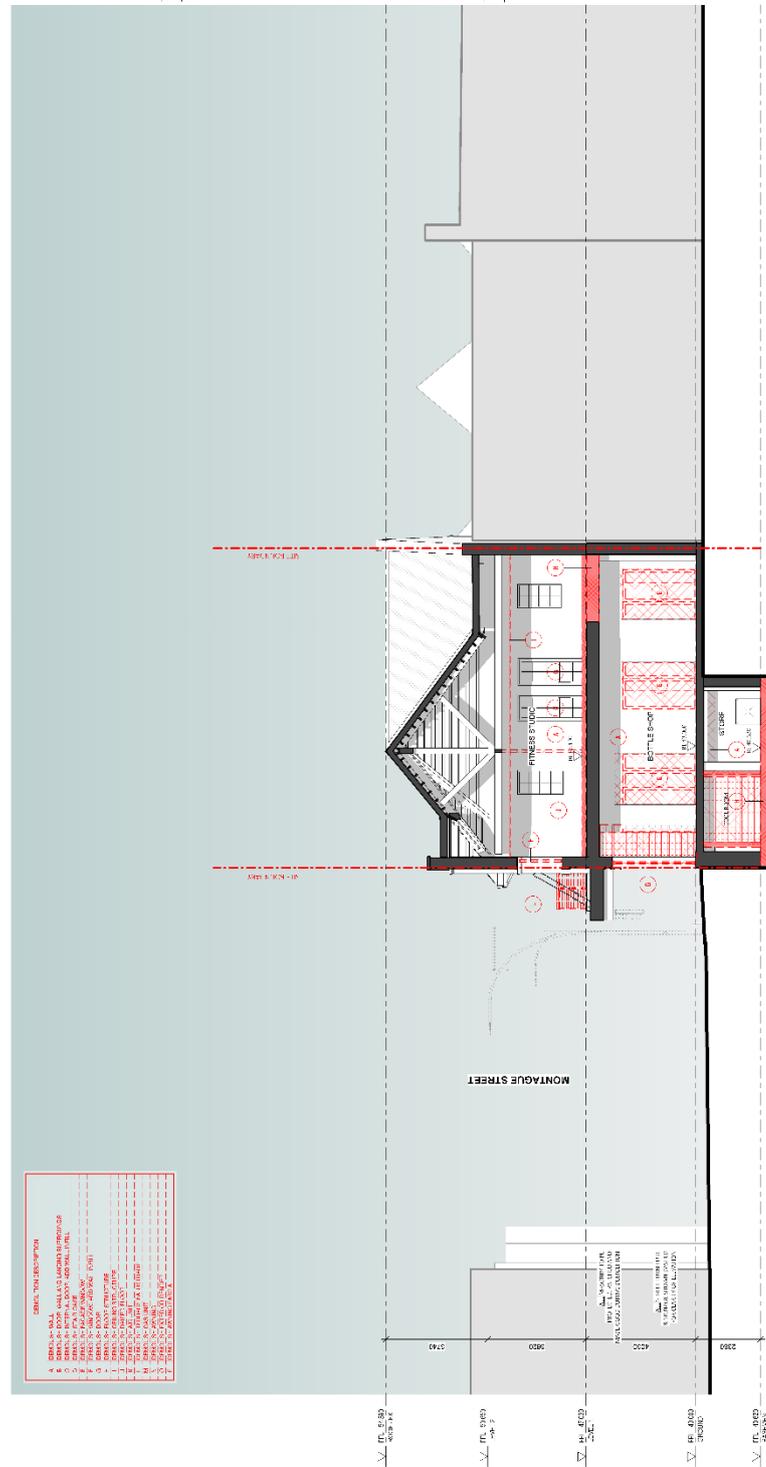
STATUS: DEVELOPMENT APPLICATION
 2011
 2011
 2011

GENERAL NOTES

- 1. All work shall be done in accordance with the relevant Australian Standards and Codes of Practice.
- 2. The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.
- 3. The contractor shall be responsible for the safety of all workers and the public during the demolition process.
- 4. The contractor shall be responsible for the removal and disposal of all debris and materials in accordance with the relevant regulations.
- 5. The contractor shall be responsible for the protection of all existing structures and utilities that are not to be demolished.
- 6. The contractor shall be responsible for the completion of all work within the specified time frame.
- 7. The contractor shall be responsible for the provision of all necessary services and materials.
- 8. The contractor shall be responsible for the maintenance of all records and documentation throughout the project.
- 9. The contractor shall be responsible for the compliance with all applicable laws and regulations.
- 10. The contractor shall be responsible for the coordination of all work with the relevant stakeholders.

DEMOLITION PLAN LEGEND

- 1. WALL TO BE DEMOLISHED
- 2. WALL TO BE REINFORCED
- 3. WALL TO BE REPAIRED
- 4. WALL TO BE RECONSTRUCTED
- 5. WALL TO BE REFINISHED
- 6. WALL TO BE REPAINTED
- 7. WALL TO BE REPOINTED
- 8. WALL TO BE RESTRUCTURED
- 9. WALL TO BE REDESIGNED
- 10. WALL TO BE RELOCATED
- 11. WALL TO BE REORIENTED
- 12. WALL TO BE RECONFIGURED
- 13. WALL TO BE REFORMED
- 14. WALL TO BE REFINISHED
- 15. WALL TO BE REPAINTED
- 16. WALL TO BE REPOINTED
- 17. WALL TO BE RESTRUCTURED
- 18. WALL TO BE REDESIGNED
- 19. WALL TO BE RELOCATED
- 20. WALL TO BE REORIENTED
- 21. WALL TO BE RECONFIGURED
- 22. WALL TO BE REFORMED
- 23. WALL TO BE REFINISHED
- 24. WALL TO BE REPAINTED
- 25. WALL TO BE REPOINTED
- 26. WALL TO BE RESTRUCTURED
- 27. WALL TO BE REDESIGNED
- 28. WALL TO BE RELOCATED
- 29. WALL TO BE REORIENTED
- 30. WALL TO BE RECONFIGURED
- 31. WALL TO BE REFORMED
- 32. WALL TO BE REFINISHED
- 33. WALL TO BE REPAINTED
- 34. WALL TO BE REPOINTED
- 35. WALL TO BE RESTRUCTURED
- 36. WALL TO BE REDESIGNED
- 37. WALL TO BE RELOCATED
- 38. WALL TO BE REORIENTED
- 39. WALL TO BE RECONFIGURED
- 40. WALL TO BE REFORMED
- 41. WALL TO BE REFINISHED
- 42. WALL TO BE REPAINTED
- 43. WALL TO BE REPOINTED
- 44. WALL TO BE RESTRUCTURED
- 45. WALL TO BE REDESIGNED
- 46. WALL TO BE RELOCATED
- 47. WALL TO BE REORIENTED
- 48. WALL TO BE RECONFIGURED
- 49. WALL TO BE REFORMED
- 50. WALL TO BE REFINISHED
- 51. WALL TO BE REPAINTED
- 52. WALL TO BE REPOINTED
- 53. WALL TO BE RESTRUCTURED
- 54. WALL TO BE REDESIGNED
- 55. WALL TO BE RELOCATED
- 56. WALL TO BE REORIENTED
- 57. WALL TO BE RECONFIGURED
- 58. WALL TO BE REFORMED
- 59. WALL TO BE REFINISHED
- 60. WALL TO BE REPAINTED
- 61. WALL TO BE REPOINTED
- 62. WALL TO BE RESTRUCTURED
- 63. WALL TO BE REDESIGNED
- 64. WALL TO BE RELOCATED
- 65. WALL TO BE REORIENTED
- 66. WALL TO BE RECONFIGURED
- 67. WALL TO BE REFORMED
- 68. WALL TO BE REFINISHED
- 69. WALL TO BE REPAINTED
- 70. WALL TO BE REPOINTED
- 71. WALL TO BE RESTRUCTURED
- 72. WALL TO BE REDESIGNED
- 73. WALL TO BE RELOCATED
- 74. WALL TO BE REORIENTED
- 75. WALL TO BE RECONFIGURED
- 76. WALL TO BE REFORMED
- 77. WALL TO BE REFINISHED
- 78. WALL TO BE REPAINTED
- 79. WALL TO BE REPOINTED
- 80. WALL TO BE RESTRUCTURED
- 81. WALL TO BE REDESIGNED
- 82. WALL TO BE RELOCATED
- 83. WALL TO BE REORIENTED
- 84. WALL TO BE RECONFIGURED
- 85. WALL TO BE REFORMED
- 86. WALL TO BE REFINISHED
- 87. WALL TO BE REPAINTED
- 88. WALL TO BE REPOINTED
- 89. WALL TO BE RESTRUCTURED
- 90. WALL TO BE REDESIGNED
- 91. WALL TO BE RELOCATED
- 92. WALL TO BE REORIENTED
- 93. WALL TO BE RECONFIGURED
- 94. WALL TO BE REFORMED
- 95. WALL TO BE REFINISHED
- 96. WALL TO BE REPAINTED
- 97. WALL TO BE REPOINTED
- 98. WALL TO BE RESTRUCTURED
- 99. WALL TO BE REDESIGNED
- 100. WALL TO BE RELOCATED
- 101. WALL TO BE REORIENTED
- 102. WALL TO BE RECONFIGURED
- 103. WALL TO BE REFORMED
- 104. WALL TO BE REFINISHED
- 105. WALL TO BE REPAINTED
- 106. WALL TO BE REPOINTED
- 107. WALL TO BE RESTRUCTURED
- 108. WALL TO BE REDESIGNED
- 109. WALL TO BE RELOCATED
- 110. WALL TO BE REORIENTED
- 111. WALL TO BE RECONFIGURED
- 112. WALL TO BE REFORMED
- 113. WALL TO BE REFINISHED
- 114. WALL TO BE REPAINTED
- 115. WALL TO BE REPOINTED
- 116. WALL TO BE RESTRUCTURED
- 117. WALL TO BE REDESIGNED
- 118. WALL TO BE RELOCATED
- 119. WALL TO BE REORIENTED
- 120. WALL TO BE RECONFIGURED
- 121. WALL TO BE REFORMED
- 122. WALL TO BE REFINISHED
- 123. WALL TO BE REPAINTED
- 124. WALL TO BE REPOINTED
- 125. WALL TO BE RESTRUCTURED
- 126. WALL TO BE REDESIGNED
- 127. WALL TO BE RELOCATED
- 128. WALL TO BE REORIENTED
- 129. WALL TO BE RECONFIGURED
- 130. WALL TO BE REFORMED
- 131. WALL TO BE REFINISHED
- 132. WALL TO BE REPAINTED
- 133. WALL TO BE REPOINTED
- 134. WALL TO BE RESTRUCTURED
- 135. WALL TO BE REDESIGNED
- 136. WALL TO BE RELOCATED
- 137. WALL TO BE REORIENTED
- 138. WALL TO BE RECONFIGURED
- 139. WALL TO BE REFORMED
- 140. WALL TO BE REFINISHED
- 141. WALL TO BE REPAINTED
- 142. WALL TO BE REPOINTED
- 143. WALL TO BE RESTRUCTURED
- 144. WALL TO BE REDESIGNED
- 145. WALL TO BE RELOCATED
- 146. WALL TO BE REORIENTED
- 147. WALL TO BE RECONFIGURED
- 148. WALL TO BE REFORMED
- 149. WALL TO BE REFINISHED
- 150. WALL TO BE REPAINTED
- 151. WALL TO BE REPOINTED
- 152. WALL TO BE RESTRUCTURED
- 153. WALL TO BE REDESIGNED
- 154. WALL TO BE RELOCATED
- 155. WALL TO BE REORIENTED
- 156. WALL TO BE RECONFIGURED
- 157. WALL TO BE REFORMED
- 158. WALL TO BE REFINISHED
- 159. WALL TO BE REPAINTED
- 160. WALL TO BE REPOINTED
- 161. WALL TO BE RESTRUCTURED
- 162. WALL TO BE REDESIGNED
- 163. WALL TO BE RELOCATED
- 164. WALL TO BE REORIENTED
- 165. WALL TO BE RECONFIGURED
- 166. WALL TO BE REFORMED
- 167. WALL TO BE REFINISHED
- 168. WALL TO BE REPAINTED
- 169. WALL TO BE REPOINTED
- 170. WALL TO BE RESTRUCTURED
- 171. WALL TO BE REDESIGNED
- 172. WALL TO BE RELOCATED
- 173. WALL TO BE REORIENTED
- 174. WALL TO BE RECONFIGURED
- 175. WALL TO BE REFORMED
- 176. WALL TO BE REFINISHED
- 177. WALL TO BE REPAINTED
- 178. WALL TO BE REPOINTED
- 179. WALL TO BE RESTRUCTURED
- 180. WALL TO BE REDESIGNED
- 181. WALL TO BE RELOCATED
- 182. WALL TO BE REORIENTED
- 183. WALL TO BE RECONFIGURED
- 184. WALL TO BE REFORMED
- 185. WALL TO BE REFINISHED
- 186. WALL TO BE REPAINTED
- 187. WALL TO BE REPOINTED
- 188. WALL TO BE RESTRUCTURED
- 189. WALL TO BE REDESIGNED
- 190. WALL TO BE RELOCATED
- 191. WALL TO BE REORIENTED
- 192. WALL TO BE RECONFIGURED
- 193. WALL TO BE REFORMED
- 194. WALL TO BE REFINISHED
- 195. WALL TO BE REPAINTED
- 196. WALL TO BE REPOINTED
- 197. WALL TO BE RESTRUCTURED
- 198. WALL TO BE REDESIGNED
- 199. WALL TO BE RELOCATED
- 200. WALL TO BE REORIENTED
- 201. WALL TO BE RECONFIGURED
- 202. WALL TO BE REFORMED
- 203. WALL TO BE REFINISHED
- 204. WALL TO BE REPAINTED
- 205. WALL TO BE REPOINTED
- 206. WALL TO BE RESTRUCTURED
- 207. WALL TO BE REDESIGNED
- 208. WALL TO BE RELOCATED
- 209. WALL TO BE REORIENTED
- 210. WALL TO BE RECONFIGURED
- 211. WALL TO BE REFORMED
- 212. WALL TO BE REFINISHED
- 213. WALL TO BE REPAINTED
- 214. WALL TO BE REPOINTED
- 215. WALL TO BE RESTRUCTURED
- 216. WALL TO BE REDESIGNED
- 217. WALL TO BE RELOCATED
- 218. WALL TO BE REORIENTED
- 219. WALL TO BE RECONFIGURED
- 220. WALL TO BE REFORMED
- 221. WALL TO BE REFINISHED
- 222. WALL TO BE REPAINTED
- 223. WALL TO BE REPOINTED
- 224. WALL TO BE RESTRUCTURED
- 225. WALL TO BE REDESIGNED
- 226. WALL TO BE RELOCATED
- 227. WALL TO BE REORIENTED
- 228. WALL TO BE RECONFIGURED
- 229. WALL TO BE REFORMED
- 230. WALL TO BE REFINISHED
- 231. WALL TO BE REPAINTED
- 232. WALL TO BE REPOINTED
- 233. WALL TO BE RESTRUCTURED
- 234. WALL TO BE REDESIGNED
- 235. WALL TO BE RELOCATED
- 236. WALL TO BE REORIENTED
- 237. WALL TO BE RECONFIGURED
- 238. WALL TO BE REFORMED
- 239. WALL TO BE REFINISHED
- 240. WALL TO BE REPAINTED
- 241. WALL TO BE REPOINTED
- 242. WALL TO BE RESTRUCTURED
- 243. WALL TO BE REDESIGNED
- 244. WALL TO BE RELOCATED
- 245. WALL TO BE REORIENTED
- 246. WALL TO BE RECONFIGURED
- 247. WALL TO BE REFORMED
- 248. WALL TO BE REFINISHED
- 249. WALL TO BE REPAINTED
- 250. WALL TO BE REPOINTED
- 251. WALL TO BE RESTRUCTURED
- 252. WALL TO BE REDESIGNED
- 253. WALL TO BE RELOCATED
- 254. WALL TO BE REORIENTED
- 255. WALL TO BE RECONFIGURED
- 256. WALL TO BE REFORMED
- 257. WALL TO BE REFINISHED
- 258. WALL TO BE REPAINTED
- 259. WALL TO BE REPOINTED
- 260. WALL TO BE RESTRUCTURED
- 261. WALL TO BE REDESIGNED
- 262. WALL TO BE RELOCATED
- 263. WALL TO BE REORIENTED
- 264. WALL TO BE RECONFIGURED
- 265. WALL TO BE REFORMED
- 266. WALL TO BE REFINISHED
- 267. WALL TO BE REPAINTED
- 268. WALL TO BE REPOINTED
- 269. WALL TO BE RESTRUCTURED
- 270. WALL TO BE REDESIGNED
- 271. WALL TO BE RELOCATED
- 272. WALL TO BE REORIENTED
- 273. WALL TO BE RECONFIGURED
- 274. WALL TO BE REFORMED
- 275. WALL TO BE REFINISHED
- 276. WALL TO BE REPAINTED
- 277. WALL TO BE REPOINTED
- 278. WALL TO BE RESTRUCTURED
- 279. WALL TO BE REDESIGNED
- 280. WALL TO BE RELOCATED
- 281. WALL TO BE REORIENTED
- 282. WALL TO BE RECONFIGURED
- 283. WALL TO BE REFORMED
- 284. WALL TO BE REFINISHED
- 285. WALL TO BE REPAINTED
- 286. WALL TO BE REPOINTED
- 287. WALL TO BE RESTRUCTURED
- 288. WALL TO BE REDESIGNED
- 289. WALL TO BE RELOCATED
- 290. WALL TO BE REORIENTED
- 291. WALL TO BE RECONFIGURED
- 292. WALL TO BE REFORMED
- 293. WALL TO BE REFINISHED
- 294. WALL TO BE REPAINTED
- 295. WALL TO BE REPOINTED
- 296. WALL TO BE RESTRUCTURED
- 297. WALL TO BE REDESIGNED
- 298. WALL TO BE RELOCATED
- 299. WALL TO BE REORIENTED
- 300. WALL TO BE RECONFIGURED
- 301. WALL TO BE REFORMED
- 302. WALL TO BE REFINISHED
- 303. WALL TO BE REPAINTED
- 304. WALL TO BE REPOINTED
- 305. WALL TO BE RESTRUCTURED
- 306. WALL TO BE REDESIGNED
- 307. WALL TO BE RELOCATED
- 308. WALL TO BE REORIENTED
- 309. WALL TO BE RECONFIGURED
- 310. WALL TO BE REFORMED
- 311. WALL TO BE REFINISHED
- 312. WALL TO BE REPAINTED
- 313. WALL TO BE REPOINTED
- 314. WALL TO BE RESTRUCTURED
- 315. WALL TO BE REDESIGNED
- 316. WALL TO BE RELOCATED
- 317. WALL TO BE REORIENTED
- 318. WALL TO BE RECONFIGURED
- 319. WALL TO BE REFORMED
- 320. WALL TO BE REFINISHED
- 321. WALL TO BE REPAINTED
- 322. WALL TO BE REPOINTED
- 323. WALL TO BE RESTRUCTURED
- 324. WALL TO BE REDESIGNED
- 325. WALL TO BE RELOCATED
- 326. WALL TO BE REORIENTED
- 327. WALL TO BE RECONFIGURED
- 328. WALL TO BE REFORMED
- 329. WALL TO BE REFINISHED
- 330. WALL TO BE REPAINTED
- 331. WALL TO BE REPOINTED
- 332. WALL TO BE RESTRUCTURED
- 333. WALL TO BE REDESIGNED
- 334. WALL TO BE RELOCATED
- 335. WALL TO BE REORIENTED
- 336. WALL TO BE RECONFIGURED
- 337. WALL TO BE REFORMED
- 338. WALL TO BE REFINISHED
- 339. WALL TO BE REPAINTED
- 340. WALL TO BE REPOINTED
- 341. WALL TO BE RESTRUCTURED
- 342. WALL TO BE REDESIGNED
- 343. WALL TO BE RELOCATED
- 344. WALL TO BE REORIENTED
- 345. WALL TO BE RECONFIGURED
- 346. WALL TO BE REFORMED
- 347. WALL TO BE REFINISHED
- 348. WALL TO BE REPAINTED
- 349. WALL TO BE REPOINTED
- 350. WALL TO BE RESTRUCTURED
- 351. WALL TO BE REDESIGNED
- 352. WALL TO BE RELOCATED
- 353. WALL TO BE REORIENTED
- 354. WALL TO BE RECONFIGURED
- 355. WALL TO BE REFORMED
- 356. WALL TO BE REFINISHED
- 357. WALL TO BE REPAINTED
- 358. WALL TO BE REPOINTED
- 359. WALL TO BE RESTRUCTURED
- 360. WALL TO BE REDESIGNED
- 361. WALL TO BE RELOCATED
- 362. WALL TO BE REORIENTED
- 363. WALL TO BE RECONFIGURED
- 364. WALL TO BE REFORMED
- 365. WALL TO BE REFINISHED
- 366. WALL TO BE REPAINTED
- 367. WALL TO BE REPOINTED
- 368. WALL TO BE RESTRUCTURED
- 369. WALL TO BE REDESIGNED
- 370. WALL TO BE RELOCATED
- 371. WALL TO BE REORIENTED
- 372. WALL TO BE RECONFIGURED
- 373. WALL TO BE REFORMED
- 374. WALL TO BE REFINISHED
- 375. WALL TO BE REPAINTED
- 376. WALL TO BE REPOINTED
- 377. WALL TO BE RESTRUCTURED
- 378. WALL TO BE REDESIGNED
- 379. WALL TO BE RELOCATED
- 380. WALL TO BE REORIENTED
- 381. WALL TO BE RECONFIGURED
- 382. WALL TO BE REFORMED
- 383. WALL TO BE REFINISHED
- 384. WALL TO BE REPAINTED
- 385. WALL TO BE REPOINTED
- 386. WALL TO BE RESTRUCTURED
- 387. WALL TO BE REDESIGNED
- 388. WALL TO BE RELOCATED
- 389. WALL TO BE REORIENTED
- 390. WALL TO BE RECONFIGURED
- 391. WALL TO BE REFORMED
- 392. WALL TO BE REFINISHED
- 393. WALL TO BE REPAINTED
- 394. WALL TO BE REPOINTED
- 395. WALL TO BE RESTRUCTURED
- 396. WALL TO BE REDESIGNED
- 397. WALL TO BE RELOCATED
- 398. WALL TO BE REORIENTED
- 399. WALL TO BE RECONFIGURED
- 400. WALL TO BE REFORMED
- 401. WALL TO BE REFINISHED
- 402. WALL TO BE REPAINTED
- 403. WALL TO BE REPOINTED
- 404. WALL TO BE RESTRUCTURED
- 405. WALL TO BE REDESIGNED
- 406. WALL TO BE RELOCATED
- 407. WALL TO BE REORIENTED
- 408. WALL TO BE RECONFIGURED
- 409. WALL TO BE REFORMED
- 410. WALL TO BE REFINISHED
- 411. WALL TO BE REPAINTED
- 412. WALL TO BE REPOINTED
- 413. WALL TO BE RESTRUCTURED
- 414. WALL TO BE REDESIGNED
- 415. WALL TO BE RELOCATED
- 416. WALL TO BE REORIENTED
- 417. WALL TO BE RECONFIGURED
- 418. WALL TO BE REFORMED
- 419. WALL TO BE REFINISHED
- 420. WALL TO BE REPAINTED
- 421. WALL TO BE REPOINTED
- 422. WALL TO BE RESTRUCTURED
- 423. WALL TO BE REDESIGNED
- 424. WALL TO BE RELOCATED
- 425. WALL TO BE REORIENTED
- 426. WALL TO BE RECONFIGURED
- 427. WALL TO BE REFORMED
- 428. WALL TO BE REFINISHED
- 429. WALL TO BE REPAINTED
- 430. WALL TO BE REPOINTED
- 431. WALL TO BE RESTRUCTURED
- 432. WALL TO BE REDESIGNED
- 433. WALL TO BE RELOCATED
- 434. WALL TO BE REORIENTED
- 435. WALL TO BE RECONFIGURED
- 436. WALL TO BE REFORMED
- 437. WALL TO BE REFINISHED
- 438. WALL TO BE REPAINTED
- 439. WALL TO BE REPOINTED
- 440. WALL TO BE RESTRUCTURED
- 441. WALL TO BE REDESIGNED
- 442. WALL TO BE RELOCATED
- 443. WALL TO BE REORIENTED
- 444. WALL TO BE RECONFIGURED
- 445. WALL TO BE REFORMED
- 446. WALL TO BE REFINISHED
- 447. WALL TO BE REPAINTED
- 448. WALL TO BE REPOINTED
- 449. WALL TO BE RESTRUCTURED
- 450. WALL TO BE REDESIGNED
- 451. WALL TO BE RELOCATED
- 452. WALL TO BE REORIENTED
- 453. WALL TO BE RECONFIGURED
- 454. WALL TO BE REFORMED
- 455. WALL TO BE REFINISHED
- 456. WALL TO BE REPAINTED
- 457. WALL TO BE REPOINTED
- 458. WALL TO BE RESTRUCTURED
- 459. WALL TO BE REDESIGNED
- 460. WALL TO BE RELOCATED
- 461. WALL TO BE REORIENTED
- 462. WALL TO BE RECONFIGURED
- 463. WALL TO BE REFORMED
- 464. WALL TO BE REFINISHED
- 465. WALL TO BE REPAINTED
- 466. WALL TO BE REPOINTED
- 467. WALL TO BE RESTRUCTURED
- 468. WALL TO BE REDESIGNED
- 469. WALL TO BE RELOCATED
- 470. WALL TO BE REORIENTED
- 471. WALL TO BE RECONFIGURED
- 472. WALL TO BE REFORMED
- 473. WALL TO BE REFINISHED
- 474. WALL TO BE REPAINTED
- 475. WALL TO BE REPOINTED
- 476. WALL TO BE RESTRUCTURED
- 477. WALL TO BE REDESIGNED
- 478. WALL TO BE RELOCATED
- 479. WALL TO BE REORIENTED
- 480. WALL TO BE RECONFIGURED
- 481. WALL TO BE REFORMED
- 482. WALL TO BE REFINISHED
- 483. WALL TO BE REPAINTED
- 484. WALL TO BE REPOINTED
- 485. WALL TO BE RESTRUCTURED
- 486. WALL TO BE REDESIGNED
- 487. WALL TO BE RELOCATED
- 488. WALL TO BE REORIENTED
- 489. WALL TO BE RECONFIGURED
- 490. WALL TO BE REFORMED
- 491. WALL TO BE REFINISHED
- 492. WALL TO BE REPAINTED
- 493. WALL TO BE REPOINTED
- 494. WALL TO BE RESTRUCTURED
- 495. WALL TO BE REDESIGNED
- 496. WALL TO BE RELOCATED
- 497. WALL TO BE REORIENTED
- 498. WALL TO BE RECONFIGURED
- 499. WALL TO BE REFORMED
- 500. WALL TO BE REFINISHED



1 SECTION EXISTING

PUBLIC DESIGN STUDIO

PROJECT: TOWN HALLS HOTEL
100 MONTAGUE STREET
BALMAIN NSW 2041

ARCHITECT: PUBLIC DESIGN STUDIO
100 MONTAGUE STREET
BALMAIN NSW 2041

STATUS: DEVELOPMENT APPLICATION
6/20/2023
15/02/2023
21/02/2023
15/02/2023

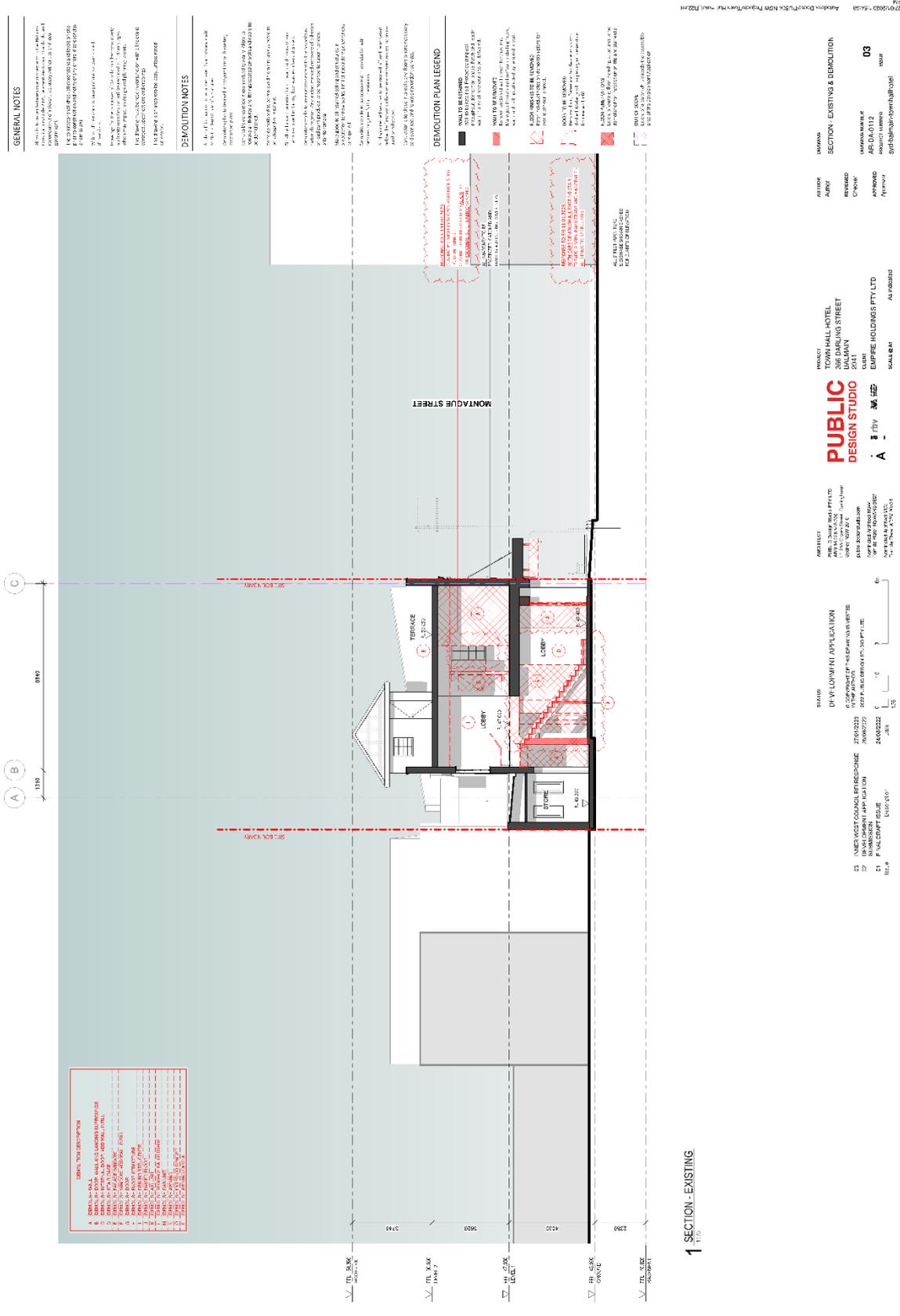
DATE: 15/02/2023

SCALE: 1:100

SECTION: SECTION EXISTING & DEMOLITION

PROJECT NUMBER: AR-DA-011

SYDNEY: SYDNEY



GENERAL NOTES

1. ALL EXISTING WALLS TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
2. ALL EXISTING ROOFING TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
3. ALL EXISTING FLOORING TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
4. ALL EXISTING SERVICES TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
5. ALL EXISTING STRUCTURAL ELEMENTS TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
6. ALL EXISTING GLAZING TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
7. ALL EXISTING PAINT TO BE REMOVED UNLESS INDICATED OTHERWISE.
8. ALL EXISTING CURBS AND KERBS TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
9. ALL EXISTING DRIVEWAYS AND PATHS TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
10. ALL EXISTING LANDSCAPING TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
11. ALL EXISTING UTILITIES TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
12. ALL EXISTING SIGNAGE TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
13. ALL EXISTING FENCES TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
14. ALL EXISTING LIGHTING TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
15. ALL EXISTING SECURITY SYSTEMS TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
16. ALL EXISTING AIR CONDITIONING TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
17. ALL EXISTING HEATING SYSTEMS TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
18. ALL EXISTING PLUMBING TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
19. ALL EXISTING ELECTRICAL TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
20. ALL EXISTING TELEPHONE TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
21. ALL EXISTING DATA TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
22. ALL EXISTING FIRE ALARMS TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
23. ALL EXISTING SECURITY LIGHTS TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
24. ALL EXISTING SECURITY BARRIERS TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
25. ALL EXISTING SECURITY VEHICLES TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
26. ALL EXISTING SECURITY PERSONNEL TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
27. ALL EXISTING SECURITY PROCEDURES TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
28. ALL EXISTING SECURITY TRAINING TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
29. ALL EXISTING SECURITY EQUIPMENT TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.
30. ALL EXISTING SECURITY DOCUMENTS TO BE DEMOLISHED UNLESS INDICATED OTHERWISE.

DEMOLITION PLAN LEGEND

- WALL TO BE RETAINED
- WALL TO BE DEMOLISHED
- AREA TO BE DEMOLISHED
- ROOF TO BE DEMOLISHED
- FLOORING TO BE DEMOLISHED
- SERVICES TO BE DEMOLISHED
- STRUCTURAL ELEMENTS TO BE DEMOLISHED
- GLAZING TO BE DEMOLISHED
- PAINT TO BE REMOVED
- CURBS AND KERBS TO BE DEMOLISHED
- DRIVEWAYS AND PATHS TO BE DEMOLISHED
- LANDSCAPING TO BE DEMOLISHED
- UTILITIES TO BE DEMOLISHED
- SIGNAGE TO BE DEMOLISHED
- FENCES TO BE DEMOLISHED
- LIGHTING TO BE DEMOLISHED
- SECURITY SYSTEMS TO BE DEMOLISHED
- AIR CONDITIONING TO BE DEMOLISHED
- HEATING SYSTEMS TO BE DEMOLISHED
- PLUMBING TO BE DEMOLISHED
- ELECTRICAL TO BE DEMOLISHED
- TELEPHONE TO BE DEMOLISHED
- DATA TO BE DEMOLISHED
- FIRE ALARMS TO BE DEMOLISHED
- SECURITY LIGHTS TO BE DEMOLISHED
- SECURITY BARRIERS TO BE DEMOLISHED
- SECURITY VEHICLES TO BE DEMOLISHED
- SECURITY PERSONNEL TO BE DEMOLISHED
- SECURITY PROCEDURES TO BE DEMOLISHED
- SECURITY TRAINING TO BE DEMOLISHED
- SECURITY EQUIPMENT TO BE DEMOLISHED
- SECURITY DOCUMENTS TO BE DEMOLISHED

SECTION - EXISTING & DEMOLITION

PROJECT: TOWN HALLS HOTEL
 501-503 MONTAGUE STREET
 BALMAIN NSW 2041

ARCHITECT: PUBLIC DESIGN STUDIO
 1/171 WARE STREET
 BALMAIN NSW 2041

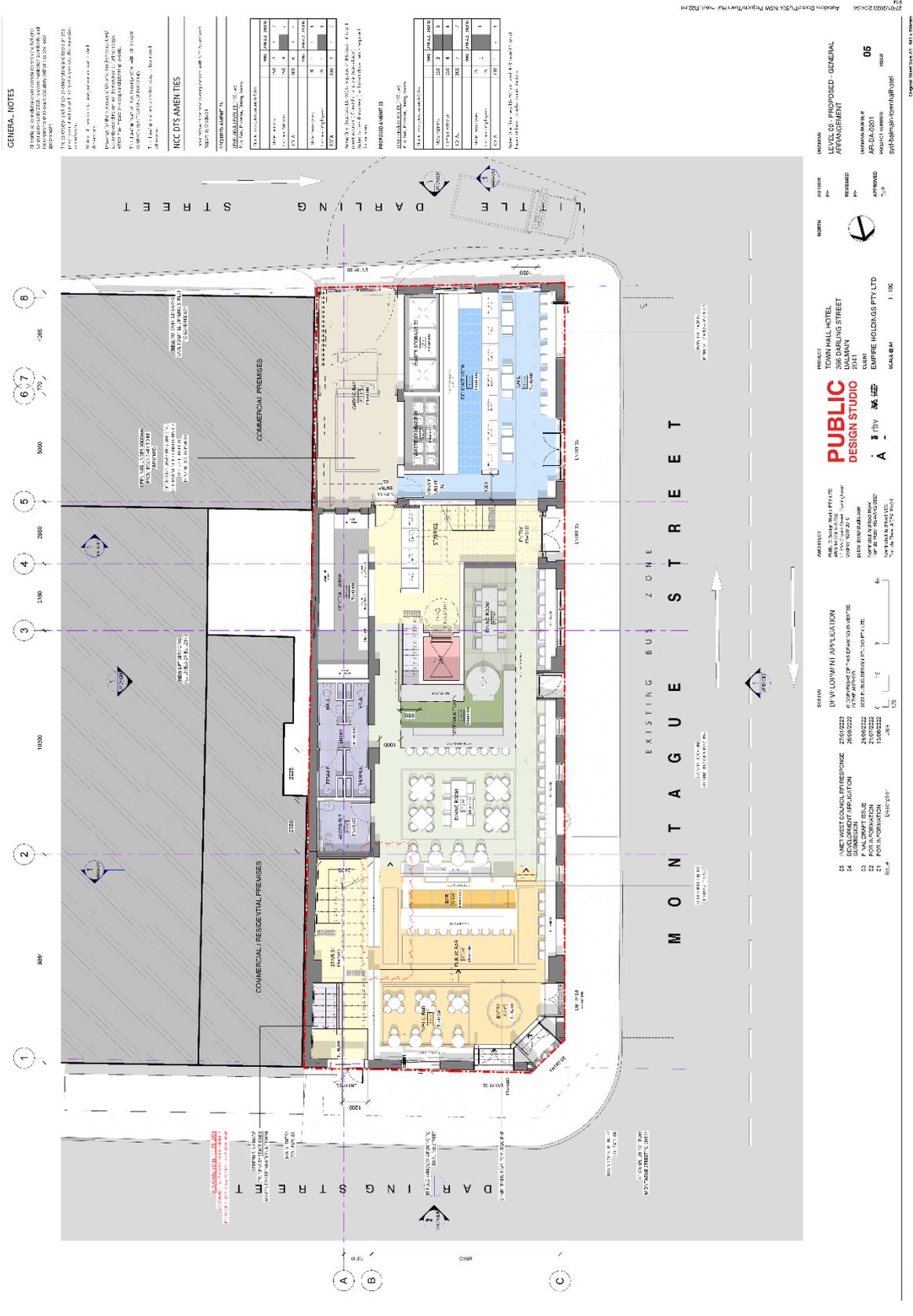
STATUS: DEVELOPMENT APPLICATION
 6/20/2022
 2/20/2022
 24/02/2022

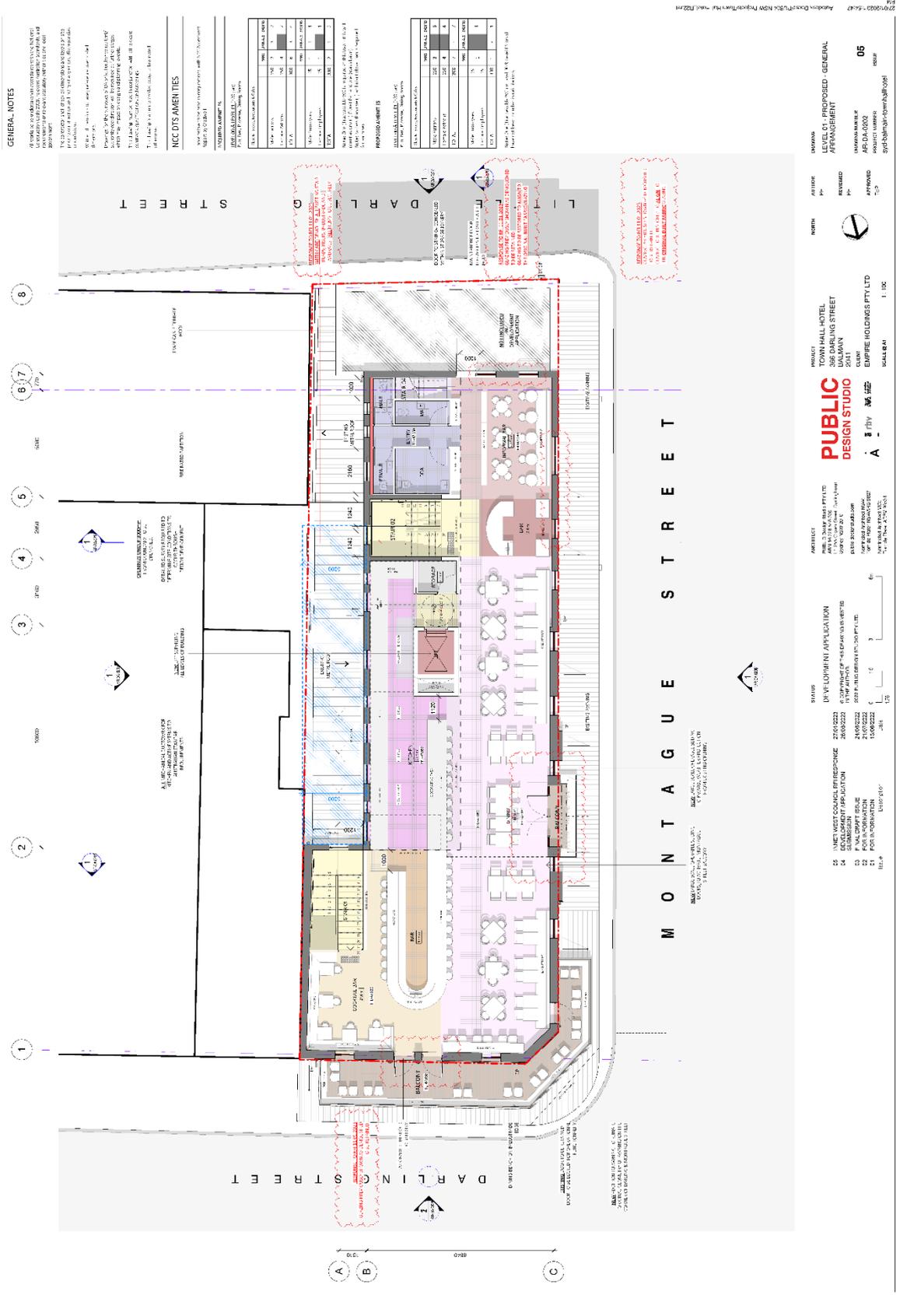
INNER WEST COUNCIL RESPONSE: 27/01/2022
 SHAWNEE: 20/02/2022
 P. HULL/DMPT/ESSE: 24/02/2022

APPROVED: APPROVED
 APPROVED: APPROVED

SECTION NUMBER: 03
 PROJECT NUMBER: AR-DA-0112
 SYSTEM/TEAM/DRAWING(S):

1 SECTION - EXISTING





GENERAL NOTES

1. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE LOCAL GOVERNMENT'S REQUIREMENTS AND THE NATIONAL BUILDING REGULATIONS 2011.

2. THE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE CLIENT'S REPRESENTATIVES. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.

3. THE ARCHITECT'S DESIGN IS BASED ON THE ASSUMPTION THAT ALL SERVICES AND UTILITIES ARE AS SHOWN ON THE PLANS AND THAT THERE ARE NO OBSTRUCTIONS TO BE AVOIDED.

4. THE ARCHITECT'S DESIGN IS BASED ON THE ASSUMPTION THAT ALL SERVICES AND UTILITIES ARE AS SHOWN ON THE PLANS AND THAT THERE ARE NO OBSTRUCTIONS TO BE AVOIDED.

5. THE ARCHITECT'S DESIGN IS BASED ON THE ASSUMPTION THAT ALL SERVICES AND UTILITIES ARE AS SHOWN ON THE PLANS AND THAT THERE ARE NO OBSTRUCTIONS TO BE AVOIDED.

NECESSITIES

1. THE ARCHITECT'S DESIGN IS BASED ON THE ASSUMPTION THAT ALL SERVICES AND UTILITIES ARE AS SHOWN ON THE PLANS AND THAT THERE ARE NO OBSTRUCTIONS TO BE AVOIDED.

2. THE ARCHITECT'S DESIGN IS BASED ON THE ASSUMPTION THAT ALL SERVICES AND UTILITIES ARE AS SHOWN ON THE PLANS AND THAT THERE ARE NO OBSTRUCTIONS TO BE AVOIDED.

3. THE ARCHITECT'S DESIGN IS BASED ON THE ASSUMPTION THAT ALL SERVICES AND UTILITIES ARE AS SHOWN ON THE PLANS AND THAT THERE ARE NO OBSTRUCTIONS TO BE AVOIDED.

PROPOSED FINISHES

1. ALL WALLS TO BE PAINTED WITH A LIGHT COLOR.

2. ALL FLOORS TO BE POLISHED CONCRETE.

3. ALL CEILING TO BE SUSPENDED CEILING WITH 600x600mm PANELS.

4. ALL DOORS TO BE 2100x900mm WITH GLASS INFILL.

5. ALL WINDOWS TO BE 2100x1400mm WITH GLASS INFILL.

FINISHES SCHEDULE

ITEM	FINISH	QTY	UNIT
1	PAINT	100	M ²
2	CONCRETE	100	M ²
3	CEILING	100	M ²
4	DOORS	10	NUM
5	WINDOWS	10	NUM

PROPOSED FINISHES

1. ALL WALLS TO BE PAINTED WITH A LIGHT COLOR.

2. ALL FLOORS TO BE POLISHED CONCRETE.

3. ALL CEILING TO BE SUSPENDED CEILING WITH 600x600mm PANELS.

4. ALL DOORS TO BE 2100x900mm WITH GLASS INFILL.

5. ALL WINDOWS TO BE 2100x1400mm WITH GLASS INFILL.

FINISHES SCHEDULE

ITEM	FINISH	QTY	UNIT
1	PAINT	100	M ²
2	CONCRETE	100	M ²
3	CEILING	100	M ²
4	DOORS	10	NUM
5	WINDOWS	10	NUM

PROPOSED FINISHES

1. ALL WALLS TO BE PAINTED WITH A LIGHT COLOR.

2. ALL FLOORS TO BE POLISHED CONCRETE.

3. ALL CEILING TO BE SUSPENDED CEILING WITH 600x600mm PANELS.

4. ALL DOORS TO BE 2100x900mm WITH GLASS INFILL.

5. ALL WINDOWS TO BE 2100x1400mm WITH GLASS INFILL.

FINISHES SCHEDULE

ITEM	FINISH	QTY	UNIT
1	PAINT	100	M ²
2	CONCRETE	100	M ²
3	CEILING	100	M ²
4	DOORS	10	NUM
5	WINDOWS	10	NUM

PROPOSED FINISHES

1. ALL WALLS TO BE PAINTED WITH A LIGHT COLOR.

2. ALL FLOORS TO BE POLISHED CONCRETE.

3. ALL CEILING TO BE SUSPENDED CEILING WITH 600x600mm PANELS.

4. ALL DOORS TO BE 2100x900mm WITH GLASS INFILL.

5. ALL WINDOWS TO BE 2100x1400mm WITH GLASS INFILL.

FINISHES SCHEDULE

ITEM	FINISH	QTY	UNIT
1	PAINT	100	M ²
2	CONCRETE	100	M ²
3	CEILING	100	M ²
4	DOORS	10	NUM
5	WINDOWS	10	NUM

PROJECT INFORMATION

PROJECT: TOWN HALLS HOTEL
 100 MONTAGUE STREET
 DARLING POINT, SYDNEY NSW 2008

ARCHITECT: PUBLIC DESIGN STUDIO
 1/111 MCGILL ST, SYDNEY NSW 2000

DATE: 15/08/2023

SCALE: 1:100

GENERAL NOTES

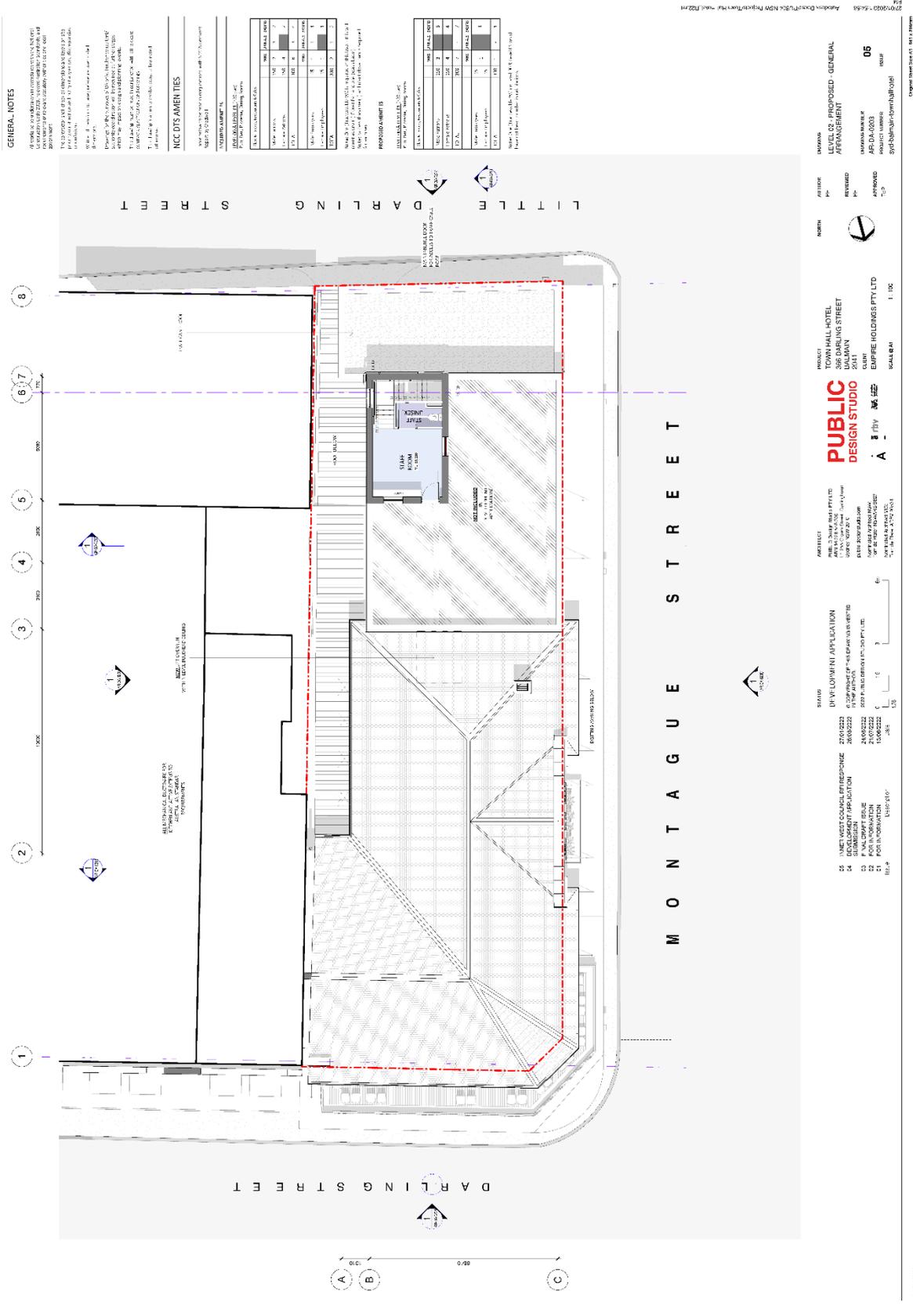
1. THIS PLAN IS A PROPOSED GENERAL ARRANGEMENT.

2. THE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE CLIENT'S REPRESENTATIVES.

3. THE ARCHITECT'S DESIGN IS BASED ON THE ASSUMPTION THAT ALL SERVICES AND UTILITIES ARE AS SHOWN ON THE PLANS AND THAT THERE ARE NO OBSTRUCTIONS TO BE AVOIDED.

4. THE ARCHITECT'S DESIGN IS BASED ON THE ASSUMPTION THAT ALL SERVICES AND UTILITIES ARE AS SHOWN ON THE PLANS AND THAT THERE ARE NO OBSTRUCTIONS TO BE AVOIDED.

5. THE ARCHITECT'S DESIGN IS BASED ON THE ASSUMPTION THAT ALL SERVICES AND UTILITIES ARE AS SHOWN ON THE PLANS AND THAT THERE ARE NO OBSTRUCTIONS TO BE AVOIDED.



EXTERNAL ELEVATION LEGEND

W10	W11	W12	W13	W14	W15	W16	W17	W18	W19	W20	W21	W22	W23	W24	W25	W26	W27	W28	W29	W30	W31	W32	W33	W34	W35	W36	W37	W38	W39	W40	W41	W42	W43	W44	W45	W46	W47	W48	W49	W50	W51	W52	W53	W54	W55	W56	W57	W58	W59	W60	W61	W62	W63	W64	W65	W66	W67	W68	W69	W70	W71	W72	W73	W74	W75	W76	W77	W78	W79	W80	W81	W82	W83	W84	W85	W86	W87	W88	W89	W90	W91	W92	W93	W94	W95	W96	W97	W98	W99	W100
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	------

FINISHES SCHEDULE

F1	F2	F3	F4	F5	F6	F7	F8	F9	F10	F11	F12	F13	F14	F15	F16	F17	F18	F19	F20	F21	F22	F23	F24	F25	F26	F27	F28	F29	F30	F31	F32	F33	F34	F35	F36	F37	F38	F39	F40	F41	F42	F43	F44	F45	F46	F47	F48	F49	F50	F51	F52	F53	F54	F55	F56	F57	F58	F59	F60	F61	F62	F63	F64	F65	F66	F67	F68	F69	F70	F71	F72	F73	F74	F75	F76	F77	F78	F79	F80	F81	F82	F83	F84	F85	F86	F87	F88	F89	F90	F91	F92	F93	F94	F95	F96	F97	F98	F99	F100
----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	------



1 ELEVATION - WEST - PROPOSED

PROJECT: TOWN HALL HOTEL
 5011
 BALMAIN

ARCHITECT: PUBLIC DESIGN STUDIO
 1/171 WARE
 1/171 WARE
 1/171 WARE

STATUS: DEVELOPMENT APPLICATION
 27/01/2023
 15/02/2023
 21/02/2023
 15/02/2023

DATE: 15/02/2023

PROJECT NUMBER: 05
 PROJECT NUMBER: 05
 PROJECT NUMBER: 05

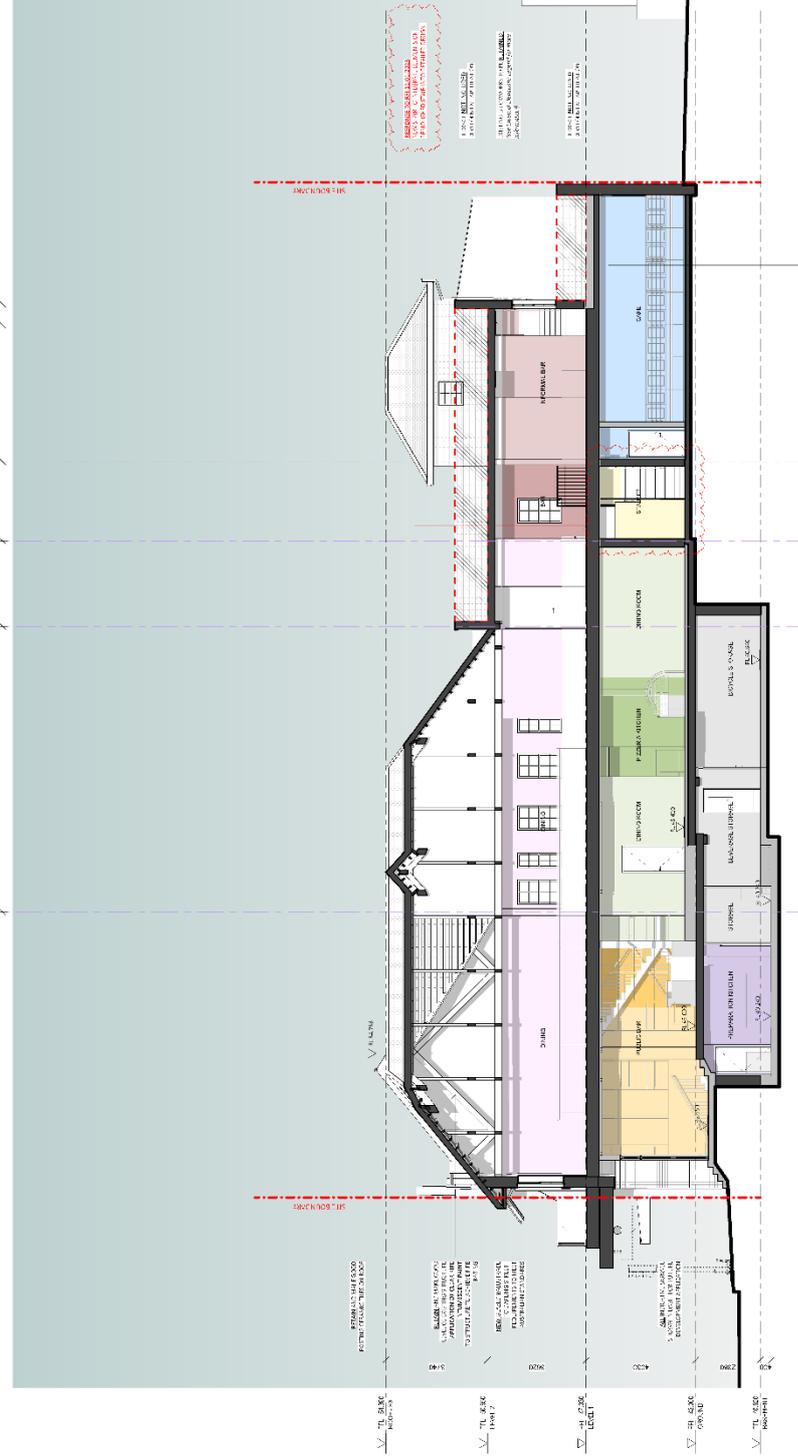
Scale: 1:100
 Date: 15/02/2023
 Author: [Name]
 Project: [Name]

EXTERNAL ELEVATIONS LEGEND

1.01	CLAY BRICK	CLAY BRICK
1.02	CONCRETE	CONCRETE
1.03	GLAZED ALUMINIUM	GLAZED ALUMINIUM
1.04	GLAZED STEEL	GLAZED STEEL
1.05	GLAZED WOOD	GLAZED WOOD
1.06	GLAZED POLYCARBONATE	GLAZED POLYCARBONATE
1.07	GLAZED GLASS	GLAZED GLASS
1.08	GLAZED CERAMIC	GLAZED CERAMIC
1.09	GLAZED MASONRY	GLAZED MASONRY
1.10	GLAZED METAL	GLAZED METAL
1.11	GLAZED PLASTER	GLAZED PLASTER
1.12	GLAZED STONE	GLAZED STONE
1.13	GLAZED TERRAZZO	GLAZED TERRAZZO
1.14	GLAZED TILE	GLAZED TILE
1.15	GLAZED WOOD	GLAZED WOOD
1.16	GLAZED WOOD	GLAZED WOOD
1.17	GLAZED WOOD	GLAZED WOOD
1.18	GLAZED WOOD	GLAZED WOOD
1.19	GLAZED WOOD	GLAZED WOOD
1.20	GLAZED WOOD	GLAZED WOOD
1.21	GLAZED WOOD	GLAZED WOOD
1.22	GLAZED WOOD	GLAZED WOOD
1.23	GLAZED WOOD	GLAZED WOOD
1.24	GLAZED WOOD	GLAZED WOOD
1.25	GLAZED WOOD	GLAZED WOOD
1.26	GLAZED WOOD	GLAZED WOOD
1.27	GLAZED WOOD	GLAZED WOOD
1.28	GLAZED WOOD	GLAZED WOOD
1.29	GLAZED WOOD	GLAZED WOOD
1.30	GLAZED WOOD	GLAZED WOOD

FINISHES SCHEDULE

1.01	CLAY BRICK	CLAY BRICK
1.02	CONCRETE	CONCRETE
1.03	GLAZED ALUMINIUM	GLAZED ALUMINIUM
1.04	GLAZED STEEL	GLAZED STEEL
1.05	GLAZED WOOD	GLAZED WOOD
1.06	GLAZED POLYCARBONATE	GLAZED POLYCARBONATE
1.07	GLAZED GLASS	GLAZED GLASS
1.08	GLAZED CERAMIC	GLAZED CERAMIC
1.09	GLAZED MASONRY	GLAZED MASONRY
1.10	GLAZED METAL	GLAZED METAL
1.11	GLAZED PLASTER	GLAZED PLASTER
1.12	GLAZED STONE	GLAZED STONE
1.13	GLAZED TERRAZZO	GLAZED TERRAZZO
1.14	GLAZED TILE	GLAZED TILE
1.15	GLAZED WOOD	GLAZED WOOD
1.16	GLAZED WOOD	GLAZED WOOD
1.17	GLAZED WOOD	GLAZED WOOD
1.18	GLAZED WOOD	GLAZED WOOD
1.19	GLAZED WOOD	GLAZED WOOD
1.20	GLAZED WOOD	GLAZED WOOD
1.21	GLAZED WOOD	GLAZED WOOD
1.22	GLAZED WOOD	GLAZED WOOD
1.23	GLAZED WOOD	GLAZED WOOD
1.24	GLAZED WOOD	GLAZED WOOD
1.25	GLAZED WOOD	GLAZED WOOD
1.26	GLAZED WOOD	GLAZED WOOD
1.27	GLAZED WOOD	GLAZED WOOD
1.28	GLAZED WOOD	GLAZED WOOD
1.29	GLAZED WOOD	GLAZED WOOD
1.30	GLAZED WOOD	GLAZED WOOD



1 SECTION - PROPOSED

EXTERNAL ELEVATIONS LEGEND

FINISHES SCHEDULE

SECTION - PROPOSED

PROJECT: TOWN HALLS HOTEL
ADDRESS: 100-110 STURGEON STREET, BALMAIN NSW 2041
CLIENT: EMPIRE HOLDINGS PTY LTD
SCALE: 1:75

ARCHITECT: PUBLIC DESIGN STUDIO
DATE: 17/01/2023
PROJECT NUMBER: AR-DA-0013
SYDNEY: BALMAIN (D01M0101)

STATUS: DEVELOPMENT APPLICATION
DATE: 27/01/2023
PROJECT NUMBER: 2102222
FOR INFORMATION: 15/02/2022
DATE: 17/01/2023

REVISIONS:

NO.	DESCRIPTION	DATE
01	ISSUE FOR DEVELOPMENT APPLICATION	17/01/2023
02	FOR INFORMATION	15/02/2022
03	FOR INFORMATION	15/02/2022

SCALE: 1:75

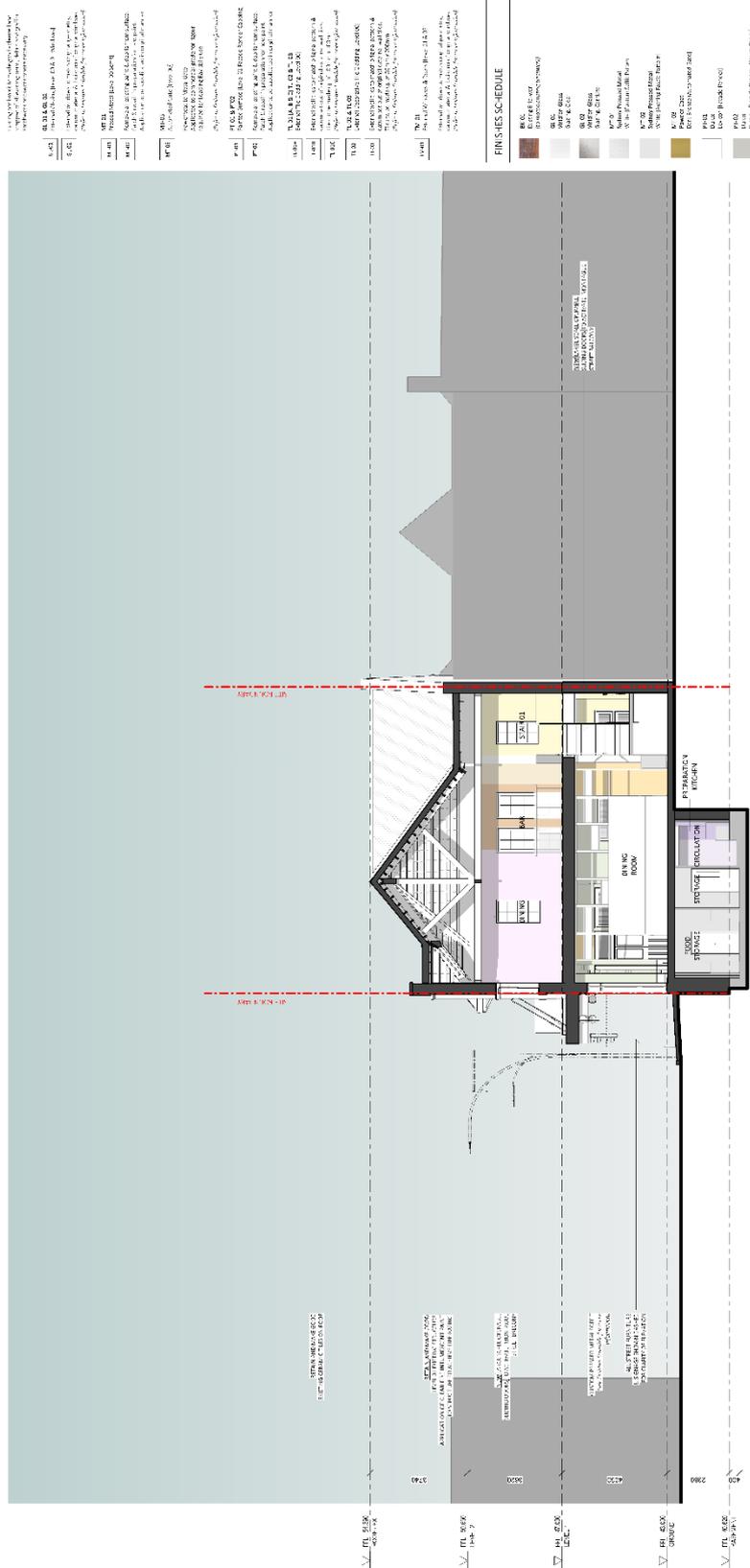
DATE: 17/01/2023

PROJECT NUMBER: AR-DA-0013

SYDNEY: BALMAIN (D01M0101)

EXTERNAL ELEVATIONS LEGEND

W101	WALL	WALL	WALL
W102	WALL	WALL	WALL
W103	WALL	WALL	WALL
W104	WALL	WALL	WALL
W105	WALL	WALL	WALL
W106	WALL	WALL	WALL
W107	WALL	WALL	WALL
W108	WALL	WALL	WALL
W109	WALL	WALL	WALL
W110	WALL	WALL	WALL
W111	WALL	WALL	WALL
W112	WALL	WALL	WALL
W113	WALL	WALL	WALL
W114	WALL	WALL	WALL
W115	WALL	WALL	WALL
W116	WALL	WALL	WALL
W117	WALL	WALL	WALL
W118	WALL	WALL	WALL
W119	WALL	WALL	WALL
W120	WALL	WALL	WALL
W121	WALL	WALL	WALL
W122	WALL	WALL	WALL
W123	WALL	WALL	WALL
W124	WALL	WALL	WALL
W125	WALL	WALL	WALL
W126	WALL	WALL	WALL
W127	WALL	WALL	WALL
W128	WALL	WALL	WALL
W129	WALL	WALL	WALL
W130	WALL	WALL	WALL
W131	WALL	WALL	WALL
W132	WALL	WALL	WALL
W133	WALL	WALL	WALL
W134	WALL	WALL	WALL
W135	WALL	WALL	WALL
W136	WALL	WALL	WALL
W137	WALL	WALL	WALL
W138	WALL	WALL	WALL
W139	WALL	WALL	WALL
W140	WALL	WALL	WALL
W141	WALL	WALL	WALL
W142	WALL	WALL	WALL
W143	WALL	WALL	WALL
W144	WALL	WALL	WALL
W145	WALL	WALL	WALL
W146	WALL	WALL	WALL
W147	WALL	WALL	WALL
W148	WALL	WALL	WALL
W149	WALL	WALL	WALL
W150	WALL	WALL	WALL
W151	WALL	WALL	WALL
W152	WALL	WALL	WALL
W153	WALL	WALL	WALL
W154	WALL	WALL	WALL
W155	WALL	WALL	WALL
W156	WALL	WALL	WALL
W157	WALL	WALL	WALL
W158	WALL	WALL	WALL
W159	WALL	WALL	WALL
W160	WALL	WALL	WALL
W161	WALL	WALL	WALL
W162	WALL	WALL	WALL
W163	WALL	WALL	WALL
W164	WALL	WALL	WALL
W165	WALL	WALL	WALL
W166	WALL	WALL	WALL
W167	WALL	WALL	WALL
W168	WALL	WALL	WALL
W169	WALL	WALL	WALL
W170	WALL	WALL	WALL
W171	WALL	WALL	WALL
W172	WALL	WALL	WALL
W173	WALL	WALL	WALL
W174	WALL	WALL	WALL
W175	WALL	WALL	WALL
W176	WALL	WALL	WALL
W177	WALL	WALL	WALL
W178	WALL	WALL	WALL
W179	WALL	WALL	WALL
W180	WALL	WALL	WALL
W181	WALL	WALL	WALL
W182	WALL	WALL	WALL
W183	WALL	WALL	WALL
W184	WALL	WALL	WALL
W185	WALL	WALL	WALL
W186	WALL	WALL	WALL
W187	WALL	WALL	WALL
W188	WALL	WALL	WALL
W189	WALL	WALL	WALL
W190	WALL	WALL	WALL
W191	WALL	WALL	WALL
W192	WALL	WALL	WALL
W193	WALL	WALL	WALL
W194	WALL	WALL	WALL
W195	WALL	WALL	WALL
W196	WALL	WALL	WALL
W197	WALL	WALL	WALL
W198	WALL	WALL	WALL
W199	WALL	WALL	WALL
W200	WALL	WALL	WALL



1 SECTION - PROPOSED

FINISHES SCHEDULE

1	WALL	WALL	WALL
2	WALL	WALL	WALL
3	WALL	WALL	WALL
4	WALL	WALL	WALL
5	WALL	WALL	WALL
6	WALL	WALL	WALL
7	WALL	WALL	WALL
8	WALL	WALL	WALL
9	WALL	WALL	WALL
10	WALL	WALL	WALL
11	WALL	WALL	WALL
12	WALL	WALL	WALL
13	WALL	WALL	WALL
14	WALL	WALL	WALL
15	WALL	WALL	WALL
16	WALL	WALL	WALL
17	WALL	WALL	WALL
18	WALL	WALL	WALL
19	WALL	WALL	WALL
20	WALL	WALL	WALL
21	WALL	WALL	WALL
22	WALL	WALL	WALL
23	WALL	WALL	WALL
24	WALL	WALL	WALL
25	WALL	WALL	WALL
26	WALL	WALL	WALL
27	WALL	WALL	WALL
28	WALL	WALL	WALL
29	WALL	WALL	WALL
30	WALL	WALL	WALL
31	WALL	WALL	WALL
32	WALL	WALL	WALL
33	WALL	WALL	WALL
34	WALL	WALL	WALL
35	WALL	WALL	WALL
36	WALL	WALL	WALL
37	WALL	WALL	WALL
38	WALL	WALL	WALL
39	WALL	WALL	WALL
40	WALL	WALL	WALL
41	WALL	WALL	WALL
42	WALL	WALL	WALL
43	WALL	WALL	WALL
44	WALL	WALL	WALL
45	WALL	WALL	WALL
46	WALL	WALL	WALL
47	WALL	WALL	WALL
48	WALL	WALL	WALL
49	WALL	WALL	WALL
50	WALL	WALL	WALL
51	WALL	WALL	WALL
52	WALL	WALL	WALL
53	WALL	WALL	WALL
54	WALL	WALL	WALL
55	WALL	WALL	WALL
56	WALL	WALL	WALL
57	WALL	WALL	WALL
58	WALL	WALL	WALL
59	WALL	WALL	WALL
60	WALL	WALL	WALL
61	WALL	WALL	WALL
62	WALL	WALL	WALL
63	WALL	WALL	WALL
64	WALL	WALL	WALL
65	WALL	WALL	WALL
66	WALL	WALL	WALL
67	WALL	WALL	WALL
68	WALL	WALL	WALL
69	WALL	WALL	WALL
70	WALL	WALL	WALL
71	WALL	WALL	WALL
72	WALL	WALL	WALL
73	WALL	WALL	WALL
74	WALL	WALL	WALL
75	WALL	WALL	WALL
76	WALL	WALL	WALL
77	WALL	WALL	WALL
78	WALL	WALL	WALL
79	WALL	WALL	WALL
80	WALL	WALL	WALL
81	WALL	WALL	WALL
82	WALL	WALL	WALL
83	WALL	WALL	WALL
84	WALL	WALL	WALL
85	WALL	WALL	WALL
86	WALL	WALL	WALL
87	WALL	WALL	WALL
88	WALL	WALL	WALL
89	WALL	WALL	WALL
90	WALL	WALL	WALL
91	WALL	WALL	WALL
92	WALL	WALL	WALL
93	WALL	WALL	WALL
94	WALL	WALL	WALL
95	WALL	WALL	WALL
96	WALL	WALL	WALL
97	WALL	WALL	WALL
98	WALL	WALL	WALL
99	WALL	WALL	WALL
100	WALL	WALL	WALL

PUBLIC DESIGN STUDIO

PROJECT: TOWN HALLS HOTEL
 100 BALMAIN STREET
 BALMAIN
 NSW 2041

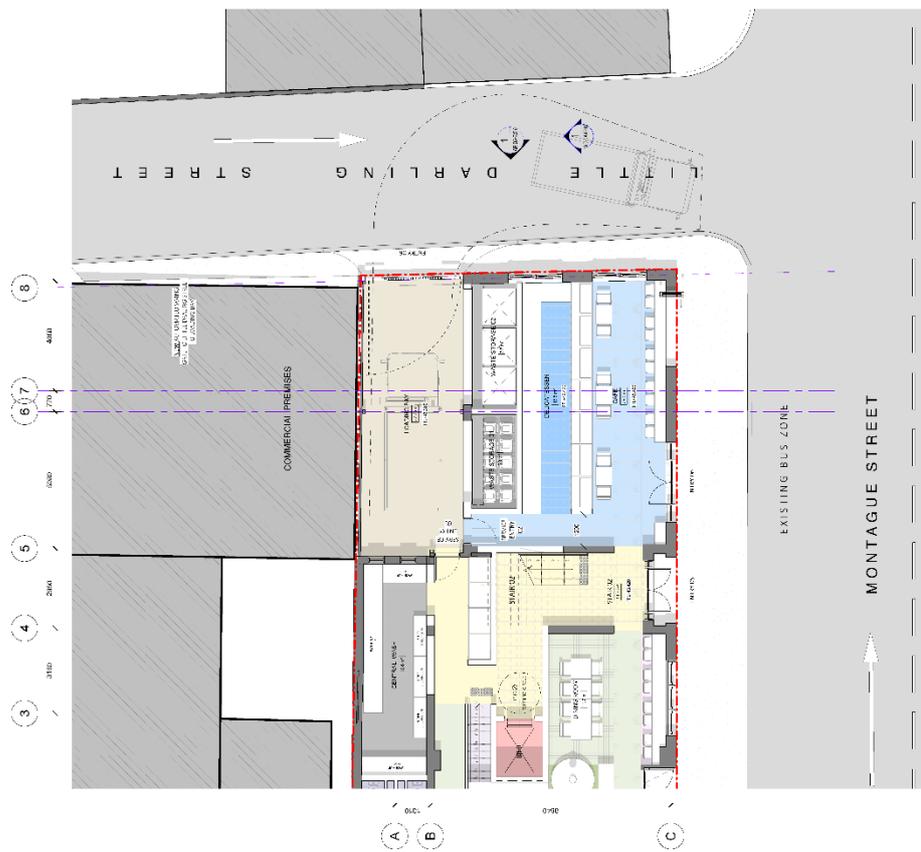
ARCHITECT: PUBLIC DESIGN STUDIO PTY LTD
 100 BALMAIN STREET
 BALMAIN NSW 2041

STATUS: DEVELOPMENT APPLICATION
 27/03/2023
 15/03/2023
 21/03/2023
 15/03/2023

REVISIONS:
 01: INITIAL DESIGN
 02: REVISED DESIGN
 03: REVISED DESIGN
 04: REVISED DESIGN
 05: REVISED DESIGN

DATE: 15/03/2023
 DRAWN BY: [Name]
 CHECKED BY: [Name]

Scale: 1:75
 Project: TOWN HALLS HOTEL
 100 BALMAIN STREET
 BALMAIN NSW 2041
 ARCHITECT: PUBLIC DESIGN STUDIO PTY LTD
 100 BALMAIN STREET
 BALMAIN NSW 2041
 STATUS: DEVELOPMENT APPLICATION
 27/03/2023
 15/03/2023
 21/03/2023
 15/03/2023
 REVISIONS:
 01: INITIAL DESIGN
 02: REVISED DESIGN
 03: REVISED DESIGN
 04: REVISED DESIGN
 05: REVISED DESIGN
 DATE: 15/03/2023
 DRAWN BY: [Name]
 CHECKED BY: [Name]



PROJECT	TOWN HALL HOTEL 100 LITTLE DARLING STREET BALMAIN 2041	PROJECT NUMBER	AR-DA-0002
ARCHITECT	EMPIRE HOLDINGS PTY LTD 100 LITTLE DARLING STREET BALMAIN NSW 2041 T: 02 9550 1000 F: 02 9550 1001 WWW.EMPIREHOLDINGS.COM.AU	DATE	11/20
STATUS	PRELIMINARY APPLICATION IN RESPONSE TO THE COUNCIL'S REQUEST FOR INFORMATION	SCALE	1:20
CLIENT	EMPIRE HOLDINGS PTY LTD	PROJECT NUMBER	AR-DA-0002
DESIGNER	EMPIRE HOLDINGS PTY LTD	PROJECT NUMBER	AR-DA-0002



Scale: 1:20
Date: 11/20

1 AREA PLAN - GFA - BASEMENT - PROPOSED
1:20

2 AREA PLAN - GFA - GROUND - PROPOSED
1:20

3 AREA PLAN - GFA - LEVEL 1 - PROPOSED
1:20

4 AREA PLAN - GFA - LEVEL 2 - PROPOSED
1:20

GFA LEGEND

NET GFA	417.7m ²
RENDERING	1.1%
CONCRETE	24.17%

REGISTRATION

REGISTERED	1.1%

REVISIONS

NO.	DATE	DESCRIPTION
1	10/10/2023	ISSUED FOR PERMIT
2	10/10/2023	ISSUED FOR PERMIT
3	10/10/2023	ISSUED FOR PERMIT
4	10/10/2023	ISSUED FOR PERMIT

PROJECT INFORMATION

PROJECT: TOWN HALL HOTEL BALMAIN
 ARCHITECT: PUBLIC DESIGN STUDIO
 DEVELOPMENT APPLICATION NO: 2023/0222
 DEVELOPER: SUPRE HOLDINGS PTY LTD
 PROJECT NUMBER: AP-DA-0801
 APPROVAL NUMBER: 04
 APPROVAL DATE: 10/10/2023

APPROVALS

APPROVED BY: [Signature]
 APPROVED BY: [Signature]
 APPROVED BY: [Signature]
 APPROVED BY: [Signature]

SCALE

1:20

DATE

10/10/2023

Attachment C- Section 4.6 Exception to Development Standards



**Request for Variation to the Development Standard for Floor Space Ratio (FSR), pursuant to clause 4.6 of the Inner West Local Environmental Plan 2022 (IWLEP)
366 Darling Street, Balmain**

This Request to vary a development standard for FSR is lodged in accordance with cl. 4.6 of the IWLEP 2022, which allows for a development standard to be varied. The DA seeks to vary the development standard for the FSR, contained at cl. 4.4 of the IWLEP for Height of Buildings.

The permitted FSR is 1:1.

The existing FSR is 1.45:1; the proposed FSR will be reduced to 1.42:1 as set out below, with the largest increase over the existing situation being within the basement of the existing building.

Table 1: Summary of existing and proposed floor space calculations

Building Level	m2		Change in m2
	Existing	Proposed	
Basement Level	0	56.2	56.2
Ground Level	336.9	287.1	-49.8
First Floor	289.3	271.3	-18
Second Floor	13.6	14.5	0.9
TOTAL m2	639.8	629.1	-10.7
GFA	1.45	1.42	-0.02

Despite that there is an overall reduction in FSR, the continued non-compliance requires variation to the development standard,



The Site

The site is located at 366 Darling Street, Balmain.

The site has a total area of 441.9m².

The Development Application

The development application is as set out in the Statement of Environmental Effects.

Figure 1: Site location (Source: Archistar)

Head Office: Suite 404 | 203 - 233 New South Head Road | Edgecliff 2027

Parramatta Office: Suite 4103 | 11 Hassall Street | Parramatta 2150

Postal Address: PO Box 954 | Edgecliff 2027

02 9386 7000 | www.hamptonsproperty.com

Hamptons Property Services Pty Ltd | ABN 66 141 622 433

The Development Standard

Cl. 4.4 of the IWLEP states:

- (2) *The maximum floor space ratio for a building on any land is not to exceed the floor space ratio shown for the land on the Floor Space Ratio Map.*

The FSR map stipulates a permitted FSR of 1:1.



Figure 2: Floor Space Ratio Map

Definitions

The Dictionary to the IWLEP provides the following in relation to how the gross floor area is to be measured:

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—

- (a) the area of a mezzanine, and
 - (b) habitable rooms in a basement or an attic, and
 - (c) any shop, auditorium, cinema, and the like, in a basement or attic,
- but excludes—
- (d) any area for common vertical circulation, such as lifts and stairs, and
 - (e) any basement—
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and

- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

Non-Compliant Section of the Development

As stated previously, the proposed FSR will be reduced over the existing situation. The largest decrease is on the ground floor and the largest increase is within the basement level.

Is Clause 4.4 a Development Standard?

Cl. 4.6 can only be used to vary a development standard. Development standards are relevantly defined in s 1.4 of the *Environmental Planning & Assessment Act 1979 (EP & A Act)* *inter alia* as follows:

development standards means provisions of an environmental planning instrument or the regulations in relation to the carrying out of development, being provisions by or under which requirements are specified or standards are fixed in respect of any aspect of that development, including, but without limiting the generality of the foregoing, requirements or standards in respect of: ...

- (a) the character, location, siting, bulk, scale, shape, size, height, density, design or external appearance of a building or work,

Being a provision of the IWLEP in relation to the carrying out of development, under which a requirement is fixed in respect to FSR in the relevant zone, cl. 4.4(2) of the IWLEP is a development standard. Accordingly, cl. 4.6 can be used to approve a variation to the standard.

As noted by the Chief Judge of the Land & Environment Court of NSW in *Initial Action Pty Ltd v Woollahra Municipal Council* [2018] NSWLEC 118, [**Initial Action**], cl. 4.6 is facultative in permitting a consent authority to grant consent for development even though that development would contravene a development standard set by an environmental planning instrument.

The Proposal's Non-Compliance with the Development Standard

The FSR of the proposed development is 1.42:1.

Variation to the Development Standards

Clause 4.6(3) of the IWLEP states:

- (3) *Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:*
 - (a) *that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*

(b) that there are sufficient environmental planning grounds to justify contravening the development standard.

These matters are addressed below.

(a) that compliance with the development standard is unreasonable or unnecessary

The common approaches for an applicant to demonstrate that compliance with a development standard is unreasonable or unnecessary are set out in *Wehbe v Pittwater Council* [2007] NSWLEC 827. Cases such as *Four2Five Pty Ltd v Ashfield Council* [2015] NSWLEC 90, *Randwick Council v Micaul Holdings Pty Ltd* [20176] NSWLEC 7 and, most recently, *Initial Action*, have confirmed that adopting the *Wehbe* principles remains an appropriate approach.

There are five alternatives set out in *Wehbe*, but only one need be satisfied as provided in the table below.

Table 2: The *Wehbe* Principles

The objective of the development standard is achieved notwithstanding non-compliance with the standard	In this case, the objective of the development standard is achieved, notwithstanding non-compliance with the standard.
The underlying objective or purpose of the development standard is not relevant	Not applicable
The underlying objective or purpose would be defeated or thwarted if compliance was required	Not applicable
The standard has been abandoned or destroyed	In this case, the existing building exceeds the development standard and the proposed development will reduce the FSR, albeit still exceeding the development standard. The standard, having regard to the existing FSR has been abandoned.
The zoning of the land was unreasonable or inappropriate such that the standards for the zoning are unreasonable or unnecessary.	Not applicable

Achievement of the objectives of the development standards

The objective for FSR is addressed below, as it relates to the noncompliant parts of the building.

(a) to establish a maximum floor space ratio to enable appropriate development density,

The proposed FSR reduces the existing FSR on the site, despite exceeding the development standard. The area where the density is increased is in the basement of the building. The increased provision of floor space within the building does not compromise the perception of density of the existing built form in its context that otherwise may be perceived adversely in tis context, where the FSR is increased in above ground spaces.

(b) to ensure development density reflects its locality

The development density is reflective of the existing building insofar as there is no change to the bulk of this, with the increased area accommodated primarily in the basement of the building, such that the appearance of density within the locality remains the same. This ensures that the proposal remains reflective of the building in the context of the locality.

(c) to provide an appropriate transition between development of different densities

The proposed FSR does not alter the transitional arrangements between the site and densities surrounding the site, with the increased FSR to be utilised within the basement of the building. As such, transition with differing densities does not alter when viewed in the context of the site.

(d) to minimise adverse impacts on local amenity

There are no adverse impacts on local amenity because of the proposed development. The change in FSR is largely increasing the services component contained within the basement of the building; this does not alter the occupational capacity of the site that would otherwise result in impacts on local amenity particularly in terms of noise impacts. There is no change to the bulk and scale of the existing building that would result in impacts such as additional solar access to adjoining properties, nor any additional openings or outdoor areas that again may otherwise impact on the amenity enjoyed in the immediate locality.

(e) to increase the tree canopy to protect the use and enjoyment of private properties and the public domain.

There is no change to the existing tree canopy associated with the site, given that the existing building is being retained and the additional floor space is confined to the basement of the building.

Therefore, despite non-compliance with the development standard, the reduced FSR of the development achieves the objectives of the standard.

The standard has been abandoned or destroyed

The building form on the site has existed since circa 1879-1800. While it has had various iterations, the extent of this form is not new to its contextual environment meaning that, despite non-compliance with the development standard, the expectation of building form has remained over time. Changes to the planning controls have also evolved concurrently and, despite the imposition of these, the permitted floor space has remained consistently above that permitted by the development standard. This has resulted in the standard being abandoned over time.

Given that the increase floor space proposed is within the confines of the existing building envelope, but that the built form has consistently remained above the permitted FSR, the development standard has been abandoned. The proposal results in a nett improvement towards compliance in that context.

(b) *that there are sufficient environmental planning grounds to justify contravening the development standard.*

The additional (reduced) FSR that is proposed within the development is not traditionally located on a higher element of the building, instead within the basement. The remaining areas of non-compliance are within the confines of the existing envelope. Therefore, the additional FSR above the development standard (which is also less than the existing FSR of the building), is justified in terms of sufficient environmental planning grounds as:

- the additional (reduced) FSR does not result in adverse physical impacts to neighbouring properties in terms of solar access, overshadowing or visual privacy, with the additional FSR being confined to the basement of the building, and otherwise within, and set back from those boundaries which may be otherwise offended by the development, thus resulting in a neutral outcome
- does not allow for increased patronage of the premises, that may otherwise result in potential adverse acoustic impacts and thus creating a positive environmental planning ground which ensures consistency for the community
- allows for the services component of the development being in the basement that may otherwise occupy frontages of the development that are enabled for activation purposes to the surrounding street frontages, thus enhancing the public domain surrounding the street frontages of the site along Darling Street and Montague Street, thus resulting in a positive environmental planning ground

Therefore, having regard to the above, there are sufficient environmental planning grounds to permit variation to the development standards for FSR and indeed positive benefits to the site and the immediate locality by utilising available basement space that does not otherwise impact the amenity enjoyed on neighbouring properties.

The Public Interest

Clause 4.6(4) states as follows:

(4) *Development consent must not be granted for development that contravenes a development standard unless:*

(a) *the consent authority is satisfied that:*

- (i) *the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and*
- (ii) *the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and*

The next element that the Council needs to be satisfied with to vary the development standard is that the proposed development will be in the public interest if the standard is varied because it is consistent with the zone objectives.

Table 3: Compliance with the zone objectives

Development Standard	Control	Comment	Compliance
Zone Objectives	To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.	The continued use of the site as a pub and the additional use of a café will continue the retailing environment that is well established in the Darling Street precinct and will continue to service the needs of people who live in, work in and visit the immediate area.	Yes
	To encourage employment opportunities in accessible locations.	The pub and café will continue to provide local employment opportunities in accessible locations, in particular on local bus routes, thus making the premises easy to get to.	Yes
	To maximise public transport patronage and encourage walking and cycling.	There is no parking proposed on the site due to the retention of the existing building; as such, public transport will be retained as the preferred form of access to the site. End of trip facilities will be provided for staff.	Yes
	To accommodate residential development that complements and promotes the role of local centres as lively town centres in Inner West, with Ashfield town centre as the primary town centre.	Due to utilisation of the existing building, residential accommodation does not form part of this application.	Yes
	To encourage the activation of places through new development that achieves high architectural, urban design and landscape standards at street level.	The proposed works to the premises will encourage a high degree of activation to the street level of the premises, along both Darling and Montague Streets. The architectural standard of the design is complementary to the existing building form, as well as the site's location in a heritage conservation area.	Yes

As demonstrated, the proposed development will comprehensively meet the objectives of the development standards for FSR and the zone objectives.

Accordingly, the Council can be satisfied that it is in the public interest to vary the standard for the purpose of this development application. The implementation of the development, despite non-compliance, will

ensure that existing resources are utilized without placing undue pressure on the surrounding environment, both natural and built, while complying with the relevant objectives and producing a better outcome for the development, due to its own site constraints.

Secretary's concurrence

By Planning Circular dated 21 February 2018, the Secretary of the Department of Planning & Environment advised that consent authorities can assume concurrence to clause 4.6 requests except in the circumstances set out below:

- Lot size standards for rural dwellings
- Variations exceeding 10%; and
- Variations to non-numerical development standards.

The Circular also provides that concurrence can be assumed when an LPP is the consent authority where a variation exceeds 10% or is to a non-numerical standard, because of the greater scrutiny that the LPP processes and determinations are subjected to, compared with decisions made under delegation by Council staff.

Concurrence of the Secretary can therefore be assumed in this case.

Conclusion

The development application does not comply with the development standard contained at cl. 4.4 of the IWLEP. However, the proposal achieves the requirements pertaining to cl.4.6 of the IWLEP, which allows for development standards to be varied.

Accepting the control for FSR as a development standard, the component of the building that exceeds the FSR control provides a superior outcome for the site that is without impact to neighbouring properties, reduces the existing FSR and provides a positive relationship with the surrounding site context through a skilful design outcome.

The variation to the development standard should therefore be supported by the consent authority in the circumstances of the case.

ⁱ ground level (existing) means the existing level of a site at any point

Attachment D – Statement of Heritage Impact

The logo for URBIS, consisting of the word "URBIS" in a bold, white, sans-serif font, enclosed within a white square frame that is open on the right side.

HERITAGE IMPACT STATEMENT

Town Hall Hotel, 366 Darling Street,
Balmain

Prepared for
PUBLIC DESIGN STUDIO
24 August 2022

Document Set ID: 36855967
Version: 1, Version Date: 23/09/2022

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Associate Director, Heritage Alexandria Cornish, B Des (Architecture), Grad Cert Herit Cons, M.ICOMOS
Senior Heritage Consultant Samara Allen, B Arts (Hons) History and Archaeology
Project Code P0041701
Report Number 01 18/08/2022 WIP Draft Issue 1
02 24/08/2022 Final Issue 2

**Urbis acknowledges the important contribution that
Aboriginal and Torres Strait Islander people make in
creating a strong and vibrant Australian society.**

**We acknowledge, in each of our offices the Traditional
Owners on whose land we stand.**

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

© Urbis Pty Ltd
50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission.

You must read the important disclaimer appearing within the body of this report.

urbis.com.au

Document Set ID: 36855967
Version: 1, Version Date: 23/09/2022

CONTENTS

Executive Summary.....1
 Recommendations2

1. Introduction3
 1.1. Background.....3
 1.2. Site Location4
 1.3. Methodology4
 1.4. Author Identification4
 1.5. The Proposal.....4
 1.5.1. Architectural Design Statement5
 1.5.2. Architectural Drawings.....7

2. Site Description13
 2.1. Site Setting.....13
 2.2. Site Description15

3. Historical Overview.....23
 3.1. Area History23
 3.2. Site History24
 3.3. Date of Construction30

4. Heritage Significance.....31
 4.1. What is Heritage Significance?.....31
 4.2. Heritage Listing31
 4.3. Significance Assessment32
 4.4. Statement of Significance34
 4.4.1. The Subject Site34
 4.4.2. The Valley HCA (C27)35

5. Impact Assessment.....36
 5.1. Statutory Controls36
 5.1.1. Inner West Local Environmental Plan 202236
 5.2. Leichhardt Development Control Plan 201337
 5.3. Heritage NSW Guidelines40

6. Conclusion and Recommendations41
 Recommendations41

7. Bibliography and References42
 7.1. Bibliography42
 7.2. References.....42

8. Disclaimer43

FIGURES

Figure 1 - Locality map with the subject site outlined in red 4
 Figure 2 - Render of the proposed revitalised Town Hall Hotel..... 9
 Figure 3 - Extract from Cover Page showing 3D perspective of the proposed works from Darling Street 9
 Figure 4 - 3D render of the proposed entry via Montague Street and new loading dock..... 10
 Figure 5 - Level B1 – Proposed – General Arrangement..... 10
 Figure 6 - Level 00 – Proposed – General Arrangement..... 11
 Figure 7 - Level 01 – Proposed – General Arrangement..... 11
 Figure 8 - Elevation – West from Montague Street – Proposed..... 12
 Figure 9 - Elevation - North (left) and south (right) – Proposed..... 12
 Figure 10 - Cadastral map showing the greater context of the subject site (outlined in red)..... 14

URBIS
 P0041701 HIS_TOWNHALLHOTEL_BALMAIN_AUG22

Document Set ID: 36855967
 Version: 1, Version Date: 23/09/2022

Figure 11 - View east along Darling Street as visible from the first-floor balcony of the Town Hall Hotel. 14

Figure 12 - View west along Darling Street toward Balmain Town Hall. 14

Figure 13 - View east along Darling Street as visible from the first-floor balcony of the Town Hall Hotel. 15

Figure 14 - View south along Montague Street from Darling Street..... 15

Figure 15 - View north-east to the corner of Montague and Little Darling Streets showing the rear (southern) elevation to the Town Hall Hotel. 15

Figure 16 - View west to the corner of Montague and Little Darling Streets showing the rear (southern) elevation to the Town Hall Hotel. 15

Figure 17 - Aerial view of subject site outlined in red. 16

Figure 18 - View to the existing Town Hall Hotel showing its inoperable primary ground floor space..... 17

Figure 19 - View to prominent street corner and primary facades fronting Darling and Montague Streets showing existing access to the site. 17

Figure 20 - View to secondary street corner and primary facade fronting Little Darling and Montague Streets showing existing access to the site. 18

Figure 21 - Existing plan to Level 00. 18

Figure 22 - Collection of images providing an overview to the existing condition of Level 00. 19

Figure 23 - Collection of images providing an overview to the existing condition of Level 00. 19

Figure 24 - Existing Plan to Level 01. 20

Figure 25 - Collection of images providing an overview to the existing condition of Level 01. 20

Figure 26 - Collection of images providing an overview to the existing condition of Level 01. 21

Figure 27 - Existing Plan to Level 02. 21

Figure 28 - Existing Plan to Basement. 22

Figure 29 - Cartographic map Sheet 36 showing the subject site (outlined in red), c. 1890, consisting of two notable structures with a primary hotel to the north and secondary outbuilding to the south..... 26

Figure 30 - Image of the primary façade to the Town Hall Hotel, c. 1930. 27

Figure 31 - Aerial photograph showing the subject site (outlined in red), c.1943. 27

Figure 32 - Image of primary façade to the Town Hall Hotel, c. 1949. 27

Figure 33 - Aerial photograph showing the subject site (outlined in red), c.1955. 28

Figure 34 - Image of primary façade to the Town Hall Hotel, c. 1960s. 28

Figure 35 - Aerial photograph showing the subject site (outlined in red), c.1965. 28

Figure 36 - Close-up image of the exterior to the Town Hall Hotel, gathering for a pub crawl, 1971. 28

Figure 37 - Aerial photograph showing the subject site (outlined in red), c.1986. 29

Figure 38 - Aerial photograph showing the subject site (outlined in red), c.1991. 29

Figure 39 - Aerial photograph showing the subject site (outlined in red), c.1994. 29

Figure 40 - Aerial photograph showing the subject site (outlined in red), c.2005. 29

Figure 41 - View to the Town Hall Hotel from Darling Street, c.2007..... 29

Figure 42 - View to the Town Hall Hotel from Darling Street, c. 2007. Note: the Hotel is in operation at this time..... 29

Figure 43 - View to the Town Hall Hotel from Darling Street, c.2009..... 30

Figure 44 - View to the Town Hall Hotel from Darling Street, c. 2012..... 30

Figure 45 - View to the ground floor exterior of Town Hall Hotel from Darling Street, c.2018, showing the closure of the Hotel..... 30

Figure 46 - View to the ground floor exterior of Town Hall Hotel from Darling Street, c.2018, showing the closure of the Hotel and operation of Orange Theory Fitness to the first floor..... 30

Figure 47 - Cadastral map showing the subject site (outlined in yellow) within its heritage context..... 32

TABLES

Table 1 - Provided Plans 7

Table 2 - Summary history of the Town Hall Hotel, Balmain..... 24

Table 3 - Assessment of Heritage Significance..... 32

Table 4 - Assessment against the *Inner West Local Environmental Plan 2022*..... 36

Table 5 - Assessment against Part C, Clause C1.4 Heritage Conservation Areas and Heritage Items of the *Leichhardt Development Control Plan 2013*..... 37

Table 6 - Assessment against Part C, Clause C1.15 Signs and Outdoor Advertising of the *Leichhardt Development Control Plan 2013*..... 39

Table 7 - Heritage NSW Guidelines 40

URBIS
P0041701 HIS_TOWNHALLHOTEL_BALMAIN_AUG22

Document Set ID: 36855967
Version: 1, Version Date: 23/09/2022

EXECUTIVE SUMMARY

Urbis has been engaged by Public Design Studio (PDS) to prepare the following Heritage Impact Statement (HIS) for the Town Hall Hotel (THH) located at 366 Darling Street, Balmain (subject site).

The subject site is not listed as a heritage item under Part 1 of Schedule 5 of the *Inner West Local Environmental Plan (LEP) 2022*; However, it is located within The Valley heritage conservation area (HCA) (C27) listed under Part 2 of Schedule 5 of the *Inner West LEP 2022*.

In addition, the subject site is in proximity to several heritage items also listed under Parts 1 and 2 of Schedule 5 of the *Inner West LEP 2022*. These include, but are not limited to, the following:

- 'Balmain Post Office, including interiors', 366B Darling Street, item no. I531
- 'Balmain Courthouse and Police Station, including interiors', 368 Darling Street, item no. I532
- 'Commercial building, including interiors', 363 – 377 Darling Street, item no. I530
- 'Former Central Methodist Mission, including interiors', 19 Montague Street, item no. I589
- 'Former Masonic Hall, including interiors', 6 Montague Street, item no. I587
- 'Former Masonic Hall, including interiors', 8 Montague Street, item no. I588
- 'Former Masonic Hall, including interiors', 27A Llewellyn Street, item no. I584
- 'Street trees – Brush Box and *Ficus hillii* sp', Llewellyn Street, item no. I583
- Iron Cove HCA (C26)
- Town of Waterview HCA (C31)

PDS aim to reopen the THH as a dynamic, multi-level pub comprising a diverse food and beverage offering including a café/deli, pizzeria, cocktail bar & restaurant along with various commercial kitchens & bars throughout. Further details of the proposed works are included in Section 1.5. This HIS has been prepared to determine the potential heritage impact of the proposed works on the subject site, the surrounding Valley HCA and the heritage items located in proximity.

A detailed impact assessment of the proposed works has been undertaken in Section 5 of this report. The proposed development has been assessed to have an overall positive impact on the Town Hall Hotel, surrounding The Valley HCA and heritage items located in proximity. Key aspects of the proposal assessment are listed below:

- The subject site is a highly modified public hotel which has undergone several alterations and additions, most notably since its purchase by Tooth & Co Ltd in c. 1929-30. In its current condition, there is minimal significant fabric that should be conserved with including the prominent rounded parapet to Montague Street with protruding lettering, the overall form of the hotel, and its general fenestration patterns.
- The proposal seeks to return the site to its original use as a public hotel whilst maintaining its overall built form, rounded parapet and general fenestration pattern to the first and ground floor exterior, as well as including the removal of unsympathetic later additions such as the first-floor balustrade.
- The proposed intervention into the rear (southern) elevation will allow for an easier access for deliveries and services whilst maintaining the overall existing significant form of the building. Although this intervention will require the provision of a new entrance previously not present in this space, the fabric proposed for removal to accommodate this entry does not make a defining contribution to the significance of the place and its alteration is therefore considered to have no adverse impact from a heritage perspective.
- Internally, the proposal will require a large amount of demolition works and modifications to the basement, ground and first floors to allow for new fitout associated with the various aspects of the proposed dynamic, multi-level pub comprising a diverse food and beverage offering including a café/deli, pizzeria, cocktail bar and restaurant along with various commercial kitchens and bars throughout. These works, whilst numerous, will not be undertaken to any significant fabric and will instead remove fitout works associated with the existing and former tenancies which have inhabited the space since the closure of the Town Hall Hotel following its purchase in c. 2017.

- The proposed removal of the existing internal ceiling above the first floor to expose the timber structural beams within the internal roofscape, will not impact on any established significant fabric and its removal is acceptable from a heritage perspective.
- Historical imagery from throughout the 20th Century has guided the proposal with an effort to restore aesthetic elements of the Darling and Montague Street facades.

For the reasons stated above, the proposed works are recommended for approval from a heritage perspective having regard to the proposed recommendations below.

RECOMMENDATIONS

- A suitably qualified heritage consultant should be engaged to provide ongoing advice throughout the design development, contract documentation and construction stages of the project.
- Shop drawings of all reconstructed elements are to be provided to a Heritage Architect for review and comment before manufacture.
- A Schedule of Conservation Works should be prepared by a suitably qualified and experienced heritage consultant prior to the issue of a Construction Certificate.

1. INTRODUCTION

1.1. BACKGROUND

Urbis has been engaged by Public Design Studio (PDS) to prepare the following Heritage Impact Statement (HIS) for the Town Hall Hotel (THH) located at 366 Darling Street, Balmain (subject site).

The subject site is not listed as a heritage item under Part 1 of Schedule 5 of the *Inner West Local Environmental Plan (LEP) 2022*; However, it is located within The Valley heritage conservation area (HCA) (C27) listed under Part 2 of Schedule 5 of the *Inner West LEP 2022*.

In addition, the subject site is in proximity to several heritage items also listed under Parts 1 and 2 of Schedule 5 of the *Inner West LEP 2022*. These include, but are not limited to, the following:

- 'Balmain Post Office, including interiors', 366B Darling Street, item no. I531
- 'Balmain Courthouse and Police Station, including interiors', 368 Darling Street, item no. I532
- 'Commercial building, including interiors', 363 – 377 Darling Street, item no. I530
- 'Former Central Methodist Mission, including interiors' 19 Montague Street, item no. I589
- 'Former Masonic Hall, including interiors', 6 Montague Street, item no. I587
- 'Former Masonic Hall, including interiors', 8 Montague Street, item no. I588
- 'Former Masonic Hall, including interiors', 27A Llewellyn Street, item no. I584
- 'Street trees – Brush Box and *Ficus hillii* sp', Llewellyn Street, item no. I583
- Iron Cove HCA (C26)
- Town of Waterview HCA (C31)

PDS aim to reopen the THH as a dynamic, multi-level food and beverage venue comprised of a deli, pizzeria, local pub, cocktail bar & restaurant along with numerous commercial kitchens & bars throughout. Further details of the proposed works are included in Section 1.5. This HIS has been prepared to determine the potential heritage impact of the proposed works on the subject site, the surrounding Valley HCA and the heritage items located in proximity.

1.2. SITE LOCATION

The subject site is located at 366 Darling Street, Balmain within the local government area (LGA) of Inner West. The site is legally described as Lot 1 of Deposited Plan (DP) 441626.



Figure 1 - Locality map with the subject site outlined in red.

Source: SIX Maps, August 2022 with Urbis overlay

1.3. METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Division guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. The philosophy and process adopted is that guided by the Australia ICOMOS Burra Charter 1999 (revised 2013).

Site constraints and opportunities have been considered with reference to relevant controls and provisions contained within the *Inner West Local Environmental Plan (LEP) 2022* and the *Leichhardt Development Control Plan (DCP) 2013*.

1.4. AUTHOR IDENTIFICATION

The following report has been prepared by Samara Allen (Senior Consultant). Alexandria Cornish (Associate Director) has reviewed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

1.5. THE PROPOSAL

PDS aim to reopen the Hotel as a dynamic, multi-level pub comprising a diverse food and beverage offering including a café/deli, pizzeria, cocktail bar and restaurant along with various commercial kitchens and bars throughout.

It is proposed to:

4 INTRODUCTION

Document Set ID: 36855967
Version: 1, Version Date: 23/09/2022

URBIS
P0041701 HIS_TOWNHALLHOTEL_BALMAIN_AUG22

- Undertake building upgrade works to allow for the desired new fitout. These works will comprise:
 - Addition of an elevator that traverses between level 00, 01 & 02;
 - Addition of circulation & fire egress stairs to level 00, 01 & 02;
 - Addition of significant riser location tapping points to allow for commercial kitchens to be constructed on levels 00, 01 & 02;
 - Addition of significant toilets on levels 01 & 02;
 - Addition of significant waste holding facility on level 00;
 - New openings and closing off exiting openings in the façade;
 - Removal of the existing level 02 ceiling to expose structural beams;
 - Activation of the level 02 trafficable rooftop for patron use (potential); and
 - Review of structural and civil works required to complete above works.
- New Fitout works
 - **LEVEL 00**
 - Commercial Kitchen
 - Back of House Supporting Facilities - Cold Rooms, Freezer, Keg Rooms and the like
 - **LEVEL 01**
 - Deli – with supporting Preparation Kitchen
 - Pizzeria - with supporting Preparation Kitchen
 - Public Bar - with supporting Beverage facilities
 - 2 x New Stairs to Level 02 & 00 (captured in Base Building works)
 - Back of House Supporting Facilities – Central Pot Wash, Waste Area, Employee Lockers & Room
 - Amenities Block
 - **LEVEL 02**
 - Restaurant– with supporting Preparation Kitchen
 - Cocktail Bar - with supporting Beverage facilities
 - Back of House Supporting Facilities – Central Pot Wash
 - Amenities Block
 - Balcony Dining
 - Trafficable Rooftop Dining

1.5.1. Architectural Design Statement

The following architectural design statement has been provided by Public Design Studio:

Town Hall Hotel - Balmain

Potential benefits arising from the development include:

- *Strengthened heritage identity through adaptive reuse – responding to the community values outlined in Council’s community strategic plan, the proposal celebrates heritage and would contribute to the cultural identity of the locality and the Inner West more broadly.*

- *Additional entertainment offering for local community – the proposal would provide a pub, bar, restaurant, outdoor terrace, delicatessen, and a café which would provide a variety of options for the community and visitors, generating social interactions.*

- *Capital investment and construction employment – the proposal's total economic output is estimated to be \$5.0m, plus a total of 14 job years directly in construction and indirectly through multiplier impacts.*

- *Employment generation – the proposal would support permanent employment through the operation of pub including the bar, café and restaurant, a net increase of 12 workers over and above the base case. This results in workers remuneration and gross value added.*

What's the vision for the hotel product?

- **Is it standard pub accommodation fare or more of a boutique hotel product?**

From inception, the Town Hall Hotel has been a major meeting place for the local community. Originally built in 1879 by Tooth Co, the landmark building occupied a prominent corner location in a three-story building form typical of pubs built in this era. The refurbishment will serve to transform the building to its original use as 'a public house' by way of a boutique pub, including a holistic food and amenity offering.

Foot traffic is a fundamental pre-requisite of a successful pub, the Town Hall Hotel will serve to drive this in the area, and ultimately bolster success, and guarantee longevity. The existence of pubs is something the community cares deeply about, we are mindful that any mixed-use proposal would need to not only incorporate this, but actively drive patrons through its doors.

- **Any unique features/things that make it stand out from other offerings?**

The planned alterations are mostly internal to successfully accommodate the change of use returning to an outstanding local community pub, while the architectural detailing and character would be retained and reinstated.

The internal design language will be driven by the buildings' Victorian character. The proposed works will also rectify the installation of unsympathetic fabric on the ground floor, reconstructing features to reflect the building's history.

- **How big will it be?**

Once completed, the proposal would include a basement kitchen, a ground floor bar, café and delicatessen and first floor cocktail bar, outdoor balcony and pub style restaurant.

- **Which elements of the current property are being retained post development?**

The proposed works are an internal fit out of the ground and first floor. The design intent is to retain the original building fabric, with the reinstatement of the ground floor heritage tiled façade and 3-way corner entrance. The work will also include the renovation of the first-floor balcony, to be a more considered and subtle building element.

Who will use it (guest profile)?

- **If so, what does this mean for suburbs like Balmain?**

Comparatively, we don't see this as anything like the CBD ad Darling Harbour, it's just different. Darling Harbour feels different to Balmain, as does Balmain to the CBD, it's therefore a different customer with different needs.

What’s the timeframe for the project?

- o **Will there be any closures in the interim?**

It would be great to have the whole building operational by December 2023. We are currently programming the design and construction timelines, and endeavour to keep the corner pub operational before, during and post construction periods. It’s early days in the planning piece, but we remain optimistic.

1.5.2. Architectural Drawings

Urbis has been provided with drawing documentation prepared by Public Design Studio. This HIS has relied on these plans for the impact assessment included in Section 5. Extracts of the proposed plans are also provided overleaf. Full size plans should be referred to for detail.

Table 1 - Provided Plans

Author	Drawing No.	Drawing Name	Revision	Date
Public Design Studio	AR-DA-000	Title Page	02	29.07.2022
Public Design Studio	AR-DA-0010	Project Summary	02	29.07.2022
Public Design Studio	AR-DA-0020	Plan – Site Analysis	02	29.07.2022
Public Design Studio	AR-DA-0040	Site Context and Survey Plan	02	29.07.2022
Public Design Studio	AR-DA-0100	Level B1 – Existing & Demolition – General Arrangement	02	29.07.2022
Public Design Studio	AR-DA-0101	Level 00 – Existing & Demolition – General Arrangement	01	29.07.2022
Public Design Studio	AR-DA-0102	Level 01 – Existing & Demolition – General Arrangement	02	29.07.2022
Public Design Studio	AR-DA-0103	Level 02 – Existing & Demolition – General Arrangement	02	29.07.2022
Public Design Studio	AR-DA-0104	Roof – Existing & Demolition – General Arrangement	02	29.07.2022
Public Design Studio	AR-DA-0105	Elevation – Existing & Demolition	02	29.07.2022
Public Design Studio	AR-DA-0106	Elevation – Existing & Demolition	02	29.07.2022
Public Design Studio	AR-DA-0107	Section – Existing & Demolition	02	29.07.2022

Public Design Studio	AR-DA-0108	Section – Existing & Demolition	02	29.07.2022
Public Design Studio	AR-DA-0200	Level B1 – Proposed- General Arrangement	02	29.07.2022
Public Design Studio	AR-DA-0201	Level 00 – Proposed- General Arrangement	02	29.07.2022
Public Design Studio	AR-DA-0202	Level 01 – Proposed- General Arrangement	02	29.07.2022
Public Design Studio	AR-DA-0203	Level 02 – Proposed- General Arrangement	02	29.07.2022
Public Design Studio	AR-DA-0204	Roof – Proposed- General Arrangement	02	29.07.2022
Public Design Studio	AR-DA-0205	Elevation - Proposed	02	29.07.2022
Public Design Studio	AR-DA-0206	Elevation - Proposed	02	29.07.2022
Public Design Studio	AR-DA-0207	Section - Proposed	02	29.07.2022
Public Design Studio	AR-DA-0208	Section - Proposed	02	29.07.2022
Public Design Studio	AR-DA-400	Axonometric – Level B1 - Proposed	01	29.07.2022
Public Design Studio	AR-DA-0401	Axonometric – Level 00 - Proposed	01	29.07.2022
Public Design Studio	AR-DA-0402	Axonometric – Level 01 - Proposed	01	29.07.2022
Public Design Studio	AR-DA-0500	3D Render – Proposed – Entry (off Montague	01	29.07.2022



Figure 2 - Render of the proposed revitalised Town Hall Hotel.
Source: Image provided by Public Design Studio



Figure 3 - Extract from Cover Page showing 3D perspective of the proposed works from Darling Street.
Source: Public Design Studio, AR-DA-000, Rev 01, 29.7.2022



Figure 4 - 3D render of the proposed entry via Montague Street and new loading dock.
Source: Public Design Studio, AR-DA-0500, Rev 01, 29.7.2022

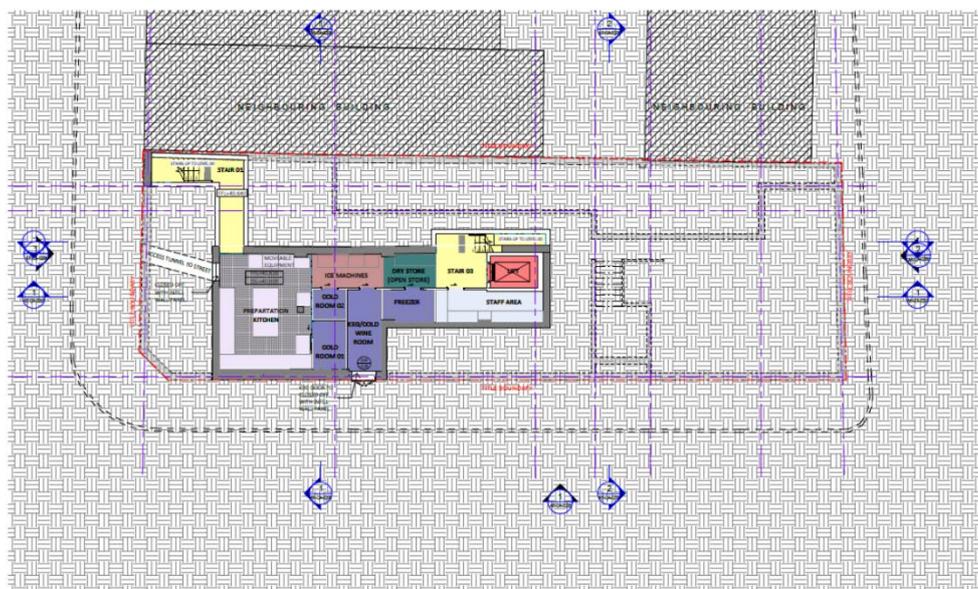


Figure 5 - Level B1 – Proposed – General Arrangement.
Source: Public Design Studio, AR-DA-0200, Rev 02, 29.7.2022

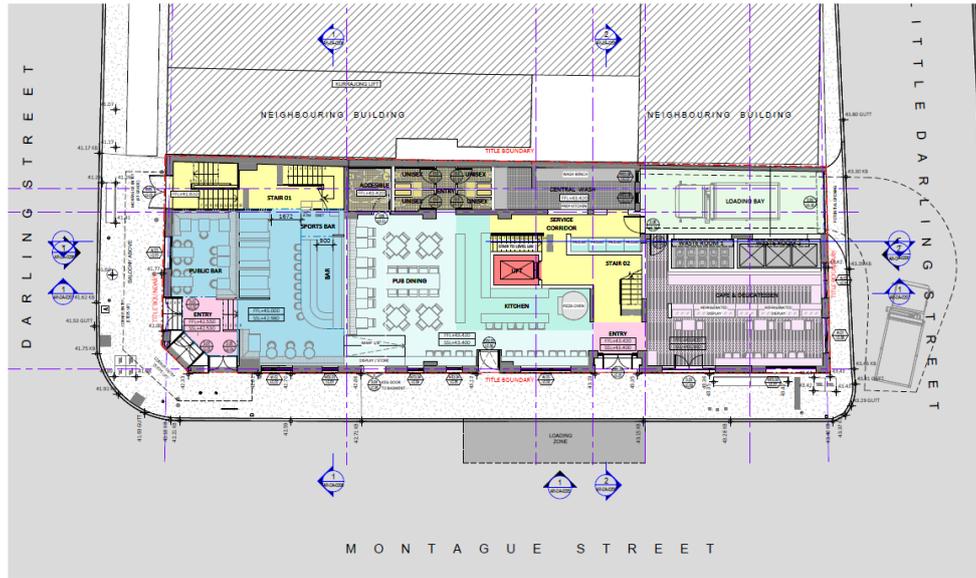


Figure 6 - Level 00 – Proposed – General Arrangement.
Source: Public Design Studio, AR-DA-0201, Rev 02, 29.7.2022

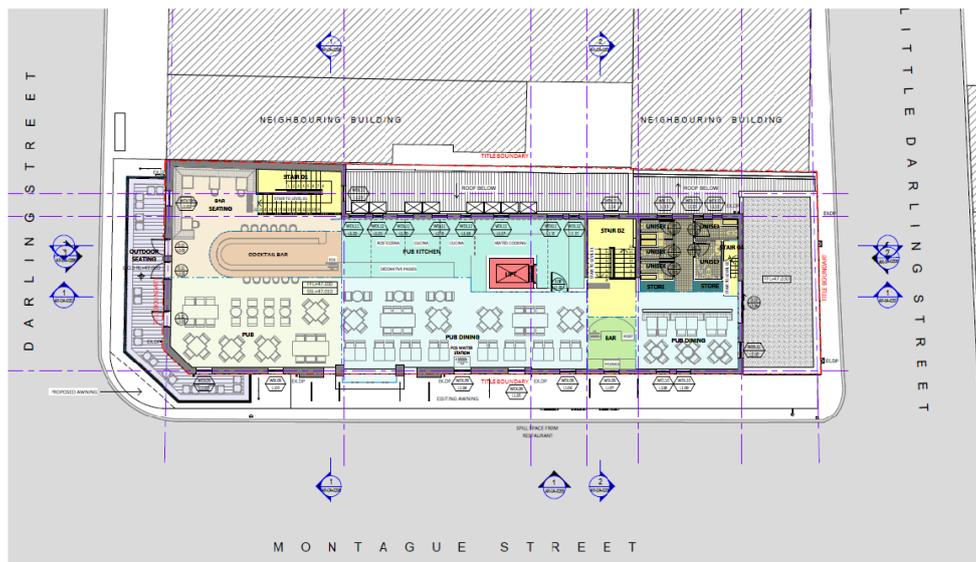


Figure 7 - Level 01 – Proposed – General Arrangement.
Source: Public Design Studio, AR-DA-0202, Rev 02, 29.7.2022

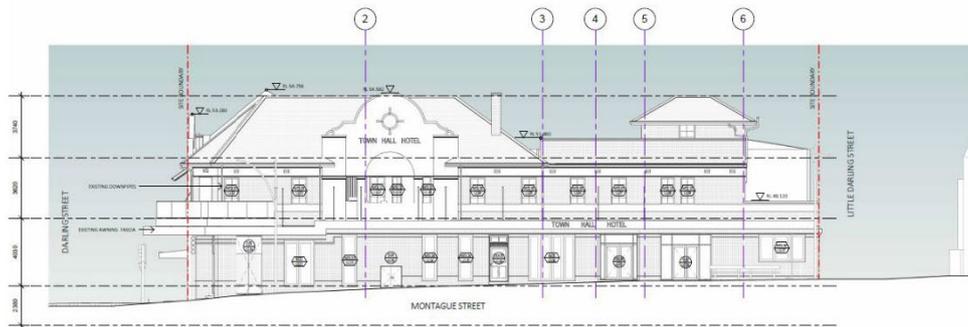


Figure 8 - Elevation – West from Montague Street – Proposed.
 Source: Public Design Studio, AR-DA-0205, Rev 02, 29.7.2022

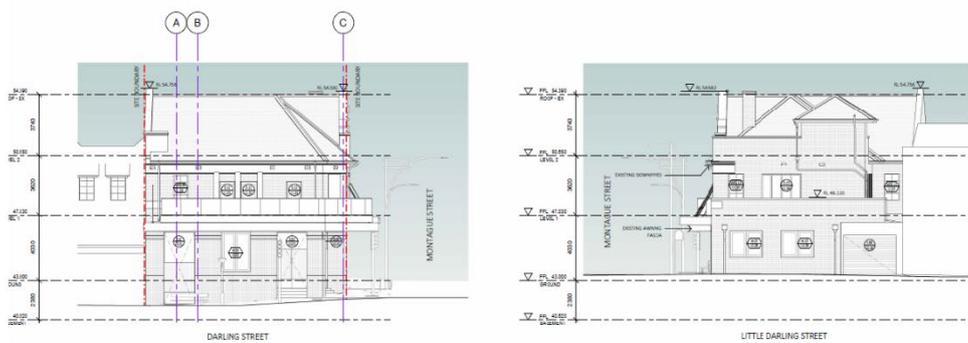


Figure 9 - Elevation - North (left) and south (right) – Proposed.
 Source: Public Design Studio, AR-DA-0206, Rev 02, 29.7.2022

2. SITE DESCRIPTION

2.1. SITE SETTING

The subject site is located at 366 Darling Street, Balmain. The site is legally described as Lot 1 of Deposited Plan (DP) 441626.

It is located on the southern side of Darling Street at the corner of Montague Street. It is bound to the east by Little Darling Street, to the south by Montague Street, and to the north by neighbouring retail property 'Avondale' dated to 1892.

The subject site is situated along a busy section of Darling Street within central Balmain in proximity to the Balmain Town Hall and Fire Station. The subject site is also in proximity to several heritage items including the former Balmain Post Office, Police Station and Courthouse as outlined in Section 4.2.

In addition to the above context, significant characteristics of The Valley HCA, within which the Town Hall Hotel is located, comprise the following:

- x Contour hugging main roads — Evans, Beattie and Reynolds.*
- x Outline of subdivisions, size and aspect of allotments, determined by route of main roads.*
- x Wider residential roads off Darling Street ridge, with grid subdivision pattern, but*
- x Generally narrow roads between main access roads.*
- x Narrow, often shallow allotments.*
- x Back lanes are rare.*
- x Dense urban environment.*
- x Continuous lines of buildings create sharply defined lineal spaces.*
- x Buildings stepped up and down hill, following the topography.*
- x Houses sited close to road near Darling Street ridge; and sited onto the road alignment nearer to White Bay.*
- x Small front gardens near Darling Street; there are fewer gardens towards White Bay.*
- x Tree planting is minimal except where wider main access roads provide enough room — Langley, Roseberry, Llewelyn and Reynolds Street.*
- x Large stands of trees in parks and open spaces.*
- x Small range of housing types: single-fronted, single-storey timber terraces, two-storey terraces, free-standing timber or stone single-storey cottages.*
- x Some larger villas on high land around Smith Street, and more generous terraces in similar locations.*
- x Scale predominantly limited to one or two storeys.*
- x Pubs with verandahs act as punctuation marks in the streetscape.*
- x Corner stores.*
- x Commercial premises (and former commercial premises) with attached dwellings along Evans and Darling Streets.*
- x Small industrial/warehouse buildings occur throughout the area.*

x Variety of materials — large number of timber, plastered brick, some later (1890s+) face brick and a few stone buildings.

x Roof materials vary — iron is common, terracotta tiles, some slate.

x Stone retaining walls. x Remnants of iron palisade fences define some street frontages.

x Suspended awnings to commercial facades along Darling and Evans Streets.

x Sandstone kerbs and gutters.¹



Figure 10 - Cadastral map showing the greater context of the subject site (outlined in red).

Source: SIX Maps with Urbis overlay



Figure 11 - View east along Darling Street as visible from the first-floor balcony of the Town Hall Hotel.

Source: Image provided by Public Design Studio



Figure 12 - View west along Darling Street toward Balmain Town Hall.

Source: Google Maps, Street view, April 2022

¹ 'Area 12: The Valley (Rozelle and Balmain)', GML, accessed August 2022 via <file:///C:/Users/sallen/Downloads/C07%20The%20Valley.pdf>



Figure 13 - View east along Darling Street as visible from the first-floor balcony of the Town Hall Hotel.

Source: Google Maps, Street view, April 2022



Figure 14 - View south along Montague Street from Darling Street.

Source: Google Maps, Street view, April 2022



Figure 15 - View north-east to the corner of Montague and Little Darling Streets showing the rear (southern) elevation to the Town Hall Hotel.

Source: Google Maps, Street view, April 2022



Figure 16 - View west to the corner of Montague and Little Darling Streets showing the rear (southern) elevation to the Town Hall Hotel.

Source: Google Maps, Street view, April 2022

2.2. SITE DESCRIPTION

The subject site is rectangular in shape. The entirety of the site is occupied by the building footprint of the Town Hall Hotel. The Hotel was initially constructed in c.1879 - 1880 and has undergone significant modifications, most notably since its purchase by Tooth & Co Ltd in c. 1929 – 1930.

The subject site is situated on a prominent street corner with primary access and frontages to Montague and Darling Streets, and a secondary elevation to the rear (south) fronting Little Darling Street.

The existing Hotel, despite initial construction during the late Victorian period, is reminiscent of the Inter-War architectural styles due to its renovations following purchase by Tooth & Co. The Hotel is comprised of rendered brick with a grand, primary entry via Montague Street. The Montague Street façade is asymmetrical and features a rounded mission-style parapet, with connecting Juliet balcony and protruding lettering spelling out 'Town Hall Hotel'.

The ground floor to the existing hotel is highly modified and comprises a series of timber-framed bifold windows, currently inoperable, with five existing entry ways off Montague Street. Historical imagery notes former external wall tiling and a prominent corner entrance which have been removed prior to 2007.

Internally, the Town Hall Hotel has undergone significant alterations and additions in line with accommodating its existing tenancies. However, noted original existing fabric includes the general built form and rounded mission-style parapet to Montague Street, existing roof shape, chimney, and timber floor/ceiling joists.

The following images provide an overview of the current condition of the subject site externally and internally.

URBIS
P0041701 HIS_TOWNHALLHOTEL_BALMAIN_AUG22

SITE DESCRIPTION 15

Document Set ID: 36855967
Version: 1, Version Date: 23/09/2022



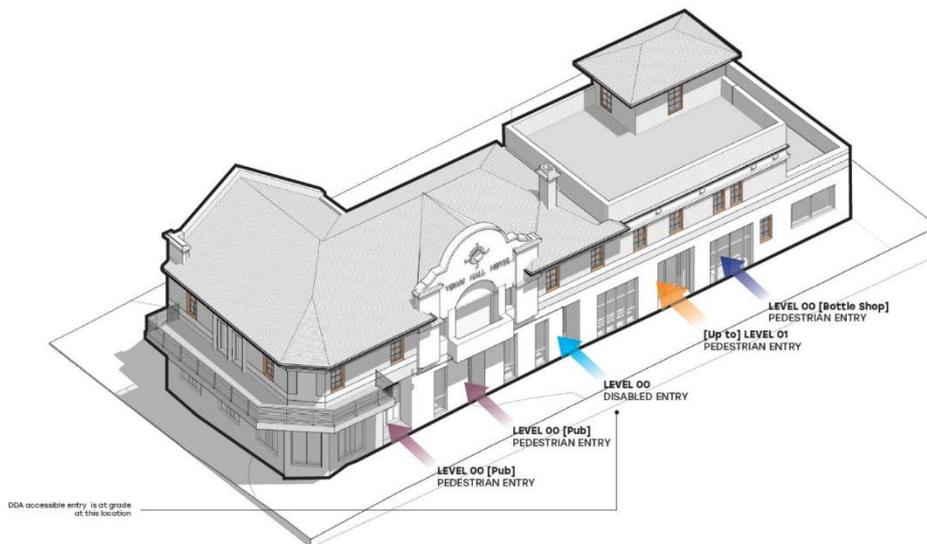
Figure 17 - Aerial view of subject site outlined in red.

Source: *SIX Maps with Urbis overlay*



Figure 18 - View to the existing Town Hall Hotel showing its inoperable primary ground floor space.

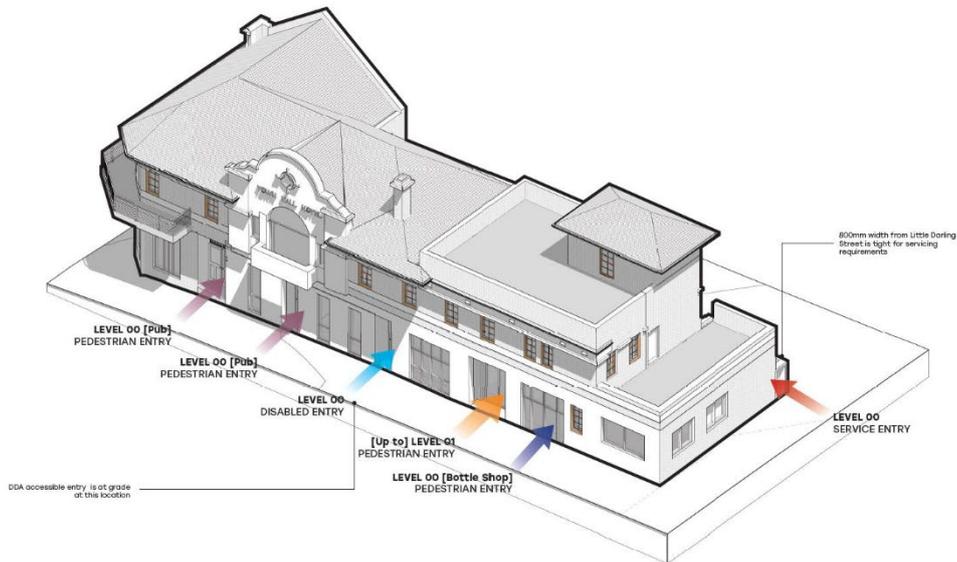
Source: Image Provided by Public Design Studio



From MONTAGUE STREET

Figure 19 - View to prominent street corner and primary facades fronting Darling and Montague Streets showing existing access to the site.

Source: Town Hall Balmain Building Biology Study, Public Design Studio March 2022



From LITTLE DARLING STREET
 Figure 20 - View to secondary street corner and primary facade fronting Little Darling and Montague Streets showing existing access to the site.

Source: Town Hall Balmain Building Biology Study, Public Design Studio March 2022

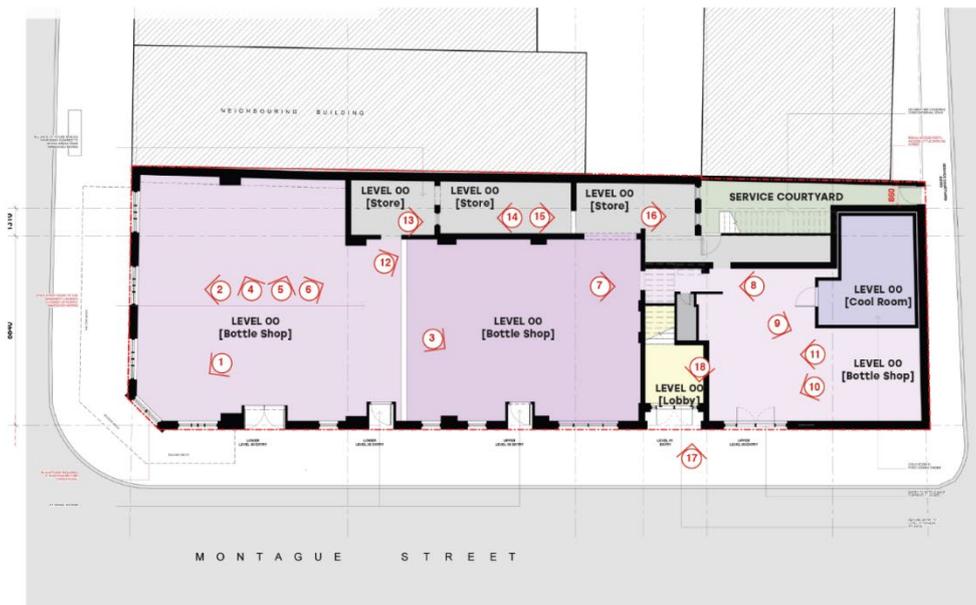


Figure 21 - Existing plan to Level 00.

Source: Town Hall Balmain Building Biology Study, Public Design Studio March 2022

18 SITE DESCRIPTION

Document Set ID: 36855967
 Version: 1, Version Date: 23/09/2022

URBIS
 P0041701 HIS_TOWNHALLHOTEL_BALMAIN_AUG22

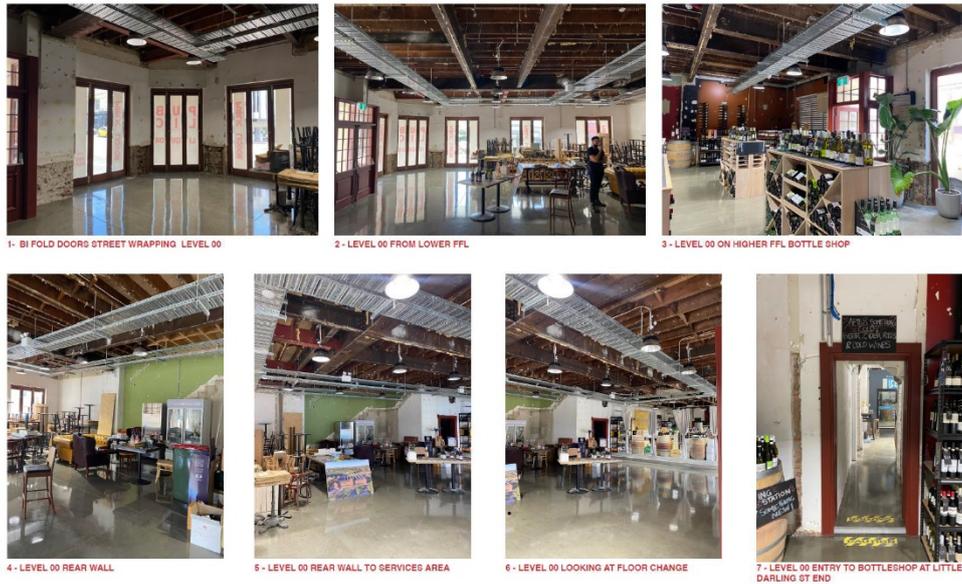


Figure 22 - Collection of images providing an overview to the existing condition of Level 00.

Source: Town Hall Balmain Building Biology Study, Public Design Studio March 2022

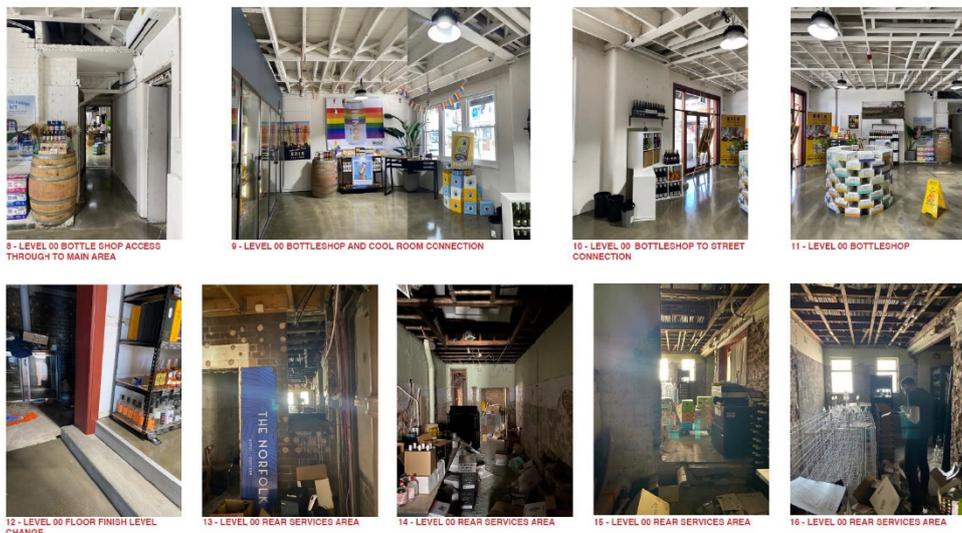


Figure 23 - Collection of images providing an overview to the existing condition of Level 00.

Source: Town Hall Balmain Building Biology Study, Public Design Studio March 2022



Figure 24 - Existing Plan to Level 01.

Source: Town Hall Balmain Building Biology Study, Public Design Studio March 2022



Figure 25 - Collection of images providing an overview to the existing condition of Level 01.

Source: Town Hall Balmain Building Biology Study, Public Design Studio March 2022



Figure 26 - Collection of images providing an overview to the existing condition of Level 01.

Source: Town Hall Balmain Building Biology Study, Public Design Studio March 2022

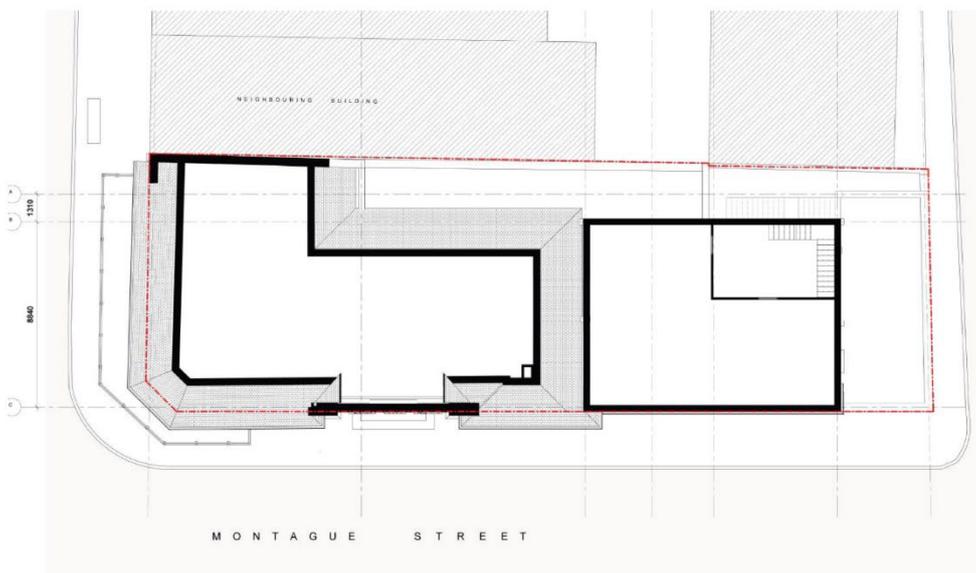


Figure 27 - Existing Plan to Level 02.

Source: Town Hall Balmain Building Biology Study, Public Design Studio March 2022

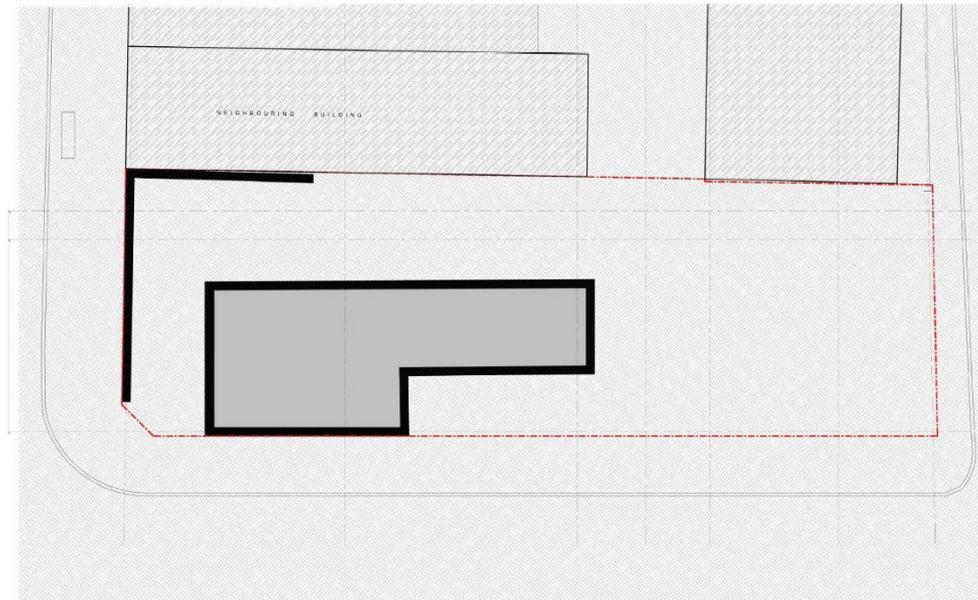


Figure 28 - Existing Plan to Basement.

Source: *Town Hall Balmain Building Biology Study, Public Design Studio March 2022*

3. HISTORICAL OVERVIEW

3.1. AREA HISTORY

When sales of John Gilchrist's Balmain 550-acre grant were resumed in 1852, Surveyor Charles Langley subdivided the remaining acres into 46 (later 47) sections, using existing routes such as Darling Street, and other contourhugging tracks, such as Beattie Street and Mullens Street to delineate the parcels. The sections were purchased over the next thirty years by wealthy investors, local speculators and builders.

The largest of the estates put together from Langley's subdivisions was the 19 acres of the Merton Estate purchased by piano importers Paling and Starling, druggists George and Frederick Elliott and estate agent Alfred Hancock. It occupied the land between Terry Street and Evans Street. It was subdivided by its owners into 197 allotments generally 30ft x 100ft with 50ft-wide grid Godden Mackay Logan pattern of roads, and was auctioned by local agent and developer, Alfred Hancock from 1874.

A miscellaneous collection of service and consumer trades servicing these new dwellings appeared along Evans Street in the 1870s making it the main commercial thoroughfare along the upper reaches of the Balmain peninsula.

By the 1880s the growth of industry, including noxious industry, in White Bay and along Whites Creek, made the south and east-facing slopes of the Darling Street ridge unattractive for a more affluent residential market. Those who could find employment in these industries would seek housing within walking distance, as public transport — then the horse drawn bus or later the steam tram — were too expensive. Canny speculators, such as Hancock (later Mayor of Balmain) sold to small builders who constructed very dense workers' housing for rentees or purchasers on small budgets. By 1891 a large part of this area had been built upon.

The arrival of the government-owned steam tram at the junction of Darling Street and Victoria Road in 1892, provided relatively more affluent residents along its route with transport to the city, and a greater choice of employment away from places within immediate walking distance from home. The advent of the tramway probably explains the major impetus to growth in the area particularly to the west of Evans Street, so that in the 1890s much of Terry, Wellington, Merton and Nelson Streets were built upon with one-storey brick semis, pairs or small groups of terraces (two to an allotment) and doublefronted single-storey houses (one to an allotment). Most of these buildings were constructed by local builders such as Robert Gordon, William Whitehorn and James Gibson, whose small-scale operations are indicated by the small groups of similar houses or terraces.

From the 1850s, Booth's Saw Mill on White Bay provided a cheap source of timber and weatherboards, promoting weatherboard houses as the norm for workers' housing throughout Balmain until brick terrace housing became prevalent in the late nineteenth century.

The extension of the steam tram service along Darling Street by 1900 encouraged shopkeepers to relocate there to catch the passing trade, and Evans Street was superseded as a commercial centre.

The Metropolitan Detail Survey Sydney Water Archive suggests that almost all the land east of Wellington Street was built upon by 1905.

By 1907 the precinct was generally known as Rozelle.²

² 'Area 12: The Valley (Rozelle and Balmain)', GML, accessed August 2022 via <file:///C:/Users/sallen/Downloads/C07%20The%20Valley.pdf>

3.2. SITE HISTORY

The following table provides an overview of the history of the Town Hall Hotel, Balmain.

Table 2 - Summary history of the Town Hall Hotel, Balmain

Date	Event
1879-80	Likely construction of the original Town Hall Hotel on the southern side of Darling Road adjacent to the Balmain Town Hall.
1881-82	First appearance of the Town Hall Hotel in the Sands Directory with the owner/manager as Maurice Bennett
1882-85	Town Hall Hotel is listed on the south side of 'Darling Road' with the owner/manager as Maurice Bennett.
1890 - 1904	Town Hall Hotel is listed on the south side of 'Darling Street' with the owner/manager as Thomas W Gilmour but the Balmain Town Hall is no longer listed adjacent and is instead replaced by Police and Post Offices.
1905 - 1918	Town Hall Hotel listed at no. 362 Darling Street with the owner/manager as Thomas Frost.
1919	Town Hall Hotel changes ownership.
1920 - 1932	Town Hall Hotel listed at no. 362 Darling Street with the owner/manager as Thomas Frost.
1929 - 1930	Purchase of the Town Hall Hotel by Tooth & Co Ltd (as per THH card 1 side 1). At this time the THH consists of 11 bedrooms, saloon bar, public bar, ladies bar, parlour and bottle shop.
1930 - 33	Town Hall Hotel listed at no. 362 Darling Street with the owner/manager as John Gorman. Renovations undertaken including removal of the original verandah.
1957	Tooth & Co Ltd card 4 side 2 describes the THH as a '2-storey brick' building with a tiled roof, 4 private rooms, saloon bar, public part, parlour utilised for storage, a bottle shop and a ladies bar. New lounge and toilets constructed.
1959	New gas heaters are installed (card 4, side 2).
1960 – 65	Installation of new facilities including a cold room, compression unit and further refrigeration equipment totalling in value of over £1,500 (card 5, side 2).
1966 - 69	Internal alterations and additions are undertaken to improve standing space by reducing the size of the counter in the public bar as well as new paint finishes and repairs (card 5, side 2).
1999	Town Hall Hotel is sold for \$2.6 million.
2002	Town Hall Hotel is sold for \$7.8 million.

2006	Submission and approval of development application D/2006/21 for Removal of existing sash windows and installation of bi-fold windows and dry bar on Montague Street frontage of Town Hall Hotel.
2015	Town Hall Hotel is sold for \$660,000 (likely partial sale).
2017	Town Hall Hotel is sold for \$7 million.
2018 – Present	Town Hall Hotel closes following sale and the space is utilised by separate tenancies including a gym, storage, etc.

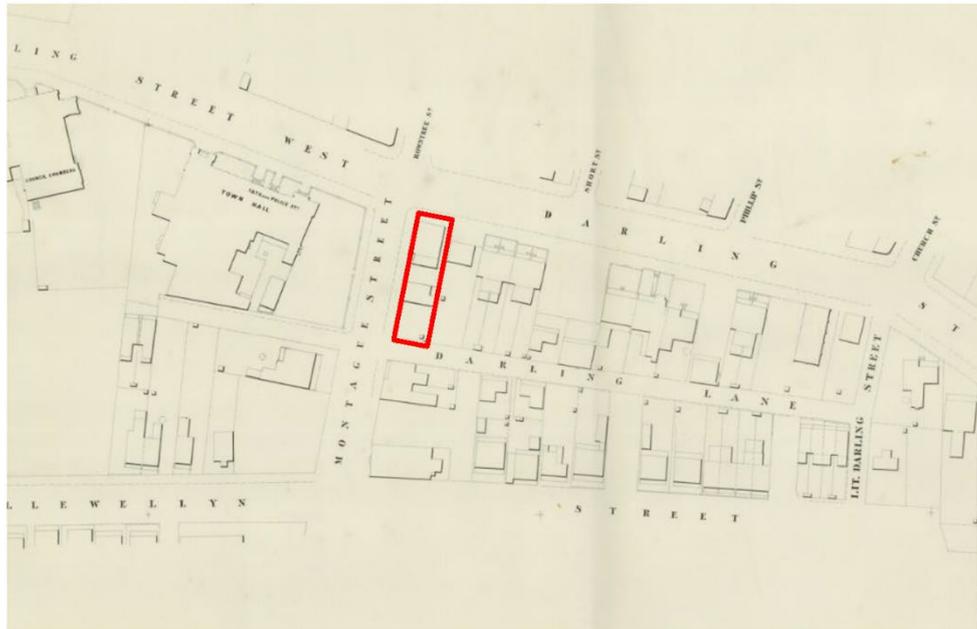


Figure 29 - Cartographic map Sheet 36 showing the subject site (outlined in red), c. 1890, consisting of two notable structures with a primary hotel to the north and secondary outbuilding to the south.

Source: City of Sydney Section Maps, Balmain accessed via <https://collection.sl.nsw.gov.au/record/74VKav5pXe4b/Rvy50DKqxw2dm>



Figure 30 - Image of the primary façade to the Town Hall Hotel, c. 1930.

Source: Australian National University, Tooth & Company Limited yellow cards – city hotels, Card 2 Side 2



Figure 31 - Aerial photograph showing the subject site (outlined in red), c.1943.

Source: NSW Government, Historical Imagery Viewer



Figure 32 - Image of primary façade to the Town Hall Hotel, c. 1949.

Source: Image provided by Public Design Studio



Figure 33 - Aerial photograph showing the subject site (outlined in red), c.1955.

Source: NSW Government, Historical Imagery Viewer



Figure 34 - Image of primary façade to the Town Hall Hotel, c. 1960s.

Source: Australian National University, Tooth & Company Limited yellow cards – city hotels



Figure 35 - Aerial photograph showing the subject site (outlined in red), c.1965.

Source: NSW Government, Historical Imagery Viewer



Figure 36 - Close-up image of the exterior to the Town Hall Hotel, gathering for a pub crawl, 1971.

Source: Inner West Library Archives



Figure 37 - Aerial photograph showing the subject site (outlined in red), c.1986.

Source: NSW Government, Historical Imagery Viewer



Figure 38 - Aerial photograph showing the subject site (outlined in red), c.1991.

Source: NSW Government, Historical Imagery Viewer



Figure 39 - Aerial photograph showing the subject site (outlined in red), c.1994.

Source: NSW Government, Historical Imagery Viewer



Figure 40 - Aerial photograph showing the subject site (outlined in red), c.2005.

Source: NSW Government, Historical Imagery Viewer



Figure 41 - View to the Town Hall Hotel from Darling Street, c.2007.

Source: Image Provided by Public Design Studio



Figure 42 - View to the Town Hall Hotel from Darling Street, c. 2007. Note: the Hotel is in operation at this time.

Source: Google Maps, Street View, November 2007.

URBIS
P0041701 HIS_TOWNHALLHOTEL_BALMAIN_AUG22

Document Set ID: 36855987
Version: 1, Version Date: 23/09/2022



Figure 43 - View to the Town Hall Hotel from Darling Street, c.2009.

Source: Google Maps, Street View, December 2009.



Figure 44 - View to the Town Hall Hotel from Darling Street, c. 2012.

Source: Flickr, accessed August 2022 via <https://www.flickr.com/photos/69965207@N03/6786438366/in/photostream/>



Figure 45 - View to the ground floor exterior of Town Hall Hotel from Darling Street, c.2018, showing the closure of the Hotel.

Source: Google Maps, Street View, November 2018.



Figure 46 - View to the ground floor exterior of Town Hall Hotel from Darling Street, c.2018, showing the closure of the Hotel and operation of Orange Theory Fitness to the first floor.

Source: Google Maps, Street View, December 2020.

3.3. DATE OF CONSTRUCTION

The Town Hall Hotel was constructed in c. 1879 – 1880.

4. HERITAGE SIGNIFICANCE

4.1. WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise the heritage values of a place – why it is important and why a statutory listing was made to protect these values.

4.2. HERITAGE LISTING

The subject site is not listed as a heritage item under the Part 1 of Schedule 5 of the *Inner West Local Environmental Plan (LEP) 2022*; However, it is located within The Valley heritage conservation area (HCA) (C27) listed under Part 2 of Schedule 5 of the *Inner West LEP 2022*.

In addition, the subject site is in proximity to several heritage items also listed under Parts 1 and 2 of Schedule 5 of the *Inner West LEP 2022*. These include, but are not limited to, the following:

- 'Balmain Post Office, including interiors', 366B Darling Street, item no. I531
- 'Balmain Courthouse and Police Station, including interiors', 368 Darling Street, item no. I532
- 'Commercial building, including interiors', 363 – 377 Darling Street, item no. I530
- 'Former Central Methodist Mission, including interiors' 19 Montague Street, item no. I589
- 'Former Masonic Hall, including interiors', 6 Montague Street, item no. I587
- 'Former Masonic Hall, including interiors', 8 Montague Street, item no. I588
- 'Former Masonic Hall, including interiors', 27A Llewellyn Street, item no. I584
- 'Street trees – Brush Box and *Ficus hillii* sp', Llewellyn Street, item no. I583
- Iron Cove HCA (C26)
- Town of Waterview HCA (C31)

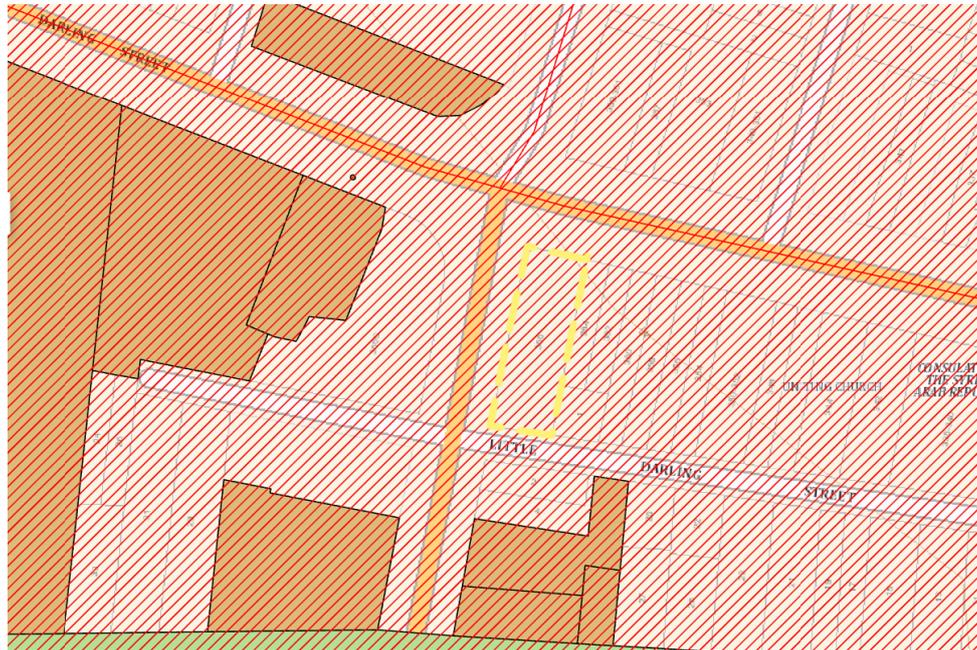


Figure 47 - Cadastral map showing the subject site (outlined in yellow) within its heritage context.
 Source: NSW Government, Eplanning Spatial Viewer

4.3. SIGNIFICANCE ASSESSMENT

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. There are two levels of heritage significance used in NSW: state and local. The following assessment of heritage significance has been prepared in accordance with the 'Assessing Heritage Significance' guides.

Table 3 - Assessment of Heritage Significance

Criteria	Significance Assessment
<p>A – Historical Significance</p> <p><i>An item is important in the course or pattern of the local area's cultural or natural history.</i></p>	<p>The subject site reflects the growing subdivision of larger estates including John Gilchrist's former grant on which the subject site exists. Long, winding contour-hugging roads, like Darling Street, continue to provide context to the initial delineation of these parcels which the later subdivision did not interrupt.</p> <p>The Town Hall Hotel further represents the changing population and its growth within the Balmain local area as industrial and commercial employment opportunities within Balmain and surrounding suburbs lead to the rise in the working class. The Town Hall Hotel, named for its proximity to the Balmain Town Hall, reflects this growth in population</p>

	<p>along Darling Street and within the local area as the need for public spaces arose.</p> <p>Regardless, despite the history of the Town Hall Hotel as an early public hotel within the local Balmain area, it is not of sufficient historical significance, on its own, forms one of many similar structures throughout the local area, and does not, therefore, fulfil this criterion for individual heritage listing.</p>
<p>B – Associative Significance</p> <p><i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i></p>	<p>The subject site has no known significant associations with the life or works of a person or group of persons of importance in the history of the local area.</p> <p>The subject property does not meet the threshold for individual heritage listing under this criterion.</p>
<p>C – Aesthetic Significance</p> <p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i></p>	<p>The subject site comprises the two-storey public hotel known as the Town Hall Hotel. It is an originally late-Victorian construction but has undergone significant modifications particularly during the Inter-War period following its c. 1929-30 purchase by Tooth & Co.</p> <p>Photographic analysis has established that both internal and external modifications have been undertaken throughout the 20th century including, but not limited to the removal of external wall tiling, changes to awnings and entrances and various internal works including changes to internal layout, fitout works, minimisation of the bar area to increase standing room, and upgrades to kitchen, restroom and gaming facilities. Remnant notable aesthetic features essentially include the hotel's overall built form, it's rounded and rendered parapet fronting Montague Street with protruding lettering, and its terracotta roof tiling.</p> <p>Due to the modifications, the subject site is not exemplary of either the late Victorian or Inter-War architectural periods and is not considered an example of creative or technical achievement and, as such, does not meet the threshold for individual listing under this criterion.</p>
<p>D – Social Significance</p> <p><i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i></p>	<p>There are no known significant social associations within the subject site outside of its generic historical use as a public hotel.</p> <p>The subject site does not meet the threshold for individual heritage listing under this criterion.</p>

URBIS
P0041701 HIS_TOWNHALLHOTEL_BALMAIN_AUG22

HERITAGE SIGNIFICANCE 33

Document Set ID: 36855967
Version: 1, Version Date: 23/09/2022

<p>E – Research Potential</p> <p><i>An item has potential to yield information that will contribute to an understanding of the local area’s cultural or natural history.</i></p>	<p>Archaeological assessment is beyond the scope of this report.</p> <p>The hotel appears to be of generic early construction and does not appear to yield information that is not easily available from other sources.</p> <p>The subject site does not meet the threshold for individual heritage listing under this criterion.</p>
<p>F – Rarity</p> <p><i>An item possesses uncommon, rare or endangered aspects of the local area’s cultural or natural history.</i></p>	<p>The subject site comprises a public hotel that is not a rare example of its type within the Balmain local area or, more broadly, within the Inner West LGA or NSW.</p> <p>The subject site cannot be considered rare or endangered in this context and does not warrant individual heritage listing under this criterion.</p>
<p>G – Representative</p> <p><i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area’s):</i></p> <ul style="list-style-type: none"> ▪ <i>cultural or natural places; or</i> ▪ <i>cultural or natural environments.</i> 	<p>The subject site consists of a late Victorian period public hotel which has been significantly modified internally and externally since its purchase by Tooth & Co. in c. 1929-30.</p> <p>The subject site is subsequently representative of the early 20th century public hotels in the Balmain local area however, it does not warrant individual listing under this criterion due to the modifications undertaken which has diminished its historical integrity.</p>

4.4. STATEMENT OF SIGNIFICANCE

4.4.1. The Subject Site

The following statement of significance for the subject site has been proposed by Urbis as a result of historical research and the above assessment of significance undertaken in Section 4.3.

The subject site is reflective of the growing subdivision of larger estates including John Gilchrist’s former grant on which the subject site exists. Long, winding contour-hugging roads, like Darling Street, continue to provide context to the initial delineation of these parcels to which later subdivision did not interrupt.

The Town Hall Hotel further represents the changing population and its growth within the Balmain local area as industrial and commercial employment opportunities within Balmain and surrounding suburbs lead to the rise in the working class. The Town Hall Hotel, named for its proximity to the Balmain Town Hall, reflects this growth in population along Darling Street and within the local area as the needs for public spaces arose.

The Town Hall Hotel is an originally late-Victorian construction but has undergone significant modifications particularly during the Inter-War period following its c. 1929-30 purchase by Tooth & Co. Photographic analysis has established that both internal and external modifications have been undertaken throughout the 20th century including, but not limited to the removal of external wall tiling, changes to awnings and entrances and various internal works. Remnant significant aesthetic features essentially include the hotel’s overall build form, it’s rounded and rendered parapet fronting Montague Street with protruding lettering, and its terracotta roof tiling. Due to these modifications, the subject site is not exemplary of either the late Victorian or Inter-War architectural periods and is not considered an example of creative or technical achievement.

Overall, the subject site does not meet the threshold for individual heritage listing under the assessment criteria outlined by the Heritage Council of NSW.

4.4.2. The Valley HCA (C27)

- *One of a number of conservation areas which collectively illustrate the nature of Sydney's early suburbs and Leichhardt's suburban growth particularly between 1871 and 1891, with pockets of infill up to the end of the 1930s (ie prior to World War II). This area is important for illustrating development for workers' and artisan housing particularly from 1871–1891 which forms the major element of its identity. It is significant for its surviving development from that period and the later infill development up to World War II (ie pre-1939).*
- *Retains evidence of all its layers of growth within that period from the late-1870s.*
- *Through its important collection of weatherboard buildings, including the now rare timber terraces, it continues to demonstrate the nature of this important/major construction material in the fabric of early Sydney suburbs, and the proximity of Booth's saw mill and timber yards in White Bay.*
- *Through the mixture of shops, pubs and industrial buildings it demonstrates the nature of a Victorian suburb, and the close physical relationship between industry and housing in nineteenth century cities before the advent of the urban reform movement and the separation of land uses.*
- *Demonstrates through the irregular pattern of its subdivision the smallscale nature of the spec builders responsible for the construction of the suburb. x Demonstrates the nature of some private subdivisions before the introduction of the Width of Streets and Lanes Act of 1881 required roads to be at least one chain wide.³*

³ 'Area 12: The Valley (Rozelle and Balmain)', GML, accessed August 2022 via <file:///C:/Users/sallen/Downloads/C07%20The%20Valley.pdf>

5. IMPACT ASSESSMENT

Below, the potential impact of the proposal is assessed against the applicable heritage-related statutory and non-statutory planning controls which relate to the site and the proposed development.

5.1. STATUTORY CONTROLS

5.1.1. Inner West Local Environmental Plan 2022

The table below provides an assessment of the proposal against the relevant provision for heritage conservation as found in the *Inner West LEP 2022*.

Table 4 - Assessment against the *Inner West Local Environmental Plan 2022*

Clause	Response
<p>(2) Requirement for consent</p> <p><i>Development consent is required for any of the following:</i></p> <p><i>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</i></p> <p><i>(i) a heritage item,</i></p> <p><i>(ii) an Aboriginal object,</i></p> <p><i>(iii) a building, work, relic or tree within a heritage conservation area...</i></p>	<p>The subject site does not comprise any heritage items as listed under Part 1 of Schedule 5 of the <i>Inner West LEP 2022</i>; It is however within The Valley HCA (C27) listed under Part 2 of Schedule 5 of the <i>Inner West LEP 2022</i>. In addition, the subject site is within proximity of several heritage items including, but not limited to, the Balmain Post Office, Courthouse and Police Station.</p> <p>Refer to Sections 5.1.1, 5.2 and 5.3 for a detailed assessment of the proposal.</p>
<p>(4) Effect of proposed development on heritage significance</p> <p><i>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</i></p>	<p>This HIS has been prepared to assess the proposal with regard to the potential impact to the subject site, the surrounding The Valley HCA, and the heritage items in proximity. This HIS has been prepared to assist the Inner West Council with their determination.</p> <p>Refer to Sections 5.1.1, 5.2 and 5.3 for a detailed assessment of the proposal.</p>
<p>(5) Heritage assessment</p> <p><i>The consent authority may, before granting consent to any development:</i></p> <p><i>(a) on land on which a heritage item is located, or</i></p> <p><i>(b) on land that is within a heritage conservation area, or</i></p> <p><i>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</i></p>	<p>The preparation of this HIS has included an historical analysis and an assessment of the significance of the subject site. The historical analysis and significance assessment are considered sufficient to address the possible impact to, and management of, the heritage items located in proximity. The development of further management documentation is therefore not considered necessary at this time.</p> <p>Refer to Sections 3 and 4 for further information on the historical context and significance of the subject site.</p>

Clause	Response
<p><i>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</i></p>	

5.2. LEICHHARDT DEVELOPMENT CONTROL PLAN 2013

The table below assesses the proposal against the relevant provisions for heritage conservation as found in the *Leichhardt DCP 2013*.

Table 5 - Assessment against Part C, Clause C1.4 Heritage Conservation Areas and Heritage Items of the *Leichhardt Development Control Plan 2013*

Provision	Response
<p><i>C2 The fabric of an existing building is to be the subject of appropriate conservation practices including:</i></p> <p><i>a. retention of original detail and finishes such as:</i></p> <p><i>i. original face brick which should not be painted over or rendered;</i></p> <p><i>ii. original decorative joinery and iron work which is not to be removed;</i></p> <p><i>b. conservation of original elements;</i></p> <p><i>c. reconstruction or restoration of original elements where deemed appropriate;</i></p> <p><i>d. retention of the original cladding material of original roofs where viable;</i></p> <p><i>e. consideration of suitable replacement materials should be based on original material, and where a property is part of a group or row, replacement materials should have regard to the integrity of the group.</i></p>	<p>The subject building is a highly modified public hotel which has undergone several alterations and additions, most notably since its purchase by Tooth & Co Ltd in c. 1929-30. In its current condition, there are minimal significant fabric elements of note that should be conserved with the exception of the prominent rounded parapet to Montague Street with protruding lettering, the overall form of the hotel, and its general fenestration patterns.</p> <p>The proposal seeks to undertake works associated with returning the site to its original use as a public hotel including, but not limited to, new internal fitout works and modifications to the existing external elevations to facilitate the restoration of previously removed elements and access points based on historical imagery. Whilst there is minimal detail of note to be retained under the proposal, particularly to the north and western elevations, these works are in keeping with this clause and will not have an adverse impact on the subject site or the surrounding HCA. The proposed works will facilitate a suitable replacement of materials and finishes based on historical fabric and imagery with regard to maintaining the hotel's integrity.</p> <p>Where original detailing, such as the rounded parapet to Montague Street, is present it will be retained under the proposal and enhanced by the removal of unsympathetic later additions.</p>
<p><i>C3 Development of dwellings within Heritage Conservation Areas must:</i></p>	<p>The proposal will maintain the overall built form, require no works to the existing roof, chimneys, rounded parapet and general fenestration pattern to the first and ground floor exterior. Minor demolition to existing contemporary doors, bifold windows, first floor north-facing balustrade</p>

Provision	Response
<p><i>a. not include the demolition of the internal walls and roof form, including any existing chimneys, of the front two rooms of the dwelling;</i></p> <p><i>b. retain the major form, scale and materials of the existing structure as described in (a);</i></p> <p><i>c. be for a rear addition which does not dominate the existing building or substantially change the relationship of the building to the street when viewed from the street; and</i></p> <p><i>d. retain significant, established gardens and plantings including early fences.</i></p>	<p>and small sections to the southern elevation to allow for a new rear service access.</p> <p>The proposed intervention into the rear (southern) elevation will allow for an easier access for deliveries and services whilst maintaining the overall existing significant form of the subject site. Although this intervention will require the provision of a new entrance previously not present in this space, the fabric proposed for removal to accommodate this entry is not of notable significance. Historical imagery has established that the southern section of the subject site has undergone minimal physical changes since the c. 1940s, however, the 1890 plan indicates that the primary hotel fronting Darling Street and the southern part of the site previously were separate entities. This in turn suggests that this rear existing section is either not part of the original hotel complex or has undergone significant modifications to connect it to the larger hotel building. The proposed new entry to this rear (southern) elevation is therefore considered to have no adverse impact from a heritage perspective whilst having the potential to greatly improve access for goods and services integral to the proper functioning of the hotel at large.</p> <p>Internally, the proposal will require a large amount of demolition works and modifications to the basement, ground and first floors to allow for new fitout associated with the various aspects of the proposed new multi-level pub comprising a diverse food and beverage offering including a café/deli, pizzeria, cocktail bar and restaurant along with various commercial kitchens and bars throughout. These works, whilst numerous, will not be undertaken to any significant fabric and will instead remove fitout works associated with the existing and former tenancies which have inhabited the space since the closure of the Town Hall Hotel following its purchase in c. 2017. Regardless, loadbearing internal fabric will be retained and, where possible, stores will be maintained. Minimal intervention will also be undertaken to the external brick structural walls in order to maintain the existing build form and shape of the hotel. These works are considered acceptable from a heritage perspective as minimal intervention into significant fabric will be undertaken, these works will be reversible should future internal fitout be required, and the internal works will have no impact on the surrounding HCA nor heritage items in proximity.</p> <p>It is also proposed to remove the existing internal ceiling above the first floor to expose the present timber structural</p>

Provision	Response
	<p>beams within the internal roofscape, thereby creating a more open space for atmospheric lighting. Historical research to date has not established that this ceiling fabric is original or of significance and its removal is acceptable from a heritage perspective.</p> <p>The subject site does not comprise any existing significant or established gardens, plantings or early fences which may therefore be retained under the proposal.</p> <p>Overall, whilst alterations and additions will be undertaken to the interior and exterior of the subject site, these works will not be undertaken to noted fabric of significance but will facilitate the restored use of the site as a public hotel. Historical imagery from throughout the 20th Century has guided the proposal with an effort to restore aesthetic elements of the Darling and Montague Street facades. The proposed works will have an overall positive impact on the subject site and generally positive to neutral impact on the surrounding HCA and heritage items in proximity.</p>
<p><i>C6 Within Heritage Conservation Areas, whole roof forms should be retained where possible and roofs of additions should be subservient to the main roof (in scale, form, location and materials). Changes to the form of the existing roof or extension of the ridge cannot be supported.</i></p>	<p>The proposed works will have no impact on the existing roof or roofscape of the Town Hall Hotel.</p>

Table 6 - Assessment against Part C, Clause C1.15 Signs and Outdoor Advertising of the *Leichhardt Development Control Plan 2013*

Provision	Discussion
<p><i>Signs on Heritage Items and in Heritage Conservation Areas</i></p> <p><i>C21 Signs are to be designed, sized and located to:</i></p> <p><i>a. minimise interference with significant fabric and features of Heritage Items. The method of installation to the Heritage Item should not result in irreversible damage to significant fabric;</i></p> <p><i>b. respect the heritage qualities of the Heritage Conservation Area including significant streetscape elements;</i></p>	<p>The proposal does not include the addition of new signage at this time.</p>

Provision	Discussion
<p>c. use compatible materials, colours, style and lettering to ensure compatibility with heritage significance;</p> <p>d. not obscure any opening on a building;</p> <p>e. not protrude above any parapet or eave of the building.</p>	
<p>C23 Original signs and signs that are part of the history and heritage significance of the Heritage Item or Heritage Conservation Area are to be retained.</p>	<p>Historical research to date has not established the presence of significant signage associated with the Town Hall Hotel with the exception of the existing protruding lettering present to the arched parapet fronting Montague Street. This signage is part of the existing built form of the subject site and will not be altered under the proposed works.</p>

5.3. HERITAGE NSW GUIDELINES

The proposed works are addressed in relation to relevant questions posed in Heritage NSW's (former Heritage Office/Heritage Division) 'Statement of Heritage Impact' guidelines.

Table 7 - Heritage NSW Guidelines

Clause	Discussion
<p>The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:</p>	<p>Refer to discussion in Sections 5.1.1 and 5.2.</p>
<p>The following aspects of the proposal could detrimentally impact on heritage significance.</p> <p>The reasons are explained as well as the measures to be taken to minimise impacts:</p>	<p>Refer to discussion in Sections 5.1.1 and 5.2.</p>
<p>The following sympathetic solutions have been considered and discounted for the following reasons:</p>	<p>Although further sympathetic solutions have not been pursued at this stage, it is the consideration of Urbis that the proposal is acceptable from a heritage perspective and will not have an adverse impact on the identified significance of the surrounding HCA, nearby heritage items or the local area.</p>

6. CONCLUSION AND RECOMMENDATIONS

A detailed impact assessment of the proposed works has been undertaken in Section 5 of this report. The proposed development has been assessed to have an overall positive impact on the Town Hall Hotel, surrounding The Valley HCA and heritage items located in proximity. Key aspects of the proposal assessment are listed below:

- The subject site is a highly modified public hotel which has undergone several alterations and additions, most notably since its purchase by Tooth & Co Ltd in c. 1929-30. In its current condition, there is minimal significant fabric that should be conserved with including the prominent rounded parapet to Montague Street with protruding lettering, the overall form of the hotel, and its general fenestration patterns.
- The proposal seeks to return the site to its original use as a public hotel whilst maintaining its overall built form, rounded parapet and general fenestration pattern to the first and ground floor exterior, as well as including the removal of unsympathetic later additions such as the first-floor balustrade.
- The proposed intervention into the rear (southern) elevation will allow for an easier access for deliveries and services whilst maintaining the overall existing significant form of the building. Although this intervention will require the provision of a new entrance previously not present in this space, the fabric proposed for removal to accommodate this entry does not make a defining contribution to the significance of the place and its alteration is therefore considered to have no adverse impact from a heritage perspective.
- Internally, the proposal will require a large amount of demolition works and modifications to the basement, ground and first floors to allow for new fitout associated with the various aspects of the proposed dynamic, multi-level pub comprising a diverse food and beverage offering including a café/deli, pizzeria, cocktail bar and restaurant along with various commercial kitchens and bars throughout. These works, whilst numerous, will not be undertaken to any significant fabric and will instead remove fitout works associated with the existing and former tenancies which have inhabited the space since the closure of the Town Hall Hotel following its purchase in c. 2017.
- The proposed removal of the existing internal ceiling above the first floor to expose the timber structural beams within the internal roofscape, will not impact on any established significant fabric and its removal is acceptable from a heritage perspective.
- Historical imagery from throughout the 20th Century has guided the proposal with an effort to restore aesthetic elements of the Darling and Montague Street facades including the former corner entry to the ground floor.

For the reasons stated above, the proposed works are recommended for approval from a heritage perspective having regard to the proposed recommendations below.

RECOMMENDATIONS

- A suitably qualified heritage consultant should be engaged to provide ongoing advice throughout the design development, contract documentation and construction stages of the project.
- Shop drawings of all reconstructed elements are to be provided to a Heritage Architect for review and comment before manufacture.
- A Schedule of Conservation Works should be prepared by a suitably qualified and experienced heritage consultant prior to the issue of a Construction Certificate.

7. BIBLIOGRAPHY AND REFERENCES

7.1. BIBLIOGRAPHY

NSW Department of Finance and Services, Spatial Services, available at: <<https://maps.six.nsw.gov.au/>>

Google Maps 2020, Aerial view of subject site, available at:
<<http://maps.google.com.au/maps?hl=en&tab=wl>>.

7.2. REFERENCES

Apperly, R., Irving, R. and Reynolds, P. (eds) 2002, A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present, Angus and Robertson, Pymble.

Australia ICOMOS 1999, The Burra Charter: 2013 The Australia ICOMOS Charter for Places of Cultural Significance, Australia ICOMOS, Burwood.

Heritage Office and Department of Urban Affairs & Planning 1996, NSW Heritage Manual, Heritage Office and Department of Urban Affairs & Planning (NSW), Sydney.

Heritage Office 2001, Assessing Heritage Significance, Heritage Office, Parramatta.

[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]

8. DISCLAIMER

This report is dated 14 February 2020 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Public Design Studio (**Instructing Party**) for the purpose of obtaining development approval (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

Attachment E – Plan of Management

Plan of Management – Town Hall Hotel

366 Darling Street, Balmain, NSW, 2011

10 January 2023



PREPARED BY

HAMPTONS PROPERTY SERVICES Pty Ltd

Head Office: Suite 404 | Level 4 | 203-233 New South Head Road | Edgecliff NSW 2027

Tel (02) 9386 7000 | Fax (02) 9386 7001

www.hamptonspropertyservices.com.au

Document Set ID: 37229553

Version: 1, Version Date: 30/01/2023

Plan of Management – 366 Darling Street, Balmain

COPYRIGHT

Hamptons Property Services is the owner of the copyright contained in this publication. Other than as permitted by the Copyright Act and as outlined in our terms of engagement, this report may not be reprinted, reproduced or used in any other form, transmitted or copied, by electronic, material or other means, without the prior written permission of Hamptons. Legal action will be taken against breach of copyright.

This report may only be used for the purpose commissioned and unauthorised use is prohibited. Hamptons assumes no responsibility if the document is used for purposes other than those directly associated with its commission.

PROJECT PARTICULARS

Project No. 2022044
Client The Town Hall Hotel, Balmain
Site Address 366 Darling Street, Balmain, NSW, 2011
Document Name Plan of Management

Prepared by

		Authorisation	
		Name/Position	Signature
1 September 2022	Plan of Management_V1	Kristy Hodgkinson Director	
16 September 2022	Plan of Management_V2	Kristy Hodgkinson Director	

In the event that this document is not signed, this is not representative of a final version of the document, suitable for assessment purposes.

RELIANCE ON CONSULTANT INFORMATION

As part of undertaking this project, Hamptons has relied on the professional advice provided by third party consultants. No responsibility is taken for the accuracy of the information relied upon by these consultants assisting the project. It is assumed that each of the consultants has made their own enquiries in relation to technical matters forming part of their expertise.



CONTENTS

1. PLAN OF MANAGEMENT	4
Site Details.....	4
The Site	4
Use of the Premises	4
Plans of the Building	4
Operational Details	6
Hours of Operation	6
Capacity	6
Staffing.....	6
Noise Mitigation	6
Access, Safety and Security	7
Patron Management, Conduct & Crowd Control	7
Patron Queueing.....	7
Responsible Service of Alcohol (RSA).....	7
Harm minimisation	8
Smoking	9
General Security Measures	9
Signage.....	10
Waste Management	10
Cleaning	11
Closed Circuit Television Cameras (CCTV).....	11
Incidents and Complaints	11

Plan of Management – 366 Darling Street, Balmain



hamptons
property services

1. PLAN OF MANAGEMENT

This Plan of Management (PoM) is for the Town Hall Hotel located at the corner of Darling, Montague and Little Darling Streets, Balmain.

In conjunction with the relevant development consent, the purpose of this PoM is to ensure the ongoing regulated use of the premises, in accordance with the following legislative requirements:

- the development consent issued by Inner West Council
- Environmental Planning & Assessment Act 1979
- Liquor Act 1997
- Liquor Regulation
- Smoke Free Act
- Smoke Free Regulation

This PoM is to be read in conjunction with the relevant development consent and forms Appendix 1 to this PoM.

This Plan of Management is available to all staff and guests upon request.

The purpose of this PoM is part of the hotel's program to provide leadership in all aspects of hotel service and management.

The details below are reflective of the operations of the Exchange Hotel.

Site Details

The Site

The site is located at 366 Darling Street, Balmain and is legally described as Lot 1 in Deposited Plan 441626.

The building comprises four levels, being a basement, ground floor, first floor and second floor, the latter of which is used by staff only. Only the ground and first floors are used by patrons to the premises.

Use of the Premises

The principle purpose of use of the premises is for a pub, with a café located to the rear of the premises. Uses within the pub will include, but are not limited to bars, dining areas, a cocktail lounge; pizzeria kitchen and general kitchen.

Plans of the Building

The approved plans of the development are located at Appendix 2 [To be inserted upon approval of the development application]

Plan of Management – 366 Darling Street, Balmain



hamptons
property services

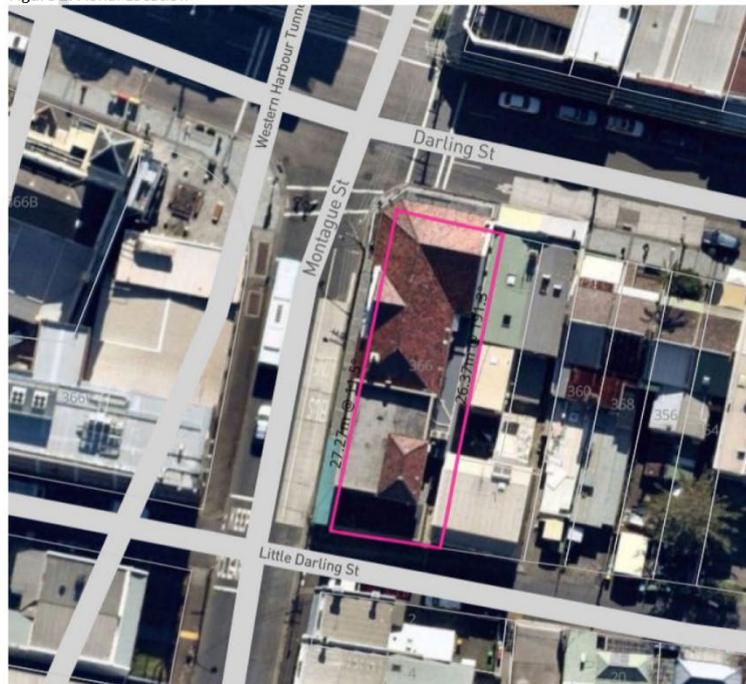
Plan of Management – 366 Darling Street, Balmain

Figure 1: Site Location



Source: <https://app.archistar.ai/>

Figure 2: Aerial Location



Source: <https://app.archistar.ai/>



Operational Details

Hours of Operation

The café will operate between the hours of 7:00am and 5:00pm Monday to Sunday.

Notwithstanding, the premises is subject to a trial period of operation between the hours of 6:00am and 7:00am, Monday to Sunday. Sixty days prior to the expiry of the trial period, the Applicant is to make application to continue trade during the trial period, either as a trial, or on a permanent basis.

The pub will trade between the existing, approved hours of operation, being 5:00am to 12 Midnight, Monday to Sunday.

Notwithstanding, the premises is subject to a trial period of operation between the hours of 12:00am and 1:00am, on a Sunday morning (thus continuing trade from the Saturday evening prior). Sixty days prior to the expiry of the trial period, the Applicant is to make application to continue trade during the trial period, either as a trial, or on a permanent basis.

Use of the first floor balcony must cease at 10:00pm every day, other than New Year's Eve.

Capacity

The café will accommodate 26 people seated at any one time. This excludes take-away trade from the premises.

The pub has a maximum capacity of 300 people, being 125 patrons on the ground floor and 175 patrons on the first floor.

Staffing

The total number of staff in the cafe would be up to five staff on the premises at any one time.

The total number of staff in the pub would be up to twelve staff at any one time.

Noise Mitigation

Noise levels within the premises are limited as follows:

- Both live music and background music is permitted within the premises. This is to be limited to 85dBAL_{A10}
- Background music is assumed to be limited to 70dBA for the bar areas and 65dBA for dining areas.
- Doors and windows of the premises are to remain closed after 8:00pm.

To ensure that these noise levels are not exceeded a noise limiter is to be installed at the premises and is to remain operable during the hours of operation of the premises.



Access, Safety and Security

Patron Management, Conduct & Crowd Control

To ensure that patrons do not unnecessarily disturb sensitive receivers within the vicinity of the site, between 15 and 30 minutes prior to closure, the following procedures will be employed by staff:

- Liquor sales shall cease
- Lighting within the venue is to be increased
- Music shall be turned down to background levels
- Announcements will be made to patrons during this period to the effect of the premises closing imminently and asking patrons to leave the premises quietly, safely and respect the needs of nearby residents to not be disturbed.

Patron Queueing

All patrons waiting outside to enter the premises shall queue along the immediate frontage of the Hotel building, along Darling Street, in accordance with the provisions of this PoM. The queueing area shall be maintained in a quiet and orderly manner by security personnel. The queue shall not obstruct any fire exit or obstruct any entrance to adjoining premises, which are in operation at that time. A minimum of three (3) metres thoroughfare must be maintained along the footpath for pedestrians.

Responsible Service of Alcohol (RSA)

The licence for the premises shall be exercised at all times in accordance with the provisions of the LA 2007 and LR 2018.

The following operational policies for the R S A shall apply:-

- All staff involved in the sale and supply of liquor or security, shall have a competency card or interim certificate pending the issuing of a competency card, evidencing completion of an approved course in the RSA. Staff and security shall adhere to Hotel's RSA Procedure as well as the House Policy for Compliance with the Secretary's Guidelines.
- The licensee shall not engage in any liquor promotion that is likely to promote irresponsible service of liquor.
- The licensee shall follow the Liquor Promotion Guidelines and Intoxication Guidelines, as published from time to time on the ILGA website.
- The licensee shall not sell or supply alcohol to any person who is intoxicated.
- Any person who is intoxicated shall be denied entry to the premises.
- The licensee will not permit intoxication or any indecent, violent or quarrelsome conduct by patrons on the premises. Any person causing such a disturbance shall be refused service and asked to leave the premises. Any patron whose behaviour is either extreme or repeatedly objectionable may be barred from entering the premises for a period determined by the licensee.



hamptons
property services

- No person under the age of 18 years shall be admitted to the premises. Production of photographic identification will be required where age is an issue. The only acceptable proof of age identification shall be:
 - Australia State or Foreign issued photo identification card;
 - Australian or foreign passport.
- Low alcohol beer and non-alcoholic beverages shall be always available when full strength liquor is available.
- Free drinking water shall be always available when liquor is available. Signage will be displayed throughout the premises telling patrons about the availability of free drinking water.
- Food of a nature consistent with the responsible sale, supply and service of alcohol, as well as food consistent with any prescribed requirements contained in the LR 2018, and the premise's House Policy for compliance with the Secretary's Guidelines, shall be available whenever alcohol is available for consumption in the premises.
- The licensee will arrange (without charge) for taxis to collect any patron from the premises if requested to do so

An RSA Marshall shall be employed to patrol the premises between 11pm and close Friday and Saturday nights and any nights which precede a public holiday. The RSA Marshall shall be readily identifiable with the words "RSA Marshall" clearly emblazoned on the person's clothing. The RSA Marshall shall continuously monitor patron behaviour, patron intoxication levels and compliance with RSA procedures, within and on the footpaths adjoining the premises, both through personal observations, as well as through radio contact with security personnel, staff and management.

A person is to be considered intoxicated if the person's speech, balance, co-ordination or behaviour is noticeably affected and it is reasonable in the circumstances to believe that the affected speech, balance, co-ordination or behaviour is the result of the consumption of liquor. The Licensee shall also have regard to the Secretary's Intoxication Guidelines, as published from time to time on the ILGA website.

Harm minimisation

If any person is caught dealing, purchasing or consuming drugs within the premises, the person (or persons) are to be requested to leave immediately and management must be informed of this. This is their first and only warning. If the same person is caught again, then the person (or persons) is to be banned for a period determined by the licensee.

In the event that there is any suspicion or otherwise in relating to drugs within the premises, the NSW Police are to be contacted immediately.

Drink spiking is often difficult to detect. Below are some things to look out for and what to do:

- Any occurrences of a person (or persons) escorting out an obviously affected and lone person. Ask questions and engage in conversation with the person escorting the affected patron away, asking for



hamptons
property services

their name, where they are heading to, etc – contact management about any person who goes to lengths to remain anonymous.

- An affected person may need medical attention, so ask them. If they are not capable of making that decision – then arrange that medical attention.
- Any affected person will need to get to a safe place, which may be theirs, or a friend's, place. Ensure people who are showing signs of intoxication are looked after by their friends and not leave them in the company of the person who may have spiked their drink.
- Contact the Police and thoroughly document the incident in the Incident Register.
- Remember the most common drug used for drink spiking is alcohol. Be aware of strange drink orders such as beer and a nip of vodka, double shots in short glasses, etc.

Smoking

As no smoking is proposed within the premises, smoking external to the premises would be encouraged along the Darling Street frontage of the site.

General Security Measures

The licensee shall require any security personnel employed at the premises to:

- Be dressed in readily identifiable uniform so that they may be highly visible to patrons, displaying identification as a security guard and to be appropriately licensed.
- Fill in a time sheet (with start and finish times) which is to be initialled by the manager/licensee on duty.
- Report to the manager/licensee to obtain a briefing on any specific duties to be addressed before commencing duty.
- Ensure that persons entering the Hotel are suitably attired in accordance with the Hotel's dress code, which shall require patrons, at least, to be neatly dressed in casual wear, with footwear and to be clean.
- If monitoring the Main Entry, scan patrons with a metal detection wand if deemed necessary by security personnel. Security personnel operating metal detecting wands shall be adequately trained in the use of a metal detector and be aware of the required procedures to take, should a positive detection be made. These procedures must take into account recommendations from the Police and the peak industry body representing licensed security personnel.
- Prevent any person, detected as intoxicated, entering the Hotel and bring to notice of the licensee or manager, any person on the premises who might be considered to be in, or approaching, a state of intoxication.
- Prevent patrons leaving the premises with glasses or other opened drinking containers.
- Prevent patrons entering the premises with alcoholic drinks.



Plan of Management – 366 Darling Street, Balmain

- Monitor patron behaviour in, and in the vicinity of¹, the premises until all patrons have left, taking all practical steps to ensure the quiet and orderly departure of patrons.
- Collect any rubbish in the vicinity of the premises that may be associated with the premises’ business.
- Co-operate with the Police and any other private security personnel operating in the vicinity of the premises.
- Patrol all toilets, at random intervals, notifying the licensee or management of any suspected illegal activity, or if the toilets need attention in regard to cleanliness. If there are no female security personnel on duty, then prior to entry into the female toilets, an announcement is to be made of the incoming patrol by knocking on the door and clearly stating that these toilets are about to be inspected by a male security person.
- In the event of an incident, clearly identify themselves as security belonging to the premises and attempt to rectify the problem.
- Continually apply the premises’ “Hands Off Policy”. Patrons are only to be asked to leave at the direction of management and forced removal from the premises must only occur at the direction of management and with reasonable force only. Immediate hands-on action may still be used in self-defence or in the defence of another patron.
- Make a written note with details of any incidents in the Incident Register, as required by this PoM. The details should be immediately entered in the Incident Register or, where it is not practical to do this, written in a notebook and copied into the Incident Register at the end of the shift.

Signage

Signage shall be erected and maintained in a clear and prominent position adjacent to all points of egress, requesting that patrons depart the Hotel in a manner that is respectful of its surroundings, or words to that effect.

Statutory signage required, including that specified under the Liquor Act 2007 and the respective regulations shall be displayed and maintained in a prominent position, in accordance with the necessary legislative requirements.

Waste Management

Storage of waste will be in the allocated waste storage area, located to the rear of the premises and accessible from Little Daring Street. Waste and recycling collection from the premises must only occur between 7:00am and 6:00pm Monday to Friday and 9:00am and 5:00pm on weekends.

Glass removal from the premises is not to occur between the hours of 10:00pm and 7:00am.

Cleaning

The premises will be cleaned daily outside of the premises' operating hours. Spot cleaning will occur as required through the premises.

Closed Circuit Television Cameras (CCTV)

CCTV are to be maintained throughout the premises and cover all areas of the premises accessible by patrons, excluding toilets. Footage will be retained by the operator for thirty days, before being erased or overwritten.

The CCTV system will operate during the hours of operation of the premises and is only to be accessed via senior management.

A copy of the required CCTV footage shall be made available upon request, from either the Police or Council.

Security guards will be retained at the premises on a Friday and Saturday evening commencing at 9:00pm and continuing until half an hour after the premises closes.

The premise is to operate at all times with a member of staff being able to gain physical access to and be able to operate the CCTV system to ensure playback footage can be accessed at any time the premises is operating.

Incidents and Complaints

Subject to the requirements of the liquor legislation (as amended from time to time), the licensee or manager shall ensure that details of the following are recorded in the Incident Register:

- Any incident involving violence or anti-social behaviour occurring in the premises;
- Any incident of which the licensee is aware, that involves violence or anti-social behaviour occurring in the immediate vicinity of the premises and that involves a person who has recently left, or been refused admission to, the premises;
- Any incident that results in a person being turned out of the premises under section 77, Liquor Act 2007;
- Any incident that results in a patron requiring medical assistance;
- Any other incident of a kind prescribed by the Liquor Regulation 2018;
- Any incidents that occurred either in the premises or in the immediate vicinity caused by a patron, which have involved the committing of a crime, or required the intervention of security;
- Any complaints made directly to the management or staff by local residents or business people, about the operation of the premises or the behaviour of its patrons; and
- Any visits by any NSW Police Officers, ILGA Special Inspectors and Council Officers noting their agencies or departments, reasons for the visits and results of the visits.

The following details of complaints are to be recorded in the Incident Register:

- Date and time of the incident;



- Nature of the complaint;
- Address and contact details of the complainant;
- Any actions proposed to deal with the complaint; and
- The actions taken and the time and date when that was reported to the complainant.

The format of the Incident Register may change at any time, to an electronic incident register, if it meets the requirements published by the ILGA website.

If Security makes entries in their own internal incident register, the licensee or a duty manager shall copy the entries made into the premises' Incident Register, by the end of the next business day.

The licensee shall make the Incident Register available to NSW Police Officers, ILGA Special Inspectors and Council Officers on request, or where not possible within 24 hours of the request.

Management is to provide a 24 hour a day contact phone number which residents can use, in order to make a complaint. Any staff member answering such a call, must do so in a polite, sympathetic and courteous manner. Where possible, action shall be immediately taken to address any complaint so made, including follow-up action, such as returning the resident's call to let them know what has been done to address the concerns/complaints expressed.

All complaints are to be responded to by management within 48 hours of a complaint being made.

Plan of Management – 366 Darling Street, Balmain