




	
DEVELOPMENT ASSESSMENT REPORT	
Application No.	DA/2023/1059
Address	1 Bedford Street NEWTOWN
Proposal	Partial demolition of existing structures and alterations to the Newtown Town Hall including renovation of bathrooms, installation of storage cupboards, alterations to door openings and other works to achieve access requirements and other minor internal alterations
Date of Lodgement	7 December 2023
Applicant	Inner West Council
Owner	Inner West Council
Number of Submissions	Initial: 0
Value of works	\$50,000.00
Reason for determination at Planning Panel	Conflict of Interest- Development for which the landowner is the council
Main Issues	Heritage
Recommendation	Approved with Conditions
Attachment A	Recommended conditions of consent
Attachment B	Plans of proposed development
Attachment C	Statement of Heritage Significance
	
LOCALITY MAP	
Subject Site 	Objectors 
Notified Area 	Supporters 

1. Executive Summary

This report is an assessment of the application submitted to Council for partial demolition of existing structures and alterations to the Newtown Town Hall, including renovation of bathrooms, installation of storage cupboards, alterations to door openings and other works to achieve access requirements and other minor internal alterations at 1 Bedford Street Newtown.

The application was notified to surrounding properties and no submissions were received in response.

The main issues that have arisen from the application include:

- Retention of significant heritage fabric

2. Proposal

The proposal involves minor alterations to update the building for accessibility and egress compliance. There is no change to principal development standards as a result of the proposal. Specifically, the proposal involves the following works:

Ground Floor:

- Existing entrance doors retained and automatic opening device with swipe card access control externally mounted on LHS of opening
- Replacement of storage cupboards in corridor
- Demolition of existing ramp and installation of easy-step stair lift
- Demolition of fitout to existing bathrooms, renovation of existing bathrooms and conversion to one changeroom to meet requirements of access report
- Removal of existing operable external gate to Australia street façade and alternative fixing to exterior of building as per door schedule.
- Demolition and amendments to door widths as per door schedule

First Floor:

- Demolition and amendments to door widths as per door schedule

3. Site Description

The subject site is located on the northern side of Bedford Street, on the corner of Australia Street. The site consists of one (1) allotment and is generally rectangular shaped.

The site has a primary frontage to the pedestrian only portion of Bedford Street, which is known as Pride Square. The secondary frontage is to Australia Street, and the rear elevation of the site presents to Alton Lane.

The site supports a two storey brick building which is used as a community facility. The adjoining property supports a two storey brick theatre; "The Hub" at 7-13 Bedford Street.

The subject site is listed as a heritage item, being I1303, Newtown Town Hall, including interiors, per Schedule 5 of *IWLEP2022*. The property is located within the King Street and Enmore Road Heritage Conservation Area.

The property is zoned as E1- Local Centre as indicated in Figure 1 below.

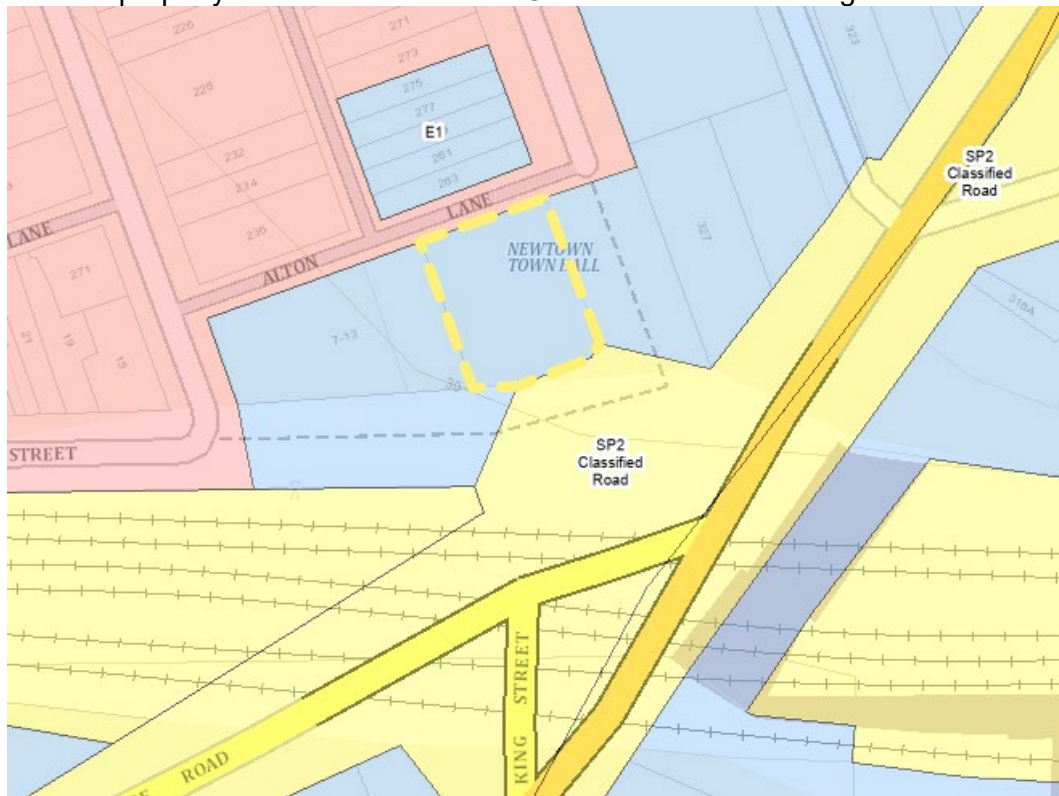


Figure 1: Zoning Map (Subject site outlined in dashed yellow)



Figure 2: Aerial Map

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

Application	Proposal	Decision & Date
HEC/2023/0038	Newtown Town Hall repair and maintenance works	Issued-05 May 2023
HEC/2022/0068	Heritage Exemption Certificate-maintenance repair works	Issued- 19 October 2023
MW201700003	to install a ducted air conditioning systems to the main hall and meeting room upstairs (Rainbow Room), installation of audio-visual equipment, painting the interiors of the building and provision of computers and furniture to the reception area and small meeting rooms	Approved- 05 June 2017
MW201600022	to carry out installation of ducted air conditioning systems to the hall and upstairs meeting room of the Newtown Neighbourhood Centre	Approved- 09 September 2016
MW201300037	to install handrails either side of the steps located within the Main Hall - first floor	Approved- 17 December 2013

4(b) Application history

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

Date	Discussion / Letter / Additional Information
03/01/2024	Council requested via phone and email correspondence that applicant provide NCC, Access and DDA reports for further assessment. Reports provided via email by applicant same day.
09/01/2024	Site inspection completed by Council officers from Development Assessment and Heritage Teams. Revisions to reduce extent of proposed demolition and method of construction to selected heritage doors discussed on site with applicant. Amended plans, door schedule to reflect revised scope of works, and further details on extent of heritage fabric to be removed requested by Council.
15/01/2024	Amended plans to reflect requirements of Access report, Heritage referral and onsite discussions submitted by applicant. Detailed door schedule submitted in response to Heritage comments including details of existing and proposed door widths to detail potential loss of heritage fabric. As the amendments made were in response to requests by Council and resulted in a decreased environmental impact, these plans were not required to be renotified as per Council's Community Engagement Strategy.
05/02/2024	Further amended demolition plans and door schedule submitted to clarify proposed door widening, proposed materials and finishes and access requirements for scope of works submitted by applicant. These plans are the subject of assessment by Council. As the amendments made were in response to requests by Council and resulted in a decreased environmental impact, these plans were not required to be renotified as per Council's Community Engagement Strategy.

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:

The following provides further discussion of the relevant issues:

5(a)(i) ***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 4.3 – Height of buildings
- Section 4.4 – Floor space ratio
- Section 5.10 – Heritage conservation

Section 1.2 Aims of Plan

The proposal is consistent with the aims of the IWLEP2022 as follows:

- The proposal, subject to recommended conditions, conserves and maintains the natural, built and cultural heritage of Inner West
- The proposal prevents adverse social, economic and environmental impacts on the local character of Inner West.

Section 2.3 Land Use Table and Zone Objectives

The site is zoned E1 Local Centre under the *IWLEP2022*.

The proposal is consistent with the zone objectives as follows:

- The proposal enhances a community facility which serves the needs of people who live in, work in and visit the area.
- The proposal maintains the architectural and urban design quality of the Inner West local centre and contributes to the desired character and cultural heritage of the locality.
- The proposal provides services in a location accessible by active transport.

Section 2.7 – Demolition requires development consent

The proposed development includes minor internal demolition, required to widen doorways to facilitate access and fire egress compliance. Additionally, demolition to the bathrooms and internal ramps is proposed.

The proposal satisfies this section as follows:

- Demolition works are proposed, which are permissible with consent; and
- Standard conditions are recommended to manage impacts which may arise during demolition.

Section 4.3 – Height of buildings

There is no change to the height of the building as a result of the proposal.

Section 4.4 – Floor space ratio

There is no change to the floor space ratio as a result of the proposal.

Section 5.10- Heritage Conservation

Newtown Town Hall, including interiors, at 1 Bedford Street Newtown, is identified as a local heritage item (I303). The site is also located within the King Street and Enmore Road Heritage Conservation Area and in the immediate vicinity of the following heritage items:

- The Hub Theatre, including interiors, 7-13 Bedford Street Newtown (I1304)
- Courthouse and former Police Station, 218 Australia Street Newtown (I1301)
- 15 Bedford Street Newtown (I1305)
- Former ANZ Bank, including interiors, 327 King Street Newtown (I1324)
- Former CBC Bank, including interiors, 325 King Street Newton (I1323)
- Bank Hotel, including interiors, 324 King Street (I1010) in *Sydney Local Environmental Plan 2012*
- Newtown Railway Station group including buildings and their interiors, 324A King Street, (I1012) in *Sydney Local Environmental Plan 2012*
- Former Newtown Tram Depot including interiors, 326A King Street, (I1012) in *Sydney Local Environmental Plan 2012*

The statement of Significance for Newtown Town Hall is:

This is an important building, central to the old Municipality of Newtown which operated from 1861 - 1948. The building has had a long and varied use as a public facility. The building has landmark qualities due to its siting at this important intersection and is valued as a community resource.

Newtown Town Hall provides a physical record of the nineteenth century geography of Newtown. Its retention for alternate uses provides a physical evidence of the history of the area.

The former town hall continues to occupy a commanding position in the streetscape.

It has been assessed as belonging to a state-significant group of civic buildings which also includes the former ANZ Bank, the former National Australia Bank, the Newtown Court House and former Police Station.

The proposal was accompanied by a Heritage Impact Statement (HIS) which is informed by The Newtown Town Hall Conservation Management Plan and prepared in accordance with

the methodology outlined by the Heritage Council of NSW. While demolition works to internal fabric is proposed, the works are of a minor nature and required to upgrade the community facility and to allow its compliance with fire egress and DDA requirements.

The proposal has been reviewed by Council's Heritage Team and a construction methodology has been proposed to limit the alteration to historically significant fabric and, where possible, original doors are to be retained and utilised in the proposed accessible access doors. This is detailed in the provided door schedule.

Further to this, the proposed bathroom renovations, and works to internal ramp and storage areas are considered to be of neutral heritage significance.

The recommended conditions to be imposed as a part of any consent incorporate requirements to ensure minimal impact to the existing (significant) heritage fabric.

Therefore, the proposal, subject to recommended conditions, is considered acceptable from a heritage perspective and the proposal is considered to satisfy the provisions of section 5.10 of the IWLEP 2022.

5(b) Development Control Plans

The application has been assessed and the following provides a summary of the relevant provisions of Marrickville Development Control Plan 2011.

MDCP 2011 Part of MDCP 2011	Compliance
Part 2.5 – Equity of Access and Mobility	Yes – see discussion
Part 2.21 – Site Facilities and Waste Management	Yes
Part 8 – Heritage	Yes – see discussion

The following provides further discussion of the relevant issues:

Part 2.5- Equity of Access and Mobility:

The proposal seeks to continue the use of the building as a community facility while improving the equitable access to the facility. The proposed alterations are proposed to achieve compliance with access to premises standard, as provided in the submitted access report, and fire egress standards.

The proposal is considered to be consistent with the objectives of this part as it improves and promotes equitable access.

Part 8- Heritage:

As discussed under Section 5.10 of IWLEP 2022, the proposed works are minor in nature and proposed to facilitate upgrade works to enable the continued use of the building. Care has been taken to minimise the extent of demolition to heritage fabric and to maximise the retention of existing heritage elements.

Additionally, recommended conditions of consent have been included in Attachment A to:

- Ensure that the proposed works are reversible where possible,
- Limit the impact on the heritage item and significant internal and external features of the building.

The proposal is considered to satisfy the provisions of this Part as follows:

- The works are minor in nature and the proposal does not diminish the overall significance of the heritage item.
- The proposed alterations do not adversely impact the significant features of the heritage item, nor do they impact any heritage item within the vicinity.
- The proposed modifications for access requirements are sympathetic in nature and compatible with the existing building materials and use.
- A HIS has been submitted with the application.

5(c) 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(d) 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(e) Any submissions

The application was notified in accordance with the Community Engagement Framework for a period of 36 days to surrounding properties.

No submissions were received in response.

5(f) 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
- Building Certification
- Development Engineering

7. Section 7.11 Contributions/7.12 Levy

Section 7.11 contributions/7.12 levies are not payable for the proposal.

8. Conclusion

The proposal generally complies with the aims, objectives and design parameters contained in *Inner West Local Environmental Plan 2022 and Marrickville Development Control Plan 2011*.

The development will not result in any significant impacts on the amenity of the adjoining premises/properties 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

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/2023/1059 for partial demolition of existing structures and alterations to the Newtown Town Hall including renovation of bathrooms, installation of storage cupboards, alterations to door openings and other works to achieve access requirements and other minor internal alterations at 1 Bedford Street NEWTOWN 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
A010 Revision C	Existing Plan- GF & 1st Floor	02/02/2024	CCG Architects
A050 Revision D	Demolition Ground Floor Plan	06/02/2024	CCG Architects
A051 Revision C	Demolition 1st Floor Plan	02/02/2024	CCG Architects
A100 Revision C	Proposed Ground Floor Plan	02/02/2024	CCG Architects
A101 Revision C	Proposed 1st Floor Plan	02/02/2024	CCG Architects
A400 Revision B	Existing Elevations	25/01/2024	CCG Architects
A401 Revision B	Proposed Elevations	25/01/2024	CCG Architects
A500 Revision B	Door Schedule & Details Sheet 1	02/02/2024	CCG Architects
A501 Revision B	Door Schedule & Details Sheet 2	02/02/2024	CCG Architects
A502 Revision B	Door Schedule & Details Sheet 3	02/02/2024	CCG Architects

As amended by the conditions of consent.

DESIGN CHANGE

2. Design Change- Heritage

Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with amended plans demonstrating the following:

- a. No demolition works are to occur to D01. The existing doors are to be retained and made to have automatic opening as per the door schedule dated 2nd February 2024.
- b. D02A is to be of a similar design to D02, and is to be installed so as to be reversible in the future.
- c. D19A is to be installed as per the following:
 - i. It is to have no impact on the existing tiled floor
 - ii. It is to be minimally fixed within the arch, and is to be reversible in the future.
- d. No additional demolition works beyond the doorway widening as per the door schedule dated 2nd February 2024 are to occur in the following rooms without further approval:

- i. G02 – Front Main Office
- ii. G05 – Stationery Room
- iii. F02 – Hall and Stage
- iv. F03
- v. F04 – Office
- vi. F11 – Rainbow Room

FEES

3. 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:	\$2,996.00
Inspection Fee:	\$374.50

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

4. 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 (RVMP) in accordance with the relevant Development Control Plan.

5. Works Outside the Property Boundary

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

PRIOR TO ANY DEMOLITION**6. 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.

PRIOR TO CONSTRUCTION CERTIFICATE**7. 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.

DURING DEMOLITION AND CONSTRUCTION**8. Construction Hours – Class 2-9**

Unless otherwise approved by Council, excavation, demolition, construction or subdivision work must only be permitted during the following hours:

- a. 7:00am to 6:00pm, Mondays to Fridays, inclusive (with demolition works finishing at 5pm);
- b. 8:00am to 1:00pm on Saturdays with no demolition works occurring during this time; and
- c. at no time on Sundays or public holidays.

Works may be undertaken outside these hours where they do not create any nuisance to neighbouring properties in terms of dust, noise, vibration etc. and do not entail the use of power tools, hammers etc. This may include but is not limited to painting.

In the case that a standing plant or special out of hours permit is obtained from Council for works in association with this development, the works which are the subject of the permit may be carried out outside these hours.

This condition does not apply in the event of a direction from police or other relevant authority for safety reasons, to prevent risk to life or environmental harm.

Activities generating noise levels greater than 75dB(A) such as rock breaking, rock hammering, sheet piling and pile driving must be limited to:

- a. 8:00am to 12:00pm, Monday to Saturday; and

- b. 2:00pm to 5:00pm Monday to Friday.

The person acting on this consent must not undertake such activities for more than three continuous hours and must provide a minimum of one 2 hour respite period between any two periods of such works.

"Continuous" means any period during which there is less than an uninterrupted 60 minute respite period between temporarily halting and recommencing any of that intrusively noisy work.

ADVISORY NOTES

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.

Prescribed Conditions

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

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.
- h.

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.

Permits from Council under Other Acts

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 verandah over footpath;
- h. Partial or full road closure; and
- i. Installation or replacement of private stormwater drain, utility service or water supply.

Contact Council's Road Access team to ensure the correct Permit applications are made for the various activities. A lease fee is payable for all occupations.

Noise

Noise arising from the works must be controlled in accordance with the requirements of the *Protection of the Environment Operations Act 1997*.

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.

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.

Useful Contacts

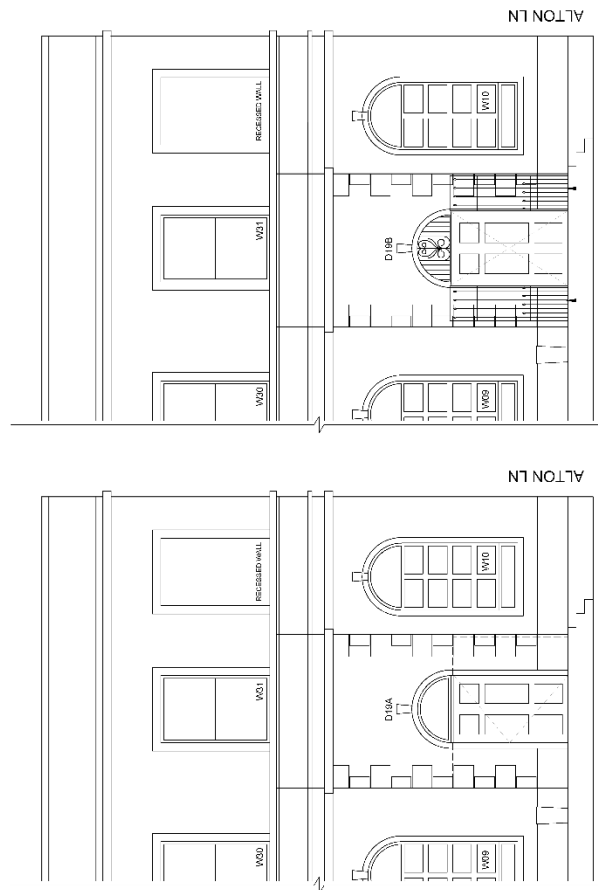
BASIX Information	1300 650 908 weekdays 2:00pm - 5:00pm www.basix.nsw.gov.au
Department of Fair Trading	13 32 20 www.fairtrading.nsw.gov.au Enquiries relating to Owner Builder Permits and Home Warranty Insurance.
Dial Prior to You Dig	1100 www.dialprior toyoudig.com.au

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.

Attachment B – Plans of proposed development

DOOR SCHEDULE					
Door No.	Photo	Door Type	Significance	Opening Size (W x H)	Frame
D31A		S-SC	Little	Existing: (810) 920 x 2040	Timber
D32		S-Timber, 4 panelled	Little	Existing: (910)	Timber
D33		S-SC	Little	Existing: (820)x2040	Timber
				Access Control	Comment
				A	Widen door opening of existing door leaf, edge strips TME, to achieve 850 clear opening. Make good to door frame and architraves.
				F11 / F10	Make good
				G08 / G09	Existing - make good seal door shut (no access)

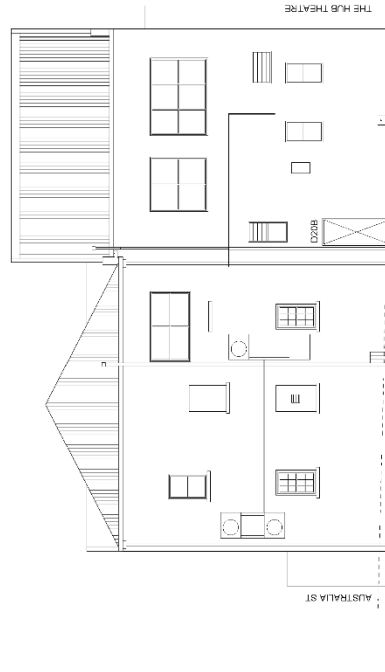
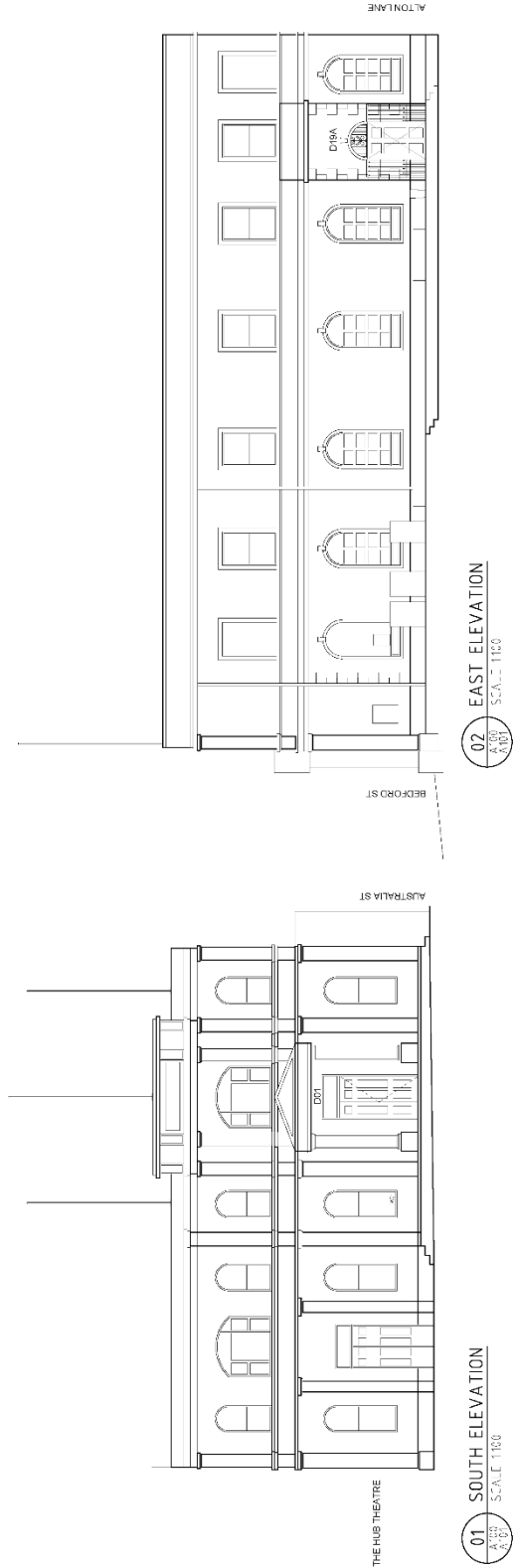
Legend	
Auto	Automatic Opening
A	Access Control
S	Single Leaf Door
D	Double Leaves Door
SS	Stainless Steel
SC	Solid Core Door Leaf
TME	To Match Existing
COOS	Customise
E	Existing
N	New
FRL	Fire Resistance Level
FR	Fire Rated
(xxx)	Existing Door Leaf
920 x 2040	Required Door Leaf

01 D19A DETAIL
SCALE 1:5002 D19B DETAIL
SCALE 1:5003 DOOR WITH FANLIGHT WIDENING DETAIL
SCALE 1:20

<p>Document ID: 20240718 Version: 1, Inner West Local Planning Panel</p>	<p>INNER WEST COUNCIL</p>	<p>QUALITY CHECK</p> <table border="1"> <tr> <th>Item</th> <th>Author</th> <th>Checker</th> <th>Approved</th> <th>Date</th> </tr> <tr> <td>1</td> <td>CCG</td> <td>CCG</td> <td>CCG</td> <td>02/02/2024</td> </tr> </table>	Item	Author	Checker	Approved	Date	1	CCG	CCG	CCG	02/02/2024	<p>NEW TOWN TOWN HALL DA</p>	<p>Door Schedule & Details Sheet 3</p> <p>Project No: 22-080 Scale: A502 Sheet Size: 1150 x 1500 Date: 02/02/2024</p>
Item	Author	Checker	Approved	Date										
1	CCG	CCG	CCG	02/02/2024										

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03 NORTH ELEVATION
SCALE 1:100

INNER WEST COUNCIL



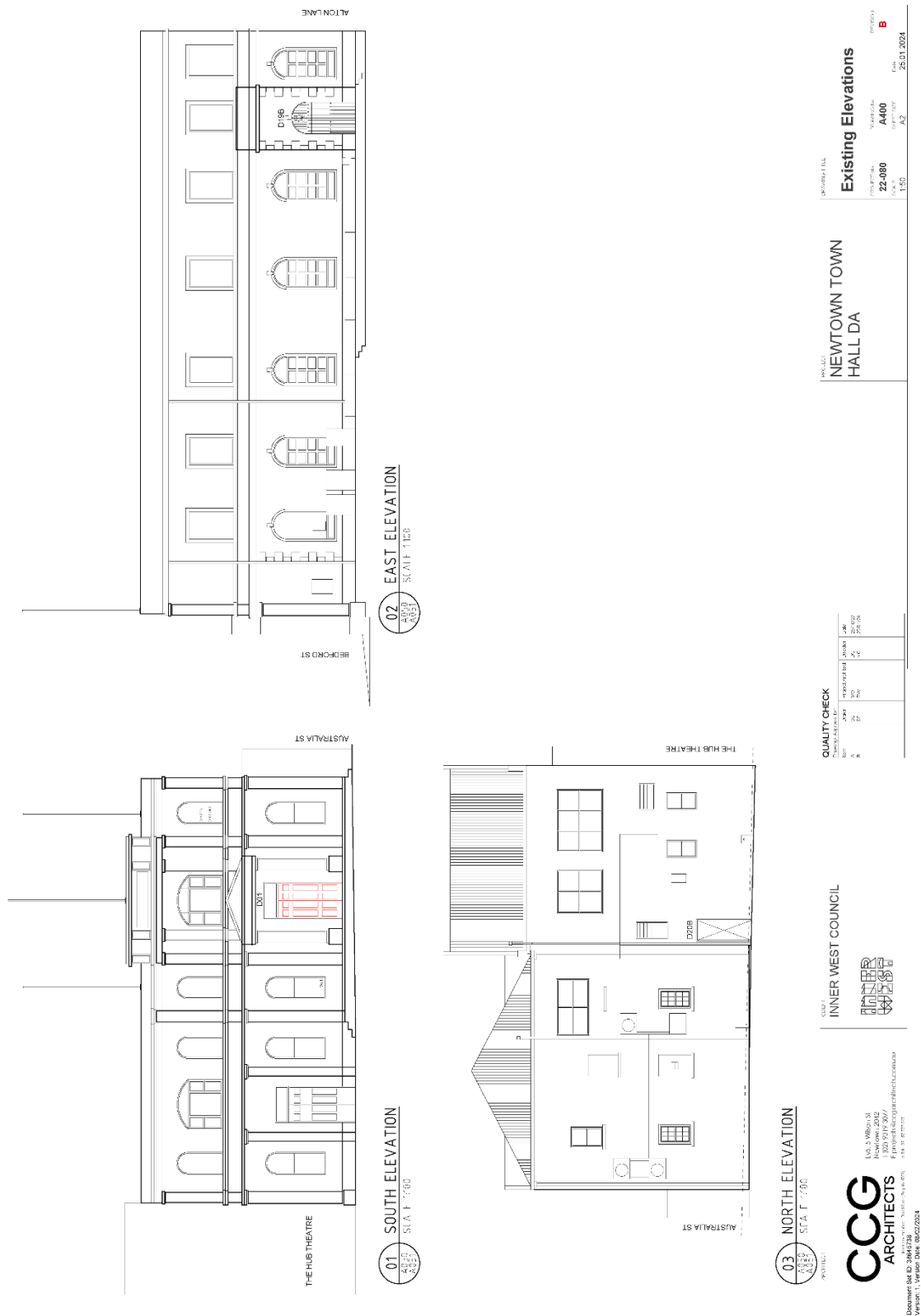
CCG ARCHITECTS
Level 5, Wilson St
Newtown NSW 2057
E: projects@ccgarchitects.com.au
A: 61 2 9551 7788

QUALITY CHECK

Drawn	MD	QC	Scale
1:100	1:100	1:100	1:100

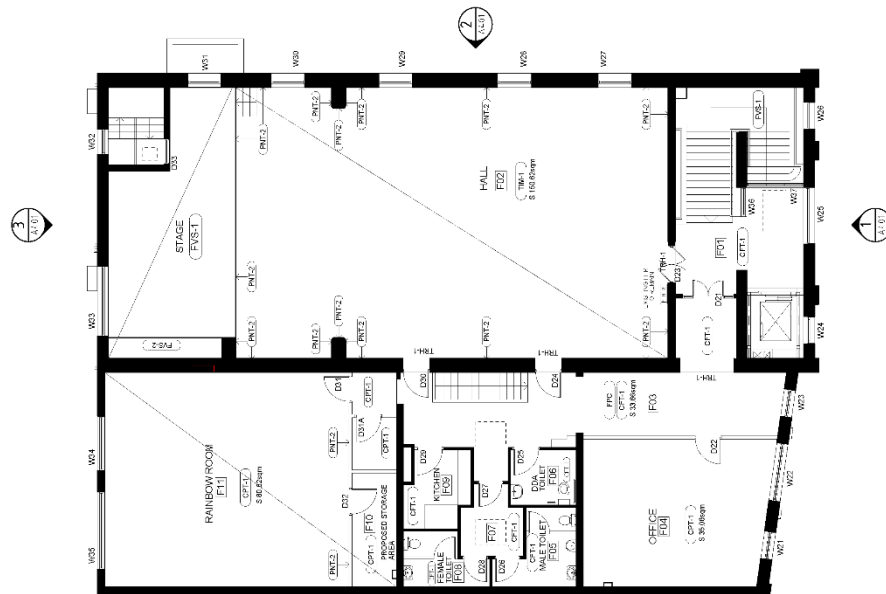
NEWTOWN TOWN
HALL DA

Proposed Elevations
22-080
A401
1:50
25.01.2024



General:

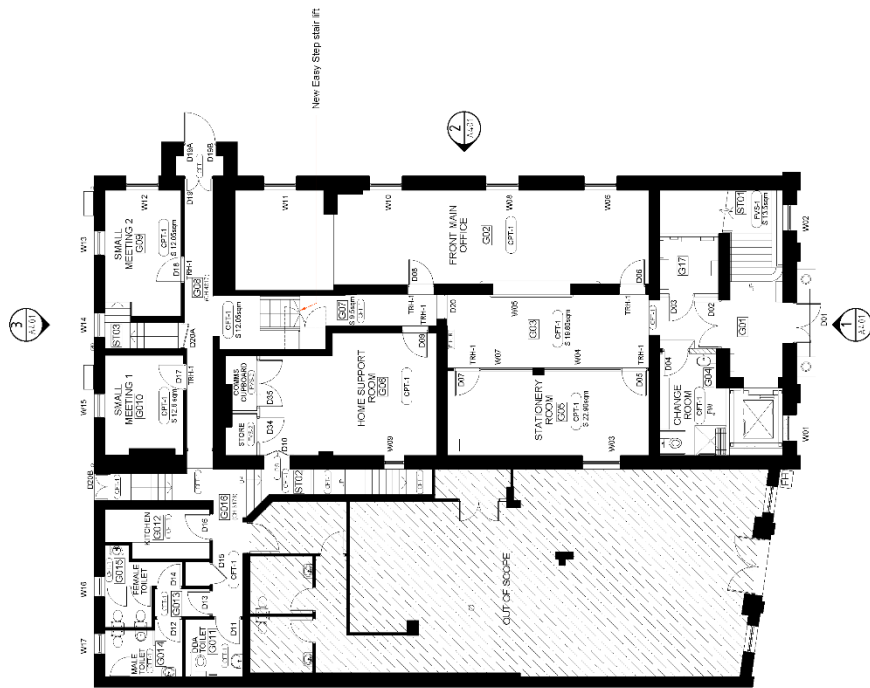
- 1) Refer to door schedule for full scope of work of doors
- 2) Refer to CCG Newtown Town Hall Colour Schedule Proposal for external colours



22-080		INNER WEST COUNCIL		QUALITY CHECK		NEW TOWN TOWN HALL DA		PROPOSED 1ST FLOOR PLAN	
CCG ARCHITECTS		100-5 Wilson St Newtown NSW 1500 T 02 9519 3077 E project@ccgarchitects.com.au www.ccgarchitects.com.au		100-5 Wilson St Newtown NSW 1500 T 02 9519 3077 E project@ccgarchitects.com.au www.ccgarchitects.com.au				PROJECT NO: 22-080 SCALE: 1:100 DATE: 02.02.2024	

General:

- 1) D04, D11, D12, D13, D14 door doors to be adjusted/replaced to allow doors to be opened and controlled with a maximum force of 20N
- 2) Refer to door schedule for full scope of work of doors
- 3) Refer to CCG-Western Town Hall Colour Schedule Proposal for external colours



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INNER WEST COUNCIL

NEWTOWN TOWN HALL DA

Proposed Ground Floor Plan

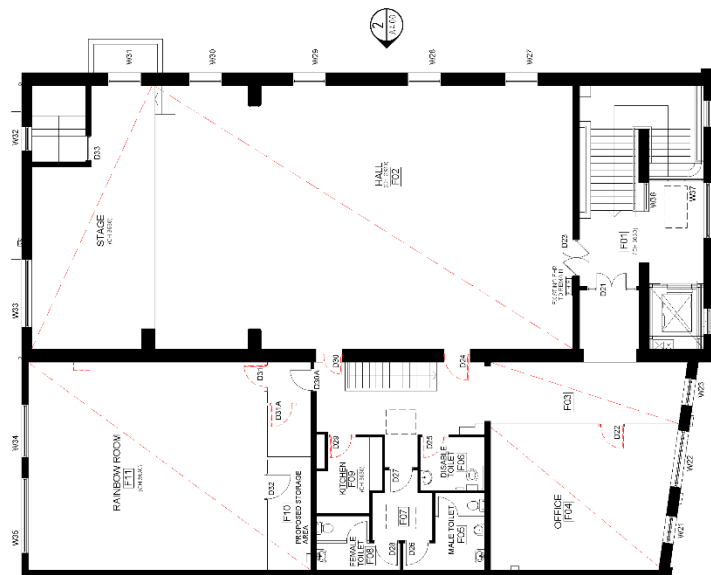
PROJECT NO: **22-480**
 DRAWING NO: **A100**
 SCALE: **1:100**

DATE: **02.02.2024**

QUALITY CHECK	
DATE	DESCRIPTION
02/02/2024	Final Design
02/02/2024	Final Design
02/02/2024	Final Design

Drawing Set ID: 22480-01
 Version: 1.0000 Date: 02/02/2024

- General:
- Refer to door schedule on A500 - A502 for full scope of work of doors
 - Set aside removed cornices and architraves for safe storage in accordance with the H/S



QUALITY CHECK

Drawn	Checked	Reviewed	Approved	Drawn	Checked
1	2	3	4	5	6
7	8	9	10	11	12

CLIENT
INNER WEST COUNCIL



CCG ARCHITECTS
 10/11-13/15/17/19/21/23/25/27/29/31/33/35/37/39/41/43/45/47/49/51/53/55/57/59/61/63/65/67/69/71/73/75/77/79/81/83/85/87/89/91/93/95/97/99/101/103/105/107/109/111/113/115/117/119/121/123/125/127/129/131/133/135/137/139/141/143/145/147/149/151/153/155/157/159/161/163/165/167/169/171/173/175/177/179/181/183/185/187/189/191/193/195/197/199/201/203/205/207/209/211/213/215/217/219/221/223/225/227/229/231/233/235/237/239/241/243/245/247/249/251/253/255/257/259/261/263/265/267/269/271/273/275/277/279/281/283/285/287/289/291/293/295/297/299/301/303/305/307/309/311/313/315/317/319/321/323/325/327/329/331/333/335/337/339/341/343/345/347/349/351/353/355/357/359/361/363/365/367/369/371/373/375/377/379/381/383/385/387/389/391/393/395/397/399/401/403/405/407/409/411/413/415/417/419/421/423/425/427/429/431/433/435/437/439/441/443/445/447/449/451/453/455/457/459/461/463/465/467/469/471/473/475/477/479/481/483/485/487/489/491/493/495/497/499/501/503/505/507/509/511/513/515/517/519/521/523/525/527/529/531/533/535/537/539/541/543/545/547/549/551/553/555/557/559/561/563/565/567/569/571/573/575/577/579/581/583/585/587/589/591/593/595/597/599/601/603/605/607/609/611/613/615/617/619/621/623/625/627/629/631/633/635/637/639/641/643/645/647/649/651/653/655/657/659/661/663/665/667/669/671/673/675/677/679/681/683/685/687/689/691/693/695/697/699/701/703/705/707/709/711/713/715/717/719/721/723/725/727/729/731/733/735/737/739/741/743/745/747/749/751/753/755/757/759/761/763/765/767/769/771/773/775/777/779/781/783/785/787/789/791/793/795/797/799/801/803/805/807/809/811/813/815/817/819/821/823/825/827/829/831/833/835/837/839/841/843/845/847/849/851/853/855/857/859/861/863/865/867/869/871/873/875/877/879/881/883/885/887/889/891/893/895/897/899/901/903/905/907/909/911/913/915/917/919/921/923/925/927/929/931/933/935/937/939/941/943/945/947/949/951/953/955/957/959/961/963/965/967/969/971/973/975/977/979/981/983/985/987/989/991/993/995/997/999/1001/1003/1005/1007/1009/1011/1013/1015/1017/1019/1021/1023/1025/1027/1029/1031/1033/1035/1037/1039/1041/1043/1045/1047/1049/1051/1053/1055/1057/1059/1061/1063/1065/1067/1069/1071/1073/1075/1077/1079/1081/1083/1085/1087/1089/1091/1093/1095/1097/1099/1101/1103/1105/1107/1109/1111/1113/1115/1117/1119/1121/1123/1125/1127/1129/1131/1133/1135/1137/1139/1141/1143/1145/1147/1149/1151/1153/1155/1157/1159/1161/1163/1165/1167/1169/1171/1173/1175/1177/1179/1181/1183/1185/1187/1189/1191/1193/1195/1197/1199/1201/1203/1205/1207/1209/1211/1213/1215/1217/1219/1221/1223/1225/1227/1229/1231/1233/1235/1237/1239/1241/1243/1245/1247/1249/1251/1253/1255/1257/1259/1261/1263/1265/1267/1269/1271/1273/1275/1277/1279/1281/1283/1285/1287/1289/1291/1293/1295/1297/1299/1301/1303/1305/1307/1309/1311/1313/1315/1317/1319/1321/1323/1325/1327/1329/1331/1333/1335/1337/1339/1341/1343/1345/1347/1349/1351/1353/1355/1357/1359/1361/1363/1365/1367/1369/1371/1373/1375/1377/1379/1381/1383/1385/1387/1389/1391/1393/1395/1397/1399/1401/1403/1405/1407/1409/1411/1413/1415/1417/1419/1421/1423/1425/1427/1429/1431/1433/1435/1437/1439/1441/1443/1445/1447/1449/1451/1453/1455/1457/1459/1461/1463/1465/1467/1469/1471/1473/1475/1477/1479/1481/1483/1485/1487/1489/1491/1493/1495/1497/1499/1501/1503/1505/1507/1509/1511/1513/1515/1517/1519/1521/1523/1525/1527/1529/1531/1533/1535/1537/1539/1541/1543/1545/1547/1549/1551/1553/1555/1557/1559/1561/1563/1565/1567/1569/1571/1573/1575/1577/1579/1581/1583/1585/1587/1589/1591/1593/1595/1597/1599/1601/1603/1605/1607/1609/1611/1613/1615/1617/1619/1621/1623/1625/1627/1629/1631/1633/1635/1637/1639/1641/1643/1645/1647/1649/1651/1653/1655/1657/1659/1661/1663/1665/1667/1669/1671/1673/1675/1677/1679/1681/1683/1685/1687/1689/1691/1693/1695/1697/1699/1701/1703/1705/1707/1709/1711/1713/1715/1717/1719/1721/1723/1725/1727/1729/1731/1733/1735/1737/1739/1741/1743/1745/1747/1749/1751/1753/1755/1757/1759/1761/1763/1765/1767/1769/1771/1773/1775/1777/1779/1781/1783/1785/1787/1789/1791/1793/1795/1797/1799/1801/1803/1805/1807/1809/1811/1813/1815/1817/1819/1821/1823/1825/1827/1829/1831/1833/1835/1837/1839/1841/1843/1845/1847/1849/1851/1853/1855/1857/1859/1861/1863/1865/1867/1869/1871/1873/1875/1877/1879/1881/1883/1885/1887/1889/1891/1893/1895/1897/1899/1901/1903/1905/1907/1909/1911/1913/1915/1917/1919/1921/1923/1925/1927/1929/1931/1933/1935/1937/1939/1941/1943/1945/1947/1949/1951/1953/1955/1957/1959/1961/1963/1965/1967/1969/1971/1973/1975/1977/1979/1981/1983/1985/1987/1989/1991/1993/1995/1997/1999/2001/2003/2005/2007/2009/2011/2013/2015/2017/2019/2021/2023/2025/2027/2029/2031/2033/2035/2037/2039/2041/2043/2045/2047/2049/2051/2053/2055/2057/2059/2061/2063/2065/2067/2069/2071/2073/2075/2077/2079/2081/2083/2085/2087/2089/2091/2093/2095/2097/2099/2101/2103/2105/2107/2109/2111/2113/2115/2117/2119/2121/2123/2125/2127/2129/2131/2133/2135/2137/2139/2141/2143/2145/2147/2149/2151/2153/2155/2157/2159/2161/2163/2165/2167/2169/2171/2173/2175/2177/2179/2181/2183/2185/2187/2189/2191/2193/2195/2197/2199/2201/2203/2205/2207/2209/2211/2213/2215/2217/2219/2221/2223/2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General:

- 1) Refer to corr schedule on A500 - A502 for full scope of work of doors
- 2) Set aside removed doors/lins and architraves for safe storage in accordance with the HIS

Legend
--- To be Modified



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 F: 02 9550 1112
 E: info@ccgarchitects.com.au
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CLIENT
INNER WEST COUNCIL

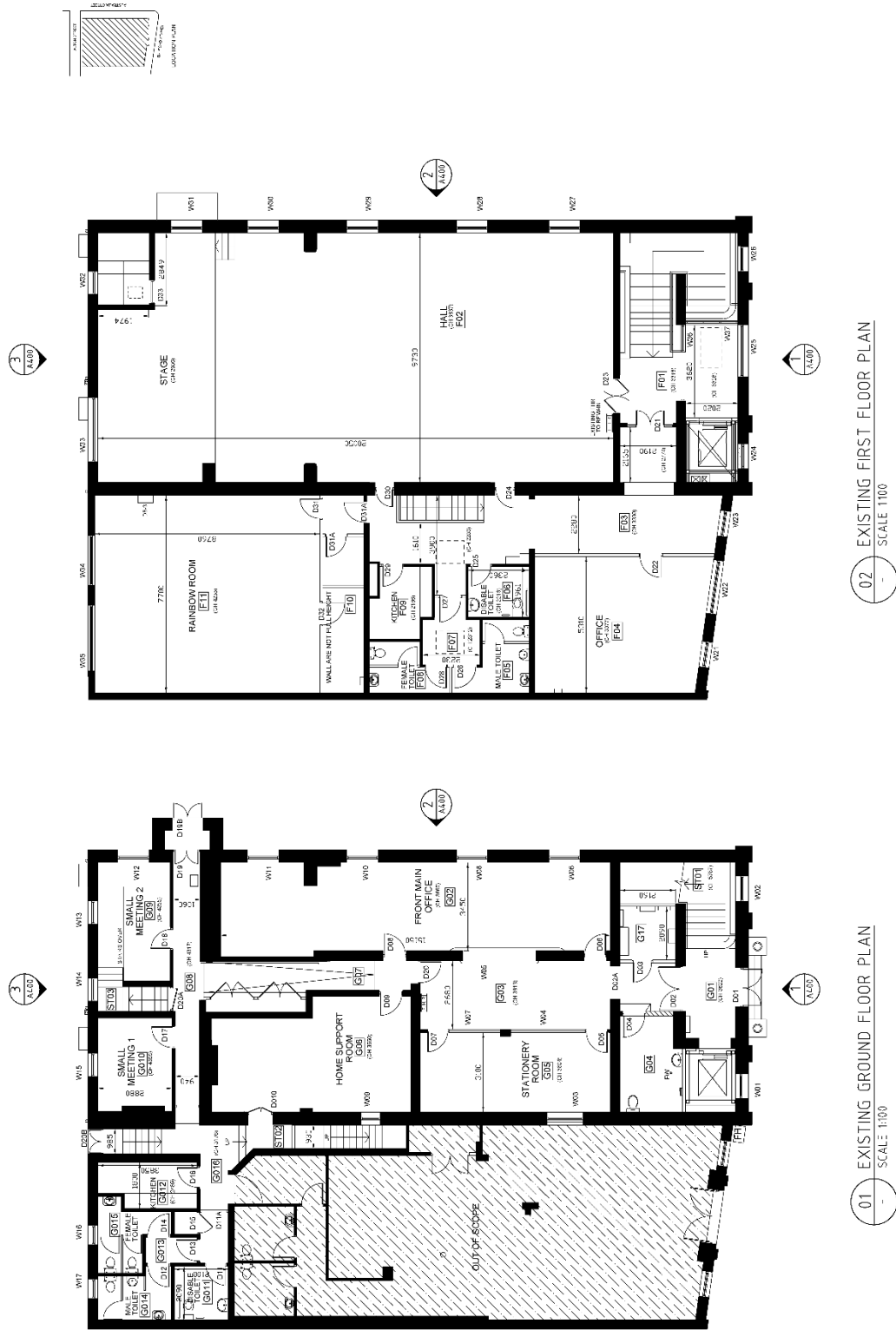
QUALITY CHECK

Drawn	Checked	Reviewed	Approved	Date
A	B	C	D	E
F	G	H	I	J
K	L	M	N	O
P	Q	R	S	T
U	V	W	X	Y
Z	AA	AB	AC	AD

PROJECT
NEWTOWN TOWN HALL DA

PROJ. L1

Demolition Ground Floor
Plan
 PROJECT No. **22-080**
 DRAWN BY **A050**
 SCALE **1:100**
 SHEET No. **A2**
 Date **06.02.2024**



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INNER WEST COUNCIL
NEW TOWN TOWN
HALL DA

Existing Plan - GF & 1st Floor
Scale: 1:100
Project No: 22-080
Sheet No: A2
Date: 02.02.2024

QUALITY CHECK			
Item	Check	By	Date
1	Check	WJ	24/01/24
2	Check	WJ	24/01/24
3	Check	WJ	24/01/24
4	Check	WJ	24/01/24

Attachment C – Statement of Heritage Significance

Statement of Heritage Significance

King Street and Enmore Road Heritage Conservation Area:

1. The area consists of a late 19th century retail precinct which has a high degree of integrity, uniformity of scale and form.
2. The building stock represents a good collection of fine late Victorian commercial buildings which together with the streets curve and slopes makes it unique in the Sydney metropolitan area and of such quality in the NSW state.
3. The uniformity of scale and continuity of facades, awnings, articulated skyline created by elaborate parapet detailing and repetitive narrow allotments creates a fine urban space with enclosed views and vistas.
4. The continuous building pattern and rhythm to the street is only marred by a few intrusive elements and gaps to the street frontage.
5. The area has a high level of social significance for both the local area and the Sydney community. The first suburban tramway in NSW was opened between Newtown Railway Station and the corner of Illawarra Road and Marrickville Road.
6. The removal of the 1st and 2nd storey Victorian balconies to most of the buildings to comply with traffic regulations is the only major loss of original fabric and detailing in the area.

Newtown Town Hall:

The Statement of Significance for the Newtown Town Hall, sourced from the Office of Environment & Heritage, heritage database website, is below:

This is an important building, central to the old Municipality of Newtown which operated from 1861 - 1948. The building has had a long and varied use as a public facility. The building has landmark qualities due to its siting at this important intersection and is valued as a community resource.

Newtown Town Hall provides a physical record of the nineteenth century geography of Newtown. Its retention for alternate uses provides a physical evidence of the history of the area.

The former town hall continues to occupy a commanding position in the streetscape.

It has been assessed as belonging to a state-significant group of civic buildings which also includes the former ANZ Bank, the former National Australia Bank, the Newtown Court House and former Police Station.

The Statement of Significance for the Newtown Town Hall, sourced from the 2007 Conservation Management Plan prepared by Paul Davies, is as follows:

Newtown Town Hall (former School of Arts) is a locally important mid nineteenth century structure with early twentieth century alterations that has historic, aesthetic, technical and social significance. It is associated with the

development and growth of local government administration throughout NSW. It was the administrative seat for the Newtown Council from 1862 to 1949. The Town Hall operated as the first free public library in NSW in 1868 when Council took over the building and became the first branch of the city library when Newtown was incorporated into the City of Sydney.

The original Town Hall was designed as a School of Arts and is representative of the Italian Villa style. Alterations undertaken in 1936 by J Campbell and Sons architects is representative of Inter War Free Classical Style with Neo-Georgian characteristics used principally in civic architectural design. The Town Hall forms part of a civic group sited prominently at the intersection of King (Enmore) Bedford and Australia Street. The Civic group includes the Court House, Train Station and Police Station and has strong landmark qualities that contribute to its aesthetic qualities.

Newtown Town Hall was originally associated with the education of the local working man when it opened as a School of Arts. As a Town Hall it obtained local social significance as a venue for major local social, political and civic functions both formal and informal.

Newtown Town Hall has association with local prominent people including Mayor Henry Munroe who was instrumental in securing the School of Arts building for use as a Town Hall. Architects Campbell and Sons were of local prominence at the time having designed St Peters Town Hall a few years earlier. Other prominent people include the numerous mayors, council clerks and administrators who were associated with Newtown Council during its 87 years of administration and management. A public library operated in the building from 1865 until 1985, which was a well-used resource. The establishment of the neighbourhood centre in the Town Hall is of social importance to the current local community for its provision of community services to disadvantaged persons in the inner west of Sydney.

Newtown Town Hall is a local representative example of the establishment of Town Halls in the Sydney Region. It represents a period of optimism and growth when the colony established its political independence and self-government.