



DEVELOPMENT ASSESSMENT PANEL REPORT

<b>Application No.</b>	DA/2024/1029
<b>Address</b>	204 Liverpool Road ASHFIELD
<b>Proposal</b>	Alterations and additions to heritage listed licensed hotel known as 'Ashfield Hotel'
<b>Date of Lodgement</b>	28 November 2024
<b>Applicant</b>	Mostyn Copper Group Pty Limited
<b>Owner</b>	Meerlen Pty Ltd
<b>Number of Submissions</b>	Initial: 0
<b>Cost of works</b>	\$8,776,195.00
<b>Reason for determination at Planning Panel</b>	Heritage Item
<b>Main Issues</b>	Demolition of original fabric Materials, finishes and conservation works
<b>Recommendation</b>	Deferred Commencement Approval
<b>Attachment A</b>	Recommended conditions of consent
<b>Attachment B</b>	Plans of proposed development
<b>Attachment C</b>	Heritage Impact Statement



LOCALITY MAP

Subject Site		Objectors		↑ N
Notified Area		Supporters		

## 1. Executive Summary

This report is an assessment of the application submitted to Council for Alterations and additions to heritage listed licensed hotel known as 'Ashfield Hotel' at 204 Liverpool Road Ashfield.

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

The main issues that have arisen from the application include:

- Demolition of original fabric including a section of the main northern roof plane facing Liverpool Road, original windows and internal walls.
- Materials, finishes and conservation works.
- Visual clutter of the proposed signage of the ground floor facade.

The non-compliances relating to the removal of original fabric is not supported and are conditioned to be deleted, and the application is recommended for a deferred commencement approval.

## 2. Proposal

The proposal involves the following works to the existing building:

### Demolition and excavation:

- Removal of various internal finishes and walls.
- Excavation to allow an extension to the basement and new lift shaft.
- Removal of external fabric on the ground floor façade.
- Demolition of original roof and non-original roof and retractable awning over the existing courtyard.
- Removal of the external metal walkway on the first floor.

### Internal alterations:

- Reconfiguration of the internal floor plan to allow a new fit out of the hotel.
- Installation of an internal lift allowing access from the basement to the first floor.
- Extended basement area and new staff rooms.
- Construction of a new balcony on the first floor where the tile roof is proposed for demolition.

### External alterations:

- Reinstatement of the heritage façade on the ground floor and refurbishment of the first-floor façade.
- Extension of the level 1 footprint fronting Holden Street for new WC's
- Installation of a retractable awning over the new balcony on the first floor.
- Addition of new business identification signs and under awning signs on the ground floor façade.

The proposed alterations will result in a 27sqm increase in GFA across the site.

### 3. Site Description

The subject site is located on the southern side of Liverpool Road, between Holden Street and Murrell Street. The site consists of 1 allotment and is generally L – Shaped on the corner of Liverpool Road and Herbert Street, with a total area of 854.24 sqm and is legally described as Lot 100 in DP 1069001.

The site has a primary frontage to Liverpool Road of 24.45 metres and a secondary frontage to Holden Street of approximate 30.62 metres. The site is affected by a number of easements including a 1.83 metre wide right of way for services, footway and fires escape.

The site supports a two (2) storey brick building with an internal courtyard operating as the Ashfield Hotel. The adjoining properties support two – three storey buildings with commercial, retail, and shop top housing uses, as well as a church.

The subject site is listed as a heritage item.



Figure 1: Aerial photo with the subject site outlined in green

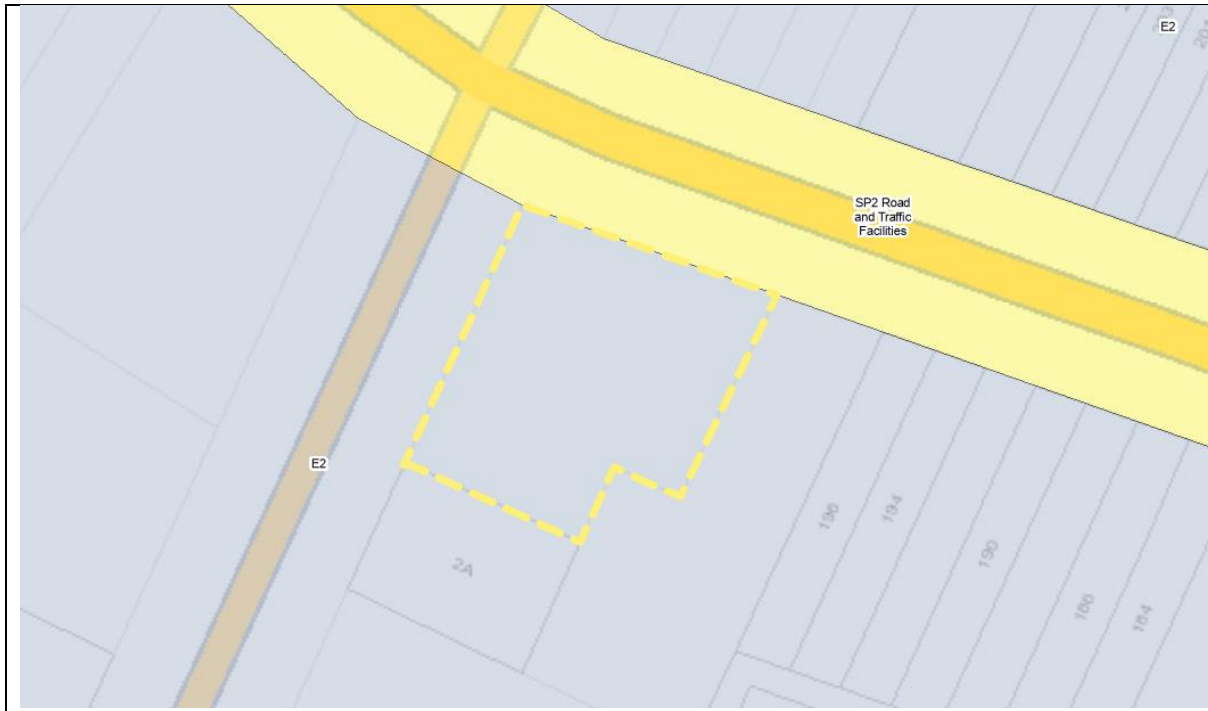


Figure 2: Zoning map



Figure 3: View of the Hotel from Liverpool Road





Figure 4: View of the Hotel from Holden Street

## 4. Background

### 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
010.2013.00000202.001	Erection of signage at Ashfield Hotel	12/11/2013 Approved - Delegation to Staff
010.2013.00000018.001	Alterations and additions to existing gaming room including new roof, entry and extension into courtyard.	26/03/2013 Approved - Council
010.2003.00000076.006	S.96. Amendments- Extending the hours of operation of parts of Ashfield Hotel to amending Condition 5 by removing the requirements for security guards and 12 months trial period	24/05/2011 Approved - Council
010.2011.00000176.001	S8.2 - Hotel- Extend gaming room, removal of part of metal roof for new void in Hotel.	03/09/2012 Upheld – COURT

### **Surrounding properties**

Application	Proposal	Decision & Date
2A Holden Street Place	Place of Public Worship-Church - Place of Public Worship	08/08/2006 Approved - Council
196 Liverpool Road 010.2005.00000060.001	Mixed-Use Development - Demolition of eight commercial premises and one residential dwelling; Construction of	21/11/2006 Approved - Council

	<p>mixed-use development incorporating two six-storey blocks of which Building A comprises of two (2) ground floor retail tenancies, fifteen (15) residential units and basement storage area, while Building B consists of three (3) ground floor retail tenancies and thirty-two (32) residential units with three levels of basement carparking for eighty-two (82) vehicles.</p>	
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Application history

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

Date	Discussion / Letter / Additional Information
28 November 2024	Application lodged
17 December 2024	Site inspection
17 December 2024	Notification period ended
10 January 2025	<p>A request for further information (RFI) was sent to the applicant requiring the following:</p> <ul style="list-style-type: none"> <li>• Deletion of the proposed roof terrace and retractable roof and maintenance of the original roof form. The option to relocate a terrace to a different part of the site so as to not disturb significant fabric was recommended.</li> <li>• Maintenance of original significant fabric including room configurations on the first floor and the windows to the existing balcony.</li> <li>• Amendments to the materials and finishes to be based off further evidence.</li> <li>• Submission of a conservation management plan.</li> <li>• Submission of a signage plan.</li> <li>• An updated Plan of Management for the gaming room.</li> <li>• Sections to show the lift overrun.</li> </ul>
21 January 2025	Virtual meeting held with Council and applicant to discuss the proposal and the requests within the RFI.
17 February 2025	Amended plans and supporting documentation were received which addressed some but not all of the issues raised by Council. Renotification was not required in accordance with Council's Community Engagement Strategy. The amended plans and supporting documentation are the subject of this report.
4 March 2025	Virtual meeting held with Council and the applicant to discuss the proposal and next steps.

## 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 (EP&A Act 1979)*.

### A. Environmental Planning Instruments

The application has been assessed and the following provides a summary of the relevant Environmental Planning Instruments.

#### State Environmental Planning Policies (SEPPs)

##### SEPP (Resilience and Hazards) 2021

Chapter 4 Remediation of land

Section 4.6(1) of the *Resilience and Hazards 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.

##### SEPP (Industry and Employment) 2021

Chapter 3 Advertising and Signage

The following is an assessment of the development under the relevant controls contained in the *Industry and Employment SEPP*.

The application seeks consent for the following signage:

Location	Sign Type	Lettering	Dimension
Northern and western elevations	4 x Si01 - Under awning sign, internally illuminated	Not specified	2400mm x 450mm
Northern and western elevations	6 x Si02 - Flush wall sign (poster shaped)	Not specified	675mm x 825mm
Western elevation	1 x Si03 - Flush wall sign	Not specified	1700mm x 825mm
Northern Elevation	2 x Si04 – Flush wall sign (round)	Not specified	960mm diameter

It is noted that the architectural elevations have incorrectly labelled the signage types (for example the wall signs are annotated as ‘Si02 New backlit under awning signage at entrances to replace existing illuminated under awning signage’. For the purposes of this report, the correct signage references as found on the signage schedule will be referred to. A condition of consent is included in the recommendation requiring the architectural elevations align with the signage plans.

The proposed development is consistent with objectives set out in Section 3(1)(a) and the assessment criteria specified in Schedule 5 as follows:

Criteria	Assessment
Character of the area	<ul style="list-style-type: none"> <li>The signage is compatible with the desired future character of the area.</li> </ul>
Special areas	<ul style="list-style-type: none"> <li>The signage does not detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways or residential areas.</li> <li>However, the use of a round sign is not considered appropriate for the heritage item and era of significance. Hence, it is recommended that Si04 is amended to a rectangular sign matching Si02.</li> </ul>
Views and vistas	<ul style="list-style-type: none"> <li>The signage does not obscure or compromise important views.</li> <li>The signage does not dominate the skyline.</li> </ul>
Streetscape, setting or landscape	<ul style="list-style-type: none"> <li>The scale proportion and form of the signage is appropriate to the streetscape and locality.</li> <li>With the satisfaction of the conditions, the signage reduces and rationalises the existing signage at the site.</li> <li>The signage will not impact vegetation.</li> </ul>
Site and building	<ul style="list-style-type: none"> <li>The scale proportion and form of the signage is appropriate to the building on which the signage is to be located.</li> <li>The signage respects important features of the building.</li> </ul>
Associated devices and logos with advertisements and advertising structures	<ul style="list-style-type: none"> <li>All elements of the signage have been well integrated into the structure which displays the signage.</li> </ul>
Illumination	<ul style="list-style-type: none"> <li>The proposed illumination is acceptable and will not result in adverse amenity impacts or effect safety.</li> </ul>
Safety	<ul style="list-style-type: none"> <li>The signage will not reduce safe of any public road, pedestrians, bicyclists and will not obscure sightlines from public areas.</li> </ul>



As the signs are for business identification purposes Part 3.3 does not apply. The proposal is considered acceptable noting the aims and objectives of this chapter of the SEPP.

SEPP (Transport and Infrastructure) 2021

Chapter 2 Infrastructure

Development with frontage to classified road

In considering Section 2.119(2) of the *Transport and Infrastructure SEPP*:

There is no existing vehicular access to the land and there is none proposed under this development. Hence, the proposal is not considered to not adversely impact the safety, efficiency, and ongoing operation of the classified road.

**Inner West Local Environmental Plan 2022**

The application was assessed against the following relevant sections of the *Inner West Local Environmental Plan 2022 (IWLEP 2022)*.

**Part 1 – Preliminary**

Section	Proposed	Complies
Section 1.2 Aims of Plan	The proposal subject to condition can satisfy this section as follows: <ul style="list-style-type: none"> <li>• The proposal conserves and maintains the natural, built and cultural heritage of Inner West,</li> <li>• The proposal facilitates economic growth and employment opportunities within Inner West,</li> <li>• The proposal prevents adverse social, economic and environmental impacts on the local character of Inner West.</li> </ul>	Yes, subject to condition deleting the new roof opening fronting Liverpool Road and retaining the first floor windows adjoining the external balcony and maintaining the western wall to the proposed private dining room 2, see comments in Part 5.10 of IWLEP 2011

**Part 2 – Permitted or prohibited development**

Section	Proposed	Complies
Section 2.3 Zone objectives and Land Use Table  E2 – Commercial Centre	<ul style="list-style-type: none"> <li>The application proposes alterations and additions to a pub, <b>Pubs</b> are a type of <b>food and drink premises</b> which are permissible with consent in the E2 zone.</li> <li>The proposal is consistent with the relevant objectives of the zone, as it will strengthen the commercial centre by improving the amenity of the existing building and providing an active street frontage which will contribute to the desired future character of the area.</li> </ul>	Yes
Section 2.7 Demolition requires development consent	<p>The proposal satisfies the section as follows:</p> <ul style="list-style-type: none"> <li>Demolition works are proposed, which are permissible with consent; and</li> <li>Standard conditions are recommended to manage impacts which may arise during demolition.</li> </ul>	Yes, subject to conditions

**Part 4 – Principal development standards**

Section	Proposed		Complies
Section 4.3 Height of buildings	Maximum	23m	Yes
	Proposed	11.5m	
Section 4.4 Floor space ratio	Maximum	3:1 or 2562.72sqm	Yes
	Proposed	1.24:1 or 1055sqm	
Section 4.5 Calculation of floor space ratio and site area	The site area and floor space ratio for the proposal has been calculated in accordance with the section.		Yes

**Part 5 – Miscellaneous provisions**

Section	Proposed	Complies
Section 5.10 Heritage conservation	<p>The subject site is a listed local heritage Item known as the “Ashfield Hotel, including interiors” (I264).</p> <ul style="list-style-type: none"> <li>The proposal is considered to be a welcome update to the historic building. The new internal floor plan largely maintains remaining original features and while the first floor involves the demolition of some original walls, a sense of the original floor plan is retained through the nibbing of these walls. However, it is considered that the proposed demolition of the whole existing western wall to the proposed private dining room 2 is not necessary and the majority of the existing wall and its features can be maintained and allow for the construction of the new doorway to the room. This is conditioned to be amended by way of deferred commencement.</li> <li>The refurbishment of the streetscape façade seeks to reinstate the original openings with timber doors and windows and</li> </ul>	Yes, as conditioned - see discussion below

Section	Proposed	Complies
	<p>adding a tile finish to the ground floor facade. While the intent is appreciated, the proposed finishes are not considered to reflect the key period of significance. Hence, details on a more appropriate material and finishes scheme is requested by way of deferred commencement condition.</p> <ul style="list-style-type: none"> <li>• The proposal includes an extension of the first floor over the southern single storey portion of building facing Herbert Street. While there is no objection to the extension, the proposed textured render finish is not supported, and it is recommended to be conditioned to be face-brick which is similar in colour to the existing first floor façade.</li> <li>• The proposed round sign is not considered appropriate for the heritage item and era of significance. Hence, it is recommended that Si04 is amended to a rectangular sign matching Si02.</li> <li>• The amount of proposed signage at the ground level closely aligns with amount of signage evident in the 1960 photo of the hotel.</li> <li>• The above elements of the proposal, as conditioned, respond to the significance of the conservation area and preserve contributory elements and fabric of the existing building. However, parts of the proposal in relation to the proposed first-floor terrace conversion are not considered to appropriately conserve significant features of the building. See discussion below.</li> </ul>	

Section 5.10 – Heritage Conservation

The key and relevant objectives of Section 5.10 of *IWLEP 2022* are to conserve the environmental heritage of the Inner West, including the heritage significance of conservation areas and their associated fabric, settings and views.

An assessment of the revised proposal against Section 5.10 of *IWLEP 2022* has been carried out and it is considered that the design of the amended proposal does not satisfactorily conserve the heritage significance of the existing dwelling on the site, and significance of the HCA.

In this regard, it is considered that the extent of demolition of a portion of the original terracotta tile roof and conversion of original windows to doors opening to the first-floor balcony will adversely impact the significant fabric and setting of the original building and as such does not satisfactorily conserve the environmental heritage of the HCA or Inner West. Given the above, the proposed outdoor terrace on the first floor is considered contrary to Section 5.10(1)(a) and (b) of *IWLEP 2022*.

In addition to the above, the proposal does not satisfy key heritage provisions under Chapter E1 Part 2.2 of the CIWDCP 2016, in particular O1, O2, C1, C4, C6. The modification to the main roof slope is not appropriate for a substantially intact local heritage item, as the removal of the roof structure and original cladding will be required. This intervention and extent of alteration to the main roof slope would set an undesirable precedent for heritage items, where

works of this scale/scope are required to be confined to less significant areas of the building to minimise impacts to original fabric.

Some examples of recent changes to facilitate rooftop terraces to suburban hotels were provided by the applicant. However it is noted that the examples presented were to existing flat or shallow-pitched corrugated roofs, rather than removing a portion of an original hipped terracotta roof on the primary street frontage.

It is considered that there are opportunities to pursue a first-floor terrace in other locations on the subject site which will not involve the removal of the original hip roof. These locations include over the existing single storey parts of the site such as the eastern and southern portions of street frontages behind the existing parapets, or centrally on the site behind the original two storey-built form. These options were raised with the applicant, however, it has not been demonstrated that any alternative configurations have been explored.

Due to the scope of the works which are unsupportable, the following deferred commencement conditions are recommended, the satisfaction of which will ensure the proposal will satisfactorily conserve the heritage significance of the heritage item and HCA, thereby satisfying Section 5.10 of *IWLEP 2022*.

*Architectural documentation is to be submitted, to the satisfaction of Council's Heritage Specialist that demonstrates the following:*

- *Deletion of the retractable roof to the Liverpool Street façade and retention of the existing tile roof and roof framing.*
- *Retention of two original timber windows to the existing balcony to the Liverpool façade at first-floor level.*
- *Retention of original windows to the East Elevation at first-floor level. Joinery is to be retained where windows are to be infilled.*
- *Retention of wall to the first-floor storage area (former bedroom), with new doors to be inserted into the existing wall, retaining the picture rail and any plaster vents.*
- *No demolition of the main roof structure or original roof cladding is to occur in relation to the installation of the lift.*
- *The textured render finish (Ren01) on the first-floor extension is to be replaced with face brick to match the existing face brick of the first-floor façade Brk00.*
- *The colour of the tilework (Til02) is to approximate to AS 2700 Y34 Cream for the main body of the tilework. White or off-white tiles are not to be used. The colour scheme is to be based on a surviving example of a similarly tiled NSW hotel façade dating from the late 1920s.*
- *The matt ceramic brick above the dado (Til02) is to be deleted and replaced with a rendered finish.*
- *Repair works to the main façade including the removal of vegetation and failed modern paint.*
- *The use of a breathable mineral paint or limewash to the rendered detail to the main facades.*



- *The colour of the main façade elements including rendered elements, the wall body below the awning and window sashes is to be confirmed via paint scrapes. A revised façade colour scheme is to be provided that includes a darker tone to the window frames and to the rendered mouldings over the windows.*
- *Reinstatement of the original profile of rainwater heads (as shown on historic photographs), with the colour of the rainwater head to match the rendered band and the colour of the down pipe to match the brickwork.*
- *The soffit of the awning is to be pressed metal.*
- *The signage Si04 is to be rectangular to match Si02.*

*Advisory Note:*

*The square tiles to the dado are not to be white or off white. The replacement tiles are to utilise a colourway late 1920s hotel, tiles cream / sand colour. Surviving examples include the Four in Hand Paddington and the Hyde Park House (former Museum Hotel), East Sydney. The colour of the surviving examples of tiled hotel facades in Sydney is closer to AS 2700 Y34 Cream than the colour proposed.*

**Part 6 – Additional local provisions**

<b>Section</b>	<b>Proposed</b>	<b>Complies</b>
Section 6.2 Earthworks	<ul style="list-style-type: none"> <li>• The proposed earthworks are unlikely to have a detrimental impact on environmental functions and processes, existing drainage patterns, or soil stability.</li> </ul>	Yes
Section 6.3 Stormwater Management	<ul style="list-style-type: none"> <li>• The development subject to standard conditions would not result in any significant runoff to adjoining properties or the environment.</li> </ul>	Yes, subject to conditions

**Development Control Plans**

**Summary**

The application has been assessed and the following provides a summary of the relevant provisions of Comprehensive Inner West Development Control Plan 2016 (CIWDCP 2016) for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill.

<b>CIWDCP 2016</b>	<b>Complies</b>
<b>Section 1 – Preliminary</b>	
B – Notification and Advertising	Yes
<b>Section 2 – General Guidelines</b>	
A – Miscellaneous	
1 - Site and Context Analysis	Yes
2 - Good Design	Yes
6 - Safety by Design	Yes
7 - Access and Mobility	Yes

8 - Parking	No, acceptable
10 - Signs and Advertising Structures	Yes, subject to conditions
15 - Stormwater Management	Yes
B – Public Domain	
C – Sustainability	
1 – Building Sustainability	Yes
3 – Waste and Recycling Design & Management Standards	Yes, subject to conditions
D – Precinct Guidelines	
Part 1 – Ashfield Town Centre	Yes
E1 – Heritage items and Conservation Areas (excluding Haberfield)	
1 – General Controls	Yes, subject to conditions
2 – Heritage Items	Yes, subject to conditions
4 – Building Types and Building Elements	Yes, subject to conditions
5 – Retail and Commercial Buildings	Yes, subject to conditions
8 - Demolition	Yes, subject to conditions

The following provides discussion of the relevant issues:

### Comprehensive Inner West Development Control Plan 2016

The application was assessed against the following relevant parts of the Comprehensive Inner West Development Control Plan for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill 2016 (CIWDPC 2016).

#### Chapter A – Miscellaneous

Control	Assessment	Complies
Part 2 – Good Design	<ul style="list-style-type: none"> <li>The development is well designed and appropriately considers context, scale, built form, density and resource, energy and water efficiency, landscape, amenity, safety and security, social dimensions and aesthetics.</li> </ul>	Yes
Part 6 – Safety By Design	<ul style="list-style-type: none"> <li>The development contributes to the creation of safe, active and welcoming public spaces and will minimise the risk of personal or property crime and has designed in accordance with the principles of Crime Prevention Through Environmental Design (CPTED).</li> </ul>	Yes
Part 7 – Access and Mobility	<ul style="list-style-type: none"> <li>A BCA Compliance report was provided which demonstrates that the proposal provides appropriate universal access.</li> </ul>	Yes
Part 8 – Parking	<ul style="list-style-type: none"> <li>As existing the subject site has no parking availability and no parking is proposed as a part of this development application.</li> <li>A Traffic Impact Statement prepared by SCT Consulting dated 19 June 2024 was provided with the application. While the proposal adds 27sqm of additional gross floor area (GFA) to the site, there is no proposed increase in the maximum number of patrons and the heritage listing of the building means there's no opportunity to provide parking on</li> </ul>	Acceptable

Control	Assessment	Complies
	site. Given there is no change to the use, the findings of the report are supported in that the development will have no increased impact on the road network and any shortfall in parking is justified having regard to proximity to public transport.	
Part 10 – Signage	<ul style="list-style-type: none"> <li>The proposed under awning signs and flush wall signs complies with the specific design requirements of this part of the Plan.</li> <li>As conditioned it is considered that the proposed signage minimises adverse effects on the area, does not lead to visual clutter or dominate the building, is proportional to the size of the building, and is compatible with the character of the area.</li> </ul>	Yes, subject to conditions
Part 15 – Stormwater Management	<ul style="list-style-type: none"> <li>Standard conditions are recommended to ensure the appropriate management of stormwater.</li> </ul>	Yes, subject to conditions

**Chapter C – Sustainability**

Control	Assessment	Complies
Part 1 – Building Sustainability	<ul style="list-style-type: none"> <li>A Section J report was provided which details that the proposal demonstrates good environmental design and performance and will achieve efficient use of energy for internal heating and cooling.</li> </ul>	Yes
Part 3 – Waste and Recycling Design & Management Standards	<ul style="list-style-type: none"> <li>Adequate waste storage areas and access to these areas have been provided.</li> <li>Waste management has been designed to minimise impacts on residential amenity.</li> <li>Standard conditions are recommended to ensure the appropriate ongoing management of waste and during the construction phase.</li> </ul>	Yes, subject to conditions

**Chapter D – Precinct Guidelines**

Control	Assessment	Complies
Part 1 – Ashfield Town Centre	<ul style="list-style-type: none"> <li>It is considered that the ground level street-frontage design is compatible with the streetscape, providing articulation and regular windows/doors which maximise public safety and complement the heritage value of the building.</li> </ul>	Yes

**Chapter E1 – Heritage Items and Conservation Areas (excluding Haberfield)**

Control	Assessment	Complies
Part 1 – General	<ul style="list-style-type: none"> <li>As discussed under Section 5.10 of the <i>IWLEP 2022</i> above, while most of the proposal will provide a welcome update to the heritage item, retaining and enhancing original features and reinstating the heritage façade, the removal of a portion of the original roof is not supported due to the loss of significant fabric.</li> </ul>	Yes, subject to conditions

Control	Assessment	Complies
	<ul style="list-style-type: none"> <li>Subject to compliance with the recommended Deferred Commencement conditions, the proposal will enhance the character and heritage significance of heritage item. The development is designed to respond positively to the heritage character of adjoining and nearby heritage buildings and heritage features in the public domain.</li> </ul>	
Part 2 – Heritage Items	<ul style="list-style-type: none"> <li>The application was supported by a Heritage Impact Statement prepared (see Attachment C).</li> <li>With the adoption of the recommended deferred commencement conditions, significant elements and features of heritage items are retained and conserved.</li> <li>New development is sympathetic to significant features with particular regard to bulk, form, style, character, scale, setbacks and materials, and does not impact the heritage significance.</li> <li>The proposal includes the reinstatement of missing significant details and the removal of unsympathetic changes including the reinstatement of a characteristic ground floor facade.</li> </ul>	Yes, subject to conditions
Part 4 – Building Types and Building Elements	<ul style="list-style-type: none"> <li>As conditioned, the proposed repair and conservation work will be sympathetic to the remaining significant features and era of the building itself.</li> </ul>	Yes, subject to conditions
Part 5 – Retail and Commercial Buildings	<ul style="list-style-type: none"> <li>The proposal, as conditioned, is considered to retain and enhance the character of the heritage item within the commercial precinct.</li> <li>The works encourage revitalisation of the local retail business while retaining the heritage value of the building.</li> </ul>	Yes, subject to conditions

### C. The Likely Impacts

These matters have been considered as part of the assessment of the development application. It is considered that the proposed development, subject to compliance with the deferred commencement condition, will not have significant adverse environmental, social or economic impacts upon the locality.

### D. The Suitability of the Site for the Development

The proposal is of a nature in keeping with the overall function of the site. The premises are in a commercial surrounding and amongst similar uses to that proposed.

### E. Submissions

The application was required to be notified in accordance with Council's Community Engagement Strategy between 03 December 2024 to 17 December 2024.

No submissions were received.



## 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.

This has been achieved in this instance.

## 6. Section 7.11 / 7.12 Contributions

Section 7.11 contributions 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 \$2,320 would be required for the development under the Inner West Local Infrastructure Contributions Plan 2023.

A condition requiring that contribution to be paid is included in the recommendation.

## 7. Housing and Productivity Contributions

The carrying out of the development would result in an increased demand for essential state infrastructure such as schools, hospitals, major roads, public transport infrastructure and regional open space. A contribution of \$892.40 would be required for the development under Part 7, Subdivision 4 Housing and Productivity Contributions of the *EP&A Act 1979*.

A housing and productivity contribution is required in addition to any Section 7.11 or 7.12 Contribution. A condition requiring that the housing and productivity contribution is to be paid is included in the recommendation.

## 8. Referrals

The following internal referrals were made, and their comments have been considered as part of the above assessment:

- Heritage Specialist
- Development Engineer
- Resource Recovery
- Environmental Health
- Building Certification
- Community Services

The following external referrals were made, and their comments have been considered as part of the above assessment:

- NSW Police
- Transport for NSW

## 9. Conclusion

With the exception to the removal of original fabric with regard to the roof and first floor window openings and associated brickwork, the proposal generally complies with the aims, objectives and design parameters contained in *Inner West Local Environmental Plan 2022* and Inner West Comprehensive Development Control Plan 2016 for Ashbury, Ashfield, Croydon, Croydon Park, Haberfield, Hurlstone Park and Summer Hill.

The development (as conditioned) is unlikely to result in any significant impacts on the amenity of the adjoining premises and the streetscape and is considered to be in the public interest.

It is acknowledged that whilst Council does not object to the provision of an outdoor balcony, its location should not diminish the heritage significance of the item. This is particularly pertinent for this application, as it is considered that there are alternative locations that could be explored that would not impact fabric that contributes to the item's significance.

Having regard to the above the application is considered suitable for the issue of a deferred commencement consent subject to the imposition of appropriate terms and conditions.

## 10. 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 a deferred commencement consent to Development Application No. DA/2024/1029 for alterations and additions to heritage listed licensed hotel known as 'Ashfield Hotel' at 204 Liverpool Road, ASHFIELD subject to the conditions listed in Attachment A below.

## Attachment A – Recommended conditions of consent

### CONDITIONS OF CONSENT

#### Deferred Commencement

##### 1. Heritage - Architectural Documentation

The following is a Deferred Commencement condition imposed pursuant to Section 4.16(3) of the Environmental Planning and Assessment Act 1979. This Consent will not operate and may not be acted upon until the Council is satisfied as to the following matter(s):

Architectural documentation is to be submitted, to the satisfaction of Council's Heritage Specialist that demonstrates the following:

1. Deletion of the retractable roof to the Liverpool Street façade and retention of the existing tile roof and roof framing.
2. Retention of two original timber windows to the existing balcony to the Liverpool façade at first-floor level.
3. Retention of original windows to the East Elevation at first-floor level. Joinery is to be retained where windows are to be infilled.
4. Retention of wall to the first-floor storage area (former bedroom), with new doors to be inserted into the existing wall, retaining the picture rail and any plaster vents.
5. No demolition of the main roof structure or original roof cladding is to occur in relation to the installation of the lift.
6. The textured render finish (Ren01) on the first-floor extension is to be replaced with face brick to match the existing face brick of the first-floor façade Brk00.
7. The colour of the tilework (Til02) is to approximate to AS 2700 Y34 Cream for the main body of the tilework. White or off-white tiles are not to be used. The colour scheme is to be based on a surviving example of a similarly tiled NSW hotel façade dating from the late 1920s.
8. The matt ceramic brick above the dado (Til02) is to be deleted and replaced with a rendered finish.
9. Repair works to the main façade including the removal of vegetation and failed modern paint.
10. The use of a breathable mineral paint or limewash to the rendered detail to the main facades.
11. The colour of the main façade elements including rendered elements, the wall body below the awning and window sashes is to be confirmed via paint scrapes. A revised façade colour scheme is to be provided that includes a darker tone to the window frames and to the rendered mouldings over the windows.
12. Reinstatement of the original profile of rainwater heads (as shown on historic photographs), with the colour of the rainwater head to match the rendered band and the colour of the down pipe to match the brickwork.

- 13. The soffit of the awning is to be pressed metal.
- 14. The signage Si04 is to be rectangular to match Si02.
- 15. The location of the proposed signage is to correlate with the location of the original signs evident on the photo of the hotel from 1960 (see Figure 2.15 of the Heritage Impact Statement prepared by John Oultram Heritage and Design dated February 2025).

Advisory Note:

The square tiles to the dado are not to be white or off white. The replacement tiles are to utilise a colourway late 1920s hotel, tiles cream / sand colour. Surviving examples include the Four in Hand Paddington and the Hyde Park House (former Museum Hotel), East Sydney. The colour of the surviving examples of tiled hotel facades in Sydney is closer to AS 2700 Y34 Cream than the colour proposed.

Reason: To ensure the works conserve and maintain the cultural heritage of the Inner West.

### GENERAL CONDITIONS

Condition	
<b>1.</b>	<p><b>Noise – Consultant’s Recommendations</b></p> <p>All the recommendations contained in the acoustic report prepared by Arup Australia Pty Ltd, Reference: AC01, Job number 304617, dated 5 November 2024 must be implemented.</p> <p>Reason: To protect the amenity of the neighbourhood and ensure that the development is carried out in accordance with the consent.</p>
<b>2.</b>	<p><b>Health Premises Registration – Generic</b></p> <p>The premises are required to be registered with Council’s Environment Health Team in accordance with the following legislation, as relevant:</p> <ul style="list-style-type: none"> <li>1. Food Shop - Food Act 2003</li> </ul> <p>Reason: To ensure the premises operate in accordance with the relevant legislation.</p>
<b>3.</b>	<p><b>Food Premises Certification</b></p> <p>The food premises design, construction and operation is in accordance with the following:</p> <ul style="list-style-type: none"> <li>1. Food Act 2003;</li> <li>2. Food Regulation 2010;</li> <li>3. Australia and New Zealand Food Standards Code;</li> <li>4. Australian Standard AS 4674 – 2004 (Design, construction and fit-out of food premises);</li> <li>5. Australian Standard AS 1668 Part 1 – 1998; and</li> </ul>



	<p>6. Australian Standard AS 1668 Part 2 – 2012.</p> <p>Reason: To ensure compliance with the relevant food premises code and Australian Standards.</p>
<p>4.</p>	<p><b>Mechanical Ventilation System Certification</b></p> <p>The mechanical ventilation systems are to be designed, constructed and operated in accordance with the following:</p> <ol style="list-style-type: none"> <li>1. Australian Standard AS 1668 Part 1 – 1998;</li> <li>2. Australian Standard AS 1668 Part 2 – 2012;</li> <li>3. Australian Standard 3666.1 – 2011;</li> <li>4. Australian Standard 3666.2 – 2011; and</li> <li>5. Australian Standard 3666.3 - 2011.</li> </ol> <p>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.</p> <p>Reason: To ensure compliance with the relevant Australian Standards.</p>
<p>5.</p>	<p><b>Asbestos Removal</b></p> <p>Hazardous and industrial waste arising from the use must be removed and / or transported in accordance with the requirements of the NSW Environment Protection Authority (EPA) and the New South Wales WorkCover Authority.</p> <p>Reason: To ensure compliance with the relevant environmental legislation.</p>
<p>6.</p>	<p><b>Awnings with Lighting</b></p> <p>The proposed awning must be of cantilever type and be set back at least 600mm from the kerb line. The awning must include pedestrian lighting (Category P3-AS1158) and must be maintained and owned by the property owner(s). The proposed awning must be designed to be easily removed if required in future. The owner must maintain, modify or remove the structure at any time if given notification by Council to do so. The lighting must be not be obtrusive and should be designed so that it does not shine into any adjoining residences.</p> <p>Reason: Provide all weather protection to pedestrians.</p>
<p>7.</p>	<p><b>Dry-weather Flows</b></p> <p>Dry-weather flows of any groundwater including seepage from landscaped/planter box areas will not be permitted through kerb outlets and must be connected directly to a Council stormwater system. Alternatively, the basement or any below ground structure must be designed to be fully tanked preventing the ingress of seepage or groundwater.</p>

	Reason: To prevent continuous flow of groundwater in the kerb and gutter and to ensure no substance other than rainwater enters the stormwater system and waterways.
<b>8.</b>	<b>Rock Anchors</b> This consent does not grant consent for any rock anchors on the road reserve or Council land.  Reason: To protect Council infrastructure.
<b>9.</b>	<b>Rock Anchors</b> For any use of temporary anchors, you must make a request for approval for a Permit under Section 138 of the Roads Act 1993. The submission would need to be supported by an engineering report prepared by a suitably qualified Structural Engineer, with supporting details addressing the following issues: <ol style="list-style-type: none"> <li>1. Demonstrate that any structures within the road reserve are of adequate depth to ensure no adverse impact on existing or potential future service utilities in the road reserve. All existing services must be shown on a plan and included on cross-sectional details where appropriate.</li> <li>2. Demonstrate how the temporary anchors will be removed or immobilised and replaced by full support from structures within the subject site by completion of the works.</li> <li>3. The report must be supported by suitable geotechnical investigations to the efficacy of all design assumptions.</li> </ol> Reason: To ensure works are carried out in accordance with the relevant legislation.
<b>10.</b>	<b>Permits</b> 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: <ul style="list-style-type: none"> <li>• 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;</li> <li>• A concrete pump across the roadway/footpath;</li> <li>• Mobile crane or any standing plant;</li> <li>• Skip Bins;</li> <li>• Scaffolding/Hoardings (fencing on public land);</li> <li>• Public domain works including vehicle crossing, kerb &amp; guttering, footpath, stormwater, etc.;</li> <li>• Awning or street veranda over the footpath;</li> <li>• Partial or full road closure; and</li> <li>• Installation or replacement of private stormwater drain, utility service or water supply.</li> </ul> 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.

	Reason: To ensure works are carried out in accordance with the relevant legislation.																								
<b>11. Insurances</b>	<p>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.</p> <p>Reason: To ensure Council assets are protected.</p>																								
<b>12. Bin Storage</b>	<p>All bins are to be stored within the property. Bins are to be returned to the property within 12 hours of having been emptied.</p> <p>Reason: To ensure resource recovery is promoted and residential amenity is protected.</p>																								
<b>13. Road Occupation Licence</b>	<p>A Road Occupancy Licence (ROL) shall be obtained from the Transport Management Centre for any works that may impact on traffic flows on Liverpool Road during construction activities. A ROL can be obtained through <a href="https://myrta.com/oplinc2/pages/security/oplincLogin.jsf">https://myrta.com/oplinc2/pages/security/oplincLogin.jsf</a>.</p> <p>Reason: To ensure works are carried out in accordance with the relevant legislation</p>																								
<b>14. Documents related to the consent</b>	<p>The development must be carried out in accordance with plans and documents listed below:</p> <table border="1"> <thead> <tr> <th>Plan, Revision and Issue No.</th> <th>Plan Name</th> <th>Date Issued/Received</th> <th>Prepared by</th> </tr> </thead> <tbody> <tr> <td>DA1-1001 Rev 05</td> <td>Basement Plan - Existing &amp; Demolition</td> <td>07/11/2024</td> <td>Humphry &amp; Edwards Pty Ltd</td> </tr> <tr> <td>DA1-1002 Rev 08</td> <td>Ground Floor Plan - Existing &amp; Demolition</td> <td>08/11/2024</td> <td>Humphry &amp; Edwards Pty Ltd</td> </tr> <tr> <td>DA1-1003 Rev 08</td> <td>Level 01 Plan - Existing &amp; Demolition</td> <td>12/02/2025</td> <td>Humphry &amp; Edwards Pty Ltd</td> </tr> <tr> <td>DA1-1004 Rev 07</td> <td>Roof Plan - Existing &amp; Demolition</td> <td>07/11/2024</td> <td>Humphry &amp; Edwards Pty Ltd</td> </tr> <tr> <td>DA1-1001 Rev 09</td> <td>Basement Plan - Proposed</td> <td>12/02/2025</td> <td>Humphry &amp; Edwards Pty Ltd</td> </tr> </tbody> </table>	Plan, Revision and Issue No.	Plan Name	Date Issued/Received	Prepared by	DA1-1001 Rev 05	Basement Plan - Existing & Demolition	07/11/2024	Humphry & Edwards Pty Ltd	DA1-1002 Rev 08	Ground Floor Plan - Existing & Demolition	08/11/2024	Humphry & Edwards Pty Ltd	DA1-1003 Rev 08	Level 01 Plan - Existing & Demolition	12/02/2025	Humphry & Edwards Pty Ltd	DA1-1004 Rev 07	Roof Plan - Existing & Demolition	07/11/2024	Humphry & Edwards Pty Ltd	DA1-1001 Rev 09	Basement Plan - Proposed	12/02/2025	Humphry & Edwards Pty Ltd
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DA1-1102 Rev 10	Ground Floor Plan - Proposed	12/02/2025	Humphry & Edwards Pty Ltd
DA1-1103 Rev 09	Level 01 Plan - Proposed	12/02/2025	Humphry & Edwards Pty Ltd
DA1-1104 Rev 07	Roof Plan - Proposed	07/11/2024	Humphry & Edwards Pty Ltd
DA1-3001 Rev 08	North Elevation - Existing & Proposed	12/02/2025	Humphry & Edwards Pty Ltd
DA1-3002 Rev 09	West Elevation - Existing & Proposed	12/02/2025	Humphry & Edwards Pty Ltd
DA1-3003 Rev 08	South Elevation - Existing & Proposed	12/02/2025	Humphry & Edwards Pty Ltd
DA1-3004 Rev 08	East Elevation - Existing & Proposed	12/02/2025	Humphry & Edwards Pty Ltd
DA1-4001 Rev 06	Section 01 - Existing & Proposed	12/02/2025	Humphry & Edwards Pty Ltd
DA1-4002 Rev 06	Section 02 - Existing & Proposed	12/02/2025	Humphry & Edwards Pty Ltd
DA1-4003 Rev 06	Section 03 - Existing & Proposed	12/02/2025	Humphry & Edwards Pty Ltd
DA1-4004 Rev 06	Section 04 - Existing & Proposed	12/02/2025	Humphry & Edwards Pty Ltd
DA1-4005 Rev 04	Section 05 - Existing & Proposed	12/02/2025	Humphry & Edwards Pty Ltd
DA1-4050 Rev 01	Section - Lift Shaft	12/02/2025	Humphry & Edwards Pty Ltd
DA1-6000 Rev 03	Kitchen & Wash Up & BOH Detail Plan	12/02/2025	Humphry & Edwards Pty Ltd
DA1-9010 Rev 03	External materials, Colours & Finishes	12/02/2025	Humphry & Edwards Pty Ltd

	DA1-9011 Rev 01	Facade Detail	12/02/2025	Humphry & Edwards Pty Ltd
	DA1-9012 Rev 01	Signage Schedule	12/02/2025	Humphry & Edwards Pty Ltd
		Plan of Management	05/04/2018	
	Rev 0	Gaming Plan of Management	22/08/2024	Justin Sammut
	JOE/S2226	Geotechnical Investigation Report	28/05/2024	Fortify Geotech
	AC01 v2	Ashfield Hotel Renovation Acoustic DA Report	05/11/2024	ARUP Australia Pty Ltd
<p>As amended by the conditions of consent.</p> <p>Reason: To ensure development is carried out in accordance with the approved documents.</p>				
<b>15.</b>	<b>Works Outside the Property Boundary</b>			
	This development consent does not authorise works outside the property boundaries on adjoining lands.			
	Reason: To ensure works are in accordance with the consent.			
<b>16.</b>	<b>Storage of materials on public property</b>			
	The placing of any materials on Council's footpath or roadway is prohibited, without the prior consent of Council.			
	Reason: To protect pedestrian safety.			
<b>17.</b>	<b>Other works</b>			
	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 <i>Environmental Planning and Assessment Act 1979</i> .			
	Reason: To ensure compliance with legislative requirements.			
<b>18.</b>	<b>National Construction Code (Building Code of Australia)</b>			
	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.			
	Reason: To ensure compliance with legislative requirements.			

<p>19.</p>	<p><b>Notification of commencement of works</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>a. In the case of work for which a principal contractor is required to be appointed:                     <ul style="list-style-type: none"> <li>i. The name and licence number of the principal contractor; and</li> <li>ii. The name of the insurer by which the work is insured under Part 6 of that Act.</li> </ul> </li> <li>b. In the case of work to be done by an owner-builder:                     <ul style="list-style-type: none"> <li>i. The name of the owner-builder; and</li> <li>ii. If the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.</li> </ul> </li> </ul> <p>Reason: To ensure compliance with legislative requirements.</p>
<p>20.</p>	<p><b>Lead-based Paint</b></p> <p>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.</p> <p>Reason: To protect human health.</p>
<p>21.</p>	<p><b>Dial before you dig</b></p> <p>Contact "Dial Before You Dig" prior to commencing any building activity on the site.</p> <p>Reason: To protect assets and infrastructure.</p>

**BUILDING WORK**

**BEFORE ISSUE OF A CONSTRUCTION CERTIFICATE**

	Condition
<p>22.</p>	<p><b>Hazardous Materials Survey</b></p> <p>Prior to any demolition or the issue of a Construction Certificate (whichever occurs first), the Certifying Authority must provide a hazardous materials survey to Council. The survey shall be prepared by a suitably qualified Occupational Hygienist and is to incorporate appropriate hazardous material removal and disposal methods in accordance with the requirements of SafeWork NSW.</p> <p>A copy of any SafeWork NSW approval documents is to be included as part of the documentation.</p>



	Reason: To ensure compliance with the requirements of SafeWork NSW.				
<b>23.</b>	<p><b>Food Premises – Odour Emission Control</b></p> <p>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.</p> <p>Reason: To protect the amenity of the neighbourhood.</p>				
<b>24.</b>	<p><b>Noise General – Acoustic Report</b></p> <p>Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with an acoustic report demonstrating that noise and vibration from the operation of the premises will satisfy the relevant provisions of the Protection of the Environment Operations Act 1997 and Regulations and relevant state and local policies and guidelines. 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.</p> <p>Reason: To protect the amenity of the neighbourhood.</p>				
<b>25.</b>	<p><b>Food Premises Waste Storage Area</b></p> <p>Prior to the issue of a construction certificate, a detailed plan showing the design and location of the waste storage room must be submitted to the Principal Certifier. The designated waste and recyclable storage room must be in accordance with the following requirements:</p> <ul style="list-style-type: none"> <li>a. The area must be fully enclosed, suitably sized to contain all waste and recyclable material generated by the premises, adequately ventilated and constructed with a concrete floor and concrete or cement rendered walls;</li> <li>b. The floor must be graded and drain to sewer in accordance with Sydney Water requirements;</li> <li>c. A tap with a supply of warm running water shall be provided within the room.</li> </ul> <p>Reason: To ensure compliance with the relevant Australian Standard.</p>				
<b>26.</b>	<p><b>Security Deposit - Custom</b></p> <p>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.</p> <table border="1" style="width: 100%;"> <tr> <td>Security Deposit:</td> <td>\$87,000.00</td> </tr> <tr> <td>Inspection Fee:</td> <td>\$389.90</td> </tr> </table>	Security Deposit:	\$87,000.00	Inspection Fee:	\$389.90
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	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Reason: To ensure required security deposits are paid.</p>
<p>27.</p>	<p><b>Stormwater Drainage System – Minor Developments (OSD is not required)</b></p> <p>Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with stormwater drainage design plans certified by a suitably qualified Civil Engineer that the design of the site drainage system complies with the following specific requirements:</p> <ol style="list-style-type: none"> <li>a. The design must generally be in accordance with the Stormwater Drainage Concept plan on Drawing Nos. C-00-0011 to C -02-1004 (seven sheets) prepared by scp engineers and development consultants and dated 26 June 2024.</li> <li>b. Stormwater runoff from all roof and paved areas within the property must be collected in a system of gutters, pits and pipelines and be discharged by gravity to the Council drainage system.</li> <li>c. Comply with Council's Stormwater Drainage Code, Australian Rainfall and Runoff (A.R.R.), Australian Standard AS3500.3-2018 'Stormwater Drainage' and Council's DCP.</li> <li>d. Referring to plan C-02-1001, subsoil drainage will be connected to the existing pump out system. The pump out system details should be shown on the plans and pumped out water should be discharged directly to the Council pit located in front of the property.</li> <li>e. The Drainage Plan must detail the existing and proposed site drainage layout, size, class and grade of pipelines, pit types, roof gutter and downpipe sizes.</li> </ol>

	<ul style="list-style-type: none"> <li>f. Plans must specify that any components of the existing system to be retained must be certified during construction to be in good condition and of adequate capacity to convey the additional runoff generated by the development and be replaced or upgraded if required.</li> <li>g. An inspection opening or stormwater pit must be installed inside the property, adjacent to the boundary, for all stormwater outlets.</li> <li>h. New pipelines within the footpath area that are to discharge to the kerb and gutter must be hot dipped galvanised steel hollow section with a minimum wall thickness of 4.0mm and a maximum section height and width of 100mm or sewer grade uPVC pipe with a maximum diameter of 100mm.</li> <li>i. All stormwater outlets through sandstone kerbs must be carefully core drilled in accordance with Council standard drawings.</li> <li>j. All redundant pipelines within footpath area must be removed and footpath/kerb reinstated.</li> </ul> <p>Reason: To ensure that the adequate provision of stormwater drainage is provided.</p>
<p><b>28.</b></p>	<p><b>Structural and Geotechnical Report</b></p> <p>Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with an integrated structural and geotechnical report and structural plans that address the design of the proposed basement, prepared certified as compliant with the terms of this condition by a qualified practicing Structural and Geotechnical Engineer(s) who holds current Chartered Engineer qualifications with the Institution of Engineers Australia (CPEng) or current Registered Professional Engineer qualifications with Professionals Australia (RPEng). The report and plans must be prepared/ amended to make provision for the following:</p> <ul style="list-style-type: none"> <li>a. The basement must be fully tanked to prevent the ingress of subsurface flows.</li> <li>b. Retaining walls must be entirely self-supporting in the event that excavation is undertaken within the road reserve adjacent to the property boundary to the depth of the proposed structure.</li> <li>c. Any existing or proposed retaining walls that provide support to the road reserve must be adequate to withstand the loadings that could be reasonably expected from within the constructed road and footpath area, including normal traffic and heavy construction and earth moving equipment, based on a design life of not less than 50 years.</li> <li>d. All components of the basement, including footings, must be located entirely within the property boundary.</li> <li>e. No adverse impact on surrounding properties including Council's footpath and road.</li> <li>f. The existing subsurface flow regime in the vicinity of the development must not be significantly altered as a result of the development.</li> <li>g. Recommendations regarding the method of excavation and construction, vibration emissions and identifying risks to existing structures or those on adjoining or nearby property.</li> <li>h. Provide relevant geotechnical/ subsurface conditions of the site, as determined by a full geotechnical investigation.</li> </ul>

	Reason: To ensure that the design of the basement is structurally sound and has been appropriately certified.
<b>29.</b>	<p><b>Resource Recovery and Waste Management Plan - Demolition and Construction</b></p> <p>Prior to the commencement of any works (including any demolition works), the Certifying Authority is required to be provided with a "Waste and Recycling Waste Management Plan - Demolition and Construction" in accordance with the relevant Development Control Plan.</p> <p>Reason: To ensure resource recovery is promoted and local amenity protected during construction.</p>
<b>30.</b>	<p><b>Bin Storage Area</b></p> <p>Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with a Waste and Recycling Management Plan.</p> <p>The submitted Waste and Recycling Management Plan must demonstrate that that the bin storage area will accommodate the number of bins required for all waste and recycling generated by a development of this type and scale.</p> <p>The area must also include 50% allowance for manoeuvring of bins. The bin storage area is to be located away from habitable rooms, windows, doors and private useable open space, and to minimise potential impacts on neighbours in terms of aesthetics, noise and odour.</p> <p>The bin storage area is to meet the design requirements detailed in the Development Control Plan.</p> <p>Reason: To ensure resource recovery is promoted and local amenity protected.</p>
<b>31.</b>	<p><b>Waste Transfer Route</b></p> <p>Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with plans demonstrating that the path of travel between the bin storage area/bulky waste storage area and the designated waste/recycling collection point has a minimum 1200mm wall-to-wall clearance, is slip-proof with a hard surface, free of obstructions and at no point has a gradient exceeding 1:14 for 240L bins, and 1:40 for 660L bins.</p> <p>Reason: To require details of measures that will protect residents and staff or tenants during the operational phase of the development.</p>
<b>32.</b>	<p><b>Transport for NSW - Stormwater drainage approval</b></p> <p>Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system that impact upon Liverpool Road are to be submitted to TfNSW for approval, prior to the issue of a Construction Certificate and commencement of any works. Please send all documentation to <a href="mailto:development.sydney@transport.nsw.gov.au">development.sydney@transport.nsw.gov.au</a>.</p> <p>A plan checking fee will be payable, and a performance bond may be required before TfNSW approval is issued.</p>

	Reason: To ensure that the adequate provision of stormwater drainage is provided.
<b>33.</b>	<p><b>Long Service Levy</b></p> <p>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.</p> <p>Reason: To ensure the long service levy is paid.</p>
<b>34.</b>	<p><b>Structural Certificate for retained elements of the building</b></p> <p>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.</p> <p>Reason: To ensure the structural adequacy of the works.</p>
<b>35.</b>	<p><b>Sydney Water – Tap In</b></p> <p>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.</p> <p>Note: Please refer to the web site <a href="http://www.sydneywater.com.au/tapin/index.htm">http://www.sydneywater.com.au/tapin/index.htm</a> for details on the process or telephone 13 20 92.</p> <p>Reason: To ensure relevant utility and service provides requirements are provided to the certifier.</p>
<b>36.</b>	<p><b>Heritage Architect Supervision</b></p> <p>Prior to the issue of a Construction Certificate, the Certifying Authority must be provided with the details of a suitably qualified Heritage Architect who will be commissioned to assist and to provide advice to the consultant team throughout the design development, contract documentation and construction stages of the project.</p> <p>The Heritage Architect is to be involved in the resolution of all matters where existing significant fabric and spaces are subject to preservation, restoration, reconstruction, adaptive reuse, recording and demolition. The heritage architect is to be provided with full access to the site on a regular basis and authorised by the applicant to respond directly to Council where information or clarification is required regarding the resolution of heritage issues throughout the project.</p> <p>Reason: To ensure that the heritage of the Inner West is conserved as part of the development.</p>

<b>37.</b>	<p><b>Protection of Significant Fabric</b></p> <p>The significant original fabric of the first floor street facade and original terracotta tiled roof is to be protected during site preparation and construction works from potential damage. Significant original fabric must not be removed. Equipment laydown areas and contractor vehicles must be located away from the heritage structures and areas of heritage significance to minimise any potential impact to the external or internal fabric. Contractor's vehicles must not be parked near heritage structures or landscaped areas which could inadvertently be damaged.</p> <p>Reason: To ensure that the built and cultural heritage of the Inner West is conserved.</p>														
<b>38.</b>	<p><b>Section 7.11 Contribution</b></p> <p>In accordance with section 7.11 of the <i>Environmental Planning and Assessment Act 1979</i> and the Inner West Local Infrastructure Contribution Plan 2023 (the Plan), the following monetary contributions shall be paid to Council to cater for the increased demand for local infrastructure resulting from the development:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; padding: 2px;">Contribution Category</th> <th style="text-align: left; padding: 2px;">Amount</th> </tr> </thead> <tbody> <tr> <td style="padding: 2px;">Open Space &amp; Recreation</td> <td style="padding: 2px;">\$522</td> </tr> <tr> <td style="padding: 2px;">Community Facilities</td> <td style="padding: 2px;">\$0</td> </tr> <tr> <td style="padding: 2px;">Transport</td> <td style="padding: 2px;">\$1,372</td> </tr> <tr> <td style="padding: 2px;">Plan Administration</td> <td style="padding: 2px;">\$67</td> </tr> <tr> <td style="padding: 2px;">Drainage</td> <td style="padding: 2px;">\$359</td> </tr> <tr> <td style="padding: 2px;">TOTAL</td> <td style="padding: 2px;">\$2,320</td> </tr> </tbody> </table> <p>At the time of payment, the contributions payable will be adjusted for inflation in accordance with indexation provisions in the Plan in the following manner:</p> $C_{\text{payment}} = C_{\text{consent}} \times (CPI_{\text{payment}} + CPI_{\text{consent}})$ <p>Where:</p> <p><math>C_{\text{payment}}</math> = is the contribution at time of payment</p> <p><math>C_{\text{consent}}</math> = is the contribution at the time of consent, as shown above</p> <p><math>CPI_{\text{consent}}</math> = is the Consumer Price Index (All Groups Index) for Sydney at the date the contribution amount above was calculated being 139.7 for the Dec-24 quarter.</p> <p><math>CPI_{\text{payment}}</math> = is the Consumer Price Index (All Groups Index) for Sydney published by the Australian Bureau of Statistics that applies at the time of payment</p> <p>Note: The contribution payable will not be less than the contribution specified in this condition.</p> <p>The monetary contributions must be paid to Council (i) <u>if the development is for subdivision – prior to the issue of the subdivision certificate</u>, or (ii) if the development is for building work – prior to the issue of the first construction certificate, or (iii) if the development involves both subdivision and building work – prior to issue of the</p>	Contribution Category	Amount	Open Space & Recreation	\$522	Community Facilities	\$0	Transport	\$1,372	Plan Administration	\$67	Drainage	\$359	TOTAL	\$2,320
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	<p>subdivision certificate or first construction certificate, whichever occurs first, or (iv) if the development does not require a construction certificate or subdivision certificate – prior to the works commencing.</p> <p><u>It is the professional responsibility of the principal certifying authority to ensure that the monetary contributions have been paid to Council in accordance with the above timeframes.</u></p> <p>Council's Plan may be viewed at <a href="http://www.innerwest.nsw.gov.au">www.innerwest.nsw.gov.au</a> or during normal business hours at any of Council's customer service centres.</p> <p>Please contact any of Council's customer service centres at <a href="mailto:council@innerwest.nsw.gov.au">council@innerwest.nsw.gov.au</a> or 9392 5000 to request an invoice confirming the indexed contribution amount payable. Please allow a minimum of 2 business days for the invoice to be issued.</p> <p>Once the invoice is obtained, payment may be made via (i) BPAY (preferred), (ii) credit card / debit card (AMEX, Mastercard and Visa only; log on to <a href="http://www.innerwest.nsw.gov.au/invoice">www.innerwest.nsw.gov.au/invoice</a>; please note that a fee of 0.75 per cent applies to credit cards), (iii) in person (at any of Council's customer service centres), or (iv) by mail (make cheque payable to 'Inner West Council' with a copy of your remittance to PO Box 14 Petersham NSW 2049).</p> <p>The invoice will be valid for 3 months. If the contribution is not paid by this time, please contact Council's customer service centres to obtain an updated invoice. The contribution amount will be adjusted to reflect the latest value of the Consumer Price Index (All Groups Index) for Sydney.</p> <p>Reason: To ensure payment of the required development contribution.</p>								
<p>39.</p>	<p><b>Housing and Productivity Contribution</b></p> <p>a. The housing and productivity contribution (HPC) set out in the table below, but as adjusted in accordance with condition (b), is required to be made</p> <table border="1" data-bbox="518 1048 1082 1279"> <thead> <tr> <th>Housing and productivity contribution</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>Housing and productivity contribution (base component)</td> <td>\$892.40</td> </tr> <tr> <td>Transport project component</td> <td>\$0</td> </tr> <tr> <td>Total housing and productivity contribution</td> <td>\$892.40</td> </tr> </tbody> </table> <p>b. The amount payable at the time of payment is the amount shown in condition (a) as the total housing and productivity contribution adjusted by multiplying it by:</p> <p style="text-align: center;"><b>Highest PPI number</b> <b>Consent PPI number</b></p>	Housing and productivity contribution	Amount	Housing and productivity contribution (base component)	\$892.40	Transport project component	\$0	Total housing and productivity contribution	\$892.40
Housing and productivity contribution	Amount								
Housing and productivity contribution (base component)	\$892.40								
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Total housing and productivity contribution	\$892.40								

	<p>Where:</p> <p><i>highest PPI number</i> is the highest PPI number for a quarter following the June quarter 2023 and up to and including the 2<sup>nd</sup> last quarter before the quarter in which the payment is made, and</p> <p><i>consent PPI number</i> is the PPI number last used to adjust HPC rates when consent was granted, and</p> <p><i>June quarter 2023 and PPI</i> have the meanings given in clause 22 (4) of the <i>Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023</i>.</p> <p>If the amount adjusted in accordance with this condition is less than the amount at the time consent is granted, the higher amount must be paid instead.</p> <p>c. The HPC must be paid before the issue first construction certificate in relation to the development, or before the commencement of any work authorised by this consent (if no construction certificate is required). However, if development is any of the kinds set out in the table below, the total housing and productivity contribution must be paid as set out in the table:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Development</th> <th style="text-align: left;">Time by which HPC must be paid</th> </tr> </thead> <tbody> <tr> <td>Development consisting only of residential subdivision within the meaning of the HPC Order</td> <td>Before the issue of the first subdivision certificate</td> </tr> <tr> <td>High-density residential development within the meaning of the HPC Order for which no construction certificate is required</td> <td>Before the issue of the first strata certificate</td> </tr> <tr> <td>Development that consists only of residential strata subdivision (within the meaning of the HPC Order) or only of residential strata subdivision and a change of use of an existing building</td> <td>Before the issue of the first strata certificate</td> </tr> <tr> <td>Manufactured home estate for which no construction certificate is required</td> <td>Before the installation of the first manufactured home</td> </tr> </tbody> </table> <p>In the Table, <i>HPC Order</i> means the <i>Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023</i>.</p> <p>d. The HPC must be paid using the NSW planning portal (<a href="http://pp.planningportal.nsw.gov.au/">http://pp.planningportal.nsw.gov.au/</a>).</p> <p>e. If the Minister administering the <i>Environmental Planning and Assessment Act 1979</i> agrees, the HPC (apart from any transport project component) may be made, instead of as a monetary contribution, in the following ways:</p>	Development	Time by which HPC must be paid	Development consisting only of residential subdivision within the meaning of the HPC Order	Before the issue of the first subdivision certificate	High-density residential development within the meaning of the HPC Order for which no construction certificate is required	Before the issue of the first strata certificate	Development that consists only of residential strata subdivision (within the meaning of the HPC Order) or only of residential strata subdivision and a change of use of an existing building	Before the issue of the first strata certificate	Manufactured home estate for which no construction certificate is required	Before the installation of the first manufactured home
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	<p>a. the dedication or provision of land for the purpose of regional infrastructure in the region in which the development will be carried out,</p> <p>b. the carrying out of works for the purpose of regional infrastructure in the region in which the HPC development will be carried out.</p> <p>If the HPC is made partly as a monetary contribution, the amount of the part payable is the amount of the part adjusted in accordance with condition (b.) at the time of payment.</p> <p>f. Despite condition (a.), a housing and productivity contribution is not required to be made to the extent that a planning agreement excludes the application of Subdivision 4 of Division 7.1 of the <i>Environmental Planning and Assessment Act 1979</i> to the development, or the <i>Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023</i> exempts the development from the contribution. The amount of the contribution may also be reduced under the order, including if payment is made before 1 July 2025.</p> <p>Reason: To ensure payment of the required development contribution.</p>
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**BEFORE BUILDING WORK COMMENCES**

Condition	
<b>40.</b>	<p><b>Hoardings</b></p> <p>The person acting on this consent must ensure the site is secured with temporary fencing prior to any works commencing.</p> <p>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.</p> <p>Separate approval is required from the Council under the Roads Act 1993 to erect a hoarding or temporary fence or awning on public property.</p> <p>Reason: To ensure the site is secure and that the required permits are obtained if enclosing public land.</p>
<b>41.</b>	<p><b>Construction Traffic Management Plan – Detailed</b></p> <p>Prior to any building work, the Certifying Authority, must be provided with a detailed Construction Traffic Management Plan (CTMP), prepared by an appropriately qualified Traffic Management Consultant with Transport for NSW accreditation. The Certifying Authority must approved by the CTMP prior to the commencement of any works, including demolition. The Certifying Authority must ensure that the CTMP instructs vehicles to use State and Regional and Collector Roads to the maximum extent with the use of Local Roads as final approach to the development site via the most suitable direct route.</p> <p>The following matters should be addressed in the CTMP (where applicable):</p>

	<ul style="list-style-type: none"> <li>a. Description of the demolition, excavation and construction works;</li> <li>b. Site plan/s showing the site, roads, footpaths, site access points and vehicular movements;</li> <li>c. Size, type and estimated number of vehicular movements (including removal of excavated materials, delivery of materials and concrete to the site);</li> <li>d. Proposed route(s) from the arterial (state) road network to the site and the proposed route from the site back to the arterial road network;</li> <li>e. Impacts of the work and vehicular movements on the road network, traffic and pedestrians and proposed methods to safely manage pedestrians and construction related vehicles in the frontage roadways;</li> <li>f. Any Traffic Control Plans (TCP's) proposed to regulate traffic and pedestrian movements for construction activities (such as concrete pours, crane installation/removal etc.);</li> <li>g. Proposed hours of construction related activities and vehicular movements to and from the site;</li> <li>h. Current/proposed approvals from other Agencies and Authorities (including Roads and Maritime Services, Police and State Transit Authority);</li> <li>i. Any activities proposed to be located or impact upon Council's road, footways or any public place;</li> <li>j. Measures to maintain public safety and convenience;</li> <li>k. Any proposed road and/or footpath closures;</li> <li>l. Locations of work zones (where it is not possible for loading/unloading to occur on the site) in the frontage roadways accompanied by supporting documentation that such work zones have been approved by the Local Traffic Committee and Council;</li> <li>n. Location of any proposed crane and concrete pump and truck standing areas on and off the site (and relevant approvals from Council for plant on road);</li> <li>o. A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries;</li> <li>p. Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected;</li> <li>q. On-site parking area for employees, tradespersons and construction vehicles as far as possible;</li> <li>r. Proposed areas within the site to be used for the storage of excavated material, construction materials and waste and recycling containers during the construction period; and</li> <li>s. How it is proposed to ensure that soil/excavated material is not transported onto surrounding footpaths and roadways.</li> </ul> <p>If in the opinion of Council, TfNSW or the NSW Police the works results in unforeseen traffic congestion or unsafe work conditions the site may be shut down and alternative Traffic Control arrangements shall be implemented to remedy the situation. In this regard you shall obey any lawful direction from the NSW Police or a Council officer if so required. Any approved CTMP must include this as a note.</p> <p>Reason: To require details of measures that will protect the public, and the surrounding environment, during site works and construction.</p>
42.	<p><b>Waste Management Plan</b></p> <p>Prior to the commencement of any works (including any demolition works), the Certifying Authority is required to be provided with a Recycling and Waste</p>

	<p>Management Plan (RWMP) in accordance with the relevant Development Control Plan.</p> <p>Reason: To ensure resource recovery is promoted and local amenity is maintained.</p>
<b>43.</b>	<p><b>Erosion and Sediment Control</b></p> <p>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.</p> <p>Reason: To ensure resource recovery is promoted and local amenity is maintained.</p>
<b>44.</b>	<p><b>Verification of Levels and Location</b></p> <p>Prior to the pouring of the ground floor slab or at dampcourse level, whichever is applicable or occurs first, the Principal Certifier must be provided with a survey levels certificate prepared by a Registered Surveyor indicating the level of the slab and the location of the building with respect to the boundaries of the site to AHD.</p> <p>Reason: To ensure works are in accordance with the consent.</p>
<b>45.</b>	<p><b>Dilapidation Report</b></p> <p>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 identified properties (198-198A Liverpool Road and 2A Holden Street) 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.</p> <p>Reason: To establish and document the structural condition of adjoining properties and public land for comparison as site work progresses and is completed and ensure neighbours and council are provided with the dilapidation report.</p>
<b>46.</b>	<p><b>Construction Fencing</b></p> <p>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.</p> <p>Reason: To protect the built environment from construction works.</p>

**DURING BUILDING WORK**

Condition	
<b>47.</b>	<p><b>Contamination – New Evidence</b></p> <p>Any new information revealed during demolition, remediation or construction works that have the potential to alter previous conclusions about site contamination must be immediately notified to the Council and the Certifying Authority.</p> <p>Reason: To protect the amenity of the neighbourhood from contamination.</p>
<b>48.</b>	<p><b>Advising Neighbours Prior to Excavation</b></p> <p>At least 7 days before excavating below the level of the base of the footings of a building on an adjoining allotment of land, reasonable notice must be provided to the owner of the adjoining allotment of land including particulars of the excavation.</p> <p>Reason: To ensure surrounding properties are adequately notified of the proposed works.</p>
<b>49.</b>	<p><b>Construction Hours – Class 2-9</b></p> <p>Unless otherwise approved by Council, excavation, demolition, construction or subdivision work must only be permitted during the following hours:</p> <p>7:00am to 6.00pm, Mondays to Fridays, inclusive (with demolition works finishing at 5pm); 8:00am to 1:00pm on Saturdays with no demolition works occurring during this time; and at no time on Sundays or public holidays.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Activities generating noise levels greater than 75dB(A) such as rock breaking, rock hammering, sheet piling and pile driving must be limited to 8:00am to 12:00pm, Monday to Saturday; and 2:00pm to 5:00pm Monday to Friday.</p> <p>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.</p> <p>Reason: To protect the amenity of the neighbourhood.</p>

**BEFORE ISSUE OF AN OCCUPATION CERTIFICATE**

Condition	
<b>50.</b>	<p><b>Noise – Acoustic Report</b></p> <p>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.</p> <p><i>Note: In special entertainment precincts, this condition applies to noise and vibration from plant equipment and machinery only.</i></p> <p>Reason: To ensure compliance with the relevant Australian Standard.</p>
<b>51.</b>	<p><b>Food Premises Grease Trap – Trade Waste Agreement</b></p> <p>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.</p> <p>Reason: To ensure works are in accordance with the relevant Sydney Water requirements, Australian Standard and National Construction Code (Building Code of Australia).</p>
<b>52.</b>	<p><b>No Encroachments</b></p> <p>Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that any encroachments on to Council footpath resulting from the building works have been removed.</p> <p>Reason: To maintain and promote vehicular and pedestrian safety.</p>
<b>53.</b>	<p><b>Protect Sandstone Kerb</b></p> <p>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.</p> <p>Reason: To ensure Council assets are protected.</p>
<b>54.</b>	<p><b>Whiteway Lighting - Existing</b></p> <p>Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that the Whiteway lighting scheme and any existing meter box being maintained and any defects (including the need to install a "special small service") in the system are repaired.</p>

	Reason: To ensure Council assets are protected, and that works that are undertaken in the public domain maintain public safety.
<b>55.</b>	<b>Whiteway Lighting - New</b> Prior to the issue of an Occupation Certificate, the Principal Certifier must ensure that the Under awning lighting matches the existing Whiteway lighting scheme in the area. Reason: To ensure Council assets are protected, and that works that are undertaken in the public domain maintain public safety.
<b>56.</b>	<b>Works as Executed – Site Stormwater Drainage System</b> Prior to the issue of an Occupation Certificate, the Principal Certifier must be provided with Certification 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) that:  The stormwater drainage system has been constructed in accordance with the approved design and relevant Australian Standards.  Works-as-executed plans of the stormwater drainage system certified by a Registered Surveyor, to verify that the drainage system has been constructed in accordance with the approved design and relevant Australian Standards have been submitted to Council. The works-as-executed plan(s) must show the as built details in comparison to those shown on the drainage plans approved with the Construction Certificate. All relevant levels and details indicated must be marked in red on a copy of the Principal Certifier stamped Construction Certificate plans.  Reason: To ensure the approved works are undertaken in accordance with the consent.

**OCCUPATION AND ONGOING USE**

	Condition
<b>57.</b>	<b>Noise General</b> 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.  Reason: To protect the amenity of the neighbourhood.
<b>58.</b>	<b>Noise – Licensed Premises (7am – 12midnight)</b> 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.  <i>Note: For premises within a special entertainment precinct, sound criteria specified in the relevant precinct management plan prevails. Please see Council's website for</i>

	<p>further details. <a href="https://www.innerwest.nsw.gov.au/work/doing-business-here/special-entertainment-precincts">https://www.innerwest.nsw.gov.au/work/doing-business-here/special-entertainment-precincts</a></p> <p>Reason: To protect the amenity of the neighbourhood.</p>
59.	<p><b>Noise – Licensed Premises (12midnight – 7am)</b></p> <p>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.</p> <p><i>Note: For premises within a special entertainment precinct, sound criteria specified in the relevant precinct management plan prevails. Please see Council's website for further details. <a href="https://www.innerwest.nsw.gov.au/work/doing-business-here/special-entertainment-precincts">https://www.innerwest.nsw.gov.au/work/doing-business-here/special-entertainment-precincts</a></i></p> <p>Reason: To protect the amenity of the neighbourhood.</p>
60.	<p><b>Noise – Licensed Premises/Entertainment Venues – Acoustic Report</b></p> <p>During the first sixty (60) days of entertainment being provided at the premises, the following acoustic measures must be undertaken:</p> <ul style="list-style-type: none"> <li>a. A suitably qualified acoustic consultant must be appointed to:             <ul style="list-style-type: none"> <li>i. measure and verify the noise emanating from the premises; and</li> <li>ii. if necessary, make recommendations to ensure that the noise emanating from the premises complies with the noise criteria.</li> </ul> </li> <li>b. The noise measurements must be:             <ul style="list-style-type: none"> <li>i. undertaken without the knowledge of the applicant, manager or operator of the premises;</li> <li>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</li> <li>iii. Submitted to the Certifying Authority within four (4) weeks of testing.</li> </ul> </li> <li>c. If the acoustic consultant recommends that additional treatment or works be undertaken those recommendations must be:             <ul style="list-style-type: none"> <li>i. submitted to Certifying Authority with the noise measurements;</li> <li>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</li> <li>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.</li> </ul> </li> </ul> <p>Reason: To protect the amenity of the neighbourhood.</p>

61.	<p><b>Licensed Premises – Plan of Management - Operation</b></p> <p>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.</p> <p>Reason: To protect the amenity of the neighbourhood.</p>						
62.	<p><b>Ongoing servicing and loading</b></p> <p>No servicing (e.g. delivery drop offs and pick ups) for the development, including waste collection, is to be undertaken from the Liverpool Road frontage of the site.</p> <p>Reason: To ensure traffic on the classified road is not unduly impacted by the on-going use of the site.</p>						
63.	<p><b>Hours of Operation</b></p> <p>a. The hours of operation of the premises must not exceed the following:</p> <table border="1" style="margin-left: 20px;"> <thead> <tr> <th style="text-align: left;">Day</th> <th style="text-align: left;">Hours</th> </tr> </thead> <tbody> <tr> <td>Monday to Saturday</td> <td>9:00am to 6:00am the following day</td> </tr> <tr> <td>Sunday</td> <td>10:00am to 12:00am</td> </tr> </tbody> </table> <p>c. Service is to cease 30 minutes before ceasing of trading hours.</p> <p>Reason: To protect the amenity of the neighbourhood.</p>	Day	Hours	Monday to Saturday	9:00am to 6:00am the following day	Sunday	10:00am to 12:00am
Day	Hours						
Monday to Saturday	9:00am to 6:00am the following day						
Sunday	10:00am to 12:00am						

## DEMOLITION WORK

### BEFORE DEMOLITION WORK COMMENCES

	Condition
64.	<p><b>Hoardings</b></p> <p>The person acting on this consent must ensure the site is secured with temporary fencing prior to any works commencing.</p> <p>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.</p> <p>Separate approval is required from the Council under the Roads Act 1993 to erect a hoarding or temporary fence or awning on public property.</p> <p>Reason: To ensure the site is secure and that the required permits are obtained if enclosing public land.</p>



<b>65.</b>	<p><b>Construction Traffic Management Plan – Detailed</b></p> <p>Prior to any building work, the Certifying Authority, must be provided with a detailed Construction Traffic Management Plan (CTMP), prepared by an appropriately qualified Traffic Management Consultant with Transport for NSW accreditation. The Certifying Authority must approved by the CTMP prior to the commencement of any works, including demolition. The Certifying Authority must ensure that the CTMP instructs vehicles to use State and Regional and Collector Roads to the maximum extent with the use of Local Roads as final approach to the development site via the most suitable direct route.</p> <p>The following matters should be addressed in the CTMP (where applicable):</p> <ol style="list-style-type: none"> <li>a. Description of the demolition, excavation and construction works;</li> <li>b. Site plan/s showing the site, roads, footpaths, site access points and vehicular movements;</li> <li>c. Size, type and estimated number of vehicular movements (including removal of excavated materials, delivery of materials and concrete to the site);</li> <li>d. Proposed route(s) from the arterial (state) road network to the site and the proposed route from the site back to the arterial road network;</li> <li>e. Impacts of the work and vehicular movements on the road network, traffic and pedestrians and proposed methods to safely manage pedestrians and construction related vehicles in the frontage roadways;</li> <li>f. Any Traffic Control Plans (TCP's) proposed to regulate traffic and pedestrian movements for construction activities (such as concrete pours, crane installation/removal etc.);</li> <li>g. Proposed hours of construction related activities and vehicular movements to and from the site;</li> <li>h. Current/proposed approvals from other Agencies and Authorities (including Roads and Maritime Services, Police and State Transit Authority);</li> <li>i. Any activities proposed to be located or impact upon Council's road, footways or any public place;</li> <li>j. Measures to maintain public safety and convenience;</li> <li>k. Any proposed road and/or footpath closures;</li> <li>l. Locations of work zones (where it is not possible for loading/unloading to occur on the site) in the frontage roadways accompanied by supporting documentation that such work zones have been approved by the Local Traffic Committee and Council;</li> <li>n. Location of any proposed crane and concrete pump and truck standing areas on and off the site (and relevant approvals from Council for plant on road);</li> <li>o. A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries;</li> <li>p. Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected;</li> <li>q. On-site parking area for employees, tradespersons and construction vehicles as far as possible;</li> <li>r. Proposed areas within the site to be used for the storage of excavated material, construction materials and waste and recycling containers during the construction period; and</li> <li>s. How it is proposed to ensure that soil/excavated material is not transported onto surrounding footpaths and roadways.</li> </ol> <p>If in the opinion of Council, TfNSW or the NSW Police the works results in unforeseen traffic congestion or unsafe work conditions the site may be shut down and alternative</p>
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	<p>Traffic Control arrangements shall be implemented to remedy the situation. In this regard you shall obey any lawful direction from the NSW Police or a Council officer if so required. Any approved CTMP must include this as a note.</p> <p>Reason: To require details of measures that will protect the public, and the surrounding environment, during site works and construction.</p>
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Attachment B – Plans of proposed development

Ashfield Hotel

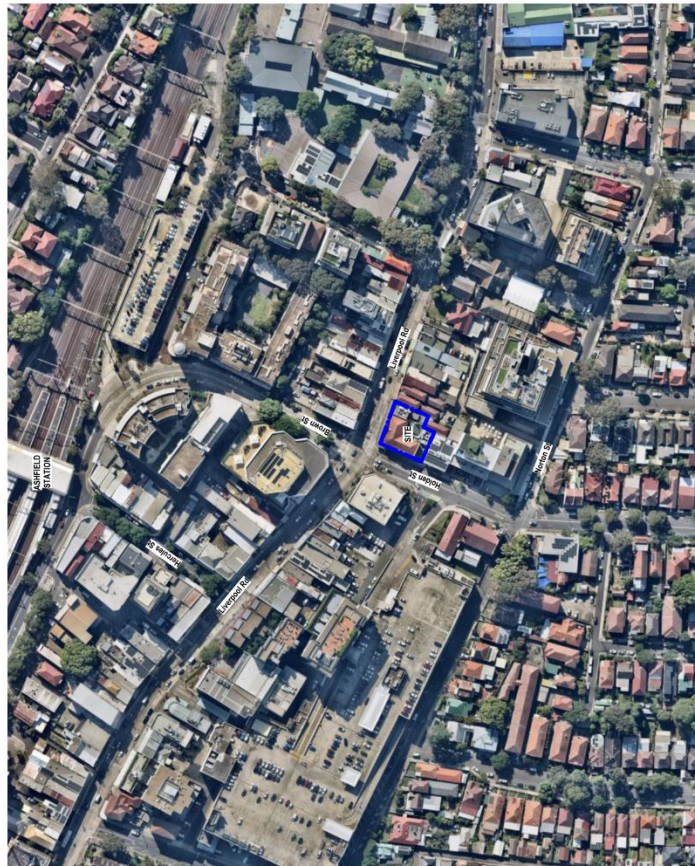
204 Liverpool Rd, Ashfield NSW 2131

Nelson Meers Hotel Group

Development Application

**Drawing List - Development Application**

Status	Sheet Number	Rev	Rev Date	Sheet Name
DA	DA1-5001	03	12/02/25	Concept Plan - Existing L1
DA	DA1-5001	02	07/11/24	Concept Plan - Existing L2
DA	DA1-5002	02	07/11/24	General Notes & Abbreviations
DA	DA1-5001	05	08/11/24	Site Plan
DA	DA1-5001	05	07/11/24	Basement Plan - Existing & Proposed
DA	DA1-5003	08	12/02/25	Level 01 Plan - Existing & Proposed
DA	DA1-5004	07	07/11/24	Level 02 Plan - Existing & Proposed
DA	DA1-5101	09	12/02/25	Basement Plan - Proposed
DA	DA1-5102	09	12/02/25	Level 01 Plan - Proposed
DA	DA1-5103	09	12/02/25	Level 02 Plan - Proposed
DA	DA1-5104	07	07/11/24	Level 03 Plan - Proposed
DA	DA1-5001	08	12/02/25	North Elevation - Existing & Proposed
DA	DA1-5001	09	12/02/25	North Elevation - Existing & Proposed
DA	DA1-5003	08	12/02/25	South Elevation - Existing & Proposed
DA	DA1-5004	08	12/02/25	East Elevation - Existing & Proposed
DA	DA1-5001	08	12/02/25	Section 01 - Existing & Proposed
DA	DA1-5003	08	12/02/25	Section 02 - Existing & Proposed
DA	DA1-5004	08	12/02/25	Section 03 - Existing & Proposed
DA	DA1-5005	04	12/02/25	Section 04 - Existing & Proposed
DA	DA1-5006	03	12/02/25	North & West Wall RCH Detail Plan
DA	DA1-5001	06	07/11/24	Access Plan
DA	DA1-5005	08	12/02/25	Carriageway Area Plan
DA	DA1-5006	08	12/02/25	Carriageway Area Plan
DA	DA1-5011	01	12/02/25	External Signage, Screens and Finishes
DA	DA1-5012	01	12/02/25	External Signage
DA	DA1-5015	01	12/02/25	Programme
DA	DA1-5016	01	12/02/25	Accessways
DA	DA1-5017	01	12/02/25	North Terrace Phases 1&2



Site Location - Near Map (Source)

13 11/02/25 Amendments (Development Application) Issue  
 09 13/11/24 Amendments (Development Application) Issue  
 08 13/11/24 Amendments (Development Application) Issue  
 07 13/11/24 Amendments (Development Application) Issue  
 06 13/11/24 Amendments (Development Application) Issue  
 05 13/11/24 Amendments (Development Application) Issue  
 04 13/11/24 Amendments (Development Application) Issue  
 03 13/11/24 Amendments (Development Application) Issue  
 02 13/11/24 Amendments (Development Application) Issue  
 01 13/11/24 Amendments (Development Application) Issue

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 Scale B1: 1:2 SB Checked By: CG  
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 Project # 2742 Sheet Number: 10  
 Drawing # DA1-0001 Rev 10  
 11/02/25 10:22 PM

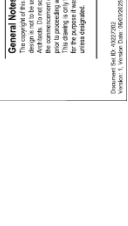
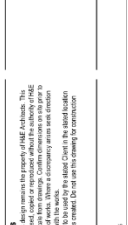
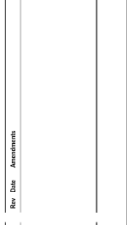
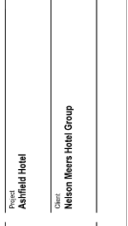
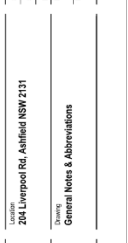
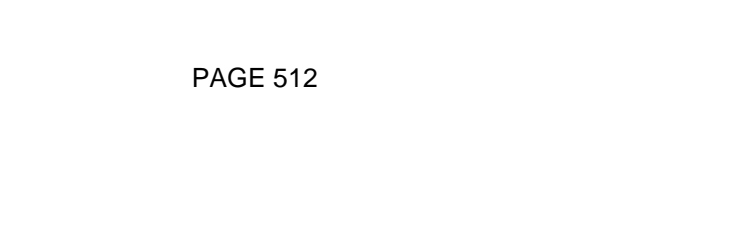
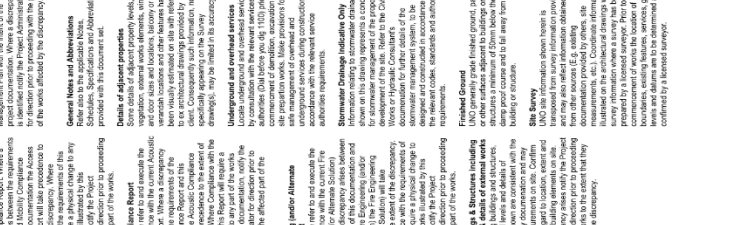
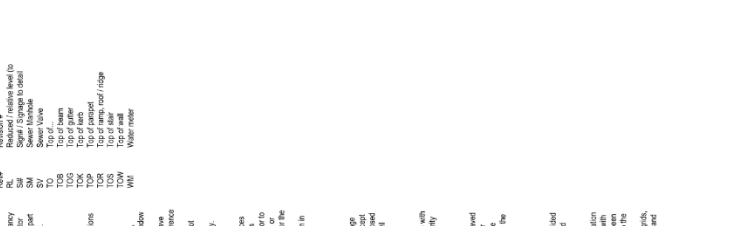
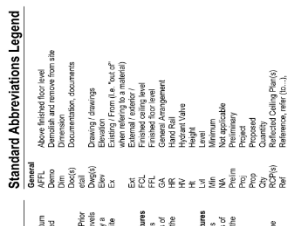
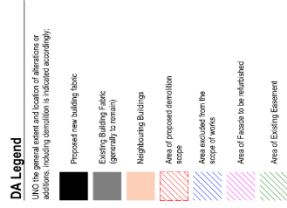
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 Drawing # DA1-0001 Rev 10  
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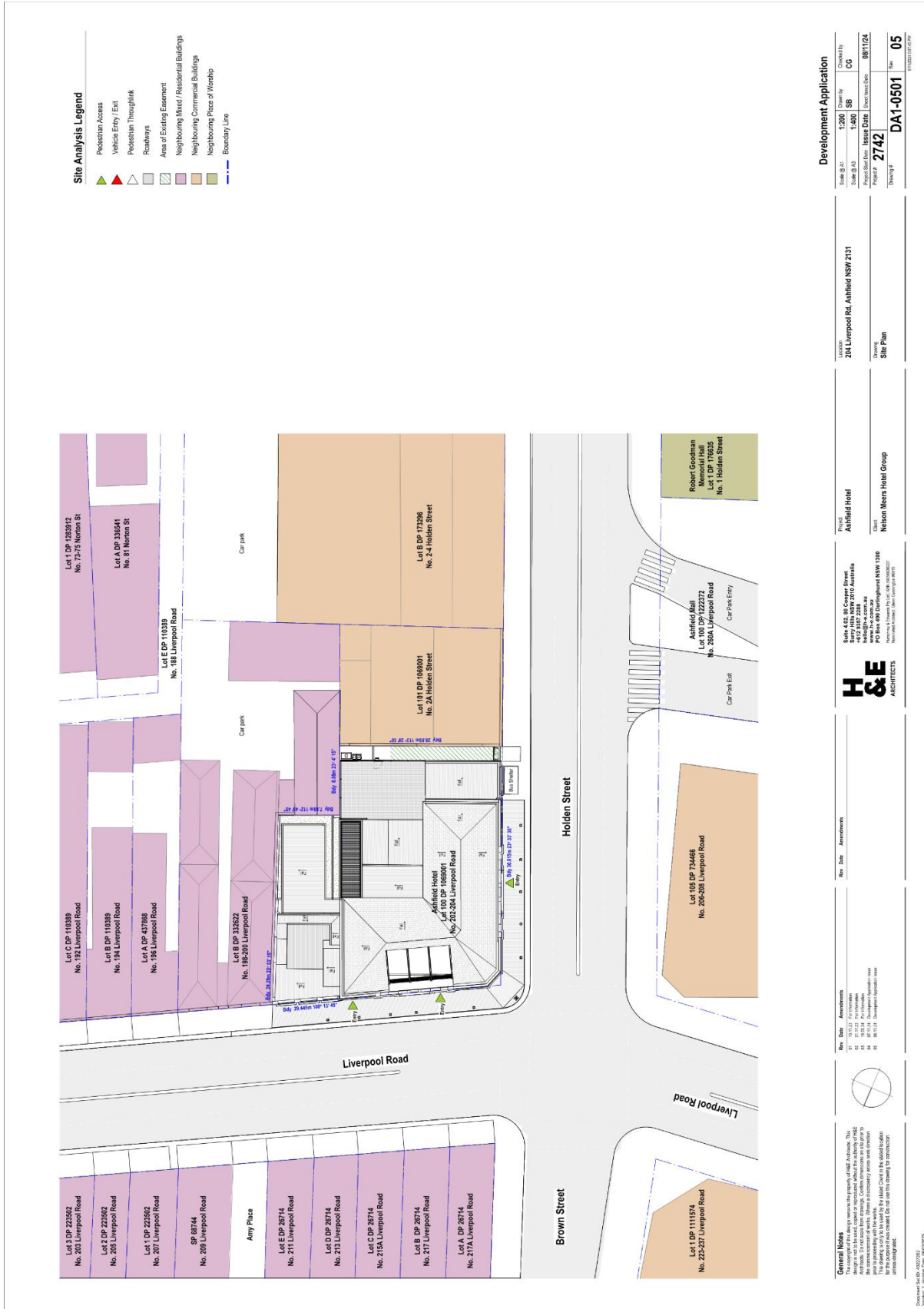
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 Project Start Date: 13/02/25 Issue Date: 13/02/25  
 Project # 2742 Sheet Number: 10  
 Drawing # DA1-0001 Rev 10  
 11/02/25 10:22 PM







**Demolition Scope of Work**

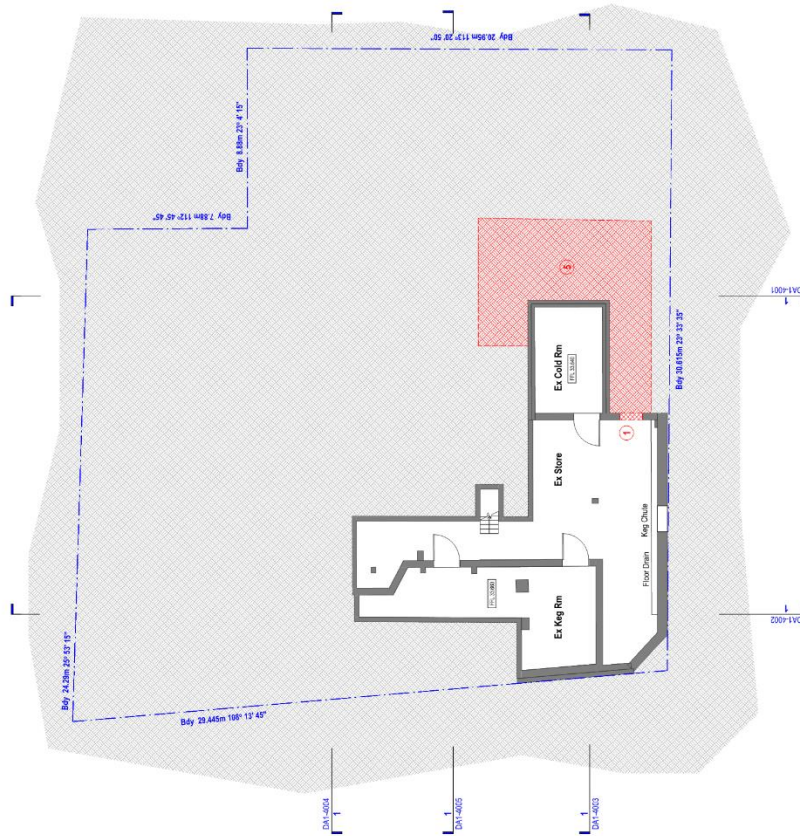
UNO has existing structures the location and general extent of work, alternative work address accordingly.

- 1 Demolish existing built fabric (AV Cold Rm & Ex Cold Rm) and materials to be removed as indicated on the DA plan.
- 2 Demolish existing built fabric (Ex Store) and materials to be removed as indicated on the DA plan.
- 3 Demolish existing structure - equipment to be safely removed.
- 4 Demolish existing built fabric to allow for new vertical circulation.
- 5 Demolish existing built fabric to allow for new vertical circulation.

**DA Legend**

UNO the general extent and location of alterations or addition, including demolition is indicated accordingly.

- Proposed new building fabric
- Existing Building Fabric (generally to remain)
- Neighbouring Buildings
- Area of proposed demolition scope
- Area excluded from the scope of work
- Area of Fissile to be established
- Area of Existing Equipment



**Development Application**

Scale 1:1	1:100	Drawn by	CG
Scale 2:1	1:200	SB	
Project No	2742	Issue Date	07/11/24
Project #	DA1-1001	Rev	05

**Project:** Ashfield Hotel  
**Location:** 204 Liverpool Rd, Ashfield NSW 2131

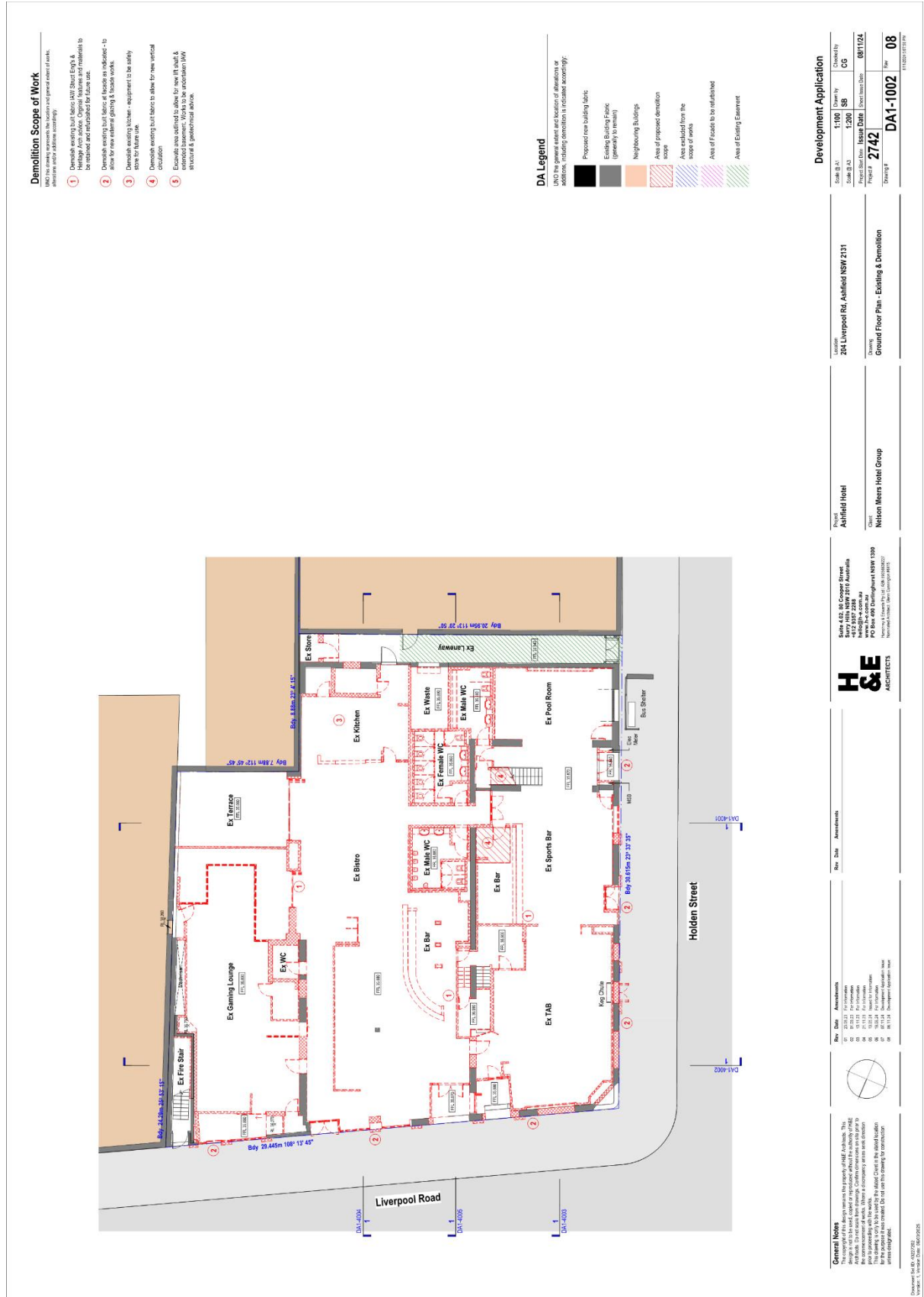
**Client:** Nielson Miers Hotel Group  
**Drawing:** Basement Plan - Existing & Demolition

**Scale 1:1** 1:100  
**Scale 2:1** 1:200  
**Project No** 2742  
**Project #** DA1-1001



**General Notes**

- 1. The scope of this drawing is limited to the demolition of the existing structure as indicated on the DA plan.
- 2. All work to be carried out in accordance with the DA plan and any relevant codes of practice.
- 3. The demolition of the existing structure shall be carried out in accordance with the DA plan and any relevant codes of practice.
- 4. The demolition of the existing structure shall be carried out in accordance with the DA plan and any relevant codes of practice.
- 5. The demolition of the existing structure shall be carried out in accordance with the DA plan and any relevant codes of practice.
- 6. The demolition of the existing structure shall be carried out in accordance with the DA plan and any relevant codes of practice.
- 7. The demolition of the existing structure shall be carried out in accordance with the DA plan and any relevant codes of practice.
- 8. The demolition of the existing structure shall be carried out in accordance with the DA plan and any relevant codes of practice.
- 9. The demolition of the existing structure shall be carried out in accordance with the DA plan and any relevant codes of practice.
- 10. The demolition of the existing structure shall be carried out in accordance with the DA plan and any relevant codes of practice.



**Demolition Scope of Work**

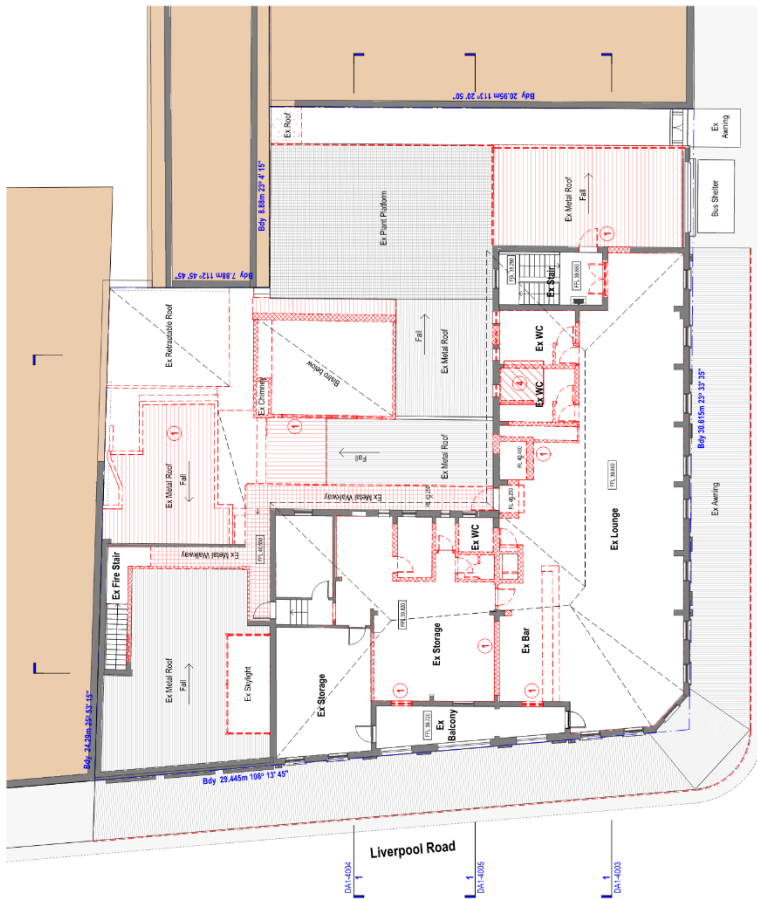
UNO has carried out a site visit to the location and general extent of work, to determine the nature and extent of the demolition work.

- 1 Demolish existing built fabric (AV, Staircase, Lift, etc.) and materials to be removed from the site.
- 2 Demolish existing built fabric (AV, Staircase, Lift, etc.) and materials to be removed from the site.
- 3 Demolish existing built fabric (AV, Staircase, Lift, etc.) and materials to be removed from the site.
- 4 Demolish existing built fabric (AV, Staircase, Lift, etc.) and materials to be removed from the site.
- 5 Demolish existing built fabric (AV, Staircase, Lift, etc.) and materials to be removed from the site.

**DA Legend**

UNO the general extent and location of alterations or additions, including demolition is indicated accordingly.

- Proposed new building fabric
- Existing Building Fabric (generally to remain)
- Neighbouring Buildings
- Area of proposed demolition
- Area excluded from the scope of work
- Area of Fabric to be reinforced
- Area of Existing Element



**Development Application**

Scale: A1	1:100	Drawn by	CG	Checked by	CG
Scale: A2	1:200	SB			
Project No:	2742	Issue Date	12/02/25	Sheet No:	08
Project Name:	DA1-1003	Issue Date	12/02/25	Sheet No:	08

Project:	Ashfield Hotel	Location:	204 Liverpool Rd, Ashfield NSW 2131
Client:	Nelson Miers Hotel Group	Drawing:	Level 01 Plan - Existing & Demolition

Units 4/5, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**H&E**  
ARCHITECTS

Rev	Date	Amendment
01	20/02/25	For Information
02	20/02/25	For Information
03	20/02/25	For Information
04	20/02/25	For Information
05	20/02/25	For Information
06	20/02/25	For Information
07	20/02/25	For Information
08	20/02/25	For Information

**General Notes**

1. The copyright of this drawing remains the property of H&E Architects.
2. This drawing is for information only and is not to be used for construction.
3. All dimensions are in millimetres unless otherwise stated.
4. All dimensions are to the face of the work unless otherwise stated.
5. All dimensions are to the face of the work unless otherwise stated.
6. All dimensions are to the face of the work unless otherwise stated.
7. All dimensions are to the face of the work unless otherwise stated.
8. All dimensions are to the face of the work unless otherwise stated.
9. All dimensions are to the face of the work unless otherwise stated.
10. All dimensions are to the face of the work unless otherwise stated.

Drawn: H&E Architects  
Checked: H&E Architects  
Date: 20/02/25



**Demolition Scope of Work**

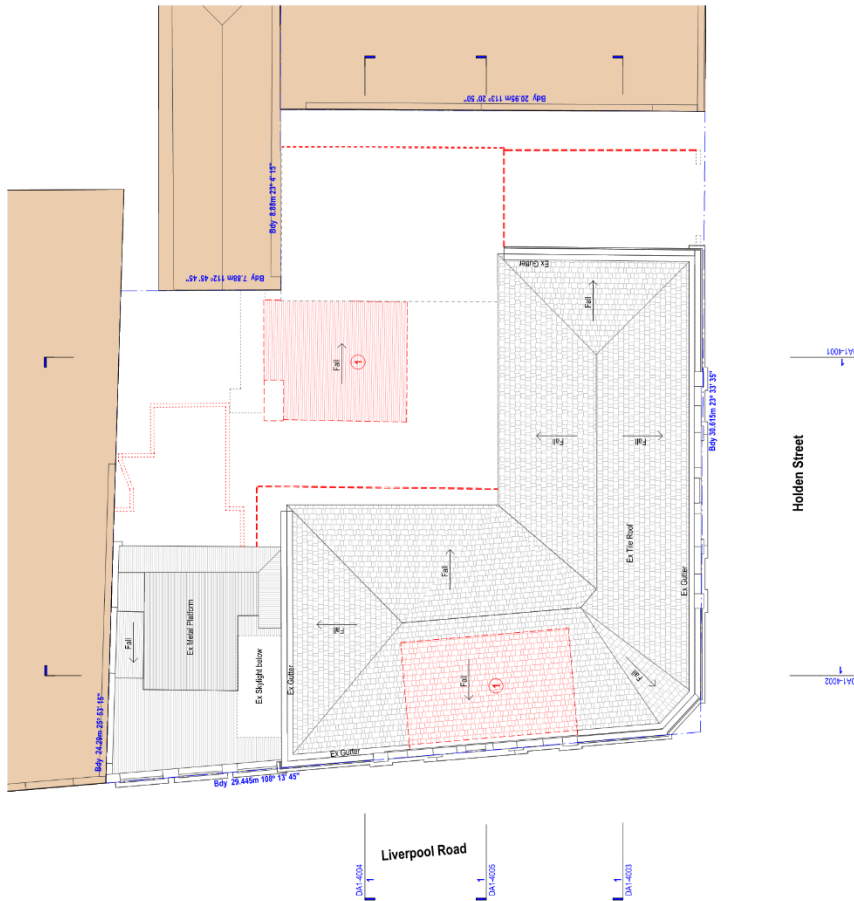
UNO has carried out a site inspection of the location and general extent of works, identified areas and address boundaries.

- 1 Demolish existing built fabric (AVI, Staircase, Lift, etc.) and materials to be recycled or disposed of at a licensed facility.
- 2 Demolish existing built fabric (AVI, Staircase, Lift, etc.) and materials to be recycled or disposed of at a licensed facility.
- 3 Demolish existing built fabric (AVI, Staircase, Lift, etc.) and materials to be recycled or disposed of at a licensed facility.
- 4 Demolish existing built fabric (AVI, Staircase, Lift, etc.) and materials to be recycled or disposed of at a licensed facility.
- 5 Demolish existing built fabric (AVI, Staircase, Lift, etc.) and materials to be recycled or disposed of at a licensed facility.

**DA Legend**

UNO the general extent and location of alterations or additions, including demolition is indicated accordingly.

- Proposed new building fabric
- Existing Building Fabric (generally to remain)
- Neighbouring Buildings
- Area of proposed demolition scope
- Area excluded from the scope of work
- Area of Fabric to be refurbished
- Area of Existing Element



**Development Application**

Scale: A1	1:100	Drawn by	CG
Scale: A2	1:200	SB	CG
Project No.	2742	Issue Date	07/11/20
Project Name	DA1-1004	Sheet No.	07

Project: Ashfield Hotel

Location: 204 Liverpool Rd, Ashfield NSW 2131

Client: Nelson Miers Hotel Group

Project: Ashfield Hotel

Location: 204 Liverpool Rd, Ashfield NSW 2131

Client: Nelson Miers Hotel Group

Project: Ashfield Hotel

Location: 204 Liverpool Rd, Ashfield NSW 2131

Client: Nelson Miers Hotel Group

Project: Ashfield Hotel

### Proposed Scope of Works

Work to be carried out in accordance with the location and general nature of works, including the following:

- 1 New glazing to relocate original facade proportions
- 2 New lift stair to basement
- 3 Reconfigure existing service
- 4 New access to Plant Platform
- 5 Refurbish Ex Heritage Store. Coordinate installation of heritage and Ex ballroom with Heritage Act.
- 6 New enclosures to screen roof plant
- 7 Indicate furniture layout to ceiling, lounge
- 8 New doors to Ex Ballroom within original window opening
- 9 Reinstate original proportions of room
- 10 Retain mts walls to represent original layout
- 11 Reinstate original hallway opening
- 12 Reinstate mts walls to represent original layout

S101 Illuminated wall mounted signage  
 S102 New backlit under awning signage at entrance to replace existing illuminated under awning signage

### DA Legend

UNDO the general extent and location of alterations or addition, including amendment is indicated accordingly:

- Proposed new building fabric
- Existing Building Fabric (generally to remain)
- Neighbouring Buildings
- Area of proposed demolition
- Area excluded from the scope of works
- Area of Fabric to be refurbished
- Area of Existing Element

**General Notes**

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Rev	Date	Amendments
01	20/02/21	For information
02	03/03/21	For information
03	03/03/21	For information
04	03/03/21	For information
05	03/03/21	For information
06	03/03/21	For information

**Development Application**

Scale: A1	1:100	Drawn By	CG
Scale: A2	1:200	SB	
Project No:	2742	Issue Date	12/02/25
Project No:	2742	Issue Date	12/02/25
Project No:	2742	Issue Date	12/02/25
Project No:	2742	Issue Date	12/02/25

**Basement Plan - Proposed**

Location: 204 Liverpool Rd, Ashfield NSW 2131

Project: Ashfield Hotel

Client: Nelson Miers Hotel Group

Architect: H&E ARCHITECTS

PO Box 48, Darlinghurst NSW 1500

Phone: (02) 9550 4444

Website: [www.handeh.com.au](http://www.handeh.com.au)

PO Box 48, Darlinghurst NSW 1500

Phone: (02) 9550 4444

Website: [www.handeh.com.au](http://www.handeh.com.au)

**Proposed Scope of Works**

- 1 New glazing to increase original facade proportions
- 2 New lift stair to basement
- 3 Reconfigure existing service
- 4 New access to Plant Platform
- 5 Refurbish Ex Heritage Stair. Coordinate installation of heritage art Et Ballerina with Heritage Act.
- 6 New enclosures to screen roof plant.
- 7 Inductive furniture layout to Gaming lounge
- 8 New doors to EG Storey, within original window opening
- 9 Reinstate original proportions of room
- 10 Reinstate original hallway opening
- 11 Reinstate original hallway opening
- 12 Reinstate rib walls to represent original layout

- S101 Illuminated wall mounted signage
- S102 New backlit under counter signage at entrance to replace existing illuminated under counter signage

**DA Legend**

- Proposed new building fabric
- Existing Building Fabric (generally to remain)
- Neighbouring Building
- Area of proposed demolition scope
- Area excluded from the scope of works
- Area of Facade to be refurbished
- Area of Existing Easement



**Development Application**

Scale B.A1	1:100	Drawn By	CG
Scale B.A2	1:200	Checked By	CG
Project Start Date	12/02/25	Issue Date	12/02/25
Project Ref	2742	Sheet Title/Date	
Drawing Ref	DA1-1102	Rev	10

Location  
204 Liverpool Rd, Ashfield NSW 2131

Project  
Ashfield Hotel

Client  
Nelson Mens Hotel Group

Architects  
H&E ARCHITECTS

Rev	Date	Amendments
01	20/11/22	Development Application Issue
02	12/02/25	Amendments to Development Application Issue

Rev	Date	Amendments
01	20/11/22	Development Application Issue
02	12/02/25	Amendments to Development Application Issue



**General Notes**  
The approval of this development is subject to the approval of the Council. The applicant is responsible for ensuring that all necessary approvals are obtained prior to proceeding with the works. The applicant is responsible for ensuring that the proposed works are in accordance with the relevant provisions of the Local Government Act 1995 and the relevant provisions of the Environmental Planning and Assessment Act 1979. The applicant is responsible for ensuring that the proposed works are in accordance with the relevant provisions of the Environmental Planning and Assessment Act 1979.

Prepared by: H&E ARCHITECTS  
Drawing: DA1-1102 Rev 10

**Proposed Scope of Works**

Work to be carried out in accordance with the location and general nature of works, including the following:

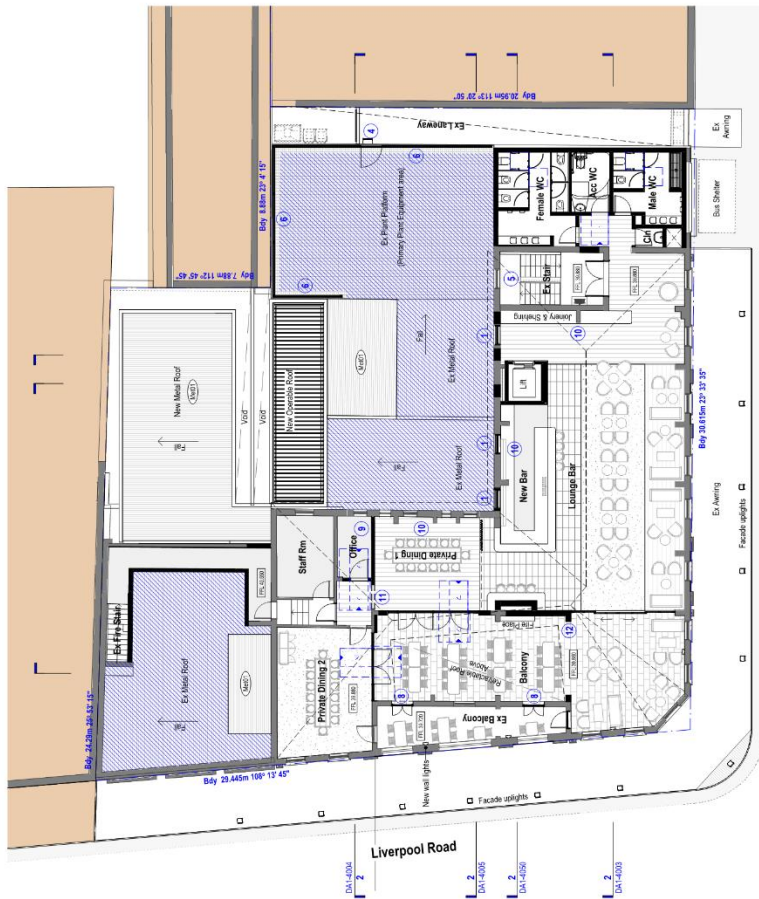
- 1 New glazing to enclose original facade projections
- 2 New lift stair to basement
- 3 Reconfigure existing services
- 4 New access to Plant Platform
- 5 Refurbish Ex Heritage Stair. Coordinate installation of handrails and Ex balustrade with Heritage Act.
- 6 New enclosures to screen roof plant.
- 7 Inductive furniture layout to catering lounge
- 8 New doors to Ex Balcony within original window opening
- 9 Reinstate original proportions of room
- 10 Retain in situ walls to represent original layout
- 11 Reinstate original hallway opening
- 12 Reinstate in situ walls to represent original layout

- S101 Illuminated wall mounted signage
- S102 New backlit under awning signage at entrance to replace existing illuminated under awning signage

**DA Legend**

UNDO the general extent and location of alterations or additions, including annotation is not applicable accordingly.

- Proposed new building fabric
- Existing Building Fabric (generally to remain)
- Neighbouring Buildings
- Area of proposed demolition scope
- Area excluded from the scope of works
- Area of Facade to be refurbished
- Area of Existing Easement



**Development Application**

Scale: A1	1:100	Drawn By	CG
Scale: A2	1:200	SB	
Project No:	2742	Issue Date	12/02/25
Project #	DA1-1103	Rev	09

**Project Information**

Project Name	Ashfield Hotel
Location	204 Liverpool Rd, Ashfield NSW 2131
Client	Nelson Mears Hotel Group
Drawing Title	Level 01 Plan - Proposed

**Revision History**

Rev	Date	Amendments
01	23/02/25	For information
02	23/02/25	For information
03	23/02/25	For information
04	23/02/25	For information
05	23/02/25	For information
06	23/02/25	For information
07	23/02/25	For information
08	23/02/25	For information
09	23/02/25	For information

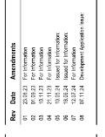
**General Notes**

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**North Arrow**



**Scale**



**Project Details**

Project: 204 Liverpool Rd, Ashfield NSW 2131  
 Client: Nelson Mears Hotel Group  
 Drawing: Level 01 Plan - Proposed

H&E ARCHITECTS  
 Suite 4/5, 145 George Street, Sydney NSW 2000 Australia  
 Phone: +61 (0)2 9251 1111  
 PO Box 88, Darlinghurst NSW 1500  
 Sydney Australia. Email: enquiry@h&e.com.au

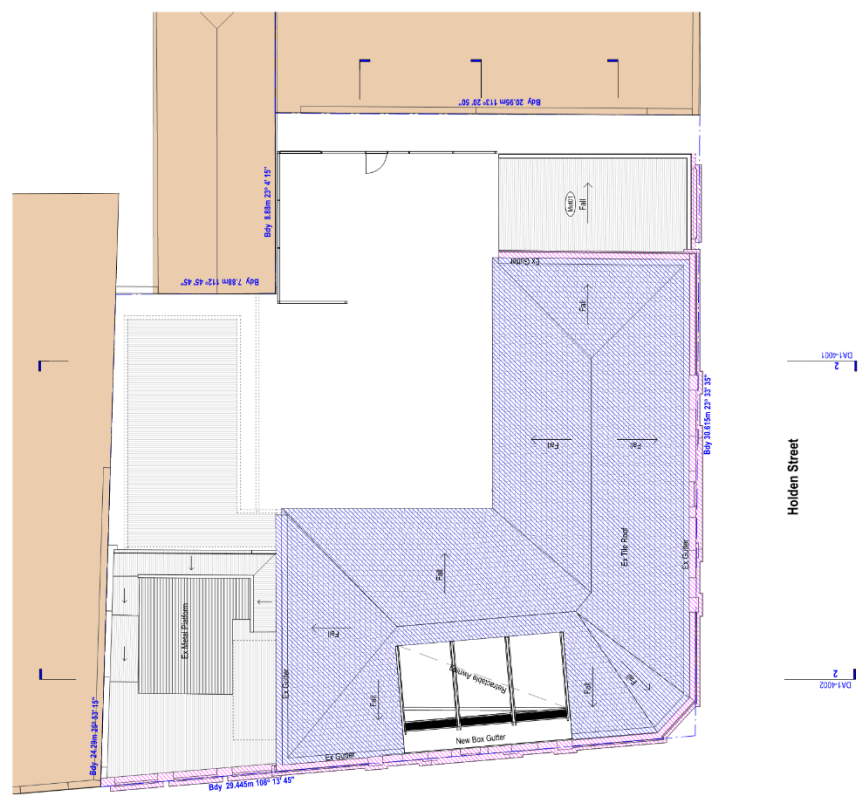


- ### Proposed Scope of Works
- 1) New glazing to existing original facade proportions
  - 2) New 10th storey to basement
  - 3) Reconfigure existing service
  - 4) New access to Plant Platform
  - 5) Refurbish EX Heritage Store. Coordinate installation of heritage and EX hallways with Heritage Act.
  - 6) New enclosure to screen roof front.
  - 7) Indicative furniture layout to existing lounge
  - 8) New doors to EX Storey within original window opening
- 8101 Illuminated wall mounted signage  
8102 Illuminated order awning signage at entrances

### DA Legend

UNO The general extent and location of alterations or addition, including attention is indicated accordingly.

- Proposed new building fabric
- Existing Building Fabric (generally to remain)
- Neighbouring Buildings
- Area of proposed demolition
- Area excluded from the scope of works
- Area of Facades to be refurbished
- Area of Existing Easement



### Development Application

Scale B A1	1:100	Drawn By	CG
Scale B A2	1:200	SB	CG
Project No	2742	Issue Date	07/11/20
Project No	DA-1-1104	Issue Date	
Drawing			
Roof Plan - Proposed		Rev	07

<b>Project</b>	Ashfield Hotel	<b>Location</b>	204 Liverpool Rd, Ashfield NSW 2131	
<b>Client</b>	Nelson Mens Hotel Group	<b>Drawing</b>	Roof Plan - Proposed	
<b>Architect</b>	<b>H&amp;E ARCHITECTS</b> Suite 4.55, 48 Crown Street, Sydney NSW 2000 Australia Phone: 61 61 955 1320 Mobile: 61 4 955 1333 PO Box 458 Darlinghurst NSW 1500 Website: <a href="http://www.handeh.com.au">www.handeh.com.au</a> Handwritten: H&E Architects Pty Ltd (ABN 55 20018227) Handwritten: Suite 4.55, 48 Crown Street	<b>Rev</b>	<b>Date</b>	<b>Amendments</b>
01	2013-07	For information		
02	2013-07	For information		
03	2013-07	For information		
04	2013-07	For information		
05	2013-07	For information		
06	2013-07	For information		
07	2013-07	Development Application		

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Drawn: DA-4001, DA-1402, DA-1403  
Checked: DA-1401, DA-1402, DA-1403

**Demolition Scope of Work**

- UNO has carried out a site inspection of the subject and general nature of works, structure and site conditions.
- 1 Demolish existing built fabric (AV Building Entry & Heritage) and materials to be recycled.
  - 2 Demolish existing built fabric (E1-E4) and materials to be recycled.
  - 3 Demolish existing built fabric (E5-E6) and materials to be recycled.
  - 4 Demolish existing built fabric (E7-E8) and materials to be recycled.
  - 5 Demolish existing built fabric (E9-E10) and materials to be recycled.
  - 6 Demolish existing built fabric (E11-E12) and materials to be recycled.
  - 7 Demolish existing built fabric (E13-E14) and materials to be recycled.
  - 8 Demolish existing built fabric (E15-E16) and materials to be recycled.
  - 9 Demolish existing built fabric (E17-E18) and materials to be recycled.
  - 10 Demolish existing built fabric (E19-E20) and materials to be recycled.
  - 11 Demolish existing built fabric (E21-E22) and materials to be recycled.
  - 12 Demolish existing built fabric (E23-E24) and materials to be recycled.

**Proposed Scope of Works**

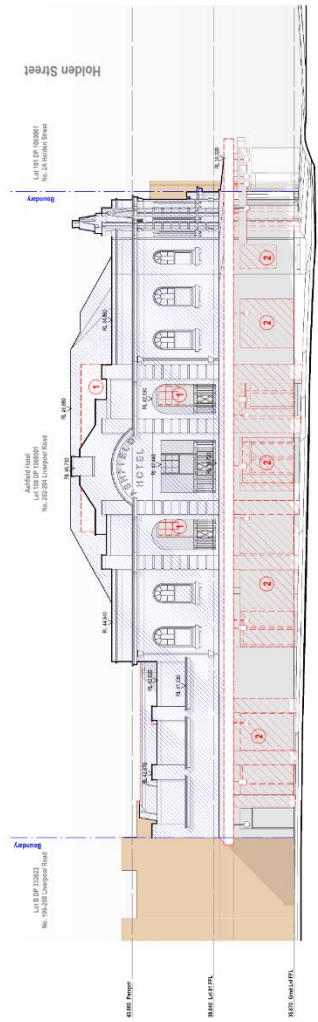
- UNO has carried out a site inspection of the subject and general nature of works, structure and site conditions.
- 1 New glazing to restate original facade proportions
  - 2 New steel to basement
  - 3 Reconfigure existing services
  - 4 New access to Plant Platform
  - 5 Refurbish E1 Heritage Store. Coordinate installation of timber and Et balustrade with Heritage Act.
  - 6 New enclosure to screen roof plant
  - 7 Inductive furniture layout to dining lounge
  - 8 New doors to E5 Economy whilst original window opening
  - 9 Reinstate original proportions of room
  - 10 Reinstate original hallway opening
  - 11 Reinstate original hallway opening
  - 12 Reinstate original hallway opening

**DA Legend**

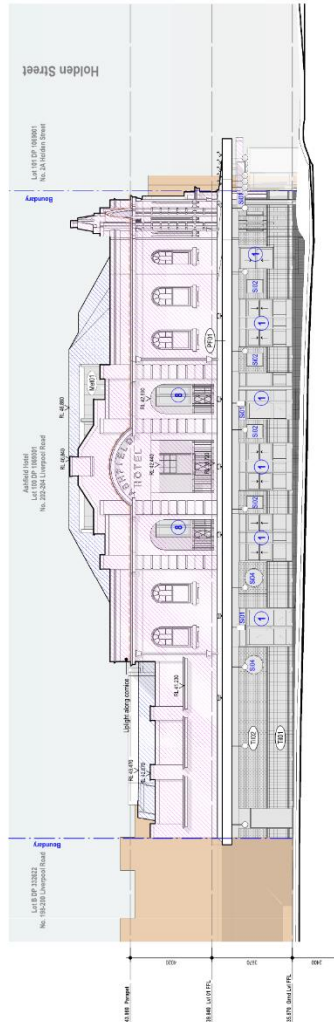
- UNO the general extent and location of alterations or additions, including demolition is indicated accordingly.
- Proposed new building fabric
  - Existing Building Fabric (generally to remain)
  - Neighbouring Buildings
  - Area of proposed demolition scope
  - Area included from the scope of works
  - Area of Facade to be re-established
  - Area of Existing Easement

**Development Application**

Scale: A1	1:100	Drawn By	CG
Scale: A2	1:200	SB	
Project No	2742	Issue Date	12/02/25
Project #	2742	Issue Date	12/02/25
Drawing #	DA1-3001	Rev	08



1 North Elevation - Existing & Demolition  
DA1-3001 1:100



2 North Elevation - Proposed  
DA1-3001 1:100

**General Notes**

- 1 The scope of this drawing is limited to the subject of the DA.
- 2 All work is to be carried out in accordance with the DA.
- 3 All work is to be carried out in accordance with the DA.
- 4 All work is to be carried out in accordance with the DA.
- 5 All work is to be carried out in accordance with the DA.
- 6 All work is to be carried out in accordance with the DA.
- 7 All work is to be carried out in accordance with the DA.
- 8 All work is to be carried out in accordance with the DA.
- 9 All work is to be carried out in accordance with the DA.
- 10 All work is to be carried out in accordance with the DA.
- 11 All work is to be carried out in accordance with the DA.
- 12 All work is to be carried out in accordance with the DA.

UNO has carried out a site inspection of the subject and general nature of works, structure and site conditions.

**H&E ARCHITECTS**

15/155 Pitt Street  
Sydney NSW 2000 Australia  
Tel: 02 9251 1234  
PO Box 98 Darlinghurst NSW 1300  
www.handeh.com.au

Project: **Ashfield Hotel**

Client: **Nelson Miers Hotel Group**

Location: **204 Liverpool Rd, Ashfield NSW 2131**

Drawing: **North Elevation - Existing & Proposed**

Scale: A1: 1:100  
Scale: A2: 1:200  
Project No: 2742  
Project #: 2742  
Drawing #: DA1-3001  
Rev: 08

**Demolition Scope of Work**

UNO has carried out a detailed assessment of the building and ground conditions to determine the demolition scope of work.

- 1 Demolish existing built fabric: AW, BC, CD, 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, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

**Proposed Scope of Work**

UNO has carried out a detailed assessment of the building and ground conditions to determine the proposed scope of work.

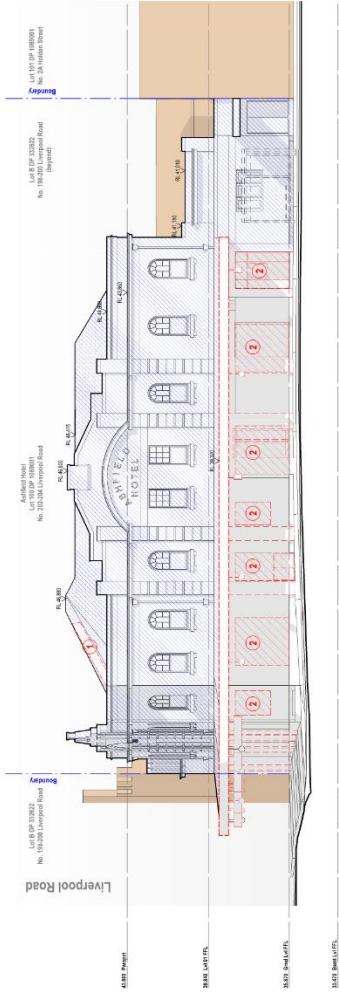
- 1 New glazing to reinstatement original facade proportions
- 2 New door case to basement
- 3 Reconfigure existing services
- 4 New access to Plant Platform
- 5 Reinstatement of Heritage Sign: Coordinate installation of heritage and ECI balustrade with Heritage Act.
- 6 New enclosures to screen roof plant
- 7 Indicative furniture layout to dining lounge
- 8 New doors to E1: Bakery within original window opening
- 9 Reinstatement original proportions of room
- 10 Reinstate mezzanine to represent original layout
- 11 Reinstate original hallway opening
- 12 Reinstate masonry walls to represent original layout

- S01 Illuminated wall mounted signage  
 S02 New backlit under counter signage all entrances to replace existing illuminated under awning signage

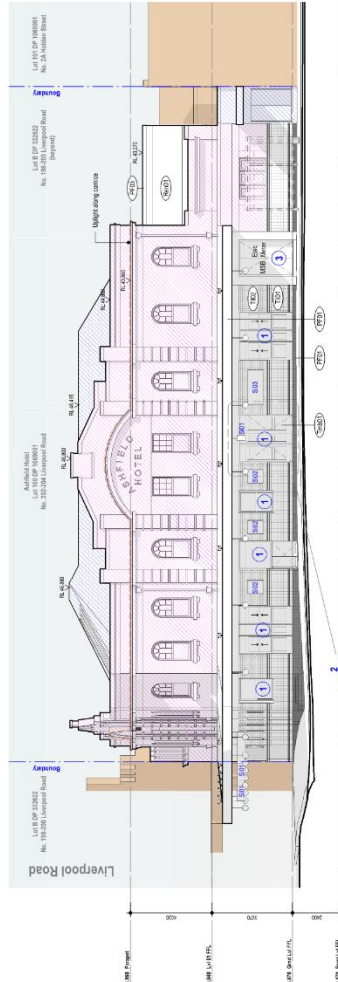
**DA Legend**

UNO has prepared this plan to show the location of alterations or additions, including demolition is indicated accordingly.

- Proposed new building fabric
- Existing Building Fabric (generally to remain)
- Neighbouring Building
- Area of proposed demolition scope
- Area included from the scope of work
- Area of Facades to be reinforced
- Area of Existing Element



1. West Elevation - Existing & Demolition  
 Scale: 1:100



2. West Elevation - Proposed  
 Scale: 1:100

**Development Application**

Scale: B1	1:100	Drawn By:	CG
Scale: B2	1:200	Checked By:	CG
Project No:	2742	Issue Date:	12/02/25
Project Name:	West Elevation - Existing & Proposed	Sheet Title/Date:	
Drawing No:	DA1-3002	Rev:	09

**H&E ARCHITECTS**

15/155 Liverpool Road  
 No. 155 Liverpool Road  
 Liverpool NSW 2157

15/155 Liverpool Road  
 No. 155 Liverpool Road  
 Liverpool NSW 2157

**West Elevation - Existing & Proposed**

Client: **Nelson Mens Hotel Group**

Project: **Athfield Hotel**

Location: **204 Liverpool Rd, Ashfield NSW 2131**

**General Notes**

The scope of this drawing is to provide a visual representation of the proposed development. It is not intended to be used for construction purposes. All dimensions are in millimeters unless otherwise stated. The drawing is subject to change without notice. The client is responsible for ensuring that the proposed development complies with all applicable laws and regulations. The drawing is not to be used for any other purpose without the written consent of the architect.

Rev	Date	Amendment
01	12/02/25	Final Design
02	12/02/25	Final Design
03	12/02/25	Final Design
04	12/02/25	Final Design
05	12/02/25	Final Design
06	12/02/25	Final Design
07	12/02/25	Final Design
08	12/02/25	Final Design
09	12/02/25	Final Design
10	12/02/25	Final Design





**Demolition Scope of Work**

UNO has carried out a site visit to the location of the proposed works and has reviewed the site plan and site photographs to confirm the location of the proposed works and the location of the existing building.

- 1 Demolish existing built fabric (AV Building) and materials to be recycled.
- 2 Demolish existing built fabric (AV Building) and materials to be recycled.
- 3 Demolish existing built fabric (AV Building) and materials to be recycled.
- 4 Demolish existing built fabric (AV Building) and materials to be recycled.
- 5 Demolish existing built fabric (AV Building) and materials to be recycled.

**Proposed Scope of Works**

UNO has carried out a site visit to the location of the proposed works and has reviewed the site plan and site photographs to confirm the location of the proposed works and the location of the existing building.

- 1 New glazing to restate original facade proportions
- 2 New 50mm to basement
- 3 Reconfigure existing services
- 4 New access to Plant Platform
- 5 Reinstall E5 Heritage Sign. Coordinate installation of heritage and E5 balustrade with Heritage Act.
- 6 New enclosure to screen roof joint
- 7 Indicative furniture layout to dining lounge
- 8 New doors to E5 Bakery within original window opening
- 9 Reinstall original proportions of room
- 10 Reinstall original hallway opening
- 11 Reinstall original hallway opening
- 12 Reinstall original hallway opening

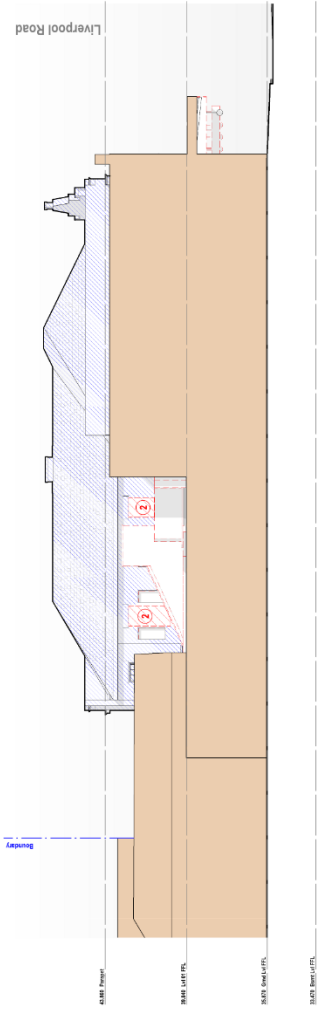
- S101 Illuminated wall mounted signage  
 S102 New backlit under awning signage at entrance to replace existing illuminated under awning signage

**DA Legend**

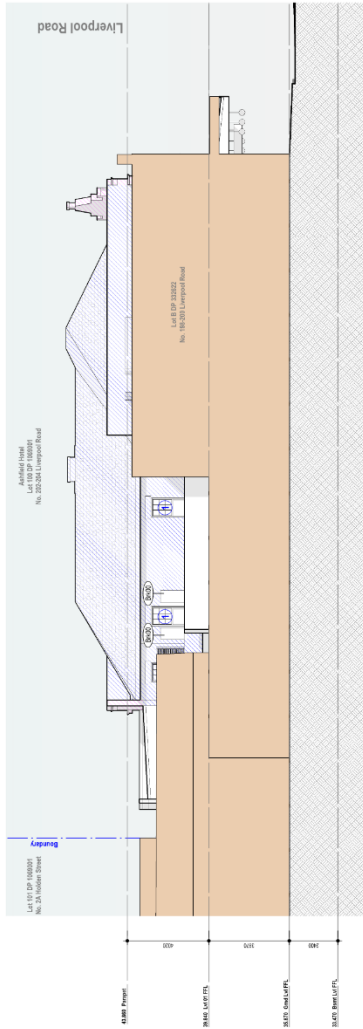
- UNO The general extent and location of alterations or additions, including demolition is indicated accordingly.
- Proposed new building fabric
- Existing Building Fabric (generally to remain)
- Neighbouring Buildings
- Area of proposed demolition scope
- Area excluded from the scope of works
- Area of Facade to be re-established
- Area of Existing Easement

**Development Application**

Scale: A1	1:100	Drawn by	CG
Scale: A2	1:200	SB	
Project No.	2742	Issue Date	12/02/25
Project Name	East Elevation - Existing & Proposed	Sheet Name	08
Drawing No.	DA1-3004	Rev	08



**1. East Elevation - Existing & Demolition**  
 DA1/2024 1:100



**2. East Elevation - Proposed**  
 DA1/2024 1:100

**General Notes**

1. The scope of this design is limited to the proposed works.
2. All works are to be completed in accordance with the relevant Australian Standards.
3. The client is responsible for obtaining all necessary approvals and permits.
4. The client is responsible for providing all necessary information and data.
5. The client is responsible for providing all necessary information and data.
6. The client is responsible for providing all necessary information and data.
7. The client is responsible for providing all necessary information and data.
8. The client is responsible for providing all necessary information and data.
9. The client is responsible for providing all necessary information and data.
10. The client is responsible for providing all necessary information and data.

**H&E**  
 ARCHITECTS  
 Suite 415, 111 George Street  
 Sydney NSW 2000 Australia  
 Tel: 02 9252 1234  
 Email: info@h&e.com.au  
 PO Box 888 Darlinghurst NSW 1500  
 H&E Architects Pty Ltd (ABN 62 002 022 227)  
 H&E Architects Pty Ltd (ABN 62 002 022 227)

Project: **Ashfield Hotel**  
 Location: **204 Liverpool Rd, Ashfield NSW 2131**  
 Client: **Nelson Mens Hotel Group**  
 Drawing: **East Elevation - Existing & Proposed**

Scale: A1	1:100	Drawn by	CG
Scale: A2	1:200	SB	
Project No.	2742	Issue Date	12/02/25
Project Name	East Elevation - Existing & Proposed	Sheet Name	08
Drawing No.	DA1-3004	Rev	08

**Demolition Scope of Work**

UNO has carried out a demolition assessment of the building and general nature of works, demolition and site remediation.

- 1 Demolish existing built fabric (AV, Staircase, Lift, and materials to be removed and replaced by new fabric).
- 2 Demolish existing built fabric (AV, Staircase, Lift, and materials to be removed and replaced by new fabric).
- 3 Demolish existing built fabric (AV, Staircase, Lift, and materials to be removed and replaced by new fabric).
- 4 Demolish existing built fabric (AV, Staircase, Lift, and materials to be removed and replaced by new fabric).
- 5 Demolish existing built fabric (AV, Staircase, Lift, and materials to be removed and replaced by new fabric).

**Proposed Scope of Works**

UNO has carried out a demolition assessment of the building and general nature of works, demolition and site remediation.

- 1 New glazing to restate original facade proportions
- 2 New lift shaft to basement
- 3 Reconfigure existing services
- 4 New access to Park Platform
- 5 Refurbish Ex-Heritage Shop. Coordinate installation of timber and Ex-balcony with Heritage Act.
- 6 New enclosure to screen roof part.
- 7 Inductive furniture layout to Gaming Lounge
- 8 New doors to Ex-Balcony with original window opening
- 9 Reinstate original proportions of room
- 10 Reinstate original hallway opening
- 11 Reinstate original hallway opening
- 12 Reinstate original hallway opening

S101 Irrigated wall mounted signage  
S102 New built-in under awning signage at entrance to replace existing illuminated under awning signage

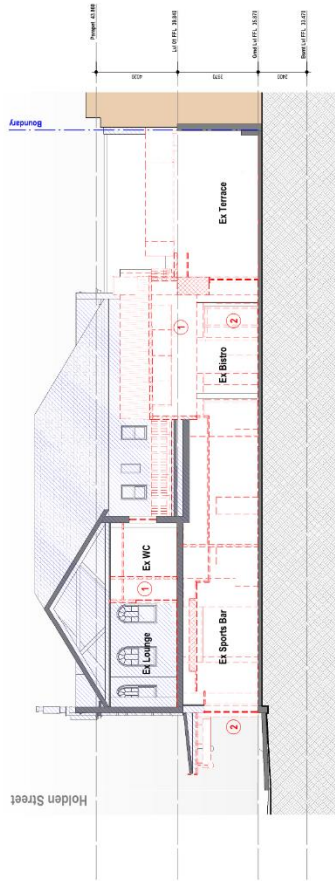
**DA Legend**

UNO the general extent and location of alterations or additions, including demolition is indicated accordingly:

- Proposed new building fabric
- Existing Building Fabric (generally to remain)
- Neighbouring Buildings
- Area of proposed demolition scope
- Area excluded from the scope of works
- Area of Facade to be retained
- Area of Existing Easement

**Development Application**

Scale: A1	1:100	Drawn by	CG
Scale: A2	1:200	SB	CG
Project No.	2742	Issue Date	12/02/25
Project #	DA1-4001	Sheet No.	06



1. Section 01 - Existing & Demolition  
Scale: 1:100



2. Section 01 - Proposed  
Scale: 1:100

**General Notes**  
The scope of this design is as shown on the drawings. It is the responsibility of the client to ensure that the design is suitable for the intended use and that all necessary approvals are obtained. The client is responsible for ensuring that the design is suitable for the intended use and that all necessary approvals are obtained. The client is responsible for ensuring that the design is suitable for the intended use and that all necessary approvals are obtained.

Rev	Date	Amendment
01	20/12/24	For comment
02	20/12/24	For comment
03	20/12/24	For comment
04	20/12/24	For comment
05	20/12/24	For comment
06	20/12/24	For comment

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www.handeh.com.au

**Project:** Ashfield Hotel  
**Location:** 204 Liverpool Rd, Ashfield NSW 2131  
**Client:** Nilton Nilton Hotel Group  
**Section:** Section 01 - Existing & Proposed

**Demolition Scope of Work**

UNO has carried out a demolition scope of work to determine the extent of works, identify any asbestos containing materials and materials to be removed.

- 1 Demolish existing built fabric (AV, Blued Envy & Heritage) and materials to be removed.
- 2 Demolish existing built fabric (AV, Blued Envy & Heritage) and materials to be removed.
- 3 Demolish existing built fabric (AV, Blued Envy & Heritage) and materials to be removed.
- 4 Demolish existing built fabric (AV, Blued Envy & Heritage) and materials to be removed.
- 5 Demolish existing built fabric (AV, Blued Envy & Heritage) and materials to be removed.

**Proposed Scope of Works**

UNO has carried out a proposed scope of work to determine the extent of works, identify any asbestos containing materials and materials to be removed.

- 1 New glazing to restate original facade proportions
- 2 New steel plate to basement
- 3 Reconfigure existing services
- 4 New access to Plant Platform
- 5 Refurbish Ex Heritage Shop. Coordinate installation of timber and Ex balustrade with Heritage Act.
- 6 New enclosure to screen roof plant
- 7 Inductive furniture layout to Gaming Lounge
- 8 New doors to Ex Bakery whilst original window opening
- 9 Reinstate original proportions of room
- 10 Reinstate walls to represent original layout
- 11 Reinstate original hallway opening
- 12 Reinstate rib walls to represent original layout

- S101 Irradiated wall mounted signage
- S102 New backlit under awning signage at entrance to replace existing illuminated under awning signage

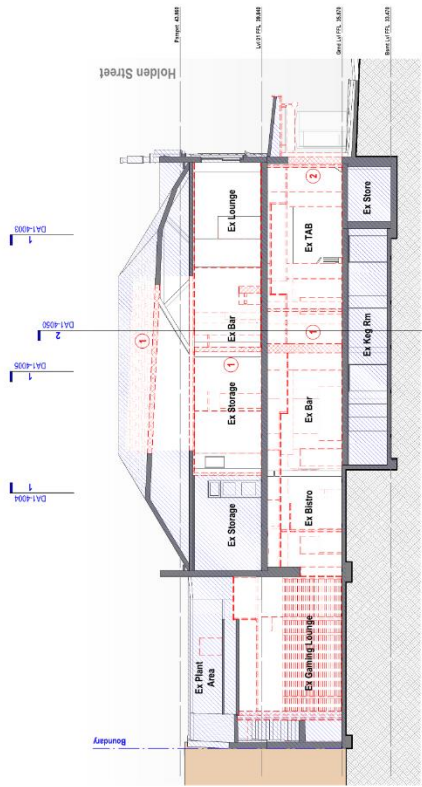
**DA Legend**

UNO the general extent and location of alterations or additions, indicating demolition is indicated accordingly.

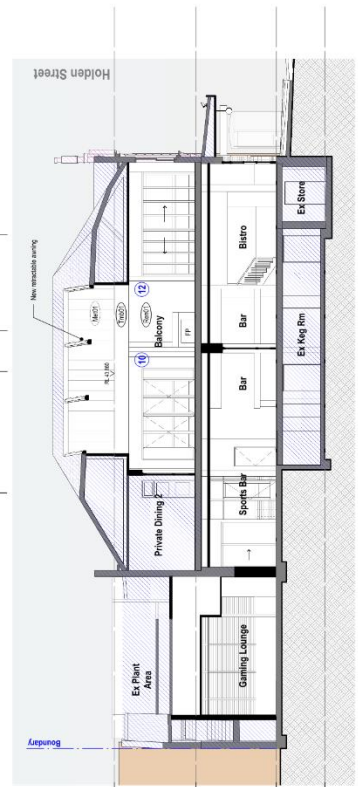
- Proposed new building fabric
- Existing Building Fabric (generally to remain)
- Neighbouring Buildings
- Area of proposed demolition scope
- Area excluded from the scope of work
- Area of Facade to be refurbished
- Area of Existing Easement

**Development Application**

Scale: A1	1:100	Drawn By	CG
Scale: A2	1:200	SB	
Project No	2742	Issue Date	12/02/25
Project #	2742	Section Date	
Drawing #	DA1-4002	Rev	06



1 Section 02 - Existing & Demolition  
Scale: 1:100



2 Section 02 - Proposed  
Scale: 1:100

**General Notes**  
 1. The scope of this DA is limited to the proposed works. It does not cover the design of the building or the structural works. The design of the building and the structural works shall be the responsibility of the architect. The architect shall be responsible for the design of the building and the structural works. The architect shall be responsible for the design of the building and the structural works. The architect shall be responsible for the design of the building and the structural works.

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**Project:** Ashfield Hotel  
**Location:** 204 Liverpool Rd, Ashfield NSW 2131  
**Client:** Nilton Nera Hotel Group  
**Drawing:** Section 02 - Existing & Proposed

**Demolition Scope of Work**

UNO has carried out a detailed assessment of the building and general nature of works, alternative and/or additional sequencing.

- 1 Demolish existing built fabric UNO (Structural, Envelope & Heritage) per attached Demolition Schedule and materials to be recycled and reused where possible.
- 2 Demolish existing built fabric UNO (Structural, Envelope & Heritage) per attached Demolition Schedule and materials to be recycled and reused where possible - to include new framing & fabric work.
- 3 Demolish existing window - replacement to be safety glass to meet AS/NZS 2208.
- 4 Demolish existing built fabric to allow for new vertical circulation.
- 5 Existing vertical circulation to be retained, but to be enclosed basement. Works to be undertaken in accordance with structural & geotechnical advice.

**Proposed Scope of Works**

UNO has carried out a detailed assessment of the building and general nature of works, alternative and/or additional sequencing.

- 1 New glazing to reiterate original facade proportions
- 2 New lift shaft to basement
- 3 Reconfigure existing services
- 4 New access to Plant Platform
- 5 Retain/Re-Ex- Heritage Stair. Coordinate installation of timber and Ex-balconade with Heritage Arch.
- 6 New enclosure to screen roof plant
- 7 Indicative furniture layout to Dining Lounge
- 8 New doors to Ex-Balconade whilst original window opening
- 9 Retain/reconfigure existing of room
- 10 Retain/reconfigure existing of room
- 11 Retain/reconfigure existing of room
- 12 Retain/reconfigure existing of room

S101 Illuminated wall mounted signage  
 S102 New built-in under awning signage at entrance to replace existing illuminated under awning signage

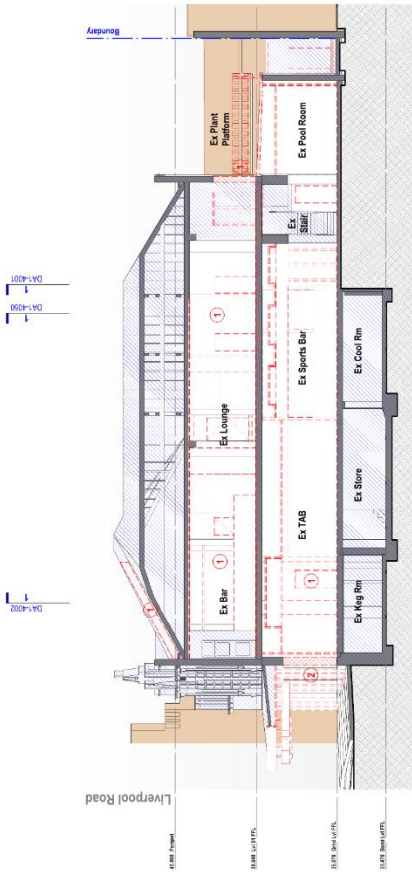
**DA Legend**

UNO the general extent and location of alterations or additions, including demolition is indicated accordingly:

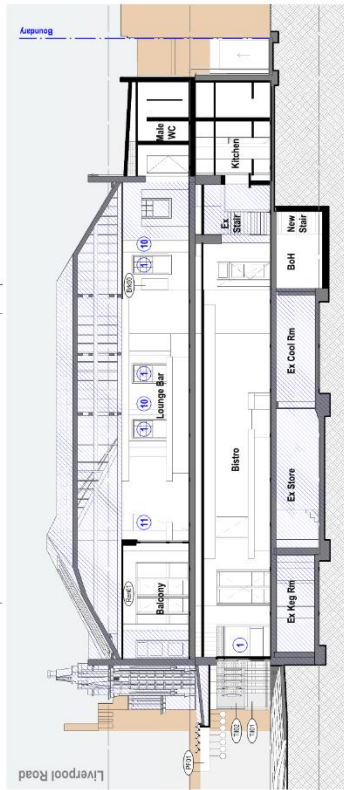
- Proposed new building fabric
- Existing Building Fabric (generally to remain)
- Neighbouring Buildings
- Area of proposed demolition scope
- Area excluded from the scope of works
- Area of Facade to be re-established
- Area of Existing Easement

**Development Application**

Scale: A1	1:100	Drawn by	CG
Scale: A2	1:200	SB	
Project No.	2742	Issue Date	12/02/25
Project #	DA1-4003	Drawn by	CG



1. Section 03 - Existing & Demolition  
 at 1:100



2. Section 03 - Proposed  
 at 1:100

**General Notes**

1. The scope of this DA is limited to the proposed works as shown on the attached drawings.
2. The proposed works are to be carried out in accordance with the DA and the relevant legislation.
3. The proposed works are to be carried out in accordance with the DA and the relevant legislation.
4. The proposed works are to be carried out in accordance with the DA and the relevant legislation.
5. The proposed works are to be carried out in accordance with the DA and the relevant legislation.
6. The proposed works are to be carried out in accordance with the DA and the relevant legislation.

**Rev. Date Amendments**

Rev. Date	Amendments
01	Initial Design
02	Initial Design
03	Initial Design
04	Initial Design
05	Initial Design
06	Initial Design

**Rev. Date Amendments**

Rev. Date	Amendments
01	Initial Design
02	Initial Design
03	Initial Design
04	Initial Design
05	Initial Design
06	Initial Design

**Project: Ashfield Hotel**

204 Liverpool Rd, Ashfield NSW 2131  
 Client: Nelson Mera Hotel Group

**Location**

204 Liverpool Rd, Ashfield NSW 2131

**Drawing**

Section 03 - Existing & Proposed

**Development Application**

Scale: A1	1:100	Drawn by	CG
Scale: A2	1:200	SB	
Project No.	2742	Issue Date	12/02/25
Project #	DA1-4003	Drawn by	CG



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 Sydney NSW 2000 Australia  
 Tel: 02 9231 1000  
 Fax: 02 9231 1001  
 PO Box 88 Darlinghurst NSW 1300  
 Sydney Australia. Email: enquiries@h&e.com.au



**Demolition Scope of Work**

UNO has carried out a demolition assessment of the building and general extent of works, determine areas and address accordingly.

- 1 Demolish existing built fabric (AVF, Staircase, Lift, etc.)
- 2 Demolish existing built fabric (AVF, Staircase, Lift, etc.)
- 3 Demolish existing built fabric (AVF, Staircase, Lift, etc.)
- 4 Demolish existing built fabric (AVF, Staircase, Lift, etc.)
- 5 Demolish existing built fabric (AVF, Staircase, Lift, etc.)

**Proposed Scope of Works**

UNO has carried out a demolition assessment of the building and general extent of works, determine areas and address accordingly.

- 1 New glazing to restate original facade proportions
- 2 New 50mm GFRP to basement
- 3 Reconfigure existing services
- 4 New access to Private Platform
- 5 Reinstate Ex-Heritage Shop, Coordinate installation of timber and Ex-balconade with Heritage Act.
- 6 New enclosure to screen roof plant
- 7 Inductive furniture layout to dining lounge
- 8 New doors to Ex-Balcony whilst original window opening
- 9 Reinstate original proportions of room
- 10 Reinstate walls to represent original layout
- 11 Reinstate original hallway opening
- 12 Reinstate rib walls to represent original layout

- S101 Reinstate wall mounted signage
- S102 New backlit under awning signage at entrance to replace existing illuminated under awning signage

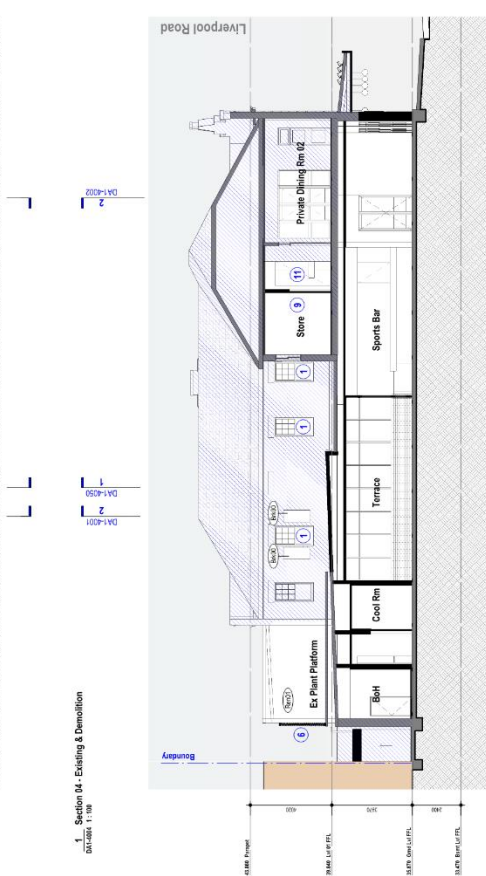
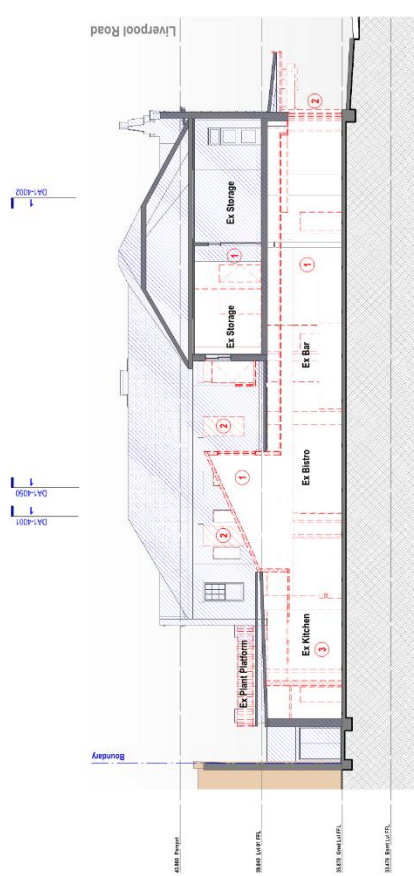
**DA Legend**

UNO the general extent and location of alterations or addition, indicating amount is installable accordingly.

- Proposed new building fabric
- Existing Building Fabric (generally to remain)
- Neighbouring Buildings
- Area of proposed demolition scope
- Area excluded from the scope of works
- Area of Facade to be reinstated
- Area of Existing Easement

**Development Application**

Scale: A1	1:100	Drawn By	CG
Scale: A2	1:200	SB	
Project No	2742	Issue Date	12/02/25
Project #	DA1-4004	Rev	06



**General Notes**

1. The scope of this DA is limited to the demolition of the existing building and the construction of the proposed building.
2. All works shall be carried out in accordance with the relevant Australian Standards and the NSW Environmental Planning and Assessment Act 1979.
3. The applicant is responsible for obtaining all necessary permits and approvals from the relevant authorities.
4. The applicant is responsible for ensuring that all works are carried out in accordance with the relevant Australian Standards and the NSW Environmental Planning and Assessment Act 1979.
5. The applicant is responsible for ensuring that all works are carried out in accordance with the relevant Australian Standards and the NSW Environmental Planning and Assessment Act 1979.

**Revisions**

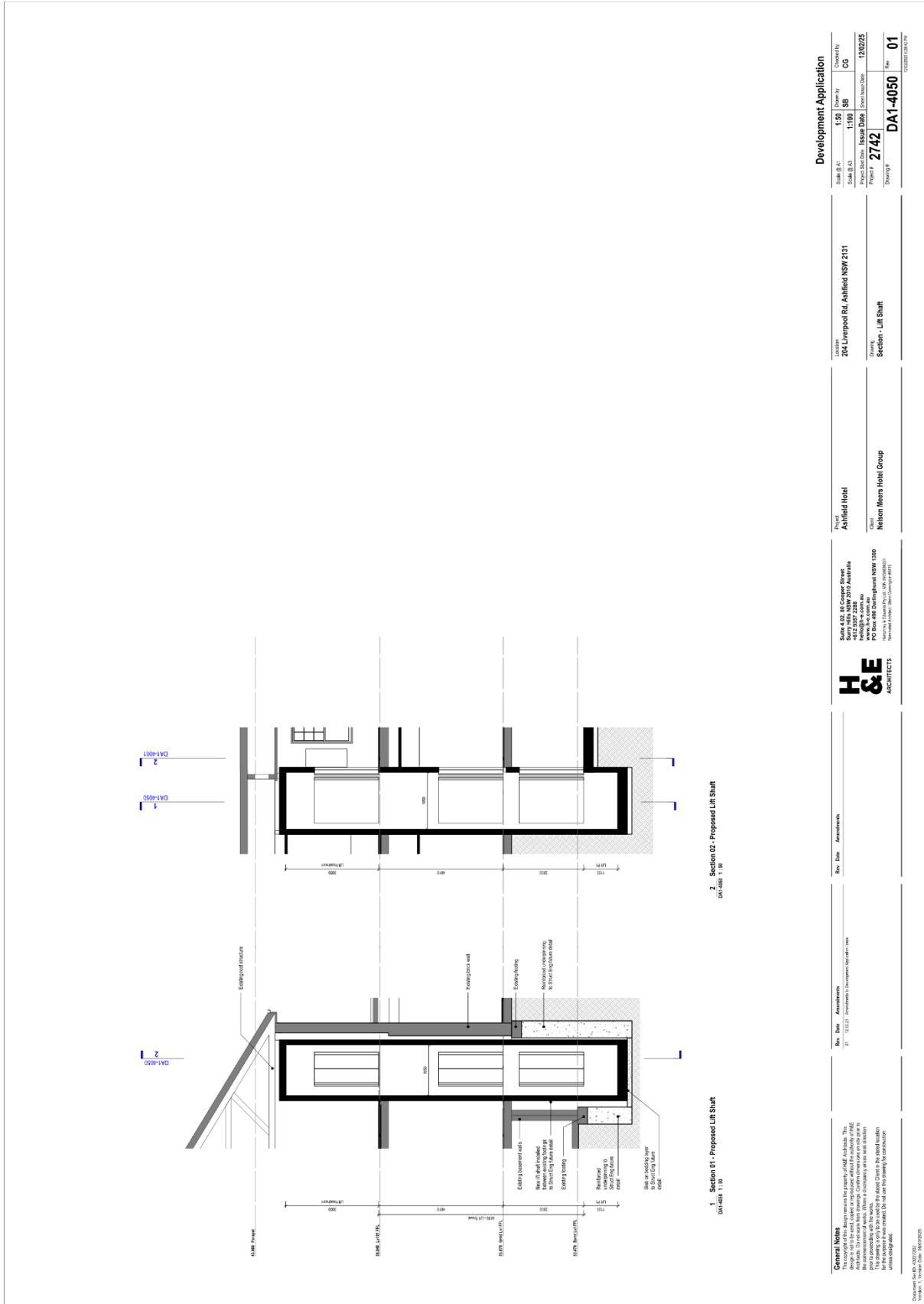
Rev	Date	Amendment	Rev	Date	Amendment
01	20/12/24	For comment	01	20/12/24	For comment
02	20/12/24	Minor revisions	02	20/12/24	Minor revisions
03	20/12/24	Minor revisions	03	20/12/24	Minor revisions
04	20/12/24	Development approval issues	04	20/12/24	Development approval issues
05	12/02/25	Final amendments to development approval issues	05	12/02/25	Final amendments to development approval issues

**H&E ARCHITECTS**

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

Barry Hill, NSW 2199 Australia  
 15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100  
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 Sydney NSW Australia  
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 Email: info@h&e.com.au









**Area Schedule (GFA EXISTING)**

Name	Level	Area
GFA EX	Ground Floor	122 m <sup>2</sup>
GFA EX	Level 01	104 m <sup>2</sup>
GFA EX	Level 01	102 m <sup>2</sup>

**Area Schedule (GFA PROPOSED)**

Name	Level	Area
GFA	Basement	6 m <sup>2</sup>
GFA	Ground Floor	178 m <sup>2</sup>
GFA	Level 01	137 m <sup>2</sup>
GFA	Level 01	102 m <sup>2</sup>

**Floor Space Ratio**

Site Area	Existing	Allowable	Proposed
GFA (m <sup>2</sup> )	102.78 m <sup>2</sup>	243.72 m <sup>2</sup>	105.99 m <sup>2</sup>
FSR	1.20:1	3.00:1	1.235:1

**Development Application**

Scale: B1: 1:200 | Drawn By: 1400 SB | Checked By: CG  
 Subject: 204 Liverpool Rd, Ashfield NSW 2131 | Project Issue Date: 07/11/2024  
 Drawing: 2742 | Drawing: DA1-9001 | Rev: 06  
 Title: Ashfield Hotel | Client: Nilton Mera Hotel Group  
 Project: 204 Liverpool Rd, Ashfield NSW 2131  
 Architect: H&E ARCHITECTS  
 Suite 4/5, 141 Crown Street, Sydney NSW 2000 Australia  
 Tel: 61 2 9550 4444 | Email: h&e@h&e.com.au  
 PO Box 488 Chippendale NSW 1500  
 Licenced Architect No: 14569 (NSW) | Licenced Architect No: 14569 (NSW)

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21. This drawing is for information only and is not to be used for construction purposes without the written consent of H&E Architects.
22. The client is responsible for ensuring that the design complies with all applicable laws and regulations.
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40. The client is responsible for ensuring that the design complies with all applicable laws and regulations.

Revised: 06/11/2024  
 Version: 1.000001.DWG | 16/04/2024



<b>Bk400</b>	Existing brick	<b>Tim01</b>	External wall tile detail Glazed ceramic tile, brick to heritage detail	<b>Tim01</b>	Select timber finish
<b>Bk400</b>	External wall tile detail After concrete tile, brick existing brickwork	<b>Tim02</b>	External wall tile After concrete tile, brick existing brickwork	<b>Tim01</b>	Select traditional paint colour
<b>Rein01</b>	Textured render	<b>PF01</b>	Select traditional paint colour On wood Agency White Paint type & finish to suit application	<b>PF02</b>	Select traditional paint colour Agency White Paint type & finish to suit application
<b>Rein01</b>	Textured render	<b>PF02</b>	Select traditional paint colour On wood Agency White Paint type & finish to suit application	<b>PF03</b>	Select traditional paint colour Painted stone Paint type & finish to suit application

**Development Application**

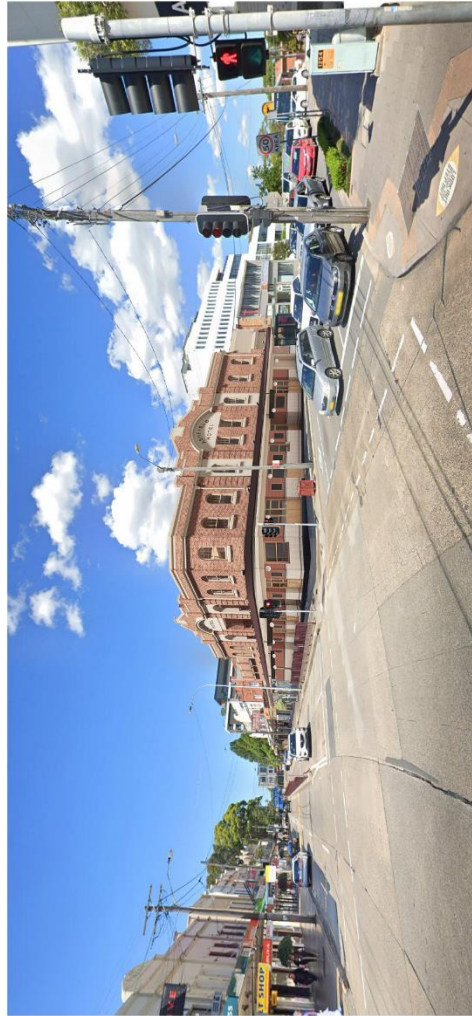
Scale: B1	Drawn By: SB	Checked By: CG
Scale: B1	Issue Date: 27/42	Sheet Issue Date: 12/02/25
Project No: 2742	Project Name: Athfield Hotel	Location: 204 Liverpool Rd, Ashfield NSW 2131
Drawing: DA1-9010	Client: Nelson Mera Hotel Group	Project: External Materials, Colours and Finishes
Project: Athfield Hotel	Architect: H&E ARCHITECTS	Address: 204 Liverpool Rd, Ashfield NSW 2131







Existing



Proposed

**General Notes**  
 The copyright of this design remains the property of H&E Architects. The design is for the client's use only and is not to be used for any other purpose without the written consent of H&E Architects. The client acknowledges that the design is preliminary and is subject to change without notice. The client is responsible for ensuring that the design complies with all applicable laws and regulations. The client is also responsible for obtaining all necessary permits and approvals. The client is advised that the design is based on the information provided and is not a guarantee of performance. The client is also advised that the design is not a substitute for professional advice. The client is advised that the design is not a substitute for professional advice. The client is advised that the design is not a substitute for professional advice.

**Rev** **Date** **Amendments**  
 01 20/11/21 Development Approved - issue  
 02 17/02/22 Amendment to development consent - issue

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 Email: h&e@h&e.com.au

**Project** Ashfield Hotel  
**Client** Nelson Mears Hotel Group  
**Location** 204 Liverpool Rd, Ashfield NSW 2131  
**Drawing** Photomontage

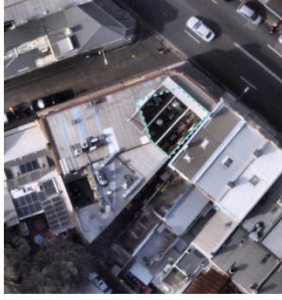
**Development Application**  
 Submitted: 13/07/25  
 Drawn by: SB  
 Checked by: CG  
 Project No: 2742  
 Issue Date: 13/07/25  
 Drawing No: DA1-9015  
 Rev: 02







**Burns Vista Hotel, Mooran**  
1947 prominent corner building  
Portion of roof behind parapet removed to create roof terrace



**The Coppers Hotel, Newson**  
1920s slab Victorian  
Portion of roof behind parapet removed to create roof terrace



**The Robin Hood Hotel**  
1920s art deco  
Two separate portions of roof behind parapet removed to create roof terrace



**The Columbian, Duffieldhurst**  
1920s prominent corner building  
Portion of roof behind parapet removed to create roof terrace



**Strawberry Hills Hotel, Surry Hills**  
1920s prominent corner building  
Portion of roof behind parapet removed to create roof terrace

Development Application	
Scale: B, A1	Drawn By: SB
Scale: B, A1	Checked By: CG
Project Start Date: 12/02/25	Issue Date: 12/02/25
Project # 2742	Sheet Title: DA1-9017
Drawing #	Rev 01

Project: Ashfield Hotel	Location: 204 Liverpool Rd, Ashfield NSW 2131
Client: Nelson Mears Hotel Group	Drawing: Roof Terrace Precedents

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 h&e@h&e.com.au  
 PO Box 98 Duffieldhurst NSW 1590  
 H&E ARCHITECTS  
 H&E ARCHITECTS

Rev	Date	Amendments	Rev	Date	Amendments
15	23.02.27	Amendments to Development Application			

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## Attachment C – Heritage Impact Statement

### PROPOSED ALTERATIONS AND ADDITIONS

TO THE

**ASHFIELD HOTEL**  
204 LIVERPOOL ROAD, ASHFIELD, NSW

### REVISED HERITAGE IMPACT STATEMENT



Prepared by:

John Oultram Heritage & Design  
Level 2, 386 New South Head Road,  
Double Bay NSW 2028

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E: johnheritagedesign@gmail.com

Prepared for:

Mostyn Copper

February 2025

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Frontispiece Architects Copeman and Lemont's elevation drawing of the new Ashfield Hotel prepared in 1926 for Tooth & Co Ltd

Source: State Archives Collection (Plan 69609)

1.0 INTRODUCTION

1.1 THE BRIEF

The following report has been prepared to accompany a development application for alterations and additions to the Ashfield Hotel at 204 Liverpool Road, Ashfield, NSW. The report has been prepared on behalf of Mostyn Copper.

1.2 BACKGROUND

A development application (DA2024/1029) for the alteration and additions has been submitted to Inner West Council. The application was supported by a Heritage Impact Statement (HIS) prepared by this office.

Council has issued an RFI indicating that some aspects of the scheme were not supported and required some further research and clarification of the proposals. The HIS has been revised to address some of these issues and some elements of the design amended to address Council's concerns.

1.3 THE STUDY AREA

The study area is Lot 100 in DP 1069001 at Ashfield, Parish of Petersham and County of Cumberland (Figure 1.1)

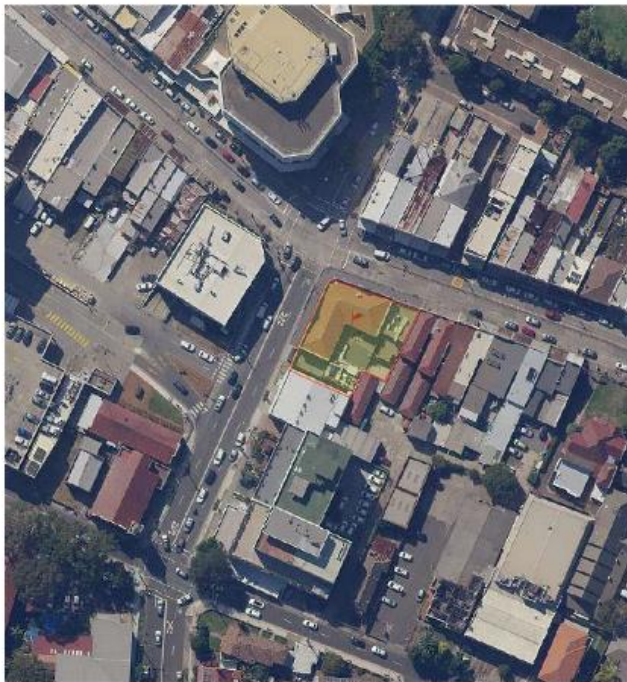


Figure 1.1 The Study Area shaded

Source: Six Maps

#### 1.4 LIMITATIONS AND TERMS

The report only addresses the European significance of the place. The terms *fabric*, *conservation*, *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation*, *compatible use* and *cultural significance* used in this report are as defined in the Australia ICOMOS Burra Charter.

#### 1.5 METHODOLOGY

This report was prepared in accordance with the NSW *Heritage Manual* "Statements of Heritage Impact", "Assessing Heritage Significance Guidelines" and the Inner West Council guidelines for the preparation of heritage impact statements. The philosophy adopted is that guided by the Australia ICOMOS Burra Charter 2013.

#### 1.6 AUTHORS AND ACKNOWLEDGMENTS

This report, including all diagrams and photographs, was prepared by John Oultram of John Oultram Heritage & Design, unless otherwise noted. Historical research was prepared by Nicholas Jackson. John Oultram Heritage & Design was established in 1998 and is on the NSW Heritage Office list of heritage consultants.

We would like to thank Abbey Turrell of the Noel Butlin Archives at the Australian National University for her assistance in researching their files.

## 2.0 HISTORICAL DEVELOPMENT

Some additional research has been added in Section below following inspection of records at the Australian National University Noel Butlin Archives.

### 2.1 SUMMARY

The Ashfield Hotel was built in 1927 for Tooth & Co Ltd, with the architects being Copeman and Lemont. The first Ashfield Hotel was built in the early 1870s.

### 2.2 SUBURBAN CONTEXT

Ashfield is an inner western suburb of Sydney located 8 km from the CBD. The suburb was administered by Ashfield Council from 1871 to the merger into Inner West Council in 2016.

The principal commercial district of Ashfield is situated on Liverpool Road. That road is one of the major arterial roads dating from the early colonial era. It was put through on the direction of Governor Macquarie in the late 1810s as part of the Great South Road from Sydney to Goulburn. Liverpool Road is the line of demarcation between the two major colonial era estates, namely the Underwood's Ashfield Park Estate to the north and Campbell's Canterbury Estate. The Ashfield Hotel is located within the Canterbury Estate.

Non-indigenous settlement of Ashfield commenced with the subdivision of these estates, with the first undertaken being Elizabeth Underwood's Village of Ashfield subdivision of 1838 comprising the area between Liverpool Road and east of Alt Street. The remainder of Ashfield Park was subdivided in 1859. The Canterbury Estate within Ashfield was subdivided at different times by the Campbell and Jeffries families from the mid 1860s. However, part of the frontage to Liverpool Road was subdivided by Robert Campbell in 1841 in the South Ashfield Village land release.

The opening of the railway station at Ashfield in 1855 on the main line linking the two centres of population, Sydney and Parramatta, marked the beginning of Ashfield as a place of residence and the consequent demands for public services such as schools. The railway is likely to have drawn new development away from Parramatta Road to sites adjacent the railway line and along Liverpool Road. The first public school for Ashfield is on Liverpool Road and it dates from 1876. The utility of the station and the importance of Liverpool Road improved in 1891 with the opening of the government tramway from the station to Enfield.

The widowed Mrs Elizabeth Underwood had promoted the Anglican faith in the district by her endowment of St John's Church in Alt Street in 1838 (church consecrated in 1845). This area at the time was rural with little apparent prospect of that changing. After suburbanisation took root around 1860 the focus for most church activity was Liverpool Road. The Wesleyans opened their first chapel on Liverpool Road in the 1840s and rebuilt it in 1864 (now a Uniting Church). The Presbyterians built their church on Liverpool Road in 1876. The Catholics in contrast opted to build their first schools and churches north of the railway line. Bethlehem College on Bland Street was opened in 1881 by the Sisters of Charity and there was also St Charles' of this era. The Vincentian Fathers' church opposite began modestly in the 1880s, with St Vincent's dating from 1907.

The former Ashfield Council had its chambers on Liverpool Road from commencement in 1871. Indirectly associated with this was the former School of Arts at the corner of Liverpool Road and Holden Street that opened in 1881 (the building became a Baptist Tabernacle in 1903 and it was demolished in 1936).





Figure 2.1 This detail of Higinbotham & Robinson’s commercial ‘Map of the Municipality of Ashfield’ published in 1886 depicted the extent of civic and commercial development fronting Liverpool Road near the railway station

Source: State Library of NSW (Z/M3 811.1829/1886/1)

2.3 SUBDIVISION

The land comprising the Ashfield Hotel was granted to William Paterson in 1794 and later was purchased and absorbed into Robert Campbell’s Canterbury Estate, which comprised a vast area of 1242 acres bounded on the south by the Cooks River and on the north by Liverpool Road. The genesis of the estate was the Reverend Richard Johnson’s three grants, totaling 410 acres, acquired in the 1790s at present day Canterbury.

The Campbell family continued to be associated with the Canterbury Estate until the 1860s, but the size of the land holding over this time became gradually smaller owing to subdivisions. The first of these occurred at the onset of the financially depressed 1840s; on the river at Canterbury some sixty acres was conveyed in 1840 to the promoters of the sugar works, and in the following year Campbell released additional land here in the Village of Canterbury subdivision.

Also in 1841 Campbell released land along Liverpool Road as the Village of South Ashfield. The Village of South Ashfield subdivision comprised 31 large blocks fronting either Liverpool Road or Norton Street between Prospect Street and the vicinity of Holden Street (and possibly exclusive of the hotel site.)

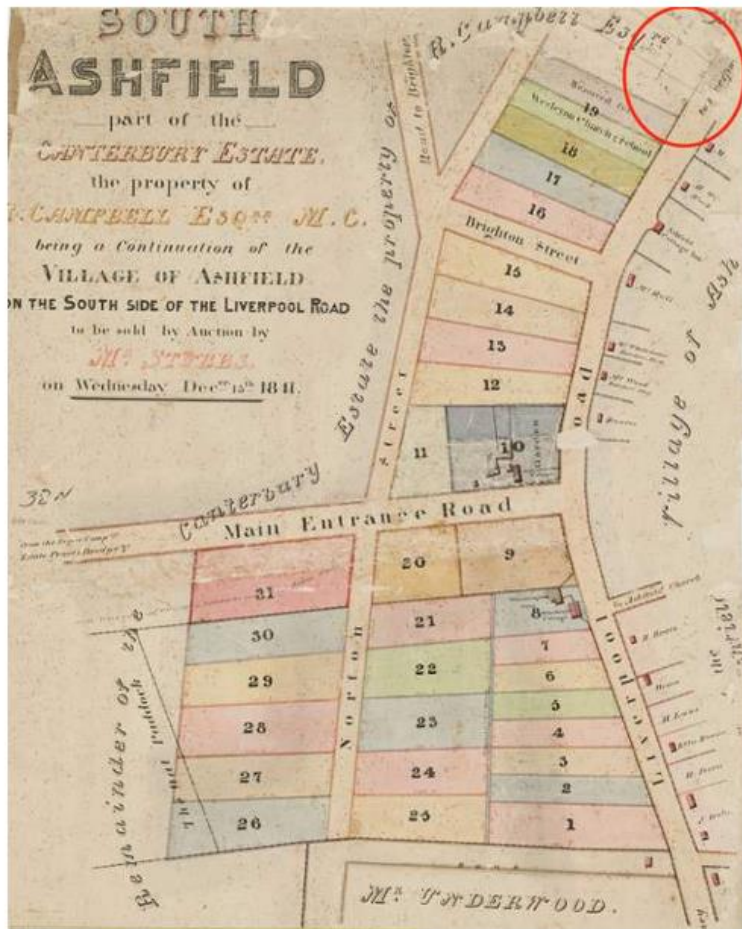


Figure 2.2 Plan of the subdivision layout of Campbell's Village of South Ashfield land release of 1841 including the area along Liverpool Road between Prospect Street and the vicinity of Holden Street. The site of the Ashfield Hotel (circled) was just beyond the land release. Image orientated for reproduction

Source: State Library of NSW (Maps/0131)

2.4 ASHFIELD HOTEL

By the mid 1870s the corner site of Liverpool Road and Holden Street to Norton Street was owned by William Lobb (1829-1904), a market gardener of Botany.<sup>1</sup> While part of this property (being No. 202 Liverpool Road) was sold in 1878 Lobb and his family owned the balance until the early 1920s.

<sup>1</sup> Torrens Title Vol. 284 Fol. 191



The development of the corner site for a hotel commenced in 1872 when publican John Bishop was granted the license for the Ashfield Hotel.<sup>2</sup> Over the following decades the licensee changed and at no time were the Lobbs directly involved in running the hotel. Probably in 1886 the hotel was modernised or otherwise materially altered by one of the Sydney brewing companies, Castlemaine Brewing Malting and Wine Spirit Co Ltd,<sup>3</sup> given the report of new verandah posts encroaching onto the public pavement in that year.<sup>4</sup>



Figure 2.3 This sketch survey of the intersection of Liverpool Road and Holden Street depicted the first Ashfield Hotel with John Bishop as licensee and William Lobb the owner. Not dated, but 1870s

Source: State Library of NSW (Ashfield Subdivision Plan No. 407)



Figure 2.4 The first Ashfield Hotel, undated

Source: Ashfield Hotel

<sup>2</sup> Licensing Business, *Sydney Morning Herald*, 11 September 1872, p.5

<sup>3</sup> Torrens Title Dealing 105048

<sup>4</sup> Municipal Councils, *Sydney Morning Herald*, 12 February 1886, p.9

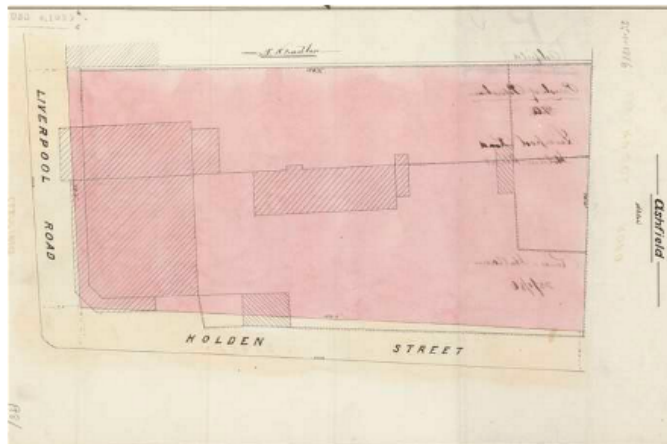


Figure 2.5 This survey of Lobb's property is dated January 1886. It depicted the first Ashfield Hotel with its verandah and where it encroached onto the public pavement

Source: State Library of NSW (Ashfield Subdivision Plan No. 423)

In 1913 the largest of the Sydney brewing companies, Tooth & Co, leased the Ashfield Hotel,<sup>5</sup> and in 1923 this company purchased the freehold.<sup>6</sup> Being the largest brewing company in NSW (see below for additional information) Tooth & Co generally either rebuilt entirely or altered substantially hotels where it had acquired the freehold. In the instance of the Ashfield Hotel this occurred in 1927 following the approval in December 1926 by the Metropolitan Licensing Court for Tooth & Co to undertake alterations and additions. The licensee at this time (from March 1925 to 1943 and after into the early 1960s in partnership) was Leonard Patrick Plasto (1896-1984).

The architects for the new hotel were Copeman and Lemont (see below for additional information). Completed in 1927, the new Ashfield Hotel comprised two floors, with the cellar dating from the nineteenth century building it replaced. The floor layouts were typical of the early closing era with the ground floor comprising a very large island counter in the public bar and a smaller saloon with the bottle shop adjacent – a very efficient layout when catering for a large number of patrons.

The dining room with attached commercial kitchen was on the ground floor with a separate entrance from Holden Street. The upper floor comprised 14 bedrooms for short-term travelers and longer-term residents with amenities inclusive of the balcony fronting Liverpool Road, a sitting room, and three bathroom/WCs. In organising these spaces, the architects put the main stairwell off the Holden Street frontage and a light well to cross vent and illuminate the upper floor.

Structurally, the building is of load bearing brick with timber framed floors. Externally, the two street facing elevations are decorated in the Inter War Free Classical style with its cement rendered pilasters and parapet, round headed windows and multi-paned sashed windows. As designed, the street frontage entrances are sheltered by a steel, strutted, cantilevered awning, with the area below the awning being tiled to half height of the wall (a dado).

<sup>5</sup> Torrens Title Dealing A45191

<sup>6</sup> Torrens Title Dealing B34850

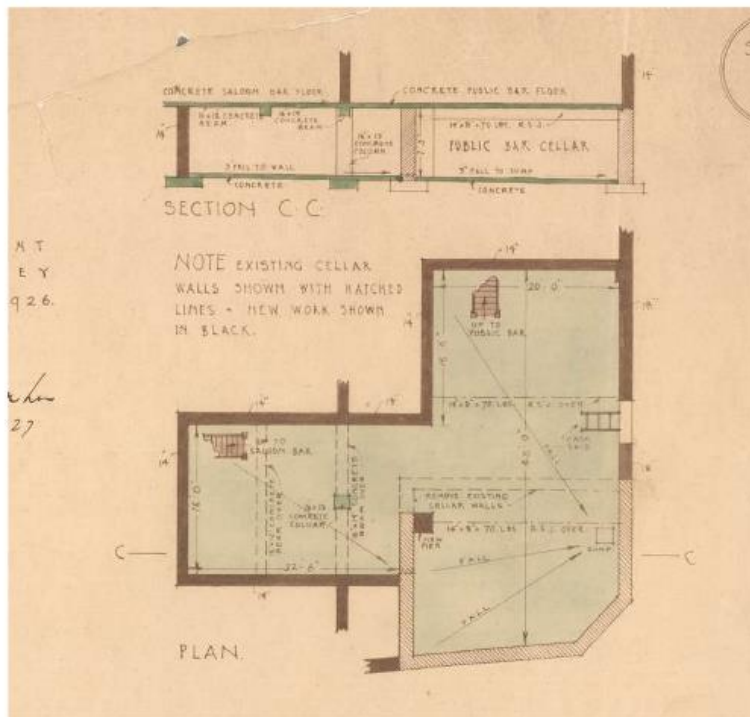


Figure 2.6 Architects Copeman and Lemont's cellar plan of the new (and existing) Ashfield Hotel prepared in 1926 for Tooth & Co Ltd. The cellar incorporates part of the nineteenth century hotel

Source: State Archives Collection (Plan 69610)

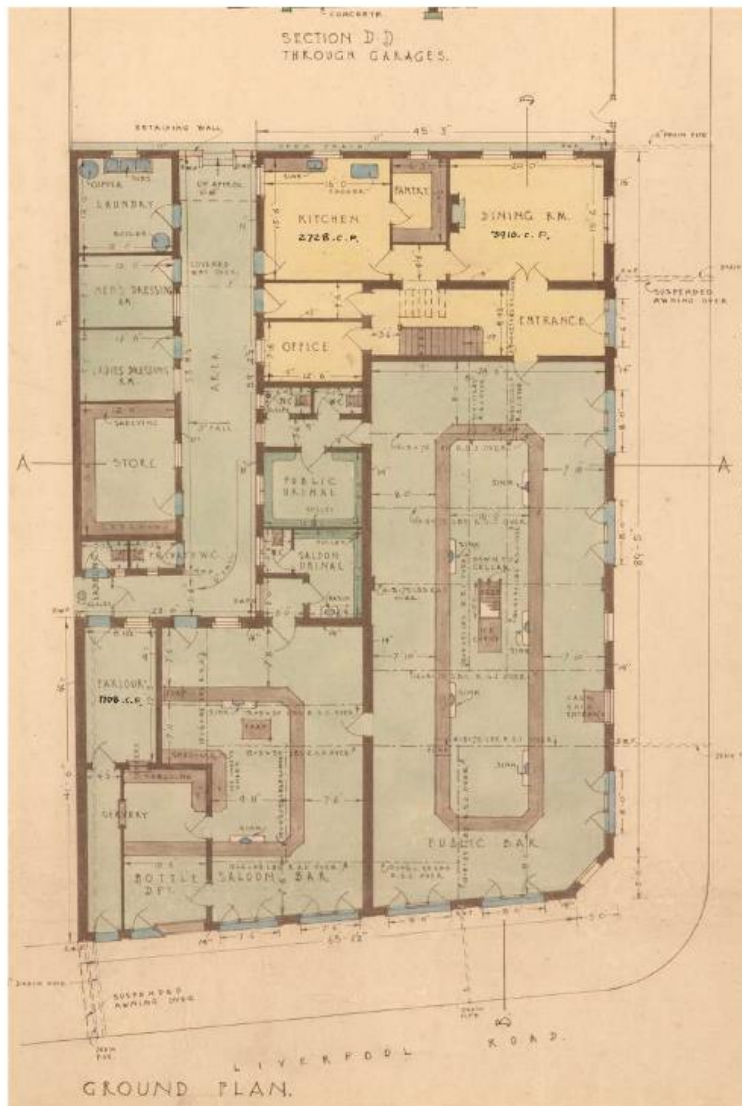


Figure 2.7 Architects Copeman and Lemont's ground floor plan of the new (and existing) Ashfield Hotel prepared in 1926 for Tooth & Co Ltd.

Source: State Archives Collection (Plan 69610)

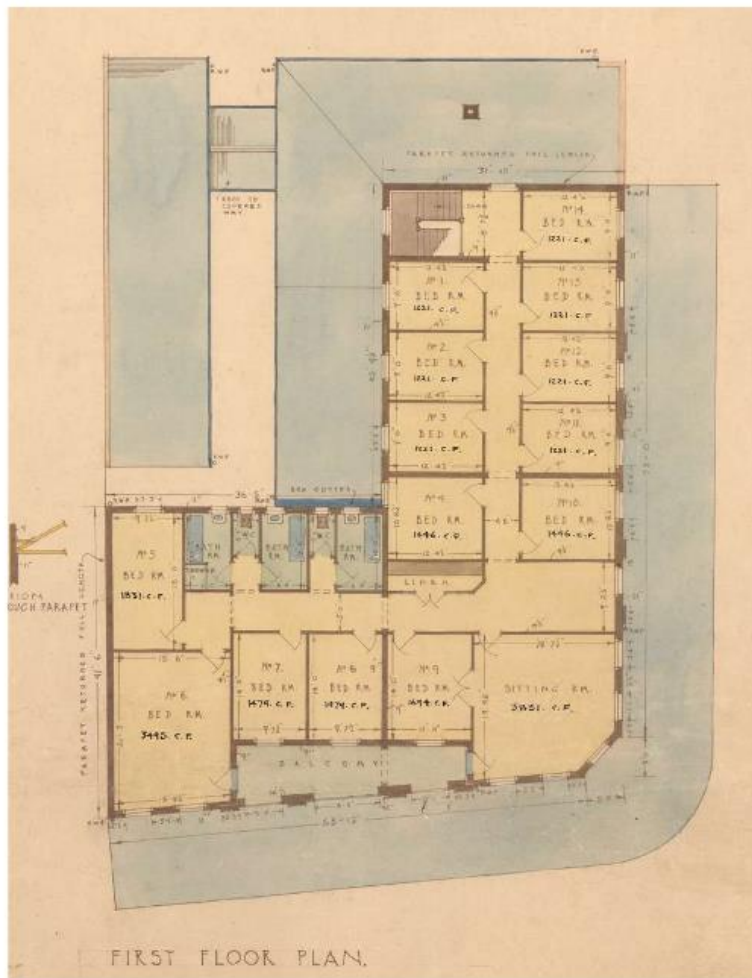


Figure 2.8 Architects Copeman and Lemont's first floor plan of the new (and existing) Ashfield Hotel prepared in 1926 for Tooth & Co Ltd

Source: State Archives Collection (Plan 69610)





Figure 2.9 Architects Copeman and Lemont's elevation drawing of the new (and existing) Ashfield Hotel prepared in 1926 for Tooth & Co Ltd

Source: State Archives Collection (Plan 69609)

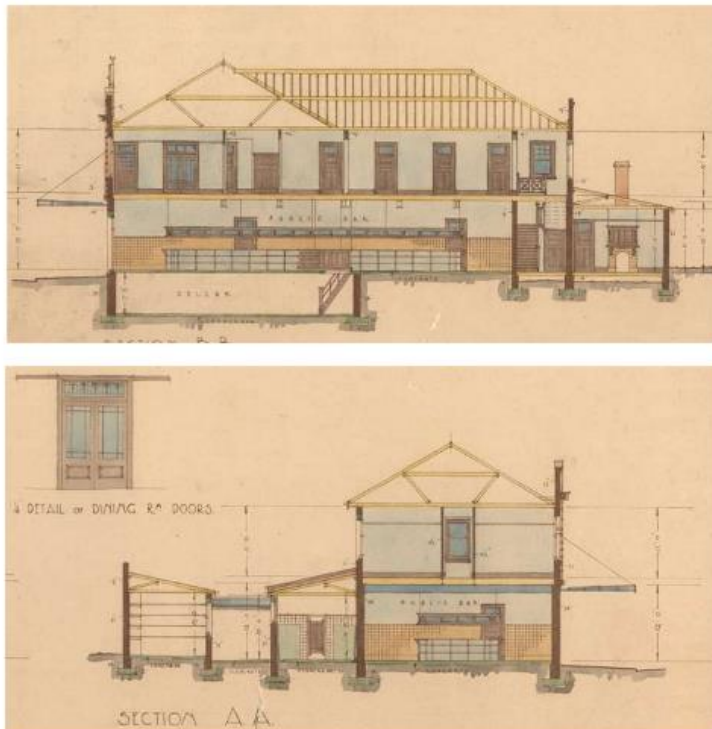


Figure 2.10 Architects Copeman and Lemant's section drawing of the new (and existing) Ashfield Hotel prepared in 1926 for Tooth & Co Ltd.

Source: State Archives Collection (Plan 69609)



Figure 2.11 The Ashfield Hotel was completed in 1927 and is depicted in its original condition in this photograph of 1930

Source: Noel Butlin Archives Centre Tooth and Co Collection



In 1936 Tooth & Co purchased the freehold of the neighbouring property at No. 202 Liverpool Road.<sup>7</sup> This property included a shop probably built in the late 1870s utilised initially as a bakery. In May 1936 the Metropolitan Licensing Court approved Tooth & Co's application to develop the property for a bottle shop, which was completed by November 1936. The architect for this addition has not been recorded, and no building application for it evidently was required. It is probably the work of Copeman and Lemont.

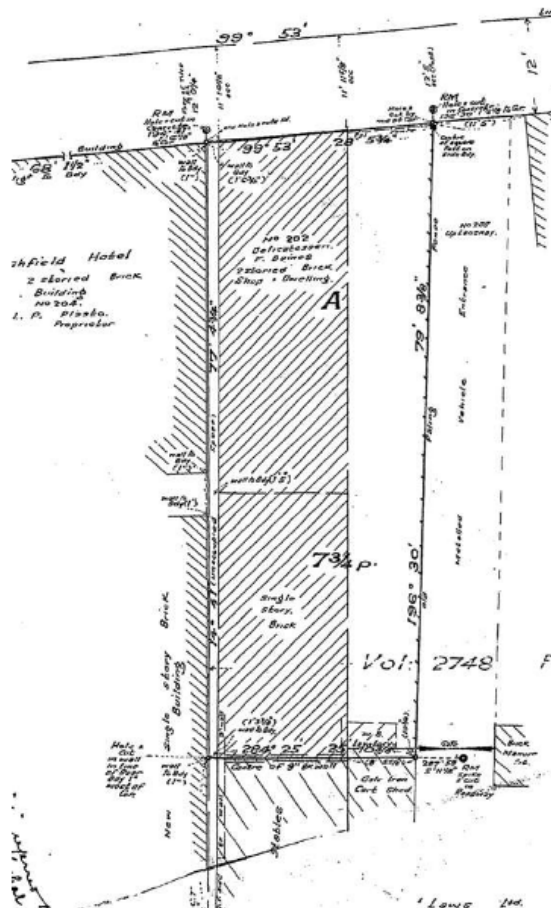


Figure 2.12 Survey plan of 1936 of the nineteenth century shop at No. 202 Liverpool Road. Only the front portion of this property was purchased and developed by Tooth & Co in 1936

Source: NSW Land Registry Services (DP332622)

<sup>7</sup> Torrens Title Dealing C426727



Figure 2.13 The new bottle shop at No. 202 Liverpool Road built in 1936 for Tooth & Co. The below awning facade treatment at this time was a continuation of the adjoining hotel

Source: Noel Butlin Archives Centre Tooth and Co Collection (N417-653-19)

During the period when Plasto was the licensee, to the early 1960s, a few minor alterations and renovations were made such as installing hand basins in the bedrooms in 1952. In 1954 the beer garden was constructed and another substantive change was made in 1956 with the making of two lounges.<sup>8</sup> These lounges provided a more informal food and beverage outlet that came into the vogue in the mid 1950s providing a 'civilised drinking' environment.<sup>9</sup>



Figure 2.14 The new lounge at the Ashfield Hotel opened in 1956 with much joy and merriment

Source: *The ULVA Review*, 22 March 1956, p.31

<sup>8</sup> *The ULVA Review*, 22 March 1956, p.31

<sup>9</sup> 'A Record of Endeavour and Achievement', *ULVA Review*, 22 March 1956, p.23; 23 April 1956, p.25

Under a new license in 1964 suspended ceilings with acoustic tiles and cork floor tiles were installed in the bar areas, and in 1966 four door openings were converted into windows. The whole of the bar areas seem to have been remodelled at this time.



Figure 2.15 The Ashfield Hotel in 1960

Source: Noel Butlin Archives Centre Tooth and Co Collection



Figure 2.16 The Ashfield Hotel in the 1980s it would seem

Source: Noel Butlin Archives Centre Tooth and Co Collection (N417-606-28)



Figure 2.17 The reconfigured bar and furnishings photographed in the 1980s showing the mid 1960s ? changes

Source: Noel Butlin Archives Centre Tooth and Co Collection (N417-606-04)



Figure 2.18 The reconfigured bar and furnishings photographed in the 1980s by the look of the patrons showing the mid 1960s ? changes

Source: Noel Butlin Archives Centre Tooth and Co Collection (N417-606-15)



Figure 2.19 The bottle shop at No. 202 Liverpool Road photographed in the 1980s showing the mid 1960s ? changes.

Source: Noel Butlin Archives Centre Tooth and Co Collection (N417-606-08)



Figure 2.20 The interior of the bottle shop at No. 202 Liverpool Road photographed in the 1980s showing the mid 1960s changes

Source: Noel Butlin Archives Centre Tooth and Co Collection (N417-606-09)

### 2.5 COPEMAN AND LEMONT

The Ashfield Hotel was designed by the Sydney architectural practice of Copeman and Lemont, with the eldest of the architects in this practice being John Job Copeman (1870-1954). In the decades prior to 1912 Copeman maintained an architectural practice in the central west of NSW centred on Bathurst and taking in surrounding towns such as Mudgee and Cowra. He came to Sydney around 1913 and entered into a partnership with Ernest Campbell Lemont (1884-1960). Gordon Samuel Keesing (1881-1972) became the third partner in 1935.

While the work of the practice was varied, it is today best known for their hotels, which were invariably designed for Tooth and Co. Ltd. The partnership of Copeman, Lemont and Keesing worked for Tooth and Co. into the last half of the 1930s when the effects of the Great Depression were diminishing and before private building work stopped entirely in the early 1940s owing to the war emergency. The outbreak of war, incidentally, also seems to have brought an end to the partnership in 1943.

### 2.6 TOOTH & Co. LTD

The Tooth & Co. brewing company was the oldest operating brewery in New South Wales and the second oldest in Australia. John Tooth (born 1803) arrived in Sydney in the 1828 from Cranbrook in Kent, England and was a member of a long established family of hop merchants. In Sydney, John Tooth entered into partnership with his brother-in-law, Charles Newnham, an experienced brewer from Kent, and built the Kent Brewery at Blackwattle Creek on the Parramatta Road.

The new brewery was named after the founding members' county of birth, Kent, and adopted the white horse head as its motif, the symbol of County Kent. When the brewery was officially opened in October 1835 it entered into competition with a number of longstanding Sydney breweries such as Samuel Terry's Albion Brewery and James Wright's Australian Brewery. The brewery was leased in 1843 to John Tooth's nephews, brothers Robert (1821-1893) and Edwin (1822-1858) Tooth. After Frederick (1827-1893), the youngest brother, joined the partnership in 1853 the company traded as RE and F Tooth.

The prosperity of the 1850s and the influx of migrants seeking their fortune in the colony heralded a period of marked expansion for the Kent brewery and its ales and porter became well known. The brewery at Blackwattle Creek was rebuilt following a fire in 1853.



On James Sutherland Mitchell entering into the partnership in 1860 the company became R and F Tooth & Co. In 1873, Robert Lucas, in partnership with James Sutherland Mitchell, formed Tooth & Co. on the retirement of Frederick, the remaining pioneering partner in the Kent Brewery.

The 1880s was a period of marked expansion in the Sydney beer market with demand being met by a number of small suburban breweries and the consolidation of JT and J Toohey's new Standard Brewery. Probably with a view to retiring from active management of the brewery, Robert Lucas Tooth oversaw the restructure of the brewery in 1888 with incorporation of Tooth & Co. Ltd. with a share capital of 900,000 pounds.

Tooth & Co. Ltd survived the depression years of the 1890s and another near disastrous fire at the brewery in 1903. With the recovery in the economy in the new century the company entered into an expansionary phase taking over competing breweries both in Sydney and the country. Marshall's Brewery, Tooth's long standing Sydney rival since the 1850s, was acquired in 1911 and the brewery operation promptly closed down. Breweries at Maitland, Temora and Tumut were also acquired over the 1910s. In 1929, Tooth's main competitor in the Sydney market, the Waverley Brewery, managed by the Resch brothers Edmund Jnr and Arnold, was taken over but continued as a separate business identity. Tooth & Co. was now the dominant brewer in the Sydney metropolitan market, its only competitor being Toohey's Ltd.

The assets of Tooth & Co. Ltd. were acquired by Carlton United Breweries Ltd. in 1983 and sold. The sale marked the end of the tradition of brewery owned hotels in Sydney (Tooth's rival Toohey's Ltd. was eventually purchased by Bond Brewing NSW Ltd in 1985 their hotel freeholds were also sold). The freehold of the Ashfield Hotel was sold in 1990.<sup>10</sup>

## 2.7 NOEL BUTLIN ARCHIVES

The Noel Butlin Archives holds several boxes of files on the Hotel. The files mainly relate to correspondence between the brewer, the lessees and architects regarding minor repair works and alteration and changes in licensees and rental.

The files contained no plans. Specifications for the various works were generic documents with no precise information on materials (apart from say *timber*, ceramic tiles and the like) and no colours. The photographs of the Hotel held by the Archive are available online and a selection of these is included above.

One item of note related to the interior upgrade in the 1950s that was documented by architects Lemont, Niblett and Daubney that detailed some of the interior fittings and lighting.

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<sup>10</sup> Torrens Title Dealing 748872

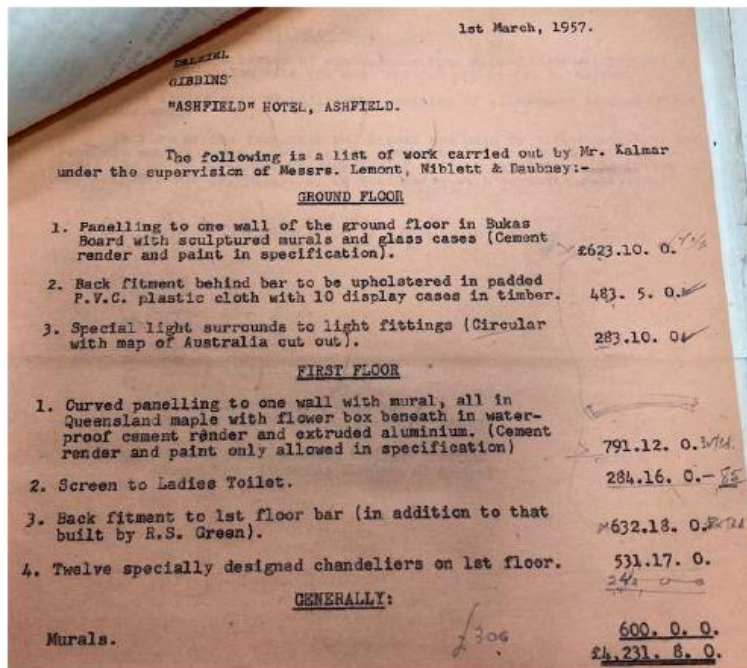


Figure 2.21 List of works and fittings carried by Mr Kalmar under the supervision of architects Lemont, Niblett and Daubney

These may be the works shown in Figure 2.14

Source: Noel Butlin Archives Centre Tooth and Co Collection (N60/5605)



### 3.0 PHYSICAL DESCRIPTION

An inspection of the property was carried out by John Oultram in October 2023 to ascertain its layout, condition and intactness from original construction. The current plans are shown in Figures 3.1A and 3.1B.

#### 3.1 THE ASHFIELD HOTEL

##### 3.1.1 Externally

The Ashfield Hotel is a two storey, Inter War hotel (with cellar) set to the corner of Liverpool Road and Holden Street with a splayed corner to the street. The ground floor of the Hotel has been built to its lot boundaries and extended to 202 Liverpool Road. The Hotel is in the Inter War, Free Classical Revival style. It is partly intact to its main elevations but has been altered at the ground floor and heavily altered internally at both levels.

The hotel is in face brick with engaged, rusticated piers and parapets to the street with a hipped, terracotta tile roof beyond. The ground floor facades have been altered with doors and windows removed or replaced and the walls rendered and divided with rusticated, rendered piers. There is a suspended awning above with a plain fascia and flat, modern soffit.

Above, is a heavily decorated, brick façade with extensive stucco decoration at the parapet cornice that is divided by the piers and that has a render capping and pediments above the central bays. There is an inset balcony to Liverpool Road with arched openings in stucco surrounds with a flat headed opening to the centre with a large, render panel above with a curved cornice. There is a similar detail to the four, central windows to Holden Street.

The upper floor has a regular pattern of arched, and flat headed, double hung, timber sash windows with multiple panes to the upper sashes.

To the west, is a single storey section that was the dining room to the original hotel that is in face brick with a rendered masonry parapet and stucco cornice on brackets.

##### 3.1.2 Internally

###### 3.1.2.1 Cellar

The cellar is a utilitarian keg and store area with a concrete floor, plastered walls and a concrete ceiling with downstand beams.

###### 3.1.2.2 Ground Floor

The ground floor contains the two main bars, lounges and dining rooms with lavatories off, the main stair to the first floor and a gaming lounge in 202 Liverpool Street that has an open terrace at the rear. The ground floor has been very heavily altered with walls removed and the open, central drive infilled. All of the visible fabric is modern including bars, fittings, kitchen and lavatories.

Floors are in polished timber (M), carpet and tile (M). Walls are in plastered masonry (some O) and plasterboard (M) some with timber panelling to dado height (M). Ceilings are in plasterboard (M) with some coffered ceilings to the main bar sports bar and a raking ceiling to the dining area (M). Doors and windows are largely timber framed some to a period detail, though there are some aluminium framed doors (M).

There is an access stair to the cellar off the main bar and a fire stair in 202 Liverpool Road with a glazed door to the street (M). The main stair is in polished timber with a carved, timber newel post and cross patterned, timber balustrade (O).

### 3.1.2.3 First Floor

The first floor has also been heavily altered with walls removed and some finishes replaced but retains some timber floor, ceilings, joinery and the open balcony to Liverpool Road.

There is a large bar/lounge to the west with lavatories off with two store rooms to Liverpool Road with lavatories off.

Floors are in polished timber (O & M), tile and carpet (M). Walls are in plastered masonry (O) and plasterboard (M) with chamfered timber skirtings (O). The ceiling to the main bar is in plasterboard (M). The ceiling to the central store appears to be in plasterboard but retains a decorated cornice with dentils (O or L?). The second store has a fibrous plaster ceiling with timber battens (O) and a coved cornice (M).

Original doors are 2+2 high waisted timber with chamfered timber architraves (some with fanlights) (O) but most have been replaced. There are 2+1 panel part glazed timber doors to the balcony with a glazed fanlights and chamfered timber architraves (O). Windows are largely two pane, double hung timber sashes with the arched windows having multiple, upper panes (O).

### 3.2 202 LIVERPOOL ROAD

To the east of the Hotel is 202 Liverpool Road a single storey, Inter War addition in face brick with a suspended awning and parapet with a low set cornice with stack bond brick panels above. The ground floor façade has been altered as per the hotel and the interior is modern throughout.

### 3.3 ENVIRONS

The Hotel is set in the heart of the Ashfield CBD and shopping strip that has a mix of one, two and multi storey developments from the late Victorian period onwards.

To the east is a group of two storey Inter War shop /residences. To the west across Holden Street is a modern, three storey, commercial development. There is a group of two storey, Inter War shops opposite and a six storey, modern commercial development to the opposite corner.

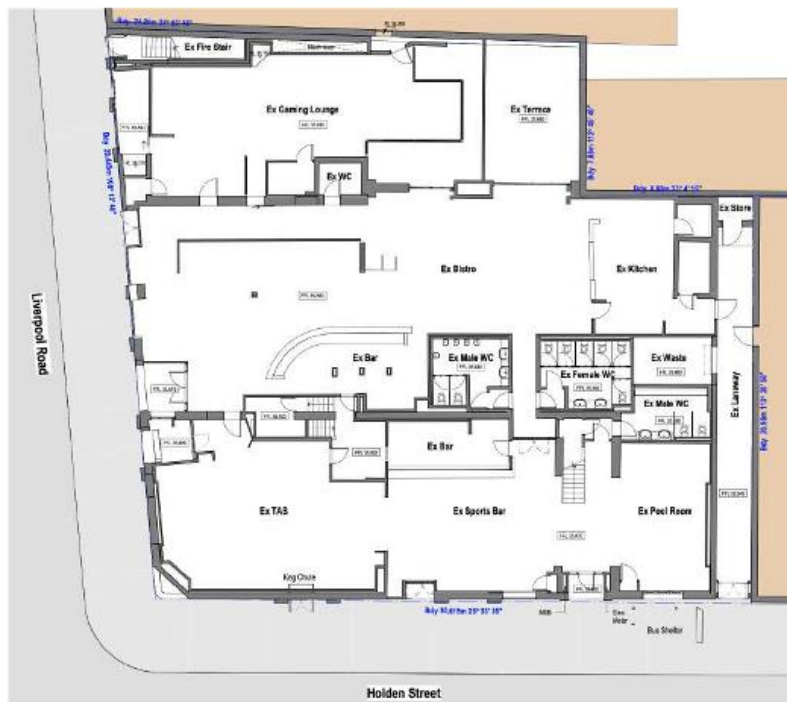
There is a service passage to the adjoining site to the south with a brick wall and timber door and beyond, a two storey, Post War commercial development that has been modernised.

O	ORIGINAL
L	LATER
M	MODERN

Figures 3.2 – 3.26



BASEMENT



GROUND FLOOR

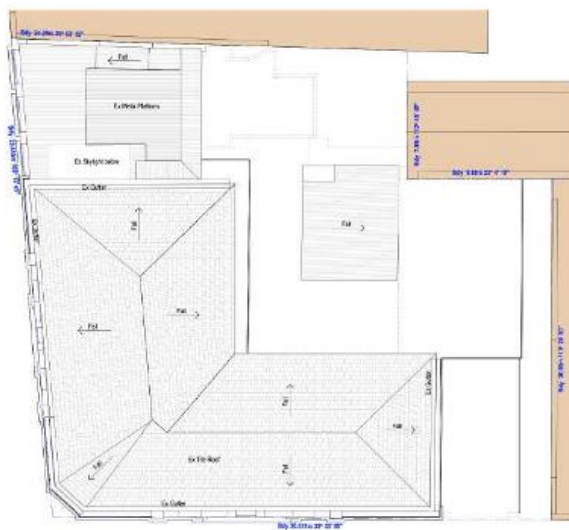
Figure 3.1A Ashfield Hotel, Ashfield

Plans as existing

Source: Architect



FIRST FLOOR



ROOF

Figure 3.1B Ashfield Hotel, Ashfield  
Plans as existing  
Source: Architect



Figure 3.2 Ashfield Hotel, Ashfield  
View from Liverpool Road



Figure 3.3 Ashfield Hotel, Ashfield  
West elevation to Holden Street



Figure 3.4 Ashfield Hotel, Ashfield  
North elevation to Liverpool Road





Figure 3.5 Ashfield Hotel, Ashfield  
Ground floor to Liverpool Road



Figure 3.6 Ashfield Hotel, Ashfield  
Ground floor to Holden Street



Figure 3.7 Ashfield Hotel, Ashfield  
Main bar





Figure 3.8 Ashfield Hotel, Ashfield  
Stair



Figure 3.9 Ashfield Hotel, Ashfield  
Pool room



Figure 3.10 Ashfield Hotel, Ashfield  
Sports bar



Figure 3.11 Ashfield Hotel, Ashfield  
Lounge



Figure 3.12 Ashfield Hotel, Ashfield  
Lounge bar



Figure 3.13 Ashfield Hotel, Ashfield  
Dining area and kitchen



Figure 3.14 Ashfield Hotel, Ashfield  
External terrace



Figure 3.15 Ashfield Hotel, Ashfield  
Gaming lounge



Figure 3.16 Ashfield Hotel, Ashfield  
First floor lounge/bar



Figure 3.17 Ashfield Hotel, Ashfield  
First floor lounge bar



Figure 3.18 Ashfield Hotel, Ashfield  
First floor remnant tiling



Figure 3.19 Ashfield Hotel, Ashfield  
First floor original door



Figure 3.20 Ashfield Hotel, Ashfield  
First floor store



Figure 3.21 Ashfield Hotel, Ashfield  
Store door to balcony



Figure 3.22 Ashfield Hotel, Ashfield  
First floor lavatory



Figure 3.23 Ashfield Hotel, Ashfield  
First floor lavatory doors



Figure 3.25 Ashfield Hotel, Ashfield  
Balcony



Figure 3.26 Ashfield Hotel, Ashfield  
Cellar



**4.0 HERITAGE LISTINGS & CONTROLS**

**4.1 NATIONAL TRUST**

The property is not classified on the Register of the National Trust of Australia (NSW).

**4.2 HERITAGE NSW OF THE NSW DEPARTMENT OF PLANNING AND ENVIRONMENT**

**4.2.1 State Heritage Register**

Under the Heritage Act 1977 (as amended), the NSW Heritage Council, administered by Heritage NSW of the NSW Department of Planning and Environment, maintains the State Heritage Register (SHR), a register of items and places that are considered to have heritage significance at a state level. The subject property is not listed on the Register.

**4.2.2 State Heritage Inventory**

Heritage NSW also compiles the State Heritage Inventory (SHI), a collated database of all places listed on statutory heritage lists, including Local Environmental Plans. The subject property is listed on the Inventory (SHI 1020539) but the listing sheet contains no information on the property.

Listing on the inventory has no statutory implications for development at the site but reflects the listing of the Hotel on the IWLEP (see below).

**4.3 LOCAL AUTHORITY**

The local authority for the area is the Inner West Council. The property is listed as a heritage item in Schedule 5 Part 1 of the *Inner West Local Environmental Plan 2022* (as amended) (IWLEP)

REF	ADDRESS	ITEM	RANKING
I264	204 Liverpool Road	Ashfield Hotel, including interiors	Local

The property is not within a heritage conservation area but is in the vicinity of the following heritage items:

REF	ADDRESS	ITEM	RANKING
I262	198-198A Liverpool Road; 198-200 Liverpool Road	Shops and dwellings, including interiors	Local
I265	209 Liverpool Road; 1 Brown Street	Shop with part of an apartment complex above and behind, including walkway and interiors	Local
I266	211-217A Liverpool Road	Shops, offices and dwellings, including interiors	Local
I201	1 Holden Street	Church and hall, including interiors	Local

The heritage provisions in the IWLEP relating to development of a heritage item and in the vicinity of a heritage item would apply.

Development would also be the subject of the heritage provisions of the *Ashfield Comprehensive Development Control Plan 2013* (DCP) that contains detailed objectives and controls for the development of heritage items.

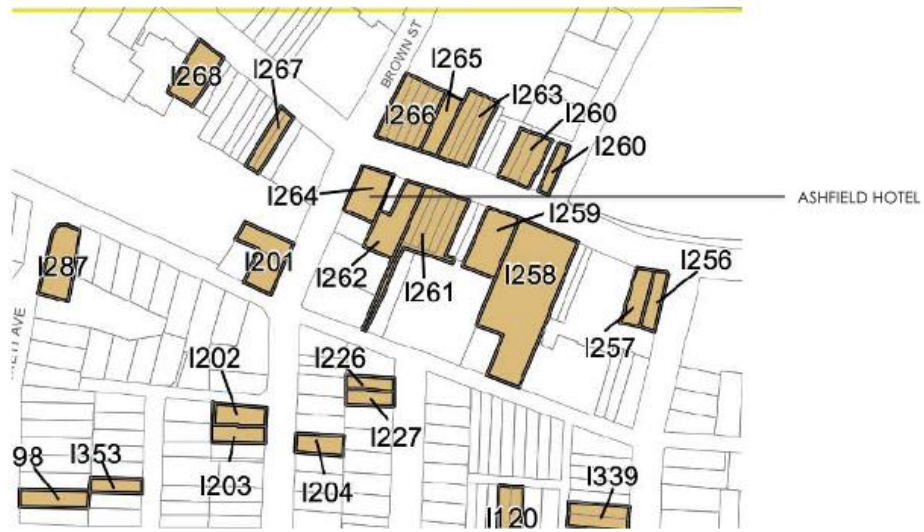


Figure 4.1 Inner West Local Environmental Plan 2022 – Heritage Map HER\_002

The Ashfield Hotel is Item I264

Source: NSW Planning Portal

**5.0 ASSESSMENT OF SIGNIFICANCE**

**5.1 CRITERIA FOR ASSESSMENT**

The Heritage Office of New South Wales has issued guidelines as part of the NSW Heritage Manual regarding the assessment of heritage significance. The Manual is a well-regarded methodology for the assessment of cultural significance and is appropriate for application to the subject property.

**5.2 HISTORIC SIGNIFICANCE**

**5.2.1 Historical Development**

<i>Criterion (a)</i>	<i>An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
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The Ashfield Hotel is an example of an Inter War hotel built in 1927 for Tooth and Co and designed by architects Copeman and Lemont.

The site was part of the large land grant to William Paterson in 1794 that was later absorbed into Robert Campbell's Canterbury Estate that was subdivided from 1840 onwards. The subject site was part of the Village of South Ashfield subdivision of 1841.

The subject site was purchased by William Lobb in 1878 though a license had been granted for a hotel to John Bishop in 1872. Lobb's involvement is not clear. The earlier hotel was a very fine example of its type (see Figure 2.4).

In 1913 The hotel was leased to brewer Tooth and Co and they purchased the freehold in 1923. As was common in the period, they redeveloped the hotel to suit licensing laws and the previous hotel was demolished apart from part of the cellar.

Tooths purchased the freehold of 202 Liverpool Road in 1936 and redeveloped the site for a bottle shop, also likely designed by Copeman and Lemont.

Alterations were carried out in the 1950 and 1960s when the interiors were stylised to the trends of the time. Later alterations were not documented but were extensive.

The earlier hotel signalled the early development of the Ashfield as the suburb grew and public transport improved.

The current hotel also signals the Inter War development trends for hotels when earlier hotels were redeveloped or remodelled to enlarge bars, streamline service and provide bedroom accommodation.

Local Significance.

5.2.2 Historical Associations

Criterion (b)	An item has strong or special associations with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)
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The place is most closely associated with the original publican John Bishop and William Lobb (1829-1904) who may have commissioned the hotel. No biographical information was available. The architect for the first hotel is not known.

The place is also associated with the brewer Tooth and Co. and architects Copeman Lemont who are well-known for their Hotel work in Sydney.

The associations with earlier owners, the Canterbury Estate and the Village of South Ashfield would cover a large portion of the area and are incidental.

Local Significance.

5.3 AESTHETIC SIGNIFICANCE

Criterion (c)	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)
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The hotel was a good example of a two storey, Inter War Free Classical style hotel that was the design of architects Copeman and Lemont. The upper façade is the only section that displays the style but this is very accomplished and well detailed.

Copeman and Lemont (and later Copeman, Lemont and Keesing) worked extensively for the brewer and their hotel work included reconfiguration of the Dry Dock Hotel, Balmain (1920), the Erskineville Hotel, (1939), the Illawarra Hotel, Wollongong (1939), the Robin Hood Hotel, Bronte (1937) and The Australian Hotel at Broadway (1938).

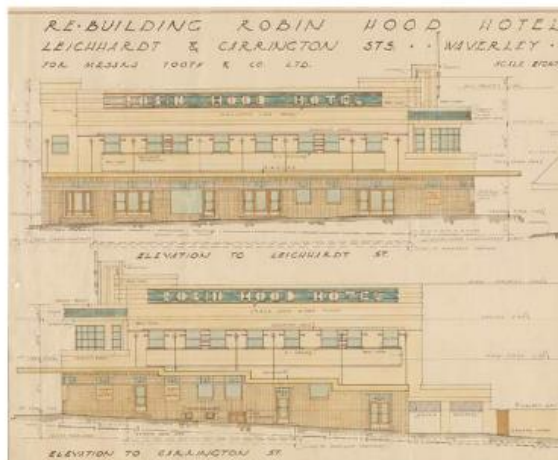


Figure 5.1 Re-Building Robin Hood Hotel, elevations as designed.

Copeman Lemont & Keesing, drawing dated February 1937

Source: State Records NSW (SRPLAN 73300)



EAST ELEVATION



SOUTH ELEVATION

Figure 5.2 Erskineville Hotel - Elevations as designed. Drawing dated November 1939 Copeman, Lemont & Keesing, Architects

Source: State Records NSW (SRNSW PLANS 70517-18)



Figure 5.3 Illawarra Hotel January 1939 by Copeman, Lemont and Keesing

Source: Noel Butlin Archives Centre Item N60-YC-2416



The more recent changes to the hotel were very extensive and the ground floor interiors have been remodeled throughout including infill of the central lightwell/passage. The lower facade has been stripped of its Inter War detail though the upper floor facade is largely intact.

The ground floor interior has been comprehensively altered and most of the original fabric removed or replaced. The original stair is extant though the stair has a wall to one side that has been removed and the newel post and baluster here are later.

The upper floor is a little more intact (though heavily altered) and retains some of its early fabric including, joinery, plasterwork, windows and doors and the balcony to Liverpool Road.

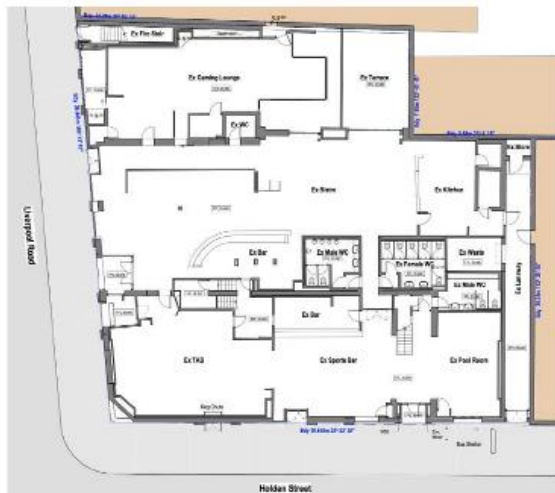
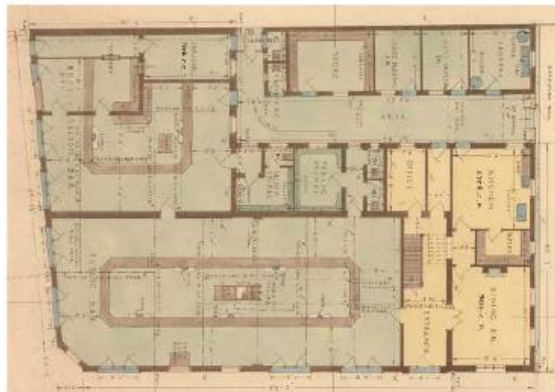


Figure 5.4 The Ashfield Hotel – Comparative ground floor plans

Only remnants of the internal walls remains. Note the main stair hall walls in the original plan and the location of the cellar steps that were in the bar but have been relocated. The open passage to the centre of the hotel has been infilled.





5.4 SOCIAL SIGNIFICANCE

Criterion (d)	<i>The item has strong or special association with a particular community or cultural group in NSW (or the local area) for social or spiritual reasons</i>
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Though Hotels are often favourite watering holes, recent patronage is less loyal and the Hotel now relies on passing and local trade. The hotel is a typical example of its type but may have special associations for the local community.

Local Significance.

5.5 TECHNICAL/SCIENTIFIC SIGNIFICANCE

Criterion (e)	<i>An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
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There do not appear to have previous buildings on the site and the place has no, known archaeological potential. The hotel was built over part of the original cellar but this is not apparent internally. The building is of no technical significance.

Does not meet the criterion.

5.6 RARITY

Criterion (f)	<i>An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)</i>
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The building type is common in the wider area. Not rare.

Does not meet the criterion.

5.7 REPRESENTATIVENESS

Criterion (g)	<i>An item is important in demonstrating the principal characteristics of a class of NSW's Cultural or natural places; or Cultural or natural environments</i>
	<i>(or a class of the local area's: Cultural or natural places; or Cultural or natural environments)</i>

The hotel is a good example of its type but has lost much of its original characteristics. It does not represent well the characteristics that make up the type.

Does not meet the criterion.

### 5.8 STATEMENT OF SIGNIFICANCE

The Ashfield Hotel is a heavily modified example of an Inter War hotel in the Free Classical style built in 1927 for Tooth and Co to the design of architects Copeman and Lemont.

The subject site was part of the Village of South Ashfield subdivision of 1841 and the hotel replaced a fine, earlier hotel on the site possibly built for William Lobb. A license for the earlier hotel was granted for a hotel to John Bishop in 1872.

The hotel has been very heavily modified but retains its impressive upper elevation that is a very good example of the style and reflects the high-quality work of the architects for Tooth and Co.

The earlier hotel signalled the early development of the Ashfield as the suburb grew and public transport improved.

The current hotel signals the Inter War development trends for hotels when they were redeveloped or remodelled to enlarge bars, streamline service and provide bedroom accommodation.

The State Heritage Inventory listing sheet (SHI 1020539) contains no assessment or statement of significance.

6.0 PROPOSED DEVELOPMENT

6.1 DEVELOPMENT APPLICATION PROPOSALS

The current owners would like to carry out alterations and a small addition to improve the amenity of the hotel. The development application proposals were shown on the following drawings;

Drawing List - Development Application				
Status	Sheet Number	Rev	Rev Date	Sheet Name
DA	DA1-0001	07	07/11/24	Cover Sheet & Drawing List
DA	DA1-0002	02	07/11/24	General Notes & Abbreviations
DA	DA1-0501	04	07/11/24	Site Plan
DA	DA1-1001	05	07/11/24	Basement Plan - Existing & Demolition
DA	DA1-1002	07	07/11/24	Ground Floor Plan - Existing & Demolition
DA	DA1-1003	07	07/11/24	Level 01 Plan - Existing & Demolition
DA	DA1-1004	07	07/11/24	Roof Plan - Existing & Demolition
DA	DA1-1101	08	07/11/24	Basement Plan - Proposed
DA	DA1-1102	08	07/11/24	Ground Floor Plan - Proposed
DA	DA1-1103	08	07/11/24	Level 01 Plan - Proposed
DA	DA1-1104	07	07/11/24	Roof Plan - Proposed
DA	DA1-3001	07	07/11/24	North Elevation - Existing & Proposed
DA	DA1-3002	07	07/11/24	West Elevation - Existing & Proposed
DA	DA1-3003	07	07/11/24	South Elevation - Existing & Proposed
DA	DA1-3004	07	07/11/24	East Elevation - Existing & Proposed
DA	DA1-4001	05	07/11/24	Section 01 - Existing & Proposed
DA	DA1-4002	05	07/11/24	Section 02 - Existing & Proposed
DA	DA1-4003	05	07/11/24	Section 03 - Existing & Proposed
DA	DA1-4004	05	07/11/24	Section 04 - Existing & Proposed
DA	DA1-4005	03	07/11/24	Section 05 - Existing & Proposed
DA	DA1-6000	01	07/11/24	Kitchen & Wash Up & BOH Detail Plan
DA	DA1-9001	06	07/11/24	Area Plan
DA	DA1-9002	04	07/11/24	Occupancy Area Plan
DA	DA1-9010	02	07/11/24	External Materials, Colours and Finishes
DA	DA1-9015	01	07/11/24	Photomontage

dated November 2024 and prepared by H & E Architects.

The proposals include:

6.1.1 Cellar

- Relocation of the stair
- Excavation to the south to enlarge the space
- New lift and stair
- New opening to the south wall

The excavation is set back from the front wall of the hotel and the southern boundary.

#### 6.1.2 Ground Floor

- Part demolition of internal walls
- Reinstatement of openings to the street facades
- Replacement windows and doors
- Reinstatement of façade tiling
- Internal reconfiguration
- Relocation of the kitchen
- New cool room and stores
- New lift
- Relocation and lavatory refits
- New terrace void with operable roof over
- Reconfiguration and alteration of the gaming room

The original stair will remain as is. The new door opening locations and sizes to the facades are partly based on the original drawings with glazed doors and operable windows above a glazed spandrel.

#### 6.1.3 First Floor

- Part demolition of internal walls
- Replacement of two of the balcony windows with door openings
- Internal reconfiguration
- New lift
- New openings to the southern extension

It is intended to provide an open space to the Liverpool Road side of the hotel and link this to the balcony with new openings. The new 'external' wall will be in the centre of the northern rooms and the walls will extend to the underside of the removed roof.

- Extension to the south above the single storey side wing

The extension will provide for new lavatories. The addition is set above the parapet and below the main cornice.

#### 6.1.4 Roof

- Part replacement of lower roof
- Part removal of the roof to the Liverpool Street frontage to form a void to the floor below
- New operable awning

The roof to be removed extends from below the main ridge to the balcony roof at Liverpool Street.

## 7.0 IMPACT OF THE PROPOSED DEVELOPMENT

### 7.1 GENERALLY

The Ashfield Hotel is a well-designed, Inter-War hotel that has strong presence in the local streetscape due to its size and imposing, upper elevations. The Hotel is relatively intact in form and detail externally but has been heavily altered internally at both levels.

Like many hotels in Sydney, the Ashfield Hotel is subject to the vagaries of changing patterns of trade, patron demographics and licensing laws. The original Hotel was rebuilt in 1927 to an Inter War style that provided for large bars to the ground floor and a cellular arrangement of bedrooms to the upper floor.

The Hotel has undergone extensive alterations and much of the internal fabric from the original hotel removed. The original layouts to the ground and first floor are no longer discernible though the upper floor retains a small section of its cellular arrangement and some original detail.

The ground floor facades have been extensively remodelled and all of the original fabric and detail removed and the facade rendered. The upper floor elevation is largely intact.

The aim of the works is to revitalize the Hotel with a comprehensive upgrade to both levels and a minor extension to the cellar to allow for additional storage and a lift. There is also a small extension to the south. The works to the upper floor continue the previous changes and aim to revitalize the upper floor and link the spaces to the Hotel proper in terms of use.

The works also include reinstatement of original openings to the ground floor façade and the reinstatement of wall tiling.

### 7.2 CELLAR

The cellar will be extended to the south to provide some additional storage space and allow for new lift. The cellar includes part of the original cellar but this was to the north and will not be affected by the works (see Figure 2.6).

The extension requires excavation under the ground floor but there are no known, archaeological remains in this area. The excavation should be the subject of the appropriate advice from a structural engineer to ensure the stability of the walls above particularly the Holden Street façade (noting that the excavation is set well inside of the external wall line and the southern boundary). The changes are relatively minor.

The cellar stair will be relocated but this appears to have been moved at some point and the change is neutral in heritage terms. The new stair is sensibly placed under the original stair and will allow ready access to the cellar.

### 7.3 GROUND FLOOR

The ground floor will be reconfigured throughout but there is little in the way of original fabric here and the original layout is no longer discernible. The original timber stair will be retained along with some of the main cross walls. Interestingly, the kitchen will be relocated to the location of the original kitchen and dining room (see Figure 2.7).



The gaming lounge in 202 Liverpool Road was built as a bottle shop for Toth's in the Inter War period and incorporated into the Hotel. It has been heavily altered and the original shopfront replaced. The interiors will be reconfiguration as per the main hotel but there are no significant elements here.

The later opening to the front elevation will be infilled to marry in with the new detail to the Hotel improving its presentation to the street but the brick parapet above will be retained signalling its early origins.



Figure 7.1 Gaming room at 202 Liverpool Road (to the left of the hotel)



Figure 7.2 Gaming room interior

The lift is very sensibly placed at the stair hall to serve all floors and will allow for DDA compliance with little impact on fabric.

Overall, the internal changes to the ground floor are neutral in heritage terms.

The reinstatement of openings to the ground floor façade in their original locations and form and the reinstatement of tiling to the lower walls is a very strong positive in heritage terms. Some doors require to be inset to allow for external door swings but this is a statutory requirement and it is clear from the original plans that some doors were inset.

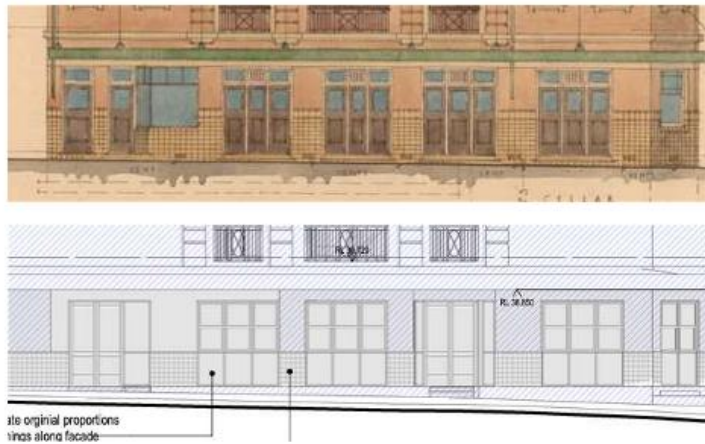


Figure 7.3 Comparative Liverpool Road elevation of original and as proposed



Figure 7.4 Comparative Holden Street elevation of original and as proposed

*Recommendation: Consideration be given to basing the new timber doors on the original detail*

7.4 FIRST FLOOR

The changes to the first floor are more comprehensive and will affect some sections of the earlier layout and fabric,

The upper floor was to a regular pattern of cellular rooms off a central hall with a sitting room to the street corner and service areas to the rear of the northern wing. Only the eastern part of the northern section retains part of its original layout and the bedrooms walls along the balcony façade have been partly removed.

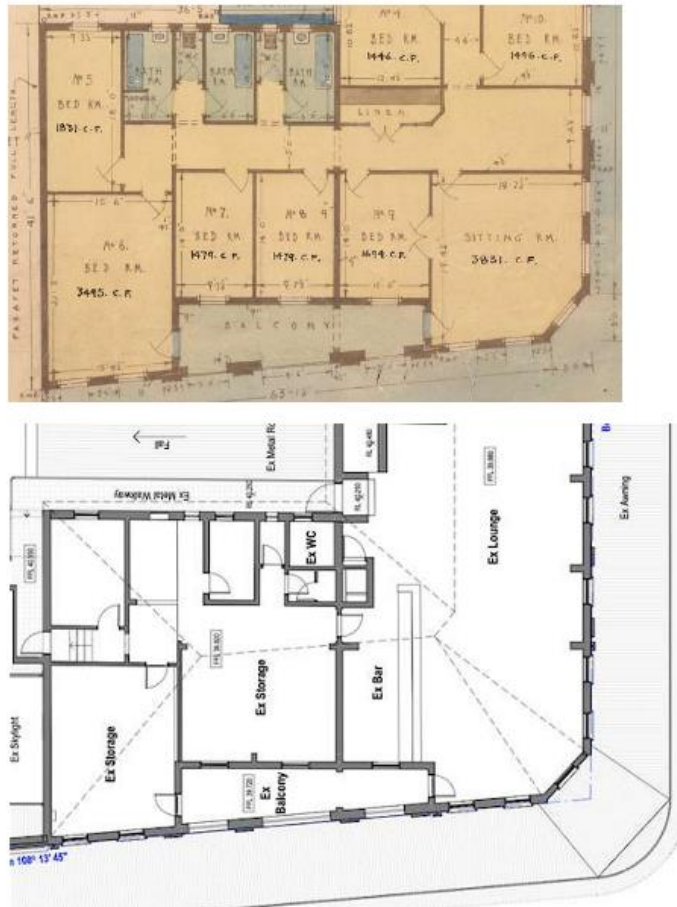


Figure 7.5 Comparative Plans of first floor original and current layout

The proposal aims to reconfigure the northern section into an open lounge with the new 'external' glass line set on the line of the wall to the former hall. The ceiling and roof above the northern section will be removed and the inner walls built up to meet the underside of the roof.

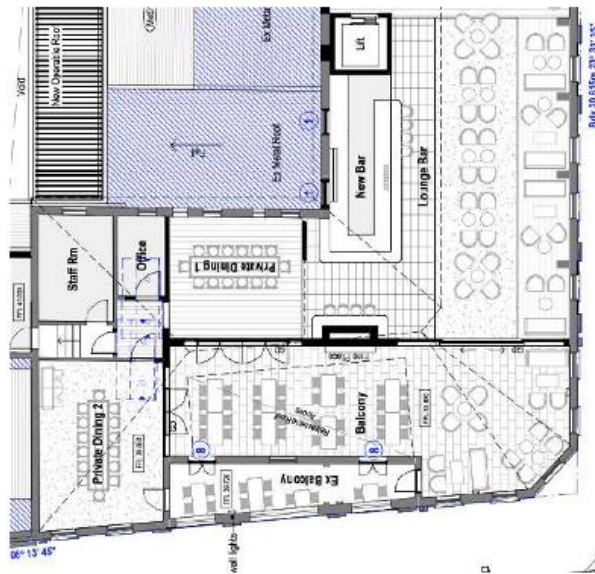


Figure 7.6 As proposed plan – first floor

Source: Architect DA1-1103

The ceiling to the central space and current bar has been replaced and though the cornice is to a period detail, this has either altered or replaced (see Figures 7.7 and 7.8 below).

The layout and detail the two eastern rooms and former bathroom will remain along with the original ceiling to the store (formerly a bedroom) that will become a private dining room with new doors to the 'external' space.



Figure 7.7 First floor bar looking north





Figure 7.8 First floor store – the windows are to the balcony. Note the reconfigured or replaced cornice



Figure 7.9 First floor eastern store - Note the original ceiling. The room will remain as is as a private dining room

The original balcony only served two bedrooms (in terms of access) and the change to the upper floor make far better use of the space with new openings to the north facing, inner wall of the balcony to allow for access.

The balcony will be connected to the new 'outdoor' space with the original bedroom doors retained at each end of the balcony along with the central window. The flat head windows here are to the common pattern that is retained in other sections of the first floor.



Figure 7.10 First floor balcony – end doors will be retained along with the central window

We have recommended that the roof and ceiling to the balcony be retained and this has been adopted in the current proposals and only part the sloping roof beyond will be removed (see below).

The proposal is an imaginative approach to providing external areas to the upper floor to attract patrons and provide high quality indoor and outdoor seating areas connected to the balcony.

The roof access door from the existing stair (that was a window originally) will be blocked and new opening formed in the south wall to access the southern addition but the changes are minor.

Other changes to the first floor are occurring in areas that have been heavily altered and are neutral in heritage terms.

*Recommendation:*

- *Original doors and joinery be salvaged for reuse in the new works*



### 7.5 ROOF

The roof to the hotel is low pitched and not highly visible from the street due to the high parapet and the changes to the roof and the new, vertical infill walls may only be visible in longer views from the west.



Figure 7.11 View from across Liverpool Road – the roof cannot be seen

The changes introduce a contemporary element into the upper floor in terms of spatial arrangement but pay due regard to the significant elements and external form and detail.

Weather protection for floors is provided by operable screens/shades set in the plane of the removed roof that will close in inclement weather.

7.6 SOUTH ADDITION

There is a small addition over the single storey section to the south of the hotel.



Figure 7.12 Single storey section to the south, partly hidden by the bus shelter



Figure 7.13 Original elevation to the southern wing

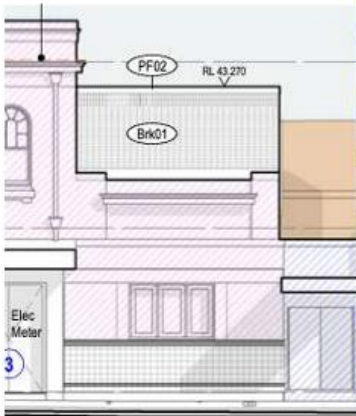


Figure 7.14 As proposed elevation

Source: Architect Drawing DA1-3002

The lower section will remain as is (tiling reinstated) and the addition set just inside of the parapet line. The addition is to a simple form and detail and is set well below the main cornice to the hotel to ensure it remains a subservient element.

7.7 INNER WEST LOCAL ENVIRONMENTAL PLAN 2022 (IWLEP)

7.7.1 Impact of the Heritage item

The Hotel is a heritage item but the listing sheet does not contain an assessment or statement of significance nor any management guidelines.

Based on the above, we consider that the proposals will maintain the significance of the hotel and pay due regard to its level of intactness and the extant, significant elements. The façade works to the ground floor are a very strong positive in heritage terms and will enhance the significance of the place.

The alterations to the roof will not be highly visible and the majority of the tiled roofs will be retained along with the flat roof over the Liverpool Road balcony.

7.7.2 Impact upon Heritage Items in the Vicinity

There are a number of heritage items close to the subject site but the works are largely internal with only a minor change to the southern section.

Controls for development in the vicinity of heritage items are contained in Chapter E2 of the Ashfield Comprehensive DCP. The proposals are assessed against the relevant controls below:

	<i>Objective/Control</i>	<i>Comment</i>
1.8	<i>Development in the Vicinity of Heritage Items</i>	
C1	<i>Be designed to respond to the setting, setbacks, form, scale and style of nearby heritage items.</i>	There is a minor, first floor addition to the south that is slightly inset to the alignment of the floor below and that is well scaled to remain a subservient element to the Hotel
C2	<i>Maintain significant views to and from the heritage item.</i>	No impact
C3	<i>Ensure adequate setbacks from the site of the heritage item to retain its visual setting.</i>	The sites are well separated
C4	<i>Retain original or significant landscape features that are associated with the heritage item or that contribute to its setting.</i>	No impact
C5	<i>Use materials, finishes and colours selected to avoid strong contrast with the heritage item in order to retain the visual importance or significance of the heritage item.</i>	The small addition is sympathetic to the form and detail of the current hotel and will have no impact on the setting or significance of the items
		The changes to the lower elevations to the Hotel reflect the original facade detail to the Hotel and will improve its presentation to the street

We consider that the works will have no impact on the setting or significance of the items.

7.8 2013 COMPREHENSIVE ASHFIELD DEVELOPMENT CONTROL PLAN (DCP)

Controls for alterations to heritage items are contained in Chapter E2 of the Ashfield Comprehensive DCP. The proposals are assessed against the relevant controls below:

	Objective/Control	Comment
2	Heritage Items	
2.2	External Form and Setting	
O1	Ensure changes to heritage items are based on an understanding of the heritage significance of the heritage item.	Complies. This report provides the research to understand the history and significance of the property and guide change.
O2	Ensure significant elements and features of heritage items are retained and conserved.	Complies
O3	Ensure development is sympathetic to significant features with particular regard to bulk, form, style, character, scale, setbacks and materials.	Complies
O4	Encourage reinstatement of missing significant details and the removal of unsympathetic changes.	The works to the ground floor facades are a strong positive in heritage terms and are based on known, original detail (see recommendations above)
O5	Allow changes to the rear of heritage items where the new work does not impact on the heritage significance of the heritage item.	Complies. The addition is to the side and retains the primacy of the main elevations
O6	Ensure that new uses of heritage items are compatible with the fabric and heritage significance of the item.	Complies. No change to current use.
O7	Encourage changes to significant parts of the place to be reversible where possible.	Complies. The works are unlikely to be reversed and the hotel has been heavily altered
O8	Retain significant settings, garden and landscape features and details.	There is no landscaping on the site
C1	Retain features (including landscape features) that contribute to the significance of the item.	Complies
C2	Remove unsympathetic elements and reconstruct significant elements where possible or appropriate	N/A
C3	New work is to be consistent with the setback, massing, form and scale of the heritage item	Complies
C4	Retain significant fabric, features or parts of the heritage item that represent key periods of the item.	Complies
C5	Alterations and additions are to be generally located away from original and intact areas of the heritage item	Complies
C6	Maintain the integrity of the building form (including the roof form and profile) so that the original building is retained and can be clearly discerned, particularly when viewed from the public domain.	Complies. The roof changes will not be highly visible and the majority of the pitched roofs and the flat roof to the balcony are to be retained
2.3	Interior Elements of Heritage Items	
C1	Minimise change to significant internal room configurations, layouts and finishes of heritage items.	Complies – The changes reflect the heavily modified interiors but retain significant elements
C2	Generally retain original significant building entrances and associated hallways.	The original pattern of street openings will be partly reinstated

	<i>Objective/Control</i>	<i>Comment</i>
C3	<i>Locate changes away from main rooms that have intact or significant features.</i>	Complies
C4	<i>New openings in internal walls must retain the structural integrity of the building and should retain significant ceilings and cornices. The ability to interpret original wall positions and room proportions is desirable.</i>	The changes reflect the heavily modified interiors but retain significant elements
C5	<i>Retain internal original or significant features including joinery, door sets, fireplaces, flooring, decorative plasterwork, ceilings, etc.</i>	Complies or capable of compliance
C7	<i>Allow for reversibility of internal changes to significant areas where possible.</i>	See above

We consider that the proposal meets the heritage objectives and controls in the DCP.

**8.0 SUMMARY AND RECOMMENDATIONS**

**8.1 SUMMARY**

Overall, we consider that the proposals are a sensibly planned and detailed upgrade of a heavily modified, Inter War hotel. The works are concentrated in areas that have been previously altered and the removal of extant, original fabric is limited and well considered to allow a sensible upgrade and reconfiguration of the Hotel. Where change in original areas is proposed this is to be signalled in the new layout.

The proposal will have a very limited impact on the significance of the Hotel and the primary aim of proposals is to support the ongoing use and long-term conservation of the Hotel.

The street presentation of the hotel will be maintained and the replacement and reinstatement of the external openings and wall tiling to a more appropriate detail is a strong positive in heritage terms.

We consider that the proposal will have a limited and acceptable impact on the significance of the hotel, no impact on the setting or significance of the heritage items in the vicinity and are in accordance with the heritage provisions of the DCP.

In heritage terms, we would recommend that the proposal be approved.



JOHN OULTRAM

9.0 APPENDIX A - OWNERS 1922-1980S WITH PREAMBLE

Auto Folio 100/1069001 (Source: NSW Land Registry Services)

Year	Owner
1794	3rd October CROWN GRANT Parish of Petersham 100 acres William Paterson Prior titles not searched
1877	27th June CERTIFICATE OF TITLE Vol. 284 Fol. 191 William Lobb, Botany, gardener 3 roads 37 perches
	<b>As to No. 204 Liverpool Road</b>
	<b>As to No. 202 Liverpool Road</b>
1878	14th May Dealing 28521 Transfer of part Adolph Shadler
1883	38th August Dealing 71999 Transfer of part Ann Lobb, wife of William Lobb
1878	11th June CERTIFICATE OF TITLE Vol. 342 Fol. 214 39&3/4 perches Adolph Shadler, Sydney, baker
1883	8th October CERTIFICATE OF TITLE Vol. 669 Fol. 66 2 roads 37&1/2 perches Ann Lobb, wife of William Lobb, Botany, landowner
1886	11th March Dealing 105048 Lease of part Castlemaine Brewing Malting and Wine Spirit Co Ltd
1891	24th November Dealing 188743 Lease of part Australian Brewery and Wine and Spirit Co Ltd
1897	29th January Dealing 262153 Transfer John William Gillespie, Sydney, merchant
1900	11th December Dealing 362055 Lease of part Shadler Ltd
1902	14th December Dealing 369708 Transfer Augusta Bertha Adolphine Jessen, wife of Fritz Jessen, Germany, medical practitioner
1904	9th December Dealing 398869 Transfer Anna Louisa Shadler, Switzerland, spinster



Year	Owner	
	As to No. 204 Liverpool Road	As to No. 202 Liverpool Road
1913	11th August Dealing A45191 Lease Tooth & Co Ltd	
1916		27th November Dealing A282540 Transmission Perpetual Trustee Co Ltd
1917		5th April CERTIFICATE OF TITLE Vol. 2748 Fol. 113 Plan 40707 (L) 39&3/4 perches Perpetual Trustee Co Ltd
1917		14th June Dealing A318901 Transfer Samuel John Service, Ashfield, master baker
1917		22nd August Dealing A335745 Lease of part Joseph Herman Kreckler, Ashfield, fishmonger
1922	21st December Dealing A894510 Transfer of part George Lobb and William Lobb	
1923	30th August CERTIFICATE OF TITLE Vol. 3497 Fols. 113 & 114 Lot A in Dealing A894511 George Lobb, Hay, storekeeper Thomas Lobb, Windsor, storekeeper	
1923	15th December Dealing B34850 Transfer Tooth & Co Ltd	
1924	14th January CERTIFICATE OF TITLE Vol. 3548 Fol. 204 Lot A in Dealing A894511 38&1/2 perches Tooth & Co Ltd	
1928		22nd November Dealing B751235 Lease of part Laws Ltd
1929		13th July Dealing B852923 Transfer Sybal Nasaf Marten, Ashfield, gentleman, and wife Rose
1936		4th March Dealing C418721 Transfer of part
1936		15th April CERTIFICATE OF TITLE Vol. 4754 Fol. 182 Lot A in Dealing C418721 7&3/4 Perches Frank Garnet Cox, Sydney, real estate agent

ASHFIELD HOTEL, ASHFIELD

HERITAGE IMPACT STATEMENT

Year	Owner	
	As to No. 204 Liverpool Road	As to No. 202 Liverpool Road
1936		2nd June Dealing C426727 Transfer Tooth & Co Ltd
	<b>As to Nos. 202-204 Liverpool Road</b>	
1948	19th May CERTIFICATE OF TITLE Vol. 5829 Fol. 15 Lot A in Dealing A894511 Lot A in Dealing C418721 16 6&1/4 perches Tooth & Co Ltd	
1980	24th September CERTIFICATE OF TITLE Vol. 14237 Fol. 144 Lot A in Deposited Plan 173296 Lot A in Deposited Plan 332622 1170m2 Tooth & Co Ltd	
1990	7th June Dealing Z48872 Transfer Viewcap Pty Ltd	
	Auto Folio 100/1069001 not searched	

JOHN OULTRAM HERITAGE & DESIGN

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Version: 1, Version Date: 06/03/2025

**10.0 APPENDIX B – RESPONSE TO INNER WEST COUNCIL'S RFI**

The RFI is dated 10<sup>th</sup> January 2025 and contains a number of heritage matters that are addressed below. The response is based on a revised set of drawings shown below:

<b>Drawing List - Development Application</b>				
<b>Status</b>	<b>Sheet Number</b>	<b>Rev</b>	<b>Rev Date</b>	<b>Sheet Name</b>
DA	DA1-0001	10	13/02/25	Cover Sheet & Drawing List
DA	DA1-0002	02	07/11/24	General Notes & Abbreviations
DA	DA1-0501	05	08/11/24	Site Plan
DA	DA1-1001	05	07/11/24	Basement Plan - Existing & Demolition
DA	DA1-1002	08	08/11/24	Ground Floor Plan - Existing & Demolition
DA	DA1-1003	08	12/02/25	Level 01 Plan - Existing & Demolition
DA	DA1-1004	07	07/11/24	Roof Plan - Existing & Demolition
DA	DA1-1101	09	12/02/25	Basement Plan - Proposed
DA	DA1-1102	10	12/02/25	Ground Floor Plan - Proposed
DA	DA1-1103	09	12/02/25	Level 01 Plan - Proposed
DA	DA1-1104	07	07/11/24	Roof Plan - Proposed
DA	DA1-3001	08	12/02/25	North Elevation - Existing & Proposed
DA	DA1-3002	09	12/02/25	West Elevation - Existing & Proposed
DA	DA1-3003	08	12/02/25	South Elevation - Existing & Proposed
DA	DA1-3004	08	12/02/25	East Elevation - Existing & Proposed
DA	DA1-4001	06	12/02/25	Section 01 - Existing & Proposed
DA	DA1-4002	06	12/02/25	Section 02 - Existing & Proposed
DA	DA1-4003	06	12/02/25	Section 03 - Existing & Proposed
DA	DA1-4004	06	12/02/25	Section 04 - Existing & Proposed
DA	DA1-4005	04	12/02/25	Section 05 - Existing & Proposed
DA	DA1-4050	01	12/02/25	Section - Lift Shaft
DA	DA1-8000	03	12/02/25	Kitchen & Wash Up & BOH Detail Plan
DA	DA1-9001	06	07/11/24	Area Plan
DA	DA1-9002	06	12/02/25	Occupancy Area Plan
DA	DA1-9010	03	12/02/25	External Materials, Colours and Finishes
DA	DA1-9011	01	12/02/25	Facade Detail
DA	DA1-9012	01	12/02/25	Signage Schedule
DA	DA1-9015	02	13/02/25	Photomontage
DA	DA1-9016	01	12/02/25	Visual Impact Assessment - Proposed Roof
DA	DA1-9017	01	12/02/25	Roof Terrace Precedents

prepared by H & E Architects.

10.1 ROOF

*Comment (a) The removal of the main roof form is not supported and the retractable roof over this area is to be deleted. If a roof top terrace is to be sought, consideration could be given if it is to be located to not involve the removal of the original roof form.*

Response: The economic side of the intent of the roof removal is discussed above. The use of rooftop areas to Hotels for bar and lounges have been an ongoing trend in Hotels for a number of years and this has been carried out successfully at the state listed Glenmore Hotel in the Rocks and the KB Hotel in Foveaux Street, Surry Hills. In these instances the roofs were flat and were used for laundries and drying area.

This approach is not always possible depending on site constraints and an alternative is to remove part of the original roof to provide an 'outdoor space' within the hotel and this has been done at the Strawberry Hills Hotel in Elizabeth Street, Surry Hills

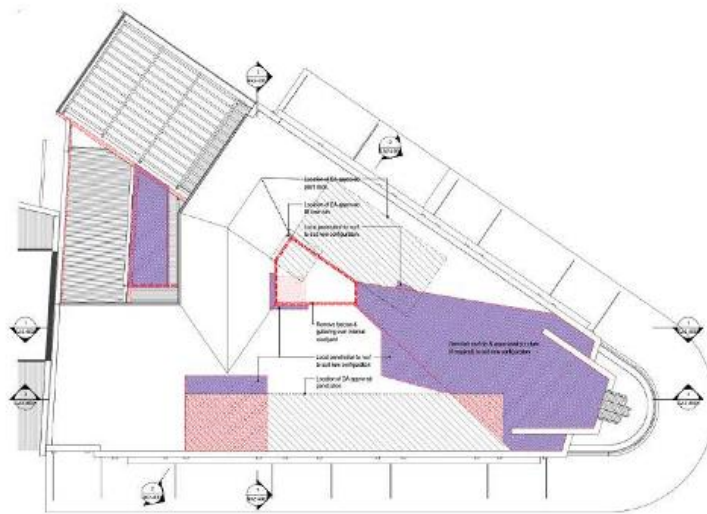


Figure 10.1 Strawberry Hills Hotel, Surry Hills



Figure 10.2 Strawberry Hills Hotel, Surry Hills - first floor deck





2 Roof

Figure 10.5 Robin Hood Hotel, Charing Cross – Plans showing part of the roof to be removed with operable roof

Source: Architect



Figure 10.6 Robin Hood Hotel, Charing Cross – Image showing roof and interior to the first floor on completion of the works

Other precedents are shown on Drawing DA1-9017.

In that instance the roof was set behind a parapet falling inwards and was not visible from the street.

For the Ashfield Hotel the section of roof to be removed is very discrete and will not be highly visible from the street as the building has high parapets.





EXISTING



PROPOSED

Figure 10.7 View looking southeast along Liverpool Road. The roof cannot be seen

Source: Architect DrawingsDA1-9015

The open area is defined by a new walls set on the original alignment of the central wall and further walls and nib walls could be introduced to signal the earlier arrangement here. A wall between two bedrooms has previously been removed but has been signalled by a nib wall.

There is some loss of fabric but the ceilings in this area have been replaced. The more intact ceilings to the new private dining room will be retained. The roof is very large and only a small portion is to be removed and this is set below the ridge and above the roof to the current balcony.

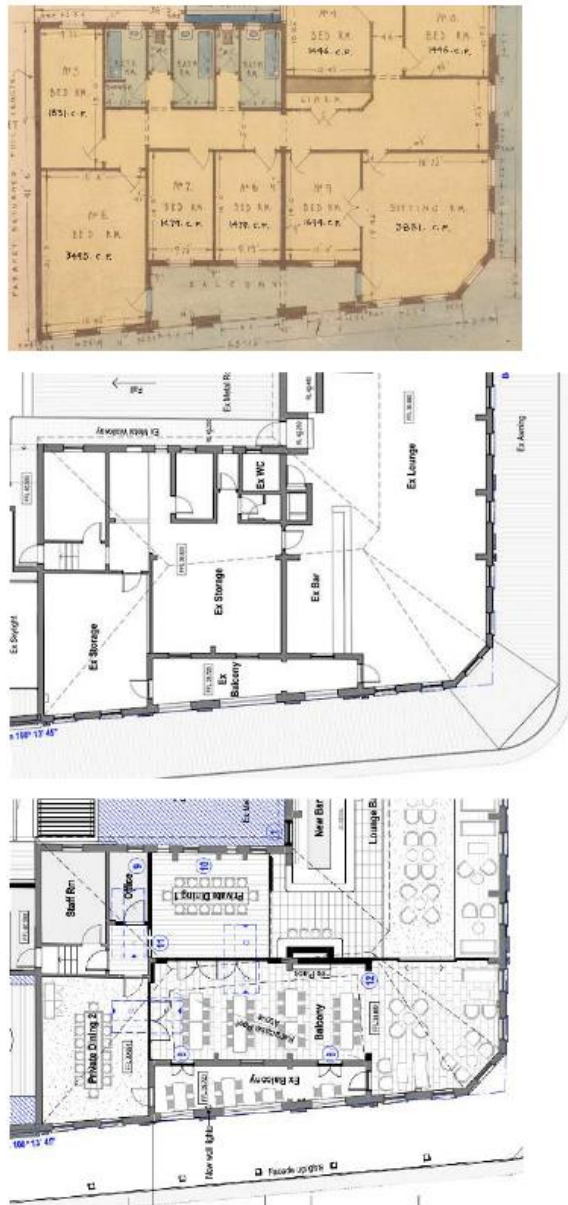


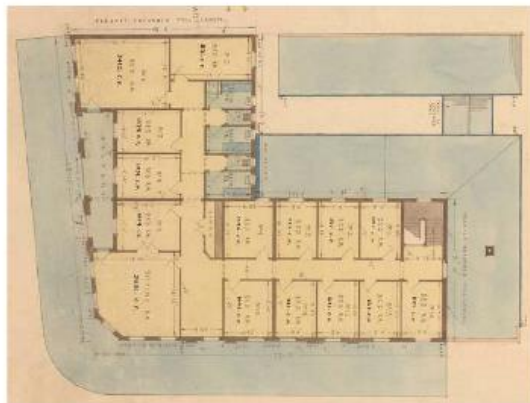
Figure 10.8 Comparative Plans of first floor original, current and proposed. Note the staff room, private dining room and office are to the original layout. Nib walls have been retained/ added to signal the three room arrangement

10.2 FIRST FLOOR FABRIC

Comment (b) The first floor is to be redesigned to retain evidence of the room layout in the east wing and the surviving detailing. This includes the retention of all surviving external window sashes and door openings

Response: The removal of the ceiling and roof structure is discussed above.

The first floor was originally a cellular arrangement of bedrooms but has been heavily altered with many of the bedroom walls removed.



ORIGINAL



CURRENT

Figure 10.9 Comparative Plans of first floor

Only sections the small rooms to the south in the northern wing and the and the two bedrooms to the east remain. Two bedrooms in the southern section have been converted to bathrooms and the stair has been enclosed.



Figure 10.10 View looking south in main lounge



Figure 10.11 Surviving door the eastern store – this will be reused in the new office



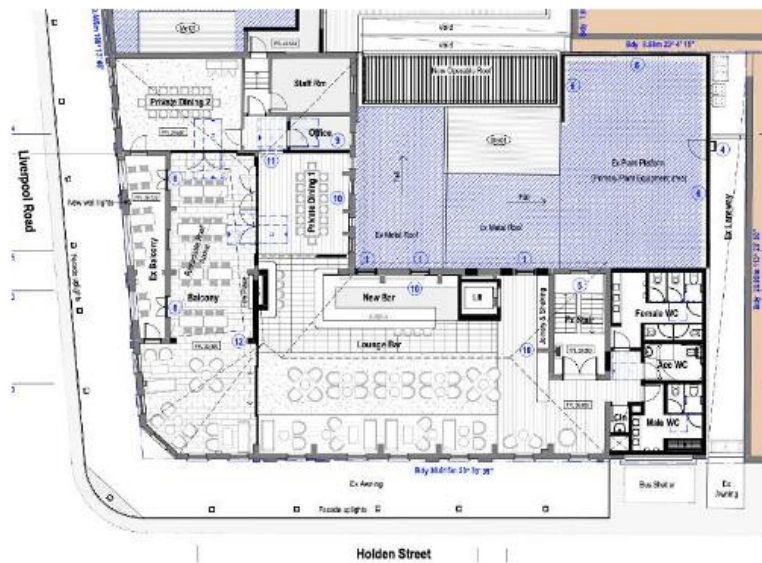


Figure 10.12 Proposed plans first floor

Source: Architect Drawing DA1-1103

The two small rooms to the south of the northern wing will be removed with nib walls retained to signal their location.

The eastern bedroom will be retained along with former bedroom adjoining (staff room) and the adjoining office. These room are the most intact at the first floor.

As noted above, the new wall to the internal balcony will be set on the line of the former hall wall and the nib wall retained that signals the original, two room arrangement. A wall could be added to the western side of the 'balcony' to reinstate the third bedroom wall.

Two windows to the original balcony will be replaced with doors but the change is relatively minor and will allow better access to the balcony from what are now lounge bars. The window between retained to signal the former detail.

The glazed doors to each end of the original balcony will be retained along with all windows to the main facades.



Figure 10.13 Current northern store to become part of the internal 'balcony'. The window to the right will be retained. Note the nib wall to the former wall to the bedroom. The cornices here have been altered and are not original



Figure 10.14 Current northern store with door to the balcony. This room will remain as is



10.3 FAÇADE WORKS

*Comment: The restoration and refurbishment of the façade will provide a welcome update to the heritage item, however, it is considered that the materials and finishes proposed have not been based of historical research and no rationale for the choices have been provided. The use of modern paint in particular is not appropriate for a building of this age and the use of dark brown subway tiles above the tiled dado is not supported, as this area was not originally tiled.*

*Response: The ground floor facade has been completely altered and the works are more than just 'welcome' - they are very significant conservation works.*



Figure 10.15 Original elevation drawings. The lower section of wall was tiled (colour not known) and the upper section is coloured as brick



Figure 10.16 The Ashfield Hotel was completed in 1927 and is depicted in its original condition in this photograph of 1930. Note the lighter tiles and darker wall above. The render appears to be in a lighter colour

Source: Noel Butlin Archives Centre Tooth and Co Collection

No information was seen in the Noel Butlin Archives noting the original colours or materials for the facades.



The details are not an exact match to the original as they are modern elements but will significantly improve the presentation of the Hotel and are a suitable interpretation of the period detail.

The selected tiles are shown below that are good representation of the original detail with a matt brick tile above the lighter, lower tiling to reproduce the original detail.



**Tii01**  
 External wall tile dado  
 Glazed ceramic tile;  
 light & dark pattern  
 to heritage detail



**Tii02**  
 External wall tile  
 Matt ceramic tile, brick  
 pattern and tone to match  
 existing brickwork

Figure 10.18 Tile selection

Source: Architect Drawing DA1-9010

10.4 OTHER MATTERS

10.4.1 Conservation Management Plan

*Comment:* A Conservation Management Plan (CMP) is required that identified the significant fabric in more detail and includes detailed research to determine appropriate colours and finishes. The CMP is to be prepared in accordance with the standard CMP format established by Dr JS Kerr.

*Response:* The HIS contained a detailed history of the place, identified original elements and later changes and provided an assessment of significance using the standard Heritage Manual criteria. The Hotel has been very heavily altered and there would seem to be little purpose in providing a CMP that would provide little in terms of analysis and assessment above what is contained in this report.

10.4.2 Tiling

*Comment:* The reinstated tiles should be based on historic evidence. The use of dark brown subway tiles above the tiled dado is not supported.

*Response:* This is discussed above and the tiling and wall treatment clarified.

#### 10.4.3 Southern Addition

*Comment: The use of blond bricks is not supported, as these are not in keeping with the architectural character of the building.*

Response: The bricks were selected to clearly signal that the addition was new and not match the existing hotel. The materials has been altered to render.



Figure 10.19 Treatment of side addition to Holden Street

Source: Architect Drawing DA1-9010

#### 10.4.4 External Painting

*Comment: External render is to have an appropriate breathable finish, not a modern paint*

Response: Noted.

#### 10.4.5 Research

*Comment: Hotel industry publications (State Library of NSW) and the detailed files on the building (held at the Noel Butlin and/or Tooth archives) should be examined to determine the original colours and decorative schemes*

Response: This is discussed above. All relevant information sources have been consulted including the Noel Butlin Archives in Canberra.

#### 10.4.6 Schedule of Conservation Works

*Comment: A more detailed schedule of conservation works will be required to the façade, including more appropriate breathable treatments than modern paints*

Response: A Schedule of Conservation Works will be provided. It is assumed that breathable paints are not required for joinery elements.

10.4.7 Basement Expansion

*Comment:* The proposal includes the expansion of the existing basement to accommodate the construction of a new lift, staff room, storage and stairs. The extension of the basement is acceptable; however, the site may potentially retain evidence of past buildings on the site. More detailed historical research should be undertaken to determine the past sequence of buildings on the site, including sourcing survey notes and subdivision plans. This research should be detailed in the CMP with any recommendations for excavation works.

*Response:* The HIS contained detailed history of the site including the former Hotel and early subdivisions.

The original drawings for the current Hotel clearly show that only part of the cellar was retained (see Figure 2.6) with the drawings noting *Existing cellar walls shown with hatched lines and new work shown in black*. The building above was completely demolished.

10.4.8 Lift Overrun

*Comment:* The proposal includes the installation of a lift within the existing building which will service the basement, ground and first floor. While it is noted that the existing building has high floor-to-ceiling heights on the first floor, a section plan of the lift has not been provided which shows the lift overrun and the full extent of excavation required for below the lift. To ensure that the lift will not result in the removal of significant fabric, it is requested that a sectional plan which shows the full extent of the lift shaft is provided

*Response:* The lift has no overrun that penetrates the roof as shown on an additional drawing.

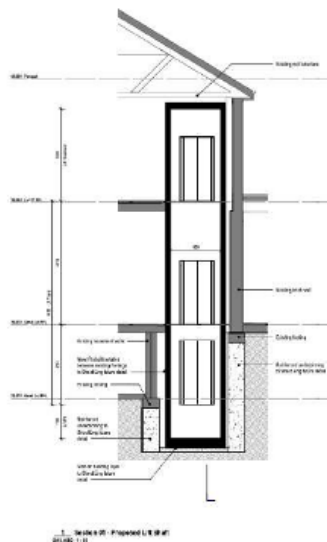


Figure 10.20 Lift section

Source: Architect Drawing DA1-4050



### 10.5 SUMMARY

Overall, we consider that the proposals are a sensibly planned and detailed upgrade of a heavily modified, Inter War hotel. The works are concentrated in areas that have been previously altered and the removal of extant, original fabric is limited and well considered to allow a sensible upgrade and reconfiguration of the Hotel.

The design has been altered to:

- Increase the extent of retained elements and reinstate nib walls to signal former layout
- Provide more detail on the proposed treatment of external doors
- Clarify the treatment of tiling and walls above with colours that relate strongly to the original
- Replace the brick to the southern addition with render
- Clarify the lift details

The reinstatement of the external openings and wall tiling to a more appropriate detail is a very strong positive in heritage terms.

The removal of the ceiling and roof to the first floor is very limited and the majority of the roof will be retained. The opening to the roof will not be highly visible from the street but the change will revitalize what are moribund areas of the Hotel.

We consider that the proposal will have a limited and acceptable impact on the significance of the hotel, no impact on the setting or significance of the heritage items in the vicinity and are in accordance with the heritage provisions of the DCP.

In heritage terms, we would recommend that the proposal be approved.



JOHN OULTRAM