

Attachment E

Submissions

From: Joshua Steele [REDACTED]
Sent on: Sunday, December 21, 2025 9:47:10 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2025/1210 - 158-160 Abercrombie Street REDFERN NSW 2016 - Attention Christina Robinson

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi Christina,

I am writing as a local resident in support of the development application relating to The Eveleigh Hotel.

*D/2025/1210
158–160 Abercrombie Street, Redfern NSW 2016*

I am the Chairperson of the Strata Committee for a residential building that is within direct line of sight of the pub. This makes me one of the venue's most immediate neighbours, and I feel well placed to comment on its role within the local community.

I genuinely love The Eveleigh Hotel. It is one of the most vibrant and welcoming places in the neighbourhood and plays an important role in fostering a strong sense of community. It is a place where locals gather, where people run into neighbours and friends, and where the area feels active and alive.

The outdoor seating in particular is highly coveted and deeply loved, both by me personally and by the wider community. It contributes enormously to the character of the street and to the social life of the area. Seeing people enjoying the space adds to the sense that this is a lived-in, connected neighbourhood.

The venue's music offering is also very important to me. The programming enriches my experience of living here and adds cultural value to the neighbourhood. It is something I actively appreciate and seek out, and it meaningfully contributes to my enjoyment of the area.

Equally, the food offering at The Eveleigh Hotel matters a great deal to me. It is a place I regularly choose to eat, and having a reliable, high-quality local food option within walking distance has a real impact on my day-to-day quality of life.

As one of the venue's closest neighbours, I strongly support the proposal to change the use of the first floor and increase its capacity.

It is an asset to the community and an important part of what makes this area such a good place to live.

Thank you,
Josh Steele
44-52 Vine Street, Darlington

From: sean hickey [REDACTED]

Sent on: Tuesday, December 23, 2025 1:06:18 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2025/1210 - 158-160 Abercrombie Street REDFERN NSW 2016 - Attention Christina Robinson

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Dear Council Assessments Officer,

I am a long-term resident of the Redfern area (over 30 years) and live in close proximity to The Eveleigh Hotel on Abercrombie Street. I strongly object to the proposed development application D/2025/1210, particularly any extension to the hotel's hours of operation and increase of capacity

My objections are based on the following ongoing issues, which I believe would be significantly worsened by extended trading hours:

1. **Overcrowding of footpaths and pedestrian safety risks** Patrons regularly spill out onto the footpaths outside the hotel on both Abercrombie Street and Vine Street when the venue is busy. This forces pedestrians, including myself, to walk on the road to pass by, creating unsafe conditions, especially at night or during peak times.
2. **Noise disturbance and reduced amenity** When the hotel is busy, patrons (sometimes holding drinks) move away from the entrance along Abercrombie Street to make phone calls in a quieter area. This increases noise levels along the street, affecting my comfort and privacy. As a healthcare worker on shift work, I am particularly impacted by late-night noise from the venue, which regularly disturbs my sleep and overall well-being.
3. **Smoking and litter** Patrons frequently smoke along Abercrombie Street and discard cigarette butts on the footpath or into nearby garden beds, contributing to litter and an untidy street environment.

These issues have become more noticeable in recent years, despite my long residency in the area. Extending the hours of operation would intensify these problems, further impacting residential amenity, public safety, and the local environment in this mixed-use neighbourhood.

I request that the application be refused, or at minimum, that no extension to trading hours be approved.

Thank you for considering my submission. I am available to discuss my concerns further if required.

Yours sincerely,

Sean Hickey

170 Abercrombie St

Redfern 2016

[REDACTED]

From: Joe Lundy <[REDACTED]>
[REDACTED]
Sent on: Saturday, January 3, 2026 12:12:27 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2025/1210 - 158-160 Abercrombie Street REDFERN NSW 2016 - Attention Christina Robinson

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To whom it may concern

I write in support of the above development application. As a resident of Darlington and frequent patron of the Eveleigh Hotel I am fully supportive of the proposed change of use and increase in patron capacity.

In five years living in Darlington, I have observed the staff and owners of the Eveleigh to be responsible community members, adhering carefully to the security, patron, and noise management guidelines they have identified in their development application.

The Eveleigh Hotel is an important feature of the Darlington community and I support its application to expand and strengthen its ongoing viability.

Yours sincerely

Joe Lundy
Darlington Resident

From: Rachael F Frazer [REDACTED]
[REDACTED]
Sent on: Thursday, January 8, 2026 4:21:59 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2025/1210 - 158-160 Abercrombie Street REDFERN NSW 2016 - Attention Christina Robinson

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Good Afternoon DA submissions,

I live on the street behind the hotel, the place where I cop noise now from the street drinking portion, the place where I now cop noise from more drunk people then before, even when this suburb was markedly rougher.

The lack of security to ensure liquor licence compliance, is very disturbing, to have drunken idiots till midnight every night of the week for us shift workers is a slap in the face.

I'd like to encourage businesses, but watching unhindered adults drink in a public council park because staff aren't capable of ensuring patrons are compliant.

I don't see any information about noise reduction in the top floor with windows that face the terraces on Hugo street, the music currently held in the lower portion of the pub already infringes my joy of the place I reside in.

Let's add these issues to the non existent delivery zone and dangerous blocking of vine street to deliver beer to the pub, why was the loading zone removed?

I do have multiple occasions of non compliance on my doorbell camera, those street benches are used past appropriate times.

I look forward to some answers to these concerns

Regards,
Rachael Frazer
[REDACTED]

From: Betty Howe [REDACTED]
[REDACTED]

Sent on: Monday, January 12, 2026 2:42:09 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2025/1210 - 158-160 Abercrombie Street REDFERN NSW 2016 - Attention Christina Robinson

Urgent: High

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To Christina Robinson,

I am writing to formally object to the proposed Change of use of the first floor residence, and the increase to patron capacity of The Eveleigh Hotel, located at 158-160 Abercrombie St, Redfern NSW 2016, as outlined in the recent application.

I am a local resident in close proximity to the premises, and I am concerned about the likely negative impact these changes would have on the surrounding area.

My objections are based on the following grounds:

- **Noise Disturbance**

An increase in operating hours and/or patron numbers is likely to result in increased noise levels, particularly during late evening and night-time hours. This includes noise from patrons leaving the premises, outdoor areas, and associated activities, which would significantly affect nearby residents' amenity and ability to enjoy peaceful use of their homes.

- **Public Nuisance and Antisocial Behaviour**

A higher capacity may lead to an increase in antisocial behaviour, including loud conversations, shouting, and disorderly conduct, especially after closing time. This has been an issue in the past and is likely to worsen if the proposed changes are approved.

- **Traffic and Parking Issues**

Increased patronage would place additional strain on already limited local parking and may lead to congestion, illegal parking, and safety concerns for pedestrians and residents.

- **Impact on Residential Amenity**

The proposed changes are not in keeping with the predominantly residential nature of the surrounding area and would negatively impact the overall quality of life for local residents.

Given these concerns, I respectfully request that the application be refused, or alternatively, that strict conditions be imposed to mitigate the impact on nearby residents, including limits on operating hours, patron numbers, and noise management.

Thank you for considering my objection. I would appreciate being kept informed of any decisions or hearings related to this application.

Yours faithfully,
Elizabeth Evans

202 Abercrombie St, Redfern NSW 2016



From: Rachael Frazer [REDACTED]
[REDACTED]

Sent on: Tuesday, January 13, 2026 7:14:41 PM

To: DASubmissions <dasubmissions@cityofsydney.nsw.gov.au>

Subject: Eveleigh hotel expansion DA/2025/1210

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Good evening Team,

I previously wrote in regard to this DA with questions and curiosity, then last weekend happened, I now am very strongly opposed to such a ridiculous idea in my formerly mostly quiet neighbourhood.

Last weekend, the noise from the top floor was ridiculous, even with my windows and doors closed, the footpaths were filled with people making use of public footpaths impossible, and I would be very surprised if the people sitting on the outdoor drinking area concrete fence have not been injured, traffic passes next to these idiots.

Hearing from my house that staff were struggling to keep the crowd under control gives me zero confidence in how this venue will be managed in future.

This small area is not at all appropriate as a large venue with official noise until midnight every night, those idiots on the weekend stared out in the street for hours waiting for ways home.

No thanks.

Regards,
Rachael Frazer

From: chris smith [REDACTED]
Sent on: Thursday, January 15, 2026 10:15:53 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Proposed Eveleigh Hotel Expansion (D/2025/1210)

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Attention Christina Robinson

I am writing to oppose/refuse the expansion of the Eveleigh Hotel.

My reasons are as below:

Drug bags are left on the ground in the outside area after Thursday, Friday and Saturday nights.

Excess noise from intoxicated people walking up Hugo street late at night during the school week, [REDACTED]
[REDACTED]

Intoxicated people have been spilling out onto the road and not moving when attempting to drive along Vine street, and Abercrombie street, I have been abused and had beer thrown at my car from people who stood in front of my car on the road, [REDACTED]
[REDACTED]

The foot path is constantly blocked on Vine street and Abercrombie street by intoxicated people who are also smoking, this is not a healthy environment for local people and especially children to walk through.

I have noted this email and also sent a copy to my solicitor to file for future references.

I have lived in Hugo street for eleven years and I am anxious about sustaining an injury it even worse.

Yours sincerely

Local Resident

Sent from my iPhone

From: <young-sunh[REDACTED]>
Sent on: Thursday, January 15, 2026 10:13:02 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: PROPOSED EVELEIGH HOTEL EXPANSION (D/2025/1210)

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

ATTENTION: CHRISTINA ROBINSON

PLEASE DO NOT APPROVE THIS PROPOSAL.

I'm a resident across from the Eveleigh Hotel and it is already noisy and loud right now! I hate to think what the increased noise levels will be when they expand and have the capacity for more people - patrons at the moment are loud and when the pub closes, they linger on the streets to carry on conversations in a loud and disruptive manner and if they are intoxicated - think they are entitled to make as much noise as they wish when people are trying to sleep or have a quiet night in.

PLEASE DO NOT APPROVE THIS AS IT WILL FURTHER ENABLE INTOXICATED PEOPLE TO MAKE SO MUCH MORE NOISE THAN THEY CURRENTLY DO.

AND IF THEY WERE TO HAVE OTHER EVENTS/FUNCTIONS AT NIGHT, THIS WILL ONLY ADD TO THE NOISE POLLUTION FOR THE RESIDENTS.

PLEASE ACT WITH COMMON SENSE AND WISDOM AND REJECT THIS PROPOSAL FOR THE BENEFIT AND SANITY OF THE LOCAL RESIDENTS WHO HAVE TO LIVE HERE!!

Thank you
Young-Sun

From: kerrie Van Lambaart [REDACTED]
[REDACTED]
Sent on: Wednesday, January 14, 2026 10:31:28 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: kerrie Van Lambaart [REDACTED]; council@cityofsydney.nsw.gov.au
Subject: Submission - D/2025/1210 - 158-160 Abercrombie Street REDFERN NSW 2016 - Attention Christina Robinson

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

14th of January 2026

To Christina Robinson,

I am writing to express my strong support for the proposed change of use at The Eveleigh Hotel, specifically the conversion of the first-floor residence into part of the hotel, the increase in maximum patron capacity to 200, and the proposed hours of operation from 10.00 am to 12 midnight, Monday to Sunday. The Eveleigh Hotel is a valued and longstanding part of the local community. It contributes positively to the area's social, cultural, and economic life by providing a welcoming place for locals and visitors to gather, dine, and enjoy live entertainment in a well-managed, responsible environment.

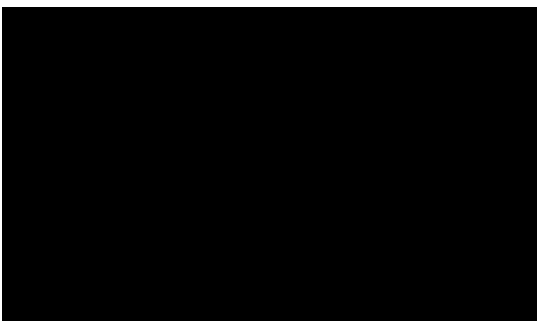
The proposed use of the first floor as part of the hotel is a practical and efficient way to use the existing building and will enable the venue to operate more cohesively. Increasing the patron capacity to 200 will support the business's ongoing viability while remaining suitable for the site and consistent with the area's character.

The proposed hours of operation are reasonable and align with typical hours for similar venues. The Eveleigh Hotel has a solid record of responsible management, and I am confident that it will continue to operate in a manner respectful of nearby residents and businesses.

Overall, I believe this proposal will strengthen The Eveleigh Hotel's role as a community asset, support local employment, and boost the neighbourhood's vibrancy. I fully endorse the approval of this application. Thank you for considering my submission.

Yours sincerely,

Kerrie Van Lambaart
181 Abercrombie Street
Darlington, NSW 2008



I acknowledge the traditional custodians of the land on which I live and work, the Gadigal people of the Eora Nation.

From: McColl, Georgi
Sent on: Thursday, January 15, 2026 4:28:42 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: D/2025/1210 Christina Robinson
Attachments: The Everleigh Hotel D 2025 1210.pdf (634.96 KB)

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Christina,

Please find attached and below my formal objection to D/2025/1210.

I appreciate your support in rejecting this DA.

Thank you
Geordi

Georgina Maclean
163 Abercrombie Street
Darlington NSW 2008

12 January 2025

City of Sydney
Department of Planning
GPO Box 1591
Sydney NSW 2001

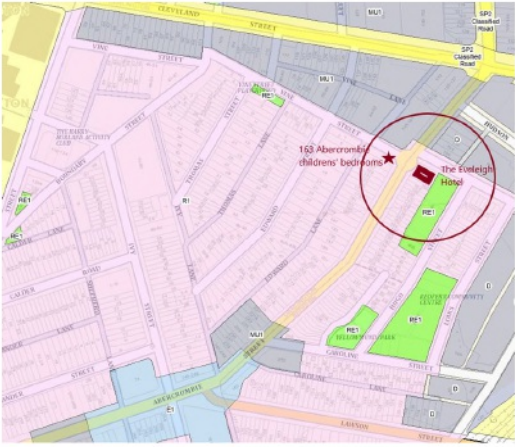
Via email: dasubmissions@cityofsydney.nsw.gov.au
Attention: Christina Robinson

Objection to D/2025/1210 Change of use of the first-floor residence to function as part of The Everleigh Hotel and increase the maximum patron capacity to 200. Proposed hours of operation are 10:00am – 12:00 midnight Monday to Sunday. 158 – 160 Abercrombie Street REDFERN NSW 2016

Dear Christina,

I would like to formally advise you of my objection to the above licence application. Please take into consideration the following objections around this application.

As one of the closest neighbours (less than 50m) from the Everleigh Hotel I have a number of significant concerns that I do not believe have been adequately addressed in the development application.



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Consultation

Given our proximity I am concerned that there has been no contact made with us regarding our apprehensions around the development application. The standard form for a community impact statement indicates applicants should consult with occupiers of neighbouring premises and respond to the outcomes of that consultation. Neighbouring premises are defined as any building situated on land within 100m of the boundary of the premises that the proposal relates. This would indicate community consultation should extend at least to the area indicated by the red circle on the map above.

I would like genuine community consultation to occur before the application is reviewed by the relevant authorising bodies.

Locational Context

A Statement of Environmental Effects has been produced by SKY planning. However, I believe a number of the statements in this do not clearly represent the community.

Section 2 of the report states:

The surrounding area comprises a mix of land uses, including residential, commercial, and light industrial activities, reflecting the historical evolution of Redfern as a vibrant and diverse urban precinct. The hotel itself is located amidst this mixed-use environment, contributing to the local entertainment and hospitality offering while coexisting with nearby residential and commercial properties. The surrounding context is characterised by low- to medium-density development with a combination of heritage and more contemporary buildings, creating a dynamic and active streetscape.

Although the area is designated a mixed use zone, the dominant character of the immediate area is clearly residential and zoned general residential.

The planning controls map above clearly indicates Darlington to be significantly dominated by residential dwellings. (Note the areas in grey adjacent to Louis Street, previously known as "The Block", are also residential apartments.) Diagonally opposite the venue is 40 apartment complex, and the area immediately to the south and west is almost entirely terrace houses, workers cottages, and apartments.

The tone of the environmental report minimises and is dismissive of the residential community, and the impacts of the proposed changes. The above statement is intentionally misleading reflecting the disregard of the applicant to the community.

Application History

In 2015 authorisation was granted for a trial of outdoor seating on Abercrombie Street. In 2019 this trial was extended to allow outdoor seating from 10:00am to 10:00pm Monday – Saturday, and 10:00am to 9:00pm Sunday.

This outdoor seating was strictly limited, and was somewhat regulated by the staff, following community backlash.

As stated in the Statement of Environmental Effects:

An outdoor dining application is currently under assessment by the City of Sydney for the use of 16.85m² of public footpath along Abercrombie Street and Vine Street for seating associated with the Everleigh Hotel. The proposed hours are 10:00am to 10:00pm, Monday to Sunday, and the application seeks to amend a previous approval.

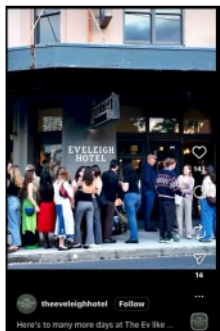
The outdoor dining capacity is currently on trial has proved to be exceedingly popular. The footpath is blocked most of the time during peak trading periods. The existing footpath in Vine Streets is simply not

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wide enough to comply with guidelines for a clear path of travel of 2m. With Vine Street used as the 'smoking area' of the venue, and the outdoor dining in the street alongside the footpath (previously car spaces), pedestrian safety is compromised. Pedestrians, prams, mobility scooters and wheelchairs are forced onto the road. This is not an acceptable risk for the City of Sydney, or residents.

This area is rarely monitored by the hotel, and residents have had incidents of patrons being drunk and abusive, patrons being drunk on the road, and beer, and even a glass, being thrown at a resident and his son.

The following clip posted on the Everleigh Hotel's own Instagram page, highlights not only the existing approach to the outdoor areas, but also the intention to continue in this manner as often as possible.



The blatant disregard of the council guidelines; licencing requirements; and the local community during the current trial period of the 'outdoor seating area' has been extremely disappointing and clearly reflects the attitude of the management that the rules do not apply to them. This alone is a significant reason to deny the applications within D/2025/1210.

Hours of Operation

As noted above, the dominant character of the immediate area is residential and zoned general residential, almost entirely terrace houses, workers cottages, and apartments.

The Statement of Environmental Effects states the application seeks to:

- Change the use of the hotel residence (Class 4) to be considered as part of the pub (Class 6) as a listening, sitting, breakout room and equipment storage with use of adjoining bathrooms.
- Extension of hours of operation of the first-floor level from 10pm to midnight Monday to Sunday.
- Increase patrons across the entire premises from 110 to 200, including staff. The first-floor level alone can cater to a maximum of 100 people including staff.

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The proposed change of use will continue to operate under the Hotel's established security framework, with additional patrons on Level 1 managed in the same manner as the existing licensed premises. Primary security staffing will remain at the ground floor entry points, while supplementary security can be deployed upstairs during busier periods or private events to ensure adequate supervision. All existing patron management procedures—including RSA compliance, staggered closing practices, and communication with local Police—will continue

to apply to the extended use of Level 1. As the Level 1 spaces will function as ancillary, lower-intensity sitting and breakout rooms, they are not expected to generate additional security risks beyond current operations.

To support safe and responsible management of the premises, the Hotel will continue to implement the following established measures:

- RSA compliance: Strict enforcement of responsible service of alcohol and refusal of service or entry where appropriate.
- Security presence: Ground floor security maintained as the primary control point, with additional staff available on Level 1 when required.
- CCTV monitoring: Full digital surveillance system covering internal and external areas to monitor patron behaviour.
- Clear patron messaging: Signage at all exits requesting patrons to depart quietly and respectfully in consideration of nearby residents.
- Staggered closing procedures: Ceasing bar service, turning lights on and lowering music prior to closing to encourage calm and orderly departures.
- Police liaison: Continued cooperation with the local Police Area Command and implementation of reasonable recommendations.
- Complaint management: Maintenance of the Hotel's complaint handling procedure, including a Complaints Register and escalation to the Licensee or Duty Manager as required.

This combination of measures ensures that the proposed increased use of Level 1 can be safely accommodated while protecting the amenity of the surrounding residential area.

While the above statements appear well intentioned they are a far removed from day-to-day reality experienced at the venue. The statement that the applicant 'has a degree of control over patron behaviour while on the premises, but this is limited once patrons have left the venue.' is a gross neglect of the applicant's responsibility to manage the broader impacts of their operations on the surrounding community.

Patron exit over busy periods is usually accompanied by loud chatter, rowdy farewells, and elevated street noise that carries through the streets and into homes. This is already a significant burden on the community, and extending operating hours seven days a week, and a doubling patron numbers will dramatically intensify these impacts.

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A 12:00 midnight close, seven days a week, together with doubling of patron numbers is nauseatingly out of line with the existing neighbourhood and cannot fail to adversely impact the local community and residential amenity.

In addition to the implied impacts on noise and amenity; of community impact, of neighbourhood character, and on planning principles, I am disturbed by the impact of this change on risk and precedent. City of Sydney, NSW Planning, and Liquor and Gaming will recall application 1-6668308010 made by Chippo Mexicale. This application was rejected on the grounds of the detriment to the Darlington community. This precedent needs to be maintained, as the implications of any other outcome for the community are deeply concerning.

Noise Impact Assessment

I note that our house is specifically mentioned in the Noise Impact Assessment as "nearest potentially affected noise receivers". Despite this we have not been contacted by the applicant, but would anticipate as a significant stakeholder that they would have the courtesy to approach us to discuss the application. I would expect the applicant to have significant concerns around the internal layout of our home. Our children's bedrooms, guest rooms, and our office are in direct line of site of the proposed venue, with windows opening directly onto, Abercrombie and Vine Streets. Seating outside for 36 people (or more based on the clear intentions of the applicant) assumes a running conversation between at least 12 people, at midnight, outside my children's bedrooms, 7 days a week. This scenario is entirely incompatible with residential living and raises serious concerns about noise, privacy, and the overall amenity of our home.

Parking

The Statement of Environmental Effects states:

No off-street parking is provided on the site, consistent with both the existing approved operations of the Everleigh Hotel and the highly accessible inner-city location. The Hotel is well-served by frequent public transport, with Redfern Station located approximately 400 metres walking distance from the premises, providing regular train services across multiple lines. The site is also supported by several surrounding bus routes and an established pedestrian network, enabling patrons and staff to conveniently access the venue without reliance on private vehicles. As such, the proposed change of use does not generate any additional parking demand and remains entirely suitable within this well-connected urban location.

While the accessibility of the area is one of the wonderful advantages of our neighbourhood it is difficult to conceive that doubling patron numbers will not create a load on the already overburdened traffic control.

This is a complex problem, with no immediately apparent resolution, yet its impact on the community is undeniable. It is essential reviewing bodies recognise the significant burden this proposal would place on local traffic management, particularly in light of inebriated patrons spilling onto the road, and propelling abuse, beer, and receptacles at members of the community.

Patron Management

Patron management in a residential neighbourhood is an evocative issue, and one that the applicant to date has had little engagement with it. The Statement of Environmental Effects proposes:

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Noise Management

The Statement of Environmental Effects states:

The proposed change of use is contained wholly within the envelope of the long-established Everleigh Hotel and does not introduce any new noise-generating activities beyond those already inherent to the licensed premises. It is noted that Council's records do not indicate any noise-related complaints associated with the existing first-floor dining areas, which have historically operated as part of the hotel.

Noise emissions from the premises will continue to comply with the requirements of the Hotel's Plan of Management (POM), which stipulates that operational noise must not exceed the background noise level by more than 5dB within any habitable room of a nearby residential property between 7:00am and 12:00am daily. These management measures align with the existing development consent conditions and the current licensing framework applying to the hotel.

Between 10:00pm and 12:00am, additional mitigation can be implemented through the closure of windows facing Abercrombie Street at the first-floor level. These first-floor rooms are intended to function as relaxed sitting and breakout areas and are not designed or intended for any high-noise-producing uses. Importantly, no new window openings or external alterations are proposed as part of this application.

Noise emissions will continue to comply with the requirement that sound from the licensed premises must not be audible within any habitable room of a residential property between 12:00am and 7:00am. As the proposal does not alter the Hotel's approved trading hours or intensify activities beyond existing operational parameters, the change of use will not result in any unreasonable noise impacts.

There are number of statements which are misleading in this passage.

The management of the venue's management have indicated their intention to host live music upstairs and to schedule events there as frequently as possible. It is highly improbable 200 patrons and staff leaving a live music event will exercise any greater vigilance minimising noise during a weeknight than the existing patrons. It is entirely untenable to claim that the proposal will not have a noise impact on the community.

Some standardised noise levels include:

Decibel Level	Noise Source
30	Quite rural area
40	Hushed library conversation
50	Quiet conversation at home
60	Conversation in a restaurant
70	Vacuum cleaner
120	Thunderclap
150	Eardrum rupture

The statement indicates that operational noise must not exceed background noise by more than 5dB. Based on the above standards it is extraordinarily unlikely that 200 patrons and staff, having just attended a live music event, will disperse with noise levels equivalent to a hushed library conversation.

Even under the most generous interpretation, the late night exit of up to 200 people, 7 days a week will inevitably disturb the sleeping community. At worst it risks escalation of the anti-social behaviour the community is already experiencing with the outdoor seating trial.

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In summary:

- The changes being proposed are **NOT** the minor modifications the applicant would like the reviewers to believe.
- The changes create a **CUMULATIVE IMPACT** far greater than any single element alone.
- The applicant appears to be seeking the venue to be a high intensity venue which overwhelms our streets and homes and is a detriment to the local community.
- This application is not in the best interest of the local community and **CANNOT** be accommodated without adversely impacting the local community.
- I request that the application be **DENIED**.

Thank you for the opportunity to raise concerns about the proposed application. If you would like to discuss this further please don't hesitate to contact me on [REDACTED]

Yours Sincerely

Geordi Maclean

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Geordi McColl

Financial Planning & Analysis Manager Asia Pacific

PO Box Q296, QVB NSW 1230

Level 7, 321 Kent Street, Sydney NSW 2000

Direct: [REDACTED] | Mobile: [REDACTED] | www.berkley.com



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From: <bobihayes[REDACTED]>
Sent on: Thursday, January 15, 2026 4:41:02 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2025/1210 - 158-160 Abercrombie Street REDFERN NSW 2016 - Attention Christina Robinson

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Ms Robinson,

I write concerning the proposed Eveleigh Hotel proposal (D/2025/1210).

To note, I have lived in the neighbourhood, Hugo St (opposite the basketball court) for over 20 years. I am and have been a patron of the Eveleigh Hotel during the period (even if less so over the past few months due to increased patronage).

Over the past number of months since the hotel reopened after renovations, the noise levels have been somewhat intrusive from my residence but more or less tolerable up to a few months ago. However, to note, the noise levels do appear to be steadily increasing, especially from patrons on the footpaths on and around Vine St (perhaps also Abercrombie St).

Further to be noted, in respect to the outdoor seating on Vine St, I believe one table should be removed (the last table east end) to allow for an unimpeded walking path diagonally through the Hugo St Reserve, crossing Vine St or from the opposite side (as the table is an obstacle for a direct cross over).

Further to:

- Increased trading hours would exacerbate an already increasing noise situation.
- Any increased outdoor seating with the outflow of patrons on either footpaths would further hinder foot traffic plus the obvious increase in noise.
- I note that the first floor is proposed to operate a live-music venue with a wet bar and private functions for up to 100 patrons, and that licensed footpath dining and drinking on Abercrombie and Vine Sts form part of the operation. Any proposal to further increase the number of patrons within the building as proposed would cause a further overflow onto the streets and beyond with the obvious ramifications.

I believe the Eveleigh Hotel is already operating at a maximum level and pushing the acceptable boundaries given its position within a largely residential precinct. I don't believe it should be given any further concessions for extending operating hours or patron increases.

Given the above points outlined, the only appropriate planning response is a refusal.

Your sincerely,

Robert Hayes
Email: [REDACTED]

From: Melinda Fatcher <MFatcher@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin
<planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin
<planningsystemsadmin@cityofsydney.nsw.gov.au>>

Sent on: Friday, January 16, 2026 7:42:07 AM

To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>

Subject: FW: Submission - D/2025/1210 - 158-160 Abercrombie Street REDFERN NSW 2016 - Attention Christina Robinson

-----Original Message-----

From: lisa-marie lavocah [REDACTED]

Sent: Wednesday, 14 January 2026 3:36 PM

To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>

Subject: Submission - D/2025/1210 - 158-160 Abercrombie Street REDFERN NSW 2016 - Attention Christina Robinson

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Refer: D/2025/1210

Dear Ms Robinson,

Confirming my objection to the Eveleigh Hotel's applications for; Longer trading hours 7 days a week up to 12:00 am Doubling of patrons indoors from a total on 100 patrons to 200 patrons over 2 floors 7 days a week.

The use of the footpaths on Vine and Abercrombie streets for patrons to stand and drink, smoke, and vape from 10 am to closing. This further increases noise and reduces safety and is extremely objectionable in a residential area.

The permanent approval of outdoor dining area and approved standing and drinking alcohol on the corner of Abercrombie and Vine Streets.

In the past twelve months the Hotel has obtained; Extended outdoor "dining areas" trading 7 days a week on Vine Street and against the wall on Abercrombie Street.

The facilities for "dining" outdoors on Vine Street has seating for up to 8 persons per table x 4 tables for up to 32 persons, and often exceeds that amount with persons also standing or sitting on the balustrades in that confined area. This exceeds the numbers in street designated areas on Redfern Street Redfern, Royal Hotel Darlington and The Rose in Chippendale; those venues had tables for 4.

Predominately drinking of alcohol occurs in the outdoor "dining area" on Vine Street. There is a management plan for the outdoor "dining area"; which is not actively acted upon. The Hotel management plan is not actively carried out by the staff; nor possibly are they able to deal with the congestion of patrons drinking alcohol, smoking and vaping on the footpath itself. The footpath can be so crowded making it difficult for residents to traverse, let alone the staff if they need to bring a rare meal order to the "outdoor dining area"

The Hotel patrons drink the alcohol purchased indoors and stand across the whole footpath which is not within the Hotel's licenced area, nor the temporary licence designated "dining area" on Vine Street. Crowding across the whole footpath outside the Abercrombie Street frontage also occurs, drinking and talking. Patrons even stand on Vine Street itself and outside of the café across from the hotel.

The application by the Eveleigh Hotel represents a substantial intensification of use with increased noise levels, reduced residential amenity and hard-to-manage street drinking on a large scale where pedestrians including wheelchairs or strollers are unable to pass through.

Vine and Abercrombie streets are not within an entertainment precinct. This is a residential area. The hotel had been a locals hotel till the current owners undertook its expansion to cater for 200 patrons plus inside and out.

The premises is not equipped for that number of people with 3 toilets downstairs and 2 upstairs to cater for the crowds it brings into the hotel. Males have utilised out park, the Ausgrid power box and gardens on Abercrombie Streets to relieve themselves for the lack of toilet facilities.

The current owners appear to be seeking the venue to be a high intensity venue which overwhelms our streets and homes and is to the detriment of the local community.

The changes the Eveleigh Hotel Pty Limited is proposing are NOT a minor modification. The application creates a CUMULATIVE IMPACT far greater than any single element alone.

The only appropriate planning response from the City of Sydney Council in regard to the scale of operation is a REFUSAL and NOT a conditional approval.

Yours sincerely,

Lisa-Marie

From: Melinda Fatcher <MFatcher@cityofsydney.nsw.gov.au> on behalf of Planning Systems Admin
<planningsystemsadmin@cityofsydney.nsw.gov.au> <Planning Systems Admin
<planningsystemsadmin@cityofsydney.nsw.gov.au>>
Sent on: Friday, January 16, 2026 9:24:07 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: FW: Attention: Christina Robinson

-----Original Message-----

From: Chris [REDACTED]
Sent: Friday, 16 January 2026 8:43 AM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: Attention: Christina Robinson

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

D/2025/1210

Dear Ms Robinson,

This submission raises planning concerns regarding the Eveleigh Hotel applications based on the scale, intensity and locational context of the proposal.

- The applications seek extended trading hours to midnight, increased indoor patron capacity to 200 persons, permanent outdoor trading approval, and ongoing use of adjoining footpaths for standing, drinking, smoking and vaping.
- When considered cumulatively with approvals granted within the past year, the proposal results in a significant escalation in operational intensity rather than a minor amendment to existing permissions.
- The Vine Street footpath currently accommodates a concentration of patrons disproportionate to its width and intended pedestrian function, with seating for up to 32 patrons and frequent standing congregation.
- The outdoor area operates primarily as an alcohol consumption space, generating sustained congregation and noise impacts inconsistent with a residential streetscape.
- Patron behaviour regularly extends beyond approved areas, obstructing pedestrian movement and affecting both Vine Street and Abercrombie Street.
- Patron activity regularly continues after closing, with street congregation, noise and smoking outside nearby residences, demonstrating inadequate control of patron dispersal. These impacts persist beyond trading hours and compound existing amenity impacts.
- The site is not located within an entertainment precinct, and the proposed intensity is incompatible with the established residential character of the surrounding area.
- The internal servicing capacity of the premises, including toilet provision, is insufficient for the patron numbers sought and contributes to secondary impacts in the public domain.

For these reasons, the proposal gives rise to unacceptable cumulative impacts and is not considered an appropriate planning outcome for this location. Refusal is supported.

Yours sincerely,
Christopher Dowell
164 Abercrombie Street

From: Jeff Masters [REDACTED]

Sent on: Friday, January 16, 2026 10:17:07 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2025/1210 - 158-160 Abercrombie Street REDFERN NSW 2016 - Attention Christina Robinson

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi there,

I live in the neighbourhood and am all for this change. It's a great venue which enriches our area. I am only writing this as there has been a letter drop campaign by concerned residents against it and I worry about a vocal minority drowning out the true local sentiment.

Kind regards,
Jeff Masters

Sent from my iPhone

From: Maclean, Chris [REDACTED]
[REDACTED]
[REDACTED]
Sent on: Friday, January 16, 2026 10:40:08 AM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: McColl, Geordi [REDACTED]; Maclean, Chris [REDACTED]
Subject: The Everleigh Hotel D_2025_1210 - Objection Notice
Urgent: High

Attachments: The Everleigh Hotel D_2025_1210.docx (4.49 MB)

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi Christina,
Please find attached my objection to the Everleigh Hotel's current DA.

Kind regards,
Chris

Chris Maclean
Vice President, PFR Manager, NSW

Liberty Specialty Markets
Level 38, Governor Phillip Tower
1 Farrer Place, Sydney NSW 2000

 [Connect and join the Liberty conversation](#)

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16 January 2026

City of Sydney
Department of Planning
GPO Box 1591
Sydney NSW 2001

Via email: dasubmissions@cityofsydney.nsw.gov.au
Attention: Christina Robinson

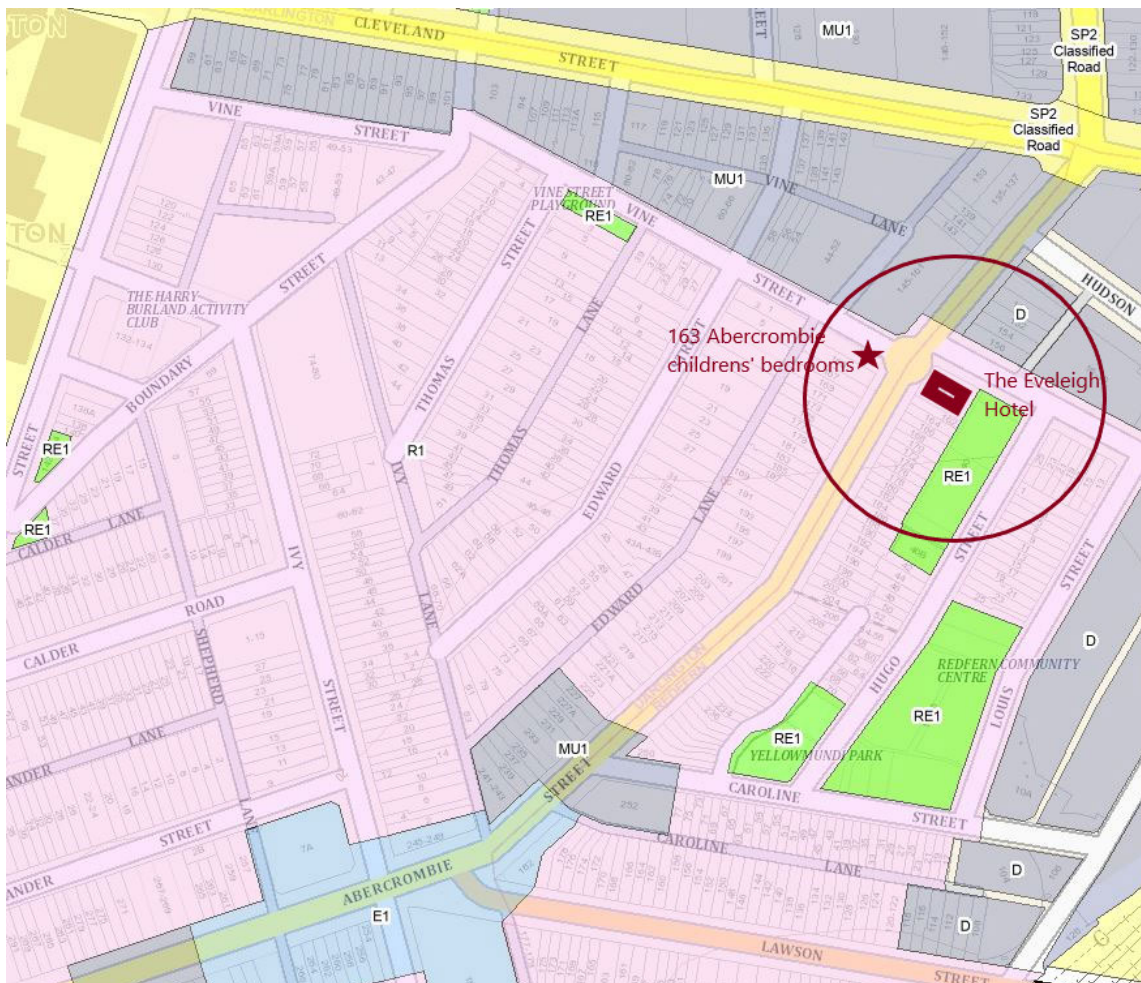
Objection to D/2025/1210 Change of use of the first floor residence to function as part of The Everleigh Hotel and increase the maximum patron capacity to 200. Proposed hours of operation are 10:00am – 12:00 midnight Monday to Sunday.

158 – 160 Abercrombie Street REDFERN NSW 2016

Dear Christina,

I would like to formally advise you of my objection to the above licence application. Please take into consideration the following objections around this application.

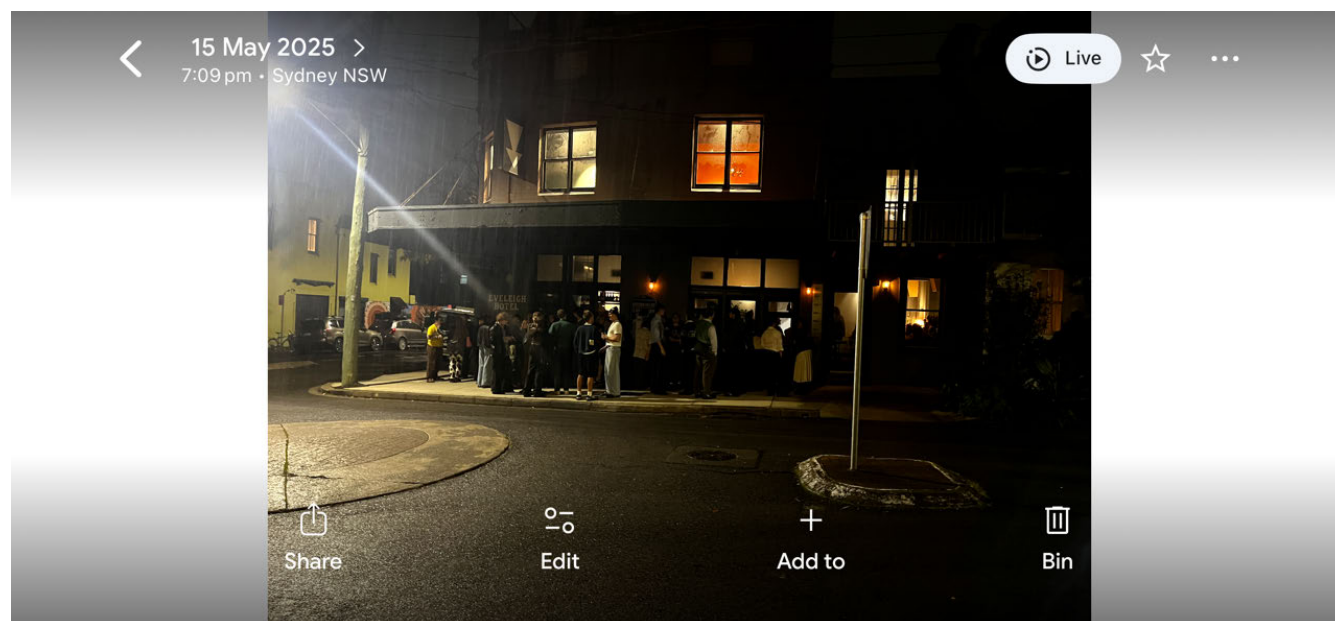
As one of the closest neighbours (less than 50m) from the Everleigh Hotel I have a number of significant concerns that I do not believe have been adequately addressed in the development application.



The Current Situation

Follow council's recent approval to allow the operators to increase the outside seating there has been a significant increase in noise and complaints to the operators. While they have responded, so far there has been no improvement. Doubling the patrons at the venue is not going to address this issue either.

I took the below photo from our front door. At the time this photo was taken, they Everleigh was supposed to have no more than 8 patrons seated outside. As you can see, they clearly aren't managing or complying with that council requirement.



Consultation

Given our proximity I am concerned that there has been no contact made with us regarding our apprehensions around the development application. The standard form for a community impact statement indicates applicants should consult with occupiers of neighbouring premises and respond to the outcomes of that consultation. Neighbouring premises are defined as any building situated on land within 100m of the boundary of the premises that the proposal relates. This would indicate community consultation should extend at least to the area indicated by the red circle on the map above.

I would like genuine community consultation to occur before the application is reviewed by the relevant authorising bodies.

Locational Context

This application is out of step with all the other local pubs in size, operating hours and in relation to outside seating.

Glengarry Castle Hotel	10:00am to 12:00midnight
Chippo Hotel	12:00noon to 11:00pm Mon to Wed; to 11:30pm Thu; 12:00midnight Fri – Sat; and 10:00pm Sunday
Rose Hotel	10:00am to 12:00midnight; 10:00pm Sunday
The Duck Inn	11:00am to 11:00pm; 10:00pm Sunday
The New Britannia	5:00pm to 12:00 midnight Tue to Sat; Plus 12:00 noon to 3:00pm on Friday; 5:00pm to 10:00pm Sunday

None of these pubs have outside seating. An additional concern is, if council approves the Everley will be used as a precedent to apply for extended hours and outside seating.

A Statement of Environmental Effects has been produced by SKY planning. However, I believe a number of the statements in this do not clearly represent the community.

Section 2 of the report states:

The surrounding area comprises a mix of land uses, including residential, commercial, and light industrial activities, reflecting the historical evolution of Redfern as a vibrant and diverse urban precinct. The hotel itself is located amidst this mixed-use environment, contributing to the local entertainment and hospitality offering while coexisting with nearby residential and commercial properties. The surrounding context is characterised by low- to medium-density development with a combination of heritage and more contemporary buildings, creating a dynamic and active streetscape.

Although the area is designated a mixed use zone, the dominant character of the immediate area is clearly residential and zoned general residential.

The planning controls map above clearly indicates Darlington to be significantly dominated by residential dwellings. (Note the areas in grey adjacent to Louis Street, previously known as “The Block”, are also residential apartments.) Diagonally opposite the venue is 40 apartment complex, and the area immediately to the south and west is almost entirely terrace houses, workers cottages, and apartments.

The tone of the environmental report minimises and is dismissive of the residential community, and the impacts of the proposed changes. The above statement is intentionally misleading reflecting the disregard of the applicant to the community.

Application History

In 2015 authorisation was granted for a trial of outdoor seating on Abercrombie Street. In 2019 this trial was extended to allow outdoor seating from 10:00am to 10:00pm Monday – Saturday, and 10:00am to 9:00pm Sunday.

This outdoor seating was strictly limited, and was somewhat regulated by the staff, following community backlash.

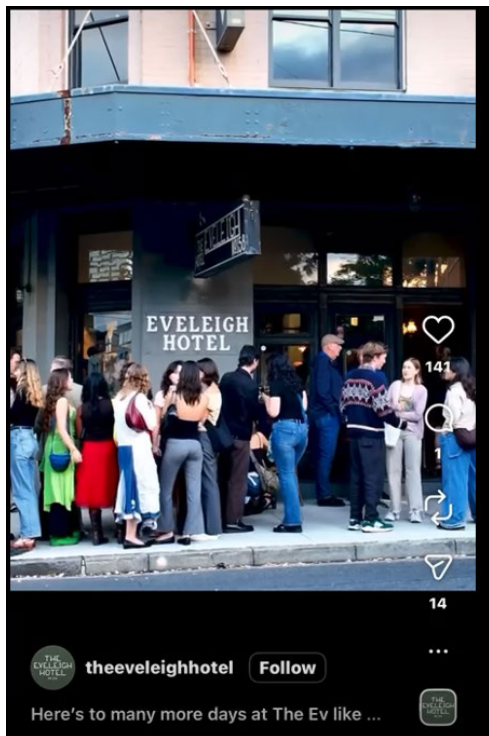
As stated in the Statement of Environmental Effects:

An outdoor dining application is currently under assessment by the City of Sydney for the use of 16.85m² of public footpath along Abercrombie Street and Vine Street for seating associated with the Eveleigh Hotel. The proposed hours are 10:00am to 10:00pm, Monday to Sunday, and the application seeks to amend a previous approval.

The outdoor dining capacity is currently on trial has proved to be exceedingly popular. The footpath is blocked most of the time during peak trading periods. The existing footpath in Vine Streets is simply not wide enough to comply with guidelines for a clear path of travel of 2m. With Vine Street used as the ‘smoking area’ of the venue, and the outdoor dining in the street alongside the footpath (previously car spaces), pedestrian safety is compromised. Pedestrians, prams, mobility scooters and wheelchairs are forced onto the road. This is not an acceptable risk for the City of Sydney, or residents.

This area is rarely monitored by the hotel, and residents have had incidents of patrons being drunk and abusive, patrons being drunk on the road, and beer, and even a glass, being thrown at a resident and his son.

The following clip posted on the Everleigh Hotel’s own Instagram page, highlights not only the existing approach to the outdoor areas, but also the intention to continue in this manner as often as possible.



The blatant disregard of the council guidelines; licencing requirements; and the local community during the current trial period of the 'outdoor seating area' has been extremely disappointing and clearly reflects the attitude of the management that the rules do not apply to them. This alone is a significant reason to deny the applications within D/2025/1210.

Hours of Operation

As noted above, the dominant character of the immediate area is residential and zoned general residential, almost entirely terrace houses, workers cottages, and apartments.

The Statement of Environmental Effects states the application seeks to:

- Change the use of the hotel residence (Class 4) to be considered as part of the pub (Class 6) as a listening, sitting, breakout room and equipment storage with use of adjoining bathrooms.
- Extension of hours of operation of the first-floor level from 10pm to midnight Monday to Sunday.
- Increase patrons across the entire premises from 110 to 200, including staff. The first-floor level alone can cater to a maximum of 100 people including staff.

A 12:00 midnight close, seven days a week, , together with doubling of patron numbers is nauseatingly out of line with the existing neighbourhood and cannot fail to adversely impact the local community and residential amenity.

In addition to the implied impacts on noise and amenity; of community impact, of neighbourhood character, and on planning principles, I am disturbed by the impact of this change on risk and precedent. City of Sydney, NSW Planning, and Liquor and Gaming will recall application 1-6668308010 made by Chippo Mexicale. This application was rejected on the grounds of the detriment to the Darlington community. This precedent needs to be maintained, as the implications of any other outcome for the community are deeply concerning.

Hours of Operation

I note that our house is specifically mentioned in the Noise Impact Assessment as “nearest potentially affected noise receivers”. Despite this we have not been contacted by the applicant, but would anticipate as a significant stakeholder that they would have the courtesy to approach us to discuss the application. I would expect the applicant to have significant concerns around the internal layout of our home. Our children’s bedrooms, guest rooms, and our office are in direct line of site of the proposed venue, with windows opening directly onto, Abercrombie and Vine Streets. Seating outside for 36 people (or more based on the clear intentions of the applicant) assumes a running conversation between at least 12 people, at midnight, outside my children’s bedrooms, 7 days a week. This scenario is entirely incompatible with residential living and raises serious concerns about noise, privacy, and the overall amenity of our home.

Parking

The Statement of Environmental Effects states:

No off-street parking is provided on the site, consistent with both the existing approved operations of the Eveleigh Hotel and the highly accessible inner-city location. The Hotel is well-served by frequent public transport, with Redfern Station located approximately 400 metres walking distance from the premises, providing regular train services across multiple lines. The site is also supported by several surrounding bus routes and an established pedestrian network, enabling patrons and staff to conveniently access the venue without reliance on private vehicles. As such, the proposed change of use does not generate any additional parking demand and remains entirely suitable within this well-connected urban location.

While the accessibility of the area is one of the wonderful advantages of our neighbourhood it is difficult to conceive that doubling patron numbers will not create a load on the already overburdened traffic control.

This is a complex problem, with no immediately apparent resolution, yet its impact on the community is undeniable. It is essential reviewing bodies recognise the significant burden this proposal would place on local traffic management, particularly in light of inebriated patrons spilling onto the road, and propelling abuse, beer, and receptacles at members of the community.

Patron Management

Patron management in a residential neighbourhood is an evocative issue, and one that the applicant to date has had little engagement with it. The Statement of Environmental Effects proposes:

The proposed change of use will continue to operate under the Hotel's established security framework, with additional patrons on Level 1 managed in the same manner as the existing licensed premises. Primary security staffing will remain at the ground floor entry points, while supplementary security can be deployed upstairs during busier periods or private events to ensure adequate supervision. All existing patron management procedures—including RSA compliance, staggered closing practices, and communication with local Police—will continue

to apply to the extended use of Level 1. As the Level 1 spaces will function as ancillary, lower-intensity sitting and breakout rooms, they are not expected to generate additional security risks beyond current operations.

To support safe and responsible management of the premises, the Hotel will continue to implement the following established measures:

- RSA compliance: Strict enforcement of responsible service of alcohol and refusal of service or entry where appropriate.
- Security presence: Ground floor security maintained as the primary control point, with additional staff available on Level 1 when required.
- CCTV monitoring: Full digital surveillance system covering internal and external areas to monitor patron behaviour.
- Clear patron messaging: Signage at all exits requesting patrons to depart quietly and respectfully in consideration of nearby residents.
- Staggered closing procedures: Ceasing bar service, turning lights on and lowering music prior to closing to encourage calm and orderly departures.
- Police liaison: Continued cooperation with the local Police Area Command and implementation of reasonable recommendations.
- Complaint management: Maintenance of the Hotel's complaint handling procedure, including a Complaints Register and escalation to the Licensee or Duty Manager as required.

This combination of measures ensures that the proposed increased use of Level 1 can be safely accommodated while protecting the amenity of the surrounding residential area.

While the above statements appear well intentioned they are a far removed from day-to-day reality experienced at the venue. The statement that the applicant 'has a degree of control over patron behaviour while on the premises, but this is limited once patrons have left the venue.' is a gross neglect of the applicant's responsibility to manage the broader impacts of their operations on the surrounding community.

Patron exit over busy periods is usually accompanied by loud chatter, rowdy farewells, and elevated street noise that carries through the streets and into homes. This is already a significant burden on the community, and extending operating hours seven days a week, and a doubling patron numbers will dramatically intensify these impacts.

Noise Management

The Statement of Environmental Effects states:

The proposed change of use is contained wholly within the envelope of the long-established Eveleigh Hotel and does not introduce any new noise-generating activities beyond those already inherent to the licensed premises. It is noted that Council's records do not indicate any noise-related complaints associated with the existing first-floor dining areas, which have historically operated as part of the hotel.

Noise emissions from the premises will continue to comply with the requirements of the Hotel's Plan of Management (POM), which stipulates that operational noise must not exceed the background noise level by more than 5dB within any habitable room of a nearby residential property between 7:00am and 12:00am daily. These management measures align with the existing development consent conditions and the current licensing framework applying to the hotel.

Between 10:00pm and 12:00am, additional mitigation can be implemented through the closure of windows facing Abercrombie Street at the first-floor level. These first-floor rooms are intended to function as relaxed sitting and breakout areas and are not designed or intended for any high-noise-producing uses. Importantly, no new window openings or external alterations are proposed as part of this application.

Noise emissions will continue to comply with the requirement that sound from the licensed premises must not be audible within any habitable room of a residential property between 12:00am and 7:00am. As the proposal does not alter the Hotel's approved trading hours or intensify activities beyond existing operational parameters, the change of use will not result in any unreasonable noise impacts.

There are number of statements which are misleading in this passage.

The management of the venue's management have indicated their intention to host live music upstairs and to schedule events there as frequently as possible. It is highly improbable 200 patrons and staff leaving a live music event will exercise any greater vigilance minimising noise during a weeknight than the existing patrons. It is entirely untenable to claim that the proposal will not have a noise impact on the community.

Some standardised noise levels include:

<i>Decibel Level</i>	<i>Noise Source</i>
30	Quite rural area
40	Hushed library conversation
50	Quiet conversation at home
60	Conversation in a restaurant
70	Vacuum cleaner
120	Thunderclap
150	Eardrum rupture

The statement indicates that operational noise must not exceed background noise by more than 5dB. Based on the above standards it is extraordinarily unlikely that 200 patrons and staff, having just attended a live music event, will disperse with noise levels equivalent to a hushed library conversation.

Even under the most generous interpretation, the late night exit of up to 200 people, 7 days a week will inevitably disturb the sleeping community. At worst it risks escalation of the anti-social behaviour the community is already experiencing with the outdoor seating trial.

In summary:

- ***The changes being proposed are NOT the minor modifications the applicant would like the reviewers to believe.***
- ***The changes create a CUMULATIVE IMPACT far greater than any single element alone.***
- ***The applicant appears to be seeking the venue to be a high intensity venue which overwhelms our streets and homes and is a detriment to the local community.***
- ***This application is not in the best interest of the local community and CANNOT be accommodated without adversely impacting the local community.***
- ***I request that the application be DENIED.***

Thank you for the opportunity to raise concerns about the proposed application. If you would like to discuss this further please don't hesitate to contact me on [REDACTED].

Yours Sincerely

Chris Maclean

From: Nick Lonie [REDACTED]

Sent on: Friday, January 16, 2026 1:28:32 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: D/2025/1210 - Feedback on Development Application

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To whom it may concern,

I am a long-time resident of Abercrombie Street and wish to lodge this submission in strong support of proposed application D/2025/1210 at the Eveleigh Hotel.

The Eveleigh Hotel is an important and valued part of the local community. It is our regular meeting place for socialising with neighbours and friends, and the management and staff have consistently maintained a positive, respectful relationship with local residents. In my experience, the hotel is well run, professionally managed and operates with a strong sense of responsibility to its surroundings.

The hotel's increasing popularity reflects its success as a community venue that is not reliant on poker machines. The proposal is a reasonable and proportionate response to this demand and will allow the venue to continue to serve both long-standing locals and its broader customer base in a more functional and managed way.

I have reviewed the submitted Plan of Management and consider it to be comprehensive, appropriate and fit for purpose. The operational controls proposed provide confidence that the venue will continue to be managed in a way that minimises impacts on surrounding residents while supporting a vibrant local hospitality offering.

It is also important to recognise that the Eveleigh Hotel predates much of the surrounding residential development. In that context, objections to its ongoing operation and modest expansion are difficult to reconcile with the established character and long-standing use of the site.

The proposal aligns with the City of Sydney's objectives to support vibrant local centres, social infrastructure and the night-time economy. Importantly, the comprehensive Plan of Management and the venue's strong record of compliance provide confidence that amenity impacts will continue to be appropriately managed.

In all my years living on Abercrombie Street, I have not once witnessed antisocial behaviour associated with the hotel. Staff consistently and proactively comply with their obligations in a friendly, calm and reasonable manner.

Inner-city living necessarily involves a balance between residential amenity and established hospitality uses. In that context, objections to the ongoing operation and expanded capacity (within the existing building envelope) of a long-standing pub that sits such as the Eveleigh Hotel are difficult to reconcile with the planning intent for the area.

For these reasons, I strongly support the approval of this development application and believe it will positively contribute to the local area.

Regards,

Nick

From: Alex Womersley [REDACTED]
[REDACTED]
Sent on: Friday, January 16, 2026 1:58:41 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: D/2025/1210 - Feedback on Development Application

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To whom it may concern,

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For these reasons, I strongly support the approval of this development application and believe it will positively contribute to the local area.

Regards,

Alex

From: [REDACTED]

Sent on: Friday, January 16, 2026 4:55:03 PM

To: council@cityofsydney.nsw.gov.au

Subject: Comments on Proposed Development, Ref. # D/2025/1210

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Planners,

I am the landlord, at present, of [REDACTED] Hugo Street, Redfern - intending to live there in the future - and do not want my name and status to be available for public viewing in relation to my comments, or for any other purpose. I value my privacy.

The following are my comments on the proposed development at the Eveleigh Hotel at 158-160 Abercrombie Street, Redfern NSW 2016.

The current operating hours and capacity at the hotel already have an impact on the noise levels and resident parking availability. I am opposed to all the changes the hotel is seeking.

Parking:

My tenants are typical of the type in many of the surrounding rental dwellings: 3 separated individuals, each with a car. I have frequently been informed that resident parking is extremely difficult to find during the day, and that it is increasingly unavailable in the evenings. The proposed increase in capacity at the hotel, would only exacerbate this situation.

Noise and disturbances in the areas close to the hotel:

Additionally, an increase in patronage, overall, the earlier starting time of 10am, and the later midnight closing time sought for the Sunday will all have a far greater adverse affect on the noise levels and general, often drunken, foot traffic in and around the location. It is a relief for locals to have a slightly earlier closing time on the Sunday, and the relatively quieter morning hours.

In my opinion, there is no reason to encourage drinking earlier in the day than lunchtime; and, extending operating hours usually involves more drinking and greater drunken behaviour and rowdiness at night. When people are gathered in a pub and drinking, they tend to raise their voices in competition with others; this has the effect of a higher level of noise carrying over to nearby residents, which can be very disturbing, especially in the later hours of the evening when people are trying to sleep. At least leave the Sunday hours as they are for a little respite for locals.

As a landlord, I am concerned that the proposed changes will cause my property to be less desirable for the above outlined reasons. As a future resident, I will have to reconsider my options if the hotel is successful in their application because I will have the same impact on my wellbeing as my tenants.

I trust the council planners will take into serious consideration the objections I and other locals have put forward.

Kind regards,
[REDACTED]

From: Eleonora Pasti [REDACTED]
Sent on: Friday, January 16, 2026 6:59:53 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Eveleigh Hotel Expansion D/2025/1210

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Christina Robinson,

I am writing to express my concerns regarding the proposed expansion of the Eveleigh Hotel located on Abercrombie street, Redfern 2016. As a resident of Redfern, I am deeply concerned about the potential impacts on our community.

The proposed changes include extended outdoor trading hours, increased outdoor seating, a larger licensed area, and a doubling of indoor capacity. While these modifications may benefit the venue, they pose significant challenges for our neighborhood.

Firstly, the increased patronage and extended hours are likely to lead to higher noise levels, disturbing the quiet residential environment that we currently enjoy. Additionally, there is a concern about street drinking, which can compromise safety and increase the risk of anti-social behavior.

Moreover, this expansion represents more than just a minor modification. The cumulative impact will likely alter the character of the area permanently, making it challenging to reverse these changes in the future.

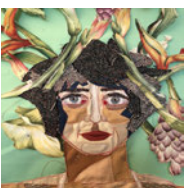
In light of these concerns, I urge the City of Sydney Council to carefully consider the impact on the local community and to prioritize the residents' quality of life.

Thank you for your attention to this matter. I look forward to your response.

Sincerely,

Eleonora Pasti

31, Caroline st, 2016 Redfern



From: [REDACTED]
Sent on: Saturday, January 17, 2026 10:28:47 AM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: [REDACTED]
Subject: Submission - D/2025/1210 - 158-160 Abercrombie Street REDFERN NSW 2016 - Attention Christina Robinson

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi Christina,

I wish to formally object to the proposed development of the Eveleigh Hotel, increasing capacity to 200 patrons and extending trading hours to 12midnight.

My family and I reside in close proximity to the site, and we are a family with a young child. We are deeply concerned that the proposed changes will have a significant and negative impact on our daily life, safety, and amenity.

In particular, we object on the following grounds:

1. Noise Impacts

The proposal is likely to result in increased noise, particularly during evening and late-night hours. Noise from patrons, amplified music, deliveries, and dispersal at closing times would adversely affect nearby residents, especially families with young children who require a quiet and stable environment during night-time hours.

2. Increased Traffic and Parking Pressure

The development is expected to attract a higher volume of patrons, leading to increased traffic congestion and parking demand in surrounding residential streets. This will reduce safety for pedestrians and children, and place further strain on already limited local parking.

3. Alcohol-Related Social Impacts

An expansion or intensification of licensed premises raises concerns regarding alcohol-fuelled behaviour, including anti-social conduct, public intoxication, noise disturbances, and reduced perceptions of safety—particularly at night. These impacts disproportionately affect families and residents living nearby.

4. Impact on Residential Amenity and Liveability

The cumulative effect of increased noise, traffic, and late-night activity will undermine the residential character and liveability of the area. This proposal does not adequately balance commercial interests with the wellbeing of local residents.

Given these concerns, we do not believe the proposed development is appropriate for this location and request that Council refuse the application or, at minimum,

require substantial modifications to protect residential amenity—particularly for families and children living nearby.

Thank you for considering this submission.

Yours sincerely,

A solid black rectangular box used to redact a signature.

From: [REDACTED]

Sent on: Saturday, January 17, 2026 7:27:25 AM

To: council@cityofsydney.nsw.gov.au

Subject: Opposition to: Eveleigh Hotel Expansion (D/2025/1210)

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Please keep all my personal details private. This includes my name, address, email and phone number.

At the attention of: :Christina Robinson

Dear Christina,

As one of the homeowner in Vine street, I vehemently oppose the proposed expansion of the Everleigh and its trading hours.

- unacceptable noise levels in a residential area
- Not to scale with its surroundings
- will exacerbate existing noise issues in Vine Street Playground

The proposed DA would generate unacceptable levels of noise and disturbance in a residential area. Residents wellbeing should be prioritised over businesses in this area.

The scale: doubling patrons, the terrace expansion, the extended trading hours will all contribute to making this area less liveable. It is not in keeping with what the current streets can absorb.

One specific example: The Vine street playground is already a place where adults congregate late at night/early hours.

The proposed expansion, shall it be approved , would exacerbate this issue as well as the general noise levels at night throughout the neighbourhood.

I don't refer here to the direct noise of the venue, which can probably be managed (although the terrasse remains an issue), but spill over noise from people going to and from late at night.

The venue is immediately adjacent to dozen of dwellings. Places where people have a right to live and sleep. It is not in keeping with the existing « vibrancy reforms » and should not be subject to an exception because of the residential nature of its environment.

We have seen a pattern of countless CoS approvals benefitting businesses at the detriment of local residents. In this case, not a struggling local business, but an unnecessary, noisy expansion.

All this genuinely makes Sydney a less attractive city to live in for the vast majority of people working by day and sleeping at night. I trust you will make the only sensible choice and reject this DA.

Best,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: Jamey Oughton [REDACTED]
[REDACTED]
Sent on: Saturday, January 17, 2026 12:51:16 PM
To: dasubmissions@cityofsydney.nsw.gov.au
CC: contact@theeveleighhotel.com.au
Subject: Attention: Christina Robinson - Ref D/2025/1210

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi Christina,

My name is James Oughton, the occupant of 6 Edward St, Darlington since January 2017.

I write to you to express my position regarding the DA in process for The Eveleigh Hotel on Abercrombie St, Darlington.

I am fully in support of the DA & would like to see a business that wants to provide a community space & place of congregation for the locals, their guests & anyone else who wants to experience this small pocket of Sydney thrive both for their benefit & for that of the community. In my 9 years of being a resident I have only ever witnessed The Eveleigh contribute to the general culture & tone of our area while being respectful of the community around. I wish for them to continue doing so & having inspected the premises since their renovation & the addition of upstairs spaces, not to mention the character of the current manager Rhydeon, I believe their expansion will be a very positive development for our part of Sydney.

I fully endorse their DA & would like my voice added to that side of the conversation.

Thank you for your consideration on this matter.

Kind regards,

James Oughton
6 Edward St, Darlington

From: Matt Blackburn [REDACTED]
[REDACTED]
Sent on: Saturday, January 17, 2026 3:23:37 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: ATT: Christina Robinson REF D/2025/1210

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Sir or Madam,

I am writing to express my strong support for the development application submitted by the Eveleigh Hotel in Redfern to increase its patron capacity to 200 persons.

The Eveleigh Hotel plays an important and positive role within the local community. It is a well-established venue that provides a welcoming space for residents, workers, and visitors to come together, and it contributes meaningfully to the cultural and social life of the area. Venues like the Eveleigh are increasingly rare, and their continued viability is vital to maintaining a diverse and vibrant neighbourhood.

I would also like to highlight the diligent and professional manner in which the Eveleigh Hotel is managed. The operators have consistently demonstrated a strong commitment to responsible venue management, including consideration for neighbouring residents, patron safety, and compliance with relevant regulations. In my experience, the venue is well run, orderly, and respectful of its surroundings.

An increase in capacity to 200 patrons would allow the Eveleigh Hotel to better serve its community, host a broader range of events, and remain economically sustainable, while continuing its proven approach to responsible operation.

For these reasons, I am fully supportive of this application and encourage the approving authority to give it favourable consideration.

Thank you for taking the time to consider my submission.

Kind regards

Matt Blackburn

From: Sol Ahumada [REDACTED]
Sent on: Saturday, January 17, 2026 3:42:45 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Objection to Eveleigh Hotel Development Application

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Ms Robinson,

I am writing to lodge a formal objection to the Eveleigh Hotel applications based on the ongoing and observed impacts of the venue's current operation on the surrounding neighbourhood.

The site is not located within a designated late-night or entertainment precinct, and Vine Street and Abercrombie Street are predominantly residential in character. Despite this, the venue already operates at an intensity that is inconsistent with the local context.

The proposed increase to 200 patrons, extended trading hours to midnight, and the introduction of permanent outdoor trading would further entrench this intensive pattern of use and exacerbate existing issues.

Footpaths along Vine Street and Abercrombie Street are frequently congested by patrons drinking alcohol, smoking, and vaping. Patrons regularly do not remain within designated areas and instead sit and drink directly in front of nearby houses. This obstructs pedestrian movement and creates accessibility and safety concerns, particularly for residents using prams or mobility aids.

Outdoor patron congregation generates ongoing noise impacts that exceed what would normally be expected in a residential street. Excessive noise is already present until 10:00 pm, which is particularly disruptive for residents who need to work early or have young children.

Patrons also routinely remain outside the premises beyond permitted trading hours. After closing, groups linger in the street, shouting and screaming, smoking outside nearby homes, and knocking over household bins as they leave the pub. This behaviour demonstrates a lack of effective management and control over patron conduct and dispersal.

As residents, we live with constant noise and repeated disturbances. The behaviour of patrons is often disrespectful toward the surrounding homes, significantly diminishing residential amenity.

The premises also appear to be inadequately serviced for the number of patrons generated, with insufficient toilet facilities contributing to inappropriate behaviour in surrounding public spaces.

Given these ongoing impacts, the proposed changes would further degrade residential amenity. For these reasons, the application should not be approved.

Yours sincerely,

Ana Soledad Ahumada

From: Zac Elmes [REDACTED]
[REDACTED]

Sent on: Saturday, January 17, 2026 3:52:11 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Eveleigh expansion

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hey, I am a resident 3 doors down at 166 Abercrombie, we would love this expansion to go ahead as it is a great venue and has some lovely owners, it would bring such a great vibes social aspect to the community.

From: William Berthelot [REDACTED]
[REDACTED]
Sent on: Saturday, January 17, 2026 4:53:05 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2025/1210 - 158-160 Abercrombie Street REDFERN NSW 2016 - Attention Christina Robinson

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I want to write in support of this DA.

I am a local resident and live near the Eveleigh Hotel. I received a flyer from a concerned citizens group who think this DA is problematic and will increase noise, etc.

The Eveleigh is a very popular pub and this will only make it less cramped inside and much more manageable for the venue, with less people waiting outside. It will be better for locals who visit often. It is a relatively unobjectionable DA and generic letters you get from residents as a result of the campaign do not reflect the community's views as a whole.

William

William Berthelot

Email [REDACTED]

Phone [REDACTED]

From: Euan Harvey [REDACTED]
Sent on: Sunday, January 18, 2026 1:34:03 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2025/1210 - 158-160 Abercrombie Street REDFERN NSW 2016 - Attention Christina Robinson

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Ms Robinson,

I am a local resident writing to strongly object to Development Application D/2025/1210 relating to the Eveleigh Hotel.

I have lived in this neighbourhood for 10 years and reside approximately 50m from the hotel. I am concerned that this proposal represents a substantial intensification of use that is not appropriate for a quiet residential street and would have ongoing impacts on nearby homes.

While the notification describes the proposal as a change of use of the first floor and an increase in patron capacity to 200 people, the supporting documentation makes it clear that the first floor is intended to operate as a fully licensed bar, live-music and events venue. This includes a wet bar, dining areas and spaces for private functions, with capacity for up to 100 patrons on the first floor alone.

In effect, this would create a two-level entertainment venue rather than a modest neighbourhood pub. The first floor is capable of operating independently from the ground floor, resulting in two active licensed areas directly adjacent to surrounding residential properties.

The proposal also involves the removal of the last remaining residential accommodation on the site. Converting the first-floor dwelling into commercial pub space reduces housing stock within an R1 General Residential zone, where the primary objective is to preserve residential use and protect local amenity.

In addition, the applicant acknowledges that the footpaths along Abercrombie Street and Vine Street are already used for licensed outdoor seating, and that a further footway dining application (16.85m²) is currently under assessment. Although this is being considered separately, it is clear that the increased patron numbers and extended hours proposed under this DA rely heavily on outdoor areas to manage crowding and activity. There is already a significant number of days when there has been a large number of people drinking outside the venue's outdoor permitted areas. In fact, patrons have been seen sitting on neighbours doorsteps with the pub's glasses. It is obvious that the venue cannot control the current number of patrons outside, let alone the additional number that may end up outside if a further 100 are permitted to be at the venue.

Taken together—200 patrons, live music on the first floor, multiple bars, and outdoor drinking on residential footpaths—this development would result in a significant increase in:

- noise and general disturbance
- smoking unmanaged drinking and loitering near homes
- congestion and obstruction on local footpaths
- late-night impacts on nearby family residences
- Increased pressure on resident's street car parking spaces

Council has previously refused a nightclub-style licensed venue at 156 Abercrombie Street, immediately adjacent to the Eveleigh Hotel at 158–160 Abercrombie Street, on residential amenity grounds. Approving this proposal would

undermine that decision and set a clear precedent for similar high-intensity venues in this residential precinct

For these reasons, I strongly object to the proposed development and ask that its impacts on residential amenity be given serious consideration.

Kind regards,
Euan Harvey

From: Andy Morris [REDACTED]
[REDACTED]
Sent on: Sunday, January 18, 2026 7:00:12 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2025/1210 - 158-160 Abercrombie Street REDFERN NSW 2016 - Attention Christina Robinson

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Attention: Christina Robinson
City of Sydney Council
dasubmissions@cityofsydney.nsw.gov.au

Re: D/2025/1210 – Eveleigh Hotel

Dear Ms Robinson,

We are young parents who have lived at 19 Vine Street, Redfern for the past two years. During this time, residential amenity has deteriorated significantly due to the increasing scale and intensity of operations at the Eveleigh Hotel. Noise after 8:00 pm regularly wakes our children, and this disturbance is overwhelmingly generated by patrons congregating outside approved areas — standing on footpaths, blocking access, vaping, smoking, and engaging in other anti-social behaviour late into the evening.

We formally object to the Eveleigh Hotel's application, particularly in relation to the following proposed changes:

- Doubling the number of indoor patrons from 100 to 200 across two floors, seven days a week
- Permitting the use of footpaths on Vine and Abercrombie Streets for patrons to stand, drink, smoke, and vape from 10:00 am until closing

These two elements, when considered together, create a substantial and unacceptable intensification of use that the site, streets, and surrounding residential area cannot accommodate.

Over the past twelve months, the Hotel has already expanded its operations through extended outdoor “dining areas” on Vine Street and along the Abercrombie Street frontage. The Vine Street area includes four tables seating up to eight patrons each (32 patrons total), however this number is frequently exceeded, with additional patrons standing or sitting on balustrades within an already constrained space.

In practice, the outdoor area is used predominantly for the consumption of alcohol rather than dining. While a management plan exists, it is not actively enforced. Staff appear unable to manage the existing number of patrons drinking, smoking, and vaping on the footpath. Increasing the indoor capacity to 200 patrons will inevitably push even more people onto the street, significantly worsening existing congestion, noise, and anti-social behaviour.

Patrons routinely exit the Hotel with drinks purchased indoors and stand across the full width of the footpath — well outside both the Hotel's licensed area and any approved outdoor dining zone. This regularly results in the complete obstruction of pedestrian access, making it difficult or impossible for residents, parents with prams, or people using wheelchairs to pass through. Patrons also congregate along the Abercrombie Street frontage, on Vine Street itself, and outside nearby properties, particularly later in the evening.

The proposal to formally permit standing, drinking, smoking, and vaping on public footpaths institutionalises behaviour that is already unmanageable at current patron levels. When combined with the proposed doubling of indoor capacity,

the impact on noise, safety, and residential amenity will be severe and ongoing.

Vine and Abercrombie Streets are not located within an entertainment precinct. They are residential streets. The Eveleigh Hotel historically operated as a local hotel, however under the current owners it has transitioned into a high-intensity venue that is incompatible with its surroundings.

The premises is also not equipped to support the increased patron numbers proposed. With only three toilets downstairs and two upstairs, facilities are clearly inadequate. As a result, patrons have urinated in nearby parkland, on the Ausgrid power box, and in residential garden areas along Abercrombie Street.

The proposed changes are not a minor modification. The combined increase in indoor patron numbers and the legitimisation of street-based drinking and smoking creates a cumulative impact far greater than any single element considered in isolation.

Accordingly, the only appropriate planning response by the City of Sydney Council is refusal of this application, not conditional approval.

Yours sincerely,

Andy Morris
19 Vine Street
Redfern NSW 2016

From: Paul Peterson [REDACTED]
[REDACTED]
Sent on: Monday, January 19, 2026 7:32:22 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission – D/2025/1210 – 158–160 Abercrombie Street, Redfern NSW 2016 – Attention Christina Robinson

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To: City of Sydney – DA Submissions
dasubmissions@cityofsydney.nsw.gov.au

From:
Paul Peterson
70 Hugo Street
Redfern NSW 2016
[REDACTED]
[REDACTED]

Date: 19 January 2026

Submission – Objection to DA D/2025/1210 (The Eveleigh Hotel)

I write to object to the approval of Development Application D/2025/1210 for 158–160 Abercrombie Street, Redfern, on the grounds that the proposal will materially and adversely impact residential amenity through increased street drinking, noise and late-night disturbance.

Street Drinking and Public Domain Impact

The proposed increase to 200 patrons and operation of the first floor until midnight, seven days a week, will inevitably increase the number of patrons congregating on the footpath and street, particularly smokers, people waiting for transport, and dispersing crowds. This creates a high likelihood of alcohol consumption in the public domain, despite any nominal limits on outdoor table service. Once patrons are outside, effective control is extremely difficult.

Noise and Amenity

Late-night street drinking leads to raised voices, shouting, arguments and general disturbance, particularly after 10 pm. This directly undermines the quiet enjoyment of nearby residences and is inconsistent with the City's planning objectives to protect residential amenity and manage the impacts of the night-time economy.

Cumulative and Permanent Intensification

The proposal converts a former residence to hotel use, doubles patron numbers and seeks to normalise activity until midnight every day. Temporary outdoor approvals currently in place would, in effect, become permanent in impact. This represents a substantial and irreversible intensification of use, with ongoing pressure on surrounding streets and footpaths.

Requested Outcome

I respectfully request that Council:

- Refuse the application; or
- At minimum, impose strict and enforceable conditions that:
 - Prohibit the consumption of alcohol in the public domain adjacent to the hotel;
 - Require active management of patron dispersal to prevent loitering and street drinking;
 - Restrict hours and capacity to levels that do not generate late-night crowd spill-out into surrounding residential streets.

The proposed development, as lodged, will increase street drinking and associated noise and disorder, and will cause ongoing loss of residential amenity for local residents. For these reasons, I urge Council not to approve the application in its current form.

Yours sincerely,

Paul Peterson
70 Hugo Street
Redfern NSW 2016

From: Joey Tuong [REDACTED]
[REDACTED]
Sent on: Sunday, January 18, 2026 10:53:47 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: D/2025/1210 - Letter of Support

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To whom it may concern,

I am a local resident and homeowner writing in strong support of this development application, in particular as it seems there is a group calling themselves the "Far West Redfern Dwellers" letterboxing the local area to marshall opposition to this and any other development in the area. The proposed changes will help to revitalise the area, increase available amenities for local residents and visitors alike, and the Eveleigh Hotel and their patrons have been good local citizens that stay sensitive to the needs of the surrounding residents.

I urge the planning department to discard the sensationalist remarks of the "Far West Redfern Dwellers" as they are a small group that does not represent the interests of the local community, and are opposed to any proposed developments to the local area, even if they promise to improve the local amenities for residents.

Sincerely,
Joey Tuong

From: Emily Pettafor [REDACTED]
[REDACTED]
Sent on: Monday, January 19, 2026 11:08:58 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Reference: D/2025/1210 Eveleigh Hotel - attn Christina Robinson

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Objection to D/2025/1210 Eveleigh Hotel

Dear Ms Robinson,

I am a resident of Abercrombie Street and wish to convey my strong objection to Development Application D/2025/1210 for the Eveleigh Hotel.

I have lived in this area for 20 years and my home is on the same block as the hotel. I am writing because this proposal would significantly change the scale, intensity and impact of the venue in a residential street.

Although the notification letter describes this as a change of use of the first floor and an increase to 200 patrons, the applicant's own documents show that the first floor will operate as a licensed bar, live-music and event space with a wet bar, dining areas and private functions. Up to 100 people will be allowed on the first floor alone, contributing to a total capacity of 200 patrons across the building.

This will completely transform The Eveleigh, from a small local pub to a two-storey effectively a night club in a quiet residential street.

Even as it currently operates, with half the proposed number of patrons, The Eveleigh Hotel has become a very disrespectful neighbour.

My young daughter and myself must push past crowds of young people drinking and smoking on the footpath on both Vine and Abercrombie streets on Friday and Saturday evenings. These patrons often show no respect for passing pedestrians, blowing smoke and vape in our faces and effectively blocking the footpath on our own street.

The pub's staff and management have done nothing to address this. I have never seen a staff member outside, checking on the behaviour of their patrons. There are often more than 50 patrons standing on the street, chatting and laughing, getting progressively louder and drunker as the night goes on.

This gives me little hope that management will do anything to curb this antisocial behaviour should the venue double its capacity. Their current behaviour shows they do not respect our neighbourhood or care about our access to our own street.

Signs saying 'Please respect our neighbours' are completely worthless if the venue cannot enforce the rules of its own licence and this behaviour is a prime example of why I would hope Council would move to refuse this DA.

The first floor would be able to operate independently from the ground floor, meaning there will be two active licensed spaces within 20 metres of my home.

The applicant also confirms that Abercrombie Street and Vine Street footpaths are already used for licensed outdoor seating, and that a 16.85m² footway dining application is currently under assessment. Although this footpath approval is being assessed separately, this DA clearly relies on those outdoor areas to absorb the impacts of doubling patron numbers and extending late-night operation.

With up to 200 people, live music upstairs, two bars, and outdoor drinking on residential footpaths, this proposal will significantly increase:

- noise and disturbance
- smoking and loitering
- footpath crowding and obstruction
- late-night impacts on nearby homes

Council previously, and correctly, refused a nightclub-style licensed venue at 156 Abercrombie Street, immediately adjacent to the Eveleigh Hotel at 158–160 Abercrombie Street, on residential amenity grounds.

Approving The Eveleigh's proposal would undermine that decision and set a clear precedent for similar high-intensity

venues in my beloved residential precinct.

For these reasons, this proposal is not a minor change. It represents a major intensification of use that is incompatible with the zoning and the character of this wonderful neighbourhood.

I therefore request that Council refuse Development Application D/2025/1210.

Thank for you for your time and consideration.

Yours sincerely,

Emily Pettafor

Abercrombie Street, Redfern

From: Liz Crosby [REDACTED]
Sent on: Monday, January 19, 2026 2:48:16 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: D/2025/1210

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Attention: Christina Robinson
Reference: D/2025/1210

Dear Christina,

I wish to register my support for the above proposal. The Eveleigh is an excellent pub - a true community asset. The fact that it has a policy of no pokies and no screens speaks for the ethos of its management.

The proposal before Council is to allow for an increase of patrons, and this is because the first floor has been converted into a sound proofed venue.

Pubs that don't rely on pokies for profits need to be supported to survive, and increasing patronage to attend a music venue should be a win win for the community - musos being paid for their work and young people with a safe space to socialise.

As a long standing regular at the pub, I can attest to how well the pub is run, and am confident that the above proposal has been put together mindful to respect the values and comfort of the immediate neighbourhood. I would, however, point out that the pub has been in situ and operating for more than a century.

I support Council's initiatives towards a night time economy, and hope that it can approve this very reasonable and modest request.

best regards

--

Liz Crosby
[REDACTED]

From: Jess Lord [REDACTED]

Sent on: Tuesday, January 20, 2026 5:49:12 PM

To: dasubmissions <dasubmissions@cityofsydney.nsw.gov.au>

Subject: In Support of The Eveleigh Hotel - D/2025/1210

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi Christina,

I am writing to express my strong support for the Development Application for The Eveleigh Hotel.

Farewells, birthdays, nights out discovering new local music, dinners with my parents, I do it all at the Eveleigh and it's a true community hub that brings together a wide range of people.

Whilst I love the Ev, the one thing holding it back is the amount of regulations posed upon it; including early finishes to live music and reduced capacity. The proposed increase in capacity and the ability to host live music upstairs until later would significantly enhance what the venue already offers.

Supporting live music in particular is vital for local artists and for maintaining a vibrant cultural scene in our area.

Thanks for your time,
Jess.

PUSH

Jess Lord
[REDACTED]

From: Lauren Glozier [REDACTED]
[REDACTED]
Sent on: Tuesday, January 20, 2026 10:54:06 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Eveleigh Hotel Submission

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Attention: Christina Robinson
Reference: D/2025/1210

Hi there,

Emailing to provide my support for the Eveleigh's revised opening hours and increased capacity. I've lived around the corner on Cleveland St for years now, and the Eveleigh is a hugely important institution for our community - any pushback is frankly ridiculous - this is an inner city suburb. The council claims to support local venues then does not allow them to expand! Keep it alive!!

Lauren, 139 Cleveland St

From: Sophie Read [REDACTED]
[REDACTED]

Sent on: Tuesday, January 20, 2026 7:04:17 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Attention: Christina Robinson Reference: D/2025/1210

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hello,

I would like to offer my voice in support of The Eveleigh Hotels proposal to expand their capacity. The venue is a catalyst for social connectedness in Redfern and conjoining suburbs. I feel that the addition of live music would enhance The Eveleighs appeal to an emerging arts scene.

Thank you for listening,
Sophie R

From: Arthur Little [REDACTED]
[REDACTED]

Sent on: Tuesday, January 20, 2026 10:52:55 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Reference: D/2025/1210

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Attention: Christina Robinson

This is a submission voicing my support.

I'm a local Redfern resident for many years and I would like to formally support the Eveleigh Hotel in the extension, longer trading hours and increase in venue capacity from 110 to 200

This increases the usability of the venue, providing more space inside for patrons and assists Eveleigh's continued contribution to the neighbourhood as a live music venue and local meeting place.

As the City of Sydney reviews DA. I kindly support the application to adjust the licensed capacity to match the updated use of the top floor as a multi-functional space.

Kind Regards,

Arthur Little - Redfern local

From: Brenden Johnson [REDACTED]

Sent on: Wednesday, January 21, 2026 11:35:10 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: D/2025/1210

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Christina,

I am writing to formally express my support for the Eveleigh Hotel's application to increase its seating capacity.

The Eveleigh Hotel has become a vital community hub, providing a welcoming, inclusive, and safe space for people from all walks of life. Over time, it has played an important role in strengthening local community spirit by fostering connection, creativity, and social interaction. The venue attracts a diverse cross-section of patrons, including local residents, artists, musicians and out-of-area visitors, all of whom contribute to the area's vibrancy.

Increased seating capacity will allow the venue to better accommodate patrons in a comfortable and orderly manner, reducing congestion and enhancing overall amenity. It will also support accessibility and inclusivity by ensuring more people can safely participate in community events and performances.

In my experience, the hotel operates with great respect for its neighbours while delivering clear social and cultural benefits. I strongly encourage the approval of this application and commend the Eveleigh Hotel for its ongoing contribution to our community.

Yours sincerely,

Brenden

BRENDEN JOHNSON
MANAGING DIRECTOR



[REDACTED] | 16-30 VINE ST, REDFERN

[WEBSITE](#) [INSTAGRAM](#)



VANDAL acknowledges the Gadigal people of the Eora Nation, the traditional custodians of this land. We pay our respects to the Elders both past and present.

This email message, including any attachments, is intended for the individual or entity to whom it is addressed and may contain confidential and/or privileged information. If you have received this email in error you must not disclose or use the information in it. Please delete the email and any copies and notify the sender immediately. Confidentiality and/or privilege are not waived or lost by reason of the mistaken delivery to you. Views expressed in this message are those of the individual sender, and are not necessarily the views of Frame Set & Match Pty Ltd t/a VANDAL. VANDAL accepts no liability for any loss or damage caused directly or indirectly from this email or any attachments due to viruses, interference, interception, corruption or unauthorised access.

From: [REDACTED]

Sent on: Wednesday, January 21, 2026 12:40:12 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2025/1210 - 158-160 Abercrombie Street REDFERN NSW 2016 - Attention Christina Robinson

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To the City of Sydney Council,

I am writing to express my strong support for Development Application D/2025/1210 for The Eveleigh Hotel, located at 158–160 Abercrombie Street, Redfern.

I am a local resident living on Eveleigh Street and have lived in Redfern for the past eight years. I also work nearby in Chippendale. Throughout this time, The Eveleigh Hotel has consistently demonstrated itself to be a well-run and responsibly operated local venue, and a genuinely positive presence within the neighbourhood.

The venue operates in a manner that is clearly aligned with the character and values of the local community. It is consistently safe, friendly, and welcoming, and contributes meaningfully to the area's accessibility and sense of community.

Importantly, The Eveleigh plays a vital role in supporting live music, something that has become increasingly rare across Sydney. The absence of poker machines further reinforces its community-focused approach. Its contribution to Redfern's cultural life, as well as its support of local artists and the broader local economy, is significant and deserving of continued support from the City of Sydney. As a local resident, this is exactly the kind of venue I want to see sustained and encouraged in this area.

The proposed changes outlined in the application are modest, sensible, and entirely appropriate for a venue with such a strong track record of responsible operation.

I believe the application will further enhance the social and cultural fabric of the area, and I fully support its approval.

Kind regards,

[REDACTED]

From: lucia hamdorf [REDACTED]
Sent on: Wednesday, January 21, 2026 12:44:38 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: D/2025/1210 - 158-160 Abercrombie St, Redfern.

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

ATTN CHRISTINA ROBINSON

Dear Christina,

I am writing in support for the current DA no D/2025/1210 relating to The Eveleigh Hotel at the aforementioned address. I am a town planner and local resident.

The Eveleigh Hotel is a fantastic example of a local institution, which services the local area and has a great track record in responding to local resident concerns.

The Eveleigh Hotel is a cherished local establishment, with a well established community who support a creative, interesting and vibrant Sydney.

The staff members at the Eveleigh are extremely vigilant in monitoring patron behaviour , and do their very best to ensure any impacts to surrounding residents are mitigated.

I strongly support the current DA, and trust that the efforts and strong and effective ongoing management systems of the staff at the Eveleigh clearly demonstrate the venue's respect for the neighbouring community.

Kind regards,

Lucia Hamdorf

From: William Job [REDACTED]
[REDACTED]
Sent on: Wednesday, January 21, 2026 1:20:04 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2025/1210 - 158-160 Abercrombie Street REDFERN NSW 2016 - Attention Christina Robinson

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Christina,

I am writing in support of D/2025/1210 as submitted by The Everleigh Hotel. The Everleigh is a well run, trusted and beloved venue. As a former Redfern resident who now works in close proximity to The Everleigh, I have had the privilege of being a part of this community for many years.

The change of use of the first floor, increased capacity and extended operating hours would be a welcomed change. The Everleigh has been a strong community gathering place and local advocate for many years, and these proposed changes will allow for this to continue into the future.

Kind regards,
William

From: Simon Hills-Johnes [REDACTED]
Sent on: Wednesday, January 21, 2026 3:00:36 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission D/2025/1210 158-160 Abercrombie Street REDFERN NSW 2016 | ATTN: Christina Robinson

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

ATTN: Christina Robinson,

My name is Simon Hills-Johnes. The comment submission button wasn't working in my browser, so I have included my declaration and consents at the bottom of this comment. Please let me know if you need anything further.

I'm writing this comment to add my support to the Eveleigh Hotel's DA application (ref: D/2025/1210) and hopefully aid in their commitment to bringing more live music back into the city.

I've lived on the same street as the Eveleigh Hotel for over a decade now, so I can attest to the incredible difference that the current owners, Todd and Paris, have made in their changes to the venue since taking over the hotel, and the amazing work they've done to encourage more life and live music into the area.

Even on weeks I don't enter the pub, the soft sounds of jazz gently flowing down the street on a Sunday afternoon are a total joy. It creates the feeling of living in a vibrant, artistic, and safe neighbourhood.

You can step into the Eveleigh Hotel any time during the week, and you'll instantly experience the warm, welcoming, inclusive, and family-friendly culture that their venue manager, Rhydian, and his lovely team of ever-smiling and always neighbourly staff have fostered so wonderfully since the venue reopened. With this team in place and their connection to the community, I have no doubt that longer opening hours and more capacity will mean nothing more than a little more music and laughter in the neighbourhood.

And, in a neighbourhood where our late-night acoustic blessings include trucks on Cleveland Street, ambulance sirens around the clock, and the late-night screeches of itinerant methamphetamine enthusiasts; the beautiful sound of live music being played, and the life-affirming din of young people laughing, is likely the best thing you can hear in our little pocket of the city.

Many thanks for your time! Kindest regards, Simon Hills-Johnes
78 Vine Street, Darlington

I declare that:

- any submission, comment or attachment I make is my own and I own the copyright and any other relevant rights
- I have obtained the permission of all third parties who own copyright, moral rights or other intellectual property rights in any submission, comment or attachment that is not my original work
- I have obtained the consent of people where the submission, comment or attachment contains their personal information
- any submission, comment or attachment I make is not obscene, offensive or otherwise defamatory
- any attachments I have submitted comply with the City of Sydney's digital requirements.

I acknowledge and agree that the City of Sydney is not responsible for the content and accuracy of my submission,

comment or attachment.

I consent to:

- my submission, comment or attachment being made available to the public, exhibited on a public register, and placed on the City of Sydney's website, in line with the Government Information (Public Access) Act 2009 (GIPA Act)

Simon
Hills-
Johnes



From: Umi Graham [REDACTED]
[REDACTED]
Sent on: Wednesday, January 21, 2026 3:01:03 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission D/2025/1210 158-160 Abercrombie Street REDFERN NSW 2016 - Attention Christina Robinson

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To whom this may concern,

I'm writing in support of the proposed changes to The Eveleigh Hotel at 158-160 Abercrombie Street, Redfern. As a local resident that frequents the Eveleigh multiple times a week I can testify to the safe, welcoming, vibrant and unobtrusive atmosphere created and maintained by the venue's owners and staff. The corner pub is cherished by not only locals but also by many from neighbouring suburbs who come for the live jazz on Sundays, a quiet dinner, or to wind down after a long day. I have never experienced any disrespectful behaviour at the venue and believe this will not change if the hours and use of the venue are extended.

I strongly support the change of use of the 1f floor to a performance venue. The proposed small space for performances, of which Sydney is shamefully lacking, would add to the diversity of cultural offerings in the area and support local artists. I believe this change of use will only produce positive outcomes for the neighbourhood as well as for the wider arts and music community. I can testify to the ongoing care, respect and support The Eveleigh extends towards musicians, artists, music lovers and listeners.

The rejection of this application, in my view, would be a great shame for the city. Small, local pubs are the cornerstones of rich and vibrant neighbourhoods and cultures.

Kind regards,
Umi

From: Hugh Johnston [REDACTED]
[REDACTED]
Sent on: Thursday, January 22, 2026 7:54:44 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2025/1210 - 158-160 Abercrombie Street REDFERN NSW 2016 - Attention Christina Robinson

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hello,

I wish to express my support for the proposed changes to the Eveleigh. Since re-opening the Eveleigh has been a cornerstone of the local community.

The expansion and alignment of operating hours offers additional space for music, events and functions. Intimate spaces like this are sorely missing in the inner city. Given the NSW government has recently admitted the significant reduction in small and medium cultural venues as a result of the lockdown laws, the proposed changes present an opportunity to right wrongs and expand the current offering for the local community. There is also significant strategic merit with the proposal aligning with the NSW vibrancy reforms by further encouraging community, music and culture to the venue.

Thanks,
Hugh Johnston
1/9-27 Moorgate Street, Chippendale

From: guy curd [REDACTED]
[REDACTED]
Sent on: Thursday, January 22, 2026 9:55:44 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2025/1210 - 158-160 Abercrombie Street REDFERN NSW 2016 - Attention Christina Robinson

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Development Application D/2025/1210 – Eveleigh Hotel

Dear Ms Robinson

I am writing to formally object to Development Application D/2025/1210 concerning the Eveleigh Hotel.

As someone who regularly comes to the area for work and to visit friends, I've observed a significant increase in parking difficulties on nearby streets since the hotel's renovation. There has also been a noticeable rise in footpath drinking and anti-social, intoxicated behaviour.

While the current situation is just manageable, the proposed expansion—doubling the venue's size and capacity, adding another liquor licence, and extending trading hours to midnight seven days a week—would push the area beyond its limits. This quiet residential pocket is already experiencing more noise and activity than before, and the proposed changes would exacerbate these issues considerably.

The scale and nature of the proposal resemble a destination-style entertainment venue, more suited to vibrant commercial areas such as King Street, Broadway, or Regent Street. It is incompatible with the character and amenity of this neighbourhood and should be firmly rejected.

Thank you for considering my submission.

Best wishes,

Guy Curd

From: [REDACTED]

Sent on: Wednesday, January 21, 2026 7:45:42 PM

To: dasubmissions@cityofsydney.nsw.gov.au; council@cityofsydney.nsw.gov.au

Subject: Re: Submission - D/2025/1210 - 158-160 Abercrombie Street REDFERN NSW 2016 - Attention Christina Robinson

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi

Could I please request that the highlighted sections below are not publicly published.

Thank you

On Wed, 21 Jan 2026 at 19:39, [REDACTED] wrote:

Dear Christina,

RE: Submission - D/2025/1210 - 158-160 Abercrombie Street REDFERN NSW 2016

I am writing as an arts worker and cultural programmer, living and working in Chippendale. Over the past 4 years, I have been a regular patron of The Eveleigh Hotel, a venue I believe approaches the platonic ideal of a 'third space' in the City of Sydney.

Since its change of ownership a couple of years ago, the Ev, as it is affectionately known among its clientele, has only enriched its contribution to the community.

To go to the Ev on a Friday afternoon is to fill up your cup — it's running into friends, it's hearing music played by independent artists, it's knowing that the people who own and run the venue are doing so with care, and competence. The proposed DA would further deepen and substantiate these qualities. To enjoy a beverage with your loved ones, late on a warm summer evening outside *should be possible*. The ability to serve patrons upstairs alongside presenting small live music performances is particularly important given the relentless closures of important cultural spaces in our fast-changed city, which is perceptibly muscling out artists and creatives.

Given my experience working within cultural institutions [REDACTED], I can confidently say that institutions such as The Eveleigh Hotel are ones that the council should be rallying for at every turn if it truly cares about the *possibility* of this city being as vibrant as it proclaims.

The Eveleigh Hotel is no Merivale monolith. It's exactly what this neighbourhood needs.

I wholeheartedly support their proposed development and would implore you to do the same.

Yours sincerely,
[REDACTED]

From: Raymond Doherty [REDACTED]
[REDACTED]
Sent on: Wednesday, January 21, 2026 11:25:41 PM
To: DASUBMISSIONS@cityofsydney.nsw.gov.au
Subject: Submission - OBJECTION - D/2025/1210 - 158-160 Abercrombie Street REDFERN NSW 2016 - Attention Christina Robinson

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Submission – Objection to DA D/2025/1210

Proposed Eveleigh Hotel Expansion - Hugo St Resident

I **object** to the proposed expansion of the Eveleigh Hotel on the grounds that it represents an unnecessary, excessive and permanent intensification of use that will significantly and unacceptably impact residential amenity, neighbourhood character, and public safety.

The Eveleigh Hotel already operates with very generous approved trading hours and capacity. Local residents have been consistently understanding, tolerant and cooperative of the hotel's current operations, despite ongoing noise, patron spill-over and late-night disturbance. The current application goes well beyond what can reasonably be expected of a residential community to absorb.

This proposal seeks longer outdoor trading hours, increased outdoor seating, a larger licensed first-floor area, and a doubling of indoor patron capacity from 100 to 200 patrons, with additional outdoor and street-adjacent drinking areas on Abercrombie Street, Vine Street and potentially surrounding streets. These changes are not minor and create a cumulative impact that far exceeds the existing approval.

Of particular concern is the scale of ownership and control the Eveleigh Hotel operators already hold in the immediate area. The owners control a substantial footprint of property surrounding the hotel, raising serious concerns that this proposal represents the beginning of a progressive expansion across Vine Street, Abercrombie Street and Hugo Street, effectively transforming a local hotel into a high-intensity, multi-street licensed precinct. This would fundamentally alter the character of the neighbourhood.

Key concerns include:

- Noise and disturbance from increased patron numbers, extended outdoor hours and street-based drinking.
- Loss of residential amenity in an area that includes homes immediately adjacent to the venue.
- Hard-to-manage street drinking, increasing safety risks, antisocial behaviour and pedestrian congestion.
- A permanent escalation of venue intensity that cannot realistically be reversed once approved.

- Precedent risk, enabling further expansion through surrounding properties already under common ownership.

Conditions of consent cannot adequately mitigate a proposal that is fundamentally oversized for its setting. The existing approvals already provide the Eveleigh Hotel with a viable and generous operating framework. Further expansion is neither necessary nor appropriate.

For these reasons, the application should be refused, not conditionally approved, in order to protect residential amenity, neighbourhood character, and the long-term liveability of the area.

R Doherty

From: [REDACTED]

Sent on: Wednesday, January 21, 2026 7:39:29 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2025/1210 - 158-160 Abercrombie Street REDFERN NSW 2016 - Attention Christina Robinson

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Christina,

RE: Submission - D/2025/1210 - 158-160 Abercrombie Street REDFERN NSW 2016

I am writing as an arts worker and cultural programmer, living and working in Chippendale. Over the past 4 years, I have been a regular patron of The Eveleigh Hotel, a venue I believe approaches the platonic ideal of a 'third space' in the City of Sydney.

Since its change of ownership a couple of years ago, the Ev, as it is affectionately known among its clientele, has only enriched its contribution to the community.

To go to the Ev on a Friday afternoon is to fill up your cup — it's running into friends, it's hearing music played by independent artists, it's knowing that the people who own and run the venue are doing so with care, and competence. The proposed DA would further deepen and substantiate these qualities. To enjoy a beverage with your loved ones, late on a warm summer evening outside *should be possible*. The ability to serve patrons upstairs alongside presenting small live music performances is particularly important given the relentless closures of important cultural spaces in our fast-changed city, which is perceptibly muscling out artists and creatives.

Given my experience working within cultural institutions [REDACTED], I can confidently say that institutions such as The Eveleigh Hotel are ones that the council should be rallying for at every turn if it truly cares about the *possibility* of this city being as vibrant as it proclaims.

The Eveleigh Hotel is no Merivale monolith. It's exactly what this neighbourhood needs.

I wholeheartedly support their proposed development and would implore you to do the same.

Yours sincerely,

[REDACTED]

[REDACTED]

From: Frances Neale [REDACTED]
[REDACTED]

Sent on: Wednesday, January 21, 2026 4:13:09 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2025/1210 - 158-160 Abercrombie Street Redfern NSW 2016 ATTENTION: Christina Robinson

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Christina,

I wish to write a letter in support for the Submission - D/2025/1210 - 158-160 Abercrombie Street Redfern NSW 2016.

I am a resident who lives around the corner in Chippendale from the eveleigh pub. The eveleigh has long been a pillar for the local community to gather with friends and enjoy live music from local artists. The venue represents something that Sydney has lost over the years - it is supporting the growth and fostering of local artists and the community that comes with it. Since the renovations and change of management, I have seen firsthand the exceptional professionalism that the staff and management bring to running the venue, which has fostered a safe haven that many locals call home to listen to a great tune, catch up with friends or meet someone new. I personally have the privilege of living next door to jazz musicians who have been booked for gigs at the Eveleigh and regularly run into other neighbours there - all of us there to support the local talent. It is incredible to see a rare example of locals investing in local businesses and this being returned by the business itself through employment and opportunity.

I wanted to write to express my wholehearted support for this unique and important venue's DA submission to further their role in enriching a wonderful community through music, food and drink. It would be exceedingly disappointing to hear that this was rejected and the flow on effects that this would have to the community's ability to access the venue. I have every faith and give every support in this venue and their management to uphold an exceptional standard of business that serves the people of Sydney.

I hope you take this letter of support into consideration from a local member of the community who regularly attends the Eveleigh.

Kind regards,
Frances
[REDACTED]

From: [REDACTED]

Sent on: Thursday, January 22, 2026 10:19:06 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2025/1210 - 158-160 Abercrombie Street REDFERN NSW 2016 - Attention Christina Robinson

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

I hereby wish to make a submission regarding the above DA.

I live at 9 Hugo Street, Redfern which is approximately 50metres from the 158 - 160 Abercrombie St, Redfern property and have done so since the 1980s. When I first moved here this property housed a very nice Italian Restaurant on the Hugo Street side with residential and cooking facilities upstairs. It was a quiet place where I could take my mother for a meal and had a large clientele from the University and local community with tables extending into the outdoor garden area. Sadly the restaurant closed but then food and accompanying alcohol was still served on the Abercrombie side. There was also live music at times but it never ran late nor was it particularly noisy. I wish this business all the best and hope it flourishes.

This was never a venue where the service of alcohol was its main purpose (although obviously somewhat necessary as it is in any licensed premises to aid in making a profit) generally it has been no problem to live in close proximity to it. This has however changed recently. The seating on the Vine Street side is already an inconvenience - nothing drastic but as a disabled individual it prevents me taking the most direct route when waking towards Cleveland Street for coffee and shopping. As well as this the vehicles parking in the street in the evenings are causing more inconvenience forcing me to park further from my home when I come home later in the day. The patrons of the hotel at times have made it feel unsafe to walk past this property in the evening ie the nature of this business seems to have changed from a quiet place to eat and talk with friends to a 'pub' with all the numerous problems that brings.

I am most certainly against an increase in capacity. I most certainly oppose extensions of trading hours and its conversion into a pub. Whilst I generally approve of live music this is a residential area and is not an appropriate venue for loud music and certainly not for seven days a week till midnight. The noise laws should still apply.

We should be able to walk around the block in the evening without having to worry about inebriated individuals or dodging drinkers. I have been told that there has already been cause to eject individuals due to their behaviour. Where these individuals go after ejection is likely to be onto our streets and parks which are meant for the safe enjoyment of locals. Will I still be safe leaving my property in the evenings - I personally feel that I will not be able to. Any increase in capacity will obviously increase the problems already becoming apparent and the footpaths surrounding this venue are not large enough to absorb any further expansion. Neither is there enough street parking to cater for increased numbers nor am I particularly happy about individuals (drunk or sober) who haven't driven, wandering up Hugo Street, (the obvious route) to get to the train station at all hours of the night.

I live in what has always, as long as I have been in the area, a quiet, safe place to live. There were, in the past, some problems in some streets nearby but they did not often affect Hugo Street and those problems do not exist today. I feel that if this Submission is granted that it will no longer be peaceful or safe particularly in the evenings. Such an expansion to that property will bring traffic noise, parking problems, noise pollution, rowdy and drunk individuals (and the accompanying reduction in personal safety) into my quiet, peaceful street. As an elderly, disabled (TPI) individual that will turn my neighbourhood into a very unpleasant and unsafe place to live.

For these reasons I request that the Council refuse Development Application D/2025/1210

[REDACTED]
22 January 2025

Sent from my iPad

From: Dispicable Wombat [REDACTED]

Sent on: Friday, January 23, 2026 7:18:44 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2025/1210 - 158-160 Abercrombie Street REDFERN NSW 2016 - Attention Christina Robinson

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Ms Robinson,

I object to Development Application D/2025/1210 for the Eveleigh Hotel at 158–160 Abercrombie Street, Redfern.

I am a long-term resident of this neighbourhood and am familiar with both the historic operation of this hotel and the cumulative impacts of recent changes. I have reviewed the Statement of Environmental Effects and the Plan of Management in detail.

This application proposes to remove the first-floor residence (Class 4) and convert it into part of the licensed hotel, increase the maximum patron capacity to 200, and extend first-floor trading to midnight, seven days a week. The applicant's own documentation confirms that the first floor will operate as a bar, live-music and function space, capable of operating independently of the ground floor, with up to 100 patrons on that level alone.

This is not a minor internal reconfiguration. It creates a two-level licensed entertainment venue in a location zoned R1 General Residential, where residential amenity and housing retention are core planning objectives.

The proposal also removes the last remaining residential accommodation from the site. While the Statement of Environmental Effects claims that no dwellings are lost, this is incorrect in practical planning terms: an existing residential use is being permanently displaced to facilitate commercial expansion. This outcome is inconsistent with the objectives of the R1 zone.

The Statement of Environmental Effects further confirms that licensed outdoor seating operates on Abercrombie Street and Vine Street, and that an application for 16.85m² of footpath dining is currently under assessment. Although that footway application is technically separate, this DA clearly relies upon existing and pending outdoor approvals to absorb the impacts of doubling patron numbers and extending late-night operation. The assertion that the proposed development "will not affect the public domain" is therefore internally inconsistent with the applicant's own material.

I also refer Council to a video published by the Eveleigh Hotel on its own Instagram account (attached), which shows patrons congregating, drinking and occupying the Abercrombie/Vine Street footpath during trading hours. The accompanying caption states: "A great day at the EVE. Lets hope there are many more like this." This material demonstrates that use of the public footpath for patron congregation is not incidental or exceptional, but a promoted and recurring aspect of the venue's operation. When considered alongside the proposed increase to 200 patrons and the creation of a second bar and live-music space upstairs, this footage confirms that increased pressure on the public domain is foreseeable and integral to the operation of the venue.

The Plan of Management also acknowledges that control over patron behaviour is limited once patrons leave the venue. With two bars, live music, 200 patrons, and reliance on surrounding footpaths, the proposal will significantly intensify street-level impacts including noise, congregation, smoking, and obstruction of pedestrian movement. These impacts are cumulative and predictable.

Council has previously refused a nightclub-style licensed venue at 156 Abercrombie Street, immediately adjacent to this site, on residential amenity grounds. Approval of this application would undermine that decision and establish a clear precedent for further high-intensity licensed uses in this residential precinct.

For these reasons, the changes proposed at the Eveleigh Hotel are not a minor modification. They represent a major intensification of use and create a cumulative impact far greater than any single element alone, making the proposal incompatible with the zoning and the established residential character of the area.

The only appropriate planning response is refusal of Development Application D/2025/1210.

Yours sincerely, J.Adam

From: [REDACTED]

Sent on: Thursday, January 22, 2026 3:34:25 PM

To: council@cityofsydney.nsw.gov.au

Subject: Objection to D/2025/1210, 158–160 Abercrombie Street, Redfern NSW

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Development Application: D/2025/1210

Applicant: The Eveleigh Hotel Pty Ltd

Property: 158–160 Abercrombie Street, Redfern NSW We would prefer that our names, address and email are kept confidential for this submission.

[REDACTED]
[REDACTED]

I am a nearby resident and wish to lodge a submission regarding Development Application D/2025/1210. I acknowledge the long-established presence of the Eveleigh Hotel and accept the role of licensed venues in an inner-city context. However, I have concerns that the proposed increase in patron capacity to 200 persons and extended late-night operation will result in unreasonable impacts on residential amenity, particularly in relation to noise and patron behaviour.

These concerns are not based on the technical capacity of the building itself, but rather on whether the proposed scale and intensity of use is appropriate in a predominantly residential setting.

Existing approved baseline and planning context

The lawful baseline for the operation of the Eveleigh Hotel is established by Development Consent **D/2017/388**, which explicitly limits the maximum number of persons permitted on the premises at any one time to **110 persons**, inclusive of staff, patrons, and performers. That consent imposed detailed noise and patron management conditions in recognition of the sensitive residential context, and explicitly noted that unrestricted consent would adversely affect environmental amenity and would not be in the public interest.

The current proposal therefore represents a substantial intensification of use, increasing patron capacity by approximately **82%**, and seeking to regularise a scale of operation that is materially different from what was previously assessed and approved for this location.

Recent operational changes and resident experience

Historically, the Eveleigh Hotel operated as a relatively quiet, local venue with modest attendance. Since refurbishment and recent operational changes, there has been a noticeable increase in patron numbers and activity levels.

Nearby residents have experienced repeated and ongoing amenity impacts, including:

- Unmanaged patron congregation and drinking on footpaths outside approved outdoor dining areas

-

Loud patron behaviour audible well beyond the site boundary

-

Loitering and dispersal noise occurring well after outdoor dining closure times

These impacts have been documented by multiple residents across several dates in December 2025 and January 2026 and raised directly with the venue, NSW Police, and other authorities. This indicates that amenity impacts are already occurring under the existing approval framework and management controls.

Outdoor drinking approvals and operational reality

While subsequent footpath and outdoor dining approvals permit alcohol consumption in clearly defined outdoor areas and during specified hours, these approvals are limited in scope and subject to strict management requirements.

The Statement of Environmental Effects relies on assumptions that outdoor activity is limited and well-controlled; however, in practice, outdoor areas have been a key source of noise transmission. Patron movement between indoor and outdoor spaces—particularly around the 10:00pm transition—has contributed to increased noise and disturbance within the surrounding residential area.

The SEE does not adequately assess the proposal in the context of the cumulative impact of outdoor drinking approvals, increased patron numbers, and extended late-night operation.

Reliance on management controls

The SEE asserts that existing management controls and the Plan of Management are sufficient to mitigate impacts. While such controls may be workable at lower patron levels, they rely heavily on behavioural compliance and active supervision.

Evidence from residents indicates that these controls have not consistently prevented amenity impacts, even at current attendance levels. Increasing the overall patron capacity to 200 persons significantly raises the likelihood of

In this context, the issue is not whether controls exist, but whether they are proportionate and effective at the scale of operation now proposed.

Despite the proposed increase in patron capacity and extended late-night operation, the application does not include a contemporary acoustic impact assessment. The SEE relies on existing Plan of Management limits, including a requirement that operational noise not exceed background levels by more than 5 dB.

●

●

●

Without site-specific assessment based on the proposed operating scenario, it is difficult to conclude that residential amenity will be adequately protected.

Council has previously identified specific nearby residential properties as sensitive receivers of noise and patron activity associated with the Eveleigh Hotel. Documentation prepared in support of Development Consent

D/2017/388 clearly mapped and considered the impact of the hotel's operation on surrounding dwellings, which informed the imposition of strict patron limits and noise management conditions.

Importantly, that assessment was undertaken in the context of a maximum approved capacity of approximately 110 patrons and a more limited operational footprint. The current proposal seeks to substantially increase patron numbers and extend the scale of operation in circumstances where the same identified residential receivers remain directly affected.

In this context, it is unclear how the proposed increase in patron capacity to 200 persons can be reconciled with Council's earlier findings regarding residential sensitivity and the need for strict amenity protections.

Request to Council

In light of the above, I respectfully request that Council:

1.

Carefully consider whether a patron capacity of 200 persons is appropriate

for this location, given its residential context and planning history;

2.

Assess the cumulative amenity impacts

arising from increased patron numbers, outdoor drinking approvals, and extended late-night operation; and

3.

Consider

additional or modified conditions, such as:

Retaining the existing 110-person capacity, or applying a reduced patron capacity after 10:00pm;

o

Permitting live or amplified music earlier in the evening, but

requiring it to cease by 10:00pm;

o

Strengthening enforceable conditions relating to patron dispersal and prevention of footpath congregation.

Conclusion

While the building may be capable of accommodating higher patron numbers from a technical perspective, the proposed scale and intensity of operation raises legitimate concerns about residential amenity. In circumstances where impacts are already being experienced, it is not clear that the proposed increase to 200 patrons and later trading hours is appropriate or proportionate for this site.

Thank you for considering this submission. ----

From: [REDACTED]

Sent on: Thursday, January 22, 2026 10:57:31 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: OBJECTION TO DEVELOPMENT APPLICATION D/2025/1210

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

The Eveleigh Hotel, 158-160 Abercrombie Street, Redfern

Proposed Doubling of Capacity: Unmanageable and Incompatible with Residential Amenity

I would like all identifying information to be private, including email, name and so forth.

To whom it concerns I am writing with objection to the proposed increase in patron capacity from 100 to 200 patrons on the following grounds and the continued lack of appropriate community engagement.

1. Demonstrated Non-Compliance with Existing Conditions

The applicant has already breached temporary approvals granted for outdoor seating on public footpaths (FA/2025/105, valid only to 30.06.2026). Despite conditions requiring strict management, the venue has failed to adequately control patron behaviour. Rather than conducting proactive compliance monitoring, the Council has placed the burden of reporting and enforcement onto neighbouring residents, who must document and lodge complaints to highlight breaches. This reactive approach has allowed non-compliance to persist unchecked.

Council's own determination on the Vine Street outdoor dining application (FA/2025/105, June 2025) explicitly documents resident complaints including: noise from outdoor areas, live music heard after 11pm, patrons gathering outside for extended periods after closing, smoking outside residences with smoke entering homes, waste and broken gardens. The determination notes that Council's records "did not identify a history of substantiated complaints" in the previous 12 months—yet the very same determination records 6 submissions with 5 objections citing these exact issues. This demonstrates that Council's complaint recording systems are failing residents, not that complaints don't exist.

A 100% capacity increase cannot be granted to an operator with a documented history of non-compliance and a Council unwilling to actively enforce existing conditions.

2. Inadequate Patron Management Post-Departure

The Plan of Management explicitly acknowledges: "while the Hotel has a degree of control over patron behaviour while on the premises, its influence is limited once patrons leave the venue." This admission is critical. The document provides no meaningful strategy to manage the 100+ additional patrons who will congregate on surrounding streets for extended periods, smoking outside residential windows and doors, creating noise and disturbance for up to an hour after departure.

Council's determination on FA/2025/105 specifically raised this concern, noting: "There have been people gathering at the front of the pub in the past, even for a long time after closing. There were also smokers smoking in front of the hotel, smoke smells entering nearby residences and destroying locals front gardens and planters, sometimes leaving glasses and rubbish too." The determination also warned that "Potentially intoxicated patrons on the street are more likely to be louder and disruptive" and questioned whether the applicant had adequate plans to "protect the community from noise and maintain surveillance of patrons."

Doubling capacity will proportionally double these impacts.

3. Insufficient Security Measures

The PoM states: "employment of full-time security is not warranted" and security will only be engaged "from time-to-time" on busy evenings. This is inadequate for a 200-patron venue. Comparable Sydney venues with outdoor licensed

areas maintain dedicated security personnel to enforce patron management requirements. The applicant has chosen not to do so.

Again the Council's own assessment of the outdoor dining expansion (FA/2025/105) identified the lack of active patron management as a critical risk, specifically noting the concern that "The placement of the outdoor dining on Vine St removes the visibility of the dining patrons from the bar. Intoxicated patrons on the street have become infinitely louder and aggressively disruptive over the course of applications being approved for the Eveleigh Hotel. Council recommended that any approval be conditional on "a plan of management of how the operators intend to protect the community from noise and maintain surveillance of patrons." The current PoM fails to address this requirement adequately.

4. Residential Character and Existing Impacts

The area is predominantly small terrace houses and apartments—not a destination entertainment precinct. Over the past year, the existing 100-patron operation has already generated significant increases in noise, loitering, and waste. Doubling capacity will proportionally increase these impacts on a street corner already "taken over" by pub operations.

Council's determination on FA/2025/105 explicitly acknowledges the residential character of the area, noting: "The surrounding area is characterised by a mixture of land uses, primarily being residential uses including terraces houses and commercial uses." Residents raised concerns that "the hotel, being in an R1 residential area surrounded by terrace and apartment homes, has also been subject of many noise complaints." Council approved the outdoor expansion only on a **time-limited basis** specifically because of these risks to neighbourhood amenity.

5. Council Records Do Not Reflect Actual Complaint History

The applicant notes council records show no previous complaints. This is demonstrably inaccurate. Council's own determination on FA/2025/105 (June 2025) records 6 submissions with 5 objections citing noise, loitering, smoking, and waste impacts. The determination also references previous applications (e.g. FA/2022/37) where "extending the proposed hours from 8pm to 10pm was not supported because of complaints of excessive noise by neighbours."

There is documented evidence of previous applications, online news reports, and a well-established history of noise and disturbance complaints. Council's records appear incomplete and should not be relied upon to assess this application. The fact that Council's own systems failed to record these complaints is a failure of Council's administration, not evidence that complaints don't exist.

6. Noise Management Inadequacy and Escalation of Live Music Operations

The PoM commits to a noise limit of no more than 5dB above background noise in habitable rooms of nearby residential properties between 7:00am and 12:00am daily. This condition is farcical given the venue's transformation into an almost daily live music venue. Music is audible halfway down the street and clearly penetrates into residents' own rooms—a blatant breach of the stated 5dB limit that has gone unchecked by Council.

Council's determination on FA/2025/105 explicitly documents resident complaints of "noise caused by live music at the venue even after 11pm." The determination notes that residents raised concerns about "elevated noise levels in the vicinity" and that the hotel had been "subject of many noise complaints." Council responded by recommending reduced outdoor trading hours (to 8pm) to "alleviate the potential noise impact to the locality."

More significantly, the venue's use has fundamentally shifted. Council records show that the hotel had not been operating to its full approved hours (10am to midnight) until its recent renovation. The Live Music Minutes from Council sessions indicate that live music was previously limited (e.g., jazz finishing at 7pm on weekends). The applicant has now progressively ramped up live music to most days of the week, and the proposed conversion of the first floor to a dedicated live music venue represents a major escalation in the venue's character and impact.

While the PoM includes closing procedures and signage, these measures have already proven insufficient at current capacity. The proposed 100% increase will inevitably exacerbate noise breaches, particularly given the lack of active patron management once patrons leave the premises, the Council's demonstrated unwillingness to enforce existing noise conditions, and the venue's undisclosed shift toward daily live music operations.

7. Pattern of Incremental Expansion Without Adequate Management

Council's records show a pattern of incremental intensification of the venue's use of public space:

- FA/2023/534 (January 2024): Approval for 6 sqm of Abercrombie Street footpath for outdoor dining
- FA/2025/105 (June 2025): Approval for 10 sqm of Vine Street roadway for outdoor dining (time-limited to 30 June 2026)
- D/2025/1210 (current): Proposal to double patron capacity and convert first floor to live music venue

Each expansion has been approved with minimal community input and without corresponding increases in management, security, or compliance monitoring. Council approved the Vine Street outdoor dining only as a **temporary approval** with the explicit caveat that "if City decides to make it permanent, it will be consulted with the community in details. The outcome of this proposal will be monitored for future improvements."

The current DA represents a fundamental escalation beyond what has been tested or proven manageable. It should not be approved without a demonstrated 12-month track record of full compliance with all existing conditions.

Thankyou for your consideration.

Sincerely local Abercrombie resident.

From: Scott Hanrahan [REDACTED]
[REDACTED]
Sent on: Friday, January 23, 2026 11:35:12 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2025/1210 - 158-160 Abercrombie Street REDFERN NSW 2016 - Attention Christina Robinson

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Scott Hanrahan
183 Abercrombie Street, Darlington

I am writing to lodge an objection to the Proposed Eveleigh Hotel Expansion (D/2025/1210).

I support the venue in principle and believe that the Eveleigh Hotel is entitled to a license giving it the opportunity of operating a successful business. However the extent of the proposed changes are excessive and inconsistent with the character of the site.

My central objection is against trading hours being extended to midnight, seven days per week. I simply do not believe the venue can manage the increase in noise and foot traffic that will be created by patrons moving through residential streets as they exit the venue. This is true at the current capacity of 100 and will inevitably be worse if increased to 200 patrons.

Previous Amendments

- Last amendment to operation hours was 8/3/19 which extended trading to 10pm most days (2.3 Application History).
- No detail or substantive evidence has been provided to support extending those hours other than it suits the '*overall function of the premises and contributes to the activation of the building*' (2.4 Strategic Alignment).

Vibrant Nightlife + Neighbourhood Amenity

- The council must adopt an approach that begins with the goal of preserving neighbourhood amenity and applies the burden of proof that this will not be negatively affected on the venue seeking to increase the terms of its license.
- No amount of signage encouraging patrons to keep their voices down, will meaningfully address drinkers and foot traffic exiting the venue into the surrounding residential streets at 10-12pm.
- Patrons, foot traffic and e-bikes parked on footpaths already negatively impact access past the venue for neighbours and the public. The venue provides zero car or bike parking for its patrons (and the council has taken a 'hands off' approach to managing e-bikes making no effort to limit their negative effect on pedestrians).
- I would love to see a positive gesture from the venue by creating a dedicated e-bike parking space on Vine Street and encouraging patrons to use it. It would have a meaningful effect in reducing and managing congestion on surrounding footpaths

Character of the Location

- The Statement of Environmental Effects refers to the hotel being located in a mixed-use environment (2.1, 2.2 and 5.1) suggesting a balance needs to be struck between entertainment and residential usage. This misrepresents the character of the subject site and the potential for adverse effects on

neighbours by downplaying the changes to the license and the potential of noise and drinkers exiting the venue.

- A simple demonstration of this is the reality that most foot traffic will be in a south and south-easterly direction towards the Redfern station and King Street, Newtown (local features listed as virtues under 2.1 Location Context).

In contrast to a characterisation of the location as mixed-use, the impact of patrons leaving the venue will focus the negative effects onto the most sensitive residential areas adjacent to the site and away from commercial and light industrial precincts.

Extended Trading Hours

- As a neighbour who lives close enough to hear patrons talking at the front door or on the street outside the venue, it is my view that operating hours beyond 11pm are inconsistent with the location.
- I acknowledge that the venue has made efforts to manage this but there are limits to what the venue can meaningfully achieve regarding patron behaviour as they move beyond the boundaries of the site.
- This is the key reason why my position as a longtime resident is that the hours of operation should be limited to 11pm.

Living in the City

- I strongly support the City of Sydney objectives to balance vibrant nightlife with neighbourhood amenity. I also strongly support an approach that balances expectations of new neighbours and residential developments against the existing operation of long standing pubs and music venues.
- In the same way, expansion proposals that extend the license of venues like this proposal must be weighed against an assessment of the status quo and reasonable expectations of their longstanding neighbours.
- Residents in streets surrounding the Eveleigh Hotel have a reasonable expectation that the operation of the venue over past years (decades?) provides a fair and reliable indication of future applications.

From: Emily Long [REDACTED]

Sent on: Friday, January 23, 2026 11:38:52 AM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2025/1210 - 158-160 Abercrombie Street REDFERN NSW 2016 - Attention Christina Robinson

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Ms Robinson,

I am writing to strongly urge you to reject the Development Application D/2025/1210 at the Eveleigh Hotel.

I am a long-term local resident of almost 10 years residing approximately 50m from the Eveleigh Hotel. This proposal is incompatible with what has previously been a quiet residential area, and would have significant negative impacts on nearby homes.

Whilst I am generally supportive of live music and of local venues including the Eveleigh Hotel, this proposal to double the size of the venue and allow up to 200 patrons would be appropriate if the hotel were in an entertainment precinct such as King st, or on a busy road such as Broadway, Regent St, Redfern St, Cleveland st or City Road, but is completely inappropriate for this location where it is pretty much surrounded by residences.

The Eveleigh has become significantly busier since its renovation, and local residents are already facing issues with noise, public drinking and at times anti-social behaviour. Furthermore, an application for increased outdoor hours (until 10pm) has only very recently been approved and it is far too early to assess the full affect and management of this before approving yet another expansion. Recently there have been up to 25 people drinking outside on the pavement just on the Abercrombie st side, with more patrons out on Vine st. The hotel cannot manage the current crowds and popularity, let alone doubling the licensed capacity with multiple bars. The effect of this include:

- increased noise and disturbance (surrounding small terrace homes are right on the street, and so the impact of extra foot traffic, especially with drunken patrons talking loudly, is significant. Furthermore, none of these small homes can accomodate air conditioning, so especially in summer, many people leave front doors open to ventilate the house. This creates a great sense of community in our neighbourhood, but means that noise travels straight into bedrooms and living rooms. We obviously expect a certain amount of noise as its the inner city, but this proposal would be too much.
- loitering, unmanaged drinking and smoking near homes - a venue of this size and intensity is a "destination" entertainment venue, and patrons can't be prevented from continuing to smoke, drink and loiter as they exit the venue or wait for Ubers, sometimes sitting directly on doorsteps of nearby properties.
- difficulty in street parking which is already scarce in our area. Since the opening of the Vine st outdoor area (which I was very supportive of), we have already lost 3 parking spots. Nowadays parking is noticably more difficult in the evenings now, when the pub is at its most popular, and then frees up again after around 10pm when most patrons leave the area. A doubling in patrons would surely make it even more difficult for locals with resident permits to park anywhere near our homes.
- many families and now quite a few new babies live right near this venue. They have all lived here since before the pub desired to increase its capacity, intensity, and hours, and the impact on their family life and sleep would be significant and ongoing.

This is not a case of people moving in near a venue and then complaining about the noise. As long-term residents of many decades can attest, the Eveleigh Hotel has previously been a modest neighbourhood pub but is now seeking to change very substantially into a multi-level entertainment venue, and while I support live music etc, this is not the right location for a venue with multiple bars, and of this size and intensity.

Council has previously refused a nightclub-style licensed venue at 156 Abercrombie Street, immediately adjacent to the Eveleigh Hotel at 158–160 Abercrombie Street, on residential amenity grounds. Approving the Eveleigh Hotel's proposal would undermine that decision and set a clear precedent for similar high-intensity venues in this residential precinct.

For these reasons, I strongly object to the proposed development and ask that its impacts on residential amenity be given serious consideration.

Many thanks,

Emily Long

From: Keith Mulhall [REDACTED]
[REDACTED]
Sent on: Friday, January 23, 2026 12:15:43 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: The Eveleigh Hotel Pty Ltd

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi.

I support submission number D/2025/1210
Thanks, Keith.

From: Sarah Klissarov [REDACTED]
[REDACTED]
Sent on: Friday, January 23, 2026 11:59:25 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Ref: D/2015/1210 Att: Christine Robinson

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Christine,

My name is Sarah Klissarov and I reside at 141 Abercrombie Street Darlington with my daughter.

We both work and have very early starts. She starts work at 6 am and I start at 7 am.

As it is, the drunken people who go past our house when the pub closes keep us awake until late. They park their cars on the street near us. They stand there and talk for a long time and as they are drunk they do not realise how loud they are speaking and how much the noise travels at nighttime.

I own my house and do not have the option of uprooting myself and renting somewhere else to have a good night sleep.

On occasions that I have approached the drunken people to ask them to be quiet, they have not cared or most times they have become abusive.

Please refuse the pub the later hours as they have no control over their patrons that frequent their pub especially once they have left the pub no matter how much they would wish to be neighbourly.

Please keep me informed via email.

Kind regards,

Sarah Klissarov

From: FWRD [REDACTED]

Sent on: Friday, January 23, 2026 1:10:47 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Development Application D/2025/1210 – Eveleigh Hotel.

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Ms Robinson,

This submission is made **on behalf of a group of nearby residents** who subscribe to a local community email list and have requested that a collective objection be lodged in relation to **Development Application D/2025/1210 – Eveleigh Hotel**.

Members of this group live in close proximity to the site and are directly affected by the operation of the venue, particularly during late-night hours.

We object to the proposal on the grounds that it represents an **unnecessary, excessive and permanent intensification of use** that will result in **unacceptable impacts on residential amenity, neighbourhood character and public safety**.

The Eveleigh Hotel already operates under **generous approved trading hours and patron capacity**. Local residents have, over time, been understanding and tolerant of the hotel's existing operations despite ongoing issues relating to noise, patron spill-over and late-night disturbance. The current application goes well beyond what can reasonably be expected of a residential neighbourhood to absorb.

The proposal seeks, among other things, to remove the first-floor residence and convert it into part of the licensed hotel, increase total patron capacity to **200 patrons**, expand the licensed first-floor area for bar, live-music and function use, and rely on surrounding streets and footpaths for patron congregation and dispersal. When considered collectively, these elements represent a **cumulative intensification of use** that significantly exceeds the scale of the existing approval. This is not a minor modification.

Of particular concern to residents is the **concentration of property ownership and control** held by the operators of the Eveleigh Hotel in the immediate area. The extent of this ownership raises a reasonable planning concern that approval of this application may facilitate **progressive, incremental expansion across multiple street frontages**, effectively transforming a local hotel into a **high-intensity, multi-street licensed venue** over time. Such an outcome would fundamentally alter the established residential character of the neighbourhood.

Residents have also experienced increasing reliance on surrounding streets and footpaths to manage patron overflow, including late-night congregation, street drinking, smoking and pedestrian congestion. These impacts are already evident and would be exacerbated by the proposed increase in capacity and extended operation.

Key concerns raised by residents include:

- Increased noise and disturbance associated with higher patron numbers and late-night operation
- Loss of residential amenity for homes located immediately adjacent to the venue
- Hard-to-manage street-based activity, resulting in pedestrian congestion and safety concerns
- A **permanent escalation in venue intensity** that would be difficult to reverse once approved
- Precedent risk, enabling further expansion facilitated by surrounding properties under common ownership

While conditions of consent are often relied upon to manage impacts, residents consider that conditions cannot adequately mitigate a proposal that is **fundamentally oversized for its residential setting**. The existing approvals already provide the hotel with a viable and generous operating framework. Further expansion is neither necessary nor appropriate in this location.

For these reasons, we respectfully submit that **Development Application D/2025/1210 should be refused rather than conditionally approved**, in order to protect residential amenity, neighbourhood character and the long-term liveability of the area.

Yours sincerely,



FWRD

Far West Redfern Dwellers

@FarRedfern

From: Peter Zurcher [REDACTED]
Sent on: Friday, January 23, 2026 1:49:00 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: DA Response D/2025/1210 The Eveleigh Hotel.

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Christina,

I am writing to formally lodge my objection to the development application for The Eveleigh Hotel (D/2025/1210). As a home owner on Abercrombie St in close proximity to the venue, I am personally affected by this proposal to intensify the hotel's operations.

When I moved into the neighborhood 4 years ago, it was much quieter and the Hotel was not a source of significant disruption it has recently become. While I support local businesses and wish to see the venue succeed, its growth must be balanced against the rights of the community to a peaceful residential amenity.

My specific objections, referenced against the venue's provided documentation, are as follows:

- **Inadequate Mitigation of noise:** The venue's Acoustic Report focuses heavily on decibel levels, but as a resident, my primary concern is the low-frequency bass noise. Bass frequencies carry further and penetrate solid residential walls in a way that standard acoustic glazing cannot fully address. This creates a vibrational hum from music inside homes that is impossible to escape (even when closing doors and windows) and prevents restful sleep.
- **Unreasonable Intensification (100 to 200 patrons):** The proposal to double the patron capacity represents a massive intensification of use. The venue's Plan of Management suggests that security and staff can manage this increase, but the "cocktail party effect" of 200 voices will inevitably lead to higher ambient noise and louder music to compensate. This transition from a local pub to a higher-capacity, 7 night a week operation essentially creates a nightclub environment in a residential zone.
- **Safety and Noise of Street/Footpath Drinking:** The application seeks expanded outdoor seating and street drinking areas. Managing the behavior and volume of increased outdoor patrons on a public footpath is notoriously difficult. This increase in street-side activity directly impacts my safety and peace, leading to increased loitering, litter, and noise directly outside residential windows.
- **Post-Closure Dispersal and Traffic Impact:** My home is located in the direct path of patron dispersal. An increase to 200 patrons will result in a significant surge in ride-share vehicles (Ubers/Taxis) arriving at closing time. The slamming of doors, idling of engines, and the noise of patrons shouting as they wait for transport are impacts that the venue's internal Plan of Management simply cannot control once patrons exit the premises.

I want The Eveleigh Hotel to be a successful part of our community, but the current proposal is out of step with the areas peaceful character which needs to be preserved and respected - a key reason why I chose to live in this area. Operating with this level of intensity 7 nights a week is inappropriate for this location. I urge the Council to protect the residential amenity and refuse the application for increased hours and capacity.

Yours sincerely,

Peter Zurcher

From: Alice Adam [REDACTED]
Sent on: Friday, January 23, 2026 2:12:01 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission – Objection to DA D/2025/1210 (Eveleigh Hotel)

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Ms Robinson,

I am a long-term resident of Hugo Street, in close proximity to the Eveleigh Hotel. I object to Development Application **D/2025/1210** for the Eveleigh Hotel.

The proposal involves a substantial and irreversible increase in the scale and intensity of operations that is incompatible with the surrounding residential environment and cannot reasonably be characterised as a minor modification.

The DA proposes removal of the first-floor residence, its conversion to licensed hotel use, an increase in total patron capacity to 200 patrons, and operation of the first floor as a bar, live-music and function space trading until midnight, seven days a week. The applicant's own documents confirm that up to 100 patrons may occupy the first floor alone, creating a two-level licensed venue that significantly exceeds the site's existing approvals.

Taken together — increased patron numbers, extended operating hours upstairs, live music and functions, and reliance on surrounding streets and footpaths for patron congregation — the proposal represents an aggregate escalation in scale and impact, not a modest or incidental change.

The application also relies on the public domain to absorb impacts that should be contained within the site. Outdoor drinking and congregation on Vine Street and Abercrombie Street already result in footpath crowding, noise and spill-over activity. At peak times, the Vine Street footpath becomes difficult or unsafe to use as a through-route to the Darlington side of Abercrombie Street, forcing pedestrians into the roadway.

Vine Street is an important pedestrian connection and is regularly used by children from The Block travelling to and from The Settlement for after-school and holiday programs. Concentrated street drinking and crowding during afternoon and early evening periods creates an unsafe pedestrian environment that is incompatible with a residential setting.

Approval of this DA also raises concerns regarding incremental expansion, given the concentration of property ownership and control held by the operators in the immediate vicinity. This risks the progressive transformation of a local hotel into a higher-intensity, multi-street licensed venue, fundamentally altering neighbourhood character.

The site is located within an R1 General Residential zone, where the protection of residential amenity and pedestrian safety are core planning objectives. The impacts arising from this proposal are predictable, ongoing, and cannot be adequately mitigated through conditions of consent.

For these reasons, DA D/2025/1210 should be refused rather than conditionally approved.

Yours sincerely,

Mrs.A.R.Adam.

From: Janelle Woo [REDACTED]
Sent on: Friday, January 23, 2026 12:10:04 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2025/1210 - 158-160 Abercrombie Street REDFERN NSW 2016 - Attention Christina Robinson

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi there,

I'm writing to submit my support for this Development Application, as a resident on nearby Thomas St, Darlington.

The Eveleigh Hotel is a wonderful local venue and an asset to the community. Not only do they provide a safe and vibrant space to meet with friends and neighbours, they support local arts and music through many wonderful events held, especially the jazz nights that so many people come to see.

Extra space is sorely needed to allow The Eveleigh to continue functioning as a community venue, and it would be sorely disappointing for this application to be rejected for a few complainants when we all benefit from living in a city full of life.

Thank you for your consideration.

Warmest,
Janelle

janelle woo (she/her)

[REDACTED]

From: Michael Wickens [REDACTED]
[REDACTED]

Sent on: Friday, January 23, 2026 4:20:16 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Attn: Christina Robinson RE: The Eveleigh Hotel

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To Whom it may Concern,

Im writing to show support of The Eveleigh Hotel's proposed application to increase patron capacity & extend operating hours.

As a local resident living approximately 1 minute away from this establishment, I have never had any qualms or concerns with the way in which The Eveleigh operates. For the past 8 months we have seen a growth in community engaging with each other and harvesting a positive and respectful culture within the suburbs of Redfern/Chippendale.

As a community member with over 15 year experience within the Music/Arts Industry, not only am I excited to see events presented here, but understand the importance of Live Performance venues of this scale within a city. They breed new talent, both on and off stage. As an experienced Live Sound Engineer, I started in venues just like this.

I hope with all my heart this application is not stopped, this establishment is a major asset and cultural venue within the Redfern community.

Thanks

Michael Wickens

From:

Sent on: Friday, January 23, 2026 10:43:54 PM

To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>

Subject: Refer: Development Application D/2025/1210 – Eveleigh Hotel - Attention: Christina Robinson

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Refer: D/2025/1210

Dear Ms Robinson,

VHAG represents the residential community within the environs of Vine and Hugo Street, and have requested a collective objection be lodged in relation to **Development Application D/2025/1210 – Eveleigh Hotel**.

- Longer trading hours 7 days, with upstairs to 12:00 am 7 days a week.
- Doubling of patrons indoors from a total of 100 patrons to 200 patrons over 2 floors 7 days a week.
- The use of the footpaths on Vine and Abercrombie streets for patrons to stand and drink, smoke, and vape from 10 am to closing. This further increases noise and reduces safety and is extremely objectionable in a residential area.

In the past twelve months the Hotel has obtained;

- Longer outdoor “dining areas” trading 7 days a week on Vine Street and against the wall on Abercrombie Street.
- The facilities for “dining” outdoors on Vine Street has seating for up to 8 persons per table x 4 tables for up to 32 persons, and often exceeds that amount with patrons standing within the area or sitting on the balustrades. This exceeds the seating arrangements for “dining” in street designated areas on Redfern Street Redfern, Royal Hotel Darlington and The Rose in Chippendale of 4 people per table.

Predominantly drinking of alcohol occurs in the outdoor “dining area” and on Vine Street and is very managed poorly.

In addition, the Hotel does not manage the congestion of patrons drinking alcohol, smoking and vaping on the footpath itself. The footpath can be so crowded making it difficult for residents to traverse. The Hotel patrons have historically drunk the alcohol purchased indoors and stand on the footpath which is not within the Hotel's licenced area, nor the temporary licence designated “dining area” on Vine Street.

The application by the Eveleigh Hotel represents a substantial intensification of use with increased noise levels, reduced residential amenity and hard-to-manage street drinking on a large scale where pedestrians including wheelchairs or strollers, locals walking their pets are unable to pass.

VHAG's membership includes residents residing in proximity of the Eveleigh for over 35 years, and can attest that this Hotel has been a quiet local hotel throughout the various licenced owners and was also previously known as the Berkeley Hotel back through to at least the late 1980's. The Hotel closed after the sale of its licence. Then approximately 10 years ago Matthew Sweeney acquired the hotel and it reopened as the Eveleigh Hotel. The maximum outdoor seating for the establishment was 3 tables, 7 chairs.

Since the hotel was sold to the current and latest owner of the Eveleigh Hotel the owners have exponentially sought to increase its footprint on Abercrombie and Vine Streets at the demise of the neighbours living close (with 100 metres of the hotel) and the broader local community.

Of particular concern to residents is the **concentration of property ownership and control** held by the owners of the Eveleigh Hotel in the immediate area. The extent of this ownership raises a reasonable planning concern that approval of this application may facilitate **progressive, incremental expansion across multiple street frontages**, effectively transforming a local hotel into a **high-intensity, multi-street licensed venue** over time. Such an outcome would fundamentally alter the established residential character of the neighbourhood.

If we could be so bold as to suggest the owners of the hotel may have misunderstood the representation and mix of the local community that actually lives here. The submission ignores the local community; the only “community” referred to are predominantly visitors who do not live here; that will have a **CUMULATIVE IMPACT** if the hours are extended 7 days a week.

The Hotel is actively being marketed as a high intensity venue which overwhelms our streets and homes; the hotel's location is not fit for purpose as a high intensity venue, it is in a primarily residential area.

This is NOT an entertainment precinct, it is a residential area and requires to be treated and respected as such. The 8 pm outdoors dining area should NOT be extended to 10 pm. Outdoor dining is secondary to its actual use as for outdoor drinking. With outdoor drinking increasing the noise levels.

Whilst the Eveleigh Hotel application acknowledges it is a local neighbourhood hotel, the hotel application also refers to it

actively promoting; and has increased the number of clientele from outside the local area; who have little regard for the neighbourhood. The frequency of residents attending the venue who reside in close proximity to the Eveleigh is reducing overtime.

The management plan confirms there is no active management plan for the increasing numbers of visitors to the hotel crowding and standing on the footpath; drinking alcohol, smoking and vaping and at times extending through to our Hugo Street reserve. The reserve and gardens along Abercrombie Street are also utilised as a urinal for the lack of toilet facilities for 200 people (3 unisex toilets downstairs and 2 upstairs). Again visiting patrons disrespecting our neighbourhood.

The changes proposed at the Eveleigh Hotel are NOT a minor modification. The application creates a CUMULATIVE IMPACT far greater than any single element alone.

The only appropriate planning response from the City of Sydney Council in regard to the scale of operation is a **REFUSAL and NOT a conditional approval.**

Yours sincerely,

VHAG

c/- [REDACTED]

From: Paul Michael Boulus [REDACTED]
[REDACTED]

Sent on: Friday, January 23, 2026 10:27:07 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: DA D/2025/1210

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Ms Robinson,

I'm writing to support the development application for The Eveleigh (DA D/2025/1210).

I live locally and spend a lot of time in Redfern, and The Eveleigh is one of those places that genuinely feels part of the neighbourhood rather than something imposed on it. I've been there for live music, casual drinks and gatherings of friends, and it consistently feels well run and well considered.

From what I understand, the application is simply about bringing the licensed capacity into line with how the top floor is already being used as a flexible, multi-purpose space. That seems entirely reasonable. It improves how the venue functions internally and makes it more comfortable for patrons, without changing the building or expanding the venue.

In my experience, The Eveleigh is conscious of its surroundings and the people who live nearby. I haven't seen it operate in a way that creates unreasonable noise or amenity impacts, and I would expect that approach to continue if this application is approved.

For those reasons, I'm very much in favour of the proposal and hope the application is approved.

Kind regards,

Paul Boulus
[REDACTED]
[REDACTED]

From: Gracie Grew [REDACTED]
[REDACTED]
Sent on: Saturday, January 24, 2026 11:43:47 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2025/1210 - 158-160 Abercrombie Street REDFERN NSW 2016 - Attention Christina Robinson

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Christina Robinson,

I am writing as a local resident in Darlington in support of the Eveleigh Hotel's current application. I live at 33 Thomas Street.

The Eveleigh is an important cultural and community space in our neighbourhood. It is a rare thing to have a pub in Sydney without the hum of pokies and sports screens. It has been recently been generously upgraded by the owners with additional acoustic and access requirements to support the growing local population near its site. It is both a pub and small music venue supporting local and emerging musicians. It is a multigenerational space enjoyed by young and old.

In a city where so many small music venues are closing due to financial pressure, the Eveleigh is a rare hybrid business that continues to support talent and provide creative community spaces to enjoy music, slow dance and a meal.

As the city grows it is important to provide both uplift to our housing stock whilst simultaneously providing increased amenity in the way of upgrade to community spaces, music venues and parks.

Thankyou

Gracie

From: Jason Leong [REDACTED]
Sent on: Friday, January 23, 2026 11:49:09 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2025/1210 - 158-160 Abercrombie Street REDFERN NSW 2016 - Attention Christina Robinson
Attachments: Objection to D 2025 1210.pdf (423.4 KB)

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi Christina,

Please find attached document outlining my objection to this proposal.

Thanks,
Jason

Dear Christina,

Thank you for the opportunity to comment on the proposed development regarding increase in patron capacity and extension of trading hours for The Eveleigh Hotel, D/2025/1210. I am writing to object to the proposal.

There are several reasons why the proposal should be refused:

1. History of poor management
2. Insufficient evidence of acoustic amenity
3. Insufficient Plan of Management
4. Not consistent with the objectives of the R1 General Residential zone
5. Not consistent with the locality statement for Darlington/West Redfern
6. Matters for consideration for Late Night Trading Management

Further information on each issue is discussed below.

1 History of poor management

There have been many issues with the management of The Eveleigh Hotel over the last year since the new licensee began operating the premises. These include:

- 1.1. Allowing drinking in not approved areas on the Vine St footpath
- 1.2. Allowing drinking in not approved area on the Abercrombie St footpath
- 1.3. Allowing smoking in smoke-free areas
- 1.4. Not taking noticeable action to resolve complaints

As the venue has demonstrated poor management of the currently approved 110 patrons and staff, it should not be allowed to increase the maximum patron capacity to 200 persons.

Further information on each example of poor management is discussed below.

1.1 Allowing drinking in not approved areas on the Vine St footpath

The venue has demonstrated poor management by allowing drinking in not approved areas on Vine St. Despite the stamped plan in FA/2025/455 and previous footway approvals clearly showing that the footway on Vine St was not approved, there is repeated photo evidence of patrons drinking in these areas on:

- 4 September 2025 (objection submission by Fran Tracey to FA/2025/455)¹
- 16 October 2025 (objection submission by Fran Tracey to FA/2025/455)¹
- 8 November 2025 (objection submission by Fran Tracey to FA/2025/455)¹
- 15 November 2025 (objection submission by Rachael Frazer to FA/2025/455)¹
- 20 November 2025 (objection submission by Jason Leong to FA/2025/455)¹
- 10 December 2025 (COS-CUS-512862)
- 11 December 2025 (COS-CUS-529401)
- 18 December 2025 (COS-CUS-519030)
- 8 January 2026 (COS-CUS-531295)
- 15 January 2026 (COS-CUS-538090)
- 17 January 2026 (observed by Sergeant Adam Cullen of the NSW Police South Sydney Police Area Command)

1.2 Allowing drinking in not approved areas on the Abercrombie St footpath

The venue has demonstrated poor management by allowing drinking in not approved areas on Abercrombie St. Despite the stamped plan in FA/2025/452 showing that the

¹ [Submissions FA/2025/455 28 November 2025 7:55 am](#)

outer footway and corner of Hugo Street is not approved, there is repeated photo evidence of patrons drinking in these areas on:

- 15 May 2025 (objection submission by Chris Maclean to FA/2025/455)¹
- 18 December 2025 (COS-CUS-519030)
- 8 January 2026 (COS-CUS-531295)
- 17 January 2026 (observed by Sergeant Adam Cullen of the NSW Police South Sydney Police Area Command)

1.3 Allowing smoking in smoke-free areas

The venue has demonstrated poor management by allowing smoking in smoke-free areas. Despite conditions in both FA/2025/455, FA/2025/452 and previous footway approvals prohibiting it, there is repeated photo evidence of patrons smoking in smoke-free areas on:

- 11 December 2025 (COS-CUS-529401)
- 8 January 2026 (COS-CUS-531295)
- 17 January 2026 (observed by Sergeant Adam Cullen of the NSW Police South Sydney Police Area Command)
- 22 January 2026 (COS-CUS-541539)

There is also testimonial of this occurring in responses to previous applications made by the current owner:

- 25 May 2025 (objection submission by anonymous to FA/2025/105):²
 - “much more could be done to discourage smokers from destroying locals front gardens and planters. There have been issues with punters not leaving quietly and particularly smoking in front of windows and doorwells, smoke smells entering our homes”
- 13 November 2025 (objection submission by anonymous to FA/2025/455):³
 - “there are regular instances where people stand, sit on, and damage front gardens (not part of the pub’s premises) to drink and smoke... We are unable to leave our windows or doors open as the smoke exposure in inhaled by our ... family. This is unacceptable. The 4 metre law under the Smoke-free Environment Act 2000 is not abided by. Smoking occurs daily within the four metres of the outdoor dining areas.”

Unfortunately, because Council does not have the power to enforce the Smoke-free Environment Act 2000, this issue is likely to be underreported to Council.

² [Submissions FA/2025/105 10 June 2025 9:03am](#) p. 4

³ [Submissions FA/2025/455 28 November 2025 7:55 am](#) p. 2

1.4 Ongoing noise complaints

The venue has also already received several complaints directly from at least 3 different residents about the noise in the past several months, but no noticeable action was taken until liquor licensing police attended on 17 January 2026 and made the licensee aware that the drinking in not approved areas on Vine St and Abercrombie St could be in breach of their liquor licence.

For example:

- 13 November 2025 (objection submission by anonymous to FA/2025/455):⁴
 - “Noise from the outdoor area is already clearly audible inside our home, often well beyond current hours. We have experienced multiple occasions where noise has regularly impacted our wellbeing. Some recurring instances include:
 - Patrons yelling and loitering outside disturbing rest and wellbeing.
 - Amplified music heard well past closing hours on the street and inside homes.
 - Staff playing music well past closing hours on weeknights such as to 12:30am.
 - ...
 - late-night noise affects my ability to rest and take care We are often woken by the disturbances.”
- 16 November 2025 (objection submission by Jason Leong to FA/2025/455):⁵
 - “the outdoor dining area causes considerable noise on what would otherwise be a quiet street. It is the only venue that trades late and is surrounded on all sides by residential. Just last Thursday, the loud noise from live music at the venue permeated through to the outdoors, causing outdoor dining patrons to make even more noise so that they can hear each other's conversations.”
- 20 November 2025 (objection submission by Rachael Frazer to FA/2025/455):⁶
 - “I live at 1 Hugo street, so my proximity to that public seating area means at times it's very [noisy]”
- 24 November 2025 (objection submission by Fran Tracey to FA/2025/455):⁷
 - “I should not have to put ear plugs in for quiet enjoyment with the confines of my home.”

On Thursday, 15 January 2026, I spoke to more than 5 residents in the neighbourhood, and they all agreed that the noise has unreasonably and seriously disturbed the quiet

⁴ [Submissions FA/2025/455 28 November 2025 7:55 am](#) p. 2

⁵ [Submissions FA/2025/455 28 November 2025 7:55 am](#) p. 3

⁶ [Submissions FA/2025/455 28 November 2025 7:55 am](#) p. 13

⁷ [Submissions FA/2025/455 28 November 2025 7:55 am](#) p. 21

and good order of the neighbourhood. I emailed the venue on 16 January 2026 but received no response. I would encourage Council to inspect the complaints register (required to be kept under the existing Plan of Management dated October 2017) and see what the ensuing action and resolution was made, as in my opinion there has not been any action or resolution to noise issues that the neighbourhood is currently experiencing.

Unfortunately, because Council does not have power to resolve noise issues related to licensed premises, this issue is likely to be underreported to Council.

1.5 Impact of the history of poor management

Relevant considerations under s4.15 *Environmental Planning and Assessment Act 1979* include:

Provision	Comment
s4.15(1)(b) the significant likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality	It is significantly likely to cause social and economic detriment to the locality. This is because the venue is currently poorly managed, as demonstrated by: • Recurring issues • Issues occurring over several months • Multiple issues occurring • Multiple residents objecting Although previous planning decisions have stated, “A review of Council's records did not identify a history of substantiated complaints about the premises”, this is because Council does not have the authority to regulate liquor licensing complaints, noise complaints, or smoking complaints relating to a licensed premises. It’s unclear how Council intends to substantiate these complaints without regulatory authority. Council planners should take this into account when considering what the “significant likely impacts of the development” are. Increasing the allowed number of patrons would exacerbate existing issues and create new ones. It is significantly likely that environmental harms will exacerbate, such as: • Littering (improperly disposed cigarette butts) • Loss of park amenity value (noise affecting Hugo Street Reserve for diverse purposes such as reading, quiet reflection and enjoyment of nature)

	It is significantly likely that social harms will exacerbate, such as: • Anti-social behaviour (e.g. destroying gardens, yelling, disrupting sleep) • Reduced safety (public drunkenness) • Loss of dignified access to footways (obstruction to clear path of travel) • Harm to health from passive smoking (smoking near public entry/exits and outdoor dining areas) In contrast, the applicant was unable to articulate any beneficial social impacts in the Statement of Environmental Effects (p. 31). The social issues mean that it is significantly likely that economic harms will occur, particularly in devaluing surrounding residential properties due to loss of amenity.
s4.15(1)(d) any submissions made in accordance with this Act or the regulations	As stated above, multiple residents over a long period of time over multiple issues have made submissions to prior applications made to the venue. The increase in area and number of patrons is significantly likely to cause more harm than benefit.
s4.15(1)(e) the public interest	The development is not in the public interest when it is unlikely that the applicant would be capable of managing 200 patrons and following the associated conditions of consent, based on the existing poor management.

2 Insufficient evidence of acoustic amenity

The application should be rejected because it does not provide sufficient evidence that it can maintain acoustic amenity. As noted in the previous section, the venue is already subject to ongoing noise complaints. There are also further issues:

- 2.1. No noise impact assessment as required by the Sydney DCP 2012
- 2.2. No acoustic report as required by the City of Sydney
- 2.3. Patron noise impacts

2.1 No noise impact assessment as required by the Sydney DCP 2012

According to provision 3.18.1.1 “Development generating entertainment sound” of the Sydney DCP 2012:

- (1) This section applies to the following development:
 - (a) introducing a new entertainment sound generating activity;
 - ...
 - (c) increasing the patron capacity of an existing entertainment sound generating activity by more than a third of the existing patron capacity

2.1.1 New entertainment sound generating activity

The consent for the use of the first floor of the hotel was established in U96-01098.⁸ Consent was granted “to change the use of three hotel rooms on the first floor into a restaurant accommodating 60 seats”. There is no evidence that any development application has ever been prepared for the premises in relation to introducing a new entertainment sound generating activity for the first floor. Therefore, it should be assumed that this application falls under provision 3.18.1.1(1)(a) to introduce a new entertainment sound generating activity.

2.1.2 Increasing the patron capacity

Even if this is not a new entertainment sound generating activity, the development application proposes to increase the first floor capacity to 100 patrons. Therefore, this application falls under provision 3.18.1.1(1)(c) as it increases the patron capacity of an existing entertainment sound generating activity by more than a third (i.e. more than 80 patrons).

⁸ Scan of physical file [A-01136301]. City of Sydney Archives, accessed 22 Jan 2026.
<https://archives.cityofsydney.nsw.gov.au/nodes/view/1899004> p.47 of 121

For the above reasons, a Noise Impact Assessment prepared by a suitably qualified acoustic consultant is required.⁹

The development application does not include a Noise Impact Assessment and so should be rejected for not providing sufficient evidence that it can protect acoustic amenity.

2.2 No acoustic report as required by the City of Sydney

The [Check the document requirements for your planning application - City of Sydney](#) webpage states:¹⁰

Acoustic report

An acoustic report assesses the impact of noise from external sources on a proposed development or the impact of noise from proposed development to surrounding uses. An acoustic report should be prepared by a suitably qualified acoustical engineer for the following developments:

- Premises providing live performance, amplified music, large patron capacity or other entertainment likely to generate significant noise impact at other sensitive locations.

The SEE states the purpose of the development to:

- “Increase patrons across the entire premises from 110 to 200”¹¹
 - This meets the criteria for a “large patron capacity”. Were it not for the premises to already be considered a “Category A – High Impact Premises”, this increase in patron capacity would differentiate it from a “Category B – Low Impact Premises”.¹²
- “The conversion of the residence to be used as part of the pub/hotel provides flexible space including multi-use live music rooms and sitting areas.”¹³
 - This meets the criteria for a premise “providing live performance”

⁹ Sydney DCP 2012 Provision 3.18.1.1(2), p. 3.18-1

¹⁰ <https://www.cityofsydney.nsw.gov.au/development-applications/check-document-requirements-development-application>

¹¹ [Statement of Environmental Effects](#) p. 15

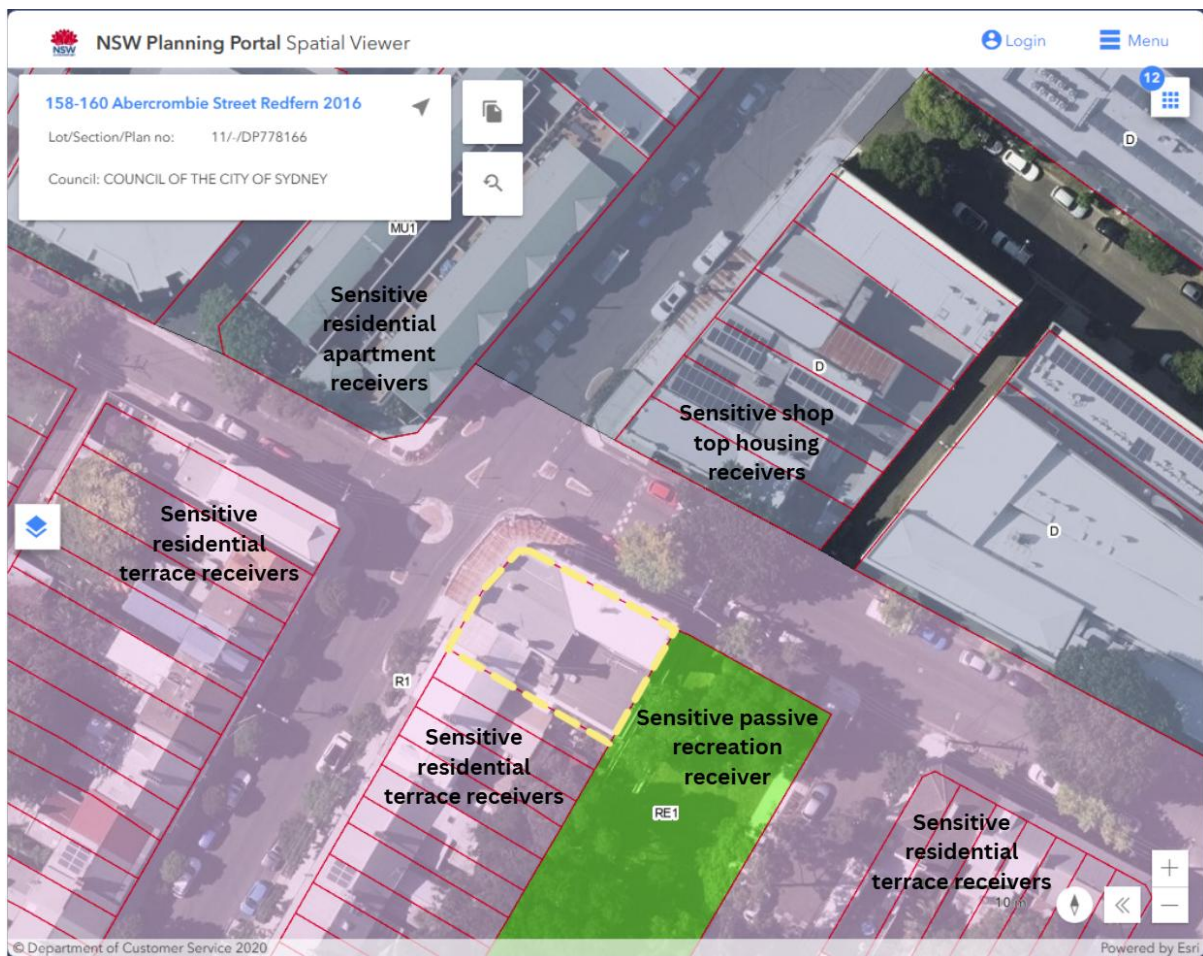
¹² Sydney DCP 2012 p. 3.15-2

¹³ [Statement of Environmental Effects](#) p. 14

It is also likely to generate significant noise impact at other sensitive locations because:

- it immediately neighbours terrace residences,
- it is located across the road from other terrace residences,
- it is located across the road from apartments,
- it is located across the road from shop-top housing, and
- it is located adjacent to a recreation area

Sensitive receivers (with subject site outlined in yellow) are shown in the following image:



Therefore, an acoustic report should have been submitted with the application.

The [Extending your trading hours – A guide for businesses](#) also states (emphasis added in bold on applicable statements):¹⁴

Noise impact assessment

You need to include a noise impact assessment if your proposal is likely to cause noise or the premises:

- **is a licensed premises trading after 10pm**
- is in a building containing residential apartments or **has a party wall with an adjoining residential building**
- **is near a sensitive receiver such as a residential apartment**, seniors housing or a school
- **puts on live or amplified music**
- is an outdoor space operating after 10pm
- involves a change in operations or introduction of a mechanical plant such as air conditioning, refrigeration or kitchen exhaust.

The assessment should describe the venue's operations and how you will manage operations and patrons. It should detail the proximity to residential and other premises, times and types of entertainment, the site and venue capacity.

The development application does not include an acoustic report and so should be rejected because for not providing sufficient evidence that it can protect acoustic amenity.

2.3 Patron noise impacts

The development application intends to “Increase patrons across the entire premises from 110 to 200”.¹¹ The SEE states it “does not introduce any noise-generating activities beyond those already inherent to the licensed premises” and “does not alter the Hotel’s approved trading hours or intensify activities beyond existing operational parameters”.¹⁵

There is no evidence from an acoustic expert to supports these statements.

An increase in the number of patrons will:

- increase noise from patron conversation – for example, in D/2022/1006/B, an increase in the small bar capacity from 20 patrons¹⁶ to 40 patrons resulted in a 3 db(A) noise increase.¹⁷

¹⁴ https://www.cityofsydney.nsw.gov.au/-/media/corporate/files/2020-07-migrated/files_1/15709-late-night-trading-guide-for-businesses-de4-accessible.pdf?download=true p. 13

¹⁵ [Statement of Environmental Effects](#) p. 18

¹⁶ [D/2022/1006 Acoustic Report](#) pp. 4-5

¹⁷ [D/2022/1006/B Acoustic Report](#) p. 4

- increase noise from outdoor dining areas – due to historically poor management, outdoor dining areas are likely to spill out with additional patrons and cause additional noise, as evidenced by complaints mentioned above in section 1.4 *Ongoing noise complaints*.
- increase noise from patrons leaving the venue – there is no path to exit the venue that can avoid passing sensitive receivers. Since there are more patrons that need to leave the venue, the likelihood of patrons disturbing neighbours will increase. I’ve spoken to neighbours who have already complained about the noise from patrons leaving the venue, as evidenced by complaints mentioned above in section 1.4 *Ongoing noise complaints*.
- increase noise closer to sensitive receivers – the proposed “listening room” and “sitting room” have windows that open out and directly face sensitive residential terrace receivers. Patrons closer to the windows would obviously make more noise that can be heard outside. According to the proposed Plan of Management, windows will only be closed at 10pm,¹⁸ allowing patron noise between 10am-10pm to carry unimpeded outside.

The development application should be rejected as there is real evidence that noise will increase with an increase in patron numbers, whilst the applicant’s standpoint that it will not intensify noise is not substantiated by an acoustic expert.

¹⁸ Plan of Management p. 8

3 Insufficient Plan of Management

Appropriate trading hours for late night premises will be determined by taking into account the submission of a plan of management that demonstrates a strong commitment to good management of the operation of the business, particularly in relation to managing potential impacts on adjoining and surrounding land uses and premises, as well as the public domain.¹⁹

The requirements for a plan of management are set out in Schedule 3.2 Sydney DCP 2012. The following table compares the submitted Plan of Management to the requirements set out in the schedule:

Requirement	Comment	Meets requirement?
(1)(i)(ii) Details of all noise and vibration attenuation measures related to the use and operation of the premises.	The only noise measure listed on the PoM is to close windows at 10pm daily. For example, D/2006/559/K²⁰ and D/2024/1224²¹ are venues of a similar patron size to that proposed and have incorporated noise perimeter seals and sound lock system on doors as recommended by the acoustic report. Those venues also do not have any operable windows to the outside that can leak noise. There is no supervision of patrons to ensure they leave in an orderly manner and do not loiter on the residential streets (e.g. within 50 metres). There is no policy to prevent queueing. The noise measures listed are inadequate for a venue with live music and a capacity for 200 patrons.	Inadequate

¹⁹ Sydney DCP 2012 Provision 3.15.3, pp. 3.15-5 – 3.15-6

²⁰ <https://eplanning.cityofsydney.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx?id=2514133>

²¹ <https://eplanning.cityofsydney.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx?id=2458015>

(1)(d)(iii) A statement outlining the premises' compliance with all relevant noise and vibration standards, guidelines and legislation (eg. Australian Standards, Protection of the Environment Operations Act 1997, EPA Industrial Noise Guidelines, etc.);	There is no reference to compliance to any noise and vibration standard, guideline or legislation.	No
(1)(d)(v) Details of any measures that will be taken to minimise noise from outdoor areas such as rooftops, courtyards, balconies or designated smoking areas etc;	There are no details in the PoM of any measure to minimise noise from the approved outdoor dining areas on Abercrombie Street and Vine Street.	No
(1)(d)(vi) Details of any noise limiting devices to be installed;	There are no noise limiting devices described. Given the nature of live music and the proximity to sensitive receivers, an acoustic expert should have been engaged to determine whether noise limiting devices should be installed in the venue.	Inadequate
(1)(di)(i) A description of any arrangements that will be made for the provision of security staff. This is to include (but is not limited to) the following: - any recommendations from Local Licensing Police regarding appropriate security provision and a statement outlining the extent of compliance with police recommendations; - the number of security personnel that will be patrolling inside and outside the premises including the frequency of security patrols; - Identification of the physical extent of any patrolled areas outside the premises;	The PoM states: "Management may from time-to-time, engage security officers" The Local Licensing Police verbally recommended security be implemented on their visit on 17 January 2026. A good ratio (as recommended by liquor licencing police) should be at least 1 security guard per 100 patrons. For example, D/2016/1071/B.²² The PoM is inadequate as does not meet this standard.	Inadequate

²² <https://eplanning.cityofsydney.nsw.gov.au/Pages/XC.Track/SearchApplication.aspx?id=1466840>

- Hours that security personnel will be on duty (including the period after closing time); - Staff security training, weapons detection, and other security response methods		
(1)(f)(v) Details of methods that will increase patron awareness of responsible disposal of cigarette butts	There are no details in the PoM regarding cigarette disposal, despite smoking in smoke-free areas being a problem commonly reported by residents.	No
(1)(f)(i) Measures that will be taken by security personnel to ensure that the behaviour of staff and patrons when entering or leaving the premises will minimise disturbance to the neighbourhood.	The PoM states “its influence is limited once patrons leave the venue”. A good PoM would be to patrol the outside area regularly and ask patrons that are loitering outside the venue to leave quickly and quietly. This would be a reasonable measure to avoid the issues raised in complaints above.	Insufficient
(1)(f)(v) If queuing outside the premises is to occur, a description of any measures that will be taken to ensure that queuing is controlled in a manner that will not adversely impact the amenity of the neighbourhood and that the footpath will not be unreasonably impeded.	There is no policy to prevent queueing in the PoM.	No

The submitted plan of management does not demonstrate a strong commitment to good management as required under Sydney DCP 2012 Provision 3.15.3 and so the application should be refused.

4 Not consistent with the objectives of the R1 General Residential zone

The development proposal relates to a venue in an R1 General Residential zone. The stated objectives of this zone are considered below:²³

Objective	Comment	Meets objective?
To provide for the housing needs of the community.	This proposal is not consistent with this objective because it removes housing.	No
To provide for a variety of housing types and densities.	This proposal is not consistent with this objective because it removes a variety of housing offered by a hotel.	No
To enable other land uses that provide facilities or services to meet the day to day needs of residents.	This proposal is not consistent with this objective because there is no day to day need from “residents” (as opposed to workers or visitors) ²⁴ for increased patron limits and extended hours. Instead, the proposal aims to cater to people working or visiting the area rather than residing in it.	No
To maintain the existing land use pattern of predominantly residential uses.	This proposal is not consistent with this objective because it removes a residential use rather than maintain predominantly residential use.	No

The objectives of the zone are not met and so development approval should be refused.

²³ Sydney LEP 2012 Land Use Table

²⁴ [Jeffrey v Canterbury Bankstown Council \[2021\] NSWLEC 73 \(12 July 2021\)](#) at [55].

5 Not meeting the locality statement for Darlington/West Redfern

The principles from the applicable Sydney DCP 2012 locality statement “Darlington/West Redfern” are considered below:

Principle	Comment	Compliance?
(a) Development must achieve and satisfy the outcomes expressed in the character statement and supporting principles.	“This locality is a predominantly residential neighbourhood” so taking away residential uses and residential amenity is not consistent with the desired outcomes. It is not desirable for a residential area to have late trading hours or noise from late night patron dispersal. Perhaps one of the most important requirements of a residential area is the ability for residents to sleep at night.	No
(n) Maintain the existing pattern of retail and small scale commercial uses throughout the neighbourhood, particularly along Abercrombie Street.	The proposal cannot be considered “small scale commercial use”. Under Late Night Trading Management provisions, the increase in patron capacity over 120 patrons is reason alone to change the categorisation of a premises from “Category B – Low Impact Premises” to “Category A – High Impact Premises”. High impact is not consistent with small scale. Under liquor licensing, an example of small scale is a “small bar”, which is limited to 60 patrons. The extension of trading hours to midnight is also not consistent with small scale. The development changes the premises to a destination venue for visitors and workers rather than one for nearly local residents.	No

6 Matters for consideration for Late Night Trading Management

The matters for consideration for Late Night Trading Management under Sydney DCP 2012 3.15 are discussed below.

Consideration	Comment
3.15.3 “Once these factors are taken into consideration, late night trading hours may be permitted in appropriate circumstances, particularly in areas within the City that already exhibit a vibrant night-time character, as opposed to parts of the City that are predominantly residential in character where amenity impacts can be the greatest and most difficult to manage.”	The pub is located in a predominantly residential area so it is inappropriate for late night trading hours.
3.15.4 (3) Any hours that are beyond base hours will be subject to a trial period.	According to table 3.8, the applicable base late night trading hours for Category A Indoor in “all other areas” is “10am to 10pm”. Therefore, the proposal to extend trading hours to midnight should only be granted on a trial basis.
3.15.4 (6) Extended trading hours beyond base hours may be permitted at the initial application stage, but only where the Council has determined that the premises have been or will be well managed, including compliance with an approved Plan of Management	See the above discussion in “1 History of poor management”. Extended trading hours should not be permitted.

7 Summary

This submission objects to development application D/2025/1210 for The Eveleigh Hotel to increase patron capacity (from 110 to 200) and extend trading hours. The objection is based on:

- (1) a demonstrated history of poor venue management (including repeated instances of drinking and smoking in non-approved/smoke-free areas and a lack of effective response to neighbourhood complaints);
- (2) insufficient evidence that acoustic amenity can be maintained, noting ongoing noise impacts and the absence of the required noise impact assessment/acoustic report to substantiate the applicant's claims;
- (3) an inadequate Plan of Management that does not meet Sydney DCP 2012 requirements for noise controls, outdoor area management, security arrangements, queuing controls, and cigarette butt disposal;
- (4) inconsistency with the objectives of the R1 General Residential zone and the Darlington/West Redfern locality statement, given the predominantly residential character and the importance of maintaining residential amenity; and
- (5) late night trading considerations, arguing the location is not suitable for extended hours and that extended hours beyond base hours should not be supported without demonstrated strong management and compliance.

8 Conclusion

For the reasons outlined, Council should refuse the proposal. The venue has not demonstrated the management capability to responsibly operate at the proposed scale, and the application does not provide the technical and operational evidence needed to show that noise and amenity impacts can be avoided or adequately mitigated in a predominantly residential setting. The absence of a proper noise impact assessment/acoustic report, together with an insufficient Plan of Management, leaves Council without a reliable basis to conclude that increasing capacity and extending hours would not worsen existing impacts. Approval would be contrary to the public interest where foreseeable harm to residential amenity, neighbourhood quiet enjoyment, and public domain safety is likely to increase. Accordingly, Council should determine that the application fails to address key statutory and DCP considerations and should be refused.

I thank you in advance for your consideration of my objection.

Best regards,

Jason Leong

25 Vine St
REDFERN NSW 2016

From: Doon M [REDACTED]
Sent on: Friday, January 23, 2026 6:09:07 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Objection to the proposed change of use to The Eveleigh Hotel

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi Christina,

I'm a 21 year old resident of 163 Abercrombie Street and I'm writing to voice my Objection to the proposed change of use to The Eveleigh Hotel's first floor. Specifically the increase in the maximum patron capacity to 200 and proposed hours of operation are 10:00am = 12:00 midnight Monday to Sunday.

The relation to the increase in the venue's capacity, The Eveleigh has been conducting a trial period with outdoor seating which has been increasingly popular. This has resulted in the foot path continuously being blocked (often by smokers as it is the designated smoking area) during peak trading hours. The foot path currently in place on Vine Street is simply not wide enough to accommodate so many people while complying with clear path of travel guidelines which require a minimum of 2m. This forces pedestrians, prams, mobility scooters and wheelchairs onto the road. This is not an acceptable solution for residents.

The outdoor space is not adequately monitored by workers resulting in incidents of patrons being drunk and abusive, patrons being drunk on the road, and beer, and even a glass, being thrown at a resident and his son.

The image below illustrates the current footpath conditions outside of The Eveleigh.



The proposed extension to operation hours poses an even larger issue in relation to anticipated noise impact. During the current trial period there has been a notable increase in noise disturbance which often negatively impacts my ability to sleep or complete work at home. My bedroom as well as my younger brothers who is currently in high school face into Abercrombie and Vine streets meaning we experience ALL noise created by the pub at all times. The proposed extension to opening hours is entirely incompatible with residential living and raises serious concerns about noise and privacy.

The current proposal does not align with the Darlington communities best interests and will no doubt negatively impact residents.

Thanks for your time and consideration,

Doon

From: Matteo [REDACTED]
[REDACTED]
Sent on: Friday, January 23, 2026 11:11:47 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Submission - D/2025/1210 - 158-160 Abercrombie Street REDFERN NSW 2016 - Attention Christina Robinson

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hello

Any increase of patronage must be accompanied by compulsory mitigating measures like security guards to ensure patrons are not lingering on footpaths at night.

I would object to the submission if mitigating measures are not in place.

Thank you.

Matteo Salval
[REDACTED]

From: Clair Moreau [REDACTED]
Sent on: Friday, January 23, 2026 11:35:00 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Objection to Development Application D/2025/1210
Urgent: High

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Submission – Objection to Development Application

Development Application No: D/2025/1210

Council: City of Sydney

Property Address of Development: Licensed premises near Vine Street, Darlington NSW

Submitted by:

Name: Clair Moreau

Residential Address: Unit 3 / 44–52 Vine Street, Darlington NSW 2008

Unit: Ground-floor corner unit

I wish to formally object to the proposed development application for the expansion of the licensed premises located near my residence.

I am a resident of the **ground-floor corner unit** at Unit 3, 44–52 Vine Street, Darlington, and I am located in **thesecond building from the existing pub**. Due to my location—ground floor, corner position, and close proximity to the venue—I am**already disproportionately impacted** by existing patron noise, foot traffic, crowd behaviour, and late-night disturbance. I already struggle significantly with the current noise levels from the pub. Any expansion of trading hours, patron capacity, or use of additional areas will **significantly and unreasonably worsen these impacts**.

I am a **disabled and medically vulnerable person** with diagnosed hearing and balance disorders, including**bilateral vestibular loss, hyperacusis, chronic tinnitus, and a hypermobile tympanic membrane (eardrum)**. These conditions cause extreme sensitivity to noise, vibration, and sudden sound, painful and excessive movement of the eardrum in response to noise, constant ringing in my ears, and serious balance impairment. These symptoms substantially limit my ability to leave my home, making me effectively**housebound**.

I have lived at this property for approximately **20 years**, and I have **owned this unit for the majority of my adult life**. I am now**disabled and reliant on a disability pension**, and I live here **alone** following significant family loss. This is my only stable home, and I do not have the ability—financially, physically, or medically—to relocate or escape the impacts of increased noise and disturbance. I am already greatly struggling with the existing noise from the pub, including late-night patrons yelling, running, and congregating near my unit. The proposed expansion, with longer hours, increased patron numbers, and higher noise levels, would make my situation **intolerable** and cause serious deterioration to my health and quality of life.

Due to **long-standing mould issues caused by original building faults** in my unit, I have been instructed by building management to keep my windows open for ventilation. As a result, I**cannot mitigate noise impacts by closing windows**, even during peak pub trading hours. Increased noise, amplified sound, and patron activity would therefore directly enter my living space and**pose a serious and ongoing risk to my health**.

The proposed development would increase:

- Patron numbers and pedestrian traffic immediately adjacent to my unit
- Duration and intensity of noise, particularly during evening and night-time hours

- Crowd noise, voices, and disturbance near my ground-floor balcony and windows

These impacts are not hypothetical. They are already occurring under existing operations and would **be substantially exacerbated** by the proposed expansion. Given my medical conditions, further increases in noise would **make my daily life unbearable and effectively turn my home into a place of constant distress**. Approval of this development would make my life **living hell**, as I already struggle to cope with the existing noise environment.

The development application fails to adequately consider:

- The **cumulative noise and amenity impact** on nearby ground-floor residences
- The presence of **disabled residents with heightened and abnormal sensitivity to noise**
- The inability of some residents to relocate or avoid exposure
- The real and ongoing impacts of extended hours and increased patron activity

NSW planning controls require that development **protect residential amenity** and avoid unreasonable impacts on surrounding residents. In my circumstances, approval of this proposal would result in **severe, ongoing, and unavoidable harm**, effectively depriving me of the reasonable use and enjoyment of my home.

For these reasons, I strongly object to the application and request that it be **refused**, or at a minimum that **significant and enforceable restrictions** be imposed, including reduced hours, strict noise controls, and firm limits on patron numbers and outdoor activity.

I request that this submission be given serious consideration in light of my **documented disability, health vulnerability, and inability to mitigate impacts through standard noise-reduction measures**.

Signed:

Clair Moreau

Date: 23 January 2026

Mobile: [REDACTED]

From: Hamish Clendinning [REDACTED]

Sent on: Friday, January 23, 2026 8:15:36 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2025/1210 - 158-160 Abercrombie Street REDFERN NSW 2016 - Attention Christina Robinson

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Refer: D/2025/1210

Dear Ms Robinson,

Confirming my objection to the Eveleigh Hotel's applications for;

Longer trading hours 7 days a week up to 12:00 am

Doubling of patrons indoors from a total on 100 patrons to 200 patrons over 2 floors 7 days a week.

The use of the footpaths on Vine and Abercrombie streets for patrons to stand and drink, smoke, and vape from 10 am to closing. This further increases noise and reduces safety and is extremely objectionable in a residential area.

The permanent approval of outdoor dining area and approved standing and drinking alcohol on the corner of Abercrombie and Vine Streets.

In the past twelve months the Hotel has obtained;

Extended outdoor "dining areas" trading 7 days a week on Vine Street and against the wall on Abercrombie Street.

The facilities for "dining" outdoors on Vine Street has seating for up to 8 persons per table x 4 tables for up to 32 persons, and often exceeds that amount with persons also standing or sitting on the balustrades in that confined area.

This exceeds the numbers in street designated areas on Redfern Street Redfern, Royal Hotel Darlington and The Rose in Chippendale; those venues had tables for 4.

Predominately drinking of alcohol occurs in the outdoor "dining area" on Vine Street. There is a management plan for the outdoor "dining area"; which is not actively acted upon. The Hotel management plan is not actively carried out by the staff; nor possibly are they able to deal with the congestion of patrons drinking alcohol, smoking and vaping on the footpath itself. The footpath can be so crowded making it difficult for residents to traverse, let alone the staff if they need to bring a rare meal order to the "outdoor dining area"

The Hotel patrons drink the alcohol purchased indoors and stand across the whole footpath which is not within the Hotel's licenced area, nor the temporary licence designated "dining area" on Vine Street. Crowding across the whole footpath outside the Abercrombie Street frontage also occurs, drinking and talking. Patrons even stand on Vine Street itself and outside of the café across from the hotel.

The application by the Eveleigh Hotel represents a substantial intensification of use with increased noise levels, reduced residential amenity and hard-to-manage street drinking on a large scale where pedestrians including wheelchairs or strollers are unable to pass through.

Vine and Abercrombie streets are not within an entertainment precinct. This is a residential area. The hotel had been a locals hotel till the current owners undertook its expansion to cater for 200 patrons plus inside and out.

The premises is not equipped for that number of people with 3 toilets downstairs and 2 upstairs to cater for the crowds it brings into the hotel. Males have utilised out park, the Ausgrid power box and gardens on Abercrombie Streets to relieve themselves for the lack of toilet facilities.

The current owners appear to be seeking the venue to be a high intensity venue which overwhelms our streets and homes and is to the detriment of the local community.

The changes the Eveleigh Hotel Pty Limited is proposing are NOT a minor modification. The application creates a CUMULATIVE IMPACT far greater than any single element alone.

The only appropriate planning response from the City of Sydney Council in regard to the scale of operation is a REFUSAL and NOT a conditional approval.

Yours sincerely,

Hamish Clendinning

From: Freya Vasylenko [REDACTED]

Sent on: Friday, January 23, 2026 10:43:51 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Attn: Christina Robinson D/2025/1210

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Ms Robinson,

Confirming my objection to the Eveleigh Hotel's applications for;

- Longer trading hours 7 days a week to 12:00 am
- Doubling of patrons indoors from a total on 100 patrons to 200 patrons over 2 floors 7 days a week.
- The use of the footpaths on Vine and Abercrombie streets for patrons to stand and drink, smoke, and vape from 10 am to closing. This further increases noise and reduces safety and is extremely objectionable in a residential area.

In the past twelve months the Hotel has obtained;

- Longer outdoor "dining areas" trading 7 days a week on Vine Street and against the wall on Abercrombie Street.
- The facilities for "dining" outdoors on Vine Street has seating for up to 8 persons per table x 4 tables for up to 32 persons, and often exceeds that amount with patrons standing within the area or sitting on the balustrades. This exceeds the seating arrangements for "dining" in street designated areas on Redfern Street Redfern, Royal Hotel Darlington and The Rose in Chippendale.

Predominately drinking of alcohol occurs in the outdoor "dining area" on Vine Street and is managed poorly.

In addition, the Hotel does not manage the congestion of patrons drinking alcohol, smoking and vaping on the footpath itself. The footpath can be so crowded making it difficult for residents to traverse. The Hotel patrons drink the alcohol purchased indoors and stand on the footpath which is not within the Hotel's licenced area, nor the temporary licence designated "dining area" on Vine Street.

The application by the Eveleigh Hotel represents a substantial intensification of use with increased noise levels, reduced residential amenity and hard-to-manage street drinking on a large scale where pedestrians including wheelchairs or strollers, locals walking their pets are unable to pass through.

I have lived in this residential area for over 26 years, and can attest that this Hotel has been a quiet local hotel throughout the various licenced owners.

Since the hotel was sold to the current and latest owner of the Eveleigh Hotel the owners have exponentially sought to increase its footprint on Abercrombie and Vine Streets at the demise of the close vicinity of neighbours' homes and the local community. This is **NOT** an entertainment precinct, it is a residential area and requires to be treated and respected as such.

Whilst the Eveleigh Hotel application acknowledges it is a local neighbourhood hotel, the hotel application also refers to it actively promoting; and has increased the number of clientele from outside the local area; who have little regard for the neighbourhood. The number of locals actually frequenting this establishment has been reducing over time.

The management plan confirms that there is no active management plan for the increasing numbers of visitors to the hotel crowding and standing on the footpath; drinking alcohol, smoking and vaping and at times extending through to our Hugo Street reserve.

The Hotel is actively being marketed as a high intensity venue which overwhelms our streets and homes; the hotels location is not fit for purpose of a high intensity venue, it is in a primarily residential area.

The changes proposed at the Eveleigh Hotel are **NOT** a minor modification. The application creates a **CUMULATIVE IMPACT** far greater than any single element alone.

The only appropriate planning response from the City of Sydney Council in regard to the scale of operation is a **REFUSAL and NOT a conditional approval.**

Yours sincerely,
Freya Vasylenko

From: Kara [REDACTED]
[REDACTED]
Sent on: Friday, January 23, 2026 10:16:37 PM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Attn/ Christina Robinson City of Sydney Council

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Refer: D/2025/1210

Dear Ms Robinson,

Confirming my objection to the Eveleigh Hotel's applications for;

- Longer trading hours 7 days a week to 12:00 am
- Doubling of patrons indoors from a total on 100 patrons to 200 patrons over 2 floors 7 days a week.
- The use of the footpaths on Vine and Abercrombie streets for patrons to stand and drink, smoke, and vape from 10 am to closing. This further increases noise and reduces safety and is extremely objectionable in a residential area.

In the past twelve months the Hotel has obtained;

- Longer outdoor "dining areas" trading 7 days a week on Vine Street and against the wall on Abercrombie Street.
- The facilities for "dining" outdoors on Vine Street has seating for up to 8 persons per table x 4 tables for up to 32 persons, and often exceeds that amount with patrons standing within the area or sitting on the balustrades. This exceeds the seating arrangements for "dining" in street designated areas on Redfern Street Redfern, Royal Hotel Darlington and The Rose in Chippendale.

Predominately drinking of alcohol occurs in the outdoor "dining area" on Vine Street and is managed poorly.

In addition, the Hotel does not manage the congestion of patrons drinking alcohol, smoking and vaping on the footpath itself. The footpath can be so crowded making it difficult for residents to traverse. The Hotel patrons drink the alcohol purchased indoors and stand on the footpath which is not within the Hotel's licenced area, nor the temporary licence designated "dining area" on Vine Street.

The application by the Eveleigh Hotel represents a substantial intensification of use with increased noise levels, reduced residential amenity and hard-to-manage street drinking on a large scale where pedestrians including wheelchairs or strollers, locals walking their pets are unable to pass through.

I have lived in this residential area for over 26 years, and can attest that this Hotel has been a quiet local hotel throughout the various licenced owners.

Since the hotel was sold to the current and latest owner of the Eveleigh Hotel the owners have exponentially sought to increase its footprint on Abercrombie and Vine Streets at the demise of the close vicinity of neighbours' homes and the local community. This is **NOT** an entertainment precinct, it is a residential area and requires to be treated and respected as such.

Whilst the Eveleigh Hotel application acknowledges it is a local neighbourhood hotel, the hotel application also refers to it actively promoting; and ~~192~~ increased the number of clientele from outside

the local area; who have little regard for the neighbourhood. The number of locals actually frequenting this establishment has been reducing over time.

The management plan confirms that there is no active management plan for the increasing numbers of visitors to the hotel crowding and standing on the footpath; drinking alcohol, smoking and vaping and at times extending through to our Hugo Street reserve.

The Hotel is actively being marketed as a high intensity venue which overwhelms our streets and homes; the hotels location is not fit for purpose of a high intensity venue, it is in a primarily residential area.

The changes proposed at the Eveleigh Hotel are **NOT** a minor modification. The application creates a **CUMULATIVE IMPACT** far greater than any single element alone.

The only appropriate planning response from the City of Sydney Council in regard to the scale of operation is a **REFUSAL and NOT a conditional approval.**

Yours sincerely,

Kara Vasylenko

From: Mikhaela Adam [REDACTED]
[REDACTED]

Sent on: Friday, January 23, 2026 8:16:32 PM

To: dasubmissions@cityofsydney.nsw.gov.au

Subject: Submission - D/2025/1210 - 158-160 Abercrombie Street REDFERN NSW 2016 - Attention Christina Robinson

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To Whom It May Concern,

As a frequenter to this area, I object to this application due to the increased foot traffic and noise. On top of this issues with parking are also a concern.

Regards,

M Adam

From: Vladimir Vasylenko [REDACTED]
[REDACTED]
Sent on: Saturday, January 24, 2026 12:20:48 AM
To: dasubmissions@cityofsydney.nsw.gov.au
Subject: Objection to Eveleigh Hotel application D/2025/1210
Attachments: Objection - Eveleigh Hotel D-2025-1210 - VV.docx (14.08 KB)

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Please refer to the attached document, which contains details of my objection to the application.

Yours sincerely,
Vladimir Vasylenko

23 January 2026

Dear Ms Robinson,

I object to the Eveleigh Hotel's application D/2025/1210 seeking:

- Conversion of the upstairs residence into part of the licensed area of the Eveleigh Hotel
- Longer trading hours 7 days a week to 12:00 am for the upstairs area
- Doubling of indoor patron numbers from 100 to 200 across two floors, 7 days a week
- Continued use of the footpaths on Vine and Abercrombie Streets for patrons to stand and drink, smoke, and vape from 10 am to closing. This further increases noise, reduces safety, and is extremely objectionable in a residential area.

The hotel's patrons are already making a lot of noise on certain nights, and this keeps us awake when we should be sleeping. This is affecting our health. The proposed application will most certainly result in a significant increase of noise at night, which will further deteriorate our physical and mental health.

It is understandable that the owner of the hotel and/or publican want to increase the patronage of their establishment, but this should not be done at the significant detriment to the lives of residents on Vine street that are within earshot of the hotel, which includes my house. Life is already tough for many of us, approval of the application will make life for residents of Vine street even more difficult and filled with suffering and misery.

Please unconditionally refuse the application D/2025/1210. If this is not done, there will be very bad consequences.

A lack of refusal will be understood by us to indicate that an illegal process was very likely followed in regard to the application, and I can assure you that we would then take great pains to get to the bottom of the matter and bring the perpetrators of any misdeeds to the attention of the NSW justice system.

Yours Sincerely,

Vladimir Vasylenko

Resident of Vine Street

From: [REDACTED]
Sent on: Friday, January 23, 2026 11:55:55 PM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: Objection to D/2025/1210 - Eveleigh Hotel - Attention : Christina Robinson
Attachments: 260123 Objection - The Everleigh Hotel D_2025_1210.pdf (1.42 MB), Attachment A.pdf (2.35 MB)

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi Christina,

Please find attached my letter of objection attached in relation to the Eveleigh Hotel's application D/2025/1210.

Should you require to contact me please email [REDACTED], or on [REDACTED].

If you would not mind redacting my contact details and address within the letter submission.

Many thanks,

Kind regards,
[REDACTED]

12 January 2025

City of Sydney
Department of Planning
GPO Box 1591
Sydney NSW 2001

Via email: DASubmissions@cityofsydney.nsw.gov.au

Attention: Christina Robinson

Objection to D/2025/1210 Change of use of the first floor residence to function as part of The Everleigh Hotel and increase the maximum patrol capacity to 200. Proposed hours of operation are 10:00am = 12:00 midnight Monday to Sunday.

158 – 160 Abercrombie Street REDFERN NSW 2016

To whom it may concern,

As one of the closest neighbours (less than 100 from the Everleigh Hotel I have a number of significant concerns that I do not believe have been adequately addressed in the development application.

I am a resident of approximately 35 years, and can attest that the Hotel now known as the Eveleigh Hotel has been a quiet local hotel throughout the various licensee owners, and was also previously known as the Berkeley Hotel back through to at least the late 1980's. The Hotel closed after the sale of its license. Then approximately 10+ years ago Matthew Sweeney acquired it. In 2010 the maximum outdoor seating was 3 tables, 7 chairs.

Since the hotel was sold to the current and latest owner of the Eveleigh Hotel the owners have exponentially sought to increase its footprint on Abercrombie and Vine Streets at the demise of the close vicinity of neighbours' homes and the local community. This is **NOT** an entertainment precinct; it is a residential area and requires it to be treated and respected as such.

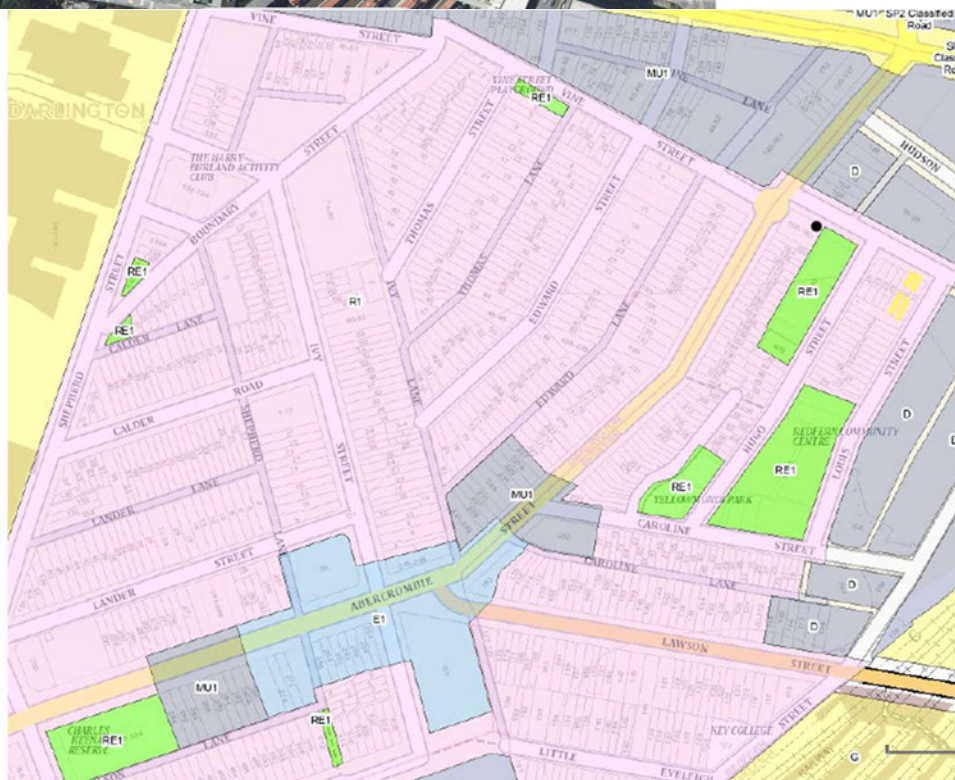
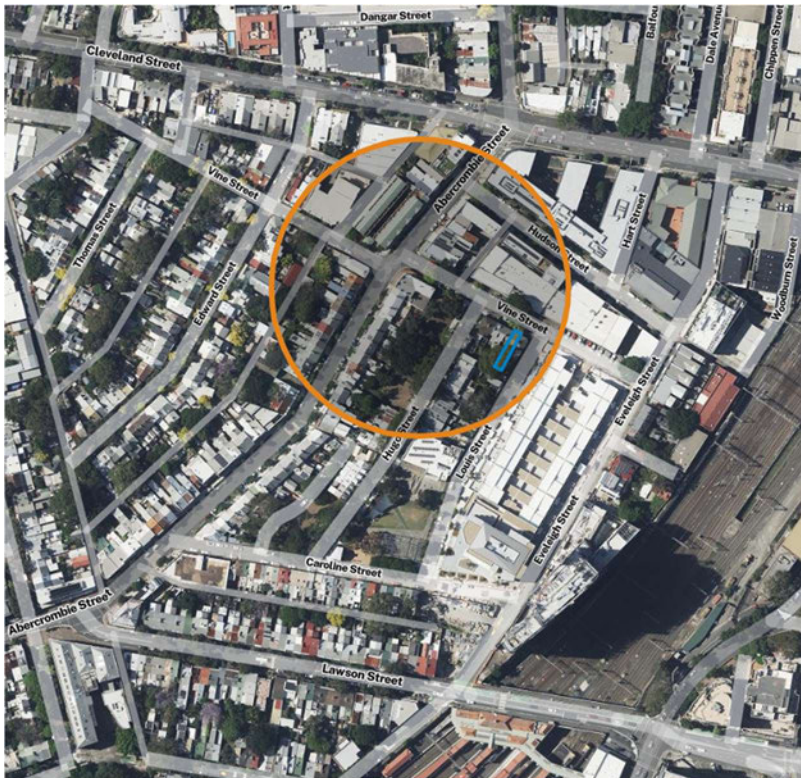
In addition, as a resident I am also aware and very concerned about the level of property ownership and control that the hotel owner/operators have accumulated in the immediate area. This raises a genuine planning issue: approving the current application may pave the way for staged expansion across several street frontages, gradually converting what is intended to be a local neighbourhood hotel into a large-scale, multi-street licensed venue. Such an outcome would significantly undermine the established residential character of the neighbourhood.

Please take into consideration my following objections around this application (**D/2025/1210**).

Consultation

Given my homes proximity I am concerned that there has been no contact made with myself or nearby neighbours regarding our apprehensions around the development application. The standard form for a community impact statement indicates applicants should consult with occupiers of neighbouring premises and respond to the outcomes of that consultation. Neighbouring premises are defined as any building situated on land within 100m of the boundary of the premises that the proposal relates. This would indicate community consultation should extend at least to the area indicated by the orange circle on the map below.

I would like genuine community consultation to occur before the application is reviewed by the relevant authorising bodies.



Locational Context

A Statement of Environmental Effects has been produced by SKY planning. However, I believe a number of the statements in this do not clearly represent the community.

Section 2 of the report states:

The surrounding area comprises a mix of land uses, including residential, commercial, and light industrial activities, reflecting the historical evolution of Redfern as a vibrant and diverse urban precinct. The hotel itself is located amidst this mixed-use environment, contributing to the local entertainment and hospitality offering while coexisting with nearby residential and commercial properties. The surrounding context is characterised by low- to medium-density development with a combination of heritage and more contemporary buildings, creating a dynamic and active streetscape.

Although the area is designated a mixed use zone, the dominant character of the immediate area is clearly residential and zoned general residential.

The planning controls map above clearly indicates Darlington to be significantly dominated by residential dwellings. (Note the areas in grey adjacent to Louis Street, previously known as “The Block”, are also residential apartments.) Diagonally opposite the venue is 40 apartment complex, and the area immediately to the south and west is almost entirely terrace houses, workers cottages, and apartments.

The tone of the environmental report minimises and is dismissive of the residential community, and the impacts of the proposed changes. The above statement is intentionally misleading reflecting the disregard of the applicant to the community.

Application History

In 2015 authorisation was granted for a trial of outdoor seating on Abercrombie Street. In 2019 this trial was extended to allow outdoor seating from 10:00am to 10:00pm Monday – Saturday, and 10:00am to 9:00pm Sunday.

This outdoor seating was strictly limited, and was somewhat regulated by the staff, following community backlash.

As stated in the Statement of Environmental Effects:

An outdoor dining application is currently under assessment by the City of Sydney for the use of 16.85m² of public footpath along Abercrombie Street and Vine Street for seating associated with the Eveleigh Hotel. The proposed hours are 10:00am to 10:00pm, Monday to Sunday, and the application seeks to amend a previous approval.

The outdoor dining capacity is currently on trial has proved to be exceedingly popular for predominately drinkers, not eaters. The footpath is blocked most of the time during peak trading periods. The existing footpath in Vine Streets is simply not wide enough to comply with guidelines for a clear path of travel of 2m. With Vine Street used as the ‘smoking area’ of the venue as well as drinking, and the outdoor dining in the street alongside the footpath (previously car spaces), pedestrian safety is compromised. Pedestrians, prams, mobility scooters and wheelchairs are forced onto the road. This is not an acceptable risk for the City of Sydney, or residents.

This area is rarely monitored by the hotel, and residents have had incidents of patrons being drunk and abusive, patrons being drunk on the road, and beer, and even a glass, being thrown at a resident and his son.

The following clip posted on the Everleigh Hotel’s own Instagram page, highlights not only the existing approach to the outdoor areas, but also the intention to continue in this manner as often as possible. This is not a one off instance with photos across a number of months demonstrating it is a pattern, refer **Attachment A**.



The blatant disregard of the council guidelines; licencing requirements; and the local community during the current trial period of the 'outdoor seating area' has been extremely disappointing and clearly reflects the attitude of the management that the rules do not apply to them. This alone is a significant reason to deny the applications within D/2025/1210.

Hours of Operation

As noted above, the dominant character of the immediate area is residential and zoned general residential, almost entirely terrace houses, workers cottages, and apartments.

The Statement of Environmental Effects states the application seeks to:

- Change the use of the hotel residence (Class 4) to be considered as part of the pub (Class 6) as a listening, sitting, breakout room and equipment storage with use of adjoining bathrooms.
- Extension of hours of operation of the first-floor level from 10pm to midnight Monday to Sunday.
- Increase patrons across the entire premises from 110 to 200, including staff. The first-floor level alone can cater to a maximum of 100 people including staff.

A 12:00 midnight close, seven days a week, , together with doubling of patron numbers is a substantial intensification of use with increased noise levels and is out of line with the existing neighbourhood and cannot fail to adversely impact the **local** community and residential amenity.

In addition to the implied impacts on noise and amenity; of community impact, of neighbourhood character, and on planning principles, I am disturbed by the impact of this change on risk and precedent. City of Sydney, NSW Planning, and Liquor and Gaming will recall application 1-6668308010 made by Chippo Mexicale. This application was rejected on the grounds of the detriment to the Darlington community. This precedent needs to be maintained, as the implications of any other outcome for the community are deeply concerning.

Hours of Operation

The applicant has not had the courtesy to make contact in regard to the development application, being a close proximity stakeholder to approach and discuss the application. The seating outside for 36 people (or more based on the clear intentions of the applicant) 7 days a week and the noise that travels down Vine Street to my living area and

bedroom facing on to the street. This scenario is entirely incompatible with residential living and raises serious concerns about noise, and the overall amenity of our home.

Parking

The Statement of Environmental Effects states:

No off-street parking is provided on the site, consistent with both the existing approved operations of the Eveleigh Hotel and the highly accessible inner-city location. The Hotel is well-served by frequent public transport, with Redfern Station located approximately 400 metres walking distance from the premises, providing regular train services across multiple lines. The site is also supported by several surrounding bus routes and an established pedestrian network, enabling patrons and staff to conveniently access the venue without reliance on private vehicles. As such, the proposed change of use does not generate any additional parking demand and remains entirely suitable within this well-connected urban location.

While the accessibility of the area is one of the wonderful advantages of our neighbourhood it is difficult to conceive that doubling patron numbers will not create a load on the already overburdened traffic control.

This is a complex problem, with no immediately apparent resolution, yet its impact on the community is undeniable. It is essential reviewing bodies recognise the significant burden this proposal would place on local traffic management, particularly in light of inebriated patrons spilling onto the road, and propelling abuse, beer, and receptacles at members of the community.

Patron Management

Patron management in a residential neighbourhood is an evocative issue, and one that the applicant to date has had little engagement with it. The Statement of Environmental Effects proposes:

to apply to the extended use of Level 1. As the Level 1 spaces will function as ancillary, lower-intensity sitting and breakout rooms, they are not expected to generate additional security risks beyond current operations.

To support safe and responsible management of the premises, the Hotel will continue to implement the following established measures:

- RSA compliance: Strict enforcement of responsible service of alcohol and refusal of service or entry where appropriate.
- Security presence: Ground floor security maintained as the primary control point, with additional staff available on Level 1 when required.
- CCTV monitoring: Full digital surveillance system covering internal and external areas to monitor patron behaviour.
- Clear patron messaging: Signage at all exits requesting patrons to depart quietly and respectfully in consideration of nearby residents.
- Staggered closing procedures: Ceasing bar service, turning lights on and lowering music prior to closing to encourage calm and orderly departures.
- Police liaison: Continued cooperation with the local Police Area Command and implementation of reasonable recommendations.
- Complaint management: Maintenance of the Hotel's complaint handling procedure, including a Complaints Register and escalation to the Licensee or Duty Manager as required.

This combination of measures ensures that the proposed increased use of Level 1 can be safely accommodated while protecting the amenity of the surrounding residential area.

The proposed change of use will continue to operate under the Hotel's established security framework, with additional patrons on Level 1 managed in the same manner as the existing licensed premises. Primary security staffing will remain at the ground floor entry points, while supplementary security can be deployed upstairs during busier periods or private events to ensure adequate supervision. All existing patron management procedures—including RSA compliance, staggered closing practices, and communication with local Police—will continue

While the above statements appear well intentioned they are a far removed from day-to-day reality experienced at the venue. The statement that the applicant 'has a degree of control over patron behaviour while on the premises, but this is limited once patrons have left the venue.' is a gross neglect of the applicant's responsibility to manage the broader impacts of their operations on the surrounding community.

Patron exit over busy periods is usually accompanied by loud chatter, rowdy farewells, and elevated street noise that carries through the streets and into homes. This is already a significant burden on the community, and extending operating hours seven days a week, and a doubling patron numbers will dramatically intensify these impacts.

Noise Management

The proposed change of use is contained wholly within the envelope of the long-established Eveleigh Hotel and does not introduce any new noise-generating activities beyond those already inherent to the licensed premises. It is noted that Council's records do not indicate any noise-related complaints associated with the existing first-floor dining areas, which have historically operated as part of the hotel.

Noise emissions from the premises will continue to comply with the requirements of the Hotel's Plan of Management (POM), which stipulates that operational noise must not exceed the background noise level by more than 5dB within any habitable room of a nearby residential property between 7:00am and 12:00am daily. These management measures align with the existing development consent conditions and the current licensing framework applying to the hotel.

Between 10:00pm and 12:00am, additional mitigation can be implemented through the closure of windows facing Abercrombie Street at the first-floor level. These first-floor rooms are intended to function as relaxed sitting and breakout areas and are not designed or intended for any high-noise-producing uses. Importantly, no new window openings or external alterations are proposed as part of this application.

Noise emissions will continue to comply with the requirement that sound from the licensed premises must not be audible within any habitable room of a residential property between 12:00am and 7:00am. As the proposal does not alter the Hotel's approved trading hours or intensify activities beyond existing operational parameters, the change of use will not result in any unreasonable noise impacts.

The Statement of Environmental Effects states:

There are number of statements which are misleading in this passage.

The management of the venue's management have indicated their intention to host live music upstairs and to schedule events there as frequently as possible. It is highly improbable 200 patrons and staff leaving a live music event will exercise any greater vigilance minimising noise during a weeknight than the existing patrons. It is entirely untenable to claim that the proposal will not have a noise impact on the community.

Some standardised noise levels include:

Decibel Level	Noise Source
30	Quite rural area
40	Hushed library conversation
50	Quiet conversation at home
60	Conversation in a restaurant
70	Vacuum cleaner
120	Thunderclap
150	Eardrum rupture

The statement indicates that operational noise must not exceed background noise by more than 5dB. Based on the above standards it is extraordinarily unlikely that 200 patrons and staff, having just attended a live music event, will disperse with noise levels equivalent to a hushed library conversation.

Even under the most generous interpretation , the late night exit of up to 200 people, 7 days a week will inevitably disturb the sleeping community. At worst it risks escalation of the anti-social behaviour the community is already experiencing with the outdoor seating trial.

In summary:

- ***The changes being proposed are NOT the minor modifications the applicant would like the reviewers to believe.***
- ***The changes create a CUMULATIVE IMPACT far greater than any single element alone.***
- ***The applicant appears to be seeking the venue to be a high intensity venue which overwhelms our streets and homes and is a detriment to the local community.***
- ***This application is not in the best interest of the local community, and CANNOT be accommodated without adversely impacting the local community.***

I request that the application be DENIED.

Yours Sincerely

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Attachment A

03/07/2025 Partial obstruction of Abercrombie Street



04/09/2025 Blocking upper Vine Street/Abercrombie Streets



16/10/2025 Patrons on Vine Street extending to usage of Hugo Street Reserve



16/10/2025 Patrons on Vine & Abercrombie Streets



17/10/2025 Vine Street obstructed by patrons, and drinking in Hugo Street Reserve



08/11/2025 Obstruction of Vine Street



23/11/2025 Patron on the Vine Street itself



Table use extended out on Abercrombie Street, seating not supposed to be corner of Vine Street



25/11/2025 Patrons sitting on bollards and standing on Vine Street.



27/11/2025 Obstruction of Vine Street and drinking in Hugo Street Reserve



18/12/2025 Patron across the Vine Street



18/12/2025 Patrons outside of designated area



18/12/2025 Patrons clogging up both Vine and Abercrombie Streets



From: FWRD [REDACTED] > on behalf of FWRD
<[REDACTED]<FWRD [REDACTED]>>

Sent on: Wednesday, February 4, 2026 1:33:25 PM

To: DASubmissions@cityofsydney.nsw.gov.au

Subject: Additional information – DA D/2025/1210 (Eveleigh Hotel)

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Ms Robinson,

Please accept the following as **additional information** in relation to **Development Application D/2025/1210** on behalf of *Far West Redfern Dwellers*.

Additional information for consideration:

It is generally accepted that purchasers who choose to live adjacent to an established high-intensity venue cannot reasonably expect that venue to reduce its scale or operating impacts. The converse principle also applies: where a venue has historically operated as a low-intensity local hotel within a residential area, nearby residents are entitled to rely on that established character. A proposal to transform such a venue into a significantly more intensive entertainment use represents a material change to the expectations of the surrounding residential community and should be assessed accordingly.

This information is provided to assist Council in its consideration of neighbourhood character, reasonable residential expectations, and the cumulative impact of the proposal.

Kind regards,

Far West Redfern Dwellers

(local residents)

for



FWRD

Far West Redfern Dwellers

@FarRedfern

From: spase petkovski [REDACTED]
[REDACTED]

Sent on: Monday, February 23, 2026 9:21:57 PM

To: council@cityofsydney.nsw.gov.au; Joanne Farah [REDACTED]; jenny.pinkihar [REDACTED]

Subject: ref:D/2025/1210 158-160 Abercrombie st Redfern

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi,

I am an owner of property directly opposite the proposed development (145-161 Abercrombie st). While I support the upgrading and improvement of properties in the area, I do have some concerns.

An additional 200 patrons on what is already a relatively small street could lead to congestion and traffic issues. Furthermore, operating from 10am to midnight, seven days a week, may cause disruption in what is currently a quiet street.

I kindly ask that consideration be given to the residents living in the surrounding area and the potential impact this development may have on their amenity and quality of life.

Regards
Liliana Petkovska

From: [Jason Leong](#)
To: [Christina Robinson](#)
Subject: Query: D/2025/1210 - 158-160 Abercrombie Street REDFERN NSW 2016
Date: Wednesday, 25 February 2026 10:10:02 PM

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Christina,

I hope you're well.

I wanted to provide a further submission regarding The Eveleigh Hotel's proposal D/2025/1210 to increase patron capacity and hours of operation, specifically in regards to the history of poor management.

Yesterday, I received a call from a council ranger that confirmed that The Eveleigh Hotel was not operating in compliance with their existing footway application (FA/2025/452). You can find the details in COS-CUS-570533, COS-CUS-567060 and in my query to the planner responsible for the footway application that I have forwarded below. In summary, the Hotel was leaving the outdoor furniture out overnight and using furniture that extended outside the approved area. This enabled antisocial behaviour around the Hotel.

This is in addition to:

- continuing, unresolved issues with noise
- continuing smoking in areas not permitted by smokefree legislation
- previous confirmed lack of compliance with keeping the footway clear
- previous confirmed lack of compliance with drinking in not approved areas

I have spoken to more than 10 neighbours that agree that the current situation has been the worst it has ever been. Some neighbours who are renting have expressed that they rather move out than deal with the ongoing issues with the pub. I have been raising these issues directly with the Hotel but no action is taken by them unless council or police intervene. I believe this demonstrates a history of poor management and that approval with conditions of consent would not be in the public interest because any conditions are unlikely to be followed. Therefore, the application should be refused.

I also understand that an acoustic report is being commissioned by the Hotel. If you are still considering the possibility of approving this application, then as a matter of procedural fairness I respectfully request that you renotify this development application and inform everybody that has made a submission, as the Statement of Environmental Effects should be changed to take into account the result of the acoustic report. The public should have the opportunity to comment on whether the acoustic report and SEE would be consistent with the actual environmental impact of the application.

Thank you,
Jason Leong

From: Hannah Yung <HYung@cityofsydney.nsw.gov.au>
Sent: Tuesday, February 24, 2026 12:32
To: Jason Leong [REDACTED]
Subject: RE: Query: FA/2025/452 - 158-160 Abercrombie Street REDFERN NSW 2016

Hi Jason,

Thanks for your email

I had a look at Council's internal system for you and your complaints are currently being investigated by our rangers. I have asked them to provide you an update.

Thank you very much.

Regards,

Hannah Yung
Cadet Planner
Planning Assessments



Telephone: [+612 9246 4516](tel:+61292464516)
cityofsydney.nsw.gov.au



The City of Sydney acknowledges the Gadigal of the
Eora nation as the Traditional Custodians of our local area.

From: Jason Leong [REDACTED]
Sent: Monday, 23 February 2026 8:14 PM
To: Hannah Yung <HYung@cityofsydney.nsw.gov.au>
Subject: Query: FA/2025/452 - 158-160 Abercrombie Street REDFERN NSW 2016

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Dear Hannah,

I hope this email finds you well.

I am writing to enquire about The Eveleigh Hotel's outdoor dining area on Vine St, as approved by you in FA/2025/452. In particular, I would like to understand what action can be taken to ensure that the Hotel complies with their [conditions of approval](#).

I wrote to the council on 10 February 2026 using the "General enquiry or feedback" form, reference COS-CUS-557465 but I did not receive any response, and there has been no change to the operation of the outdoor dining area.

I have included the text of my complaint below.

Could you please assess whether the Hotel is complying with their conditions of approval and if any action would be taken to ensure the Hotel complies with the conditions of approval?

Thank you,
Jason Leong

I would like Council compliance officers to check whether The Eveleigh Hotel is in compliance with the conditions of consent of FA/2025/452 and for this complaint to be considered by council planners when reviewing further applications by The Eveleigh Hotel. The operator is keeping the Vine St outdoor furniture (chairs and tables) left out overnight. The operator has disregarded the conditions by placing heavy benches and tables that were not disclosed in any application and extend out of the approved dining area, onto the footpath. This causes amenity issues as people use the outdoor furniture outside of the approved hours.

For example:

- Incident 1: At 1:00am on 10 February 2026, I was woken due to three people drinking alcohol at the tables causing disturbance. They were shouting and playing loud music using a portable amplified speaker.
- Incident 2: At 10:30pm on 5 February 2026, I was unable to sleep because multiple groups of patrons continued to sit in the outdoor dining area having conversations and carrying on.
- Incident 3: At 11:30pm on 15 January 2026, I was unable to sleep again for the same issues due to at least five patrons congregating in the outdoor dining area having conversations and carrying on.

I can provide additional photos and videos of these incidents if required.

These incidents demonstrate a sustained pattern of non-compliance with the following:

- [A] FA/2025/452 Notice of Determination conditions 6(j), 6(m), 6(t), 7, 8
- [B] Outdoor Dining Guidelines June 2025, Provision 5.2 and Provision 5.4
- [C] 2017 Plan of Management Page 10: "The outdoor dining furniture is to be moved indoors immediately after the outdoor area has closed"

The operator never followed these conditions of consent nor the plan of management since the use of the footway was approved in June 2025.

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From: frances tracey [REDACTED]
Sent on: Monday, March 16, 2026 12:27:59 PM
To: DASubmissions <DASubmissions@cityofsydney.nsw.gov.au>
Subject: Re: Objection to D/2025/1210 - Eveleigh Hotel - Attention : Christina Robinson - addition to my submission

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

Hi Christina,

Since the reopening of the Eveleigh after its renovations the noise levels generated from the hotel; and its extension of the dining area to Vine Street; are the worst noise levels I have experienced from the hotel in thirty or more years.

The current tables for groups of up to eight, or can be more people drinking outdoors at the Eveleigh (Vine Street) has created high-intensity social groups; which when at capacity have demonstrated behaviours associated with being part of large, and anonymous-feeling group(s) in a public space. The Eveleigh patrons with the social lubricant of alcohol purchased from the Eveleigh have increased noise levels.

It's herd mentality.

It's the psychological behaviour of allowing large groups to come together. Council and Government also takes that into consideration, and plans community spaces based on this for safety purposes.

Noting this is with the current licensing levels of patrons allowable under the Eveleigh's licence. An increase in patrons is very likely to exacerbate and increase noise levels; and behaviours of patrons to the detriment of our community.

The hotel's choice was to install large tables, rather than tables of four to create a more "intimate" dining experience outdoors, which can be removed, similar for example as businesses in Crown Street Surry Hills when the licence time has ceased.

This is not King Street, this is not Crown Street or City Road; Vine Street and the surrounding area are residential, and neighbours should be able to enjoy their homes and parks without unreasonable disturbance.

In my experience, the hotel interferes with neighbours' quiet enjoyment on a regular basis.

Sincerely,
Fran Tracey