

Local Planning Panel

29 April 2026

Application details

Address: 158-160 Abercrombie Street, Redfern

Application: D/2025/1210

Applicant: The Eveleigh Hotel Pty Ltd

Proposal

- Change the use of part of the first floor from a 'managers residence' to expand the pub known as 'The Eveleigh Hotel'
- Increase the patron capacity from 110 to 200 patrons
- Proposed hours of operation are 10.00am – 12:00 midnight Monday to Sunday

Recommendation

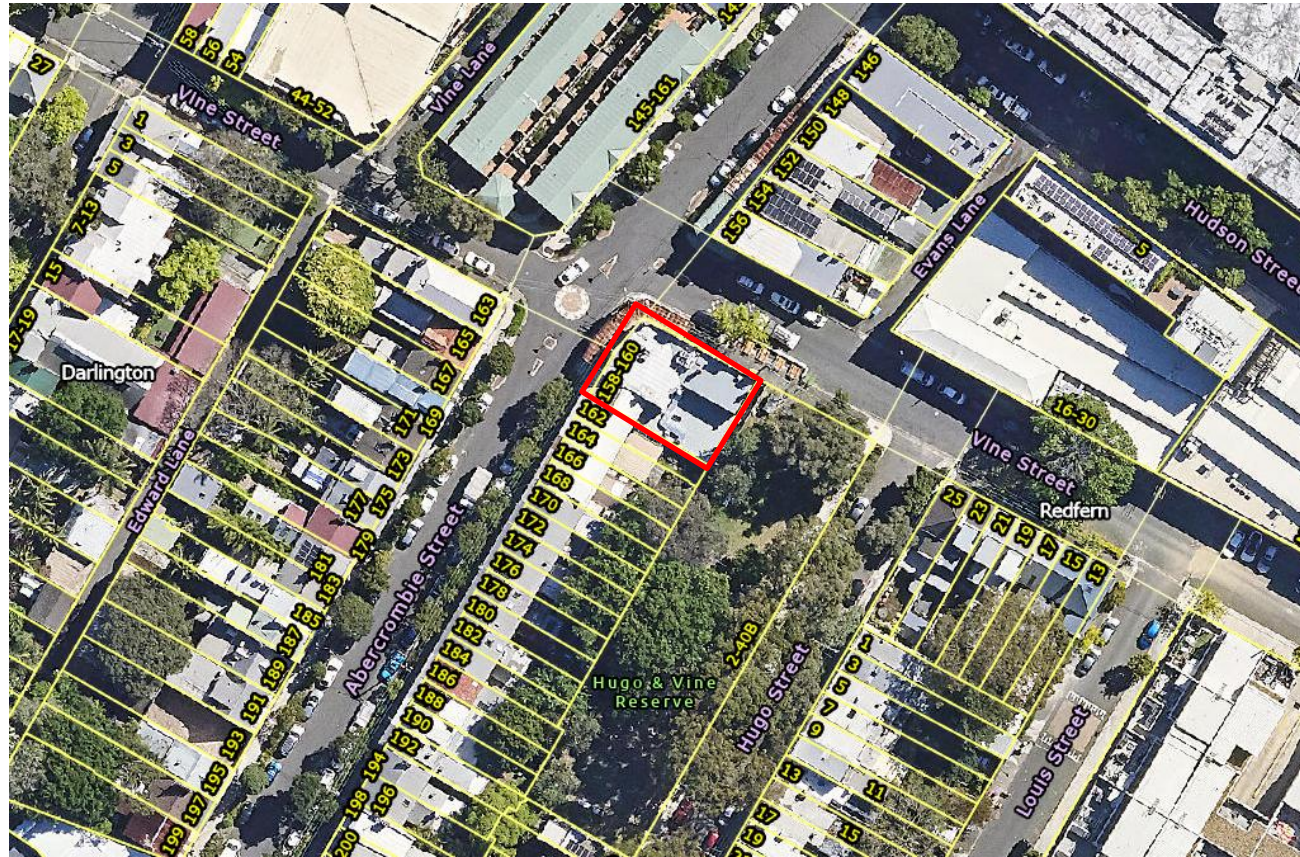
- Approval, subject to conditions

Reason reported to LPP

The application is reported to the LPP for determination as:

- more than 25 unique submissions were received by way of objection

Site



aerial view of subject site



site – corner of Abercrombie Street and Vine Street



Abercrombie Street



Vine Street



first floor looking towards corner of
Abercrombie Street and Vine Street

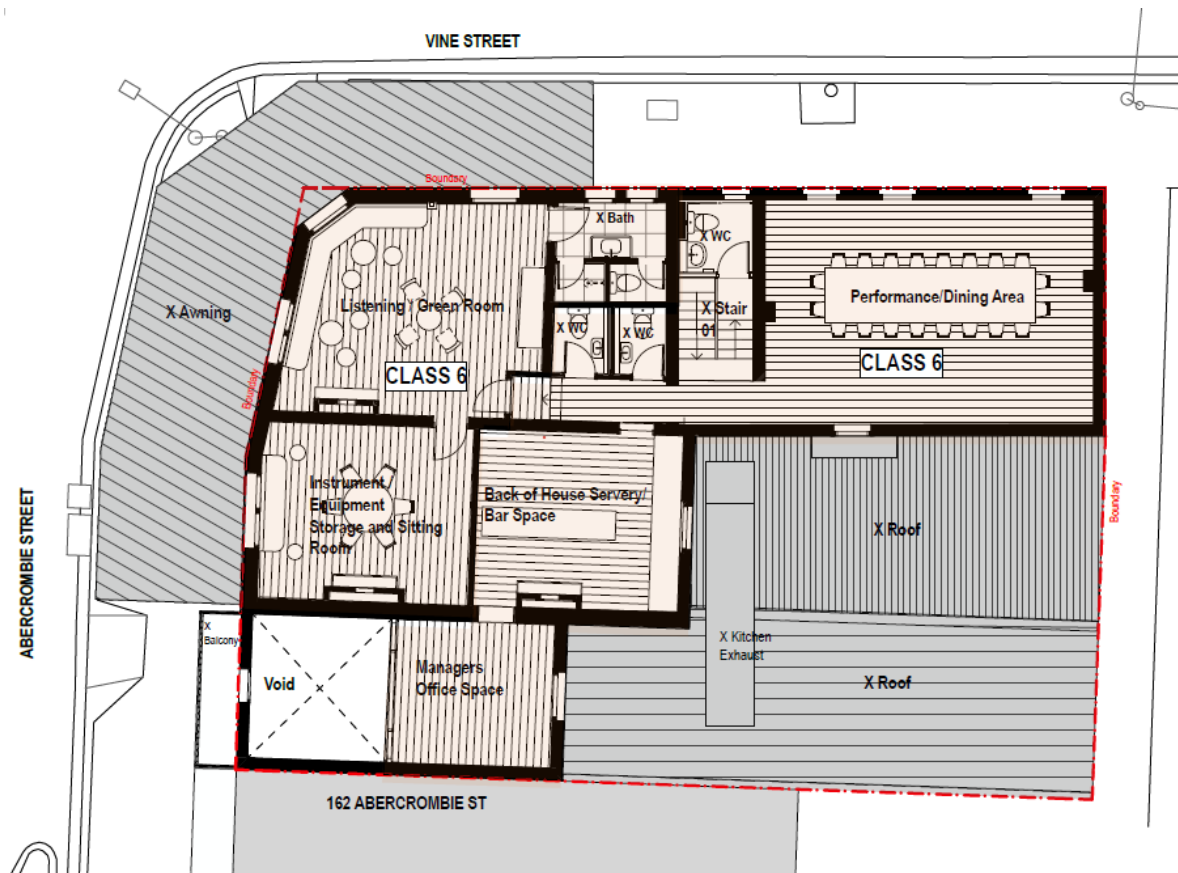


first floor looking towards
Abercrombie Street

Proposal



existing first floor plan



proposed first floor plan

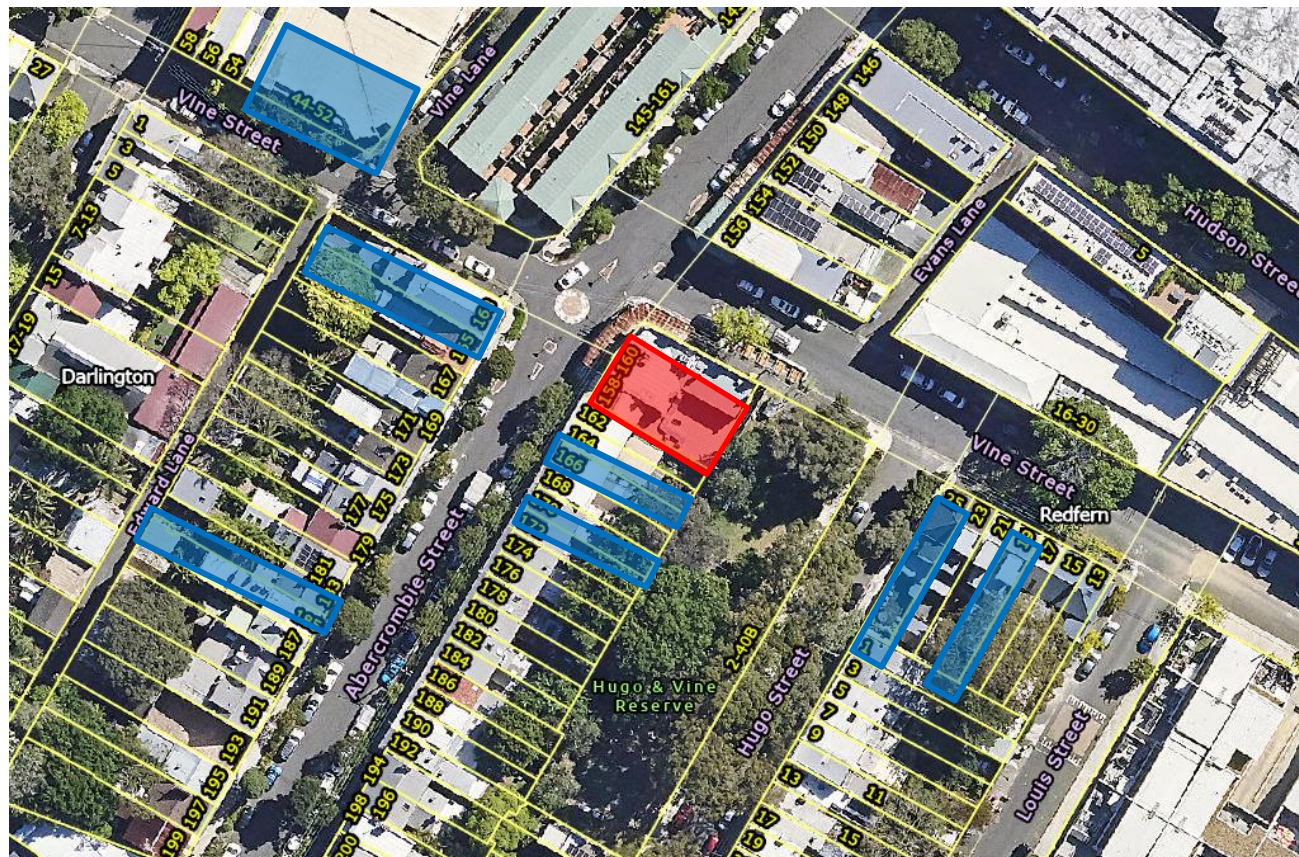
Notification

- exhibition period 11 December 2025 to 23 January 2026
- 114 owners and occupiers notified
- 45 submissions received in objection
- 31 submissions received in support

Submissions in objection

- Acoustic amenity impacts
- Late night trading
- Poor venue management and patron behaviour
- Outdoor dining non-compliance
- Public nuisance and safety concerns
- Parking and traffic impacts

Submissions in objection



Issues

- Acoustic amenity
- Late night trading
- Increase in patron capacity

Acoustic amenity

- Acoustic report provided demonstrates compliance with Council's Noise Criteria subject to:
 - Installation of acoustic shutters to first floor windows
 - Installation of acoustic seals to the Vine Street access door
 - Installation of isolation speakers
 - Windows and doors shut at 10pm
- Conditions recommended requiring compliance with Acoustic report

Late night trading

base hours	extended hours	proposed hours	recommended hours
10:00am to 10:00pm	10:00am to 12:00midnight	10:00am to 12:00midnight	10.00am to 10.00pm – base 10.00am to 12:00 midnight – 2 year trial

Increase in patron capacity

- NSW Police raised objection to increase in patron capacity and requested:
 - condition requiring permanent security guards on Friday and Saturday nights; and
 - patron limit placed on Vine Street outdoor dining area
- Council's Late Night Trading unit raised no objection to the proposal
- Permanent security guards not recommended – primarily a matter for the liquor licence
- Patron capacity limits not applied to outdoor dining areas in line with Council's outdoor dining guidelines

Recommendation

Approval subject to conditions