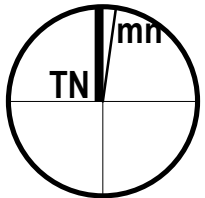


Ermington Hotel

521 Victoria Road, Ermington

Sonnel Hospitality

Development Application



Location Plan
Source: Nearnmap

Drawing List - Development Application			
Sheet Number	Revision	Revision Date	Sheet Name
AD1-0000	09	01/07/2025	Title Sheet & Drawing List
AD1-0001	01	13/12/2024	General Notes
AD1-0500	04	13/12/2024	Site Analysis Plan - Existing
AD1-0501	04	13/12/2024	Site Plan - Existing & Demolition
AD1-0502	06	21/05/2025	Site Plan - Proposed
AD1-0503	02	25/06/2025	Site Plan - Betty Cuthbert Car Park
AD1-0800	04	13/12/2024	Gross Floor Areas (GFA) Plans - Existing & Proposed
AD1-0801	05	25/06/2025	Occupancy Area Plans - Proposed
AD1-0802	02	22/05/2025	Back of House Area Plans
AD1-1000	02	13/12/2024	Basement Plan - Existing and Demolition
AD1-1001	05	13/12/2024	Ground Floor Plan - Existing and Demolition
AD1-1002	05	13/12/2024	Level 01 Plan - Existing and Demolition
AD1-1003	05	13/12/2024	Level 02 Plan - Existing and Demolition
AD1-1100	10	25/06/2025	Basement Plan - Proposed
AD1-1101	12	01/07/2025	Ground Floor Plan - Proposed
AD1-1102	10	01/07/2025	Mezzanine Floor Plan - Proposed
AD1-1103	10	21/05/2025	Level 01 Plan - Proposed
AD1-1104	08	21/05/2025	Level 02 Plan - Proposed
AD1-1105	08	21/05/2025	Level 03 Plan - Proposed
AD1-1106	07	21/05/2025	Roof Plan - Proposed
AD1-3100	06	21/05/2025	North & South Elevations - Proposed
AD1-3101	06	21/05/2025	East & West Elevations - Proposed
AD1-4000	05	21/05/2025	General Arrangement - Section 01 - Proposed
AD1-4001	06	21/05/2025	General Arrangement - Section 02 - Proposed
AD1-4002	06	21/05/2025	General Arrangement - Section 03 - Proposed
AD1-4003	05	21/05/2025	General Arrangement - Section 04 - Proposed
AD1-6300	01	23/01/2025	Kitchen Layout & Food Premises Notes
AD1-6301	02	22/05/2025	Sports, Mezzanine, Lounge, Dry Bar + Cafe Layouts
AD1-7000	01	13/12/2024	Schedule of Exterior Finishes
AD1-7001	01	13/12/2024	Visualisation 01
AD1-7002	01	13/12/2024	Visualisation 02
AD1-7003	01	13/12/2024	Visualisation 03
AD1-7004	01	13/12/2024	Visualisation 04
AD1-9100	04	21/05/2025	Shadow Diagrams - Winter 21st June 9am, 11am, 12pm - Existing & Proposed
AD1-9101	04	21/05/2025	Shadow Diagrams - Winter 21st June 1pm, 2pm, 3pm - Existing & Proposed
AD1-9102	04	21/05/2025	Shadow Diagrams - Summer 21st Dec 9am, 12pm, 3pm - Existing & Proposed
AD1-9800	02	21/05/2025	Height Plane Diagram

09	01.07.25	Development Application Issue
08	21.05.25	Development Application Issue
07	23.01.25	Development Application Issue
06	13.12.24	Development Application Issue
05	29.11.24	Issue for Coordination
04	20.11.24	Issued For Coordination
03	04.10.24	Issued For Coordination
02	12.09.24	Preliminary Issue:
01	23.08.24	Preliminary Issue

Rev	Date	Amendments
H E & E ARCHITECTS Suite 4.02, 80 Cooper Street Surry Hills NSW 2010 Australia +61 2 9357 2288 hello@h-e.com.au www.h-e.com.au PO Box 490 Darlinghurst NSW 1300 Humphrey & Edwards Pty Ltd ABN 89056638227 Nominated Architect: Glenn Cunningham #6415		

Development Application

Scale @ A1	Drawn by	Checked by	
Scale @ A3			
Project Start Date	20/08/2024	Sheet Issue Date	01/07/2025
Project #	2743		
Drawing #	AD1-0000		Rev 09

Keynotes - Proposed & Demolition

Demolition Works

UNO this drawing represents the location and general extent of works, alterations and/or additions accordingly:

- 1

Demolish existing slab and walls
- 2

Demolish existing driveway
- 3

Demolish existing fencing and external stairs
- 4

Demolish existing roof

Proposed Works

UNO this drawing represents the location and general extent of works, alterations and/or additions accordingly:

- 1

Piling zone to structural engineer's details
- 2

Proposed underground carparking
- 3

Retain existing Gaming Room, including interiors
- 4

Proposed new amenities for Gaming Room
- 5

Proposed Platform lift
- 6

Proposed brick facade to Gaming Room
- 7

Proposed new driveway and crossover
- 8

Proposed new entrance
- 9

Proposed cafe and outdoor seating area
- 10

Proposed stairs to hotel lobby with lift access
- 11

Proposed external terrace
- 12

Proposed retractable roof
- 13

Proposed skylight
- 14

Proposed mechanical plant
- 15

Proposed accomodation level
- 16

Proposed awning
- 17

Proposed lift overrun
- 18

Proposed planter
- 19

Proposed building signage
- 20

Proposed future PV zone
- 21

Proposed feature light fittings to awning soffit

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Rev	Date	Amendments
01	13.12.24	Development Application Issue

Rev	Date	Amendments
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Suite 4.02, 80 Cooper Street
Surry Hills NSW 2010 Australia
+612 9357 2286
hello@h-e.com.au
www.h-e.com.au
PO Box 490 Darlinghurst NSW 1300

Humphrey & Edwards Pty Ltd | ABN 89056638227
Nominated Architect: Glenn Cunningham #6415

Project Ermington Hotel
Client Sonnel Hospitality

Location 521 Victoria Road, Ermington
Drawing General Notes

Development Application			
Scale @ A1	FL	Checked by	
Scale @ A3		SL	
Project Start Date	20/08/2024	Sheet Issue Date	13/12/2024
Project #	2743		
Drawing #	AD1-0001	Rev	01



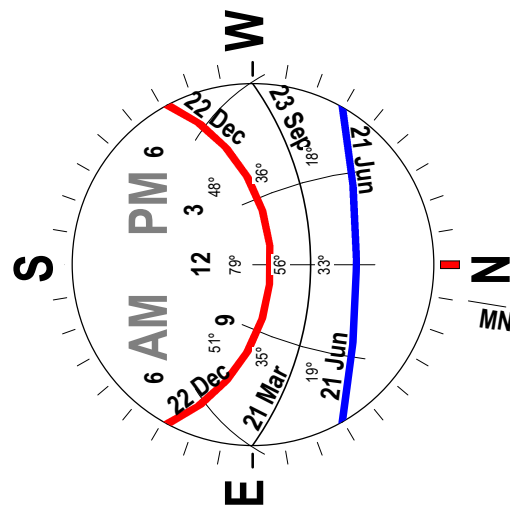
Site Analysis Legend

- Pedestrian Access
- Vehicle Entry / Exit
- Roadways
- Landscaping
- Bus Stop
- Parking
- Site Boundary
- Neighbouring Boundary
- Existing Trees

DA LEGEND

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

- Proposed new building fabric
- Existing Base Building fabric (generally to remain)
- Area of proposed demolition to the Base Building fabric
- Neighbouring buildings - Residential
- Neighbouring buildings - Commercial
- Neighbouring buildings - Public
- Existing Fabric to be retained & which is excluded from the scope of works
- Demolition scope of work note
- Proposed scope of work note



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Rev Date Amendments

Rev	Date	Amendments
01	04.10.24	Issued For Coordination
02	20.11.24	Issued For Coordination
03	29.11.24	Issue for Coordination
04	13.12.24	Development Application Issue

Rev Date Amendments

Rev	Date	Amendments
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Suite 4.02, 80 Cooper Street
Surry Hills NSW 2010 Australia
+612 9357 2286
hello@h-e.com.au
www.h-e.com.au
PO Box 490 Darlinghurst NSW 1300
Humphrey & Edwards Pty Ltd | ABN 89356538227
Nominated Architect: Glenn Cunningham #6415

Project
Ermington Hotel

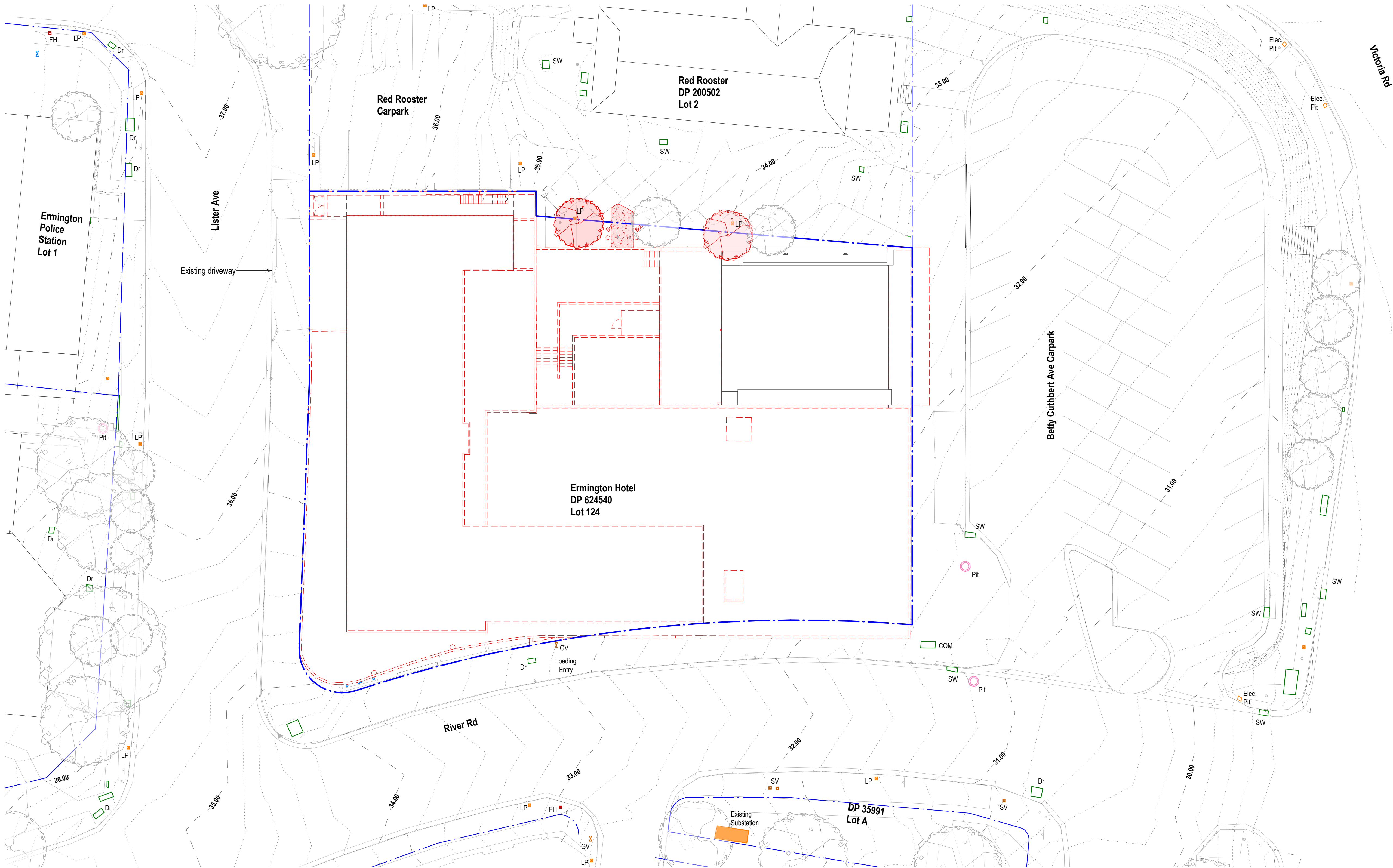
Client
Sonnell Hospitality

Location
521 Victoria Road, Ermington

Drawing
Site Analysis Plan - Existing

Development Application

Scale @ A1	1:500	Drawn by	Checked by
Scale @ A3	1:1000		
Project Start Date	20/08/2024	Sheet Issue Date	13/12/2024
Project #	2743		
Drawing #	AD1-0500	Rev	04



LANDSCAPING LEGEND

- Existing Tree
- Demolished Tree

SERVICES LEGEND

- Underground Services
- Electrical
- Water
- Gas
- Storm Water

DA LEGEND

- UNO the general extent and location of alterations or additions, including demolition is indicated accordingly:
- Proposed new building fabric
 - Existing Base Building fabric (generally to remain)
 - Area of proposed demolition to the Base Building fabric
 - Neighbouring buildings - Residential
 - Neighbouring buildings - Commercial
 - Neighbouring buildings - Public
 - Existing Fabric to be retained & which is excluded from the scope of works
 - Demolition scope of work note
 - Proposed scope of work note

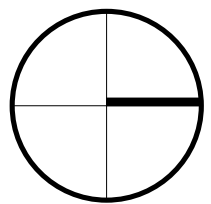
Development Application

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Project Start Date	20/08/2024	Sheet Issue Date	13/12/2024
Project #	2743		
Drawing #	AD1-0501	Rev	04

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01	04.10.24	Issued For Coordination
02	20.11.24	Issued For Coordination
03	29.11.24	Issue for Coordination
04	13.12.24	Development Application Issue

Rev	Date	Amendments
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Suite 4.02, 80 Cooper Street
Surry Hills NSW 2010 Australia
+612 9357 2286
hello@h-e.com.au
www.h-e.com.au
PO Box 490 Darlinghurst NSW 1300

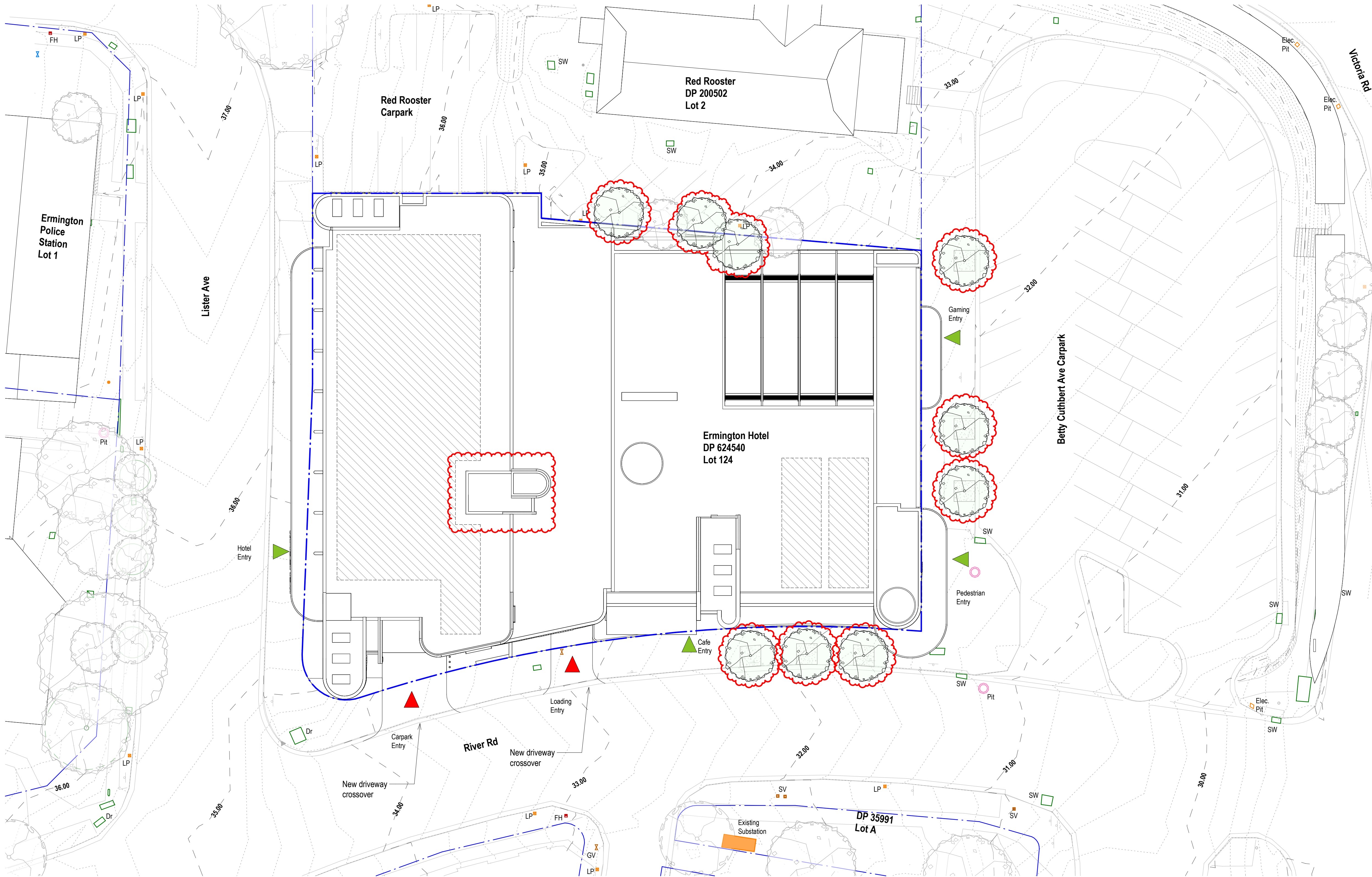
Humphrey & Edwards Pty Ltd | ABN 89056538227
Nominated Architect: Glenn Cunningham #6415

Project
Ermington Hotel

Client
Sonnel Hospitality

Location
521 Victoria Road, Ermington

Drawing
Site Plan - Existing & Demolition



LANDSCAPING LEGEND

Existing Tree

Proposed Tree

SERVICES LEGEND

Underground Services

Electrical

Water

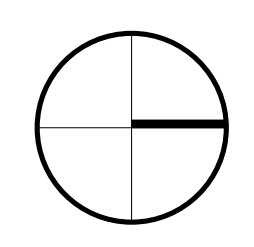
Gas

Storm Water

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Rev	Date	Amendments
01	04.10.24	Issued For Coordination
02	20.11.24	Issued For Coordination
03	29.11.24	Issue for Coordination
04	13.12.24	Development Application Issue
05	16.05.25	Development Application Issue

Rev	Date	Amendments
06	21.05.25	Development Application Issue



Suite 4.02, 80 Cooper Street
Surry Hills NSW 2010 Australia
+612 9357 2286
hello@h-e.com.au
www.h-e.com.au
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Humphrey & Edwards Pty Ltd | ABN 89156538227
Nominated Architect: Glenn Cunningham #6415

Project
Ermington Hotel

Client
Sonnel Hospitality

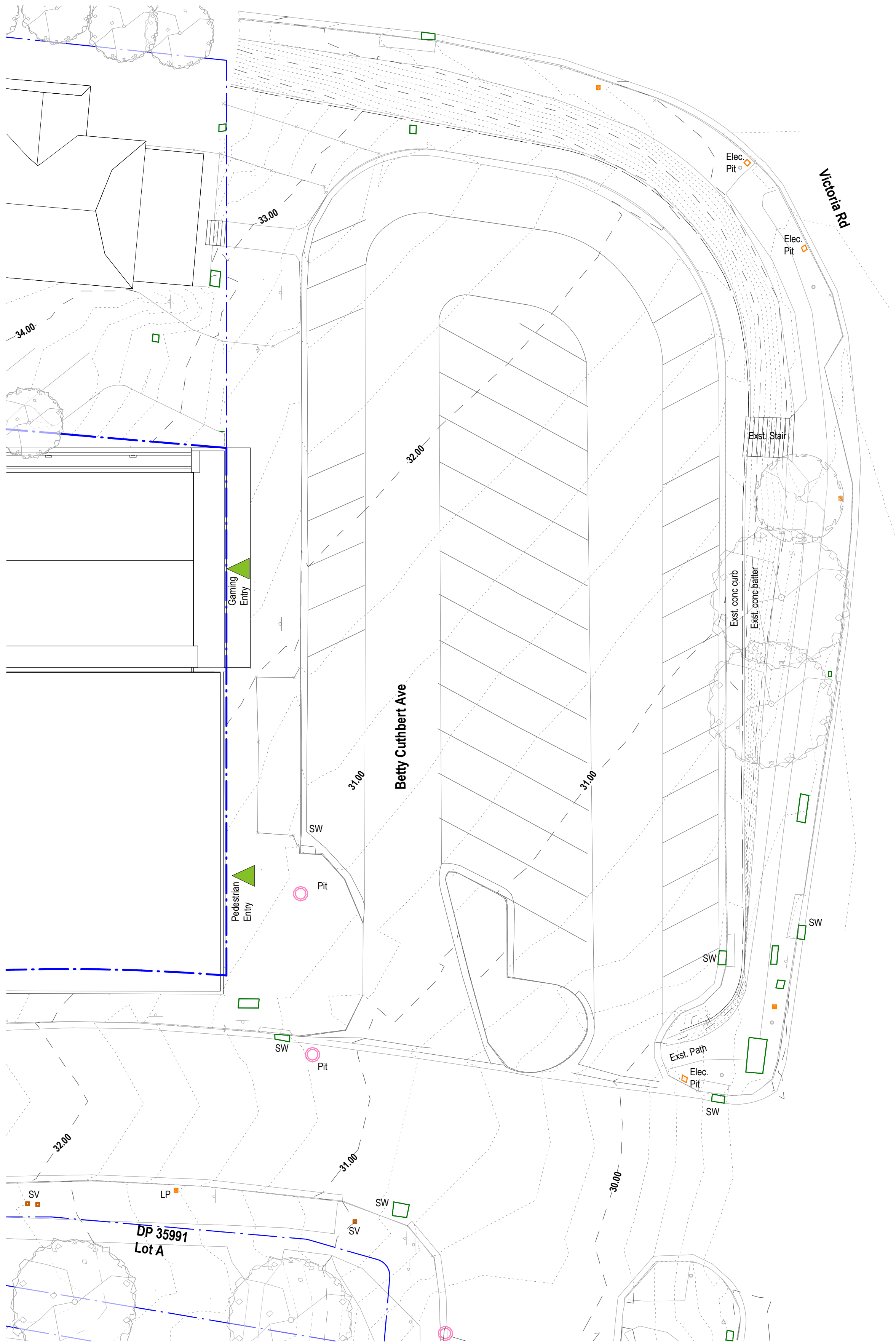
Location
521 Victoria Road, Ermington

Drawing
Site Plan - Proposed

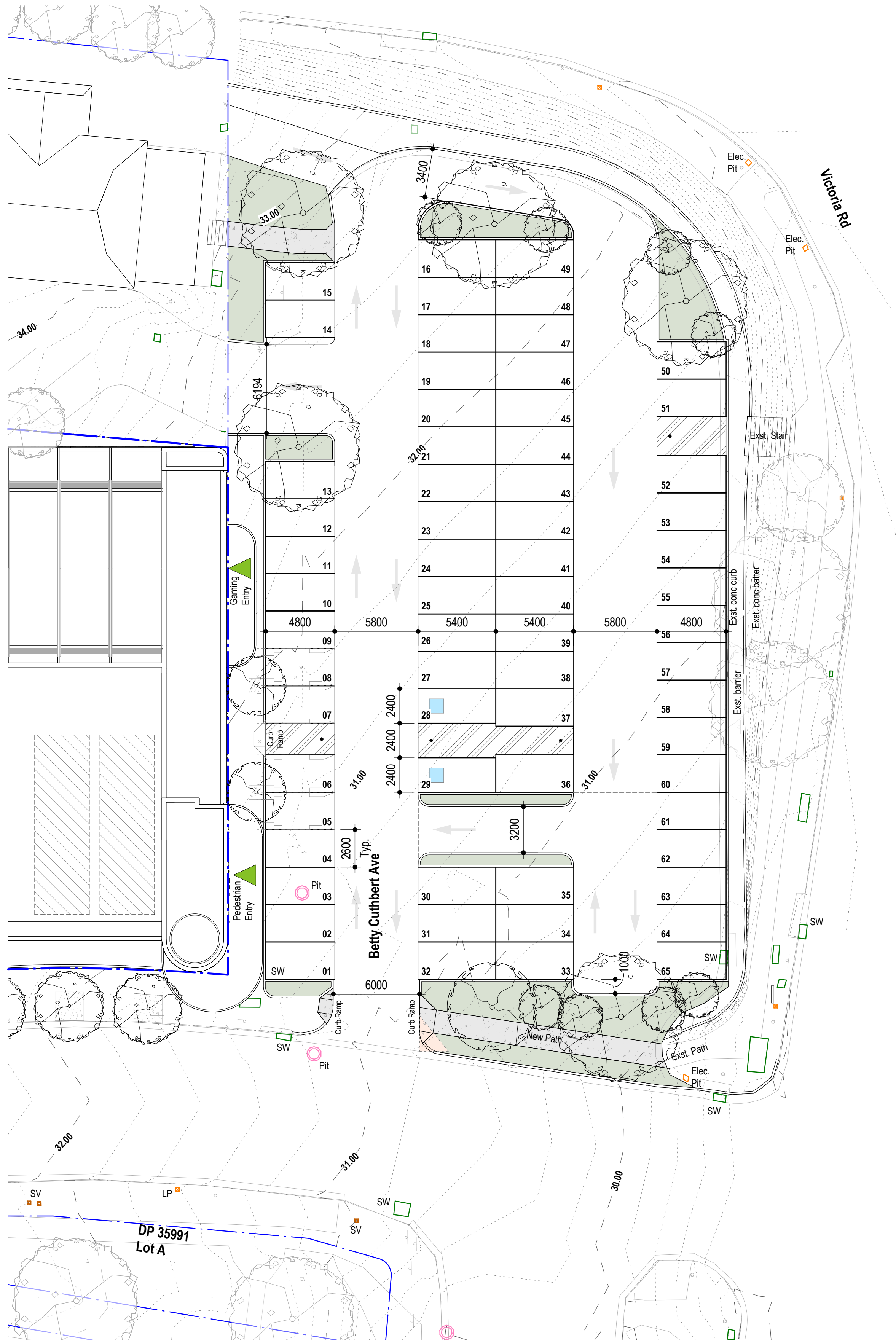
Development Application

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Project Start Date	20/08/2024	Sheet Issue Date	21/05/2025
Project #	2743		
Drawing #	AD1-0502	Rev	06

22/05/2025 5:03:41 PM



1 Existing Layout
AD1-0503 1 : 200



2 Proposed Layout
AD1-0503 1 : 200

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Rev Date Amendments

01	20.06.25	Issued For Coordination
02	25.06.25	Development Application Issue

Rev Date Amendments

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Suite 4.02, 80 Cooper Street
Surry Hills NSW 2010 Australia
+612 9357 2286
hello@h-e.com.au
www.h-e.com.au
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Nominated Architect: Glenn Cunningham #6415

Project

Ermington Hotel

Client

Sonnell Hospitality

Location

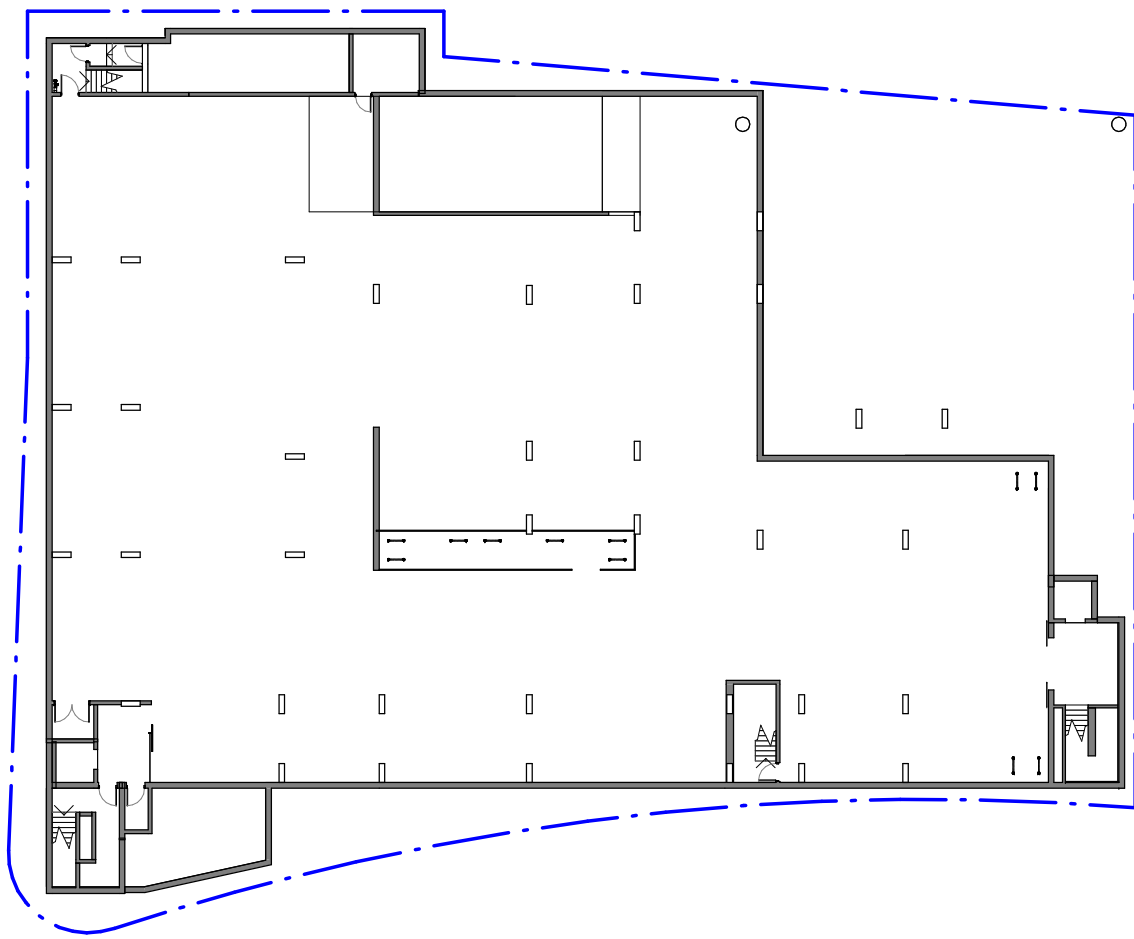
521 Victoria Road, Ermington

Drawing

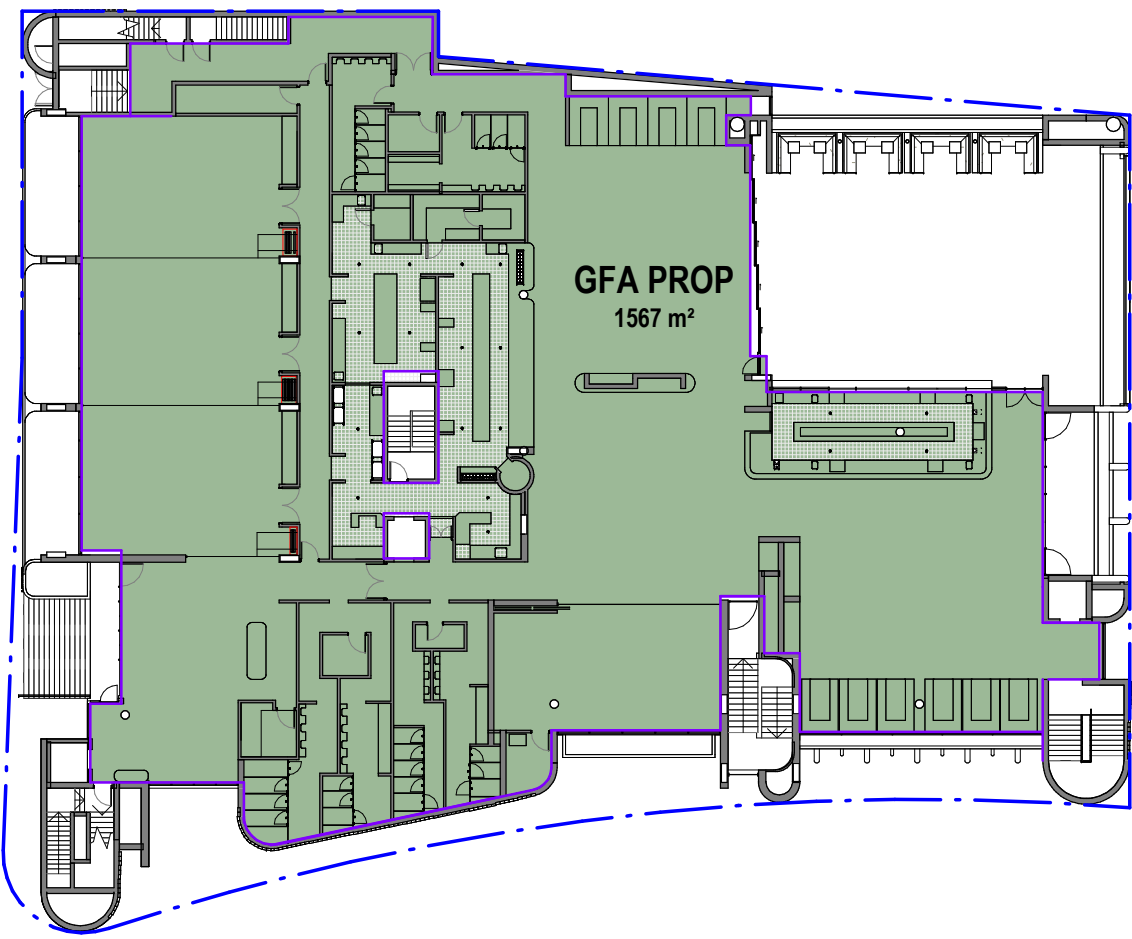
Site Plan - Betty Cuthbert Car Park

Development Application

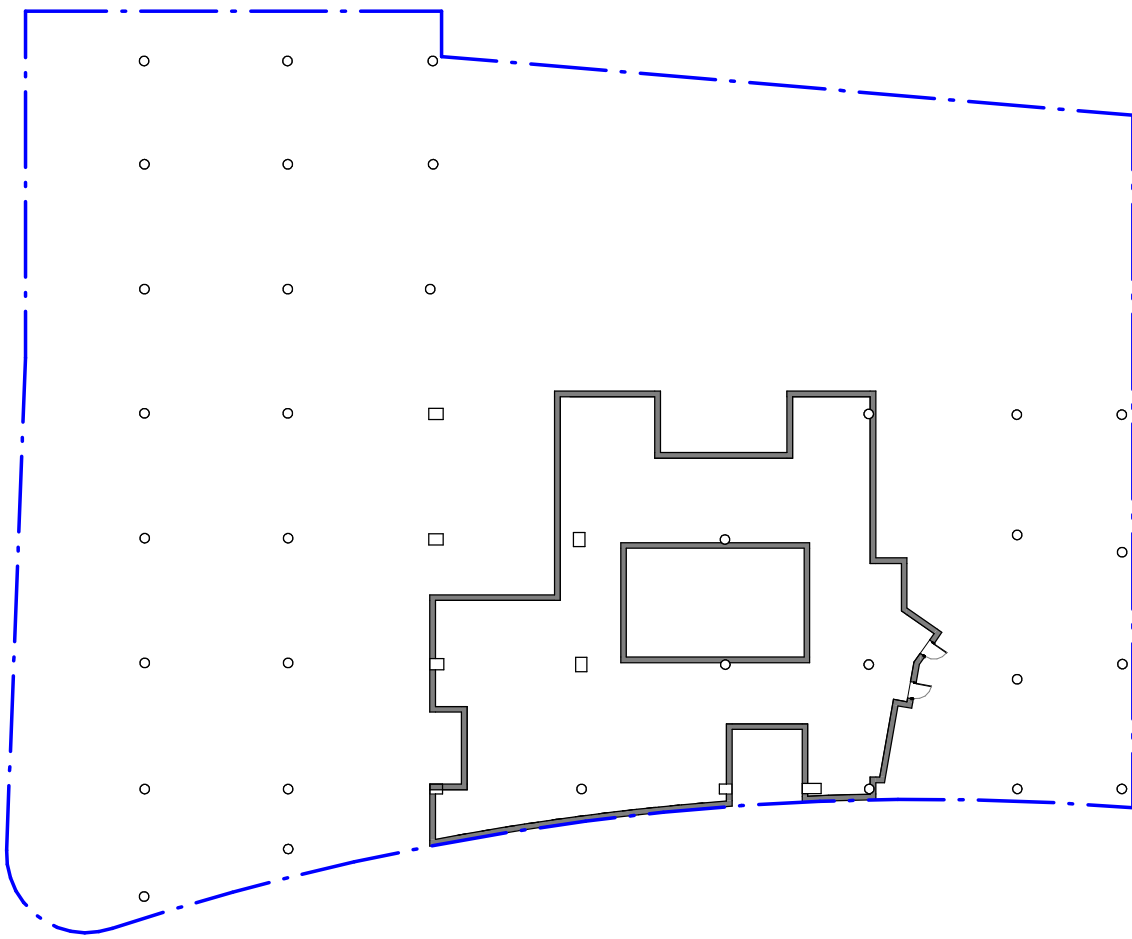
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Project #	2743		
Drawing #	AD1-0503	Rev	02



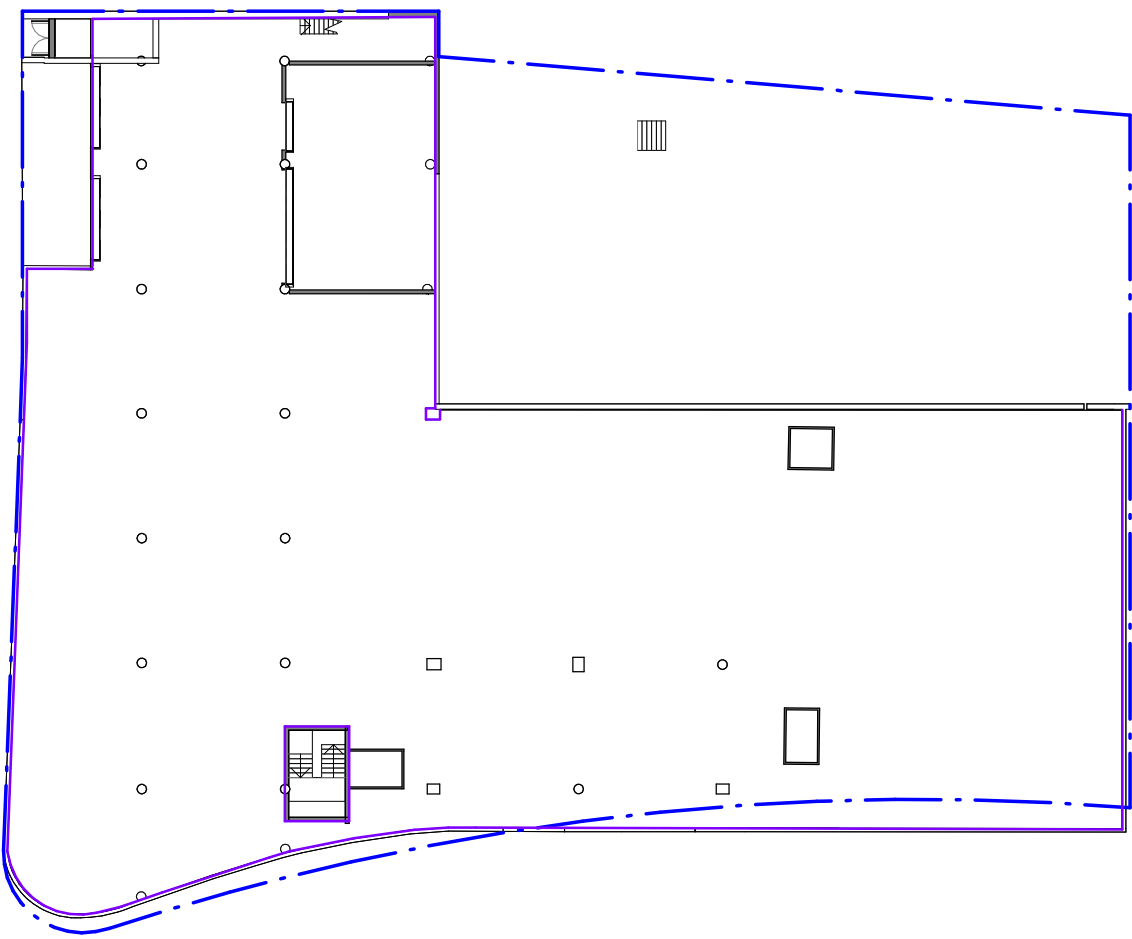
1 GFA Plan - Basement - Proposed
AD1-0800 1 : 400



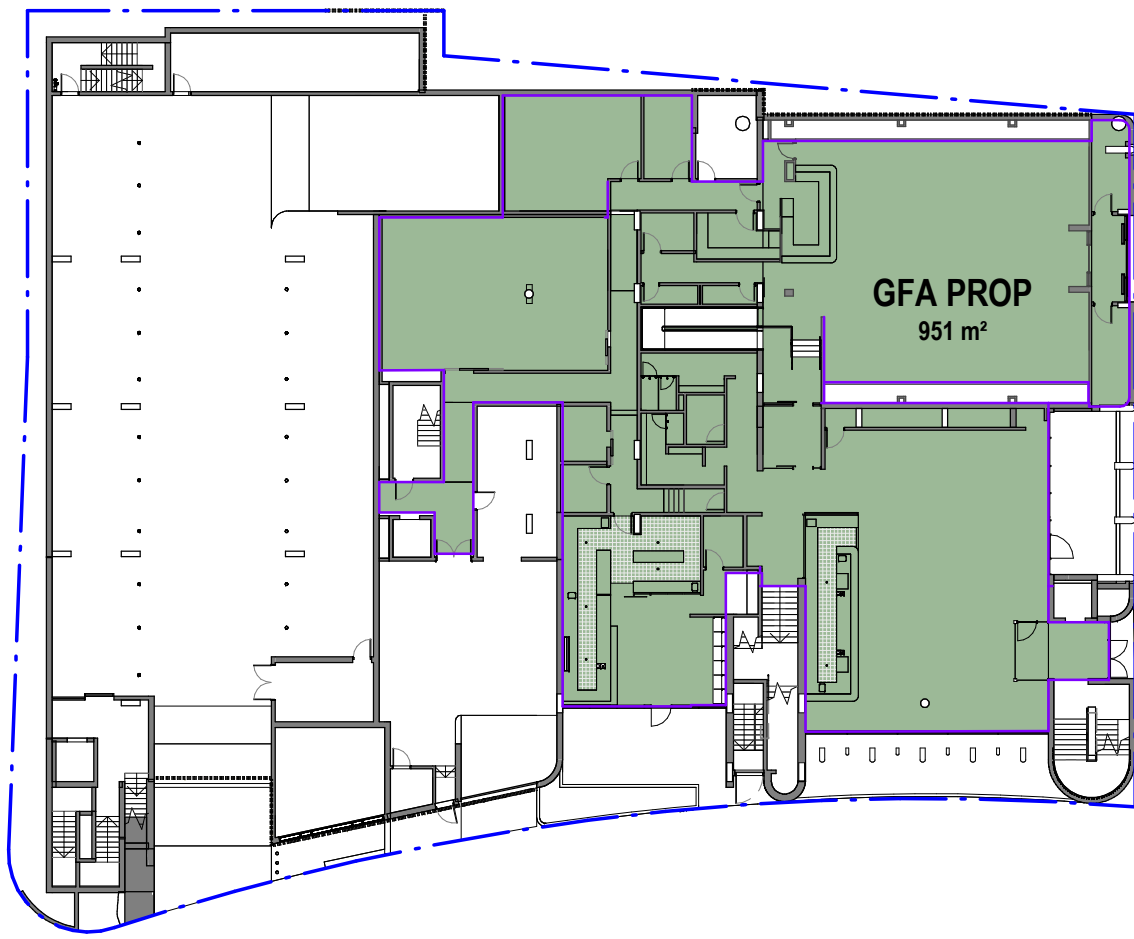
4 GFA Plan - Level 01 - Proposed
AD1-0800 1 : 400



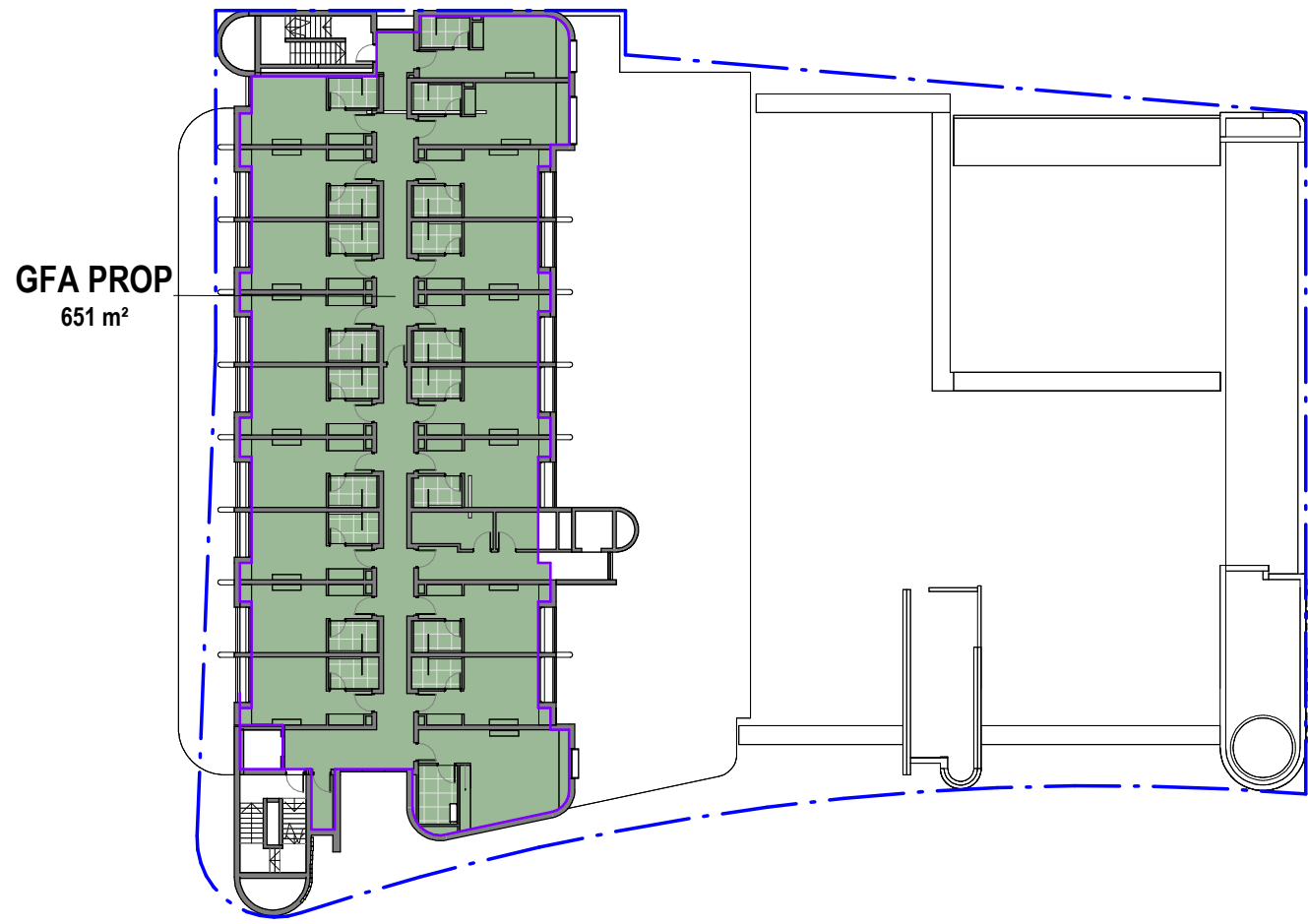
7 GFA Plan - Basement - Existing
AD1-0800 1 : 400



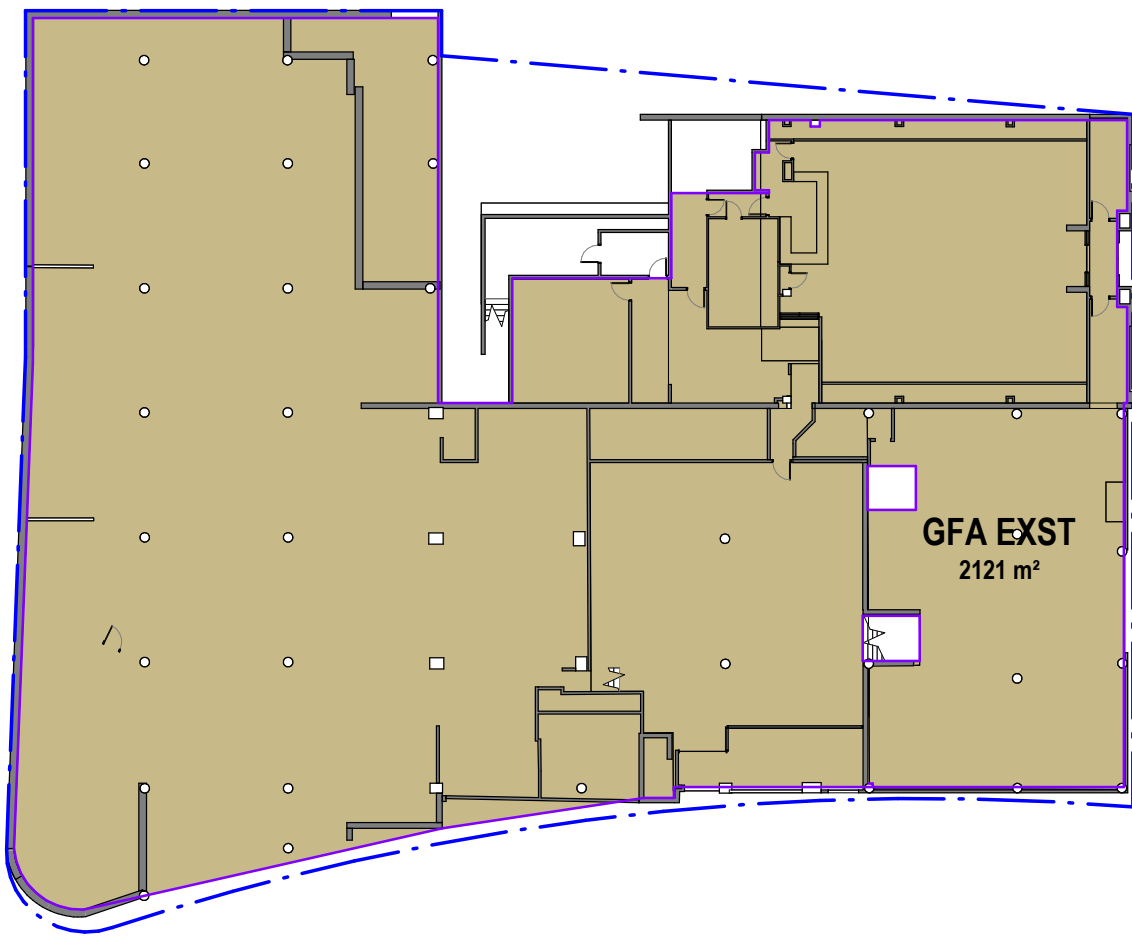
10 GFA Plan - Level 01- Existing
AD1-0800 1 : 400



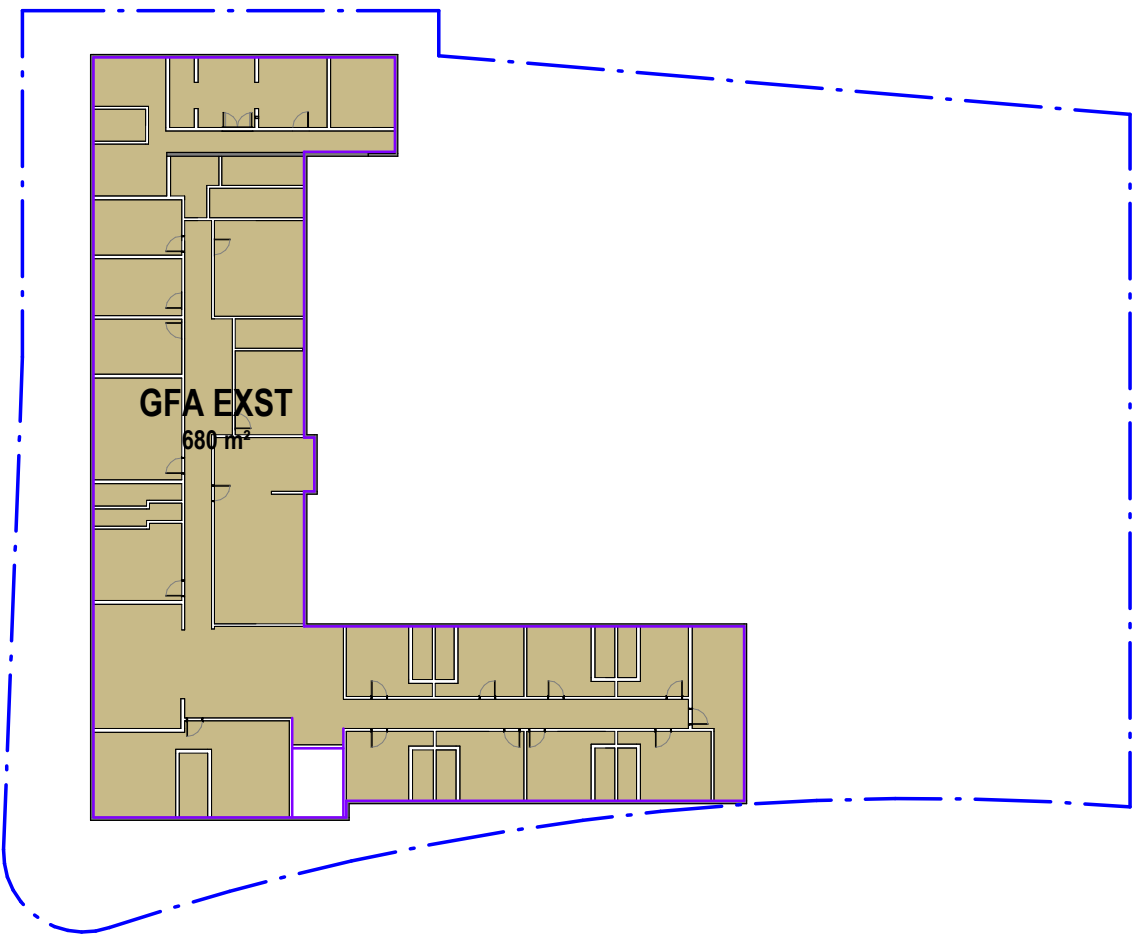
2 GFA Plan - Ground - Proposed
AD1-0800 1 : 400



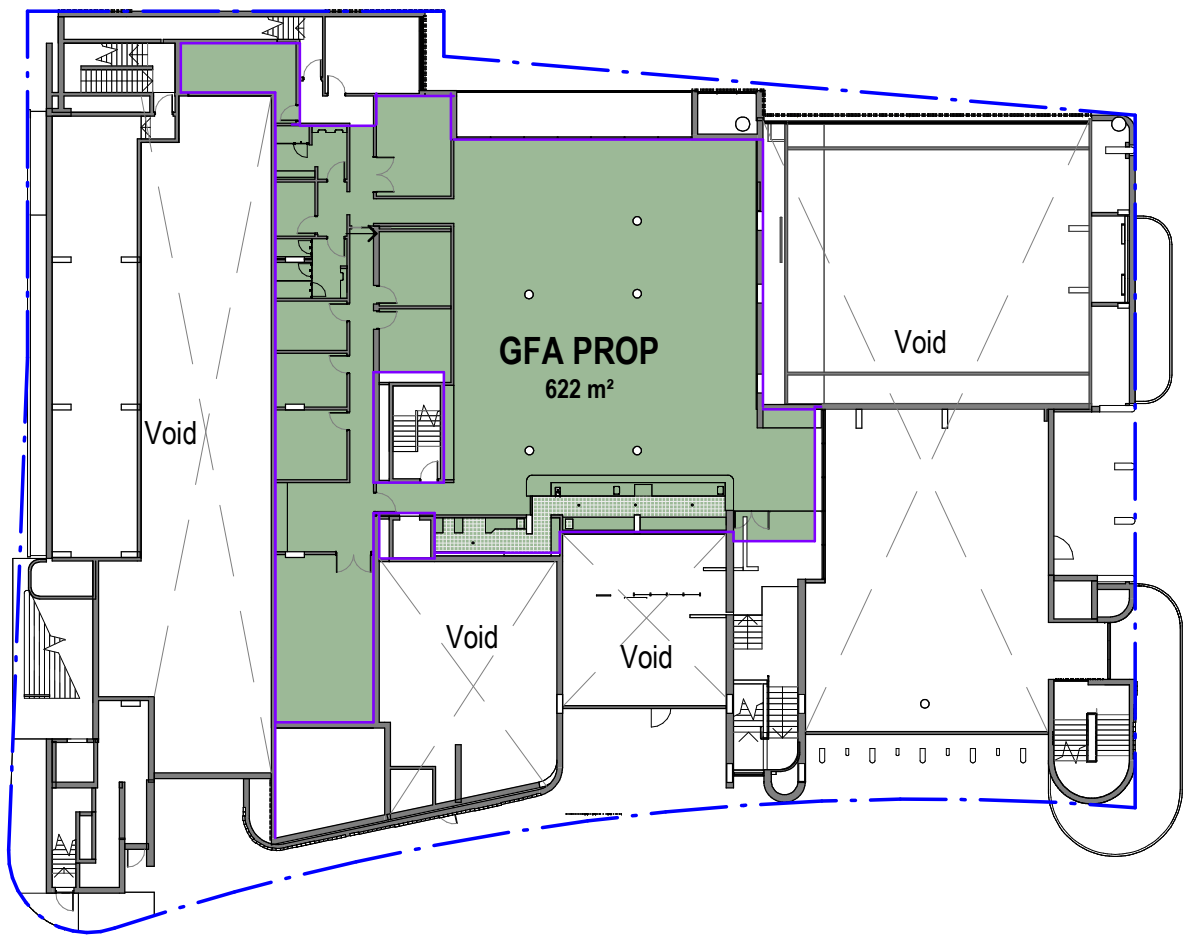
5 GFA Plan - Level 02 - Proposed
AD1-0800 1 : 400



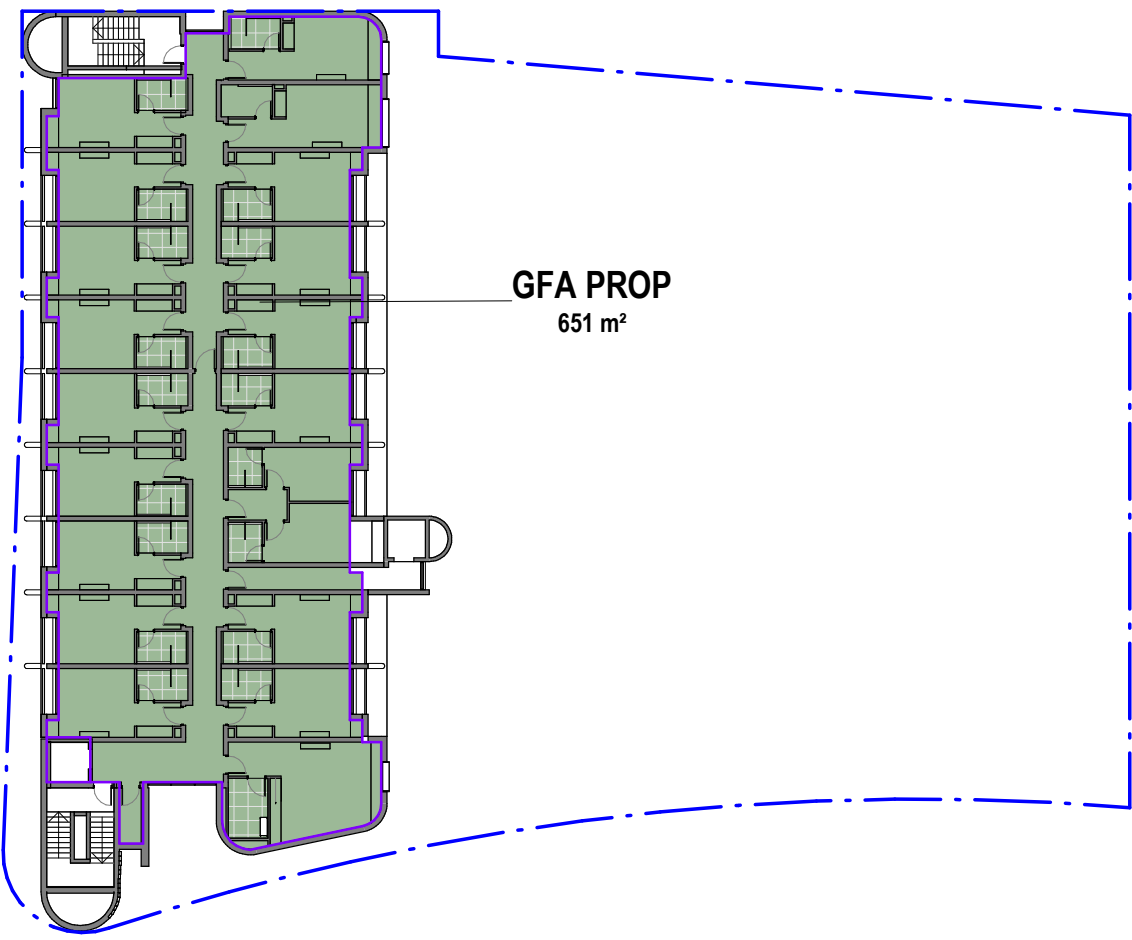
8 GFA Plan - Ground - Existing
AD1-0800 1 : 400



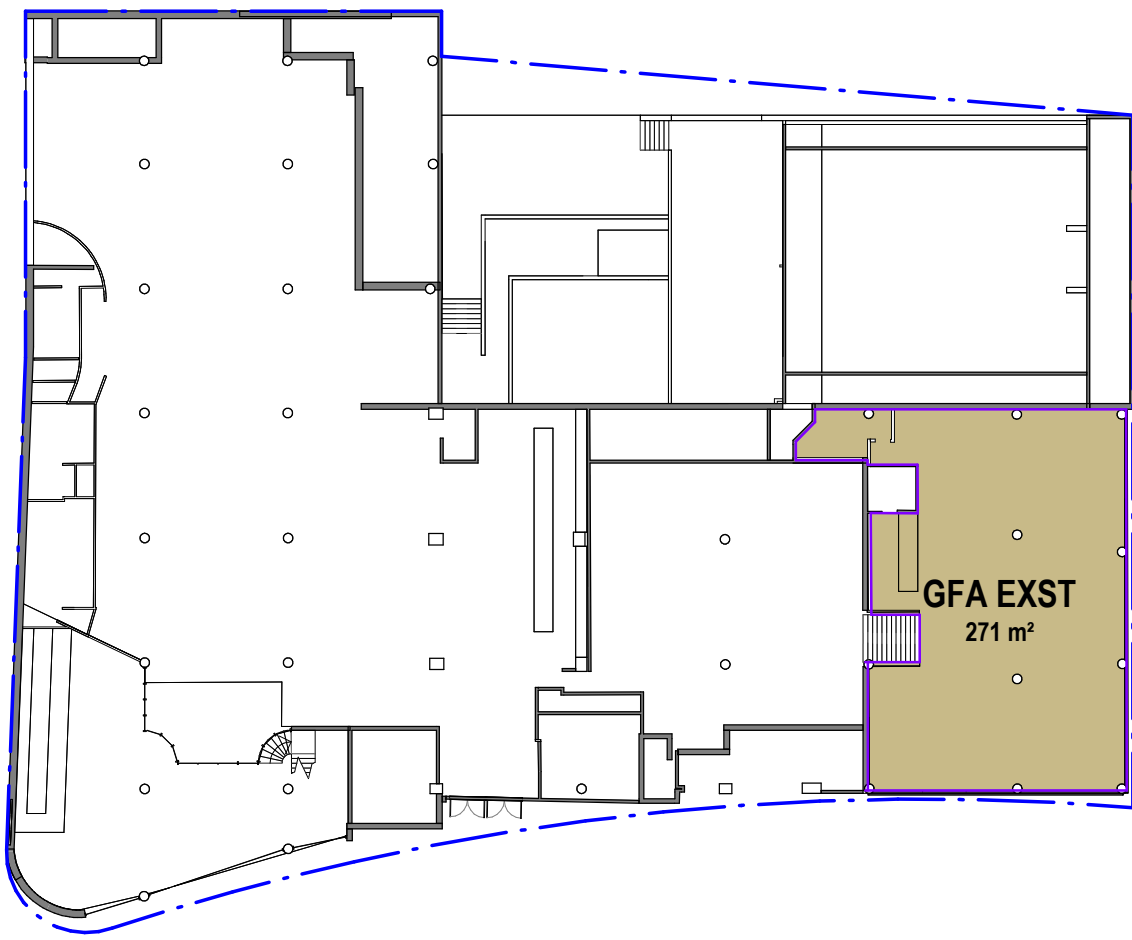
11 GFA Plan - Level 02- Existing
AD1-0800 1 : 400



3 GFA Plan - Mezzanine - Proposed
AD1-0800 1 : 400



6 GFA Plan - Level 03 - Proposed
AD1-0800 1 : 400



9 GFA Plan - Mezzanine - Existing
AD1-0800 1 : 400

Area Schedule (GFA EXISTING)	
Level	Area

Grnd Lvl FFL	2121 m²
Grnd Lvl - Mezzanine	271 m²
Lvl 01 FFL	Not Enclosed
Lvl 02 FFL	680 m²
	3071 m²

Car parking

EXISTING	23
PROPOSED	65 (3 Accessible)

Short stay accomodation

EXISTING	18
PROPOSED	40

Area Schedule (GFA PROPOSED)	
Level	Area

Grnd Lvl FFL	951 m²
Grnd Lvl - Mezzanine	622 m²
Lvl 01 FFL	1567 m²
Lvl 02 FFL	651 m²
Lvl 03 FFL	651 m²
	4442 m²

Floor Space Ratio

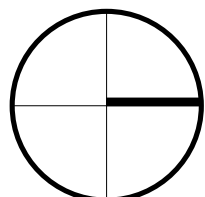
Site Area	2442.40 m²
-----------	------------

Existing Allowable Proposed

GFA (m²)	3071.00 m² 4884.80 m² 4442.00 m²
FSR	1.26 : 1 2.00 : 1 1.819 : 1

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Rev Date Amendments

01	12.09.24	Preliminary Issue
02	04.10.24	Issued For Coordination
03	29.11.24	Issue for Coordination
04	13.12.24	Development Application Issue

Rev Date Amendments

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ARCHITECTS

Suite 4.02, 80 Cooper Street
Surry Hills NSW 2010 Australia
+612 9357 2286
hello@h-e.com.au
www.h-e.com.au
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Nominated Architect: Glenn Cunningham #6415

Project
Ermington Hotel

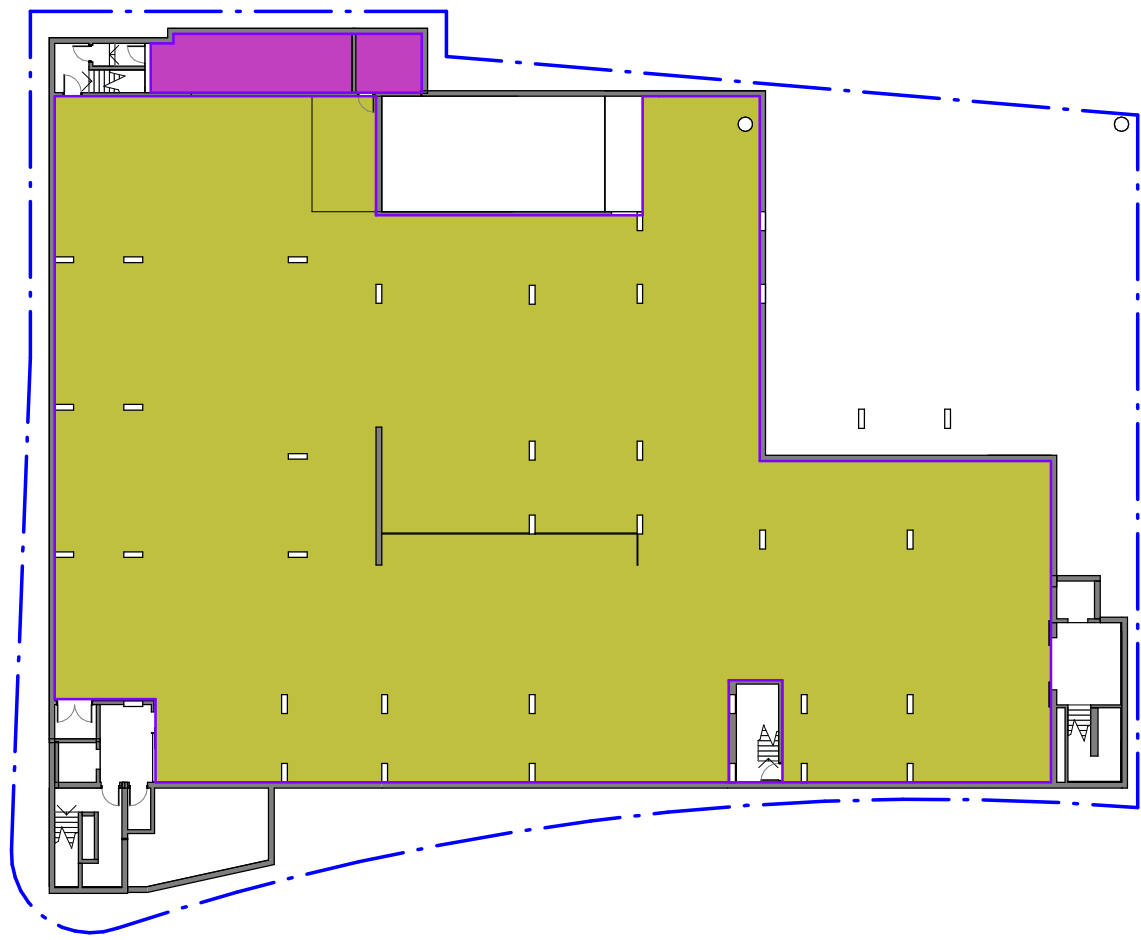
Client
Sonnell Hospitality

Location
521 Victoria Road, Ermington

Drawing
Gross Floor Areas (GFA) Plans - Existing & Proposed

Development Application

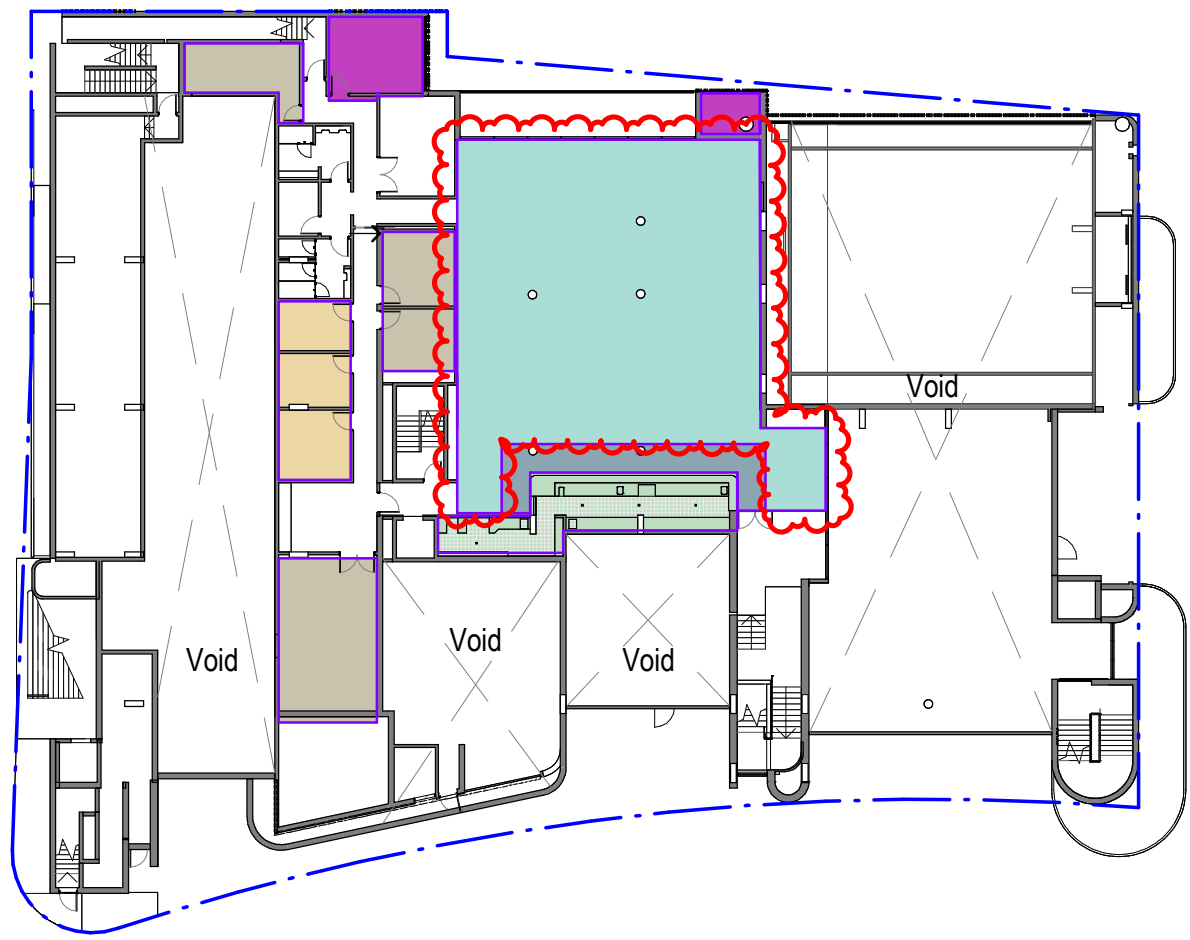
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Project Start Date	20/08/2024	Sheet Issue Date	13/12/2024
Project #	2743		
Drawing #	AD1-0800	Rev	04



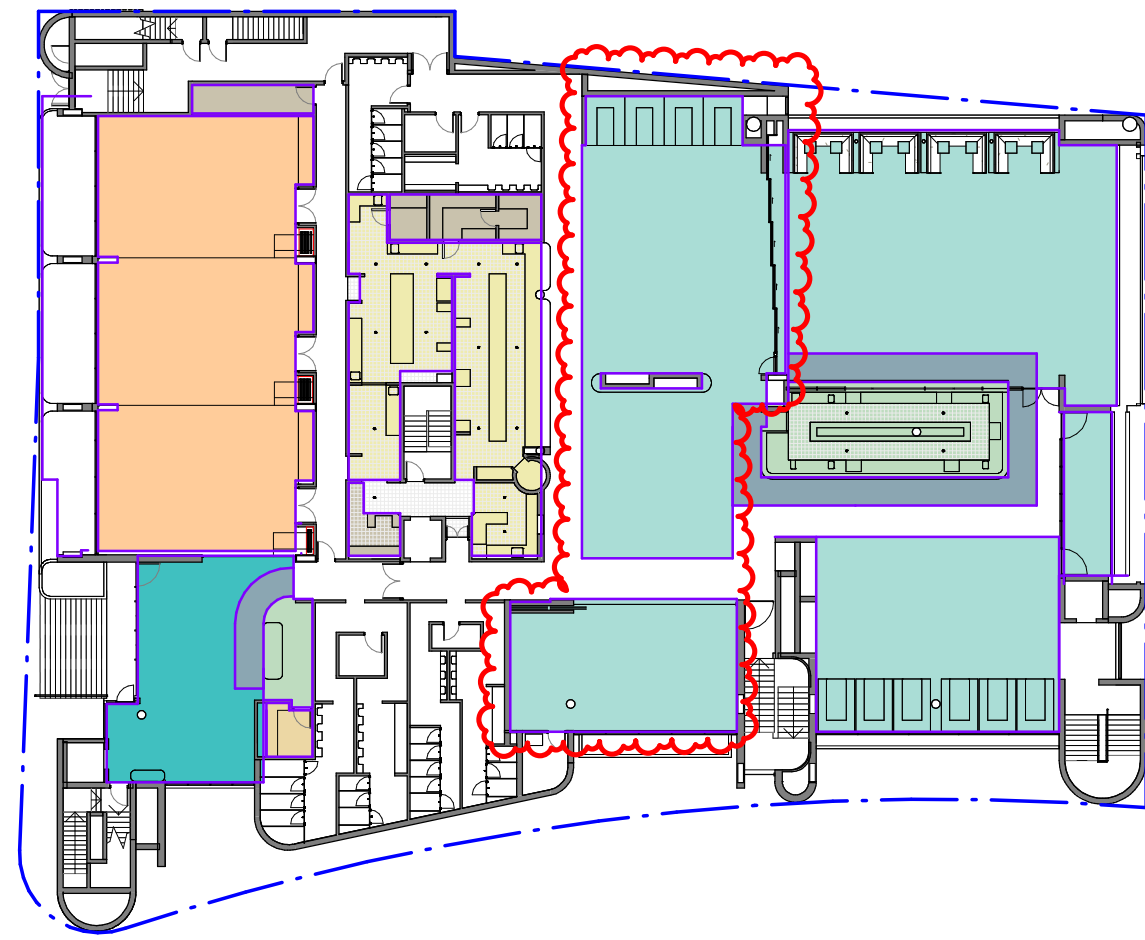
1 Occupancy Area Plan - Basement - Proposed
AD1-0801 1: 400



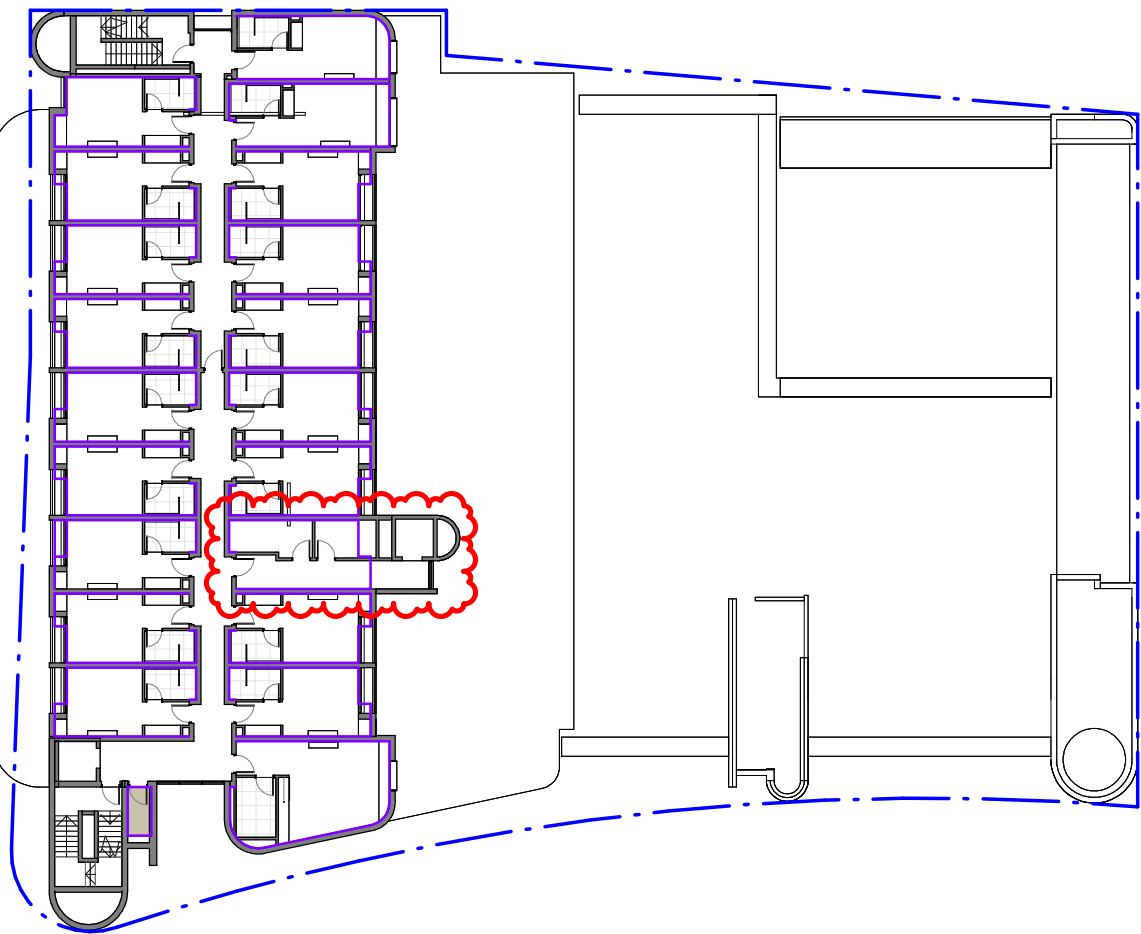
2 Occupancy Area Plan - Ground Floor - Proposed
AD1-0801 1: 400



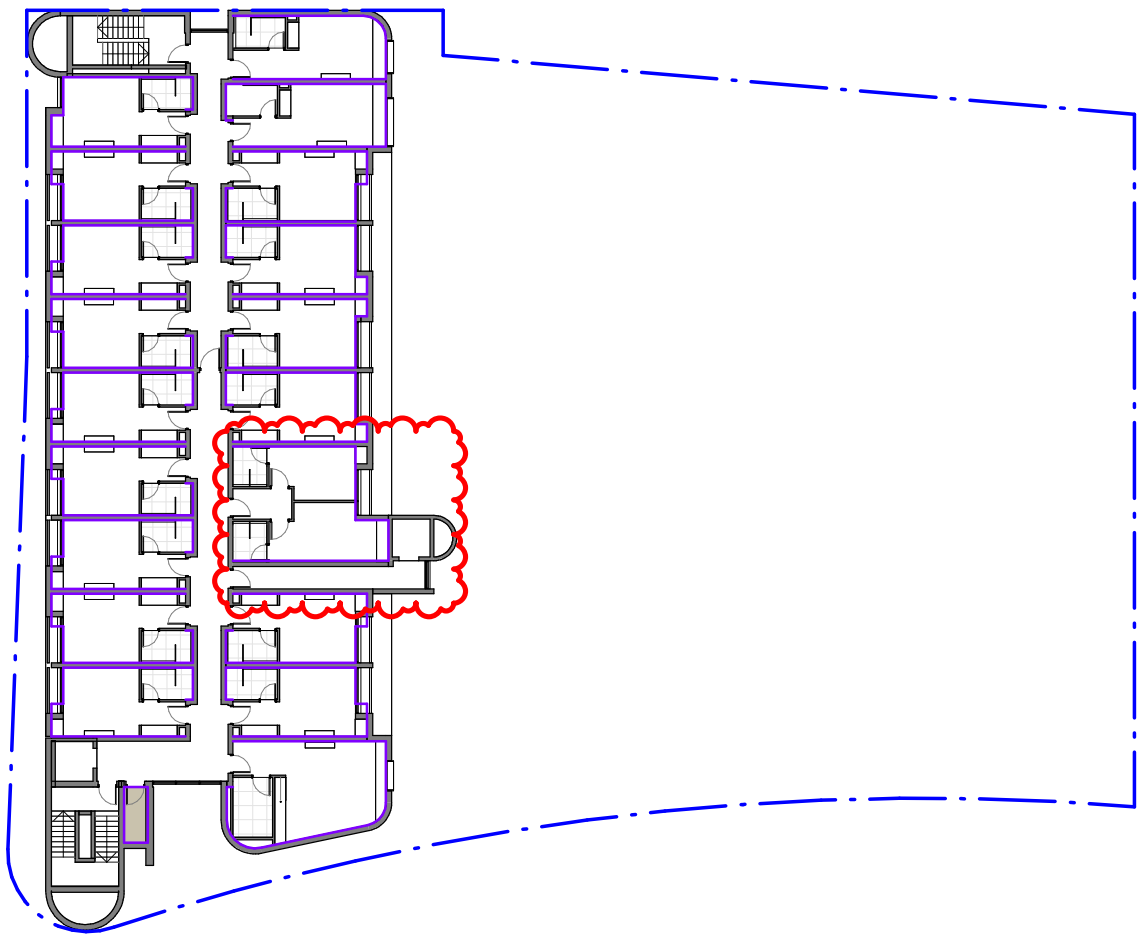
3 Occupancy Area Plan - Mezzanine - Proposed
AD1-0801 1: 400



4 Occupancy Area Plan - Level 01 - Proposed
AD1-0801 1: 400



5 Occupancy Area Plan - Level 02 - Proposed
AD1-0801 1: 400



6 Occupancy Area Plan - Level 03 - Proposed
AD1-0801 1: 400

- Accom. Room
- Bar
- Bar Seating
- Bar Standing
- Carpark
- Function Room
- Gaming room
- General Standing
- Kitchen
- Office
- Plant Room
- Restaurant
- Storage

Occupancy (NCC)

Calculation of the number of persons accommodated is based upon NCC Table D2D18 (Extract from NCC)

D2D18 Number of persons accommodated
The number of persons accommodated in a storey, room or mezzanine must be determined with consideration to the purpose for which it is used and the layout of the floor area by—

(a) calculating the sum of the numbers obtained by dividing the floor area of each part of the storey by the number of square metres per person listed in Table D2D18 according to the use of that part, excluding spaces set aside for—

(i) lifts, stairways, ramps and escalators, corridors, hallways, lobbies and the like; and

(ii) service ducts and the like, sanitary compartments or other ancillary uses; or

(b) reference to the seating capacity in an assembly building or room; or

(c) any other suitable means of assessing its capacity.

Area per person according to use
(Extract from NCC, Table D2D18)

Type of Use	m2 per person
Bar Standing	0.5
Bar Seating	1.0
Bar & Kitchen	10.0
Office	10.0
Storage	30.0
Carpark	30.0
Plant Room	30
Accom. Room	15
Restaurant	1.0
Function Room	1.0
General Standing	1.0

Area Schedule (OCCUPANCY PROPOSED)			
Name	Area	Occupancy Rate (m² per person)	No of Persons (Area/Occupancy Rate)

Lvl 03 FFL			
Storage	4 m²	30	0
	4 m²		0

Lvl 02 FFL			
Storage	3 m²	30	0
	3 m²		0

Lvl 01 FFL			
Bar	78 m²	10	8
Bar Seating	680 m²	1	680
Bar Standing	68 m²	0.5	136
Function Room	250 m²	1	250
General Standing	80 m²	1	80
Kitchen	129 m²	10	13
Office	6 m²	10	1
Storage	36 m²	30	1
	1328 m²		1169

Grnd Lvl - Mezzanine			
Bar	45 m²	10	5
Bar Seating	281 m²	1	281
Bar Standing	27 m²	0.5	54
Office	36 m²	10	4
Plant Room	28 m²	30	1
Storage	92 m²	30	3
	509 m²		347

Grnd Lvl FFL			
Bar	28 m²	10	3
Bar Seating	166 m²	1	166
Bar Standing	17 m²	0.5	33
Carpark	499 m²	30	17
Kitchen	78 m²	10	8
Office	11 m²	10	1
Plant Room	90 m²	30	3
Restaurant	36 m²	1	36
Storage	166 m²	30	6
	1090 m²		272

Basement Lvl FFL			
Carpark	1488 m²	30	50
Plant Room	44 m²	30	1
	1532 m²		51
Total A	4466 m²		1839

OCCUPANCY PROPOSED	
Name	No. of Persons

Lvl 03 FFL	
Accommodation Rooms	40

Lvl 02 FFL	
Accommodation Rooms	40

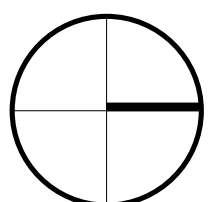
Grnd Lvl FFL	
Gaming Room	40

Total B	120
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Total BCA Occupancy of Building	
Total A + B	1959

General Notes

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Rev Date Amendments

01	12.09.24	Preliminary Issue
02	24.09.24	Preliminary Issue
03	29.11.24	Issue for Coordination
04	13.12.24	Development Application Issue
05	25.06.25	Development Application Issue

Rev Date Amendments



Suite 4.02, 80 Cooper Street
Surry Hills NSW 2010 Australia
+612 9357 2286
hello@h-e.com.au
www.h-e.com.au
PO Box 490 Darlinghurst NSW 1300
Humphrey & Edwards Pty Ltd | ABN 8956538227
Nominated Architect: Glenn Cunningham #6415

Project
Ermington Hotel

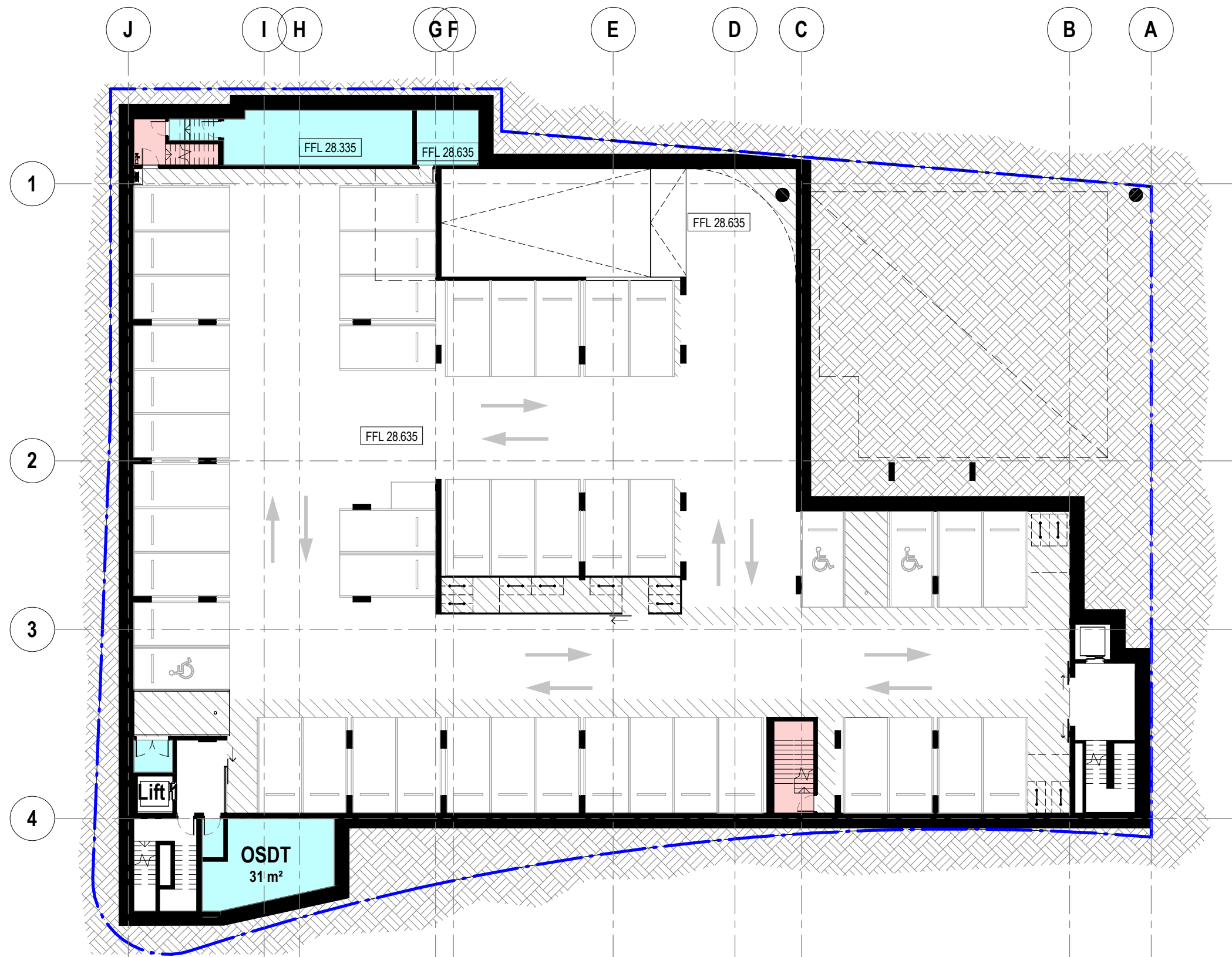
Client
Sonnell Hospitality

Location
521 Victoria Road, Ermington

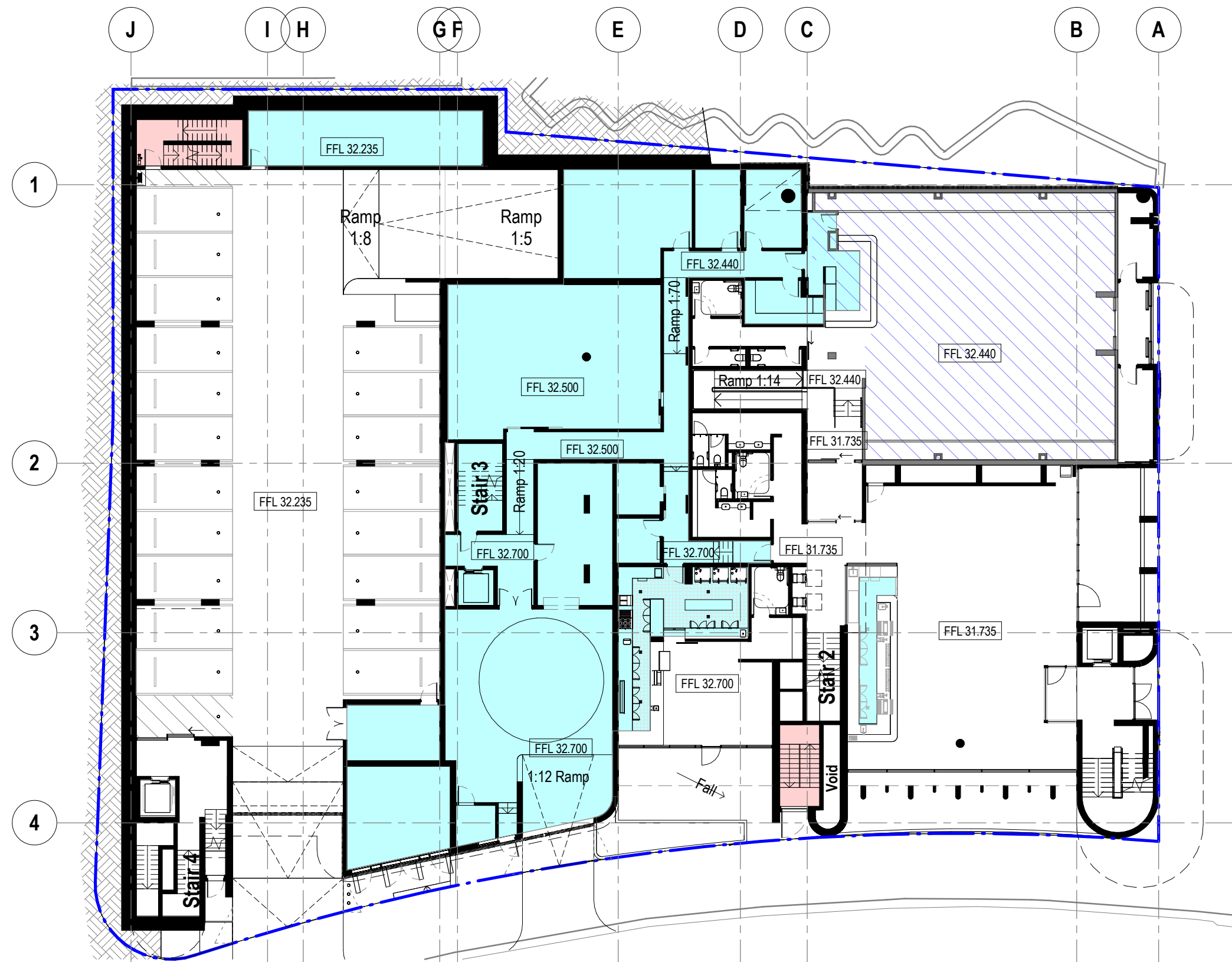
Drawing
Occupancy Area Plans - Proposed

Development Application

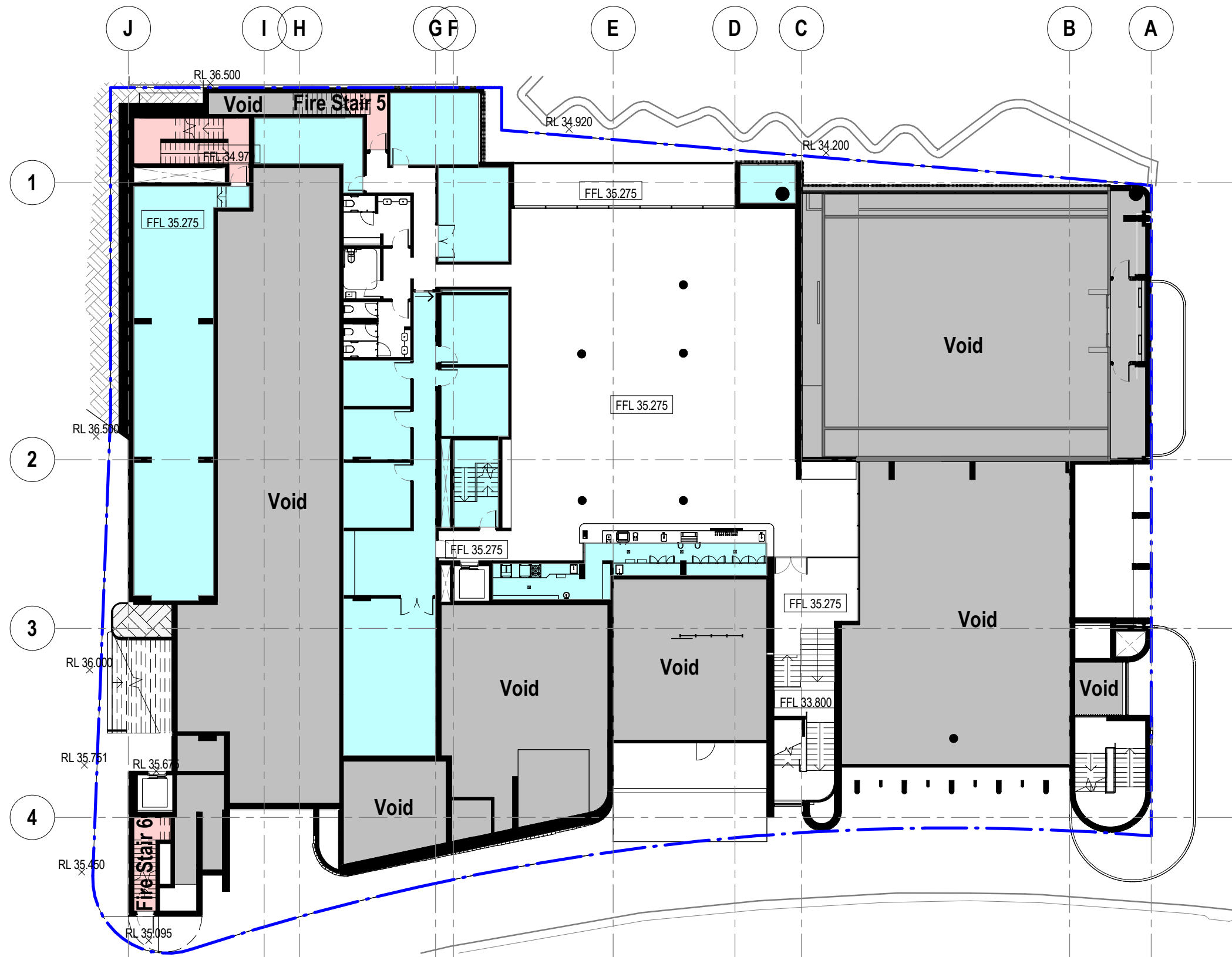
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Scale @ A3	1:800		
Project Start Date	20/08/2024	Sheet Issue Date	25/06/2025
Project #	2743		
Drawing #	AD1-0801	Rev	05



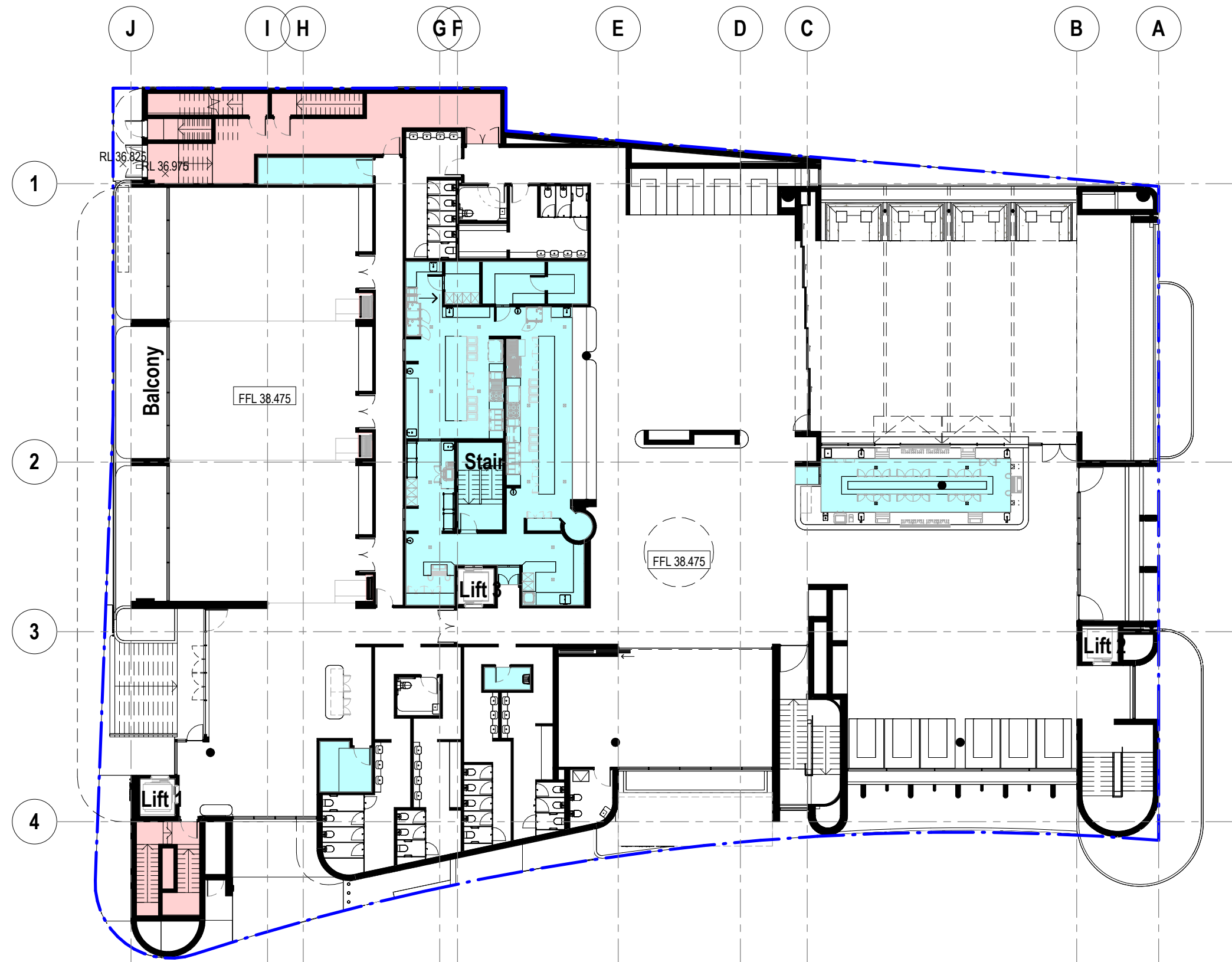
1 Basement - Back of House Area Plan
AD1-0802 1 : 250



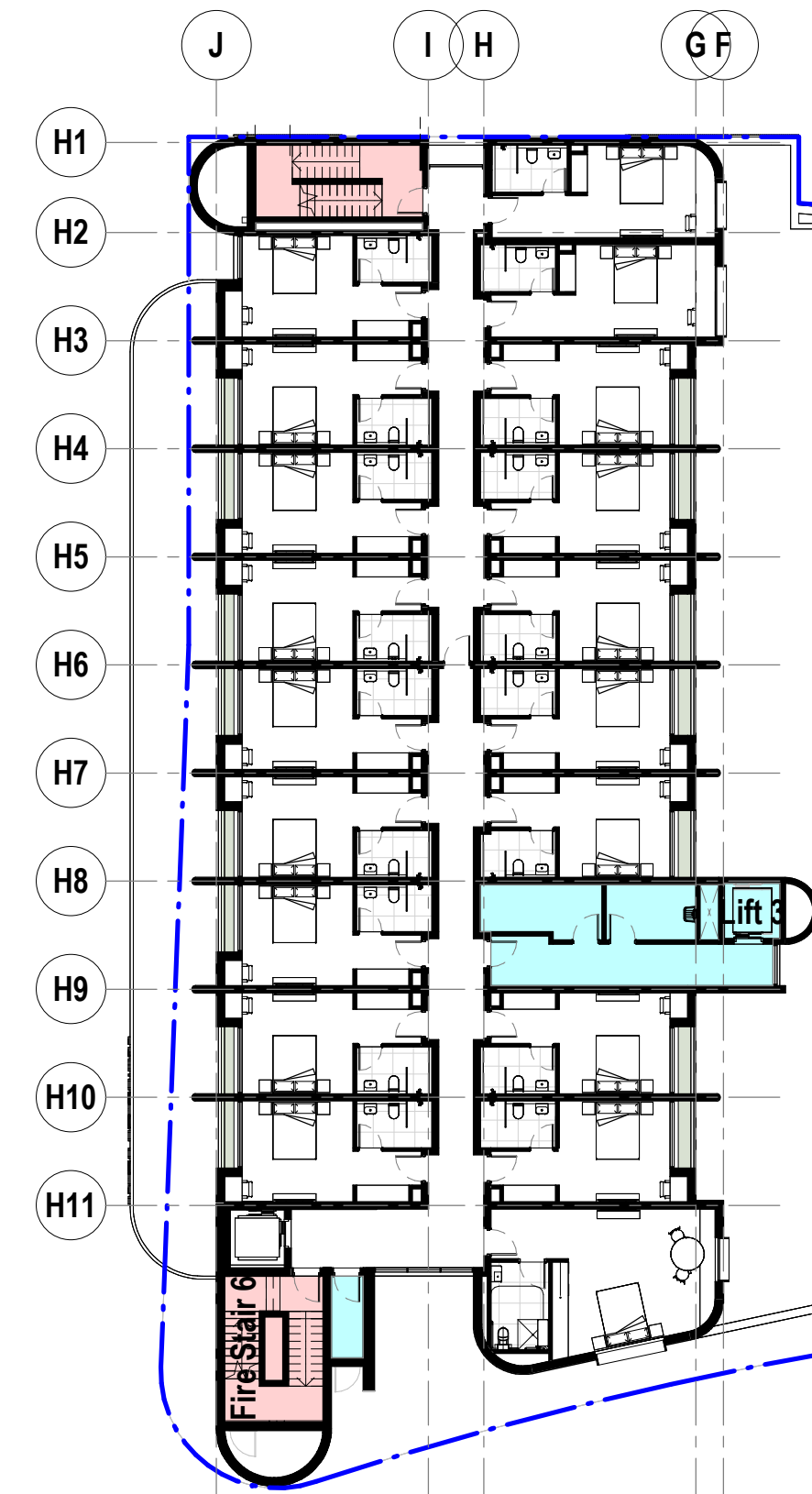
2 Ground Level - Back of House Plan
AD1-0802 1 : 250



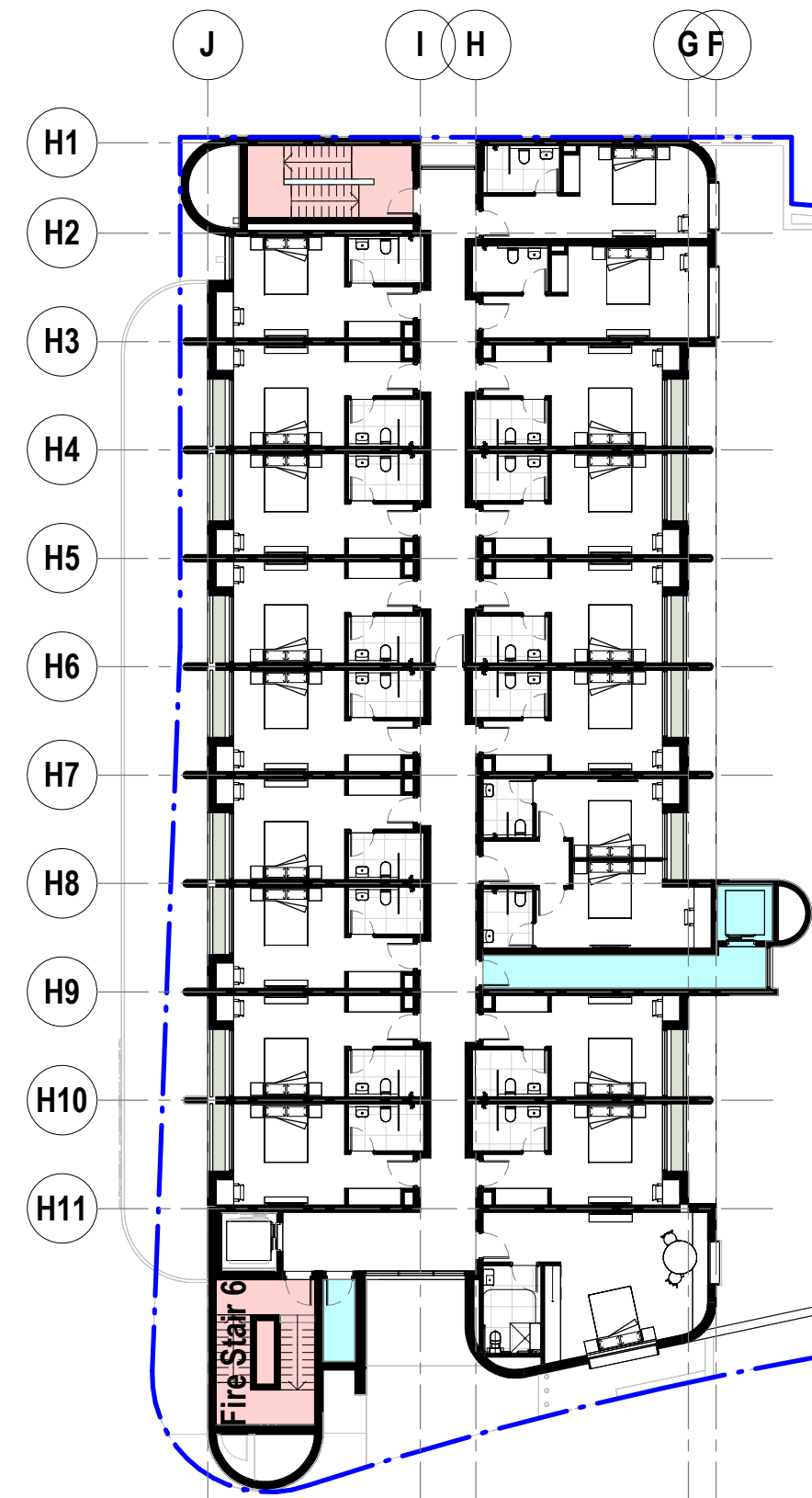
3 Mezzanine - Back of House Plan
AD1-0802 1 : 250



4 Level 01 - Back of House Plan
AD1-0802 1 : 250



5 Level 02 - Back of House Plan
AD1-0802 1 : 250



6 Level 03 - Back of House Plan
AD1-0802 1 : 250

LEGEND

- Back of House Area
- Fire Egress Only

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Rev Date Amendments

01 20.05.25 Development Application Issue
02 22.05.25 Development Application Issue

Rev Date Amendments

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Suite 4.02, 80 Cooper Street
Surry Hills NSW 2010 Australia
+612 9357 2286
hello@h-e.com.au
www.h-e.com.au
PO Box 490 Darlinghurst NSW 1300
Humphrey & Edwards Pty Ltd | ABN 89056538227
Nominated Architect: Glenn Cunningham #6415

Project
Ermington Hotel

Client
Sonnel Hospitality

Location
521 Victoria Road, Ermington

Drawing
Back of House Area Plans

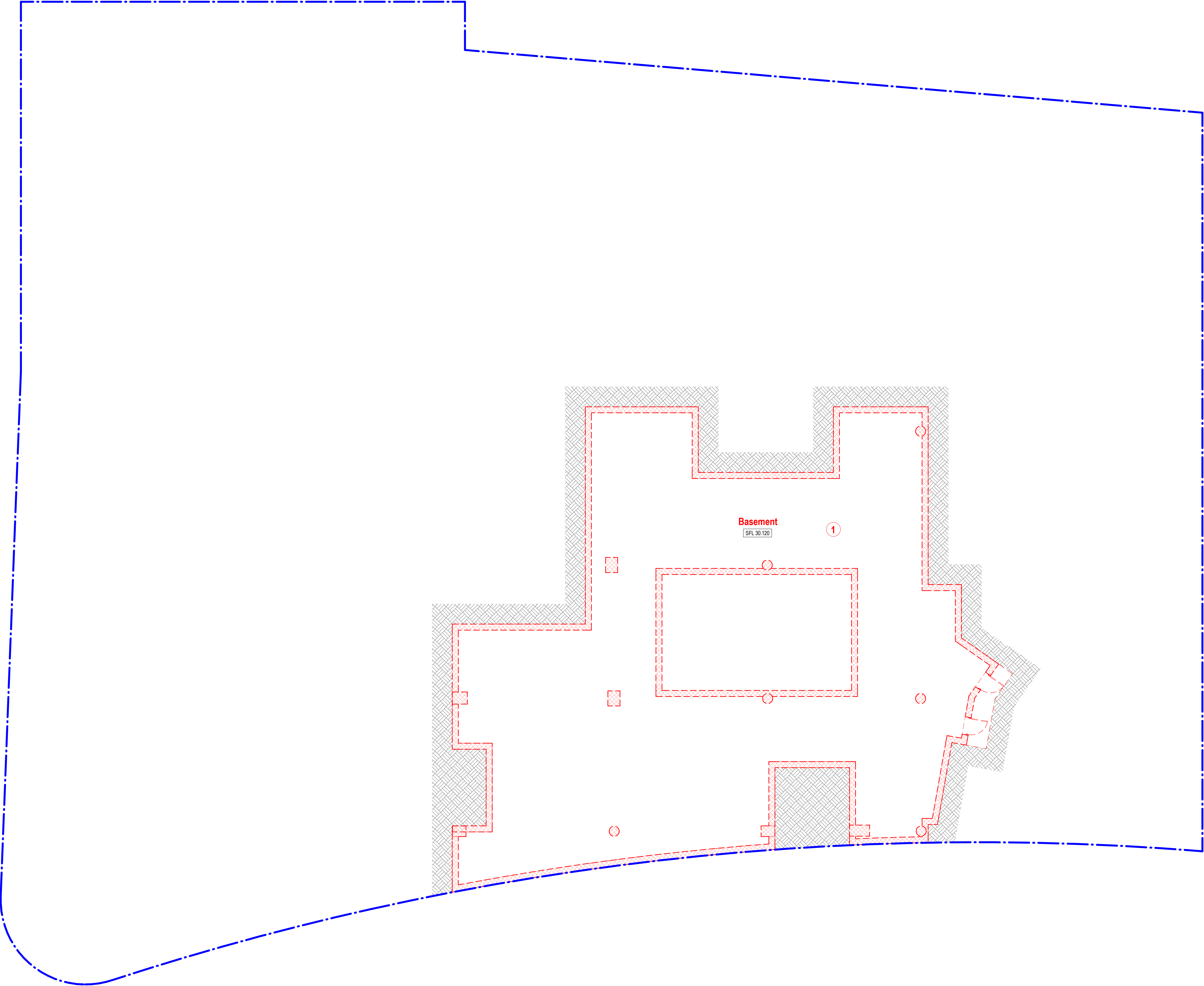
Development Application

Scale @ A1	1:250	Drawn by	Checked by
Scale @ A3	1:500		
Project Start Date	20/08/2024	Sheet Issue Date	22/05/2025
Project #	2743		
Drawing #	AD1-0802	Rev	02

DA Legend

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

- Proposed new building fabric
- Existing Base Building fabric (generally to remain)
- Area of proposed demolition to the Base Building fabric.
- Neighbouring buildings
- Existing Fabric to be retained & which is excluded from the scope of works
- Demolition scope of work note
- Proposed scope of work note



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Rev	Date	Amendments
01	29.11.24	Issue for Coordination
02	13.12.24	Development Application Issue

Rev	Date	Amendments
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Suite 4.02, 80 Cooper Street
Surry Hills NSW 2010 Australia
+612 9357 2286
hello@h-e.com.au
www.h-e.com.au
PO Box 490 Darlinghurst NSW 1300

Humphrey & Edwards Pty Ltd | ABN 89056638227
Nominated Architect: Glenn Cunningham #6415

Project Ermington Hotel
Client Sonnel Hospitality

Location 521 Victoria Road, Ermington
Drawing Basement Plan - Existing and Demolition

Development Application

Scale @ A1	1:100	Drawn by	Checked by
Scale @ A3	1:200		
Project Start Date	20/08/2024	Sheet Issue Date	13/12/2024
Project #	2743		
Drawing #	AD1-1000	Rev	02

DA Legend

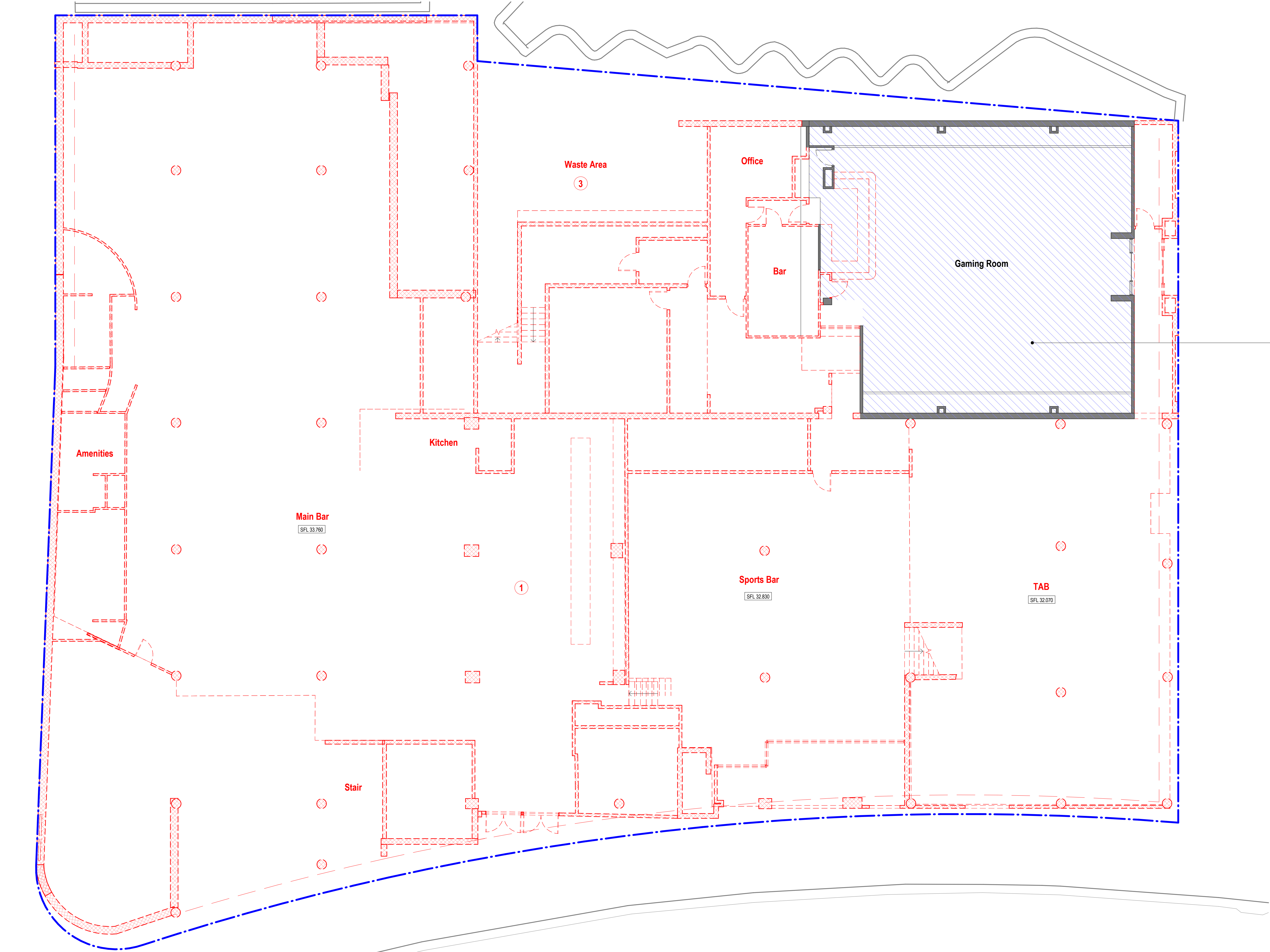
UNO the general extent and location of alterations or additions, including demolition is indicated accordingly:

- Proposed new building fabric
- Existing Base Building fabric (generally to remain)
- Area of proposed demolition to the Base Building fabric.
- Neighbouring buildings
- Existing Fabric to be retained & which is excluded from the scope of works
- X

Demolition scope of work note
- X

Proposed scope of work note

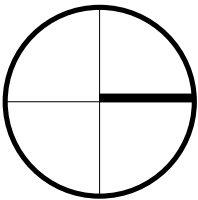
Retain existing Gaming Room (including existing floor slabs, walls, roof, structure, entry & joinery)



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01	23.08.24	Preliminary Issue
02	04.10.24	Issued For Coordination
03	15.11.24	Issued For Coordination
04	29.11.24	Issue For Coordination
05	13.12.24	Development Application Issue

Rev	Date	Amendments
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Suite 4.02, 80 Cooper Street
Surry Hills NSW 2010 Australia
+612 9357 2286
hello@h-e.com.au
www.h-e.com.au
PO Box 490 Darlinghurst NSW 1300

Humphrey & Edwards Pty Ltd | ABN 89056638227
Nominated Architect: Glenn Cunningham #6415

Project Ermington Hotel
Client Sonnel Hospitality

Location 521 Victoria Road, Ermington
Drawing Ground Floor Plan - Existing and Demolition

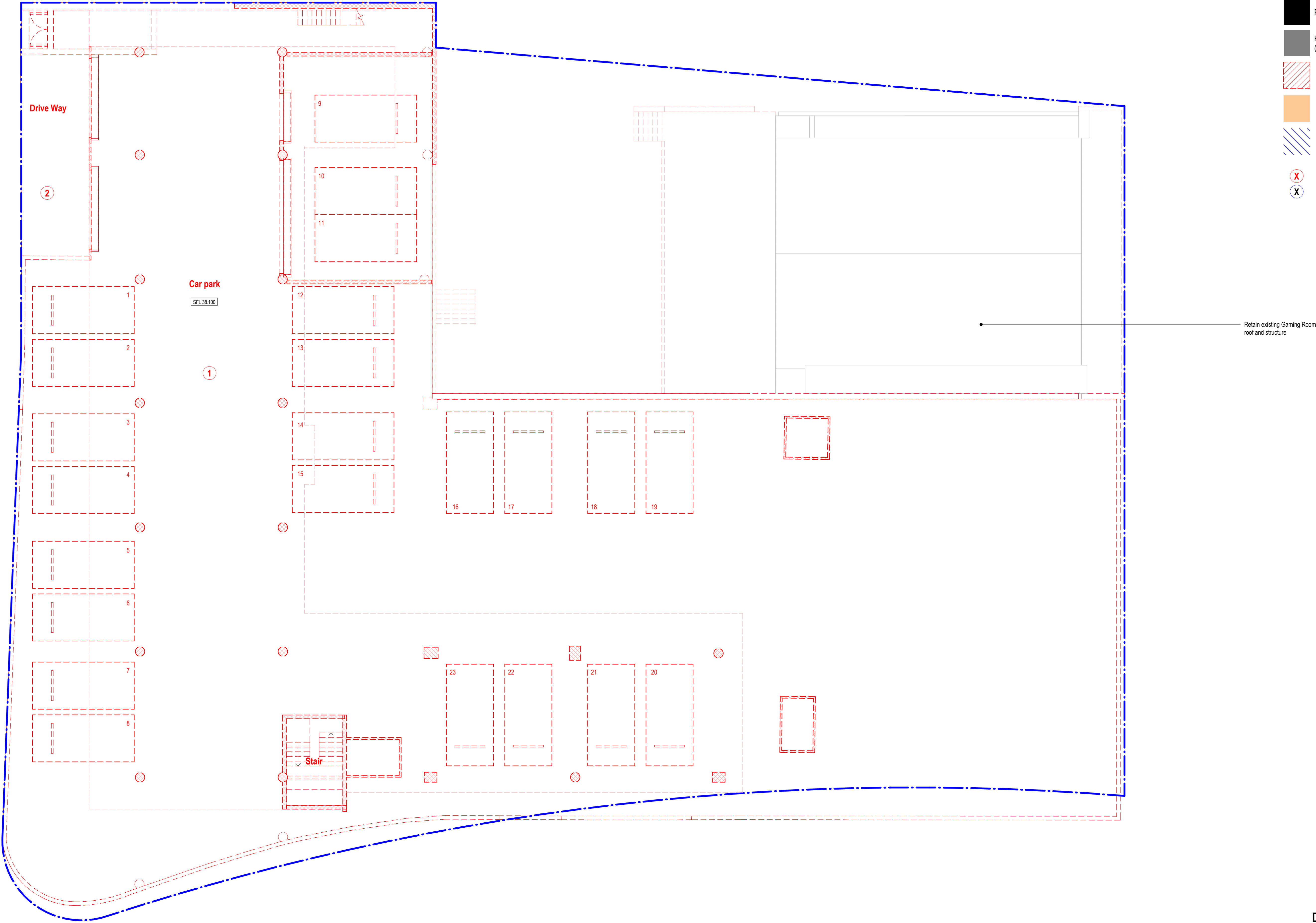
Development Application

Scale @ A1	1:100	Drawn by	FL	Checked by	SL
Scale @ A3	1:200				
Project Start Date	20/08/2024	Sheet Issue Date	13/12/2024		
Project #	2743				
Drawing #	AD1-1001	Rev	05		

DA Legend

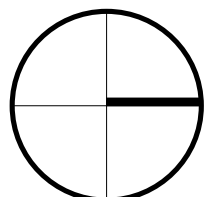
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03	15.11.24	Issued For Coordination
04	29.11.24	Issue for Coordination
05	13.12.24	Development Application Issue

Rev Date Amendments



Suite 4.02, 80 Cooper Street
Surry Hills NSW 2010 Australia
+612 9357 2286
hello@h-e.com.au
www.h-e.com.au
PO Box 490 Darlinghurst NSW 1300

Humphrey & Edwards Pty Ltd | ABN 89056638227
Nominated Architect: Glenn Cunningham #6415

Project

Ermington Hotel

Client

Sonnel Hospitality

Location

521 Victoria Road, Ermington

Drawing

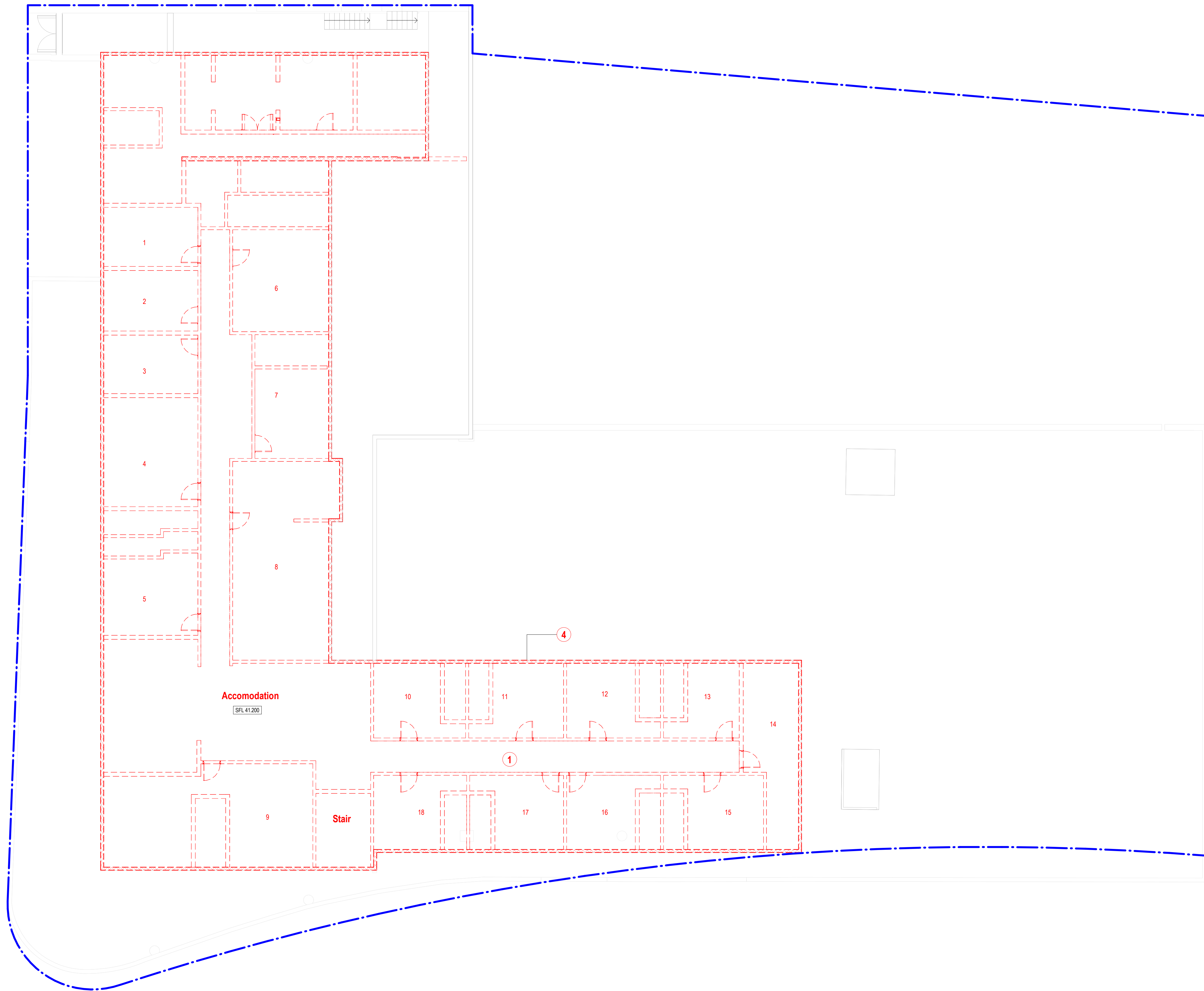
Level 01 Plan - Existing and Demolition

Development Application

Scale @ A1	1:100	Drawn by	Checked by
Scale @ A3	1:200	FL	SL
Project Start Date	20/08/2024	Sheet Issue Date	13/12/2024
Project #	2743		
Drawing #	AD1-1002	Rev	05

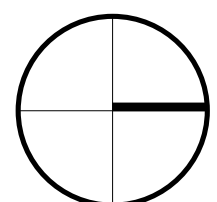
UNO the general extent and location of alterations or additions, including demolition is indicated accordingly:

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01	23.08.24	Preliminary Issue
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03	15.11.24	Issued For Coordination
04	29.11.24	Issue for Coordination
05	13.12.24	Development Application Issue

Rev	Date	Amendments
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**Suite 4.02, 80 Cooper Street
Surry Hills NSW 2010 Australia
+612 9357 2288
hello@h-e.com.au
www.h-e.com.au
PO Box 490 Darlinghurst NSW 1300**

Humphrey & Edwards Pty Ltd | ABN 89056638227
Nominated Architect: Glenn Cunningham #6415

Project
Ermington Hotel

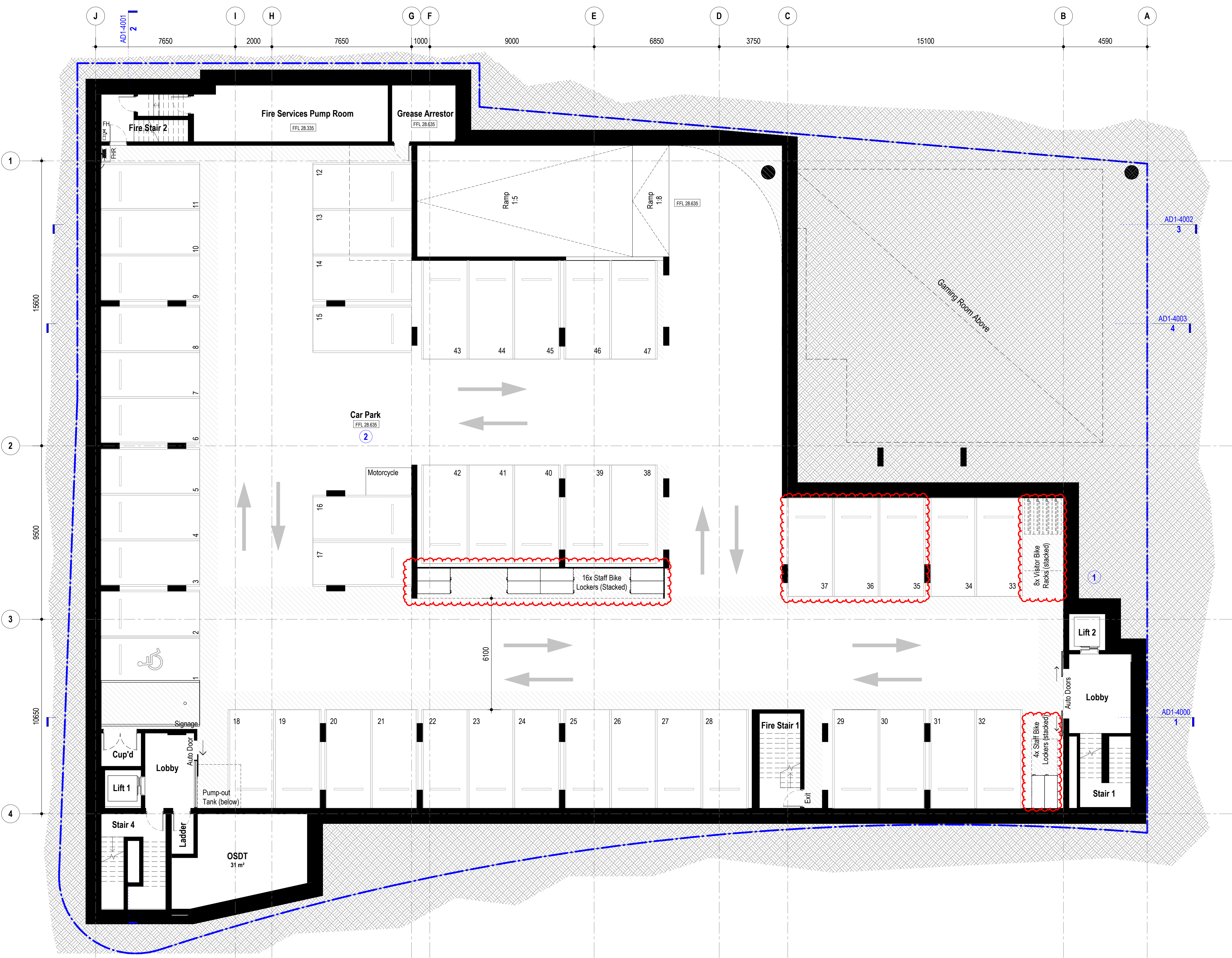
Client
Sonnet Hospitality

Location
521 Victoria Road, Ermington

Drawing
Level 02 Plan - Existing and Demolition

Development Application

Scale @ A1	1:100	Drawn by FL	Checked by SL
Scale @ A3	1:200		
Project Start Date	20/08/2024	Sheet Issue Date	13/12/2024
Project #	2743		
Drawing #	AD1-1003	Rev	05



DA Legend

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

- Proposed new building fabric
- Existing Base Building fabric (generally to remain)
- Area of proposed demolition to the Base Building fabric.
- Neighbouring buildings
- Existing Fabric to be retained & which is excluded from the scope of works
- Demolition scope of work note
- Proposed scope of work note

Section J Notes

Refer to Section J report:

GLAZING

GF - L1

Total system U-value of 5.4 & SHGC of 0.45 or less

L2-L3

Total system U-value of 3.8 & SHGC of 0.40 or less

WALL TYPES

External walls - retail / conference

Min. additional insulation of R2.5 in metal stud for Brick Veneer

Min. additional insulation of R1.3 in cavity for Double Brick

Min. additional insulation of R2.5 in metal stud for Concrete

External walls - hotel (Higher thermal target)

Min. additional insulation of R2.7 in metal stud for Brick Veneer & thermal break to metal flange

Min. additional insulation of R1.3 in cavity for Double Brick & R1.1 internal insulated plasterboard

Min. additional insulation of R2.5 in metal stud for Concrete wall & R1.1 internal insulated plasterboard

External walls - Class 4 vapour permeable membrane where required

External walls - Class 4 vapour permeable membrane where required

External walls - Class 4 vapour permeable membrane where required

ROOF COLOUR

Solar Absorptance of 0.45 or less

SERVICES

Lifts to have regenerative drive

LED artificial lighting to have low wattages and high CRI on timers/motion sensors

LED artificial lighting to have low wattages and high CRI on timers/motion sensors

LED artificial lighting to have low wattages and high CRI on timers/motion sensors

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LED artificial lighting to have low wattages and high CRI on timers/motion sensors

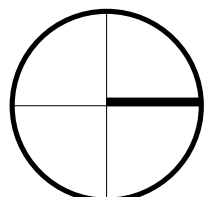
LED artificial lighting to have low wattages and high CRI on timers/motion sensors

LED artificial lighting to have low wattages and high CRI on timers/motion sensors

LED artificial lighting to have low wattages and high CRI on timers/motion sensors

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Rev Date Amendments

Rev	Date	Amendments
01	23.08.24	Preliminary Issue
02	04.10.24	Issued For Coordination
03	15.11.24	Issued For Coordination
04	29.11.24	Issue for Coordination
05	09.12.24	Issue for Coordination

Rev Date Amendments

Rev	Date	Amendments
06	13.12.24	Development Application Issue
07	16.05.25	Development Application Issue
08	21.05.25	Development Application Issue
09	16.06.25	Issued For Coordination
10	25.06.25	Development Application Issue

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ARCHITECTS

Suite 4.02, 80 Cooper Street
Surry Hills NSW 2010 Australia
+612 9357 2286
hello@h-e.com.au
www.h-e.com.au
PO Box 490 Darlinghurst NSW 1300
Humphrey & Edwards Pty Ltd | ABN 89056638227
Nominated Architect: Glenn Cunningham #6415

Project
Ermington Hotel

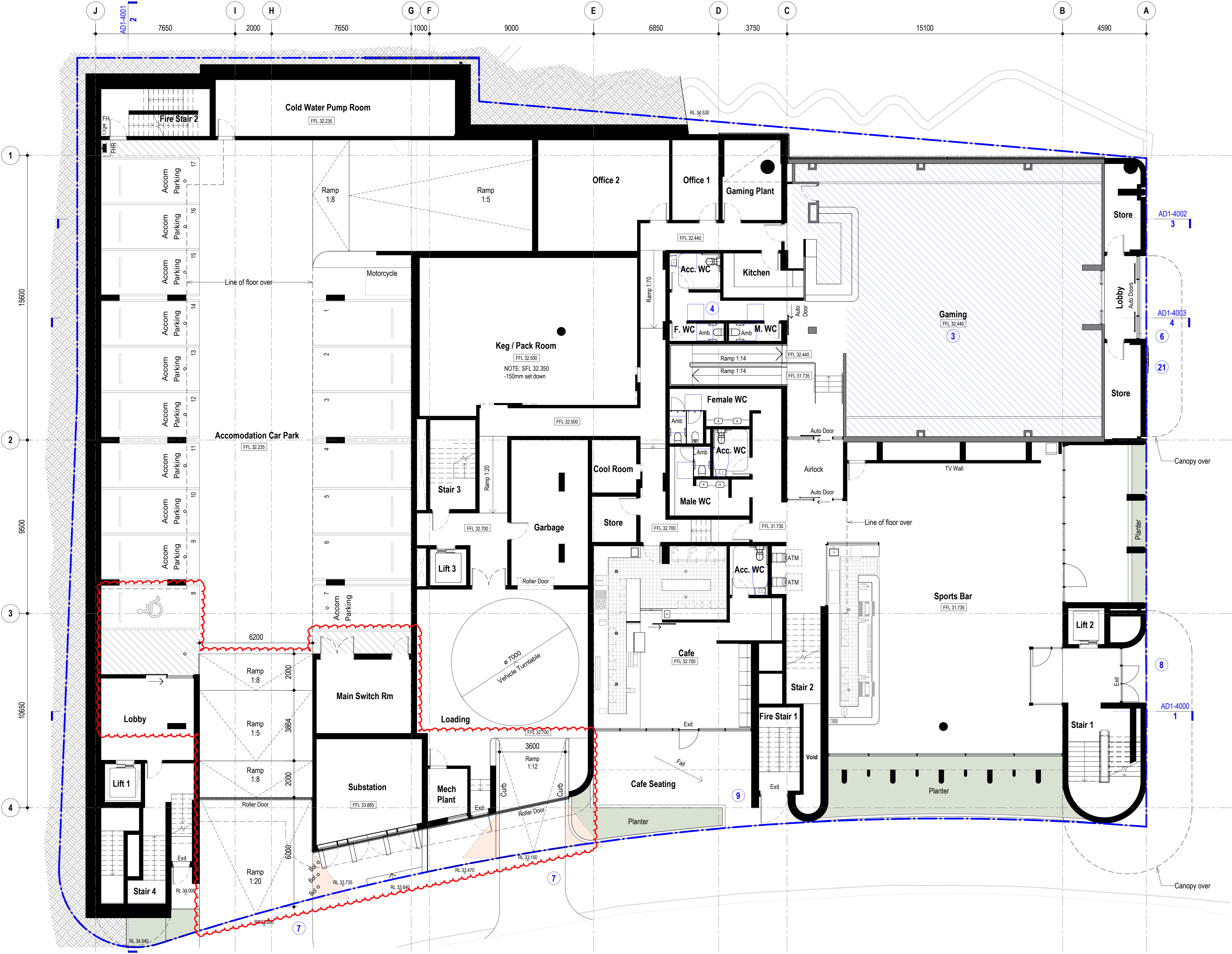
Client
Sonnel Hospitality

Location
521 Victoria Road, Ermington

Drawing
Basement Plan - Proposed

Development Application

Scale @ A1	1:100	Drawn by	Checked by
Scale @ A3	1:200		
Project Start Date	20/08/2024	Sheet Issue Date	25/06/2025
Project #	2743		
Drawing #	AD1-1100	Rev	10



DA Legend

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- Area of proposed demolition to the Base Building fabric.
- Neighbouring buildings
- Existing Fabric to be retained & which is excluded from the scope of works
- Demolition scope of work note
- Proposed scope of work note

Section J Notes

Refer to Section J report:

GLAZING
GF - L1
Total system U-value of 5.4 & SHGC of 0.45 or less
L2-L3
Total system U-value of 3.8 & SHGC of 0.40 or less

WALL TYPES
External walls - retail / conference
Min. additional insulation of R2.5 in metal stud for Brick Veneer
Min. additional insulation of R1.3 in cavity for Double Brick
Min. additional insulation of R2.5 in metal stud for Concrete

External walls - hotel (Higher thermal target)
Min. additional insulation of R2.7 in metal stud for Brick Veneer & thermal break to metal flange
Min. additional insulation of R1.3 in cavity for Double Brick & R1.1 internal insulated plasterboard
Min. additional insulation of R2.5 in metal stud for Concrete wall & R1.1 internal insulated plasterboard

External walls - Class 4 vapour permeable membrane where required

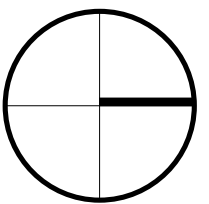
ROOF COLOUR
Solar Absorptance of 0.45 or less

SERVICES
Lifts to have regenerative drive

LED artificial lighting to have low wattages and high CRI on timers/motion sensors

Carpark supply and exhaust to have CO monitors and VSD fans

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Rev	Date	Amendments
03	15.11.24	Issued For Coordination
04	29.11.24	Issue for Coordination
05	09.12.24	Issue for Coordination
06	13.12.24	Development Application Issue
07	16.05.25	Development Application Issue

Rev	Date	Amendments
08	21.05.25	Development Application Issue
09	22.05.25	Development Application Issue
10	16.06.25	Issued For Coordination
11	25.06.25	Development Application Issue
12	01.07.25	Development Application Issue



Suite 4.02, 80 Cooper Street
Surry Hills NSW 2010 Australia
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PO Box 490 Darlinghurst NSW 1300
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Nominated Architect: Glenn Cunningham #6415

Project
Ermington Hotel

Client
Sonnell Hospitality

Location
521 Victoria Road, Ermington

Drawing
Ground Floor Plan - Proposed

Development Application

Scale @ A1	1:100	Drawn by	Checked by
Scale @ A3	1:200		
Project Start Date	20/08/2024	Sheet Issue Date	01/07/2025
Project #	2743		
Drawing #	AD1-1101	Rev	12

DA Legend

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- Existing Base Building fabric (generally to remain)
- Area of proposed demolition to the Base Building fabric.
- Neighbouring buildings
- Existing Fabric to be retained & which is excluded from the scope of works
- Demolition scope of work note
- Proposed scope of work note

Section J Notes

Refer to Section J report:

GLAZING
GF - L1
Total system U-value of 5.4 & SHGC of 0.45 or less
L2-L3
Total system U-value of 3.8 & SHGC of 0.40 or less

WALL TYPES
External walls - retail / conference
Min. additional insulation of R2.5 in metal stud for Brick Veneer
Min. additional insulation of R1.3 in cavity for Double Brick
Min. additional insulation of R2.5 in metal stud for Concrete

External walls - hotel (Higher thermal target)
Min. additional insulation of R2.7 in metal stud for Brick Veneer & thermal break to metal flange
Min. additional insulation of R1.3 in cavity for Double Brick & R1.1 internal insulated plasterboard
Min. additional insulation of R2.5 in metal stud for Concrete wall & R1.1 internal insulated plasterboard

External walls - Class 4 vapour permeable membrane where required

ROOF COLOUR
Solar Absorptance of 0.45 or less

SERVICES
Lifts to have regenerative drive

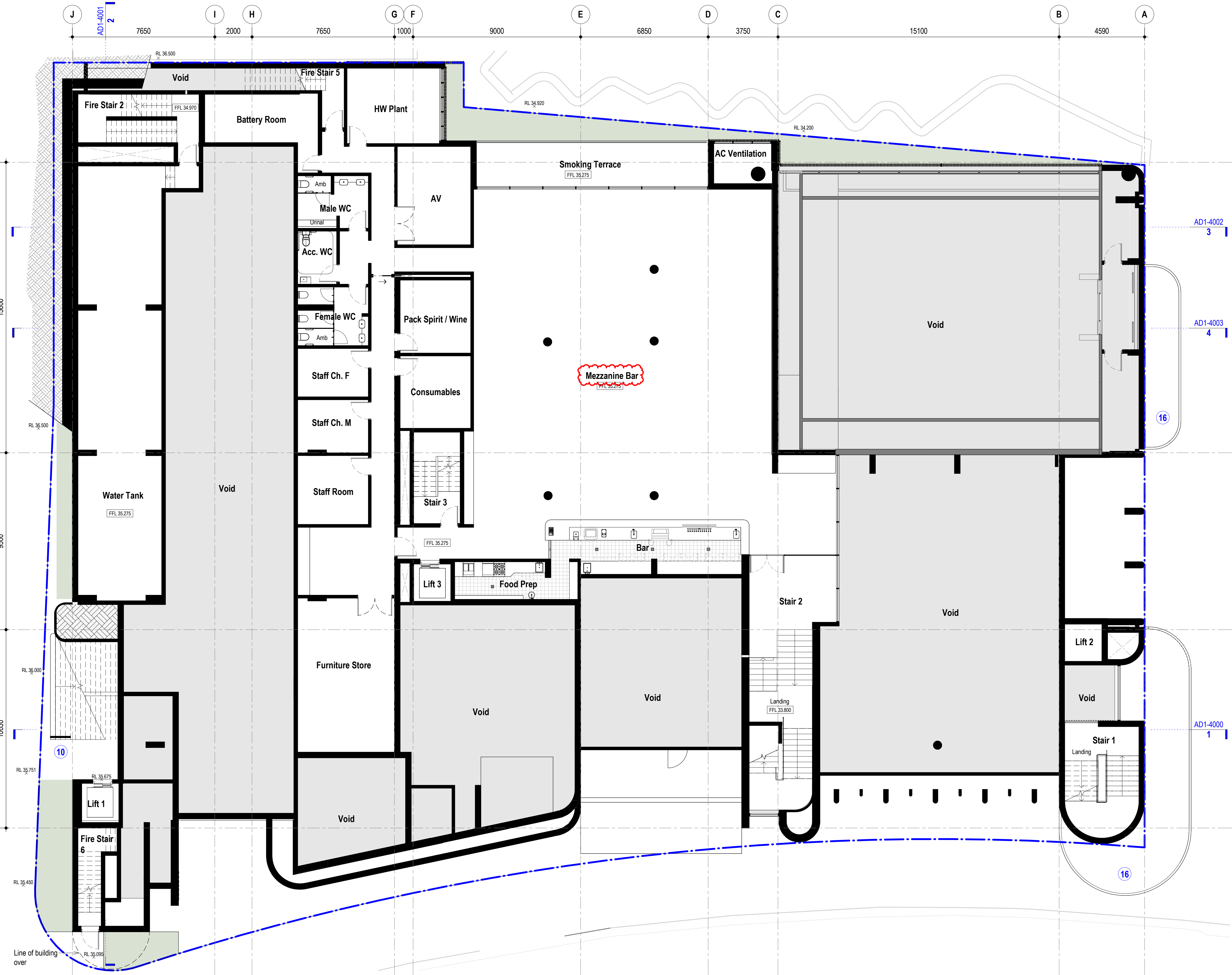
LED artificial lighting to have low wattages and high CRI on timers/motion sensors

Carpark supply and exhaust to have CO monitors and VSD fans

Development Application

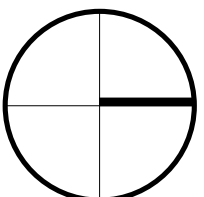
Scale @ A1	1:100	Drawn by	Checked by
Scale @ A3	1:200		
Project Start Date	20/08/2024	Sheet Issue Date	01/07/2025
Project #	2743		
Drawing #	AD1-1102	Rev	10

1/07/2025 11:54:52 AM



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07	16.05.25	Development Application Issue
08	21.05.25	Development Application Issue
09	25.06.25	Development Application Issue
10	01.07.25	Development Application Issue

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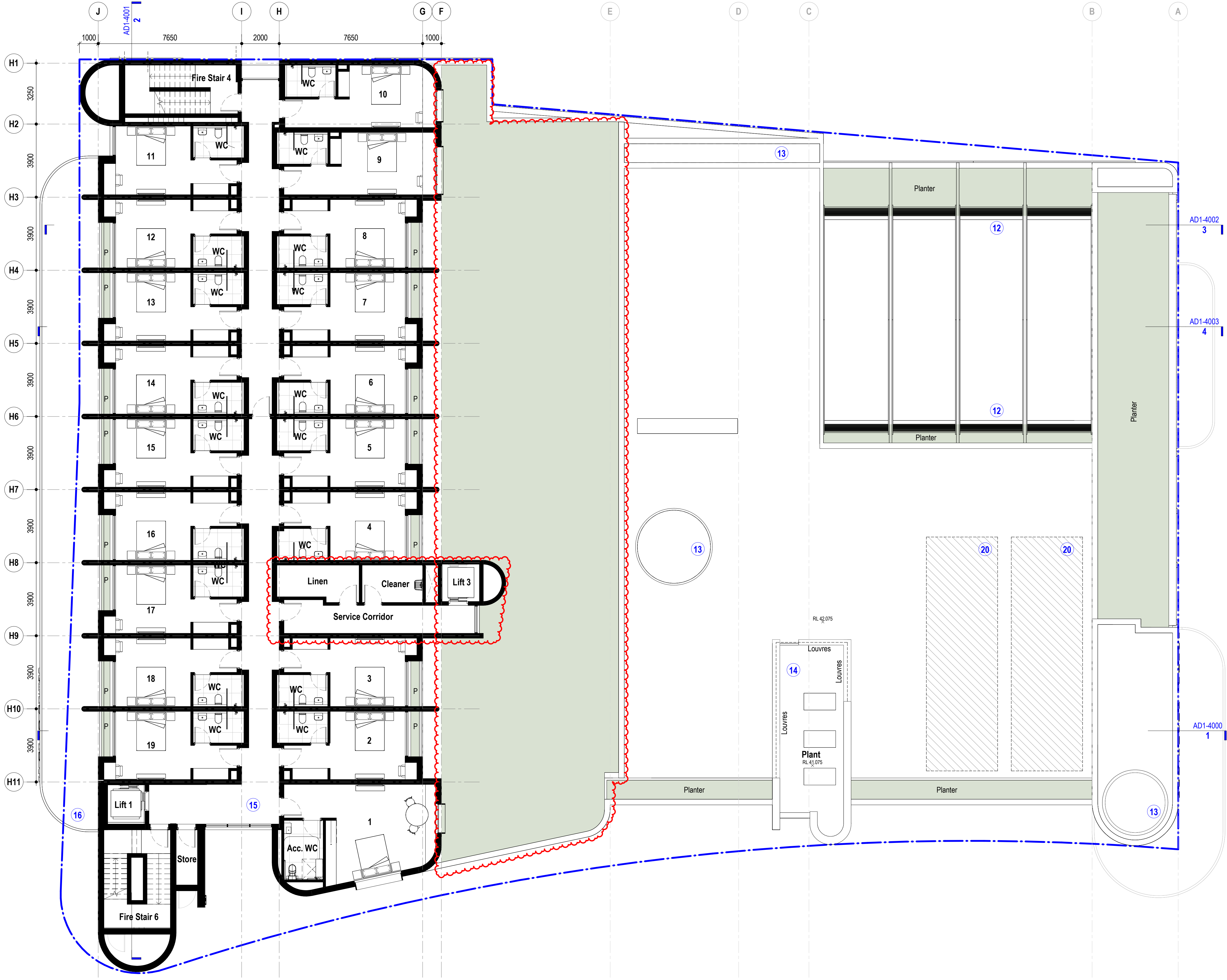
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Humphrey & Edwards Pty Ltd | ABN 89056538227
Nominated Architect: Glenn Cunningham #6415

Project
Ermington Hotel

Client
Sonnel Hospitality

Location
521 Victoria Road, Ermington

Drawing
Mezzanine Floor Plan - Proposed



DA Legend

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- Neighbouring buildings
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- Demolition scope of work note
- Proposed scope of work note

Section J Notes

Refer to Section J report:

GLAZING
GF - L1
Total system U-value of 5.4 & SHGC of 0.45 or less
L2-L3
Total system U-value of 3.8 & SHGC of 0.40 or less

WALL TYPES
External walls - retail / conference
Min. additional insulation of R2.5 in metal stud for Brick Veneer
Min. additional insulation of R1.3 in cavity for Double Brick
Min. additional insulation of R2.5 in metal stud for Concrete

External walls - hotel (Higher thermal target)
Min. additional insulation of R2.7 in metal stud for Brick Veneer & thermal break to metal flange
Min. additional insulation of R1.3 in cavity for Double Brick & R1.1 internal insulated plasterboard
Min. additional insulation of R2.5 in metal stud for Concrete wall & R1.1 internal insulated plasterboard

External walls - Class 4 vapour permeable membrane where required

ROOF COLOUR
Solar Absorptance of 0.45 or less

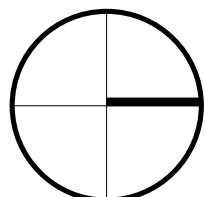
SERVICES
Lifts to have regenerative drive

LED artificial lighting to have low wattages and high CRI on timers/motion sensors

Carpark supply and exhaust to have CO monitors and VSD fans

General Notes

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Rev	Date	Amendments
01	23.08.24	Preliminary Issue
02	04.10.24	Issued For Coordination
03	15.11.24	Issued For Coordination
04	29.11.24	Issue for Coordination
05	09.12.24	Issue for Coordination

Rev	Date	Amendments
06	13.12.24	Development Application Issue
07	16.05.25	Development Application Issue
08	21.05.25	Development Application Issue

H&E
ARCHITECTS

Suite 4.02, 80 Cooper Street
Surry Hills NSW 2010 Australia
+612 9357 2286
hello@h-e.com.au
www.h-e.com.au
PO Box 490 Darlinghurst NSW 1300
Humphrey & Edwards Pty Ltd | ABN 89056538227
Nominated Architect: Glenn Cunningham #6415

Project
Ermington Hotel

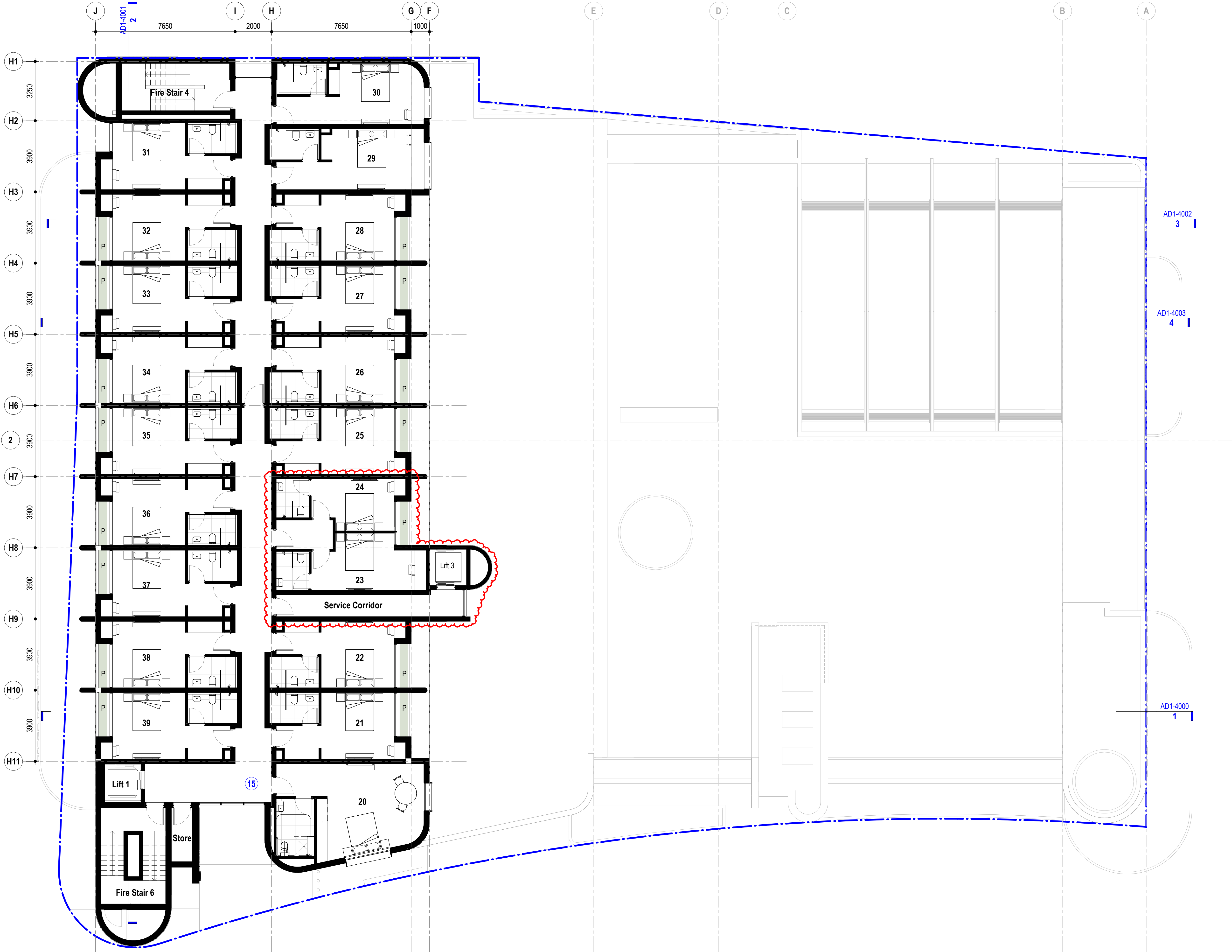
Client
Sonnet Hospitality

Location
521 Victoria Road, Ermington

Drawing
Level 02 Plan - Proposed

Development Application

Scale @ A1	1:100	Drawn by	Checked by
Scale @ A3	1:200		
Project Start Date	20/08/2024	Sheet Issue Date	21/05/2025
Project #	2743		
Drawing #	AD1-1104	Rev	08



DA Legend

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

- Proposed new building fabric
- Existing Base Building fabric (generally to remain)
- Area of proposed demolition to the Base Building fabric.
- Neighbouring buildings
- Existing Fabric to be retained & which is excluded from the scope of works
- Demolition scope of work note
- Proposed scope of work note

Section J Notes

Refer to Section J report:

GLAZING

GF - L1

Total system U-value of 5.4 & SHGC of 0.45 or less

L2-L3

Total system U-value of 3.8 & SHGC of 0.40 or less

WALL TYPES

External walls - retail / conference

Min. additional insulation of R2.5 in metal stud for Brick Veneer &

Min. additional insulation of R1.3 in cavity for Double Brick

Min. additional insulation of R2.5 in metal stud for Concrete

External walls - hotel (Higher thermal target)

Min. additional insulation of R2.7 in metal stud for Brick Veneer &

thermal break to metal flange

Min. additional insulation of R1.3 in cavity for Double Brick &

R1.1 internal insulated plasterboard

Min. additional insulation of R2.5 in metal stud for Concrete wall

& R1.1 internal insulated plasterboard

External walls - Class 4 vapour permeable membrane where

required

ROOF COLOUR

Solar Absorptance of 0.45 or less

SERVICES

Lifts to have regenerative drive

LED artificial lighting to have low wattages and high CRI on

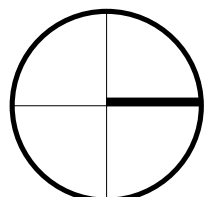
timers/motion sensors

Carpark supply and exhaust to have CO monitors and VSD fans

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Rev Date Amendments

Rev	Date	Amendments
01	23.08.24	Preliminary Issue
02	04.10.24	Issued For Coordination
03	15.11.24	Issued For Coordination
04	29.11.24	Issue for Coordination
05	09.12.24	Issue for Coordination

Rev Date Amendments

Rev	Date	Amendments
06	13.12.24	Development Application Issue
07	16.05.25	Development Application Issue
08	21.05.25	Development Application Issue

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ARCHITECTS

Suite 4.02, 80 Cooper Street
Surry Hills NSW 2010 Australia
+612 9357 2286
hello@h-e.com.au
www.h-e.com.au
PO Box 490 Darlinghurst NSW 1300

Humphrey & Edwards Pty Ltd | ABN 89056538227
Nominated Architect: Glenn Cunningham #6415

Project
Ermington Hotel

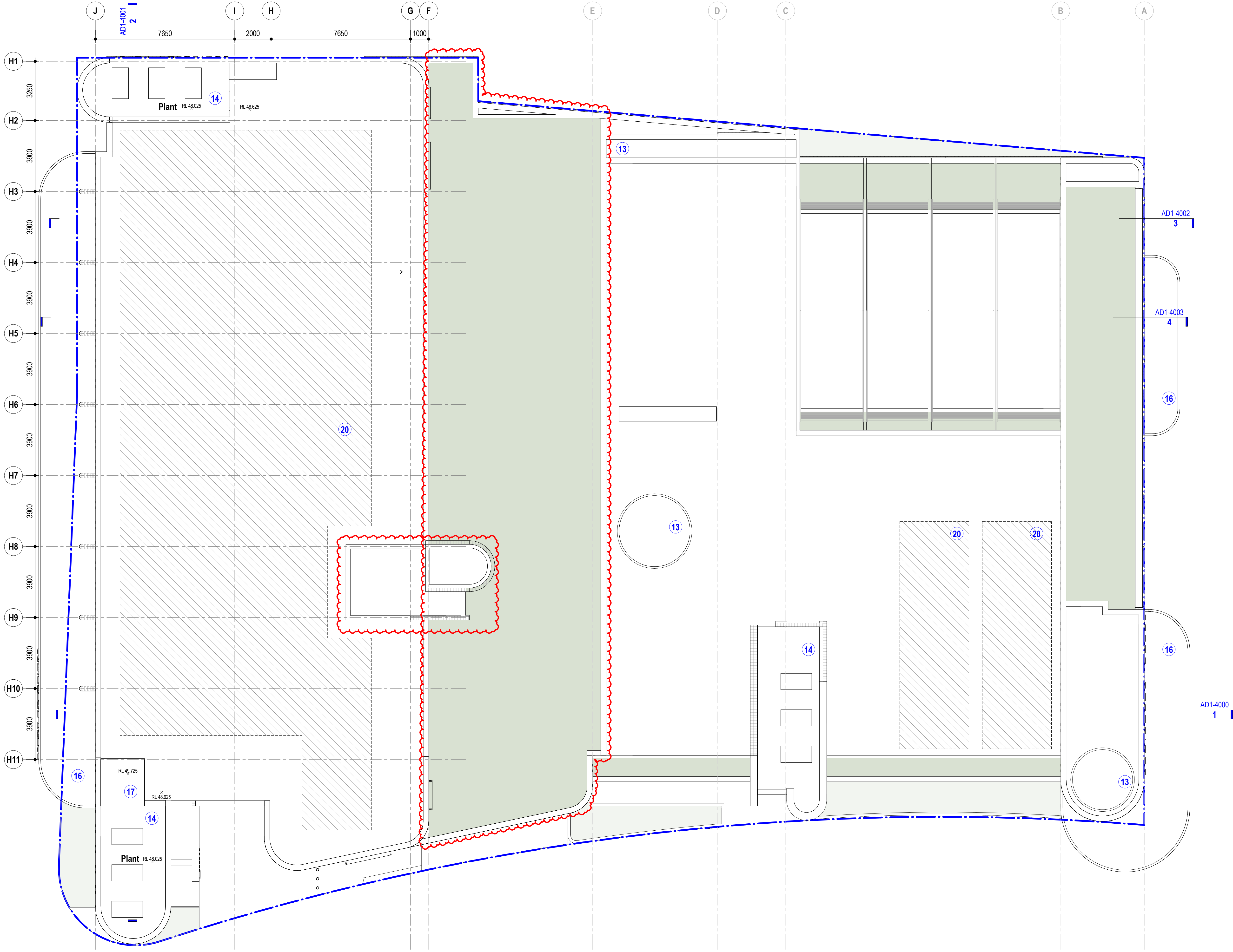
Client
Sonnel Hospitality

Location
521 Victoria Road, Ermington

Drawing
Level 03 Plan - Proposed

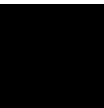
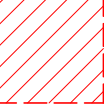
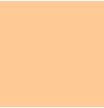
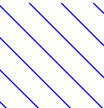
Development Application

Scale @ A1	1:100	Drawn by	Checked by
Scale @ A3	1:200		
Project Start Date	20/08/2024	Sheet Issue Date	21/05/2025
Project #	2743		
Drawing #	AD1-1105	Rev	08



DA Legend

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

-  Proposed new building fabric
-  Existing Base Building fabric (generally to remain)
-  Area of proposed demolition to the Base Building fabric.
-  Neighbouring buildings
-  Existing Fabric to be retained & which is excluded from the scope of works
-  Demolition scope of work note
-  Proposed scope of work note

Section J Notes

Refer to Section J report:

GLAZING
GF - L1
Total system U-value of 5.4 & SHGC of 0.45 or less
L2-L3
Total system U-value of 3.8 & SHGC of 0.40 or less

WALL TYPES
External walls - retail / conference
Min. additional insulation of R2.5 in metal stud for Brick Veneer
Min. additional insulation of R1.3 in cavity for Double Brick
Min. additional insulation of R2.5 in metal stud for Concrete

External walls - hotel (Higher thermal target)
Min. additional insulation of R2.7 in metal stud for Brick Veneer & thermal break to metal flange
Min. additional insulation of R1.3 in cavity for Double Brick & R1.1 internal insulated plasterboard
Min. additional insulation of R2.5 in metal stud for Concrete wall & R1.1 internal insulated plasterboard

External walls - Class 4 vapour permeable membrane where required

ROOF COLOUR
Solar Absorptance of 0.45 or less

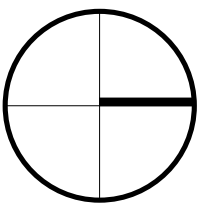
SERVICES
Lifts to have regenerative drive

LED artificial lighting to have low wattages and high CRI on timers/motion sensors

Carpark supply and exhaust to have CO monitors and VSD fans

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Rev Date Amendments

Rev	Date	Amendments
01	04.10.24	Issued For Coordination
02	20.11.24	Issued For Coordination
03	29.11.24	Issue for Coordination
04	09.12.24	Issue for Coordination
05	13.12.24	Development Application Issue

Rev Date Amendments

Rev	Date	Amendments
06	16.05.25	Development Application Issue
07	21.05.25	Development Application Issue

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ARCHITECTS

Suite 4.02, 80 Cooper Street
Surry Hills NSW 2010 Australia
+612 9357 2286
hello@h-e.com.au
www.h-e.com.au
PO Box 490 Darlinghurst NSW 1300
Humphrey & Edwards Pty Ltd | ABN 89056538227
Nominated Architect: Glenn Cunningham #6415

Project
Ermington Hotel

Client
Sonnel Hospitality

Location
521 Victoria Road, Ermington

Drawing
Roof Plan - Proposed

Development Application

Scale @ A1	1:100	Drawn by	Checked by
Scale @ A3	1:200		
Project Start Date	20/08/2024	Sheet Issue Date	21/05/2025
Project #	2743		
Drawing #	AD1-1106	Rev	07

DA Legend

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

- Proposed new building fabric
- Existing Base Building fabric (generally to remain)
- Area of proposed demolition to the Base Building fabric.
- Neighbouring buildings
- Existing Fabric to be retained & which is excluded from the scope of works
- Demolition scope of work note
- Proposed scope of work note

Section J Notes

Refer to Section J report:

GLAZING

GF - L1
Total system U-value of 5.4 & SHGC of 0.45 or less
L2-L3
Total system U-value of 3.8 & SHGC of 0.40 or less

WALL TYPES

External walls - retail / conference

Min. additional insulation of R2.5 in metal stud for Brick Veneer
Min. additional insulation of R1.3 in cavity for Double Brick
Min. additional insulation of R2.5 in metal stud for Concrete

External walls - hotel (Higher thermal target)

Min. additional insulation of R2.7 in metal stud for Brick Veneer & thermal break to metal flange
Min. additional insulation of R1.3 in cavity for Double Brick & R1.1 internal insulated plasterboard
Min. additional insulation of R2.5 in metal stud for Concrete wall & R1.1 internal insulated plasterboard

External walls - Class 4 vapour permeable membrane where required

ROOF COLOUR

Solar Absorptance of 0.45 or less

SERVICES

Lifts to have regenerative drive

LED artificial lighting to have low wattages and high CRI on timers/motion sensors

Carpark supply and exhaust to have CO monitors and VSD fans



1 GA Elevation - North - Proposed
AD1-3100 1 : 100



2 GA Elevation - South - Proposed
AD1-3100 1 : 100

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Rev Date Amendments

01	23.08.24	Preliminary Issue
02	04.10.24	Issued For Coordination
03	20.11.24	Issued For Coordination
04	29.11.24	Issue for Coordination
05	13.12.24	Development Application Issue

Rev Date Amendments

06	21.05.25	Development Application Issue
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ARCHITECTS

Suite 4.02, 80 Cooper Street
Surry Hills NSW 2010 Australia
+612 9357 2286
hello@h-e.com.au
www.h-e.com.au
PO Box 490 Darlinghurst NSW 1300
Humphrey & Edwards Pty Ltd | ABN 89056538227
Nominated Architect: Glenn Cunningham #6415

Project

Ermington Hotel

Client

Sonnel Hospitality

Location

521 Victoria Road, Ermington

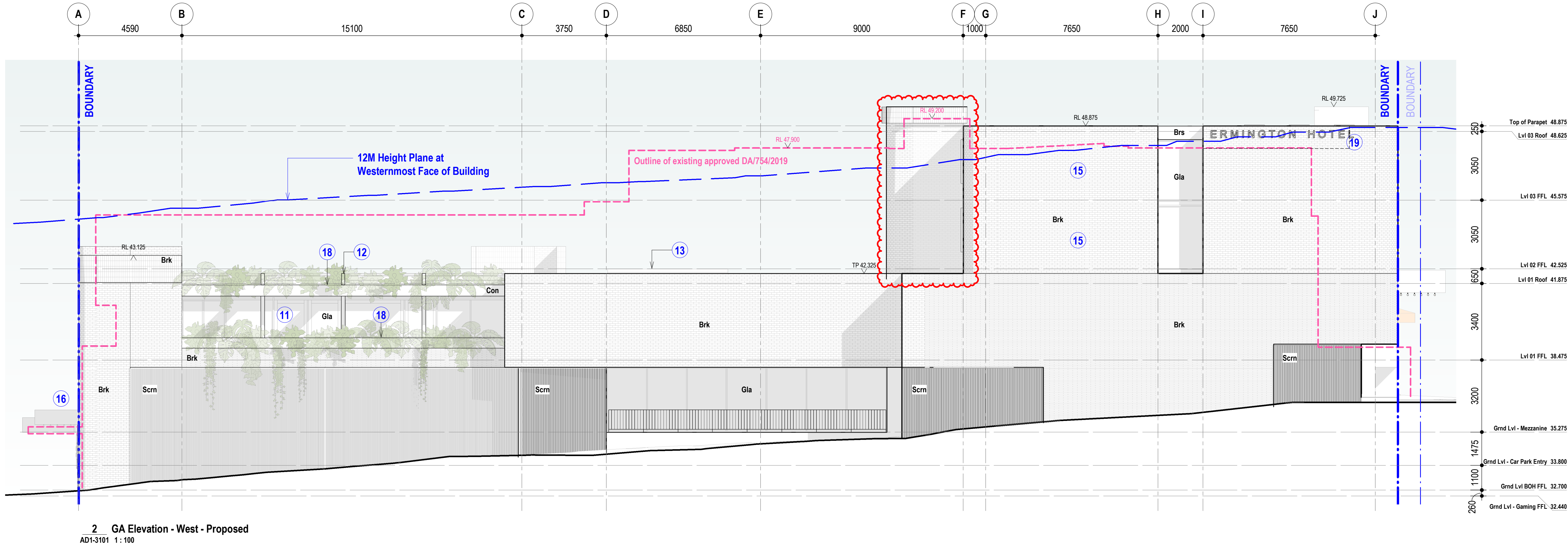
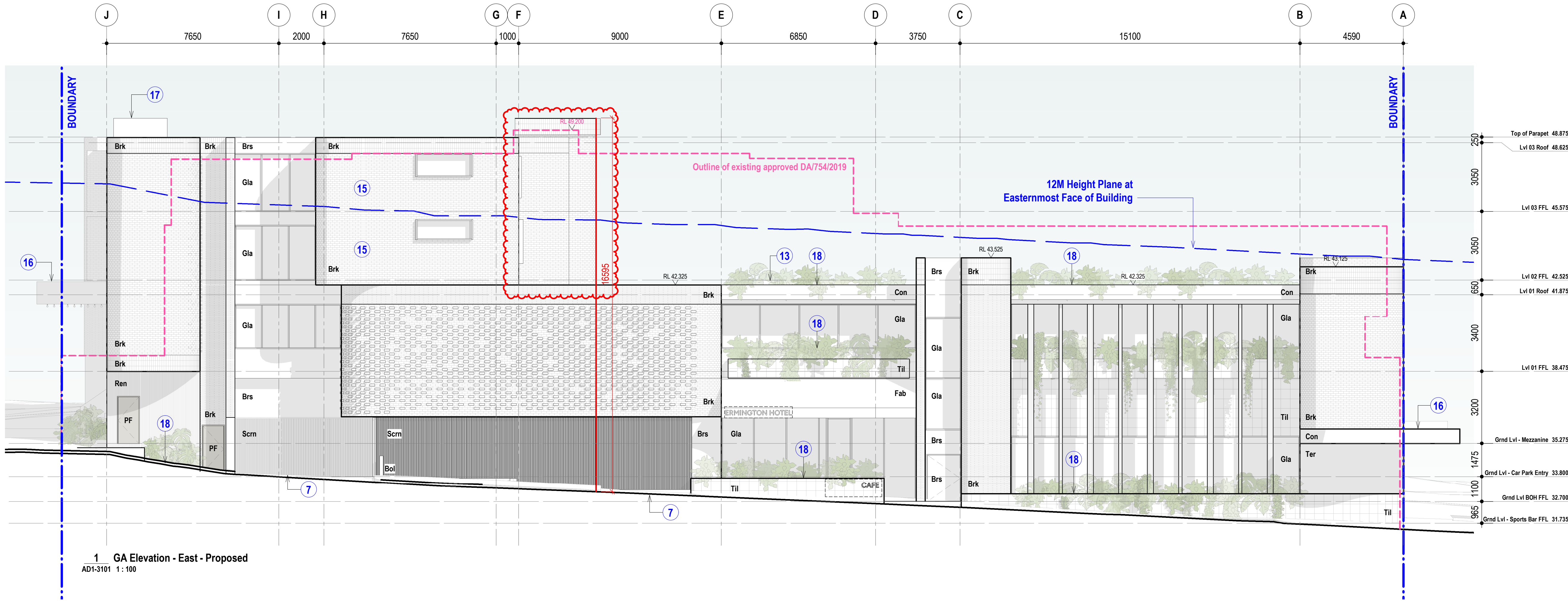
Drawing

North & South Elevations - Proposed

Development Application

Scale @ A1	1:100	Drawn by	Checked by
Scale @ A3	1:200		
Project Start Date	20/08/2024	Sheet Issue Date	21/05/2025
Project #	2743		
Drawing #	AD1-3100	Rev	06

22/05/2025 5:04:37 PM



DA Legend

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

- Proposed new building fabric
- Existing Base Building fabric (generally to remain)
- Area of proposed demolition to the Base Building fabric.
- Neighbouring buildings
- Existing Fabric to be retained & which is excluded from the scope of works
- Demolition scope of work note
- Proposed scope of work note

Section J Notes

Refer to Section J report:

GLAZING

GF - L1
Total system U-value of 5.4 & SHGC of 0.45 or less
L2-L3
Total system U-value of 3.8 & SHGC of 0.40 or less

WALL TYPES

External walls - retail / conference

Min. additional insulation of R2.5 in metal stud for Brick Veneer
Min. additional insulation of R1.3 in cavity for Double Brick
Min. additional insulation of R2.5 in metal stud for Concrete

External walls - hotel (Higher thermal target)

Min. additional insulation of R2.7 in metal stud for Brick Veneer & thermal break to metal flange
Min. additional insulation of R1.3 in cavity for Double Brick & R1.1 internal insulated plasterboard
Min. additional insulation of R2.5 in metal stud for Concrete wall & R1.1 internal insulated plasterboard

External walls - Class 4 vapour permeable membrane where required

ROOF COLOUR

Solar Absorptance of 0.45 or less

SERVICES

Lifts to have regenerative drive

LED artificial lighting to have low wattages and high CRI on timers/motion sensors

Carpark supply and exhaust to have CO monitors and VSD fans

General Notes
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Rev	Date	Amendments
01	23.08.24	Preliminary Issue
02	04.10.24	Issued For Coordination
03	20.11.24	Issued For Coordination
04	29.11.24	Issue for Coordination
05	13.12.24	Development Application Issue

Rev	Date	Amendments
06	21.05.25	Development Application Issue

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ARCHITECTS

Suite 4.02, 80 Cooper Street
Surry Hills NSW 2010 Australia
+612 9357 2286
hello@h-e.com.au
www.h-e.com.au
PO Box 490 Darlinghurst NSW 1300
Humphrey & Edwards Pty Ltd | ABN 89056538227
Nominated Architect: Glenn Cunningham #6415

Project
Ermington Hotel

Client
Sonnel Hospitality

Location
521 Victoria Road, Ermington

Drawing
East & West Elevations - Proposed

Development Application

Scale @ A1	1:100	Drawn by	Checked by
Scale @ A3	1:200		
Project Start Date	20/08/2024	Sheet Issue Date	21/05/2025
Project #	2743		
Drawing #	AD1-3101	Rev	06

DA Legend

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

- Proposed new building fabric
- Existing Base Building fabric (generally to remain)
- Area of proposed demolition to the Base Building fabric.
- Neighbouring buildings
- Existing Fabric to be retained & which is excluded from the scope of works
- X

Demolition scope of work note
- X

Proposed scope of work note

Section J Notes

Refer to Section J report:

GLAZING
GF - L1
Total system U-value of 5.4 & SHGC of 0.45 or less
L2-L3
Total system U-value of 3.8 & SHGC of 0.40 or less

WALL TYPES
External walls - retail / conference
Min. additional insulation of R2.5 in metal stud for Brick Veneer
Min. additional insulation of R1.3 in cavity for Double Brick
Min. additional insulation of R2.5 in metal stud for Concrete

External walls - hotel (Higher thermal target)
Min. additional insulation of R2.7 in metal stud for Brick Veneer & thermal break to metal flange
Min. additional insulation of R1.3 in cavity for Double Brick & R1.1 internal insulated plasterboard
Min. additional insulation of R2.5 in metal stud for Concrete wall & R1.1 internal insulated plasterboard

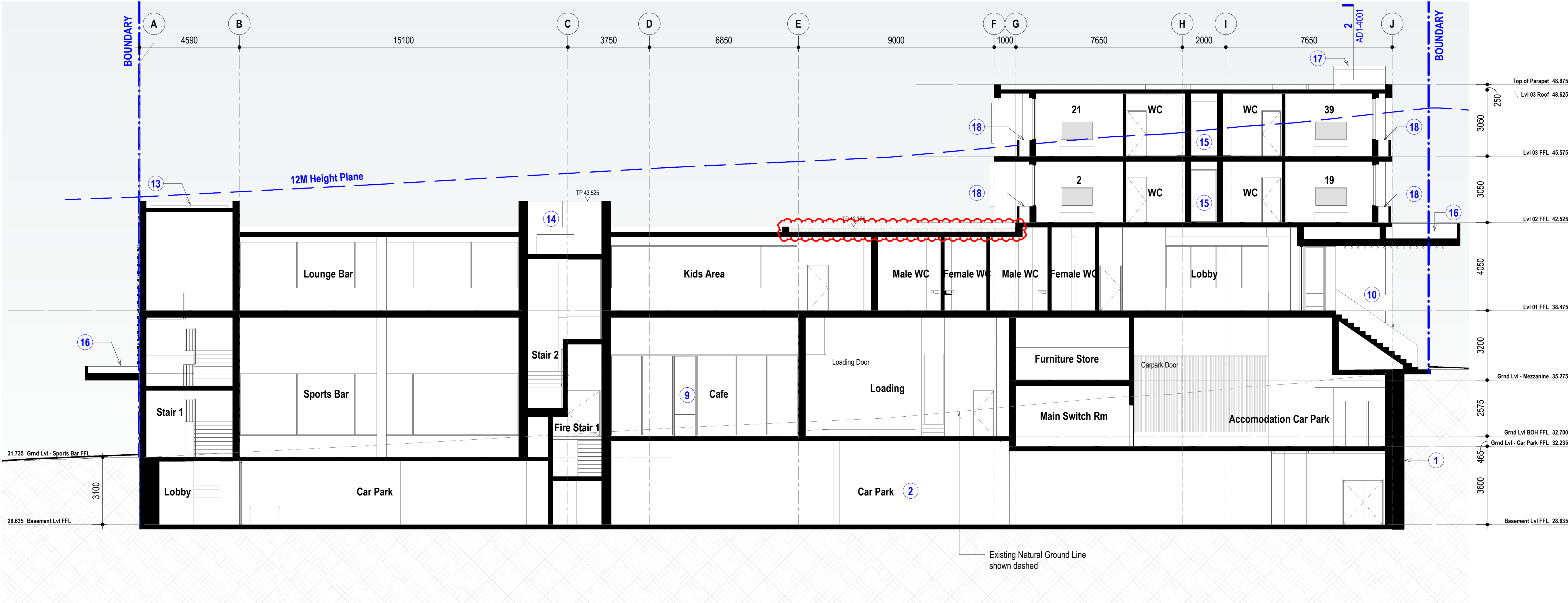
External walls - Class 4 vapour permeable membrane where required

ROOF COLOUR
Solar Absorptance of 0.45 or less

SERVICES
Lifts to have regenerative drive

LED artificial lighting to have low wattages and high CRI on timers/motion sensors

Carpark supply and exhaust to have CO monitors and VSD fans



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Rev Date Amendments

01	23.08.24	Preliminary Issue
02	04.10.24	Issued For Coordination
03	29.11.24	Issue for Coordination
04	13.12.24	Development Application Issue
05	21.05.25	Development Application Issue

Rev Date Amendments

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Suite 4.02, 80 Cooper Street
Surry Hills NSW 2010 Australia
+612 9357 2286
hello@h-e.com.au
www.h-e.com.au
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Nominated Architect: Glenn Cunningham #6415

Project
Ermington Hotel

Client
Sonnel Hospitality

Location
521 Victoria Road, Ermington

Drawing
General Arrangement - Section 01 - Proposed

Development Application

Scale @ A1	1:100	Drawn by	Checked by
Scale @ A3	1:200		
Project Start Date	20/08/2024	Sheet Issue Date	21/05/2025
Project #	2743		
Drawing #	AD1-4000	Rev	05

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

-  Demolition scope of work note
 Proposed scope of work note

Refer to Section J report:

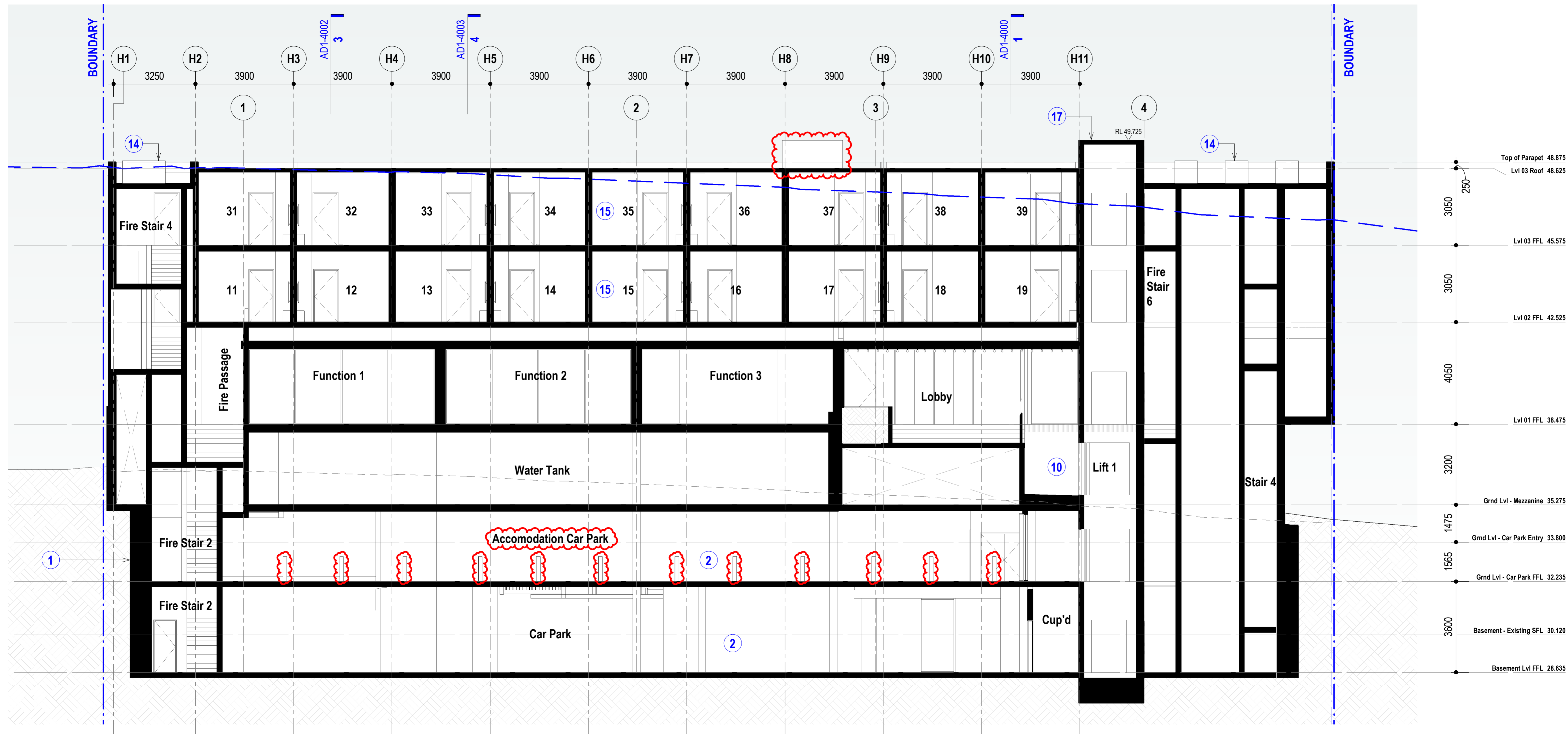
WALL TYPES
External walls - retail / conference
 Min. additional insulation of R2.5 in metal stud for Brick Veneer
 Min. additional insulation of R1.3 in cavity for Double Brick
 Min. additional insulation of R2.5 in metal stud for Concrete

External walls - Class 4 vapour permeable membrane where required

Solar Absorptance of 0.45 or less

Lifts to have regenerative drive

Carpark supply and exhaust to have CO monitors and VSD fans



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Rev	Date	Amendments
01	23.08.24	Preliminary Issue
02	04.10.24	Issued For Coordination
03	29.11.24	Issue for Coordination
04	09.12.24	Issue for Coordination
05	13.12.24	Development Application Issue

Rev	Date	Amendments
06	21.05.25	Development Application Issue



**Suite 4.02, 80 Cooper Street
Surry Hills NSW 2010 Australia
+612 9357 2288
hello@h-e.com.au
www.h-e.com.au
PO Box 490 Darlinghurst NSW 1300**

**Humphrey & Edwards Pty Ltd | ABN 89056638227
Nominated Architect: Glenn Cunningham #6415**

Project
Ermington Hotel

Client
Sonnet Hospitality

Location
521 Victoria Road, Ermington

Drawing
General Arrangement - Section 02 - Proposed

Scale @ A1	1:100	Drawn by	Checked by
Scale @ A3	1:200		
Project Start Date	20/08/2024	Sheet Issue Date	21/05/2025
Project #	2743		
Drawing #	AD1-4001	Rev	06

DA Legend

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

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- Existing Base Building fabric (generally to remain)
- Area of proposed demolition to the Base Building fabric.
- Neighbouring buildings
- Existing Fabric to be retained & which is excluded from the scope of works
- X

Demolition scope of work note
- X

Proposed scope of work note

Section J Notes

Refer to Section J report:

GLAZING
GF - L1
Total system U-value of 5.4 & SHGC of 0.45 or less
L2-L3
Total system U-value of 3.8 & SHGC of 0.40 or less

WALL TYPES
External walls - retail / conference
Min. additional insulation of R2.5 in metal stud for Brick Veneer
Min. additional insulation of R1.3 in cavity for Double Brick
Min. additional insulation of R2.5 in metal stud for Concrete

External walls - hotel (Higher thermal target)
Min. additional insulation of R2.7 in metal stud for Brick Veneer & thermal break to metal flange
Min. additional insulation of R1.3 in cavity for Double Brick & R1.1 internal insulated plasterboard
Min. additional insulation of R2.5 in metal stud for Concrete wall & R1.1 internal insulated plasterboard

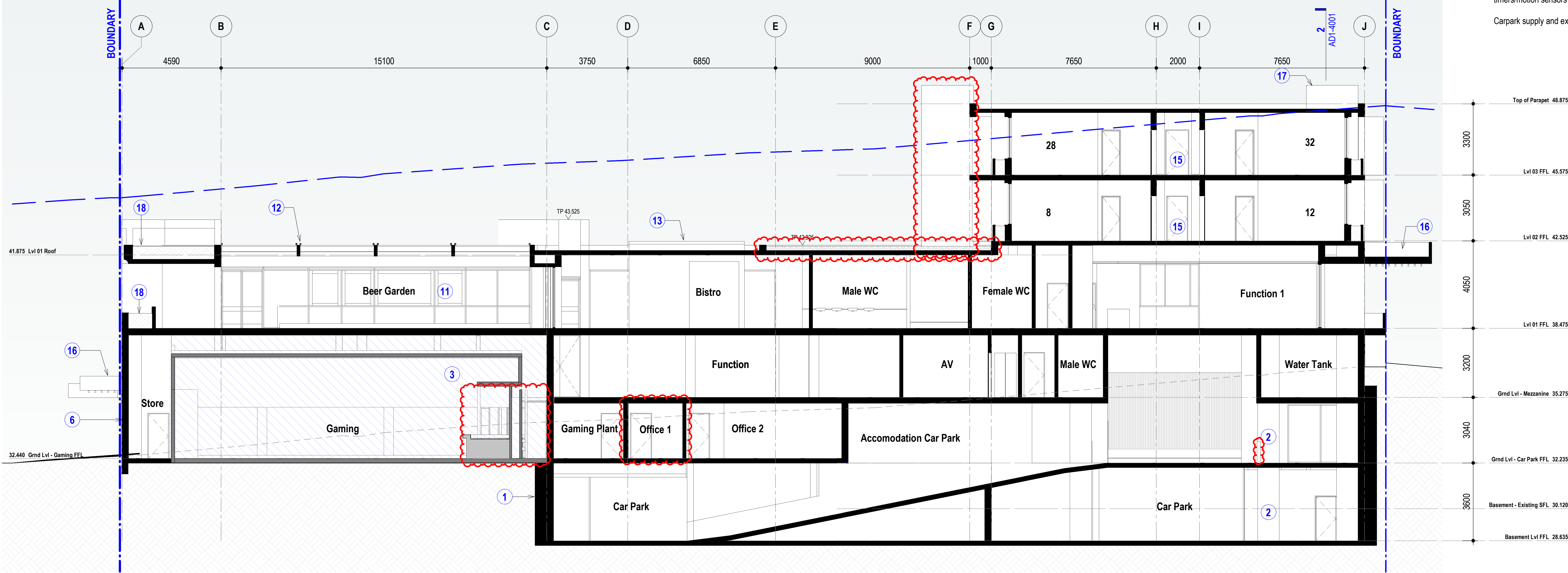
External walls - Class 4 vapour permeable membrane where required

ROOF COLOUR
Solar Absorptance of 0.45 or less

SERVICES
Lifts to have regenerative drive

LED artificial lighting to have low wattages and high CRI on timers/motion sensors

Carpark supply and exhaust to have CO monitors and VSD fans



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01	23.08.24	Preliminary Issue
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04	09.12.24	Issue for Coordination
05	13.12.24	Development Application Issue

Rev	Date	Amendments
06	21.05.25	Development Application Issue

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ARCHITECTS

Suite 4.02, 80 Cooper Street
Surry Hills NSW 2010 Australia
+612 9357 2286
hello@h-e.com.au
www.h-e.com.au
PO Box 490 Darlinghurst NSW 1300
Humphrey & Edwards Pty Ltd | ABN 89056538227
Nominated Architect: Glenn Cunningham #6415

Project
Ermington Hotel

Client
Sonnell Hospitality

Location
521 Victoria Road, Ermington

Drawing
General Arrangement - Section 03 - Proposed

Development Application

Scale @ A1	1:100	Drawn by	Checked by
Scale @ A3	1:200		
Project Start Date	20/08/2024	Sheet Issue Date	21/05/2025
Project #	2743		
Drawing #	AD1-4002	Rev	06

DA Legend

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

- Proposed new building fabric
- Existing Base Building fabric (generally to remain)
- Area of proposed demolition to the Base Building fabric.
- Neighbouring buildings
- Existing Fabric to be retained & which is excluded from the scope of works
- X

Demolition scope of work note
- X

Proposed scope of work note

Section J Notes

Refer to Section J report:

GLAZING
GF - L1
Total system U-value of 5.4 & SHGC of 0.45 or less
L2-L3
Total system U-value of 3.8 & SHGC of 0.40 or less

WALL TYPES
External walls - retail / conference
Min. additional insulation of R2.5 in metal stud for Brick Veneer
Min. additional insulation of R1.3 in cavity for Double Brick
Min. additional insulation of R2.5 in metal stud for Concrete

External walls - hotel (Higher thermal target)
Min. additional insulation of R2.7 in metal stud for Brick Veneer & thermal break to metal flange
Min. additional insulation of R1.3 in cavity for Double Brick & R1.1 internal insulated plasterboard
Min. additional insulation of R2.5 in metal stud for Concrete wall & R1.1 internal insulated plasterboard

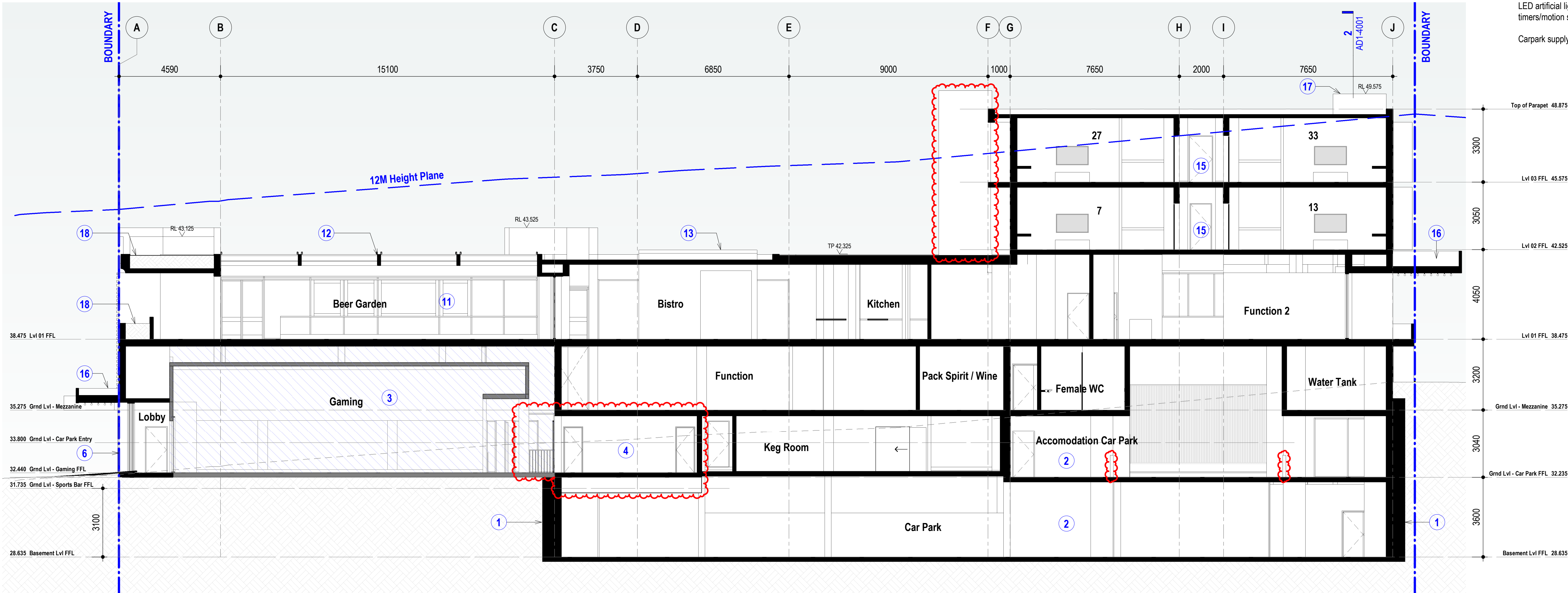
External walls - Class 4 vapour permeable membrane where required

ROOF COLOUR
Solar Absorptance of 0.45 or less

SERVICES
Lifts to have regenerative drive

LED artificial lighting to have low wattages and high CRI on timers/motion sensors

Carpark supply and exhaust to have CO monitors and VSD fans



General Notes
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Rev	Date	Amendments
01	23.08.24	Preliminary Issue
02	04.10.24	Issued For Coordination
03	29.11.24	Issue for Coordination
04	13.12.24	Development Application Issue
05	21.05.25	Development Application Issue

Rev	Date	Amendments
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**H
&E**
ARCHITECTS

Suite 4.02, 80 Cooper Street
Surry Hills NSW 2010 Australia
+612 9357 2286
hello@h-e.com.au
www.h-e.com.au
PO Box 490 Darlinghurst NSW 1300
Humphrey & Edwards Pty Ltd | ABN 89056538227
Nominated Architect: Glenn Cunningham #6415

Project
Ermington Hotel

Client
Sonnel Hospitality

Location
521 Victoria Road, Ermington

Drawing
General Arrangement - Section 04 - Proposed

Development Application

Scale @ A1	1:100	Drawn by	Checked by
Scale @ A3	1:200		
Project Start Date	20/08/2024	Sheet Issue Date	21/05/2025
Project #	2743		
Drawing #	AD1-4003	Rev	05

General Notes - Food Premises Fitout

General notes
The following specification is based upon the provisions of AS4674-2004 "Design, construction and fit-out of food premises" and "The food Standards Code" under the "Food Act 2003". It outlines minimum standards required for particular aspects of construction in relation to the food premises facilities. Other relevant authority and statutory requirements, including relevant conditions of development consent, may also require consideration.

Equipment layouts shown for the purpose of a DA are indicative only, subject to further design development and coordination. In the absence of specific detailed provisions ensure that the requirements of this specification are met. Where a discrepancy arises notify the Project Administrator for instruction prior to proceeding with the related part of the works.

Certification
Submit certification that works associated with food preparation have been undertaken in accordance with the provisions of AS4674-2004 "Design, construction and fit-out of food premises" and "The food Standards Code" under the "Food Act 2003" as they apply to this project.

Pest proofing
General
Ensure that windows, doors, access panels and hatches are enclosed so as to prevent the entry of pests. All pest proofing provisions must be readily accessible for cleaning.

Penetrations
Where pipework, drains, cables and ducts penetrate walls, ceilings and roofs, suitably seal and finish the penetration with washable impervious elastomeric sealant to prevent the entry of pests.

Cavities and spaces
Spaces between adjoining structures, such as between coolroom walls and premises walls, shall be accessible for inspection and cleaning or sealed with a suitable compound so that they are inaccessible to pests. Spaces between the top surface of equipment or structures such as coolrooms shall be accessible for inspection and cleaning or sealed or boxed in so that they are inaccessible to pests.

Seals
In the absences of specific detailed provisions ensure that suitable seals are utilised for doors, windows, vents and the like to exclude, where practicable, the infiltrations of outside contaminants, including, dirt, dust, fumes, and smoke.

Water supply
Water used for any activities involved in the preparation of food, personal hygiene, cleaning and sanitizing shall be potable.

Pipes carrying non-potable water shall be identified as containing non-potable water in accordance with AS 1345.

Taps in food handling areas discharging non-potable water shall be identified as discharging non potable water in accordance with AS 1319.

The water supply shall be supplied in accordance with the requirements of AS/NZS 3500.1.2.

Heated water shall be supplied in accordance with the requirements of AS/NZS 3500.4.2.

Equipment is to be connected to a continuous supply of hot, cold and/or warm potable water as appropriate.

Ensure sinks receive water at a temperature of:

- 45 for washing operations; and
- 80 for sanitising operations.

Refer to the relevant supply authority for specific installation requirements.

Hot Water Service
The hot water service must be positioned at least 75mm clear of the adjacent wall surfaces, and mounted a minimum 150mm above floor level on a stand of non-corrosive metal construction (AS4674-2004 – Section 4.3).

Sewage and waste water disposal
Access openings
Do not locate access openings to the sanitary drainage system in areas of the premises where open food is handled.

Grease arrestors
Do not locate grease arrestors in areas where food, equipment or packaging materials are handled or stored.

Access to grease arrestors for emptying shall not be through areas where open food is handled or stored or where food contact equipment and packaging materials are handled or stored.

Garbage rooms
Floor construction
Construct garbage room floors from a slip resistant, heavy duty, water proof, impervious material, coved at the intersection with the walls with coving integral with the floor; and graded and drained to a (removable bucket trapped) floor waste connected to the sewerage system.

Wall construction
Construct walls with a smooth, water proof, impervious surface.

Ventilation
Provide natural and/or mechanical ventilation sufficient to meet the standards required by the BCA, AS/NZS 1668.1 and AS 1668.2.

Hose tap
Provide a hose tap connected to the hot & cold water supply.

Ventilation
Provide natural and/or mechanical ventilation sufficient to meet the standards required by the BCA, AS/NZS 1668.1 and AS 1668.2.

Mechanical Exhaust
Mechanical exhaust ventilation must be provided to the cooking appliances. Detailed plans together with a compliance statement from a mechanical engineer is required for the system must be submitted to the PCA and approved prior to installation (AS4674-2004 – Section 2.5, AS1668.2 – 1991).

An exhaust hood must completely cover the equipment to be ventilated and extended no less than 200mm beyond the perimeter of the equipment (Australian Standard 1668.2 – 1991).

The exhaust hood must be provided with a condensation gutter around the base. The gutter must not be less than 50mm wide by 25mm deep. Where abutting walls, the hood must be constructed so as to finish flush against the wall surface (AS1668.2 – 1991).

The low edge of the canopy-type exhaust hood must be at least 2000mm above floor level (AS1668.2 – 1991).

Dish washer hood
In addition to the requirements of AS/NZS 1668.1 and AS 1668.2, provide an extraction system where there is any dishwasher and/or other washing and sanitizing equipment that vents steam into the area to the extent that there is, or is likely to be, condensation collecting on walls and ceilings.

Lighting
Provide natural or artificial lighting in accordance with the requirements of the Building Code of Australia (BCA), with the following exceptions:

- Where natural lighting is provided the lighting levels shall be equivalent to the levels for artificial lighting.
- Where artificial lighting is provided the lighting shall also comply with the requirements of AS 1680.1 and AS/NZS 1680.2.4.

Subdued lighting may be provided in dining and drinking areas, provided that there is lighting available that complies with the above requirements during cleaning and inspection operations.

The exposed surface of all conduits installed on the surface of walls or ceilings shall be smooth.

Light fittings
In areas where open food is handled or stored, light fittings shall be-

(a) designed and constructed to prevent contamination of food should the globe or tube shatter; and

(b) free from any features that would harbour dirt, dust or insects or make the fitting difficult to clean.

Floors
Finish floors in a selected non-slip, non-absorbent, epoxy finish over a sound structural substrate.

Areas of a floor draining to a floor waste is to be laid to a minimum fall of 1:100.

Design and construct floor to facilitate effective cleaning, such that they do not pond and do not harbour pests.

"Feather edge skirting" and non-rebated coving are not permitted. Refer to AS4674-2004 – Section 3.1.5, Figure 3.1. Use a solid, preformed fillet to support the cove where required.

Coving
Provide coving to wall and plinth junctions in such a manner as to form a continuous uninterrupted surface with a min 25mm radius and min 75mm height. Use a solid, preformed fillet to support the cove where required.

Plinths
Construct plinths to be a minimum of 75mm high and to the same specification as the floor.

Walls
In relation to walls within or surrounding a food preparation area:

- Construct walls to ensure that no voids or cavities are provided for the harbourage of vermin.
- Preferably construct walls of solid masonry.
- Where it is necessary for walls within or surrounding a food preparation area to be of framed construction, fill wall cavities with Easyfoam or an approved equal spray injected foam filler in accordance with the manufacturer's instructions.
- Undertake thermal imaging as required and provide certification from the manufacturer / installer of compliance with AS 4674 – 2004.
- Finish walls with an impervious, washable finish such as stainless steel sheet and/or ceramic tile with epoxy grout.
- Effectively seal all junctions.

Window sills
Generally window sills must be located a minimum of 450mm above the top of any bench/sink and tiled at a played angle of 45 degrees.

Ceilings
Line ceiling with flush set moisture resistant plasterboard and ensure that the ceiling is non-perforated and finished free of open joints, cracks, crevices. Ensure that the intersection of the walls and ceiling is tight jointed, sealed and dustproof. Use only washable impervious sealant.

Pipes, conduits and electrical wiring
Service pipes, conduits and electrical wiring shall either be:

- concealed in floors, plinths, walls or ceilings; or
- fixed on brackets so as to provide at least 25 mm clearance between the pipe and adjacent vertical surface and 100 mm between the pipe or conduit and adjacent horizontal surfaces.

Seal all penetrations with washable elastomeric sealant to maintain the integrity of the finished surface.

Equipment, shelving and the like
All stoves, refrigerators, cupboards and similar fittings must have metal legs made of non corrosive metal or moulded plastic at a minimum height of 150mm above the floor. If placed flush on solid plinths the solid plinth is to be a minimum of 75 mm high. All shelving must be fixed 25mm clear of the walls on solid metal brackets.

Fittings
All fixtures, fittings and equipment must be installed in accordance with Section 4 of AS4674-2004.

Equipment for cleaning and sanitising
Provide equipment for cleaning and sanitising in accordance with AS 4674 Section 4.1.

Cool rooms and freezers
Cool room(s), refrigerated chambers and strong-rooms are to be constructed in accordance with G 1.2 of the Building Code of Australia.

The floor of the coolroom must be graded to the door and a floor trapped waste outlet must be located outside the coolroom as near as possible to the door opening.

All proposed shelving in the coolroom must be free-standing, constructed of galvanised steel angle section or other approved material with the lowest shelf at least 150mm clear of the floor. All shelving must be fixed 25mm clear of the walls on solid metal brackets.

The floor of the coolroom must be constructed of impermeable concrete or coated, topped or otherwise finished with an impervious material to a smooth even surface and coved at the intersections with the walls to a minimum radius of 25mm.

A door which can be opened at all times from inside without a key.

An approved audible alarm device must be located outside the coolroom(s) but controllable only from within the coolroom(s) and be able to achieve a sound pressure level outside the chamber or coolroom(s) of 90 d B (A) when measured 3 metres from the sounding device.

All metal work in the cool room must be protected to resist corrosion.

Condensation from the refrigeration units/cool room motors must be directed to a tundish, installed in accordance with Sydney Water requirements.

Hand washing facilities
Provide hand washing facilities where open food is handled, in wash up areas and in or immediately adjacent to toilet cubicles. Ideally locate a hand washing facility adjacent to the entry to an area where open food is handled.

Hand washing facilities should:

- Not be obstructed
- Be at bench height
- Accessible and no further than 5.0m from any part of an area required to have a hand washing facility.

Hand washing facilities must be provided with a means of effectively drying hands and arms, which prevents the transfer of pathogenic micro-organisms to the hands or arms, such as a single use paper towel dispenser.

Provide hand washing facilities with a permanent supply of warm, running potable water delivered through a single spout.

Cleaners sink
Make provision for a cleaners sink serviced with hot and cold water through taps fitted with hose connectors must be provided and located outside of areas where open food is handled (AS4674-2004 – Section 4.1.8).

Dish Washing Machines
Details of the dish washing/glass washing machines must be submitted to Council and approved prior to installation (Food Regulation 2004, AS4674-2004 – Section 4.1).

Double-bowl Sinks
A double bowl wash sink of adequate size and capacity must be provided (AS4674-2004 – Section 4.1)

Benches
The top and exposed edges of all benches and counters must be finished in a smooth and non-absorbent material, and free of cracks, gaps, crevices or exposed joints (AS4674-2004 – Section 4.2).

Storage Cabinets
Storage cabinets, both internally and externally, must be finished in a smooth and non-absorbent material, and free of cracks, gaps, crevices or exposed joints (AS4674-2004 – Section 4.2).

Any appliance used for the storage of hot or cold food must be provided with a numerically scaled indicating thermometer or recording thermometer accurate to the nearest degree Celsius or an alarm system for continuous monitoring of the temperature of the appliance (Food Regulation 2004).

False Bottoms
False bottoms and cavities under fittings are not permitted (AS4674-2004– Section 4.2 and 4.3).

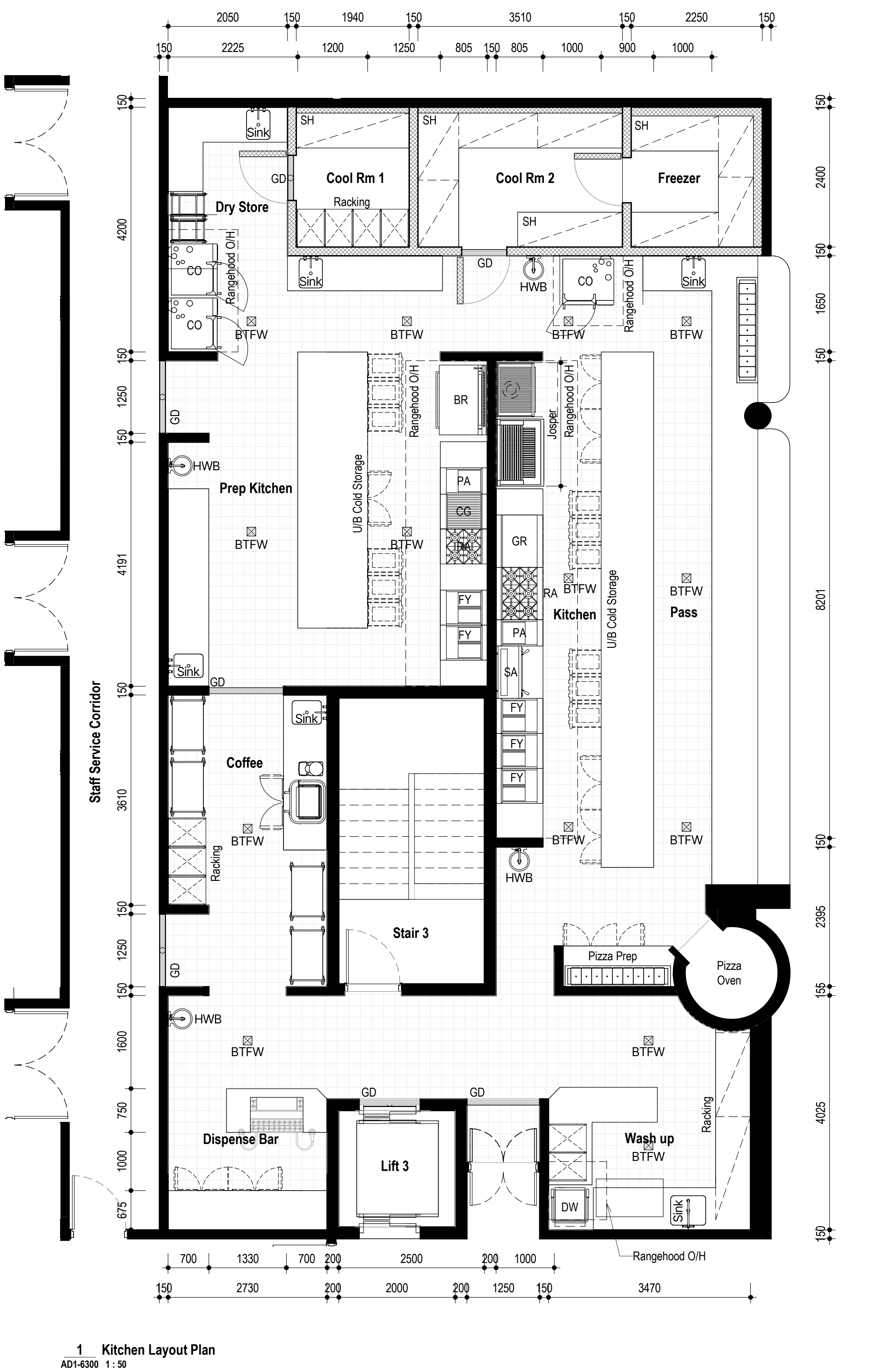
Display Units
The food display units must be enclosed to prevent the possibility of contamination by customer's breath, handling, or from flies, dust, etc (Food Regulation 2004, AS4674-2004 – Section 4.2).

Self-Service Appliances
Self-service food appliances must be constructed so as to comply with Food Regulation 2004 and the NSW Self-Service Food Industry Code of Practice.

Locker Storage
Sufficient lockers must be provided in the premises specifically for the storage of cleaning materials and employees' clothing and personal belongings (AS4674-2004 – Section 5.2).

Abbreviations

- BR - Bratt Pan
- BTFW - Basket Trap Floor Waste
- CH - Chagrill
- CO - Combi Oven
- DW - Dishwasher
- FY - Fryer
- GD - Grated Liner Floor Drain
- GR - Griddle
- HWB - Hand Wash Basin
- O/H - Over Head
- PA - Pasta Boiler
- RA - Range
- SA - Salamander Grill
- SH - Shelving
- U/B - Under Bench



1 Kitchen Layout Plan
AD1-6300 1 : 50

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Rev	Date	Amendments
01	23.01.25	Development Application Issue

Rev	Date	Amendments
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Suite 4.02, 80 Cooper Street
Surry Hills NSW 2010 Australia
+612 9357 2286
hello@h-e.com.au
www.h-e.com.au
PO Box 490 Darlinghurst NSW 1300

Humphrey & Edwards Pty Ltd | ABN 89056538227
Nominated Architect: Glenn Cunningham #6415

Project
Ermington Hotel

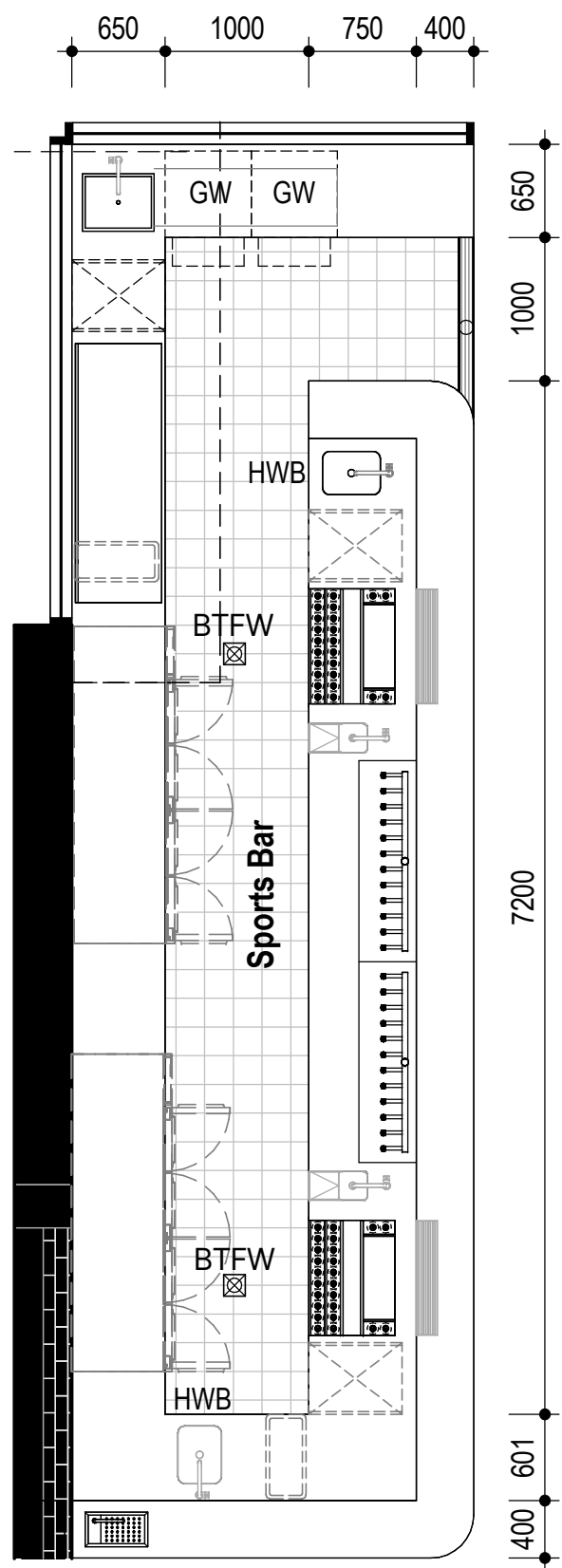
Client
Sonnel Hospitality

Location
521 Victoria Road, Ermington

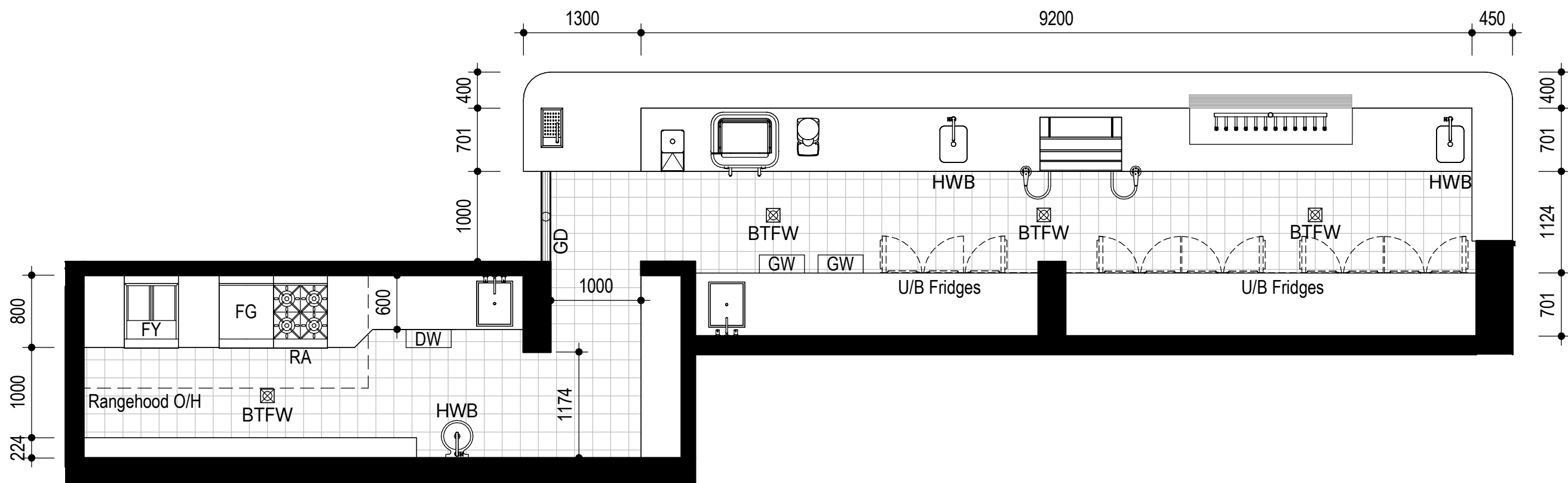
Drawing
Kitchen Layout & Food Premises Notes

Development Application

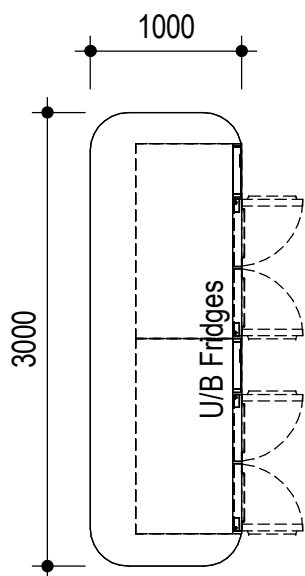
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Project #	2743		
Drawing #	AD1-6300	Rev	01



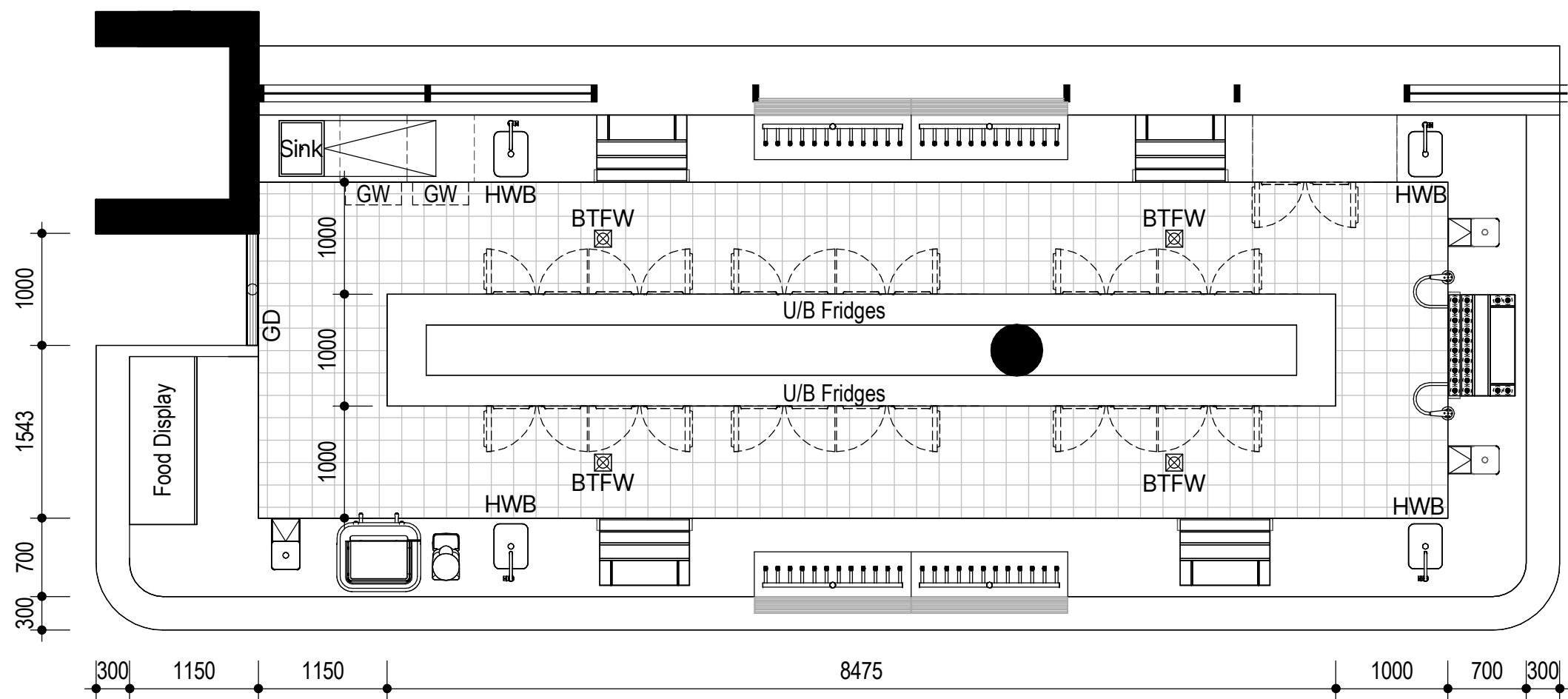
1 Sports Bar Layout Plan
AD1-6301 1: 50



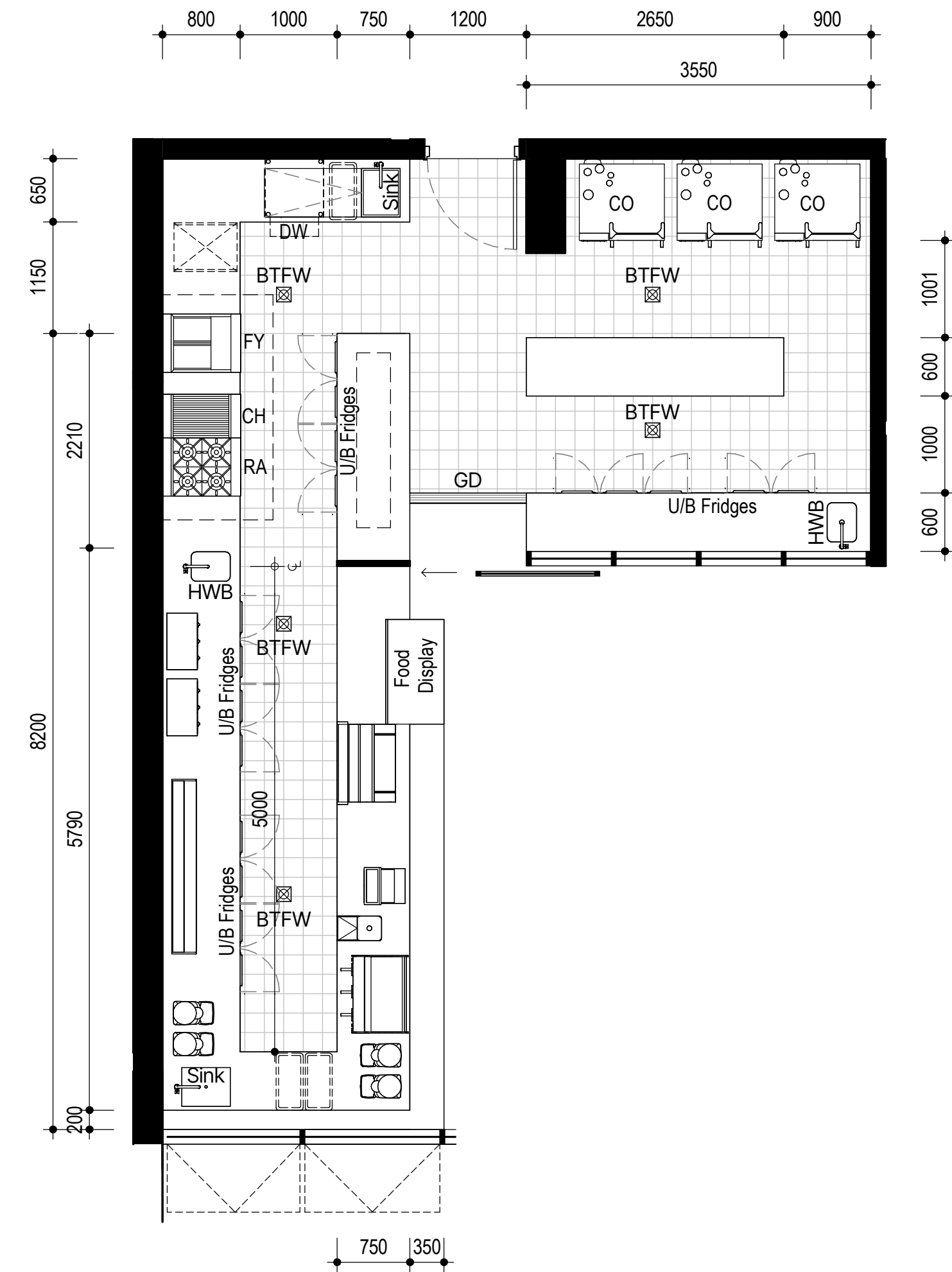
2 Mezzanine Bar Layout Plan
AD1-6301 1: 50



3 Lobby Dry Bar Layout Plan
AD1-6301 1: 50



4 Lounge Bar Layout Plan
AD1-6301 1: 50



5 Cafe Layout Plan
AD1-6301 1: 50

Abbreviations

- BR - Bratt Pan
- BTFW - Basket Trap Floor Waste
- CH - Chargrill
- CO - Combi Oven
- DW - Dishwasher
- FG - Flat Grill
- FY - Fryer
- GD - Grated Liner Floor Drain
- GR - Griddle
- HWB - Hand Wash Basin
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- RA - Range
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- SH - Shelving
- U/B - Under Bench

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Rev Date Amendments

01 21.05.25 Development Application Issue
02 22.05.25 Development Application Issue

Rev Date Amendments

**H
&E**
ARCHITECTS

Suite 4.02, 80 Cooper Street
Surry Hills NSW 2010 Australia
+612 9357 2286
hello@h-e.com.au
www.h-e.com.au
PO Box 490 Darlinghurst NSW 1300
Humphrey & Edwards Pty Ltd | ABN 89056538227
Nominated Architect: Glenn Cunningham #6415

Project
Ermington Hotel

Client
Sonnel Hospitality

Location
521 Victoria Road, Ermington

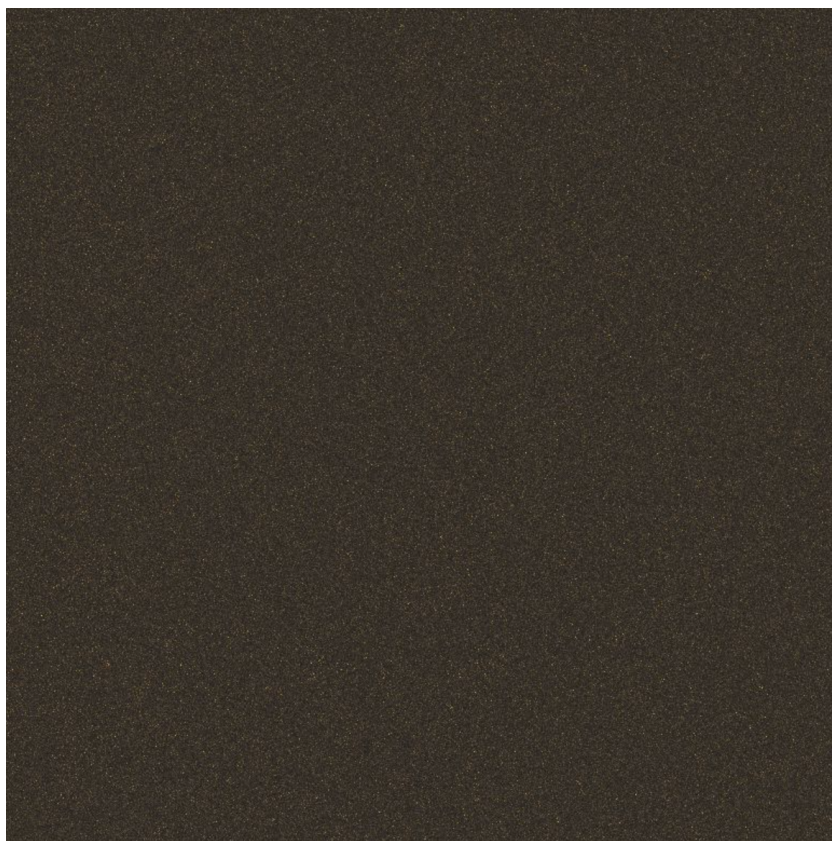
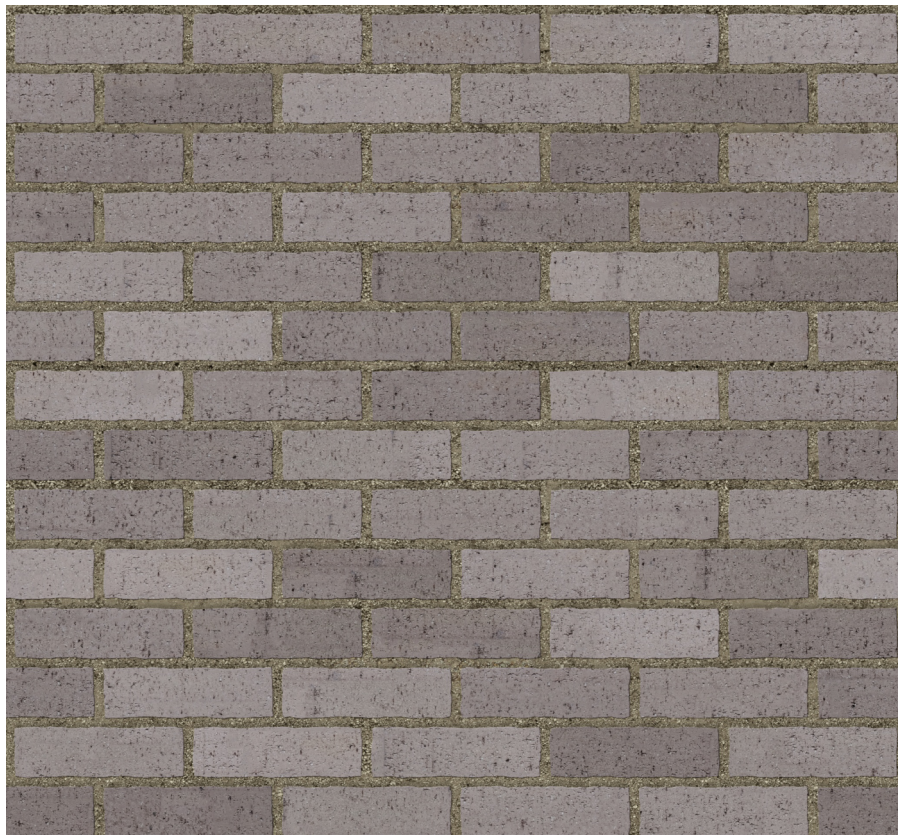
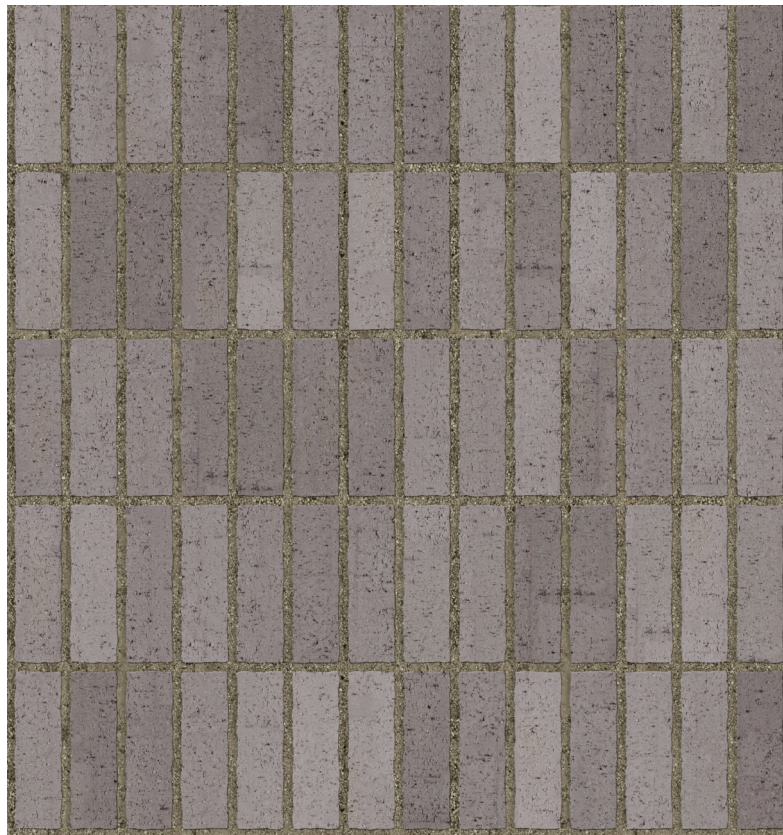
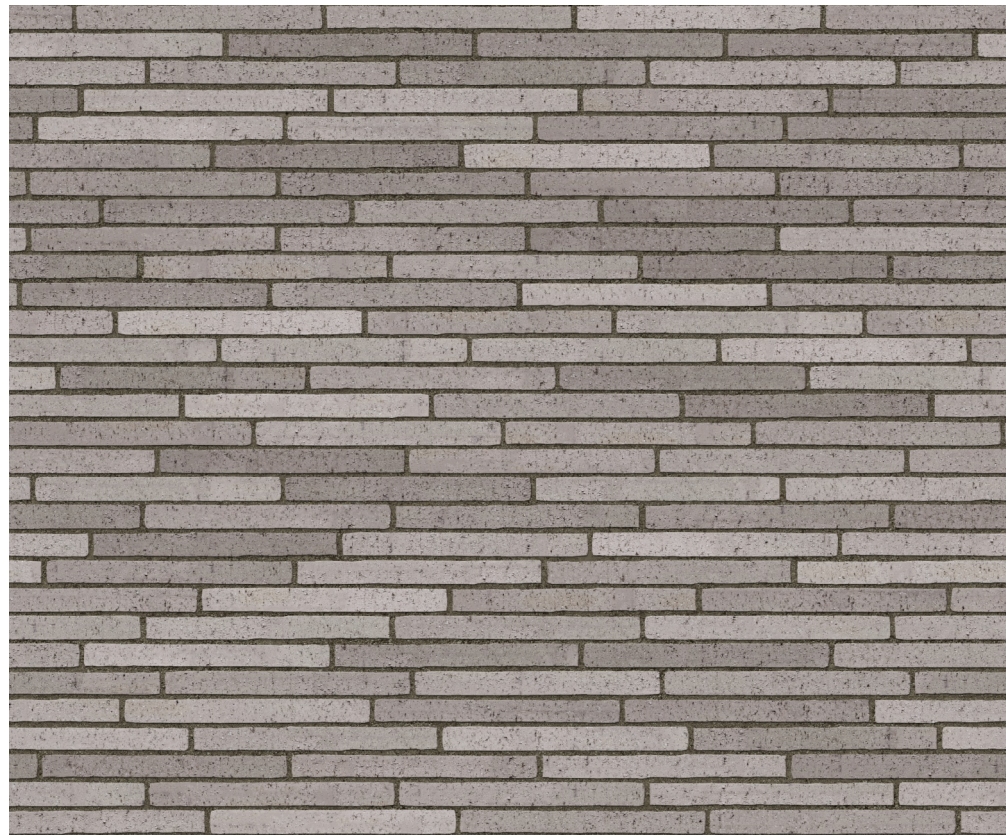
Drawing
Sports, Mezzanine, Lounge, Dry Bar + Cafe Layouts

Development Application

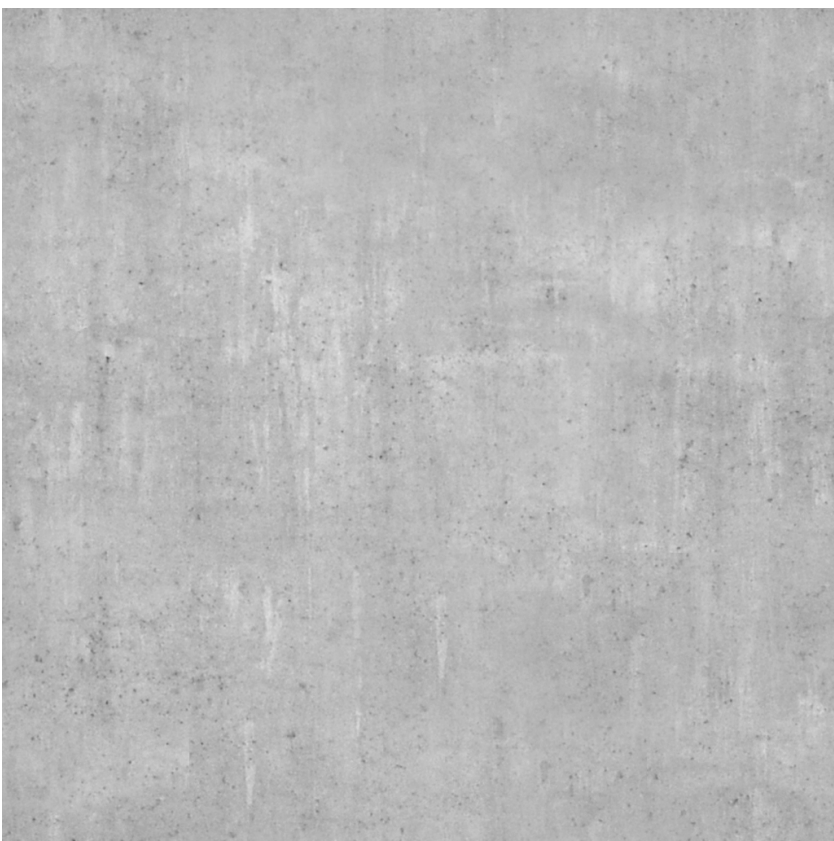
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Project #	2743		
Drawing #	AD1-6301	Rev	02



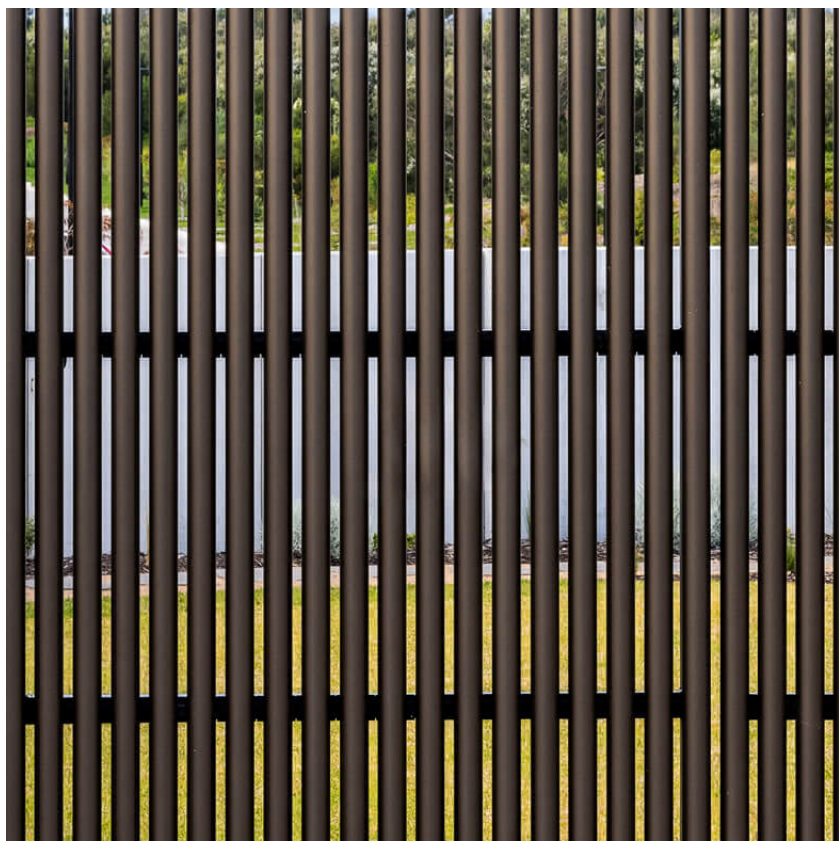
Brk
Brick facade in various formats and arrangements



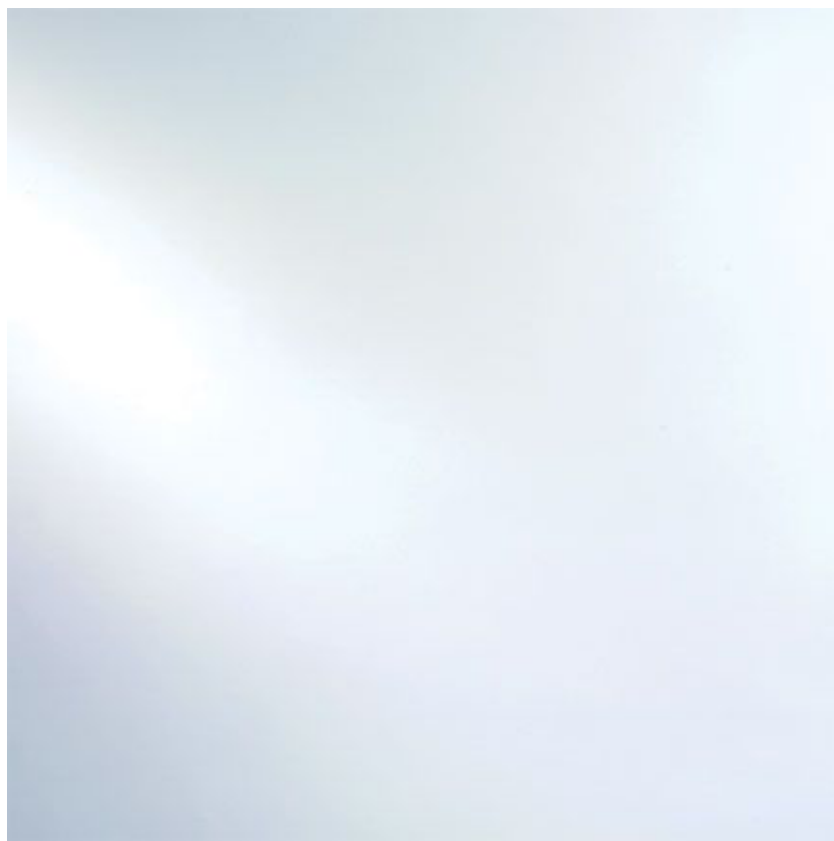
Brs
Metal cladding in Brass



Con
Off form concrete finish



Scrn
Aluminium screen in Bronze finish



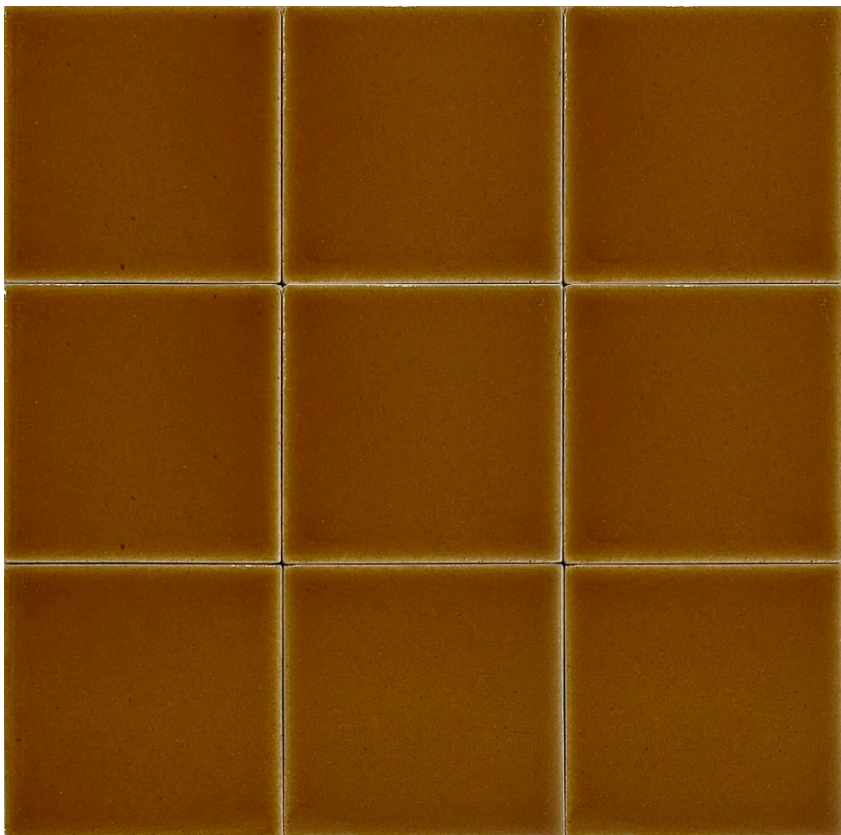
Gla
Glass clear



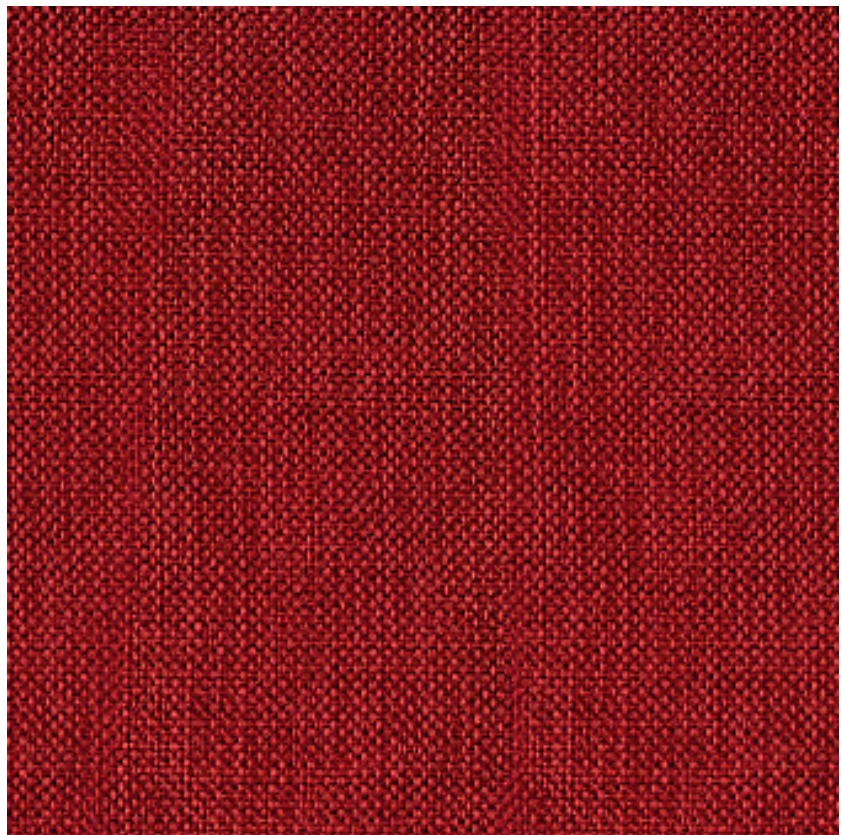
Ren
Rendered finish



Ter
Terrazzo stone



Til
Ceramic tile



Fab
Fabric awning

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Rev Date Amendments

01 13.12.24 Development Application Issue

Rev Date Amendments



Suite 4.02, 80 Cooper Street
Surry Hills NSW 2010 Australia
+612 9357 2286
hello@h-e.com.au
www.h-e.com.au
PO Box 490 Darlinghurst NSW 1300
Humphrey & Edwards Pty Ltd | ABN 89056538227
Nominated Architect: Glenn Cunningham #6415

Project
Ermington Hotel

Client
Sonnel Hospitality

Location
521 Victoria Road, Ermington

Drawing
Schedule of Exterior Finishes

Development Application

Scale @ A1	Drawn by FL	Checked by SL	
Scale @ A3			
Project Start Date	20/08/2024	Sheet Issue Date	13/12/2024
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01	13.12.24	Development Application Issue
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Rev	Date	Amendments
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Suite 4.02, 80 Cooper Street
Surry Hills NSW 2010 Australia
+612 9357 2286
hello@h-e.com.au
www.h-e.com.au
PO Box 490 Darlinghurst NSW 1300
Humphrey & Edwards Pty Ltd | ABN 89056538227
Nominated Architect: Glenn Cunningham #6415

Project
Ermington Hotel

Client
Sonnel Hospitality

Location
521 Victoria Road, Ermington

Drawing
Visualisation 01

Development Application

Scale @ A1	Drawn by FL	Checked by SL
Scale @ A3		
Project Start Date 20/08/2024	Sheet Issue Date	13/12/2024
Project # 2743		
Drawing # AD1-7001	Rev	01

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01	13.12.24	Development Application Issue
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Suite 4.02, 80 Cooper Street
Surry Hills NSW 2010 Australia
+612 9357 2286
hello@h-e.com.au
www.h-e.com.au
PO Box 490 Darlinghurst NSW 1300
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Nominated Architect: Glenn Cunningham #6415

Project
Ermington Hotel

Client
Sonnel Hospitality

Location
521 Victoria Road, Ermington

Drawing
Visualisation 02

Development Application

Scale @ A1	Drawn by FL	Checked by SL
Scale @ A3		
Project Start Date 20/08/2024	Sheet Issue Date	13/12/2024
Project # 2743		
Drawing # AD1-7002	Rev	01

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01	13.12.24	Development Application Issue
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Suite 4.02, 80 Cooper Street
Surry Hills NSW 2010 Australia
+612 9357 2286
hello@h-e.com.au
www.h-e.com.au
PO Box 490 Darlinghurst NSW 1300
Humphrey & Edwards Pty Ltd | ABN 89056538227
Nominated Architect: Glenn Cunningham #6415

Project

Ermington Hotel

Client

Sonnel Hospitality

Location

521 Victoria Road, Ermington

Drawing

Visualisation 03

Development Application

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Project Start Date	20/08/2024	Sheet Issue Date	13/12/2024
Project #	2743		
Drawing #	AD1-7003		Rev 01

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Rev Date Amendments

01 13.12.24 Development Application Issue

Rev Date Amendments



Suite 4.02, 80 Cooper Street
Surry Hills NSW 2010 Australia
+612 9357 2286
hello@h-e.com.au
www.h-e.com.au
PO Box 490 Darlinghurst NSW 1300
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Project
Ermington Hotel

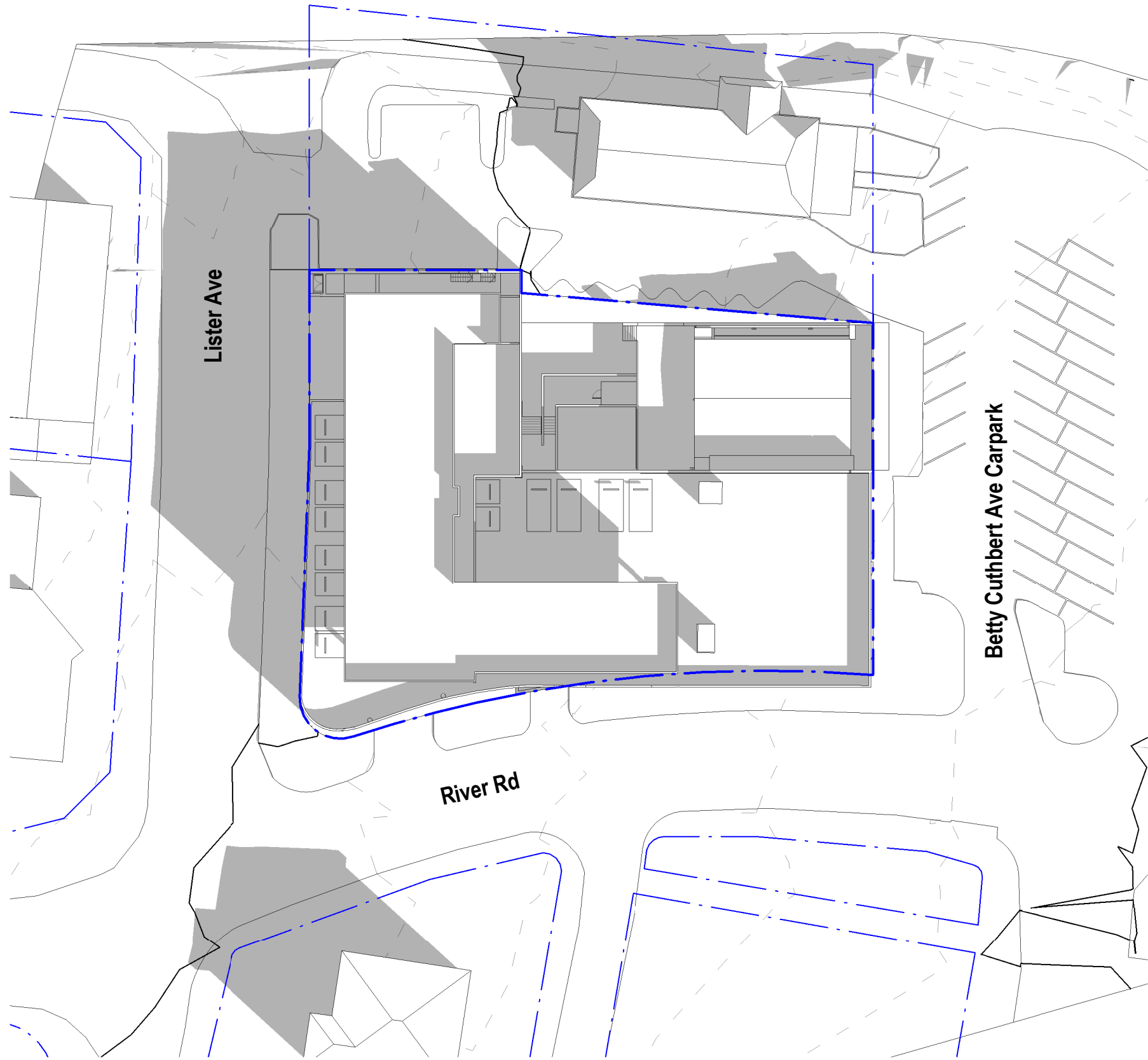
Client
Sonnel Hospitality

Location
521 Victoria Road, Ermington

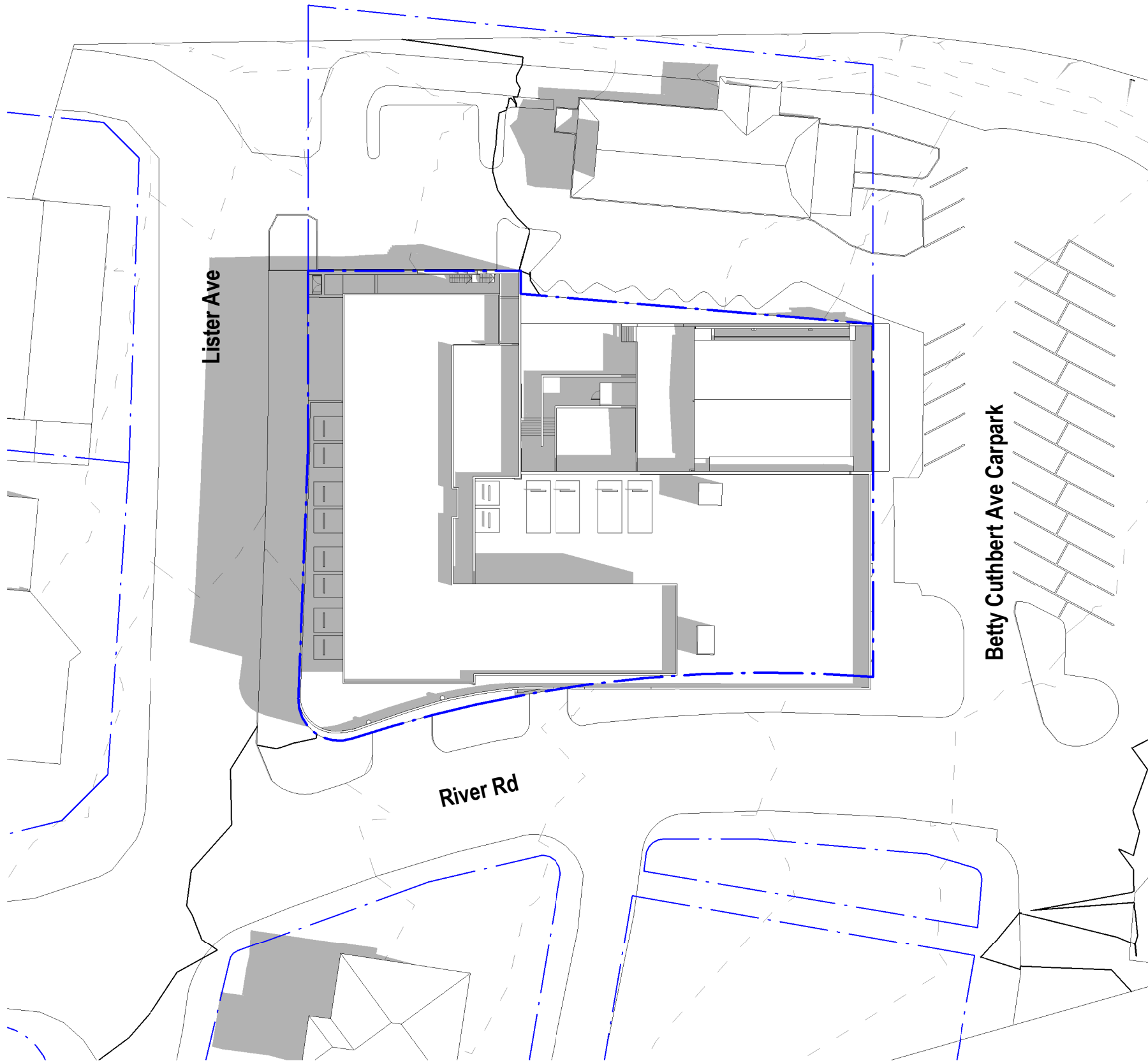
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Visualisation 04

Development Application

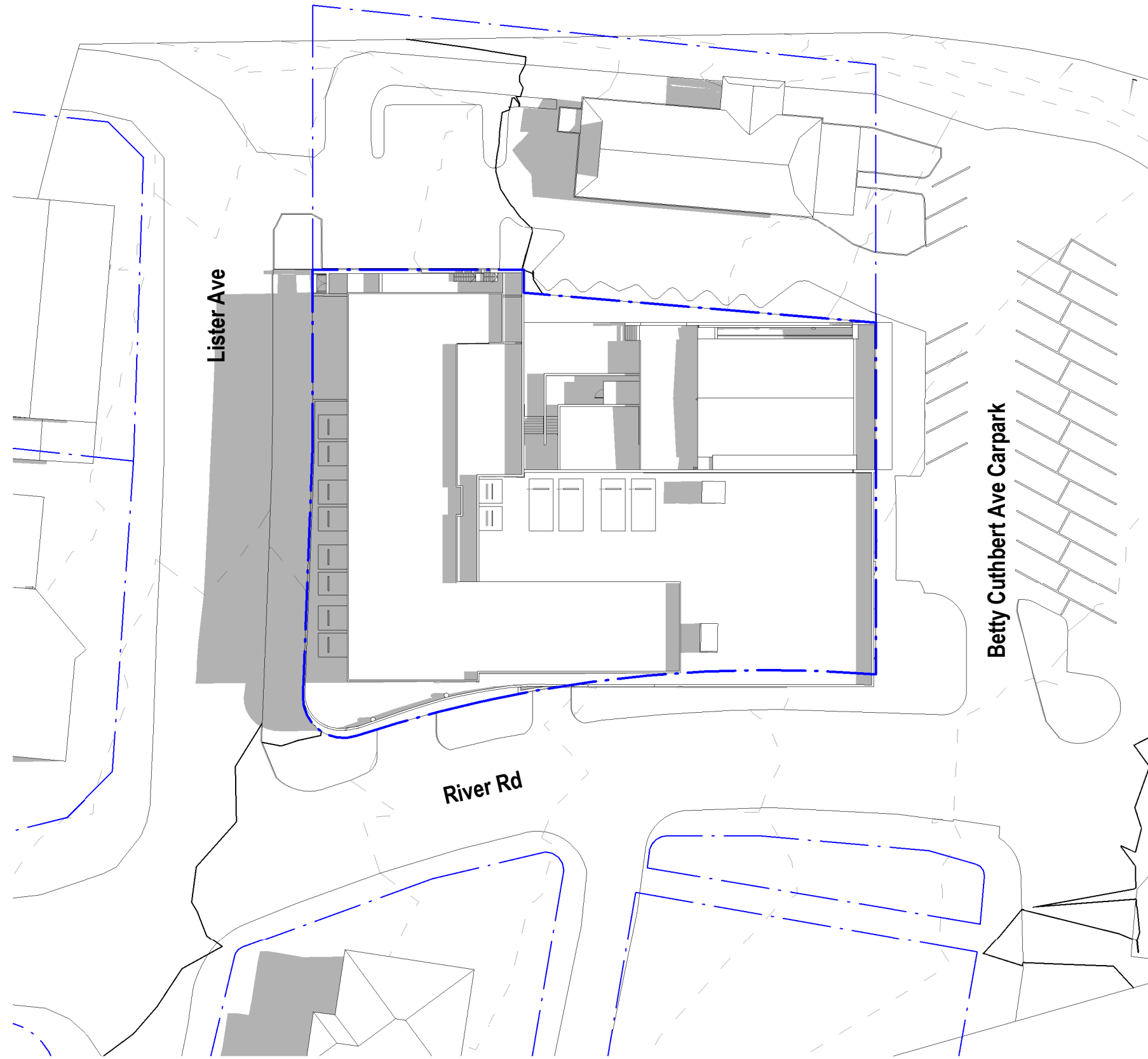
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Project # 2743		
Drawing # AD1-7004	Rev	01



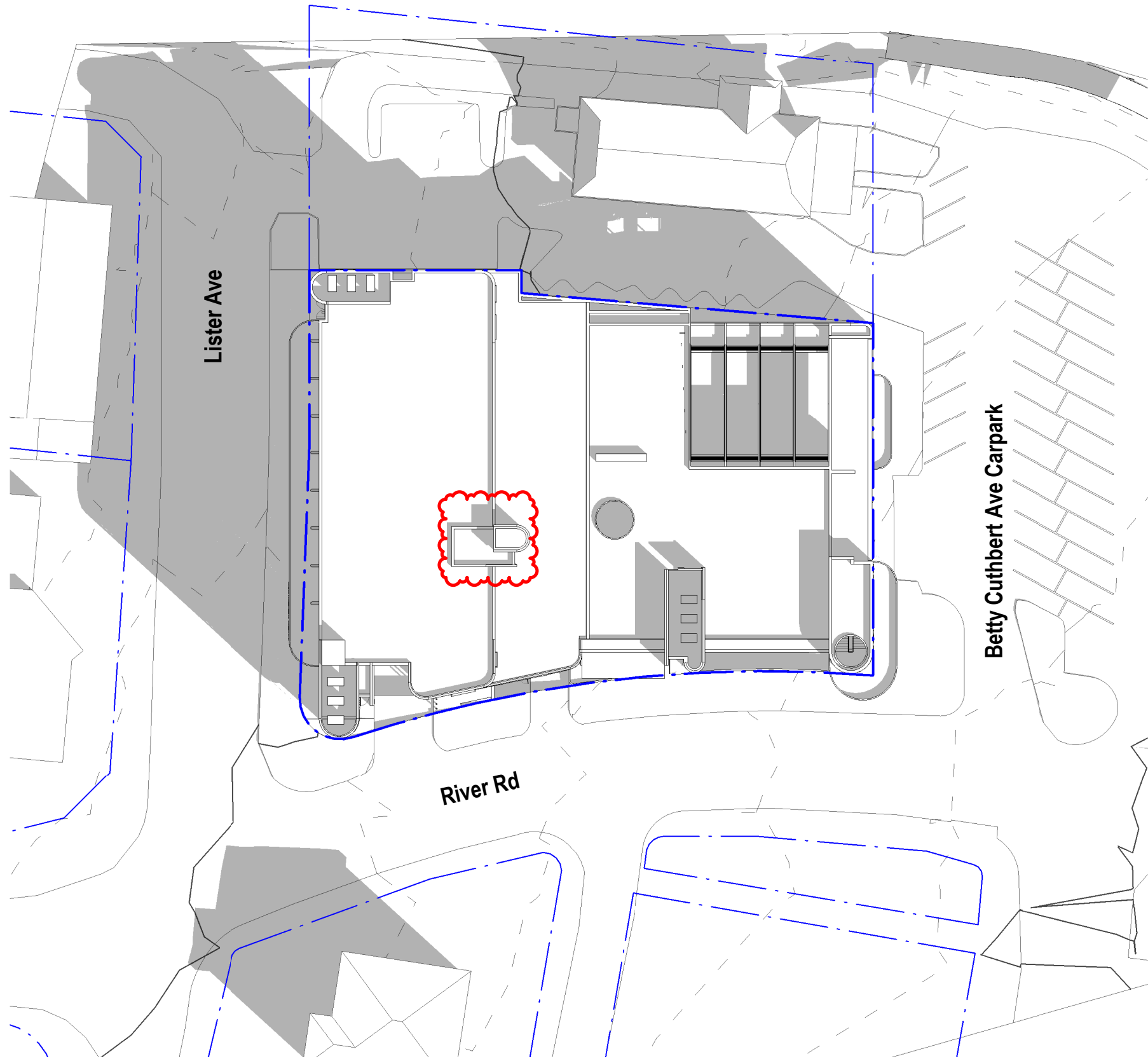
1 Winter Equinox - Jun 21 - 9AM - Existing
AD1-9100 1:500



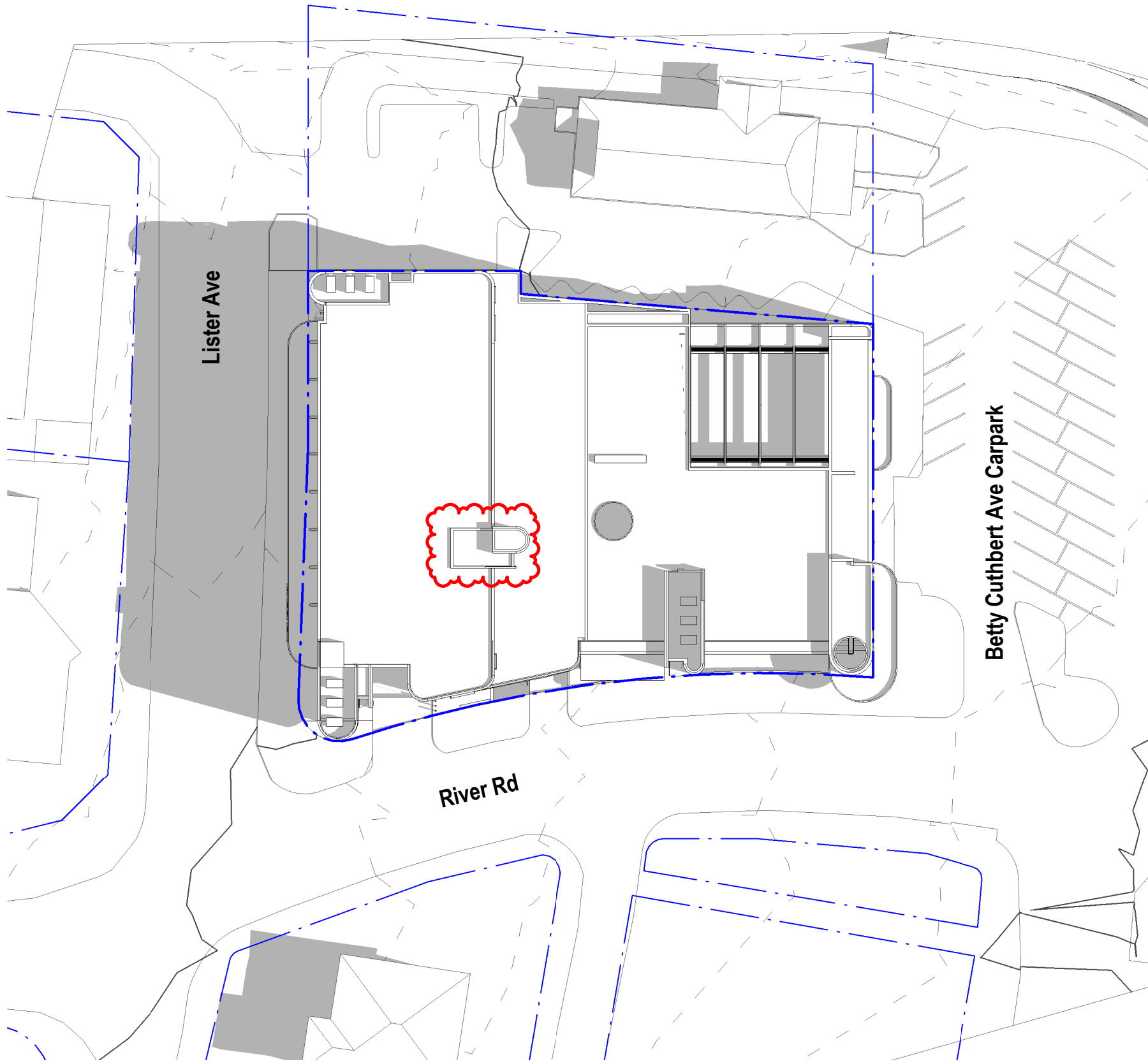
3 Winter Equinox - Jun 21 - 11AM - Existing
AD1-9100 1:500



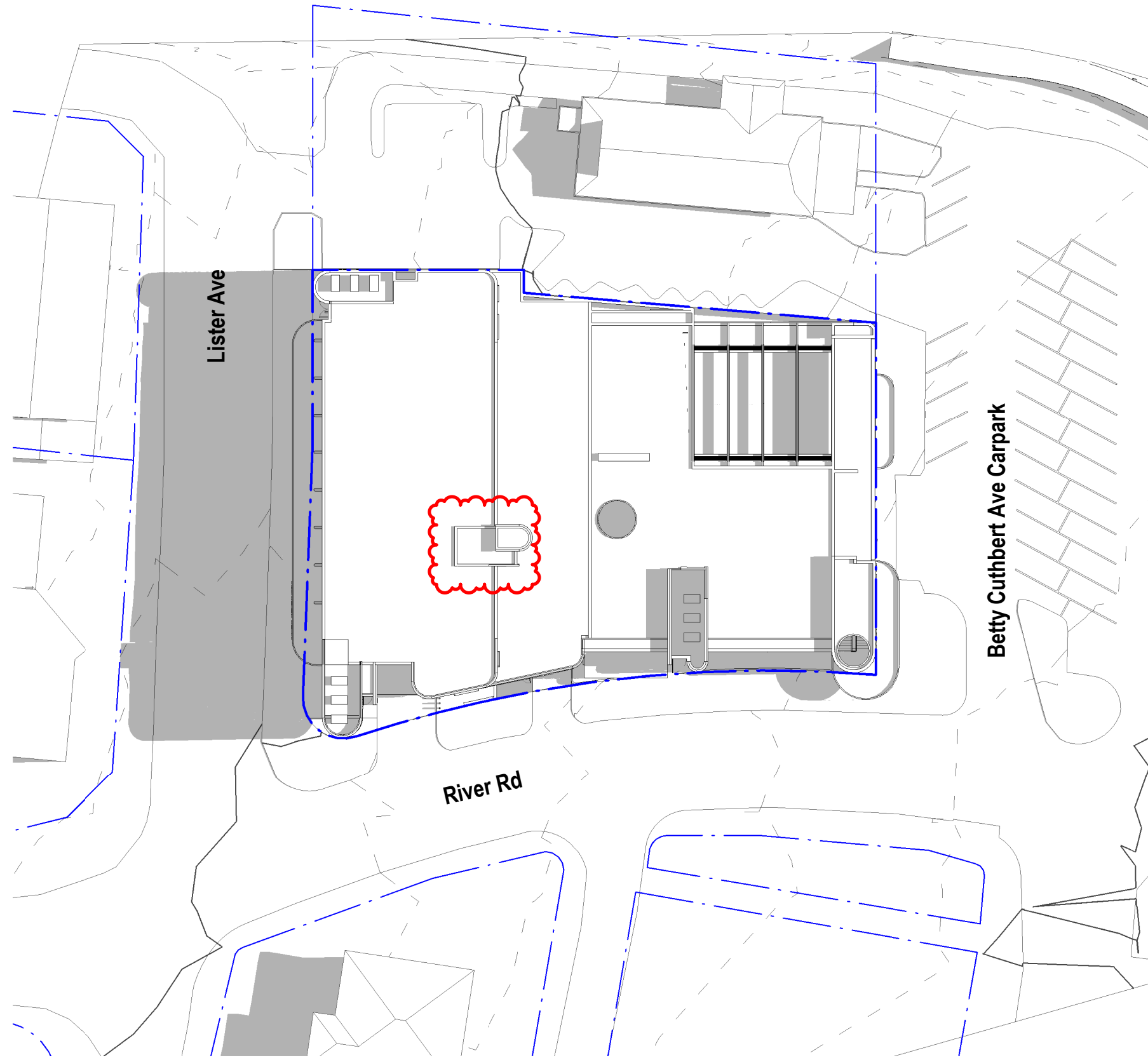
5 Winter Equinox - Jun 21 - 12PM - Existing
AD1-9100 1:500



2 Winter Equinox - Jun 21 - 9AM - Proposed
AD1-9100 1:500



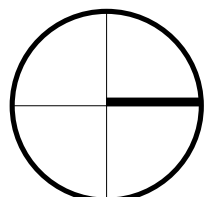
4 Winter Equinox - Jun 21 - 11AM - Proposed
AD1-9100 1:500



6 Winter Equinox - Jun 21 - 12PM - Proposed
AD1-9100 1:500

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Rev Date Amendments

01	04.10.24	Issued For Coordination
02	29.11.24	Issue for Coordination
03	13.12.24	Development Application Issue
04	21.05.25	Development Application Issue

Rev Date Amendments

Rev	Date	Amendments
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**H
&E**
ARCHITECTS

Suite 4.02, 80 Cooper Street
Surry Hills NSW 2010 Australia
+612 9357 2286
hello@h-e.com.au
www.h-e.com.au
PO Box 490 Darlinghurst NSW 1300
Humphrey & Edwards Pty Ltd | ABN 89356538227
Nominated Architect: Glenn Cunningham #6415

Project
Ermington Hotel

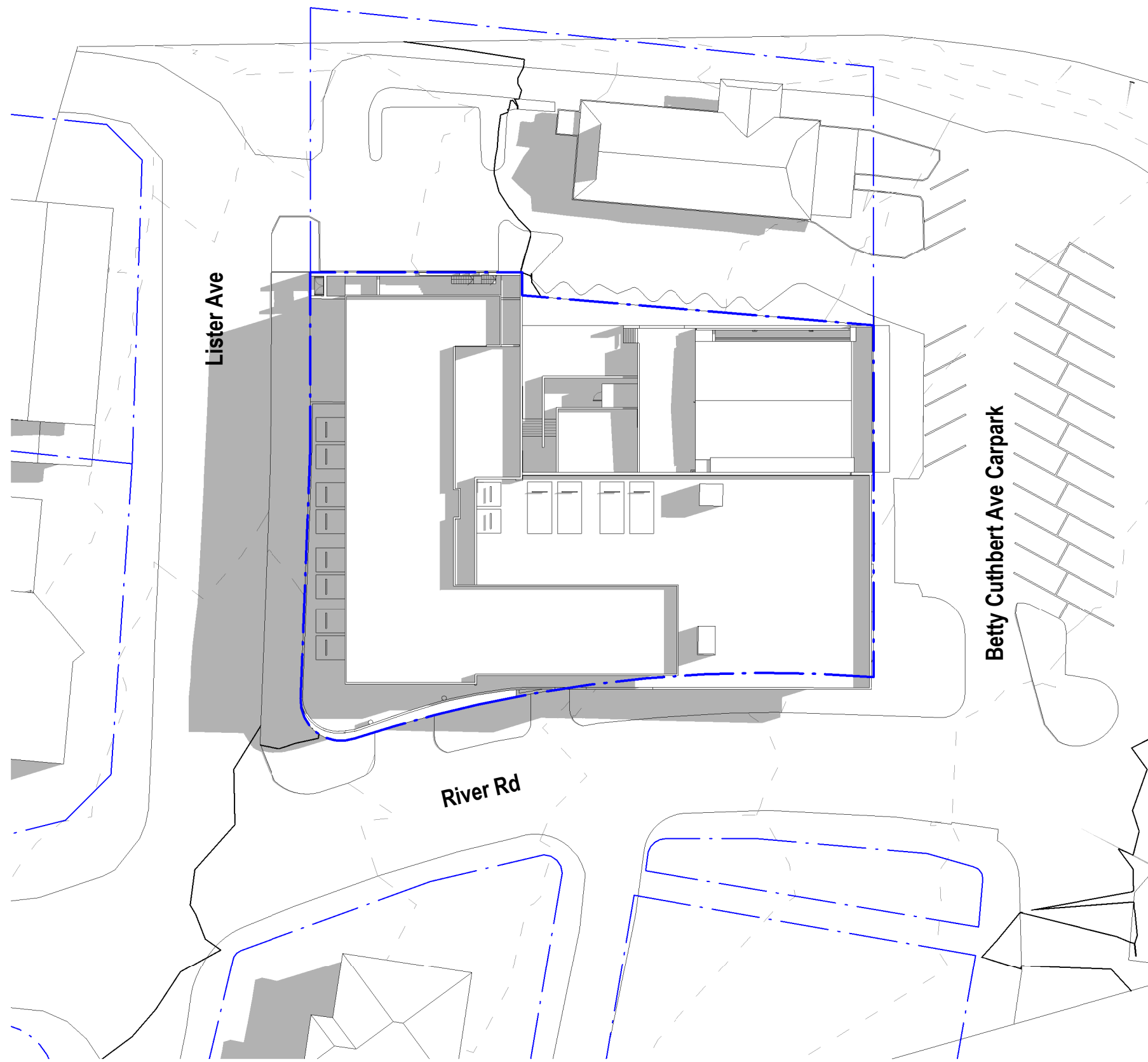
Client
Sonnel Hospitality

Location
521 Victoria Road, Ermington

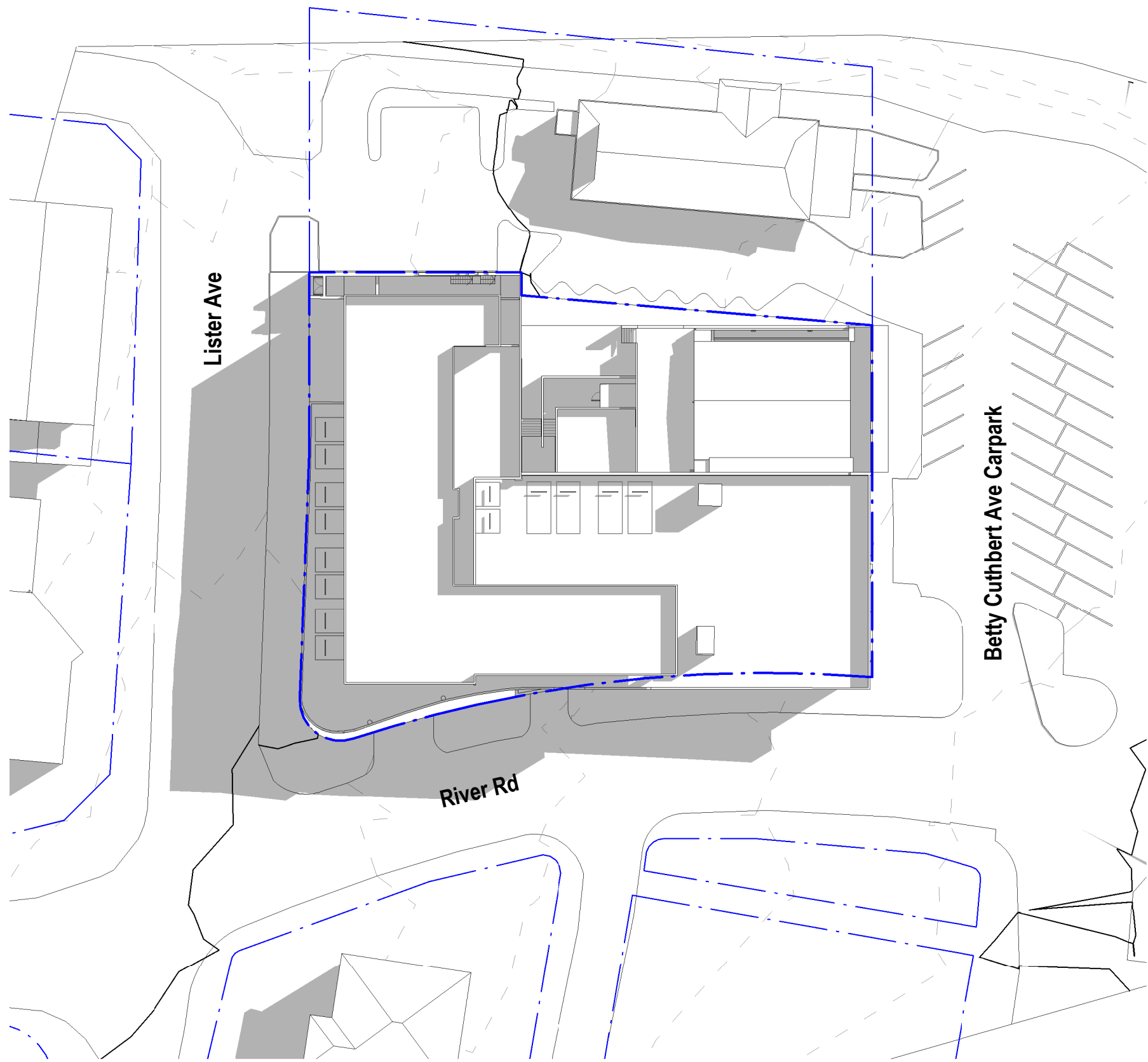
Drawing
**Shadow Diagrams - Winter 21st June 9am, 11am,
12pm - Existing & Proposed**

Development Application

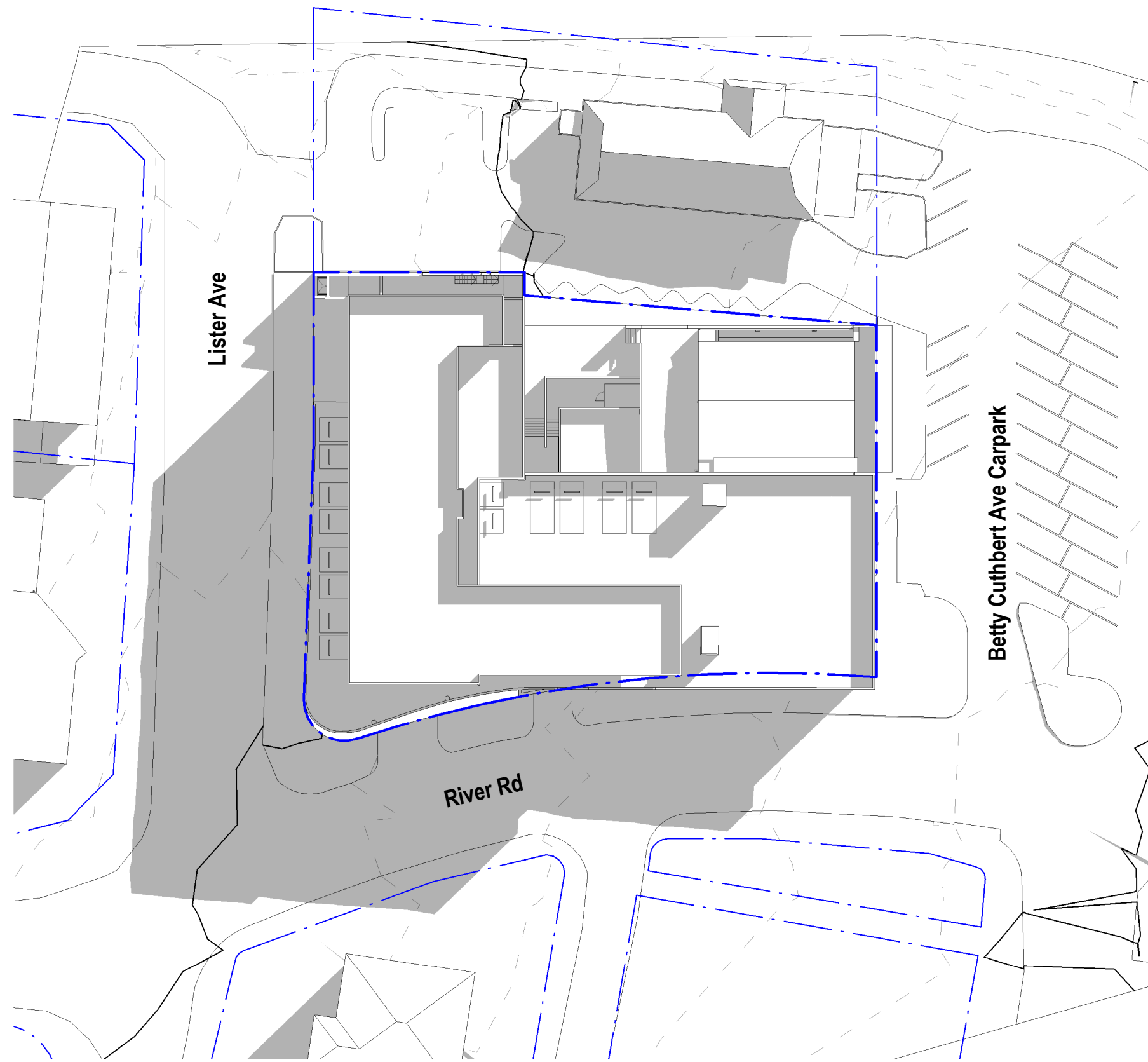
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Scale @ A3	1:1000		
Project Start Date	20/08/2024	Sheet Issue Date	21/05/2025
Project #	2743		
Drawing #	AD1-9100	Rev	04



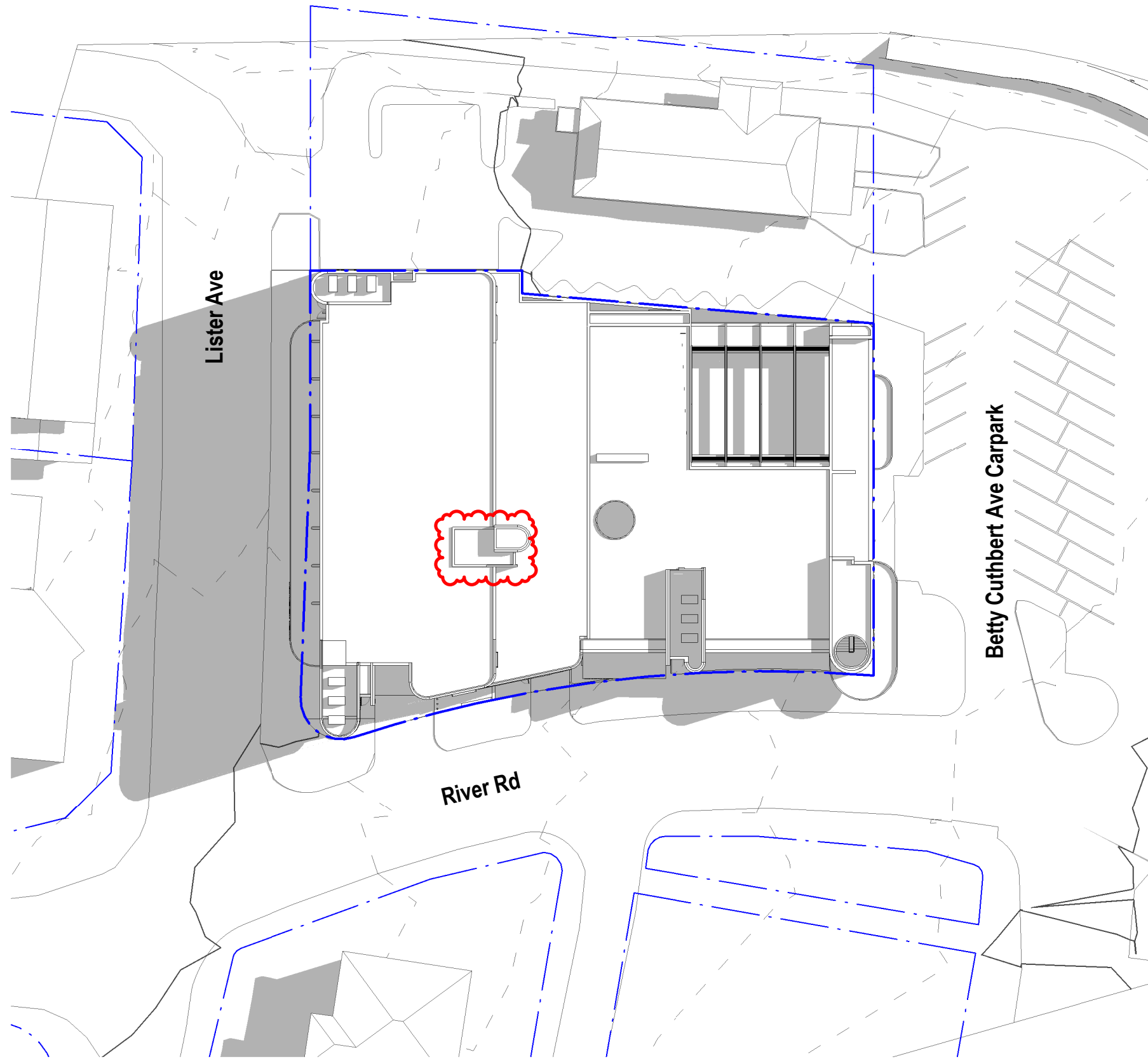
1 Winter Equinox - Jun 21 - 1PM - Existing
AD1-9101 1: 500



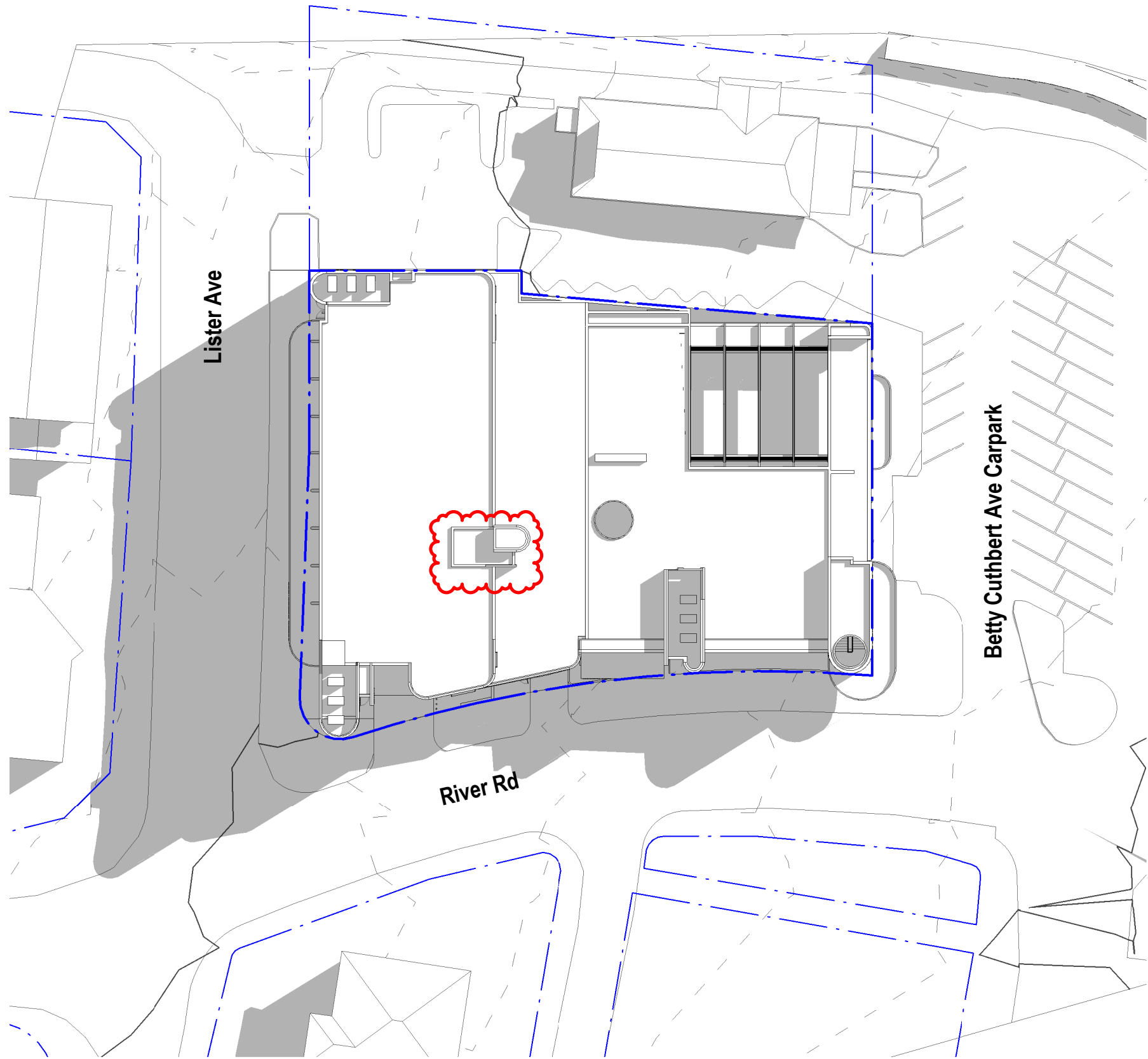
3 Winter Equinox - Jun 21 - 2PM - Existing
AD1-9101 1: 500



5 Winter Equinox - Jun 21 - 3PM - Existing
AD1-9101 1: 500



2 Winter Equinox - Jun 21 - 1PM - Proposed
AD1-9101 1: 500



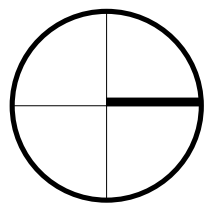
4 Winter Equinox - Jun 21 - 2PM - Proposed
AD1-9101 1: 500



6 Winter Equinox - Jun 21 - 3PM - Proposed
AD1-9101 1: 500

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Rev Date Amendments

Rev	Date	Amendments
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Suite 4.02, 80 Cooper Street
Surry Hills NSW 2010 Australia
+612 9357 2286
hello@h-e.com.au
www.h-e.com.au
PO Box 490 Darlinghurst NSW 1300
Humphrey & Edwards Pty Ltd | ABN 89056538227
Nominated Architect: Glenn Cunningham #6415

Project
Ermington Hotel

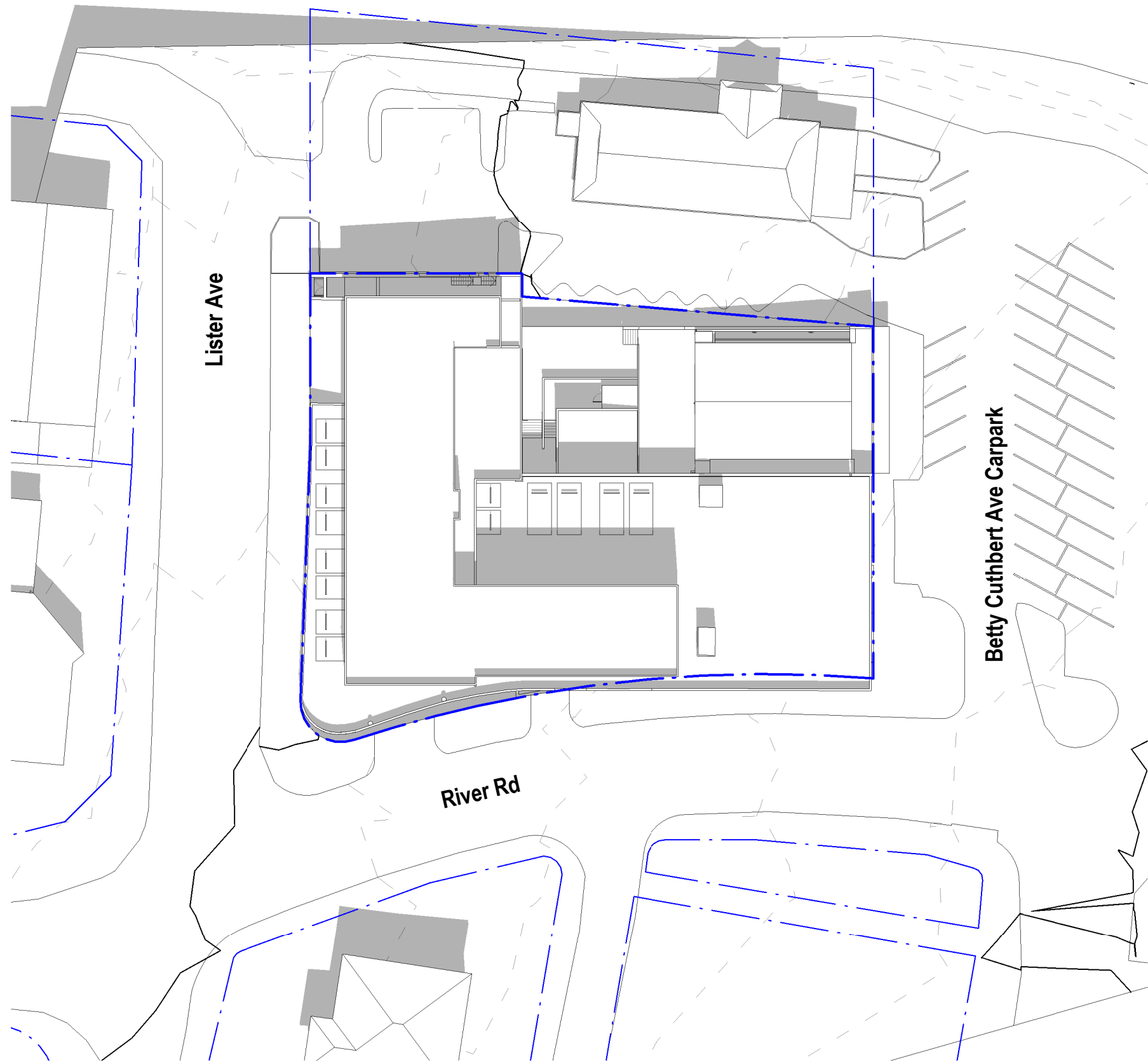
Client
Sonnell Hospitality

Location
521 Victoria Road, Ermington

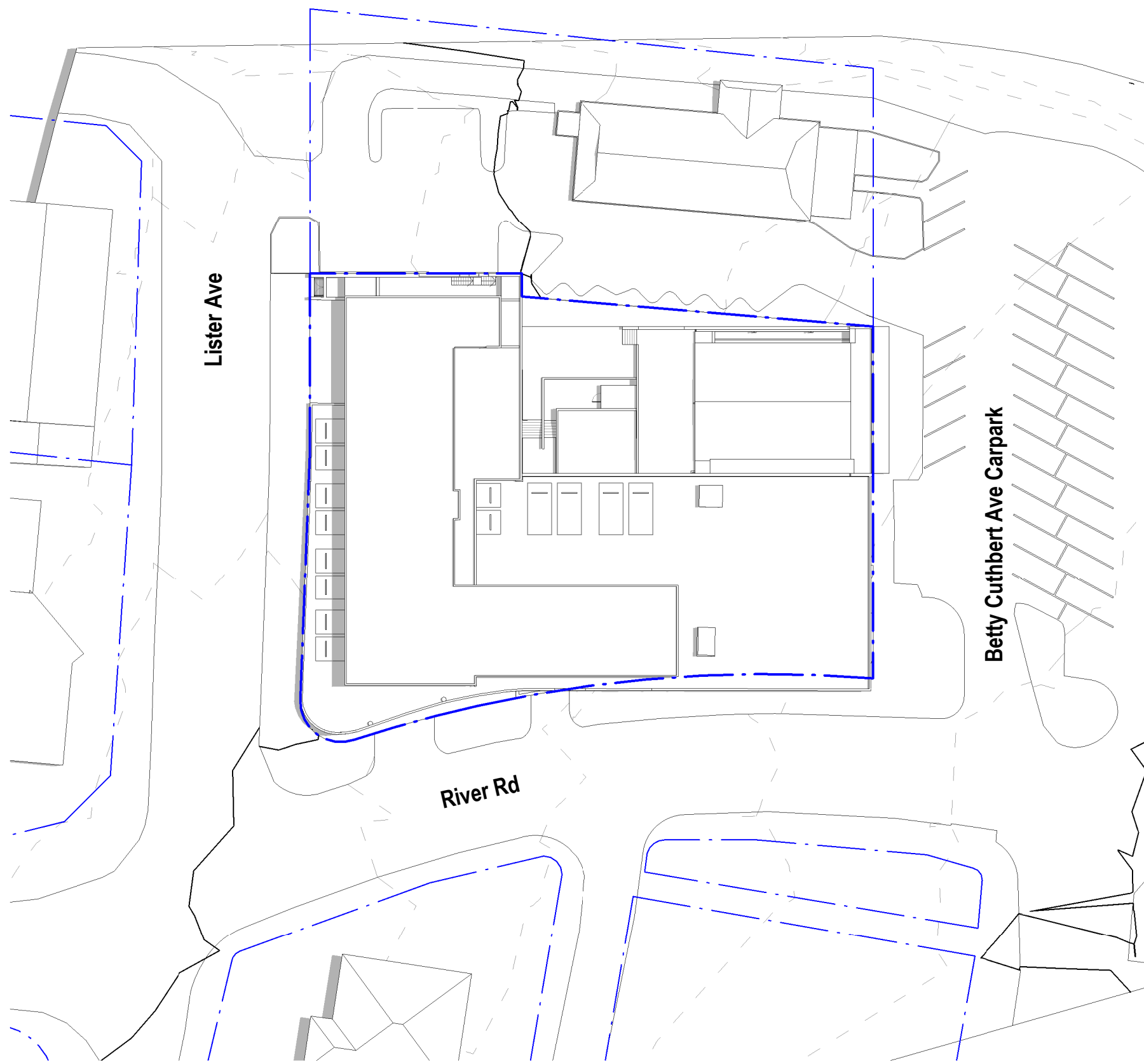
Drawing
**Shadow Diagrams - Winter 21st June 1pm, 2pm, 3pm
- Existing & Proposed**

Development Application

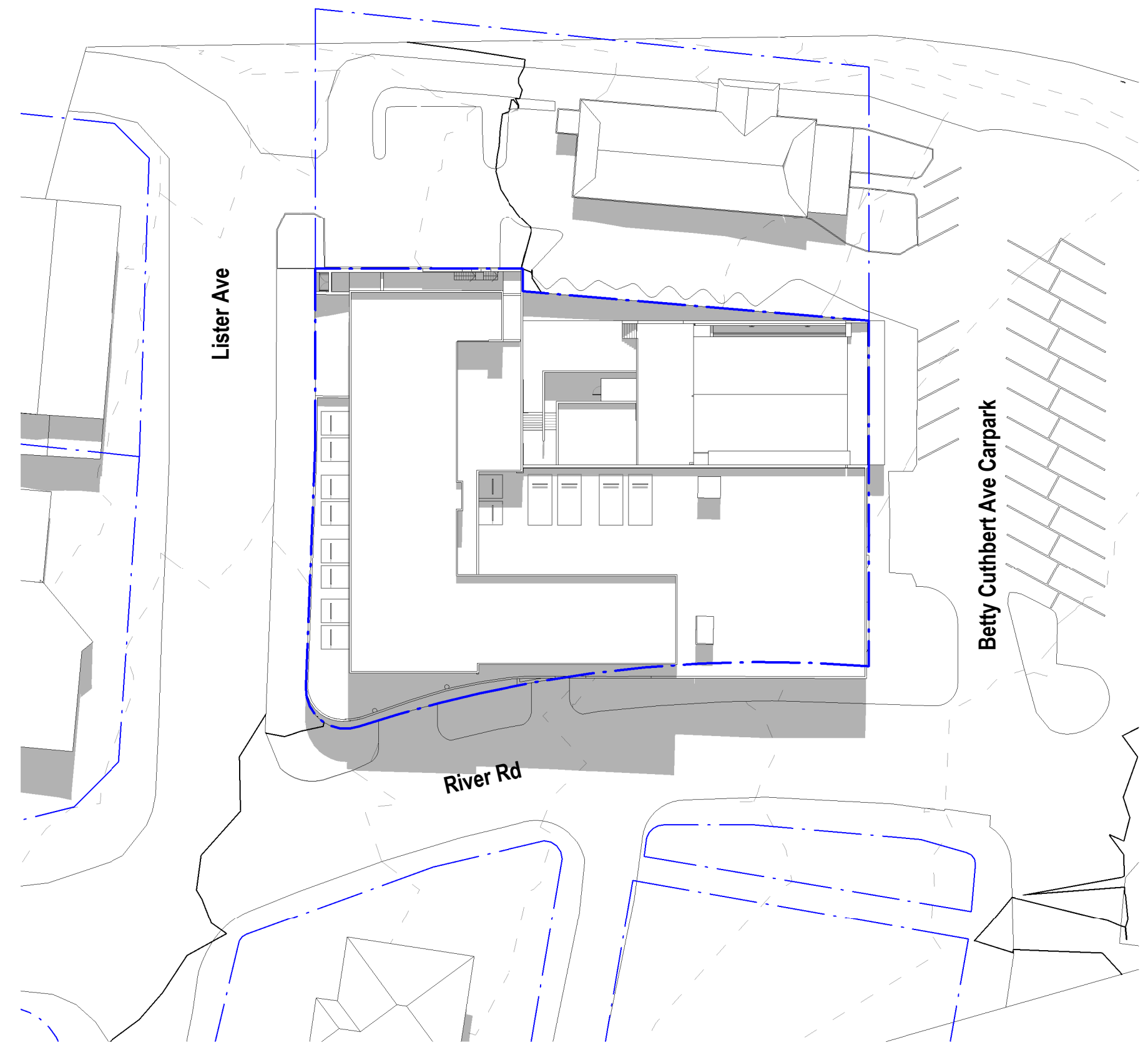
Scale @ A1	1:500	Drawn by	Checked by
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Project Start Date	20/08/2024	Sheet Issue Date	21/05/2025
Project #	2743		
Drawing #	AD1-9101	Rev	04



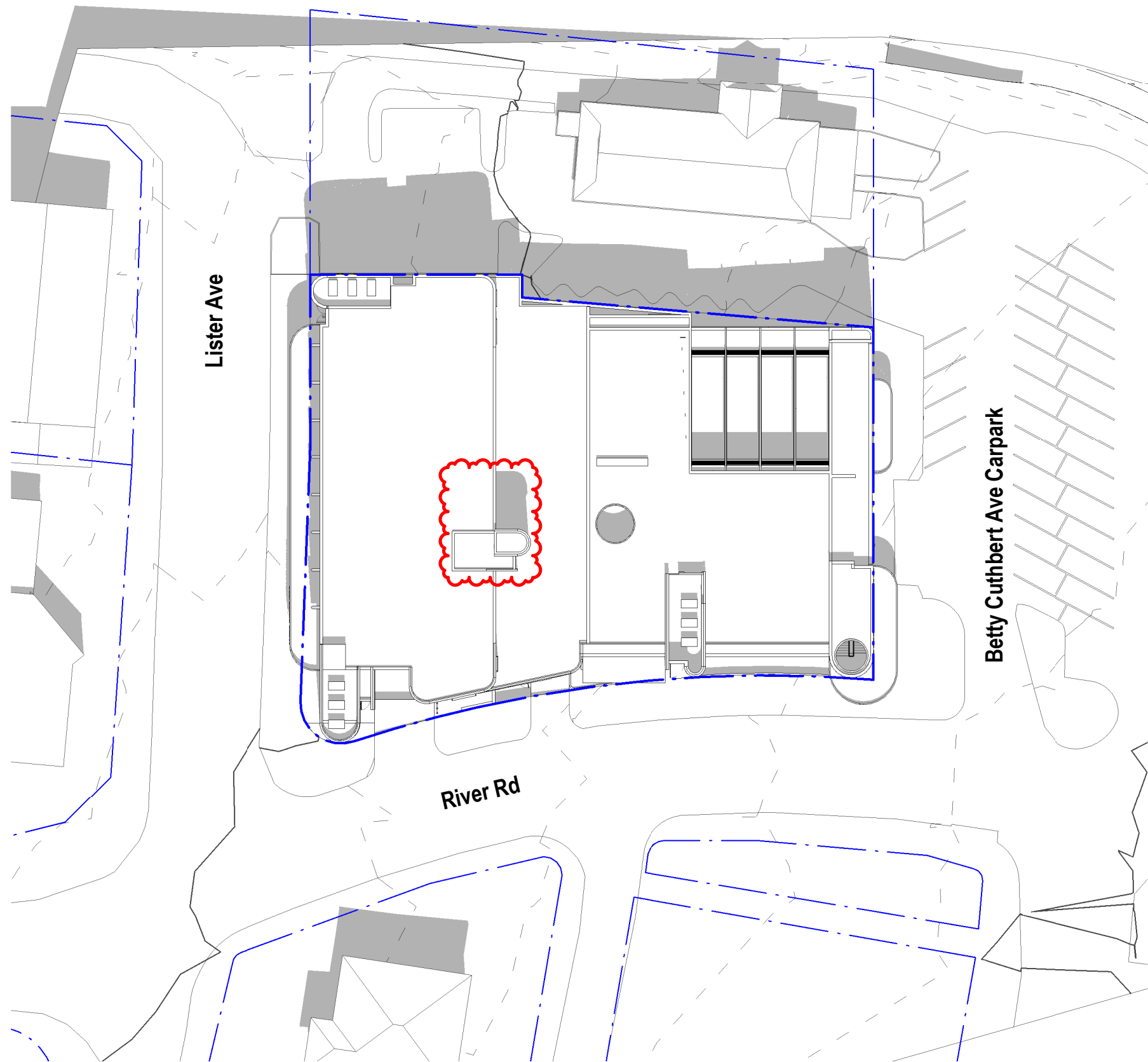
1 Summer Equinox - Dec 22 - 9AM - Existing
AD1-9102 1: 500



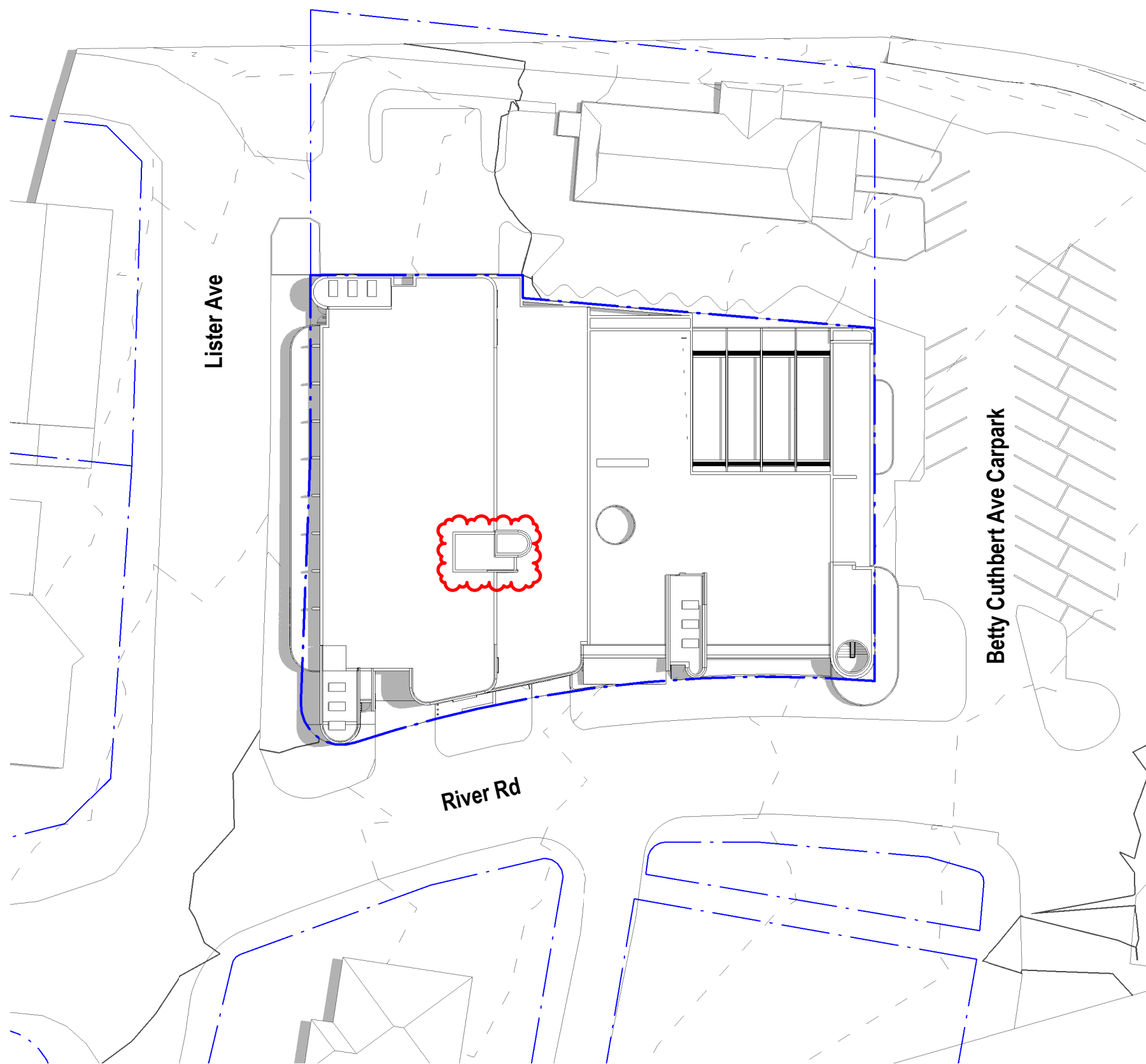
3 Summer Equinox - Dec 22 - 12PM - Existing
AD1-9102 1: 500



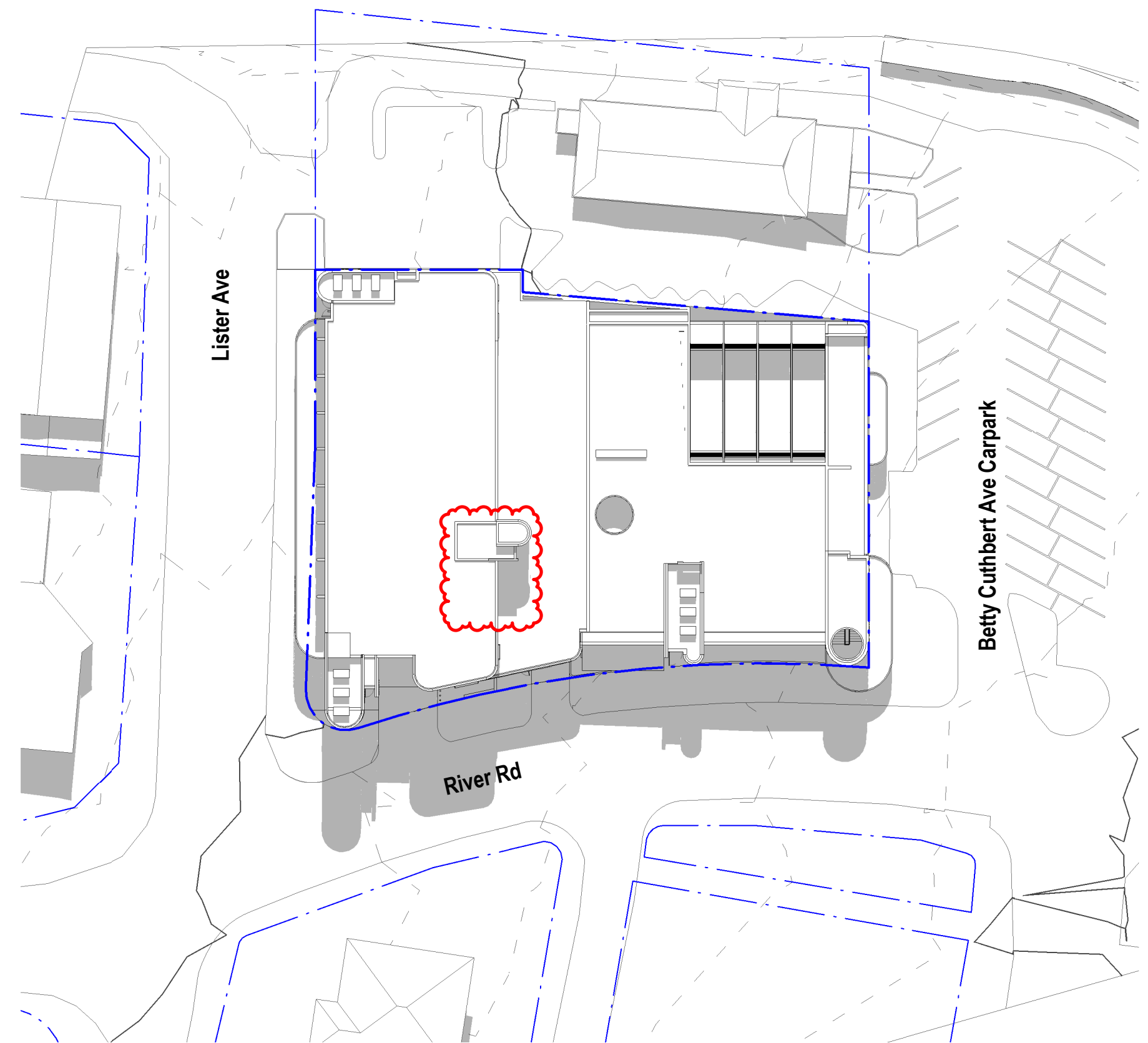
5 Summer Equinox - Dec 22 - 3PM - Existing
AD1-9102 1: 500



2 Summer Equinox - Dec 22 - 9AM - Proposed
AD1-9102 1: 500



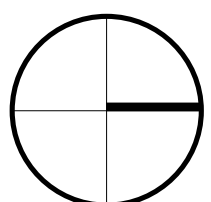
4 Summer Equinox - Dec 22 - 12PM - Proposed
AD1-9102 1: 500



6 Summer Equinox - Dec 22 - 3PM - Proposed
AD1-9102 1: 500

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Rev Date Amendments

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hello@h-e.com.au
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Humphrey & Edwards Pty Ltd | ABN 89056538227
Nominated Architect: Glenn Cunningham #6415

Project
Ermington Hotel

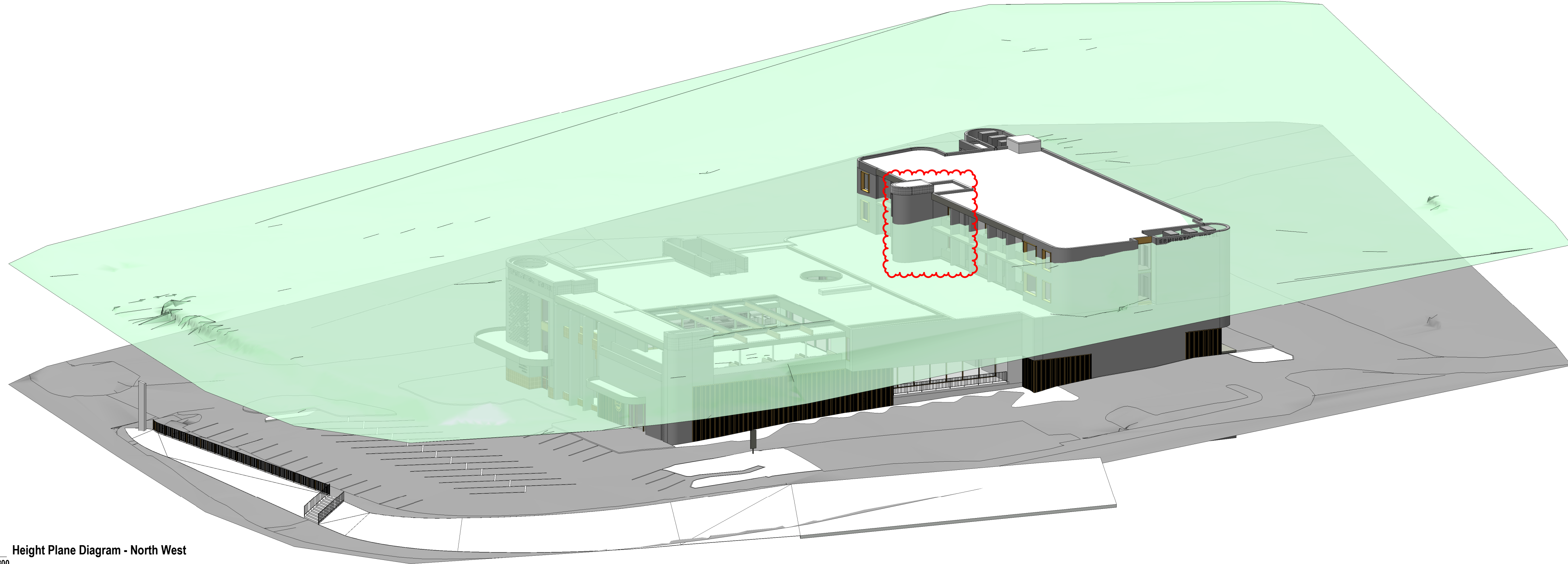
Client
Sonnel Hospitality

Location
521 Victoria Road, Ermington

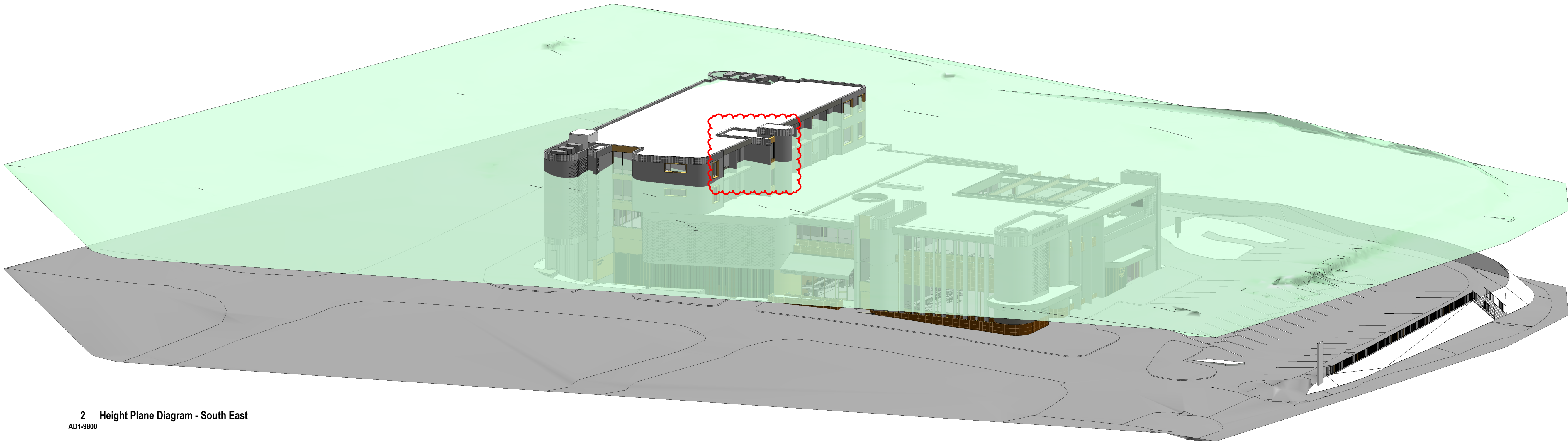
Drawing
**Shadow Diagrams - Summer 21st Dec 9am, 12pm,
3pm - Existing & Proposed**

Development Application

Scale @ A1	1:500	Drawn by	Checked by
Scale @ A3	1:1000		
Project Start Date	20/08/2024	Sheet Issue Date	21/05/2025
Project #	2743		
Drawing #	AD1-9102	Rev	04



1 Height Plane Diagram - North West
AD1-9800



2 Height Plane Diagram - South East
AD1-9800

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Rev Date Amendments

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ARCHITECTS

Suite 4.02, 80 Cooper Street
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hello@h-e.com.au
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Humphrey & Edwards Pty Ltd | ABN 89056538227
Nominated Architect: Glenn Cunningham #6415

Project

Ermington Hotel

Client

Sonnell Hospitality

Location

521 Victoria Road, Ermington

Drawing

Height Plane Diagram

Development Application

Scale @ A1	1:250	Drawn by	Checked by
Scale @ A3	1:500		
Project Start Date	20/08/2024	Sheet Issue Date	21/05/2025
Project #	2743		
Drawing #	AD1-9800	Rev	02