

Local Planning Panel

30 June 2021

52 Waterloo Street, Surry Hills

D/2021/242

Applicant: Mr. Con Haralambis

Owner: Mr. Con Haralambis

Architect/Consultants: Candelapas associates, SJB Planning Ltd

proposal

- new seating enclosure for maximum of 18 persons within previously approved outdoor dining area
- new pizza oven
- no increase in capacity of restaurant

recommendation

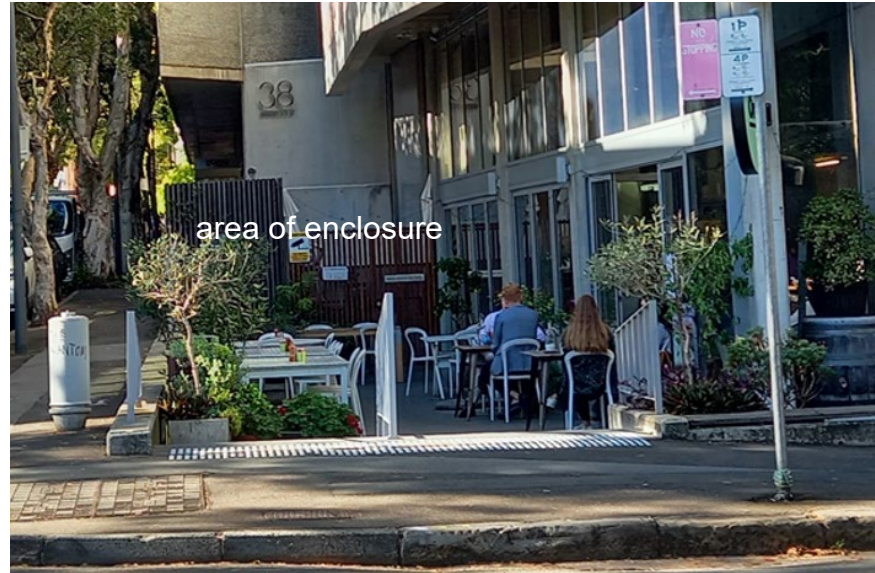
approval subject to conditions

submissions

- 1 submission received - residential unit above existing restaurant
- proposal should comply with the operational requirements for the existing restaurant

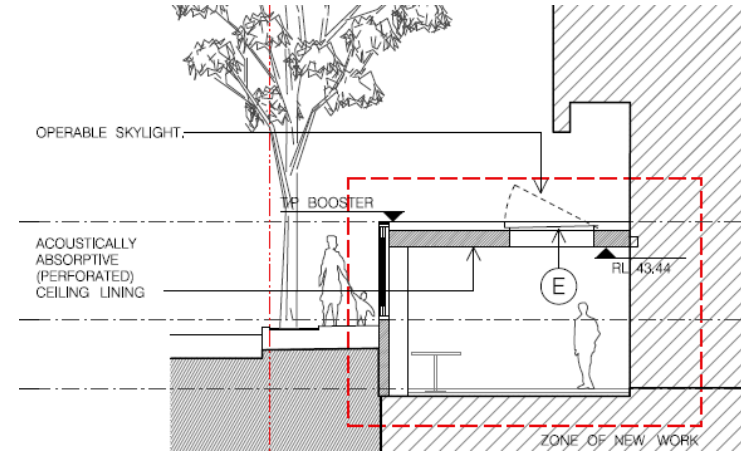
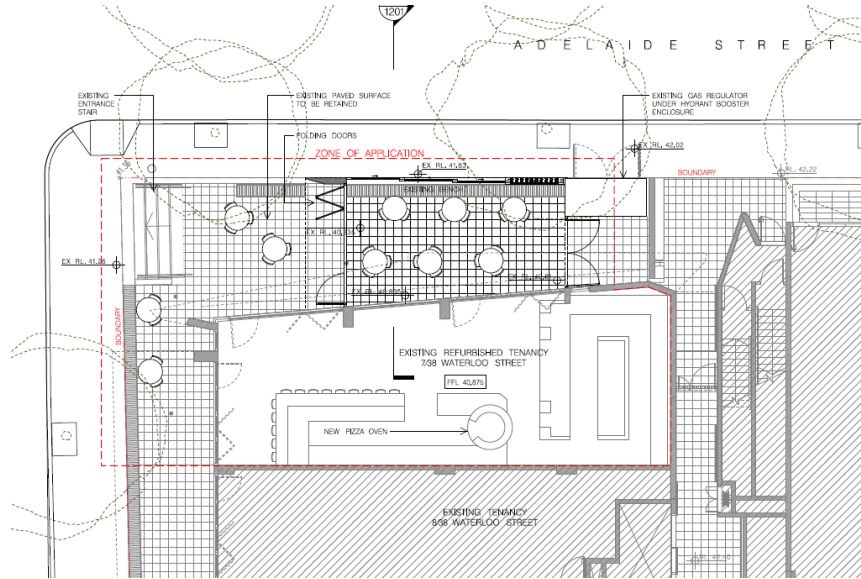
site



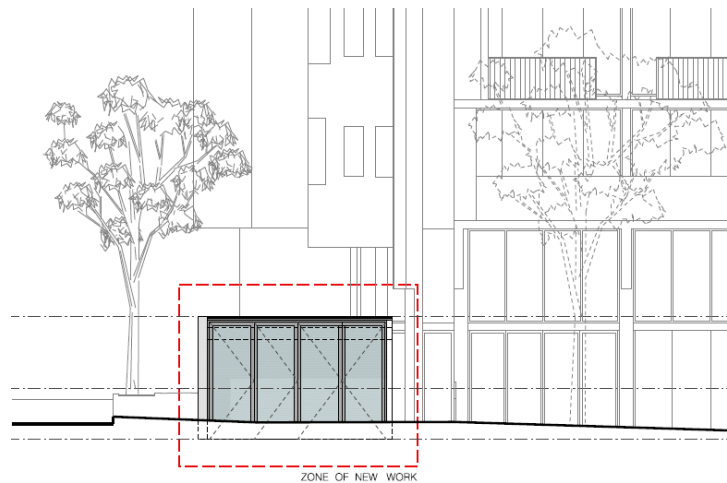


area of enclosure

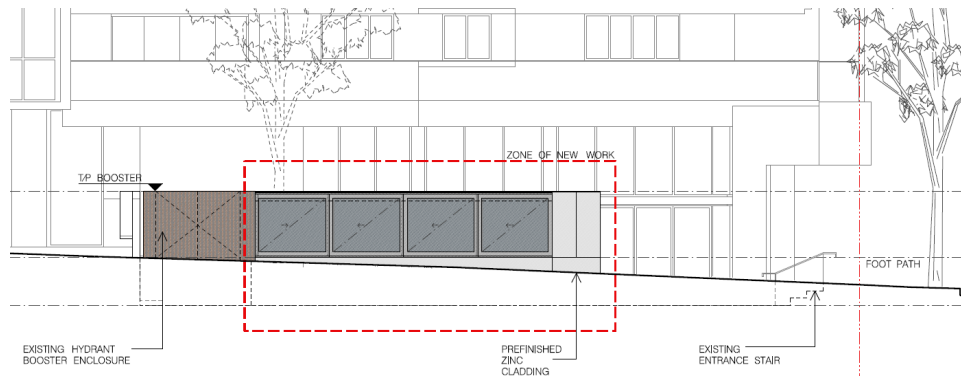
proposal



floor plan/section



Waterloo Street



Adelaide Street

Issues - FSR

- non compliance with 2.5:1 FSR
- development has 3.05:1 FSR
- clause 4.6 variation request supported
- existing building over FSR
- enclosure 36sqm
- previously approved (D/2012/278)
- limited streetscape impacts

Recommendation

approve subject to conditions