

Local Planning Panel

16 October 2024

Application details

Address: 353-359 Crown Street, Surry Hills

Application: D/2024/620

Applicant: Milestone (Aust.) Pty Limited

Owner: Toga Development No 36 Pty Ltd

Designer: The General Store

Consultants: Milestone

Proposal

- fitout and use of the premises as a food and drink premises to be known as 'Good Pair Days'
- boutique wine store, with 28 internal seats for the service of alcohol
- occasional wine tasting events for up to 85 people
- patrons will be able to purchase bottles of wine or larger volume wine deliveries direct to their addresses from a warehouse off-site
- no signage, and outdoor dining area: 12 seats (included in 85 pax) subject to future applications

Recommendation

Approval subject to conditions

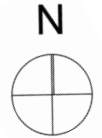
Reason reported to LPP

- Minister's Direction requires the LPP to determine DAs that involve hotel licenses as defined by the Liquor Act 2007
- the premises will operate under a hotel licence which allows for:
 - the sale of alcohol for consumption on premises and sale of takeaway alcohol

Notification

- exhibition period 1 August to 23 August 2024
- 234 owners and occupiers were notified
- no submissions received
- NSW Police: no objections subject to the premises being operated in accordance with the approved plan of management

Site



353-359 Crown Street - tenancy shaded yellow



site viewed from Crown Street



Crown Street, looking north and south

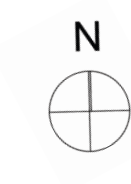


tenancy interior

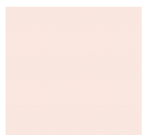
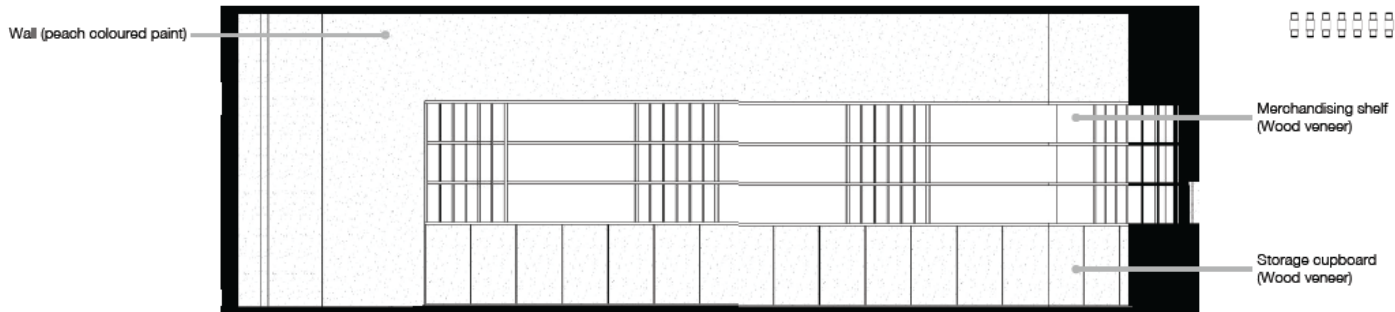
Proposal



subject tenancy within building



demolition plan



Peach/oral colour paint
(walls)



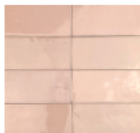
Faux marble
(counter top)



Concrete vinyl
(flooring)



Wood veneer
(shelves, storage, joinery)



Tiles
(counter sides)



Faux stone facade
(entry structure)

wine fridge detail and colour schedule

Compliance with key LEP standards

	control	proposed	compliance
zone	MU1 Mixed Use zone	food & drink premises	yes
floor space ratio	3:1	no increase	yes

Hours of operation

	DCP	proposal	recommended hours
Monday to Saturday	base: 10am to 10pm extended: 10pm to 12 midnight	7am to 11pm *	base: 10am to 10pm extended: 7am to 10am & 10pm to 11pm (1 year trial)
Sunday	as above	7am to 10pm *	base: 10am to 10pm extended: 7am to 10pm (1 year trial)

* no alcohol sales prior to 10:00am, only takeaway coffee

Issues

- late night trading provisions

Late Night Trading Provisions

- the premises is a Category A premises as it will be operated under a hotel licence
- however, the proposed use is more akin to a Category B premises noting restricted seating numbers (28 seats outside of wine tasting events)
- hours of operation are consistent with DCP except for prior to 10am when no alcohol will be sold (only coffee)
- trial period recommended for hours prior to 10am, and after 10pm

Recommendation

Approval subject to conditions