

Local Planning Panel

5 November 2025

Application details

Address: 378-380 Cleveland Street, Surry Hills

Application: D/2025/410

Architect: Richards Stanisich

Consultants: SJB Planning

Applicant: MAK Surry Hills (378 CS) Pty Ltd

Owner: MAK Surry Hills (378 CS) Pty Ltd

Proposal

Alterations and additions to 2 storey building, including:

- internal and external works including to a heritage portion of site
- change of use from retail and residential to a restaurant for the whole building
- a first floor rear extension for new restaurant kitchen
- changes to loading zone, waste storage and bicycle parking

Recommendation

- Approval, subject to conditions

Reason reported to LPP

The application is reported to the LPP for determination due to:

- an exceedance of the FSR control by more than 10% for the 380 Cleveland Street portion of the site
- a 18.25% FSR variation proposed

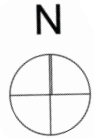
Notification

- exhibition period 14 May 2025 to 12 June 2025
- 271 owners and occupiers notified
- 19 submissions received
 - 16 objections
 - 2 in support
 - 1 comment

Submissions

- trading hours and noise
- design of first floor kitchen rear extension
- traffic and parking
- nuisance by delivery and waste vehicles
- privacy
- loss of affordable housing
- undesirable use (family-oriented area / too many restaurants)
- issues with notification letters

Site



Site



Cleveland Street

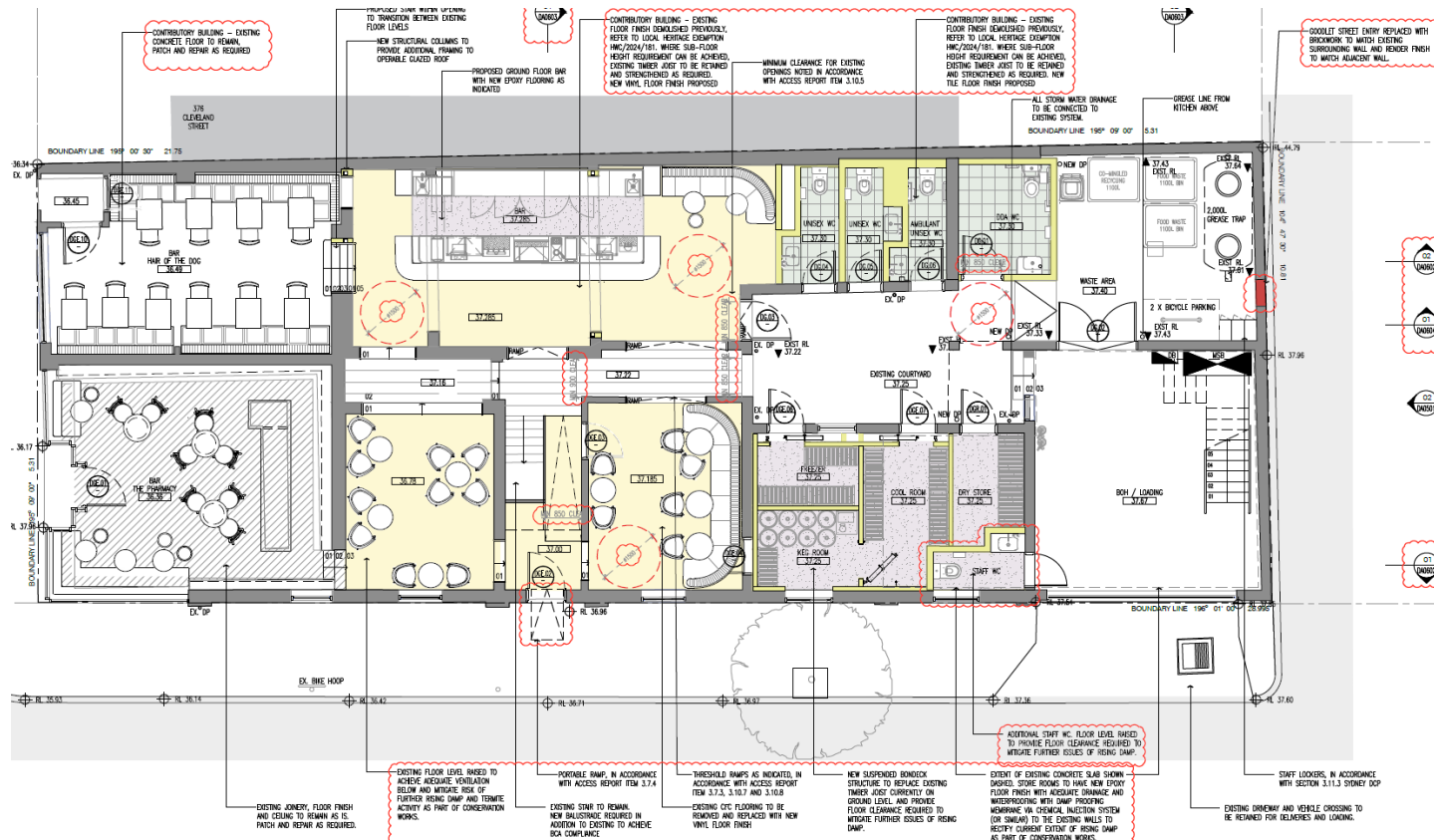
Marlborough Street



Goodlet Lane

Proposal

Cleveland Street



Marlborough Street

ground floor plan



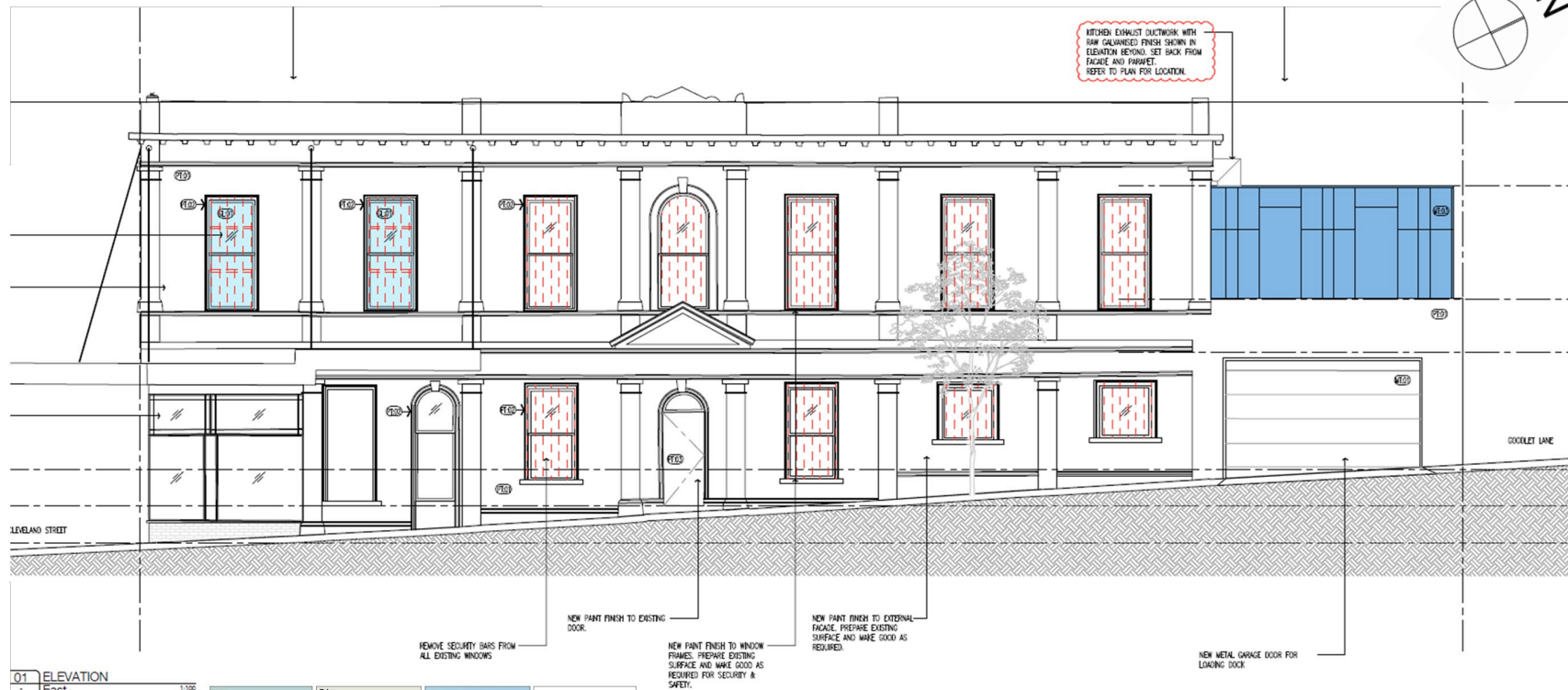
first floor plan





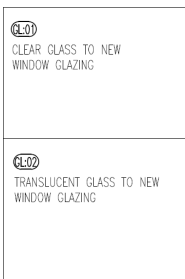
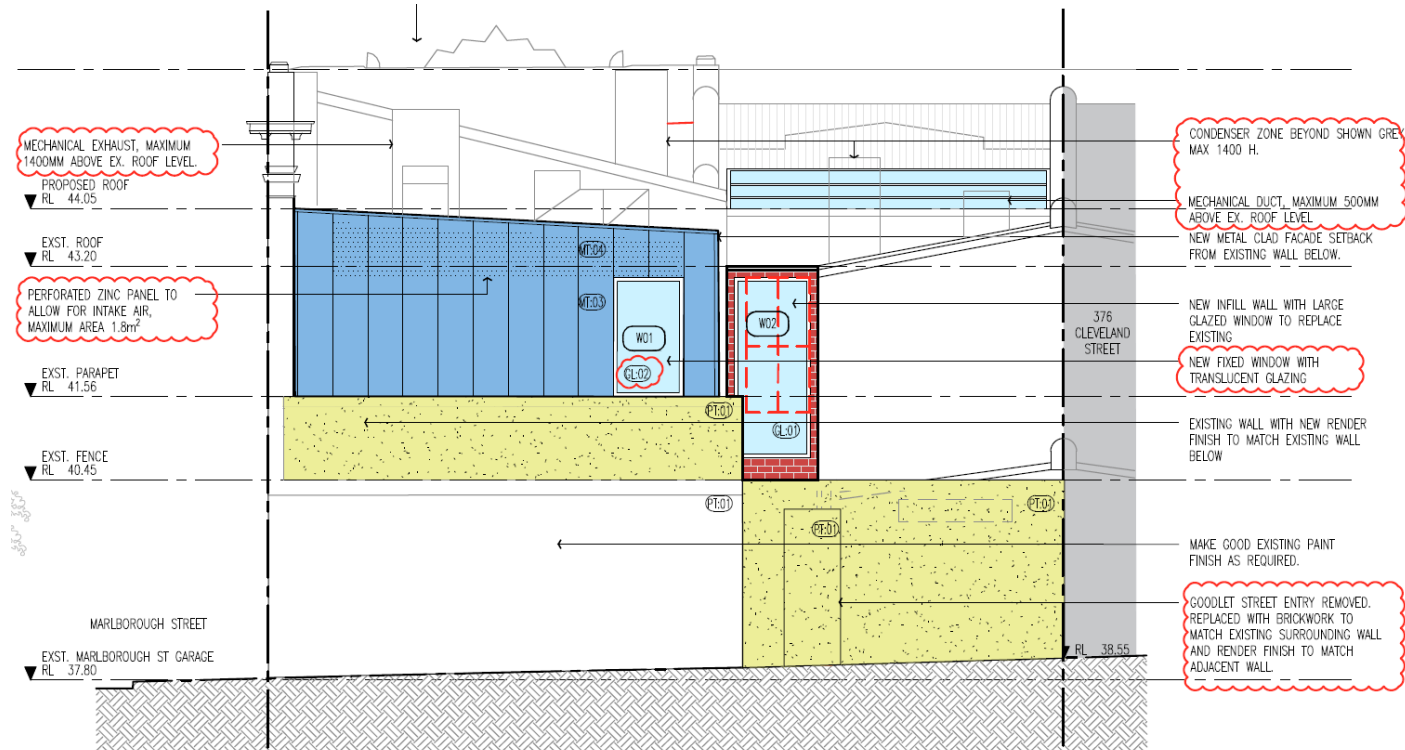
01 ELEVATION
South
(CLEVELAND STREET)
1:100

Cleveland Street – south elevation



<p>010 DULUX RELAX PAINT FINISH TO PAINTED RENDER FACADE</p>	<p>011 DULUX CASPER WHITE HALF PAINT FINISH TO PAINTED TIMBER WINDOWS</p>	<p>012 CLEAR GLASS TO NEW WINDOW GLAZING</p>	<p>013 TRANSLUCENT GLASS TO NEW WINDOW GLAZING</p>
<p>014 LIGHTER COLOUR NATURAL ZINC STANDING SEAM PROFILE TO ROOF AND FACADE CLADDING</p>			

Marlborough Street – east elevation



Goodlet Lane – north elevation



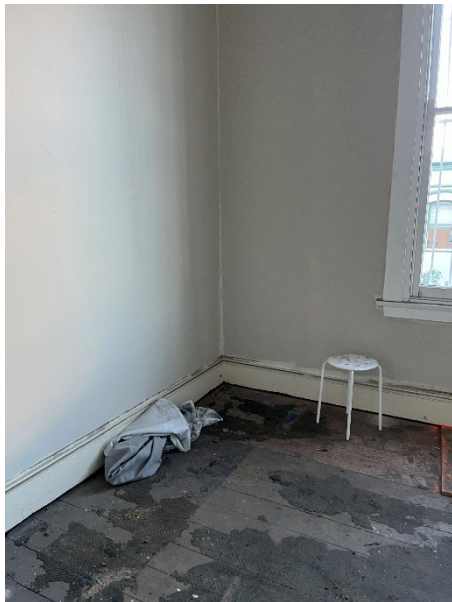
Marlborough Street

Goodlet
Lane

photomontage
first floor addition

Compliance with key LEP standards

	control	proposed	compliance
height	12m	8.71m	yes
floor space ratio			
- 378 Cleveland Street	1.5:1	1.32:1	yes
- 380 Cleveland Street	1.25:1	1.48:1	no – cl 4.6 18.25% variation
heritage	380 is a local heritage item both contributing buildings to Goodlet Street HCA		yes - 380 largely dilapidated internally



380 Cleveland Street

Hours of operation

	base hours & extended hours	proposed hours	recommended hours
Monday to Sunday	7.00 am to 12.00 midnight	12.00 noon to 12.00 midnight	12.00 noon to 12.00 midnight 2-year trial between 10.00pm and 12.00 midnight

Issues

- notification letter issues - 16 objections with a range of issues – all late submissions were considered
- noise, delivery and waste vehicles – addressed by conditions
- traffic and parking – no onsite parking discourages traffic generation
- loss of affordable housing – Section 7.32 contribution imposed
- the amended plans address privacy and first floor rear extension design issues

Recommendation

Approval, subject to conditions