

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

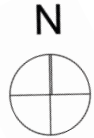
Notification

- 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





Goodlet Lane

Cleveland Street



ground floor plan

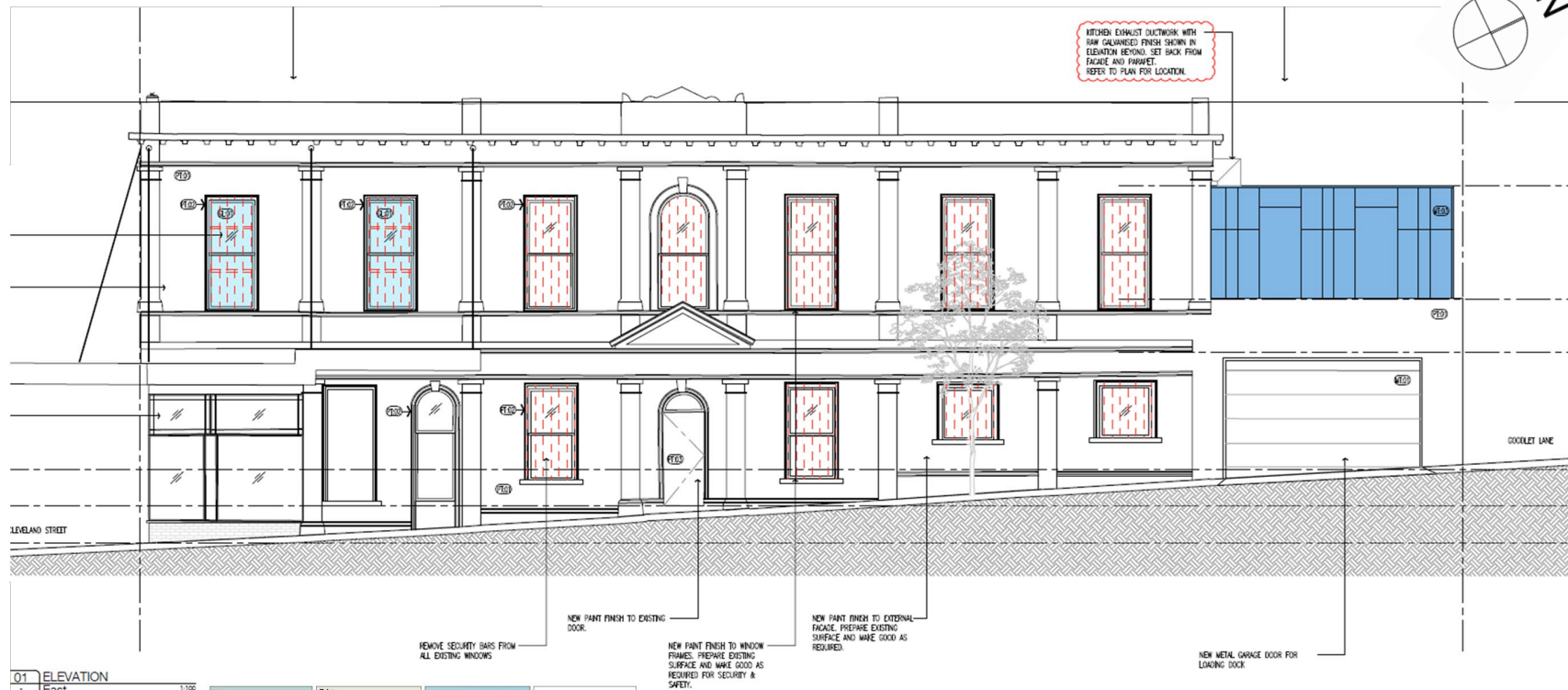


first floor plan





Cleveland Street – south elevation

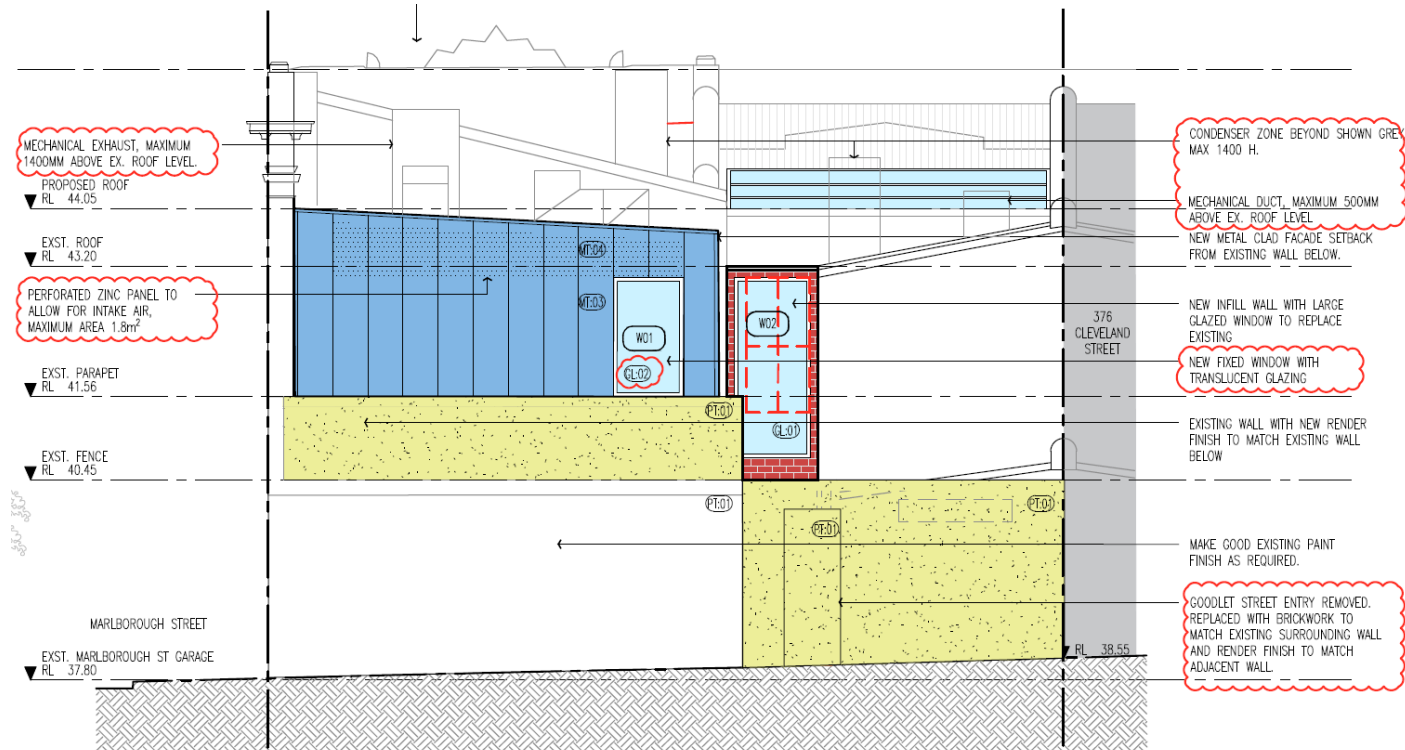


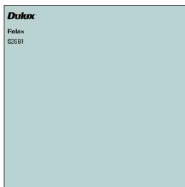
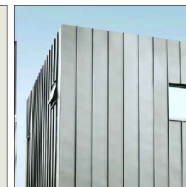
01 ELEVATION
East

1:100

Paint 450 CLEAR GLASS TO NEW WINDOW GLAZING	Paint 450 TRANSLUCENT GLASS TO NEW WINDOW GLAZING	Paint 450 LIGHTER COLOUR NATURAL ZINC STANDING SEAM PROFILE TO ROOF AND FACADE CLADDING
450 DULUX RELAX PAINT FINISH TO PAINTED RENDER FACADE	450 DULUX CASPER WHITE HALF PAINT FINISH TO PAINTED TIMBER WINDOWS	

Marlborough Street – east elevation



Dulux Relax 1000  PT-01 DULUX RELAX PAINT FINISH TO PAINTED RENDER FACADE	Dulux Casper White Half 2000  PT-02 DULUX CASPER WHITE HALF PAINT FINISH TO PAINTED TIMBER WINDOWS	MT-03  MT-03 'LIGHTER COLOUR' NATURAL ZINC STANDING SEAM PROFILE TO ROOF AND FACADE CLADDING	GL-01 CLEAR GLASS TO NEW WINDOW GLAZING GL-02 TRANSLUCENT GLASS TO NEW WINDOW GLAZING
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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