

Local Planning Panel

8 April 2026

Application details

Address: 553 Crown Street, Surry Hills 2010

Application: D/2026/49

Applicant: CONSUME PTY LIMITED

Owner: Mr Imbert Wai Lun Kong

Architect/Designer/Consultants: studioplusthree

Proposal

- Proposed change of use to a Health Services Facility (Dentistry Practice)
- associated alterations and additions

Recommendation

- Approval

Reason reported to LPP

The application is reported to the LPP for determination as:

- the proposal includes a request to vary the floor space ratio development standard by more than 10%

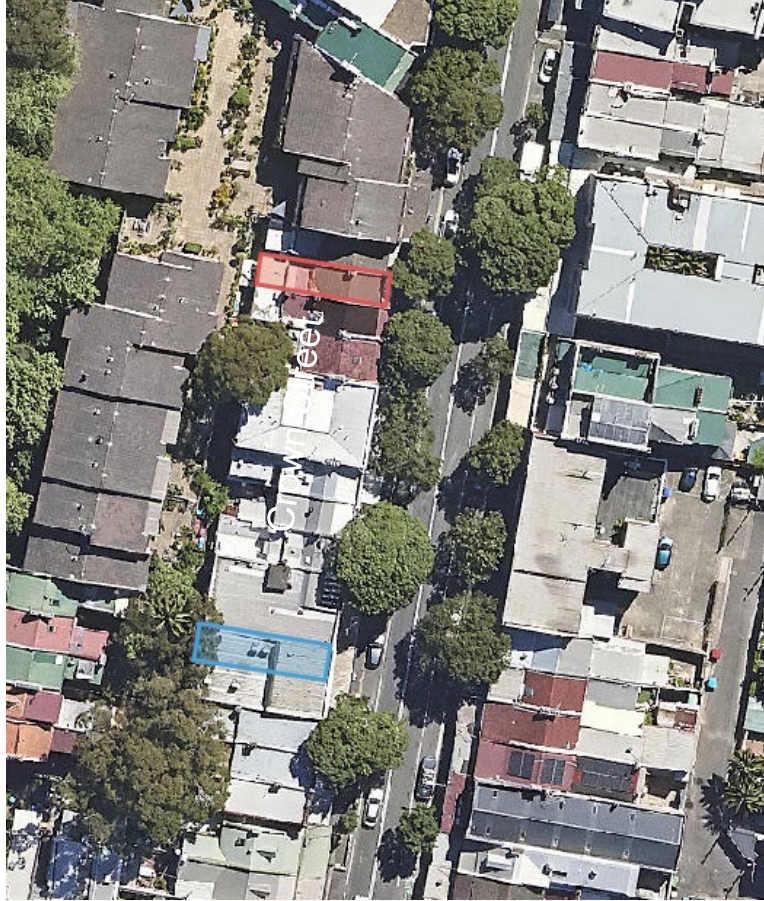
Notification

- Exhibition period 27 January 2026 to 11 February 2026
- 122 owners and occupiers notified
- One (1) submission received

Submissions

- Parking
- Equitable access

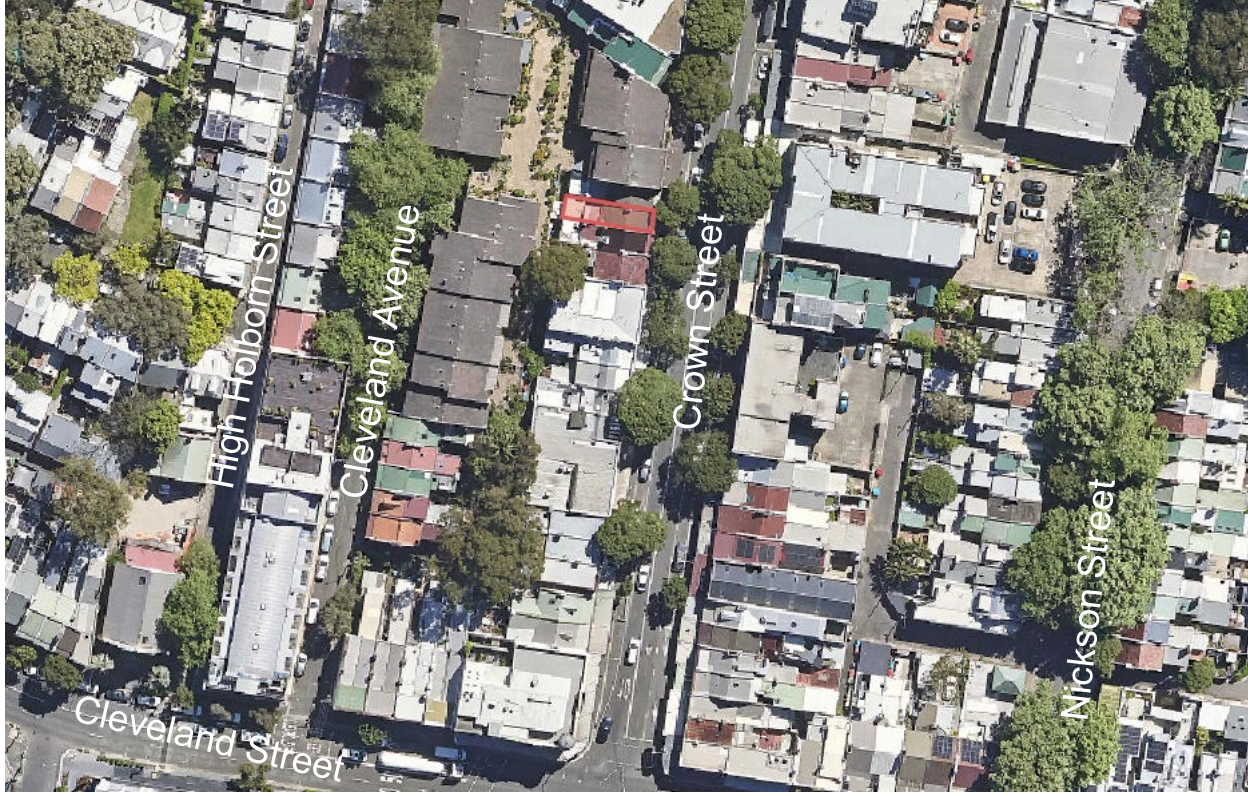
Submissions



 subject site

 submitters

Site





Site viewed from Crown Street



View from first floor external stair showing party wall and neighbouring development facing east



View from first floor external area showing private lane including cold room and tree facing south

Proposal

557 Crown Street

555 Crown Street

553 Crown Street

551 Crown Street

547 Crown Street



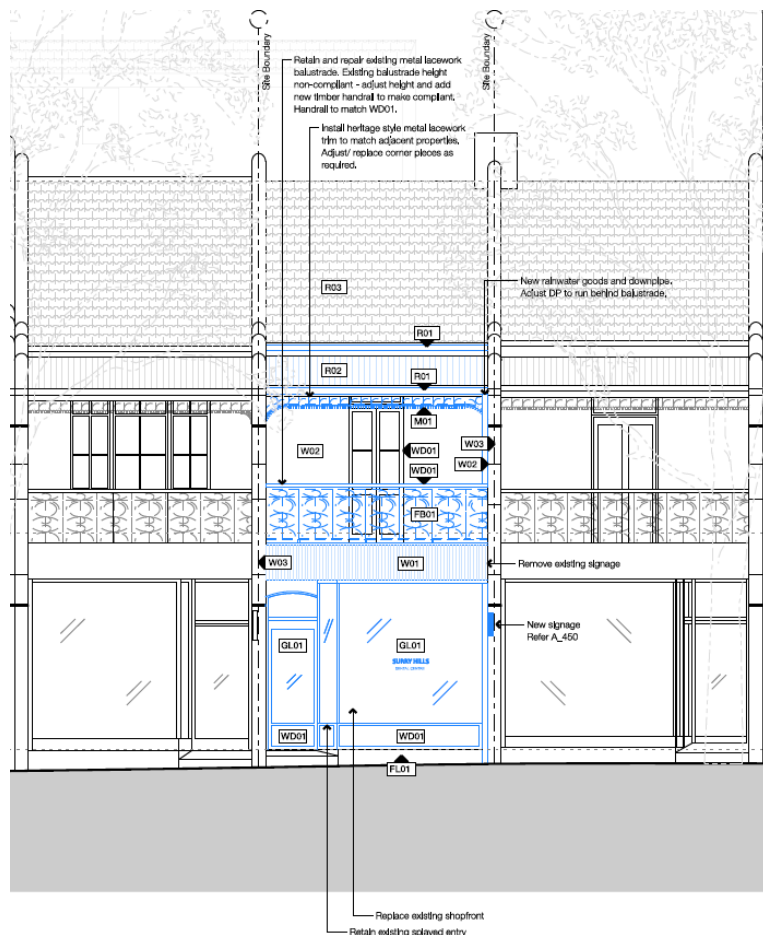
Crown Street



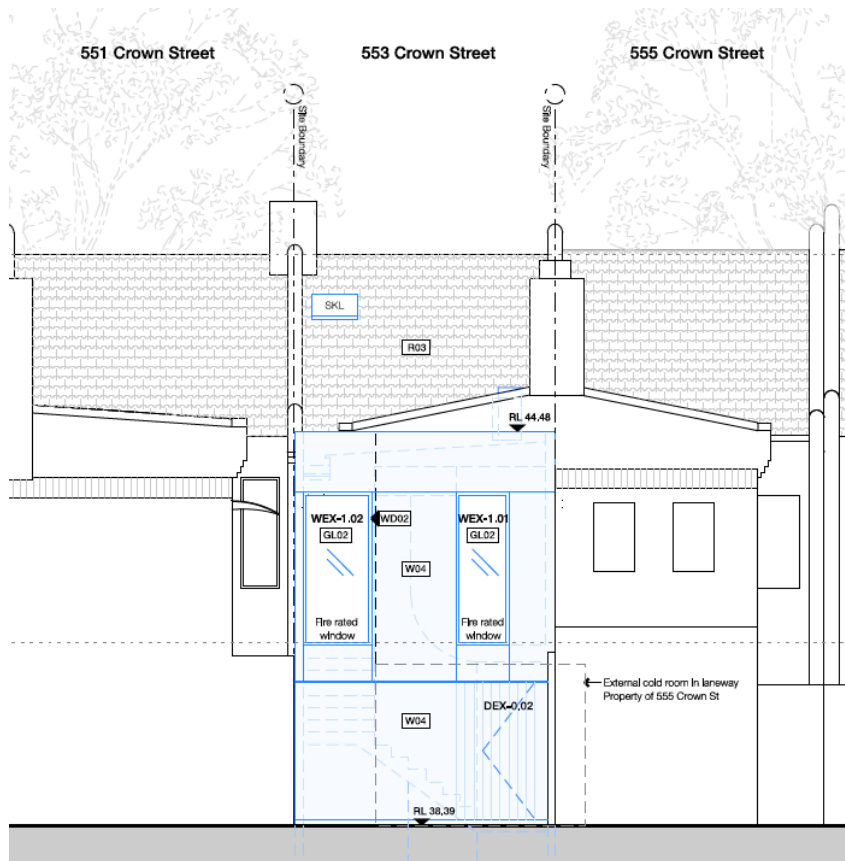
Ground Floor



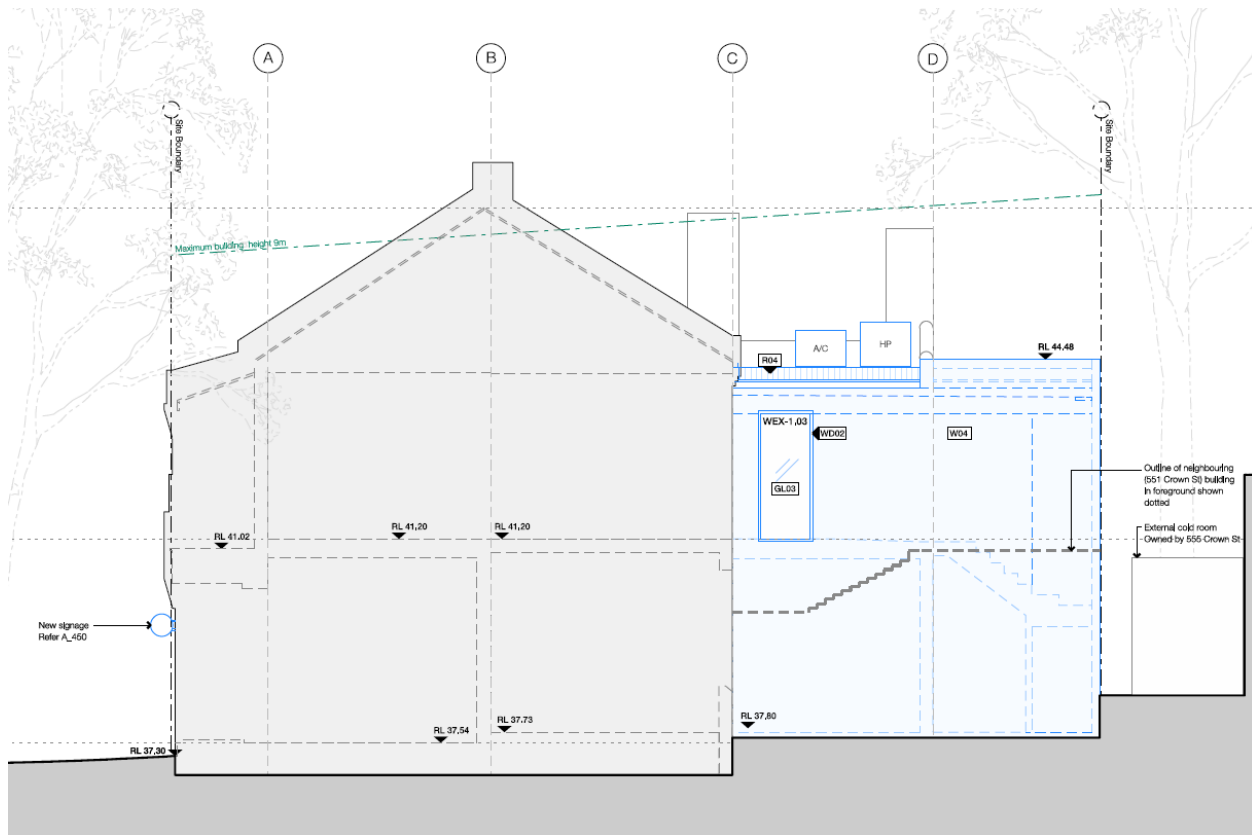
First Floor



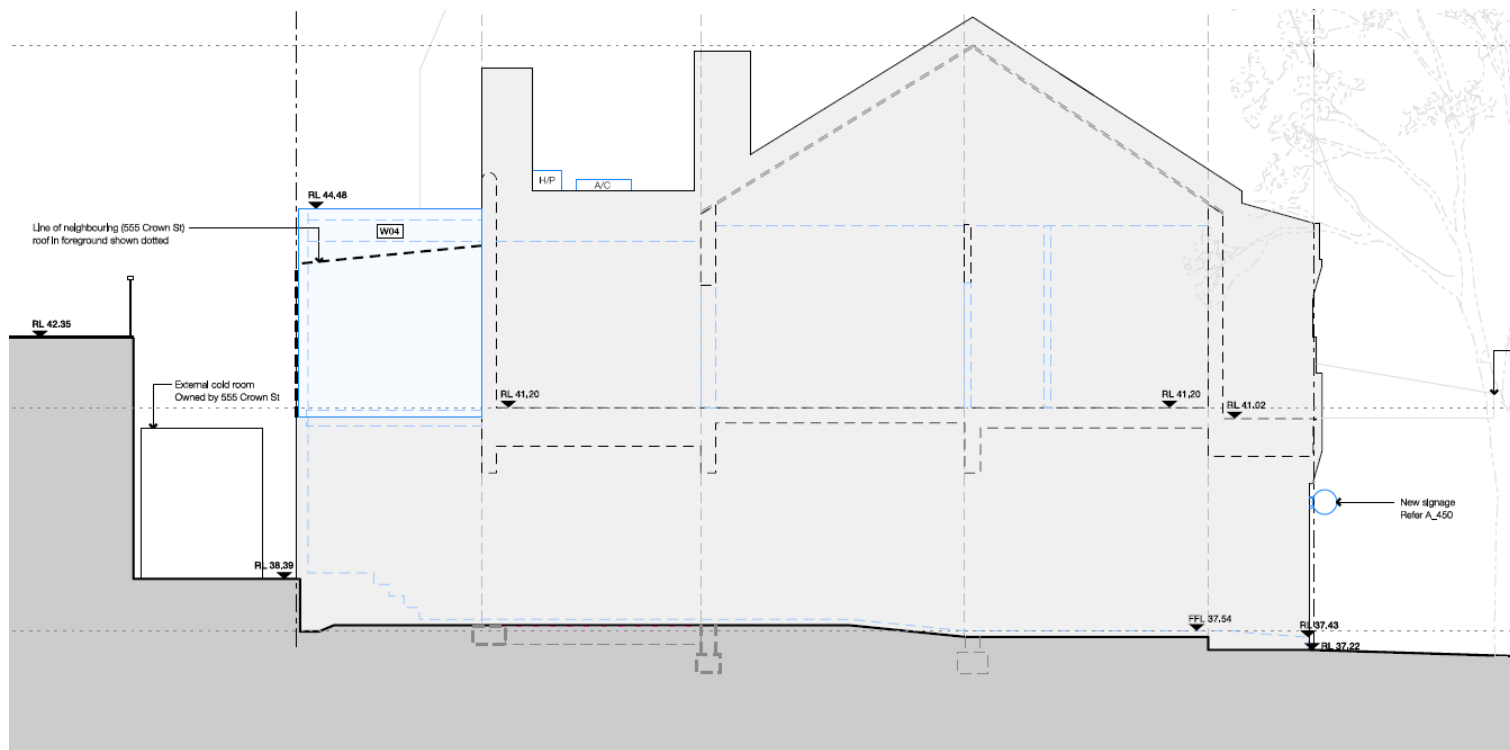
Crown Street (east) elevation



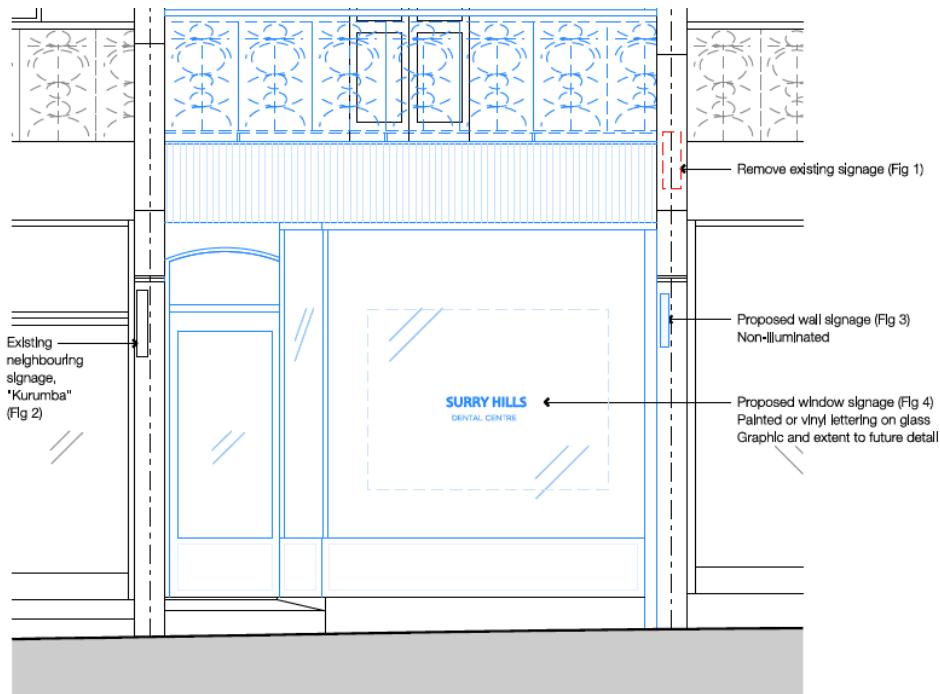
Rear (west - private lane) elevation



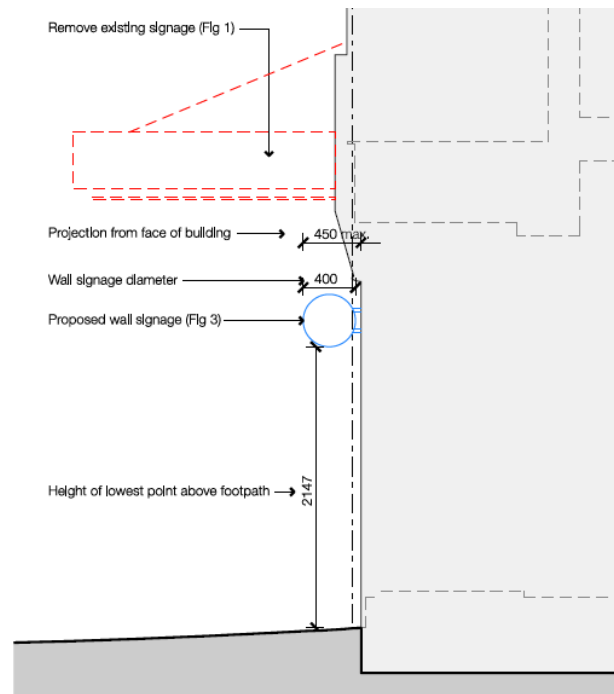
North Elevation



South Elevation



01 SIGNAGE DETAIL - EAST ELEVATION
SCALE: 1:50 @ A3



02 SIGNAGE DETAIL - NORTH ELEVATION
SCALE: 1:50 @ A3

Signage detail

Compliance with key LEP standards

	control	proposed	compliance
height	9m	6.6m	yes
floor space ratio	1.5:1 or 100.2sqm of GFA	1.67:1m or 111.8sqm of GFA	no

Compliance with DCP controls

	control	proposed	compliance
height in storeys	2	2	yes
Solar Access	2 hours sun access to private open space on June 21 2 hours sun access to 1sqm of habitable room windows on June 21	No loss of solar access to habitable room windows or private open space	yes

Hours of operation

Category C premises in Local Centre Area	Permitted base hours & extended hours	proposed hours	recommended hours
Monday to Sunday	base 07.00am to extended to 2.00am	06.00am to 10.00pm	06.00am to 10.00pm

Issues

- Floor Space Ratio
- Boundary window

Floor Space Ratio

Non-compliance with 1.5:1 standard by 11.6% (1.67:1)

Clause 4.6 variation supported as:

- built form consistent with scale and bulk of surrounding buildings
- non-compliance does not result in adverse impacts such as overshadowing or visual privacy

Boundary window

The applicant proposes fire rated boundary windows to the western (private lane) elevation.

- Supported with conditions of consent for:
 - privacy treatments to have no impact to western neighbouring site which is a flat building;
 - condition for a positive covenant to be registered requiring the windows to be sealed up if a development abutting, adjoining or adjacent to the windows is proposed.

Recommendation

Approval subject to conditions