

Local Planning Panel

12 August 2026

application details

address: 17 Randle Street, Surry Hills

application: D/2026/409

applicant: The Trustee for the Cirillo Planning Trust

owner: Mr David Brown

architect: SJB Architects

planning consultant: Planning Lab



proposal

- alterations and additions, change use to a new two storey dwelling at level 5 and 6 of the building

reason for reporting to LPP

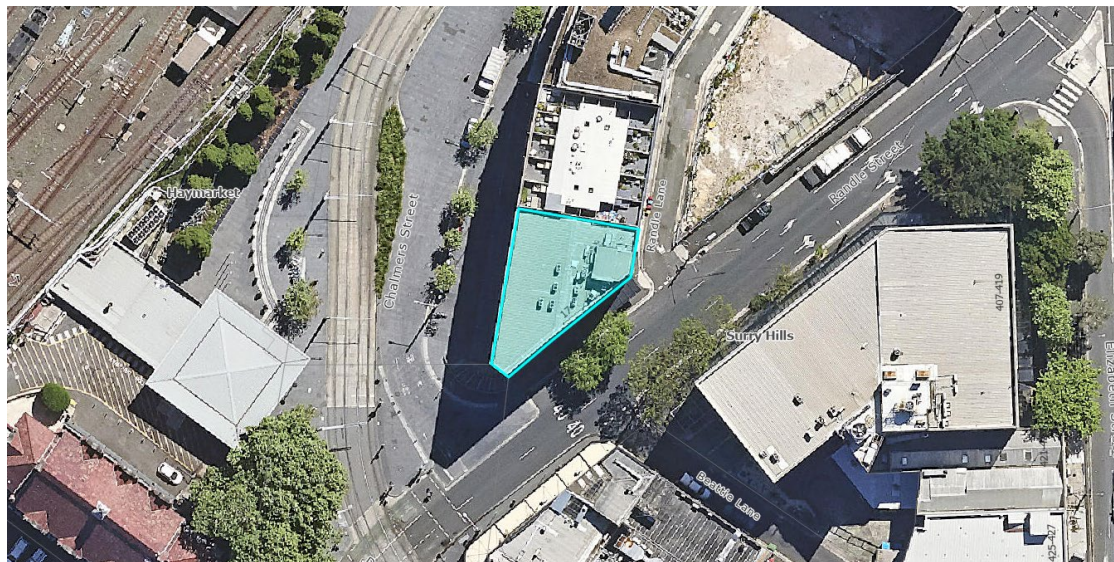
- departure from development standards

recommendation

- approval

site & submissions

- area: 316.6m²
- zoned: MU1 Mixed Use
- exhibition 5 May 2026 to 20 May 2026
- no submissions received



Aerial site photo

 subject site



site photos



site viewed from Randle Street



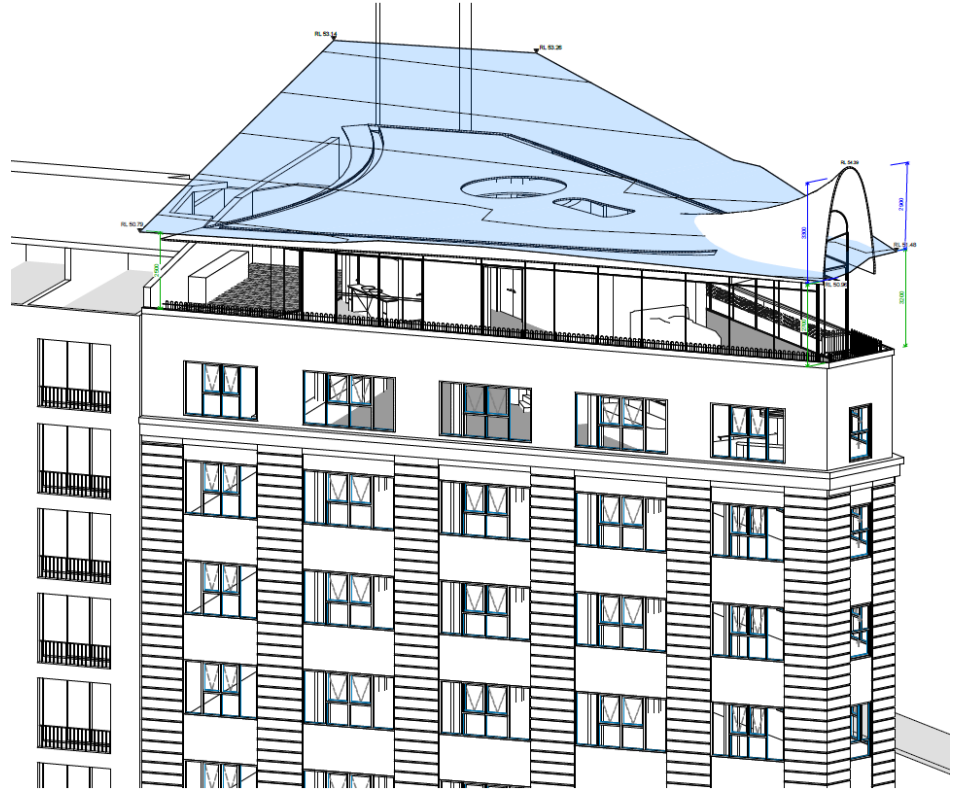
site viewed from Chalmers Street

discussion

- height of building
- floor space ratio
- waiver of:
 - site specific development control plan
 - competitive design process

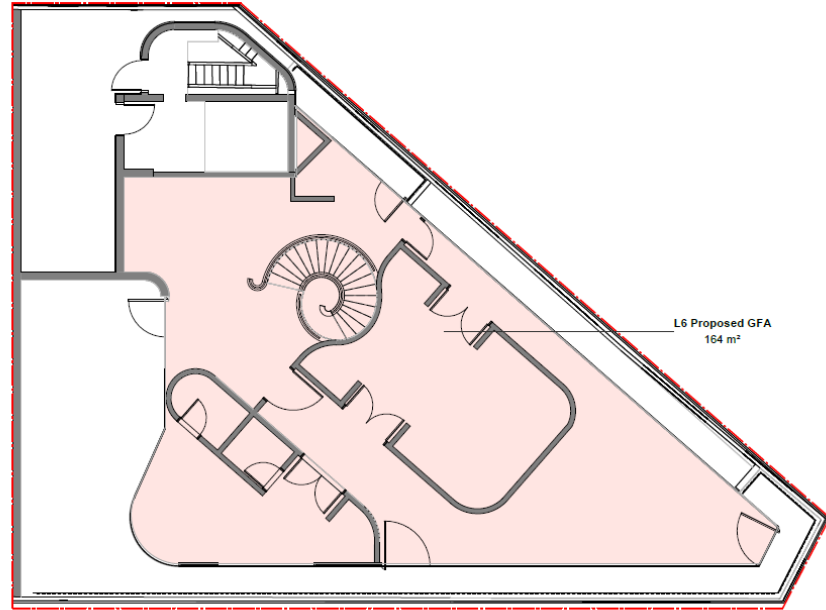
height of building

- 27m permitted.
- 29.92m proposed.
- variation of 2.92m / 10.8 %



floor space ratio

- 6:1 or 1,899.6m² permitted.
- 6.54:1 or 2,073m² proposed.
- variation of 173.4m² / 9.1 %.



LEVEL 6 - GFA

waiver of DCP and design competition



photomontage of proposal viewed from Chalmers Street

recommendation

- approval subject to conditions