

Local Planning Panel

21 May 2025

Application details

Address: 37-41 Oxford Street, Surry Hills

Application: D/2024/1027

Applicant: The Trustee for Cirillo Planning Trust

Owner: Elli Pty Ltd

Architect: SRH Architecture Pty Ltd

Consultants: Planning Lab

Proposal

Alterations and additions to restricted premises (strip club), including:

- second storey addition
- associated structural works
- internal alterations
- shopfront alterations

No changes proposed to the approved operation of the premises.

Existing approved hours of operation are 12pm midday to 5am daily.

Reason reported to LPP

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

- development for the purpose of a restricted premises.

Notification

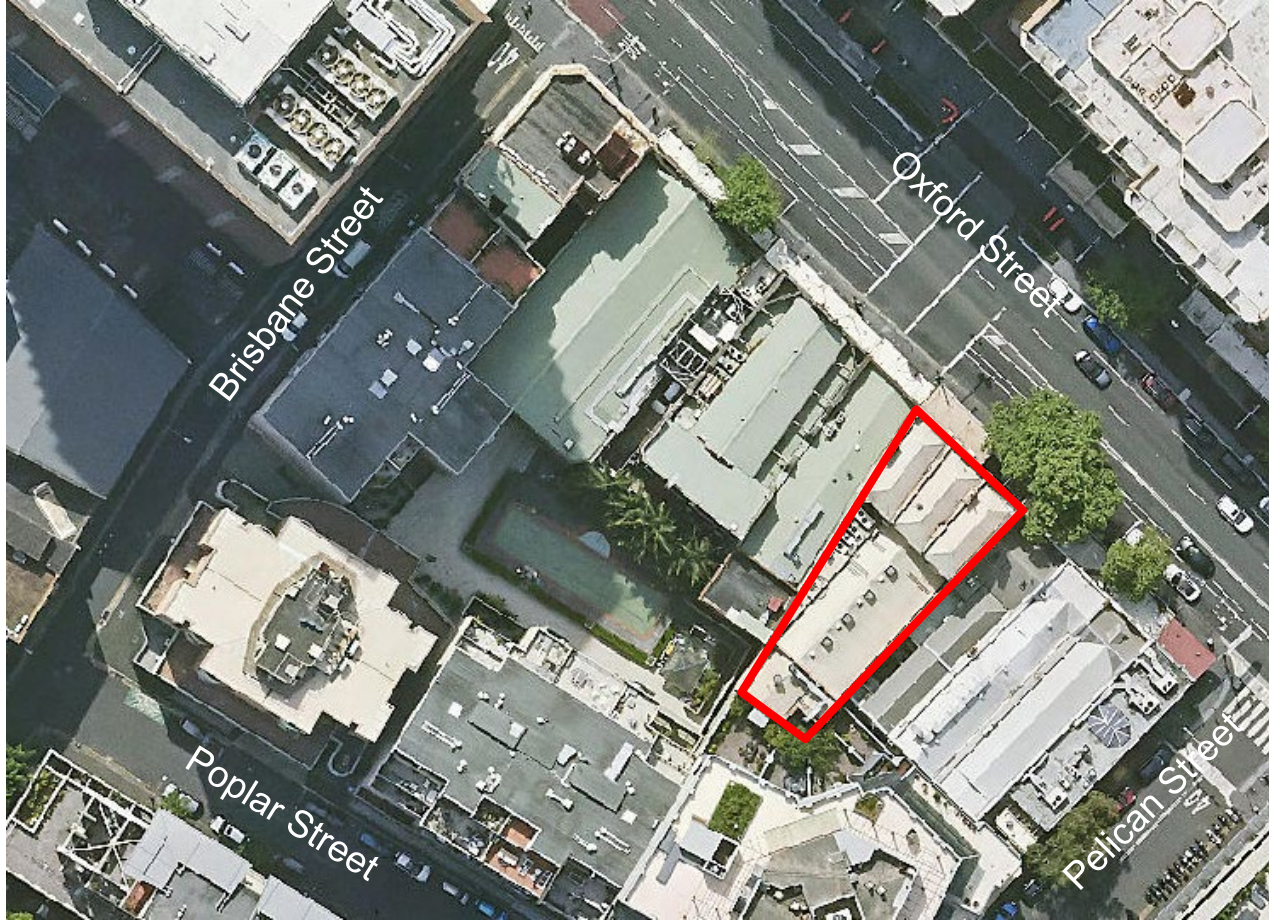
- exhibition period 26 November 2024 to 18 December 2024
- 1,464 owners and occupiers notified
- 10 submissions received - 9 objections and 1 submission of support

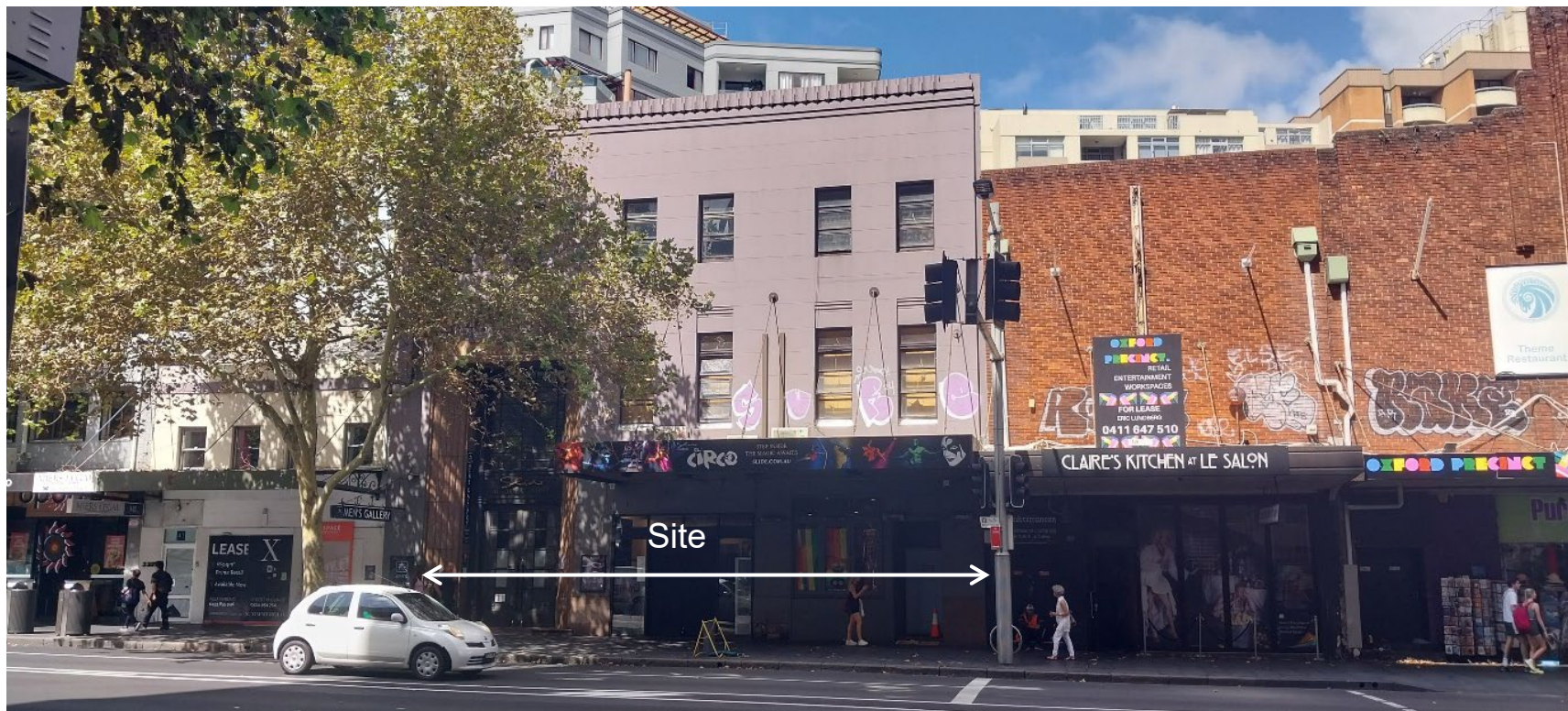
Submissions

Issues raised in the submissions include:

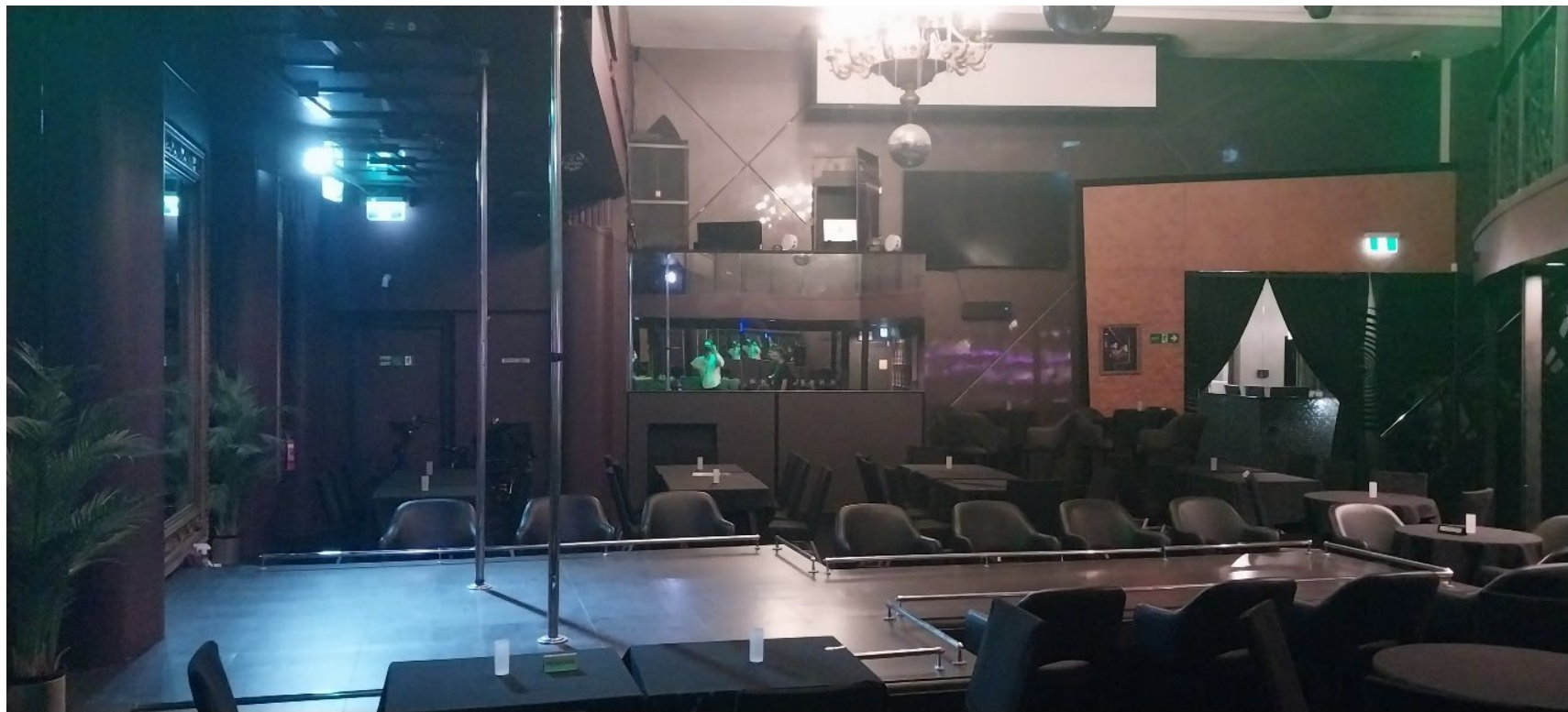
- hours of operation
- overshadowing
- anti-social behavior
- parking and traffic
- views
- insufficient public consultation

Site





Oxford Street



existing bank chamber space



existing bank chamber space - mezzanine

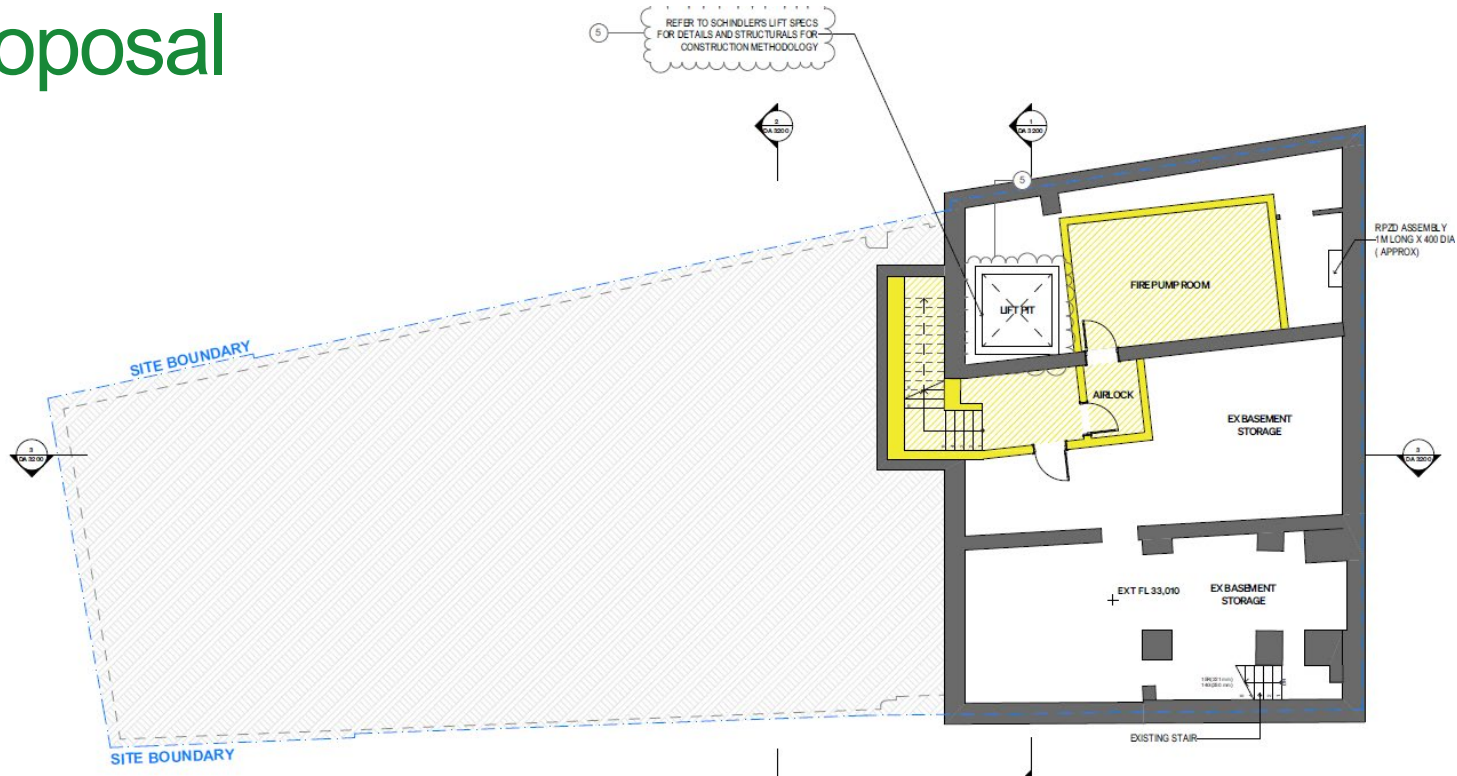


existing bank chamber ceiling

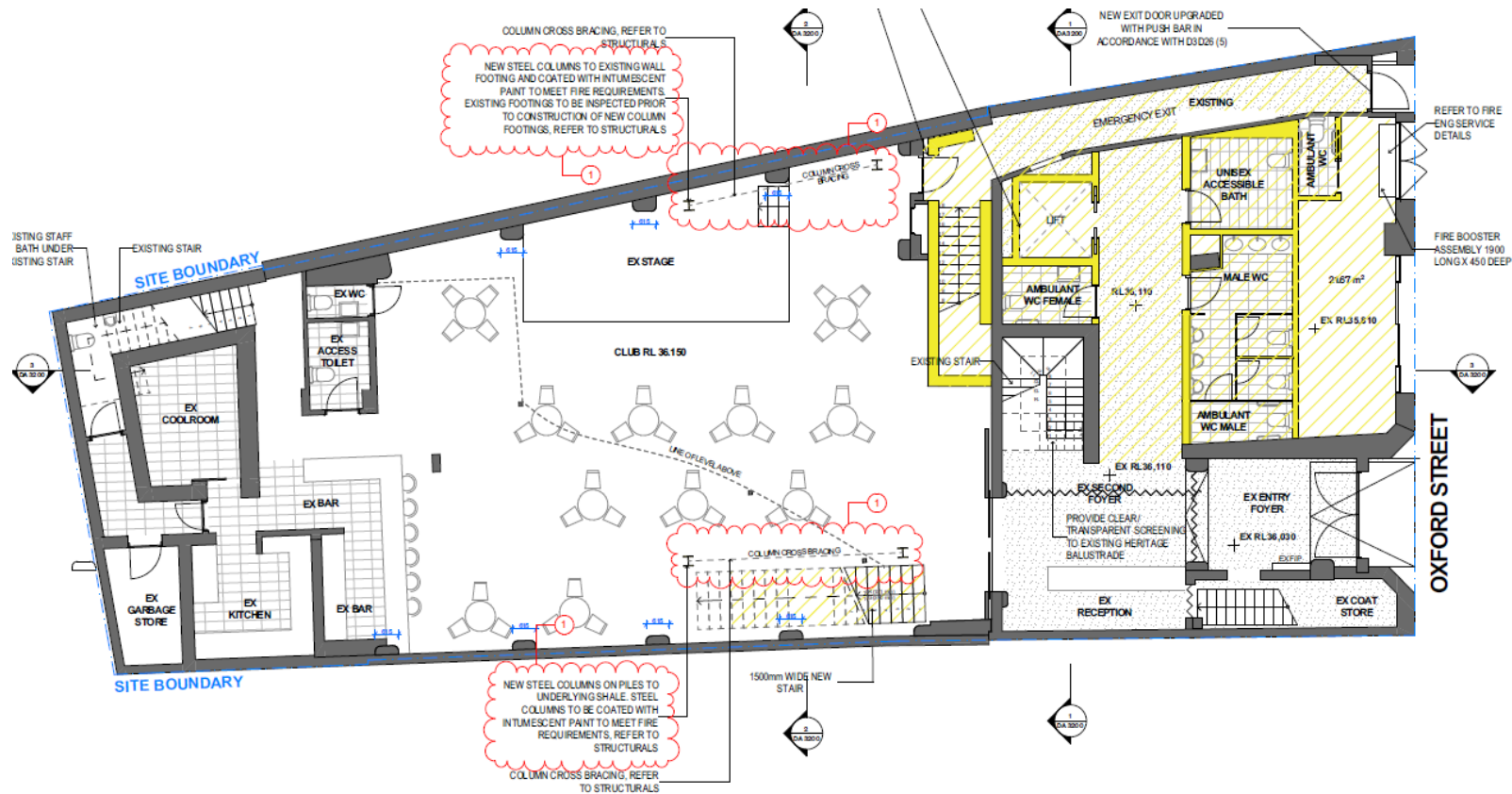


existing bank chamber roof viewed from the second storey rear window - looking south-west

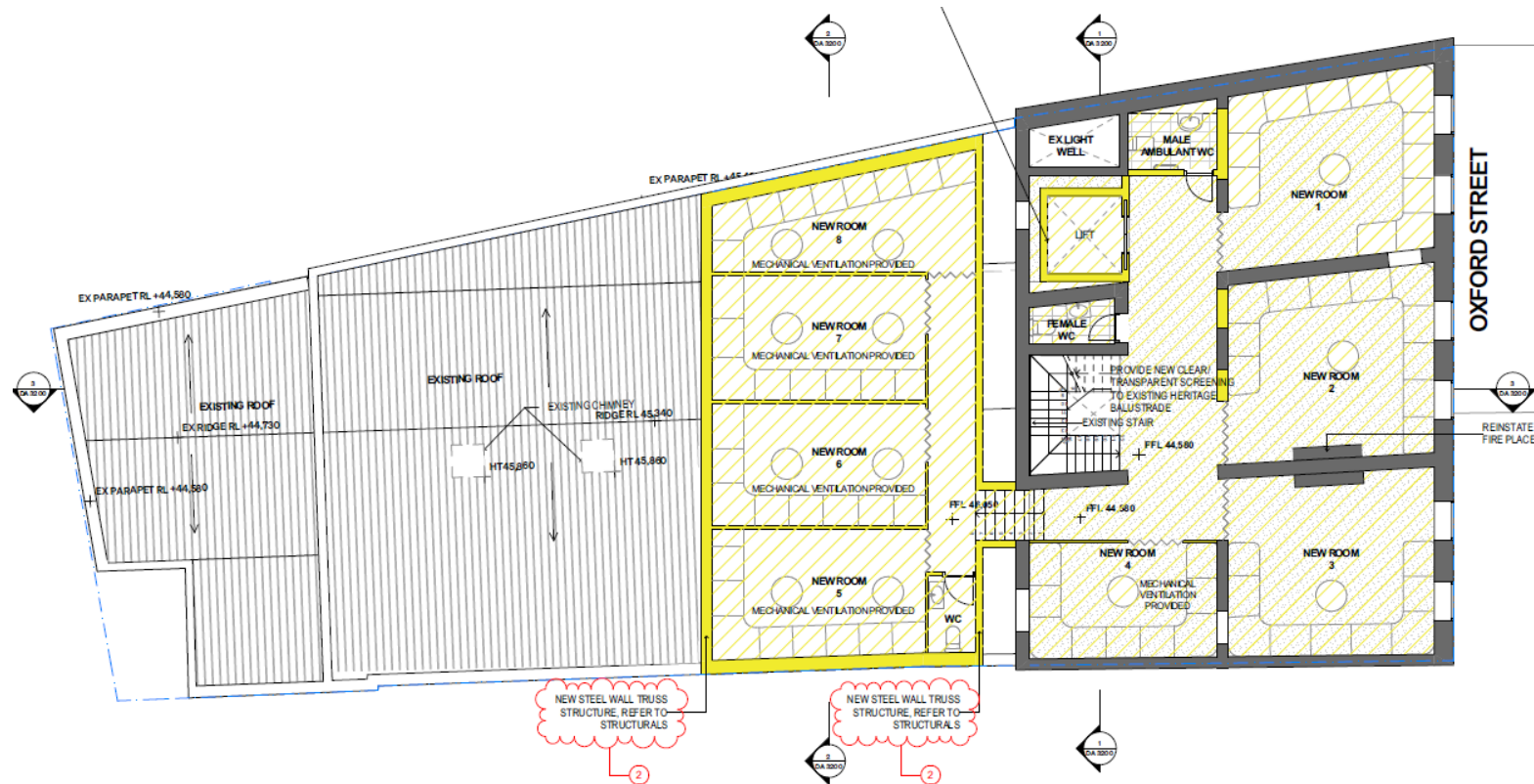
Proposal



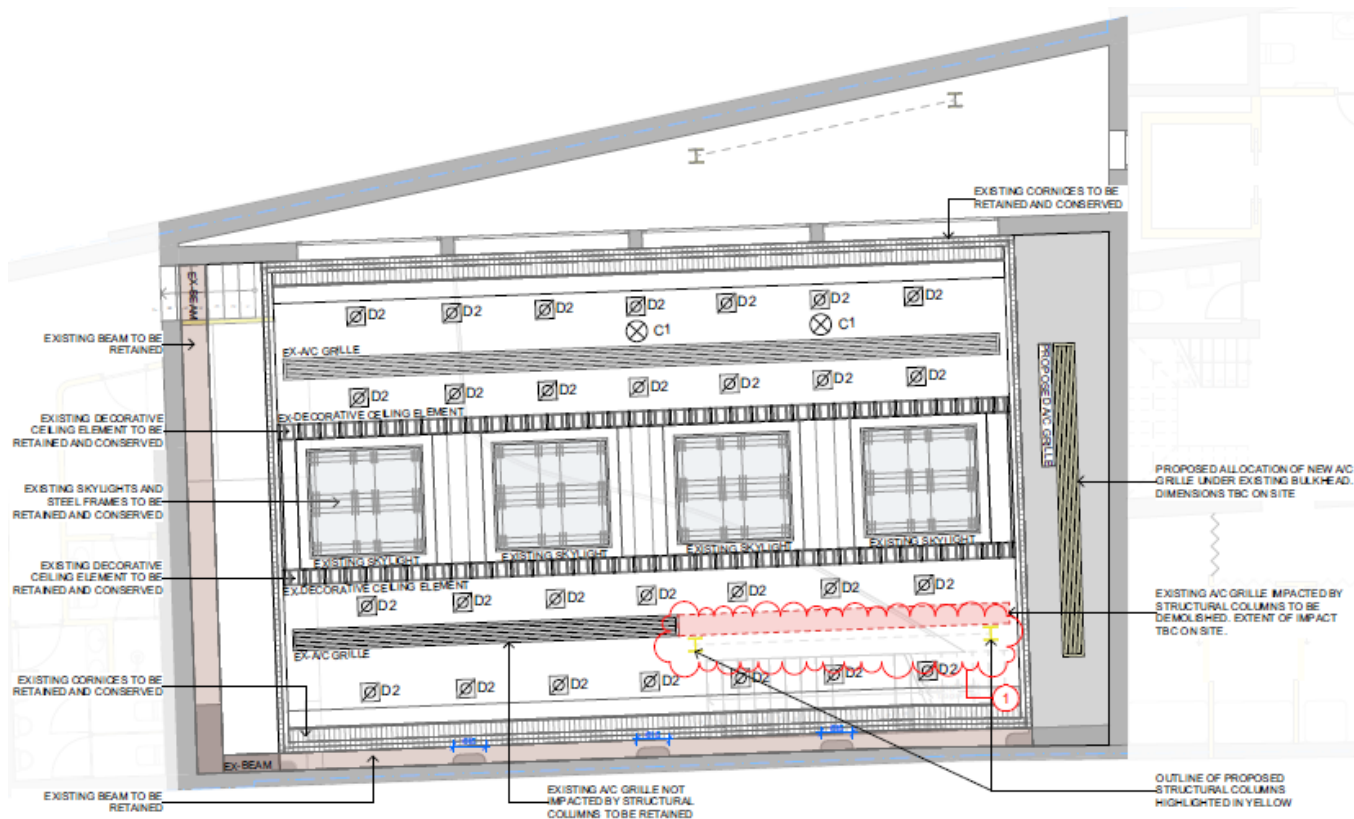
proposed basement floor plan



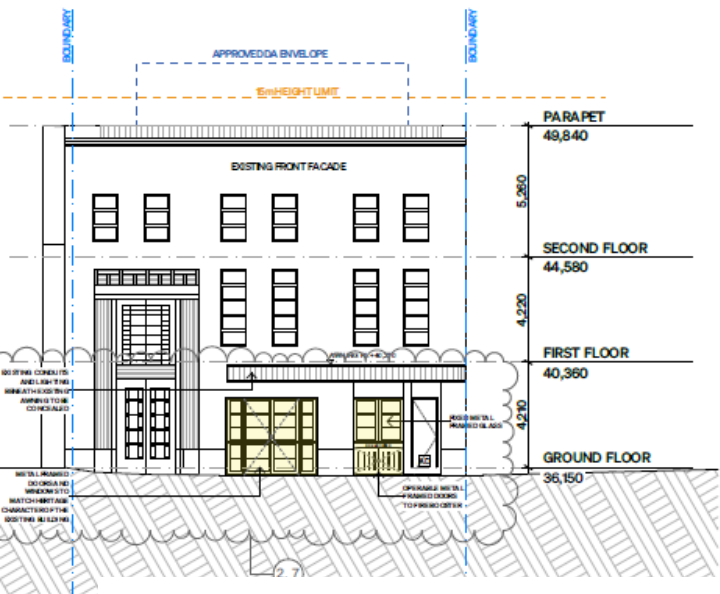
proposed ground floor plan



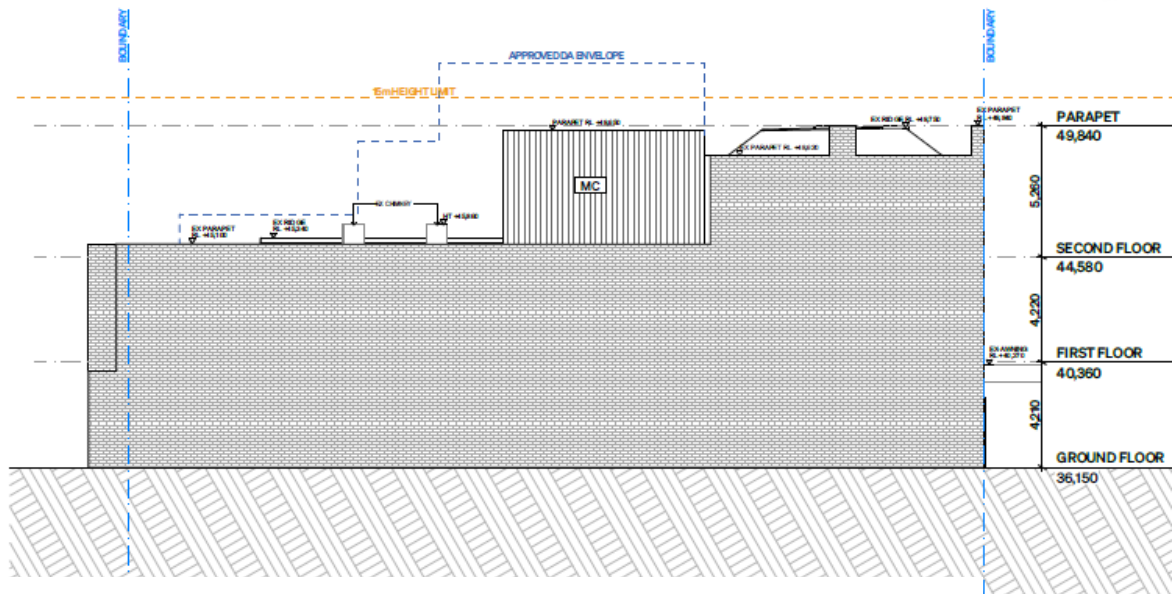
proposed second floor plan



bank chamber reflected ceiling plan

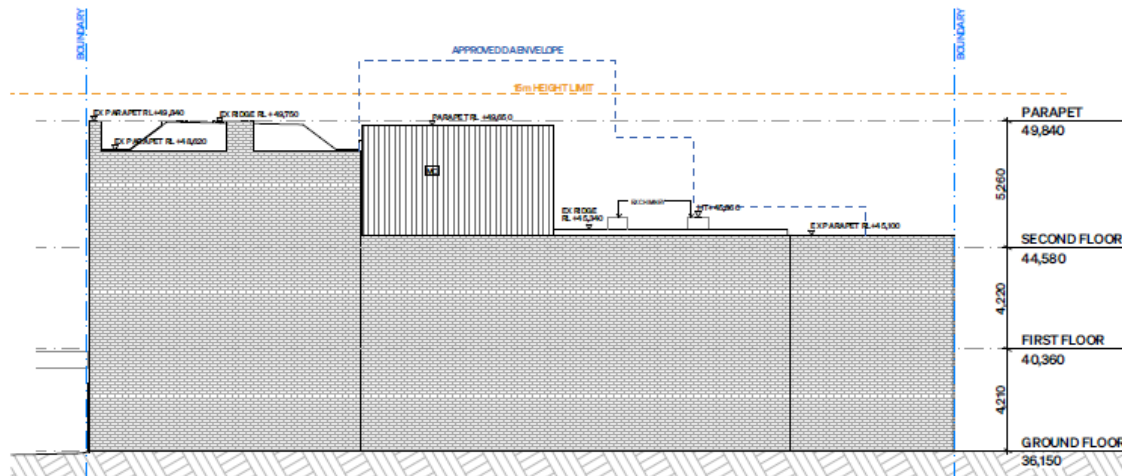
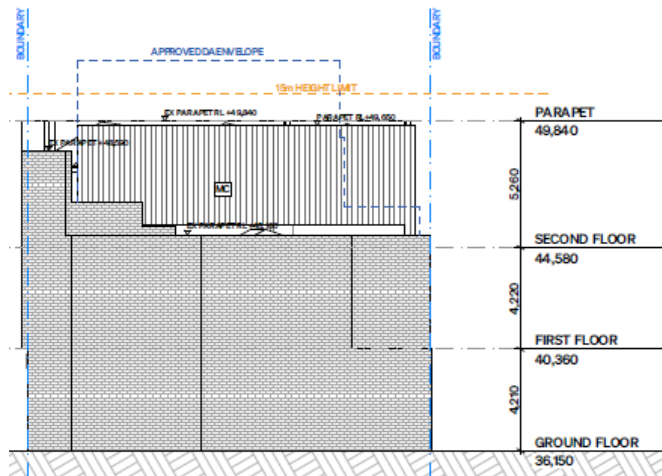


Oxford Street

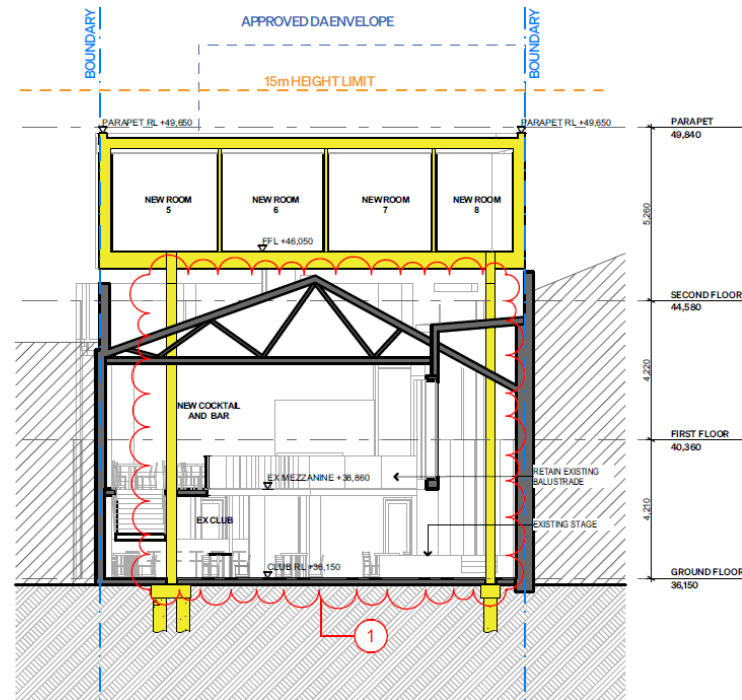
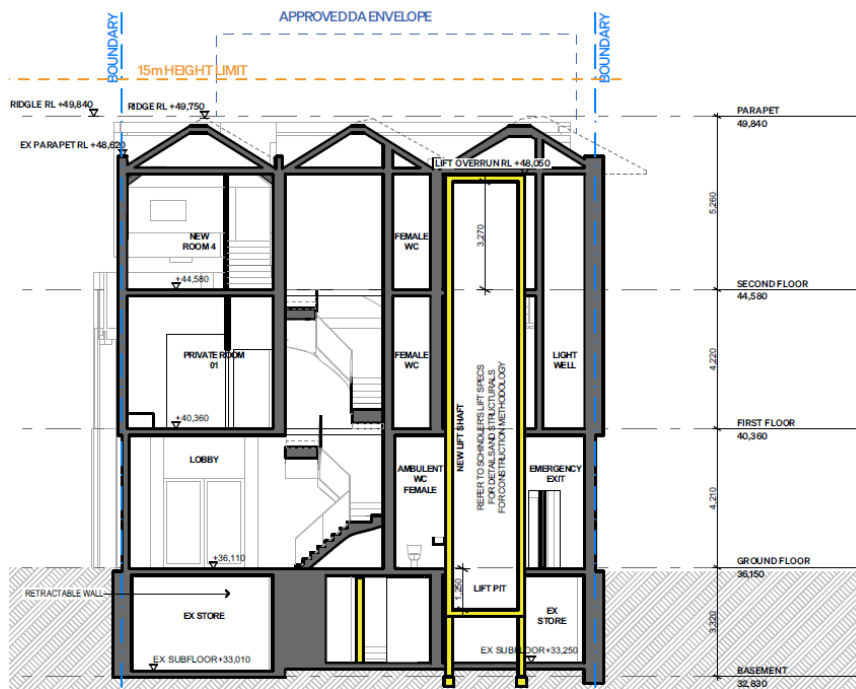


south-east side elevation

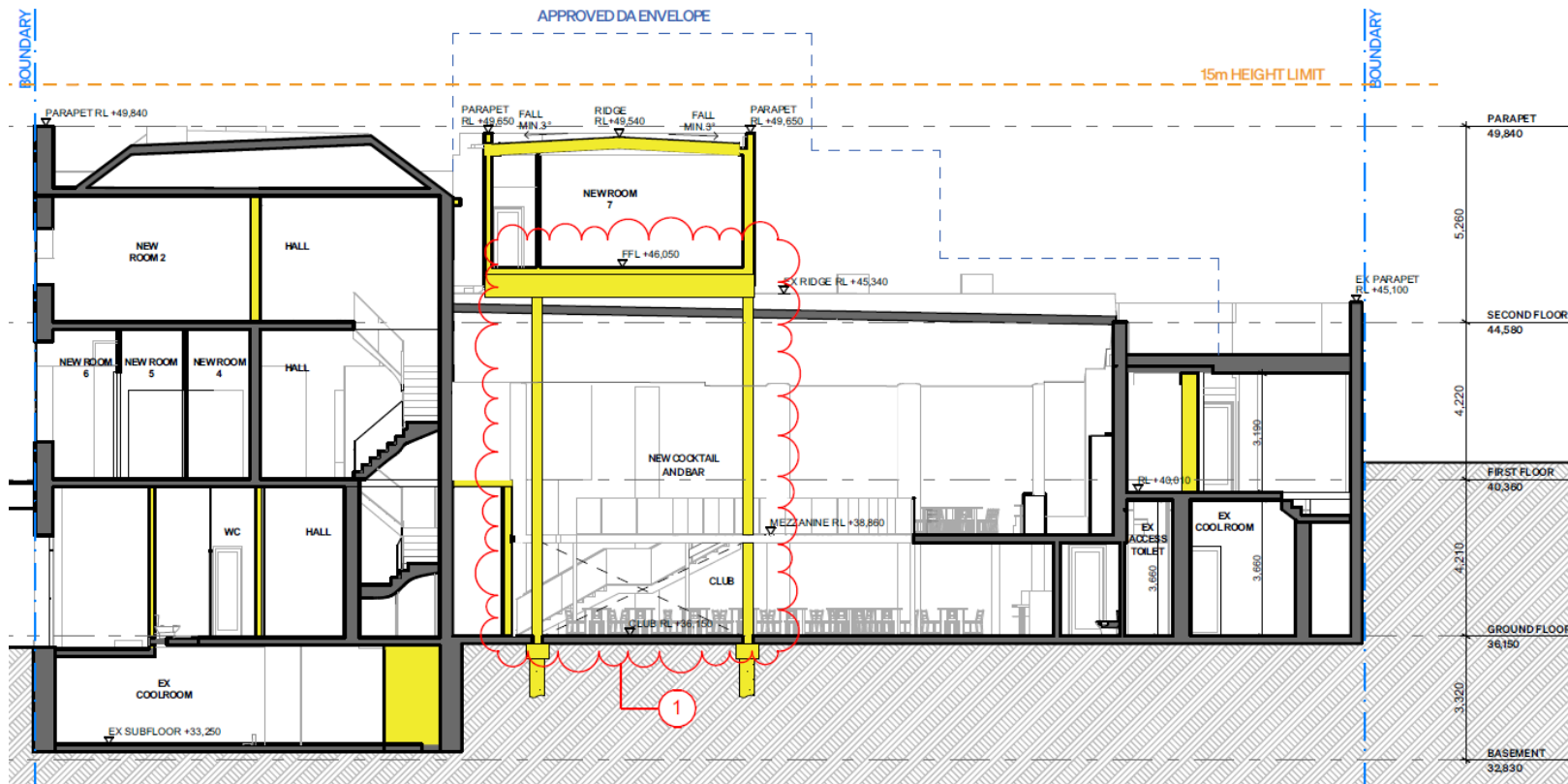
elevations



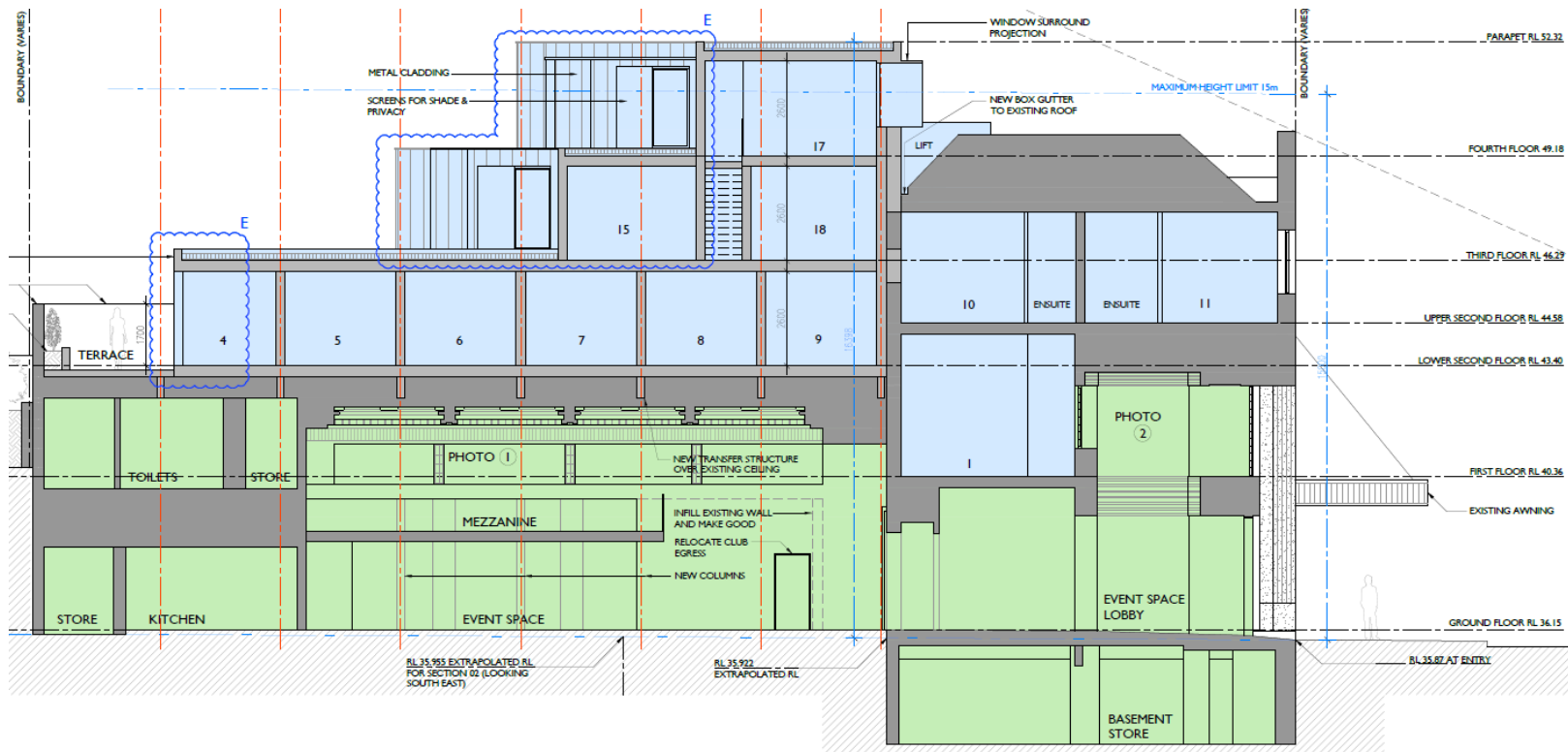
elevations



sections



section



section of previously approved development for comparison - D/2018/474

Compliance with key LEP standards

	control	proposed	compliance
height	15m	13.69m	yes
floor space ratio	4.5:1	2.04:1m	yes

Compliance with DCP controls

	control	proposed	compliance
height in storeys	3 storeys	3 storeys	yes

the development generally complies with DCP controls including:

- Part 4.4.6 Sex industry premises and adult entertainment controls
- Part 5.11 Oxford Street Cultural and Creative Precinct controls

Issues

- overshadowing - complies
- heritage impacts – addressed by conditions
- operation of premises - addressed by conditions modifying existing consents

Recommendation

Approval subject to conditions