

# Local Planning Panel

10 June 2026

# Application details

Address: 41 and 43 Albion Street Surry Hills

Application: D/2026/262

Applicant: Shelia Liew

Owner: ANALISA 41 PTY LTD

Architect: Vie Studio

Consultant planner: Myriad Consulting

# Proposal

- Change of use of No.41 from a residential dwelling into a sex services premises (Brothel) and associated alterations and additions
- Site will be consolidated with No.43 which operates as a Brothel
- Total of 8 service rooms and 12 sex workers proposed

# Recommendation

Approval subject to conditions

# Reason reported to LPP

Reported to the LPP for determination as a **sex services premises (Brothel) is identified as sensitive development** per Schedule 3 of the Local Planning Panels Direction 2024

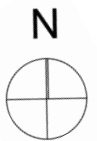
# Notification

- exhibition period 30 March to 21 April 2026 (21 days)
- 62 owners and occupiers notified
- 4 individual submissions and 1 combined submission with 11 signatories received (all 5 submissions were objections)

# Content of objections

- neighbourhood amenity and character impacts
- dilapidated external appearance
- incongruous with objects of the EP&A Act
- use of rear lane
- inaccurate cost estimate
- cumulative impact with nearby sex services premises
- waste management

# Site





43 Albion Street



41 Albion Street



No.43 rear courtyard



No.41 rear courtyard

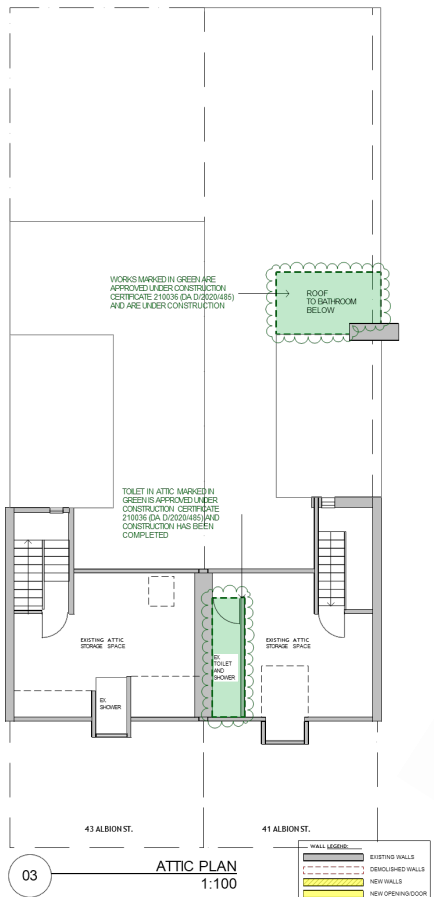
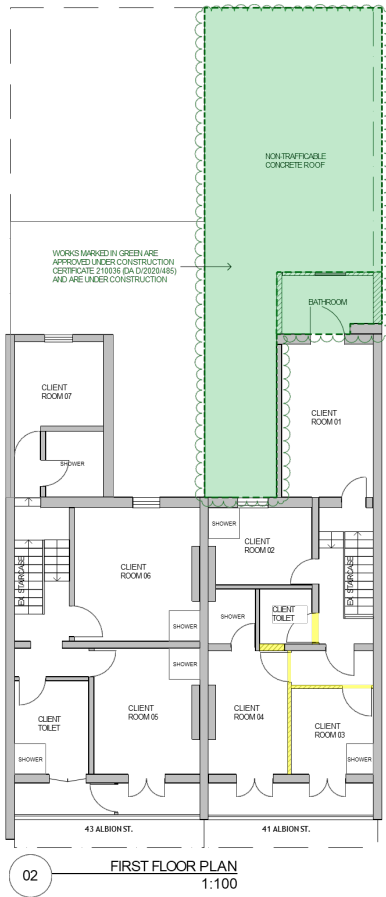
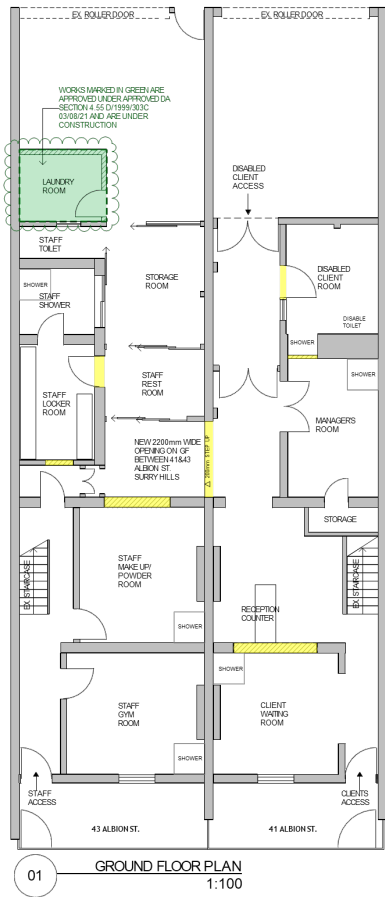


No.43 interior



No.41 interior

# Proposal



**GENERAL NOTES**

1. ALL WORKS TO BE COMPLETED BY 31/03/2024.
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10. ALL WORKS TO BE COMPLETED BY 31/03/2024.

**SITE 1 | 11 BONDI, ST ALEXANDRIA NSW 2015**  
 T: 02 9550 5555 | F: 02 9550 5555  
 W: WWW.CITYOFSYDNEY.NSW.GOV.AU

**SERVICES NOTES**

CONSTRUCTION TO BE COMPLETED BY 31/03/2024.

**REV: NOTES**

|        |                        |            |
|--------|------------------------|------------|
| REV: A | PRELIMINARY FLOOR PLAN | 2023-01-15 |
| REV: B | PRELIMINARY FLOOR PLAN | 2023-01-15 |
| REV: C | PRELIMINARY FLOOR PLAN | 2023-01-15 |
| REV: D | PRELIMINARY FLOOR PLAN | 2023-01-15 |
| REV: E | DA SUBMISSION PLANS    | 2023-01-15 |
| REV: F | DA SUBMISSION PLANS    | 2023-01-15 |

**PROJECT**  
**41-43 ALBION STREET**  
 41-43 ALBION STREET SURRY HILLS NSW 2012 AUSTRALIA

**PROJECT NUMBER**  
 2667 S

**DRAWING TITLE:**  
 PROPOSED FLOOR PLAN

**DRAWING No:** A-102

**REVISION:** F

**PAPER SIZE:** A3

**SCALE:** 1:100

**DRAWN BY:** EZ

**CHECKED BY:** SL

**WALL LEGEND:**

|  |                  |
|--|------------------|
|  | EXISTING WALLS   |
|  | ENCLOSURE WALLS  |
|  | NEW WALLS        |
|  | NEW OPENING DOOR |

# Key LEP standards

|                   | control  | proposed                                 | compliance |
|-------------------|--|--|------------|
| height            | 9m   | N/A                                      | Yes        |
| floor space ratio | 1.5:1 (385.50sqm)  | No increase - existing:1.25:1 (319.5sqm) | Yes        |
| Clause 7.21       | consideration of location, size, hours of operation, number of employees | extension of existing brothel            | Yes        |

# Heritage

|                                  | status                                     | compliance   |
|----------------------------------|--|--|
| Heritage Conservation Area (HCA) | Contributory building in Albion Estate HCA | Yes.<br><br>Conservation works required for front facades, balconies, dormers and entry doors. |

# DCP

|                   | control  | proposed   | Compliance                            |
|-------------------|--|--|---------------------------------------|
| Accessible Design | Comply with DDA act and have minimal impact on heritage fabric | Accessible room provided accessed from rear lane | Partial                               |
| Waste             | Provision of a waste management plan (WMP)                     | WMP insufficiently detailed                      | No – resolved by condition of consent |

# DCP - Sex industry premises

|                      | control   | proposed  | Compliance  |
|----------------------|---|---|---|
| Location of premises | <p>Must not be located:</p> <p>Within a residential building</p> <p>Immediately adjacent to residential land or sensitive uses</p> <p>Within 75m of existing adult entertainment or sex industry premises</p> | <p>Immediately adjacent to residential land</p> | <p>No</p> <p>supported as extension to existing brothel</p> |

# Hours of operation

|                  | existing hours                        | proposed hours                        | recommended hours                     |
|------------------|---------------------------------------|---------------------------------------|---------------------------------------|
| Monday to Sunday | 10.00 to 05.00<br>(the following day) | 10.00 to 05.00<br>(the following day) | 10.00 to 05.00<br>(the following day) |

# Issues / Considerations

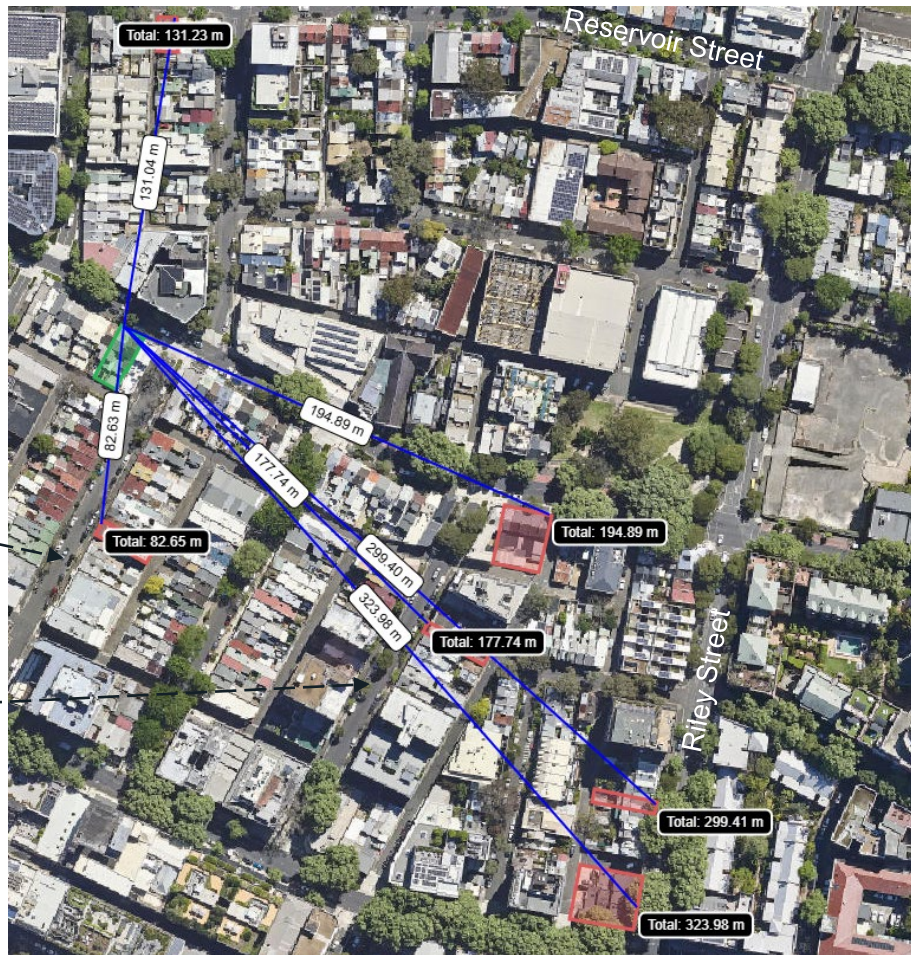
- Location of sex services premises
- Accessible design

# Location of premises

- adjacent to residences to the east and west within the row, and south on the other side of Albion way
- existing premises at no.43 has no history of substantiated poor operation
- site consolidation of the premises results in increase from 6 to 8 rooms and 8 to 12 workers
- nearest sex services premises 82m away

Commonwealth Street

Bellevue Street



Nearby sex services premises

# Accessible Design

- accessible service room provided but accessed from the rear lane
- entry from Albion Street not practicable given the stairs from the street level into the premises
- a condition of consent is recommended to allow access via the rear lane by patrons who require accessible access

# Recommendation

Approval subject to conditions