

Local Planning Panel

17 December 2025

Application details

93-101 Albion Street, Surry Hills

D/2025/894

Applicant: George Nehme

Owner: Edgecliff Enterprises Pty Ltd

Architect: NTARCH Architects

Planning: Pivotal Planning

Heritage: Heritage 21

Proposal

Alterations and additions to an existing sex services premises, involving:

- refurbishment of internal areas
- new accessible entry at 101 Albion Street, with associated changes to front verandah and balustrade
- installation of new front awnings to 95 and 99 Albion Street
- repainting of existing painted facade elements, chimneys, gutters and trims

Reason reported to LPP

The application is reported to LPP for determination as it falls within the following category:

- Sensitive Development, being development associated with an existing sex services premises

Notification

- exhibition period 8 October to 23 October 2025
- 154 owners and occupiers notified
- no submissions received

Site





Front of site viewed from Albion Street looking west



Front entry to 101 Albion Street,
proposed for equitable access



Rear of site viewed from Albion Way



Existing covered hardstand parking area at rear



Internal building condition

CITY OF SYDNEY





Front Elevation (demolition plan)



Front Elevation (proposed plan)



3D Perspective View

Compliance with principal standards

	control	proposed	comply
height	9m	no change	complies
floor space ratio	1.5:1 (711sqm)	0.95:1 (451.1sqm)	yes

Issues

- heritage:
 - accessible front entry
 - front awning
- consistency with existing consent

Heritage – accessible entry

- alternative options for accessible entry explored
- opportunities limited by site constraints
- design modification condition recommended to secure a more sympathetic design



Heritage – front awning

- proposed new fabric awnings to 95 and 99 Albion St
- awnings not considered contributory to the heritage character
- design modification condition recommended to remove all front awnings



Consistency with existing consent

- sex services premises has historic approval
- most recent consent 1997
- no changes to operations proposed under application
- condition recommended to ensure conformity with existing approval and operational details

Recommendation

The application is recommended for approval