

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

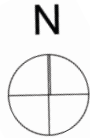
Notification

- 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

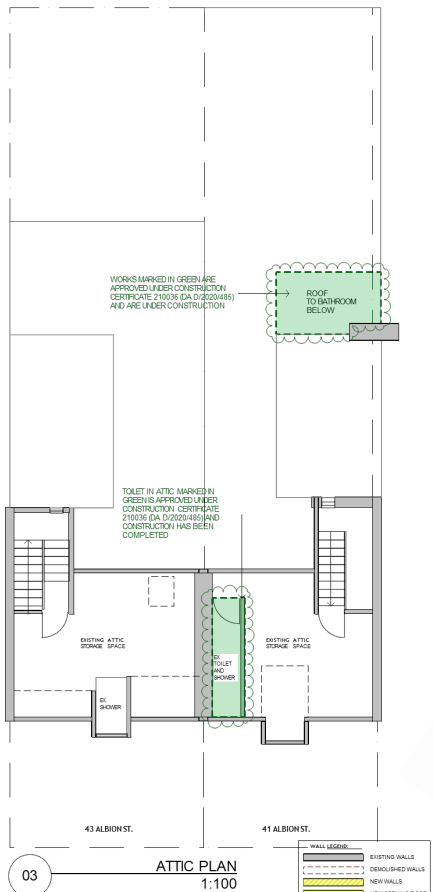
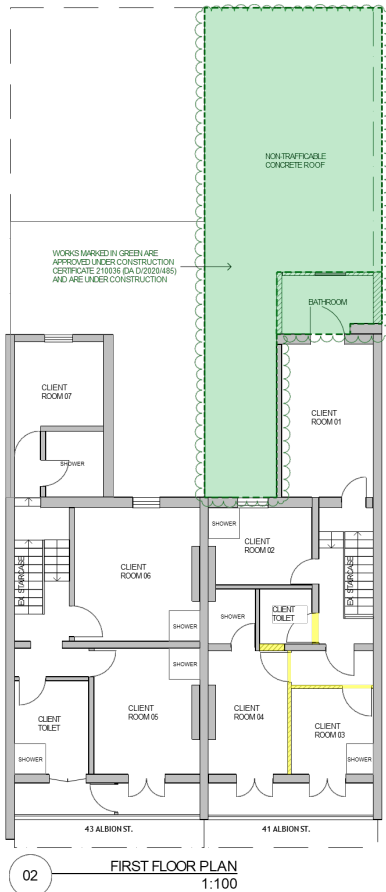
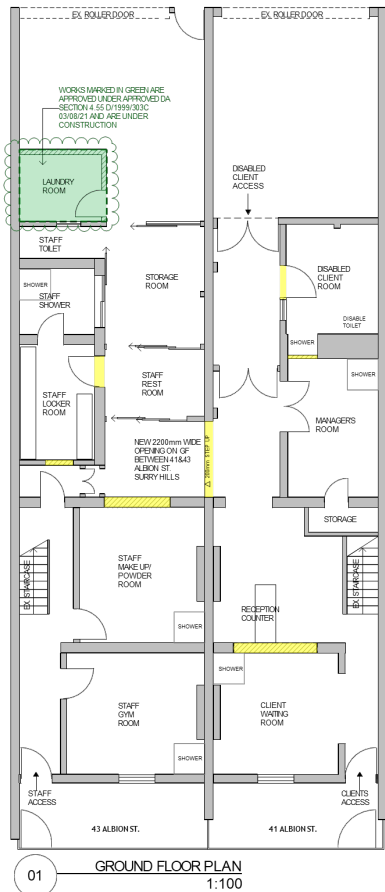


No.43 interior



No.41 interior

Proposal



GENERAL NOTES

1. ALL WORKS TO BE COMPLETED BY 31/03/2022.
2. ALL WORKS TO BE COMPLETED BY 31/03/2022.
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10. ALL WORKS TO BE COMPLETED BY 31/03/2022.

SITE 1 | 11 BONDY, ST ALEXANDRIA NSW 2015
 T: 02 9550 5555 | F: 02 9550 5555
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SERVICES NOTES

CONSTRUCTION TO BE COMPLETED BY 31/03/2022.

REV: NOTES

REV: A	PRELIMINARY FLOOR PLAN
REV: B	PRELIMINARY FLOOR PLAN
REV: C	PRELIMINARY FLOOR PLAN
REV: D	PRELIMINARY FLOOR PLAN
REV: E	DA SUBMISSION PLANS
REV: F	DA SUBMISSION PLANS

DATE:
 2020-01-15
 2020-01-15
 2020-01-15
 2020-01-15
 2020-01-15

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

PROJECT NUMBER
 2667 S

DRAWING TITLE:
 PROPOSED FLOOR PLAN

PAPER SIZE: A3 **SCALE:** 1:100

DRAWN BY: EZ **CHECKED BY:** SL

DRAWING No: A-102 **REVISION:** F

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. 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 (the following day)	10.00 to 05.00 (the following day)	10.00 to 05.00 (the following day)

Issues / Considerations

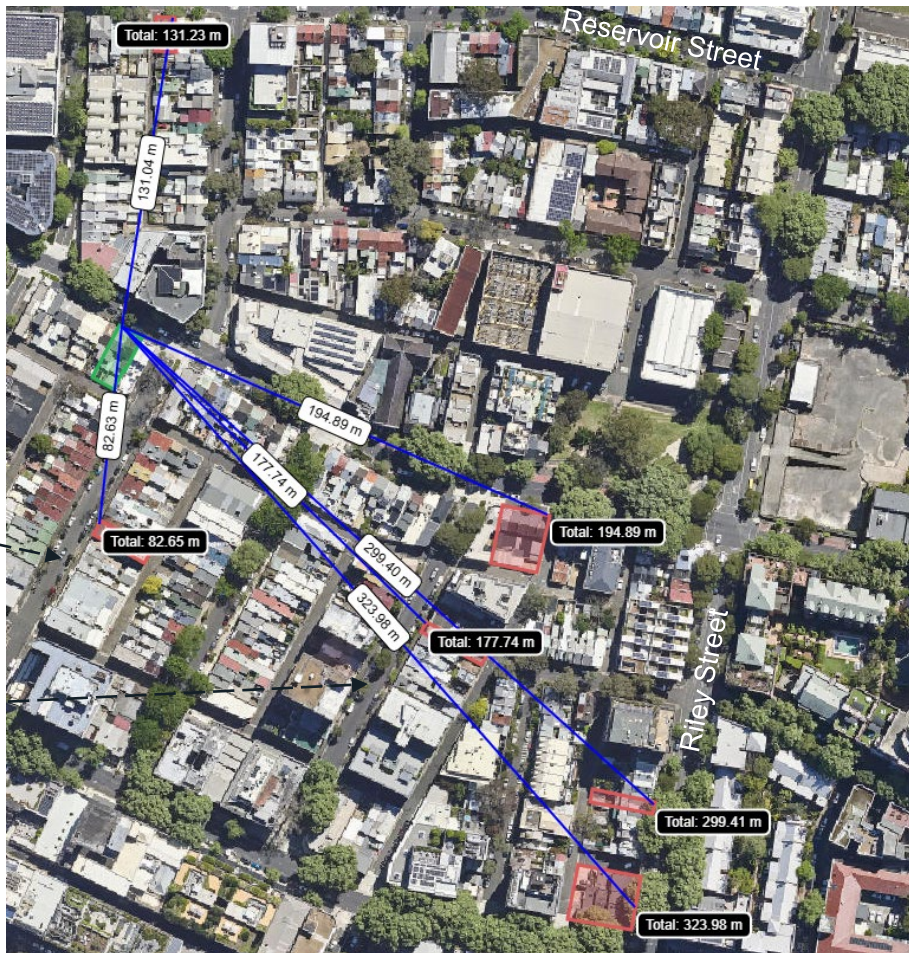
- Location of sex services premises
- Accessible design

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