

# 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

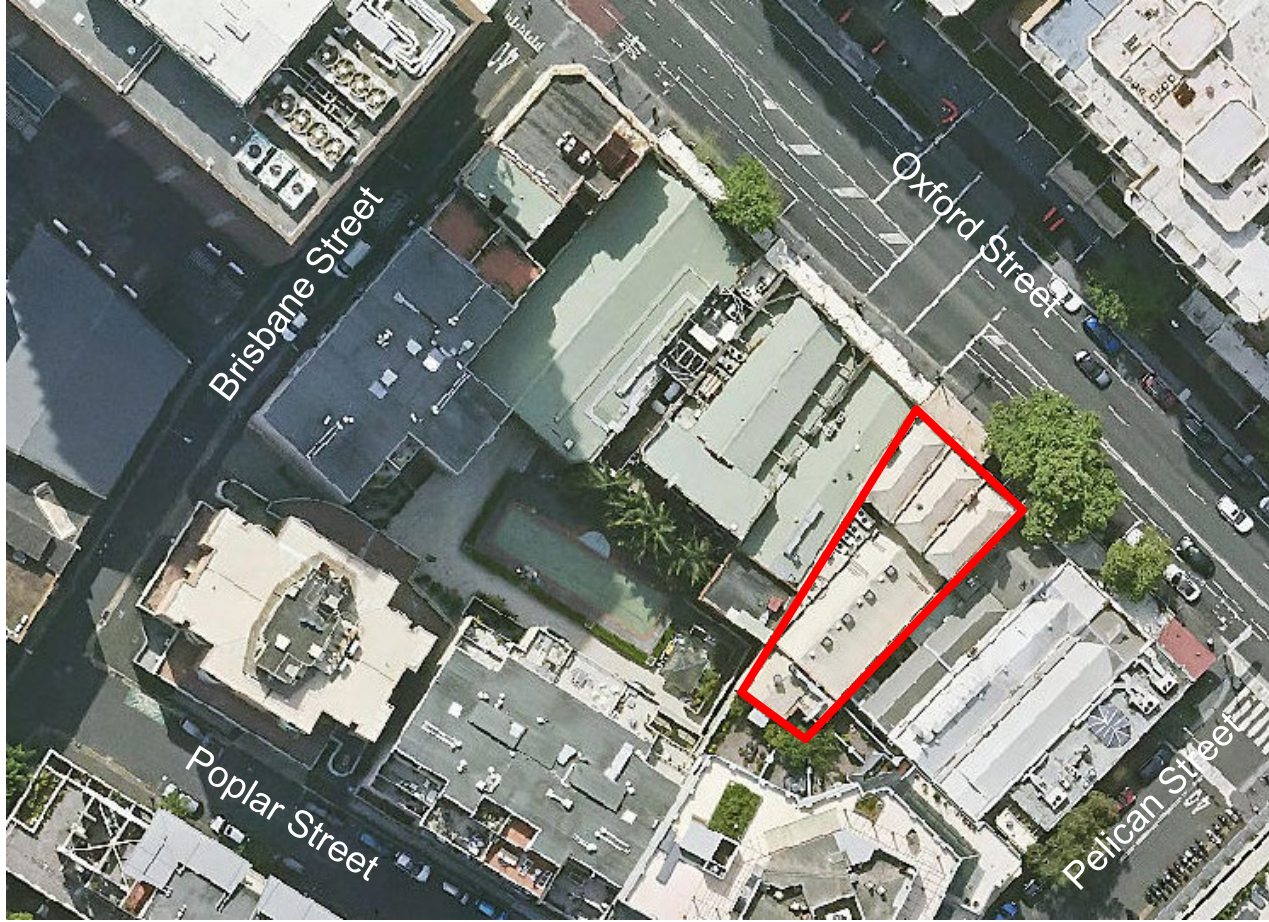
- exhibition period 26 November 2024 to 18 December 2024
- 1,464 owners and occupiers notified
- 10 submissions received - 9 objections and 1 submission of support

# Submissions

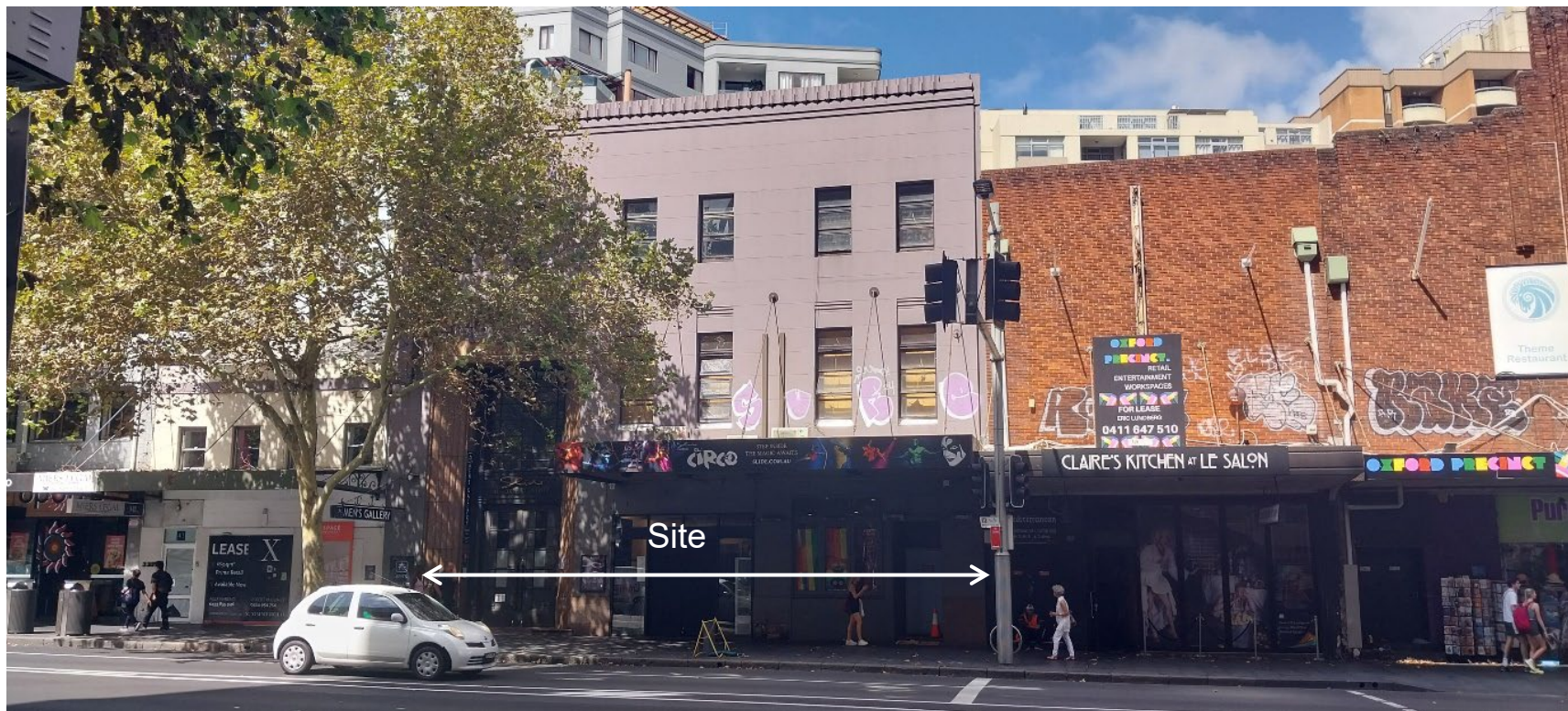
Issues raised in the submissions include:

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

# Site

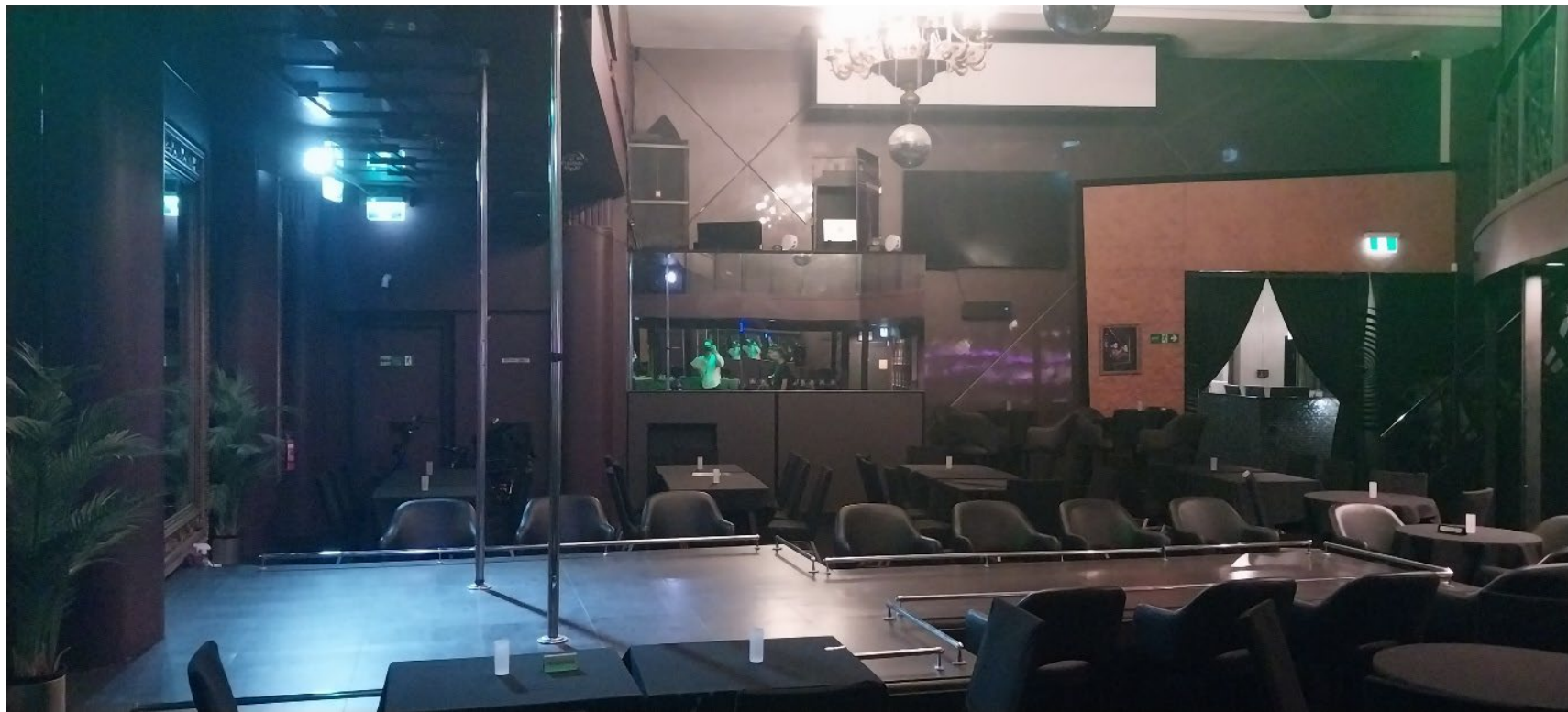






Oxford Street





existing bank chamber space



existing bank chamber space - mezzanine



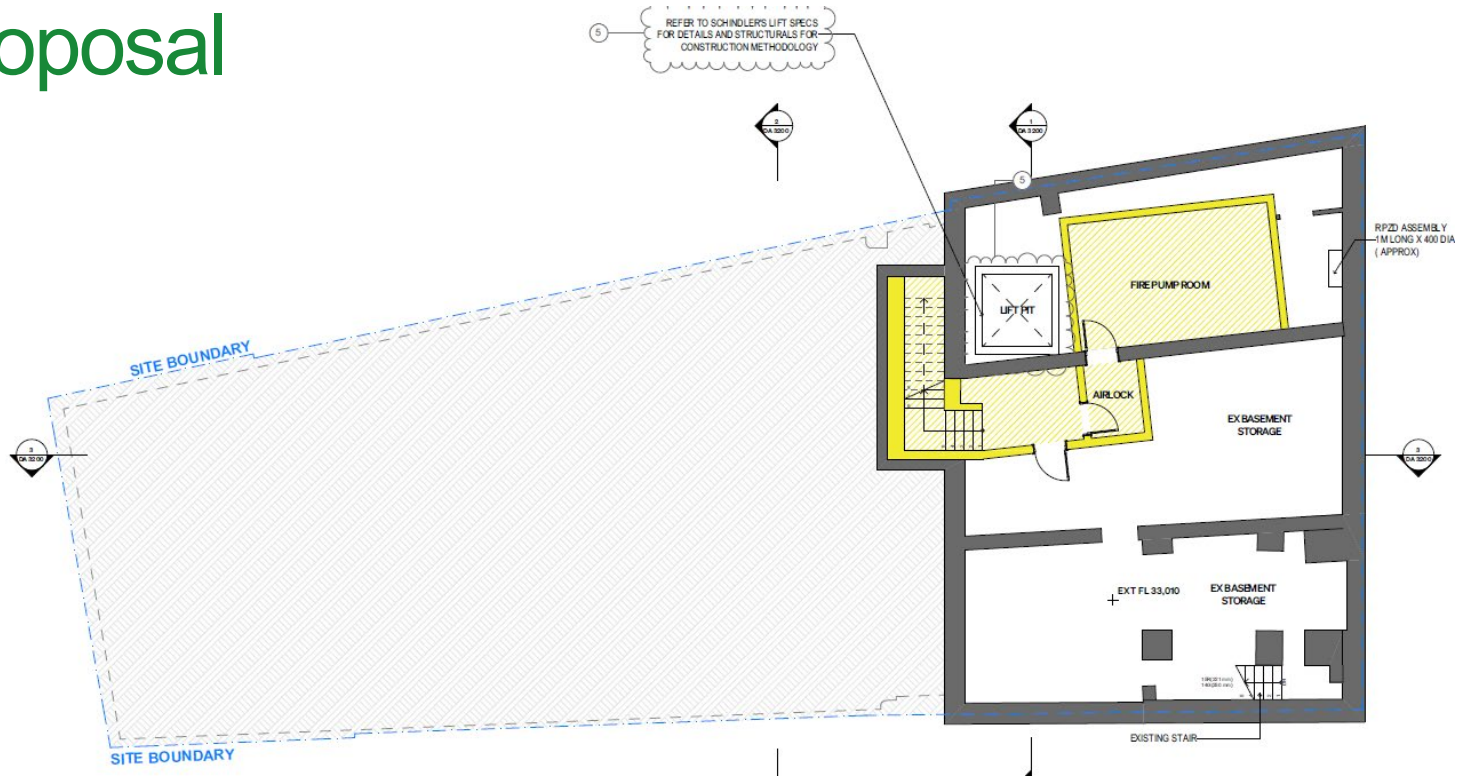
existing bank chamber ceiling



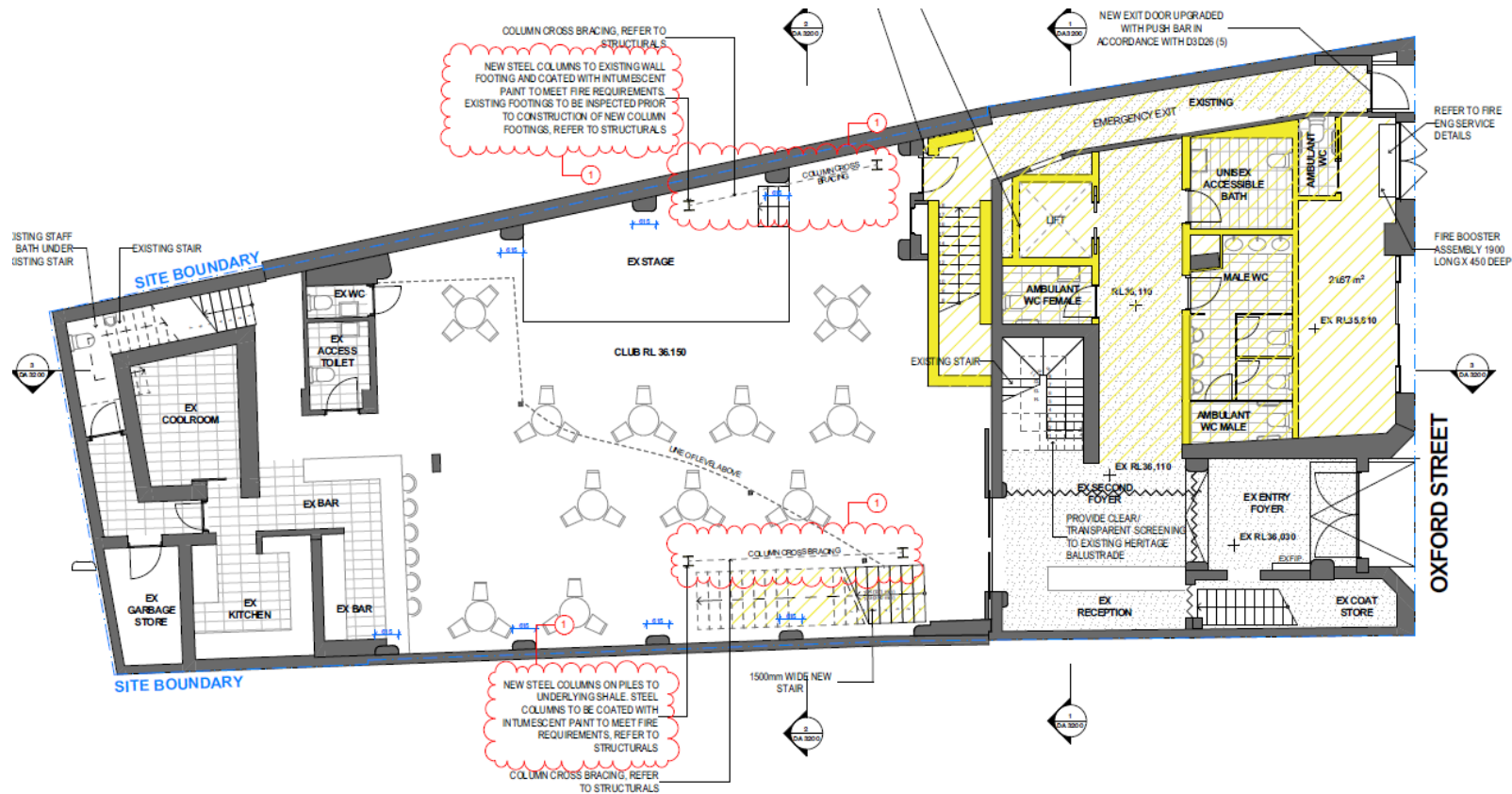


existing bank chamber roof viewed from the second storey rear window - looking south-west

# Proposal



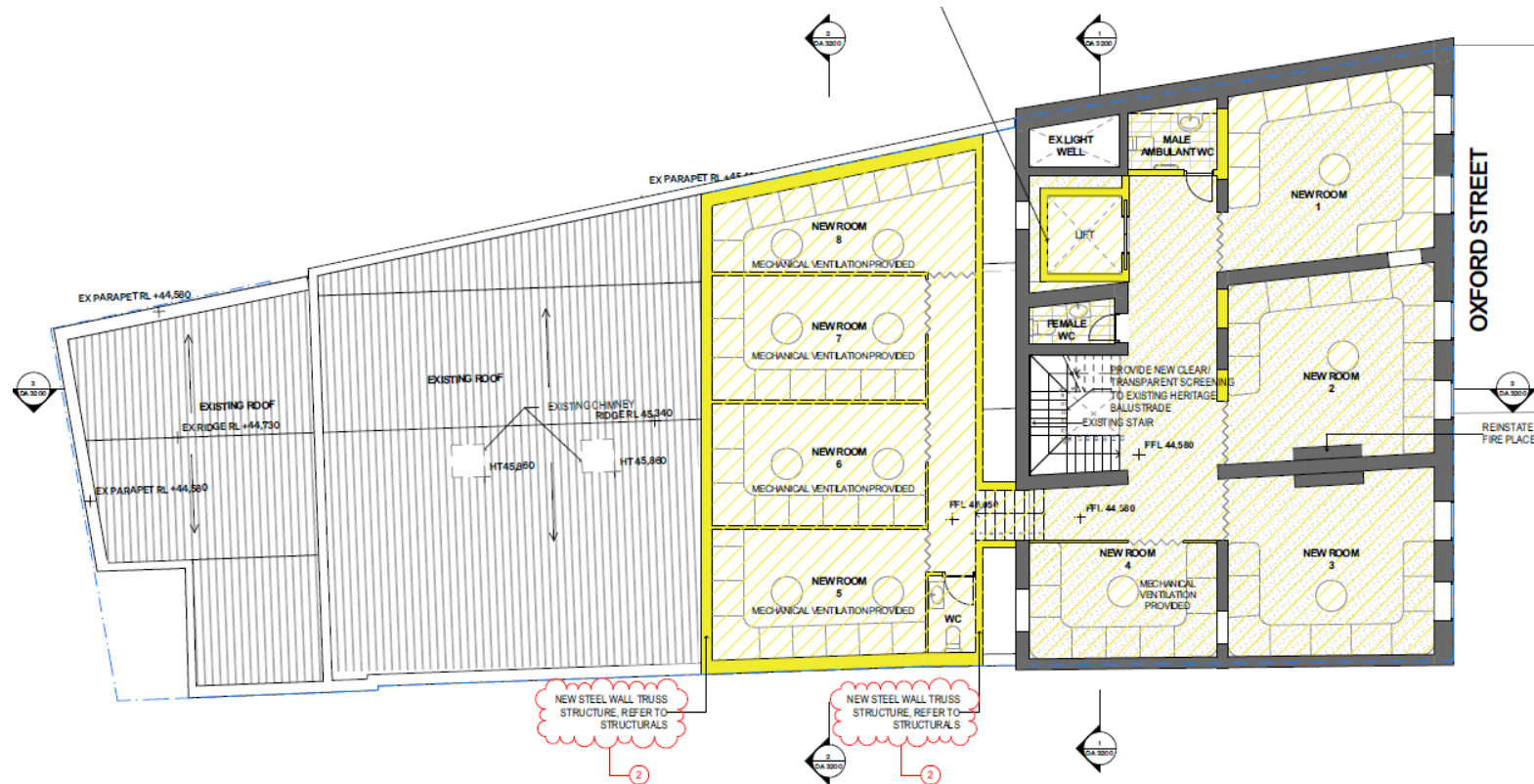
proposed basement floor plan



proposed ground floor plan

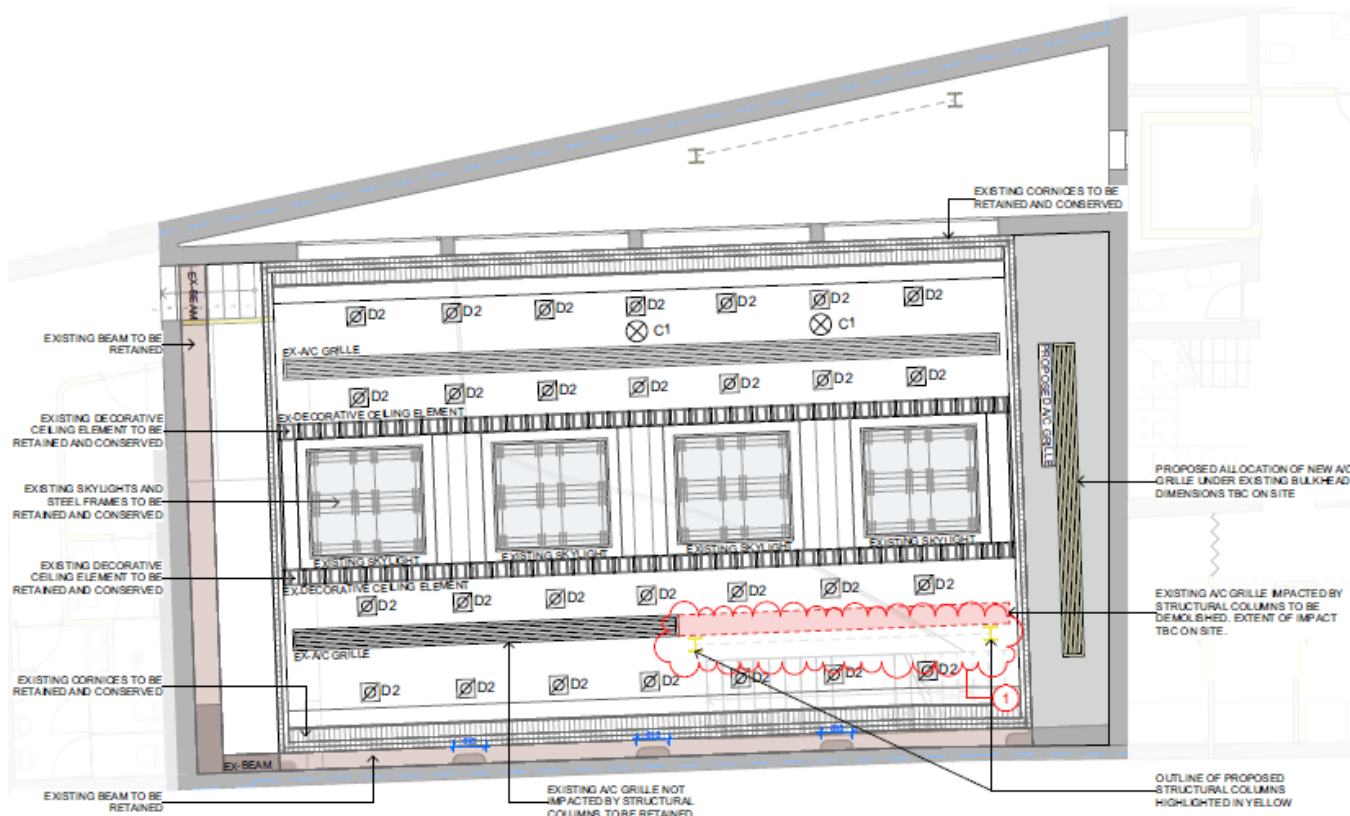




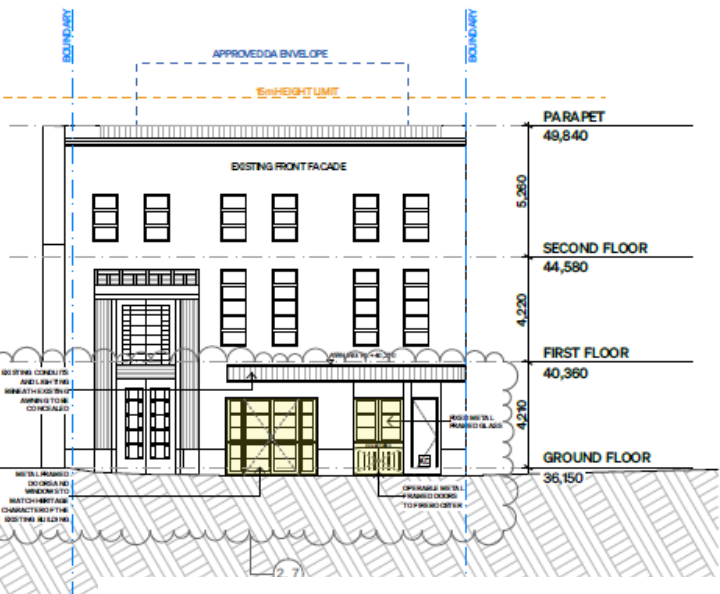


proposed second floor plan

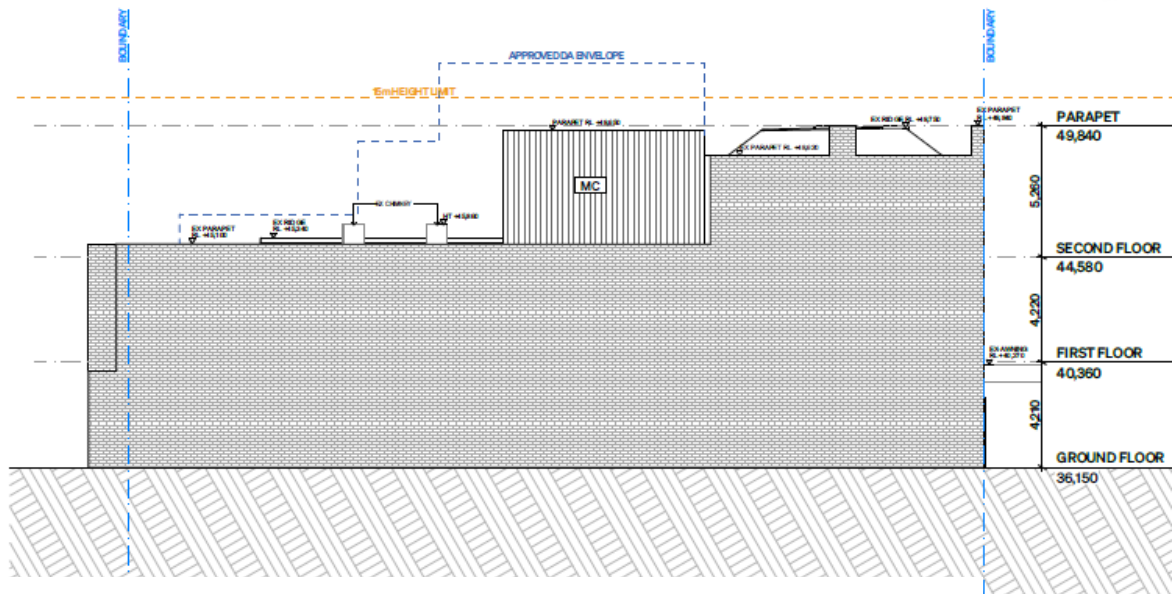




bank chamber reflected ceiling plan



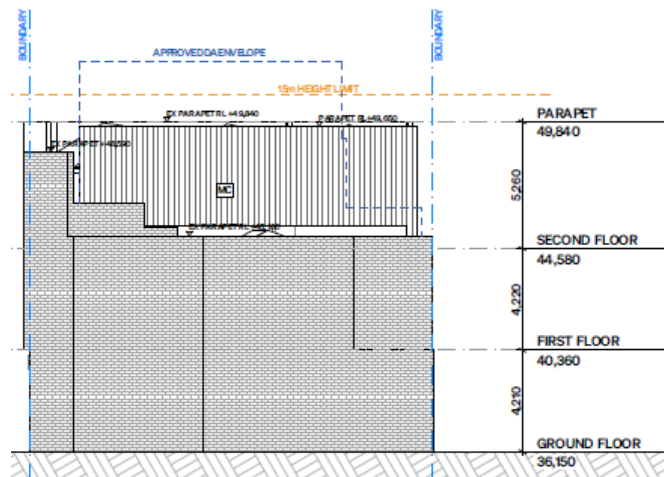
# Oxford Street



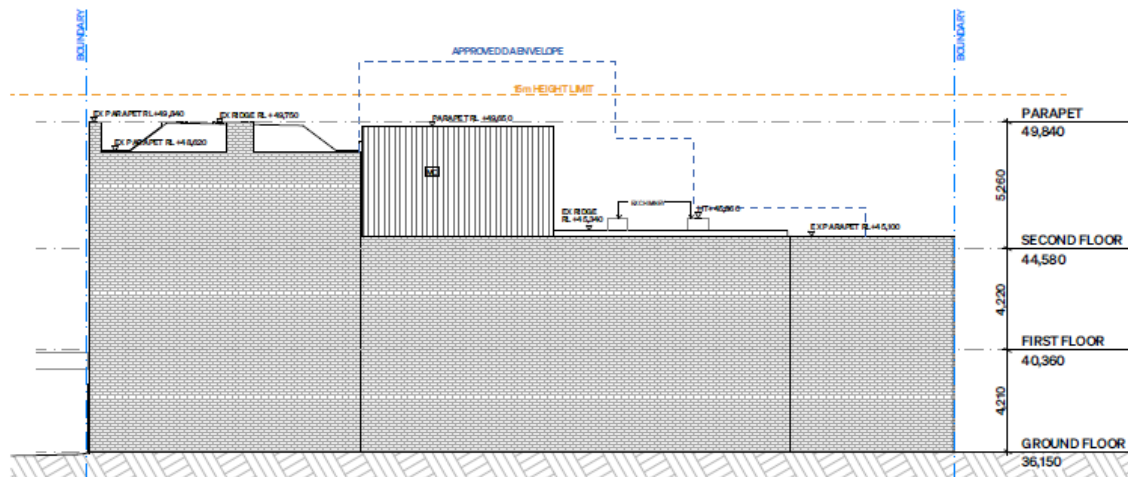
south-east side elevation

## elevations





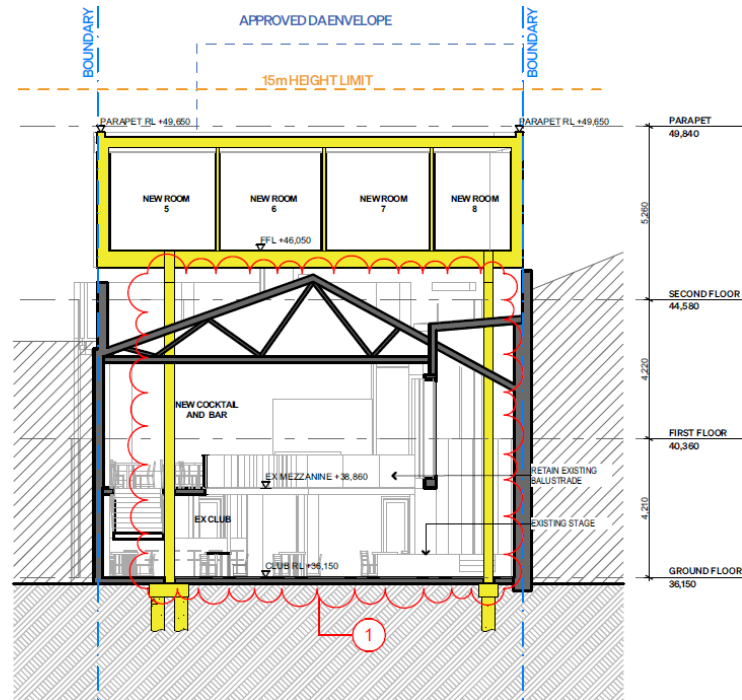
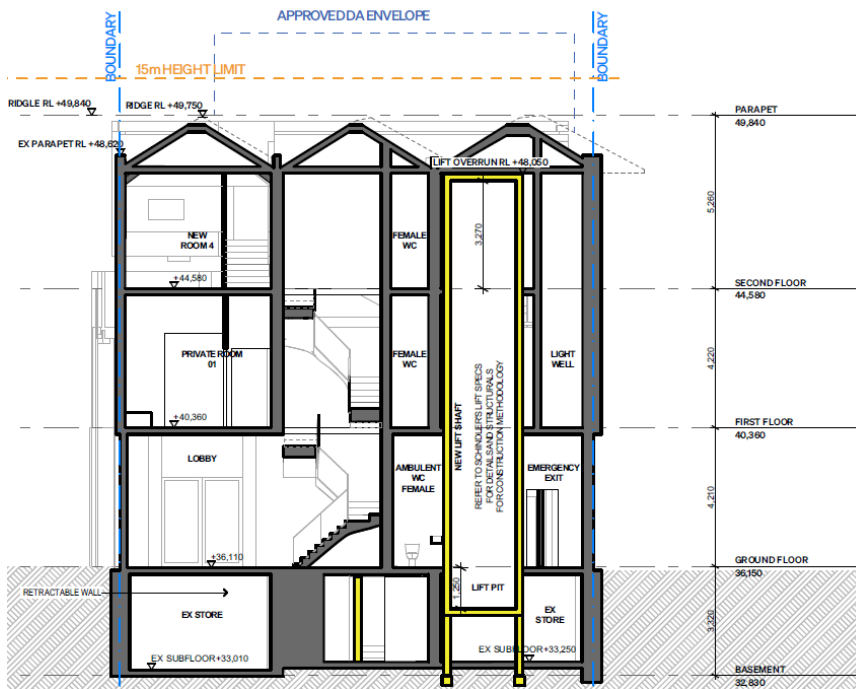
south – rear elevation



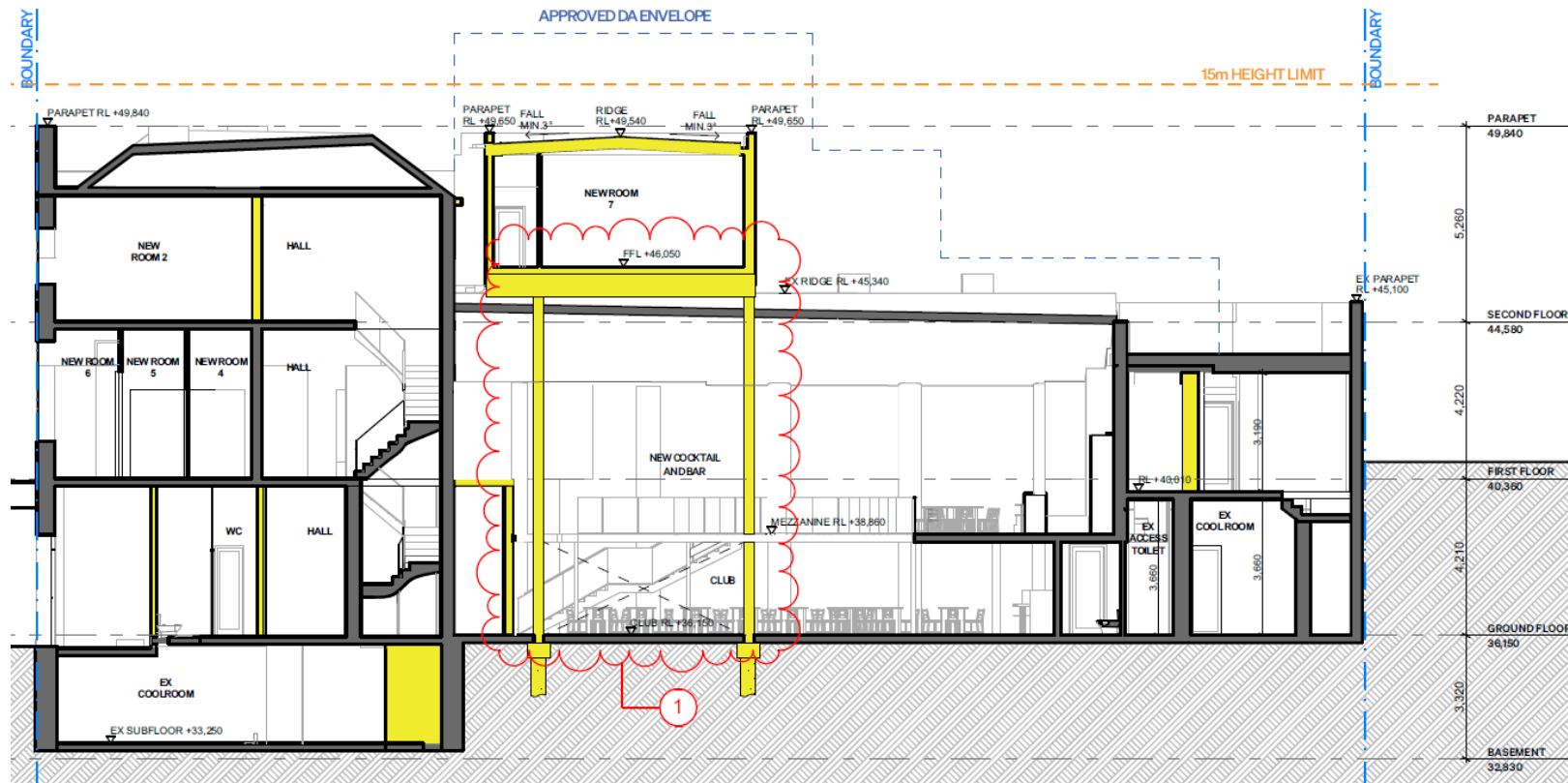
north-west side elevation

elevations

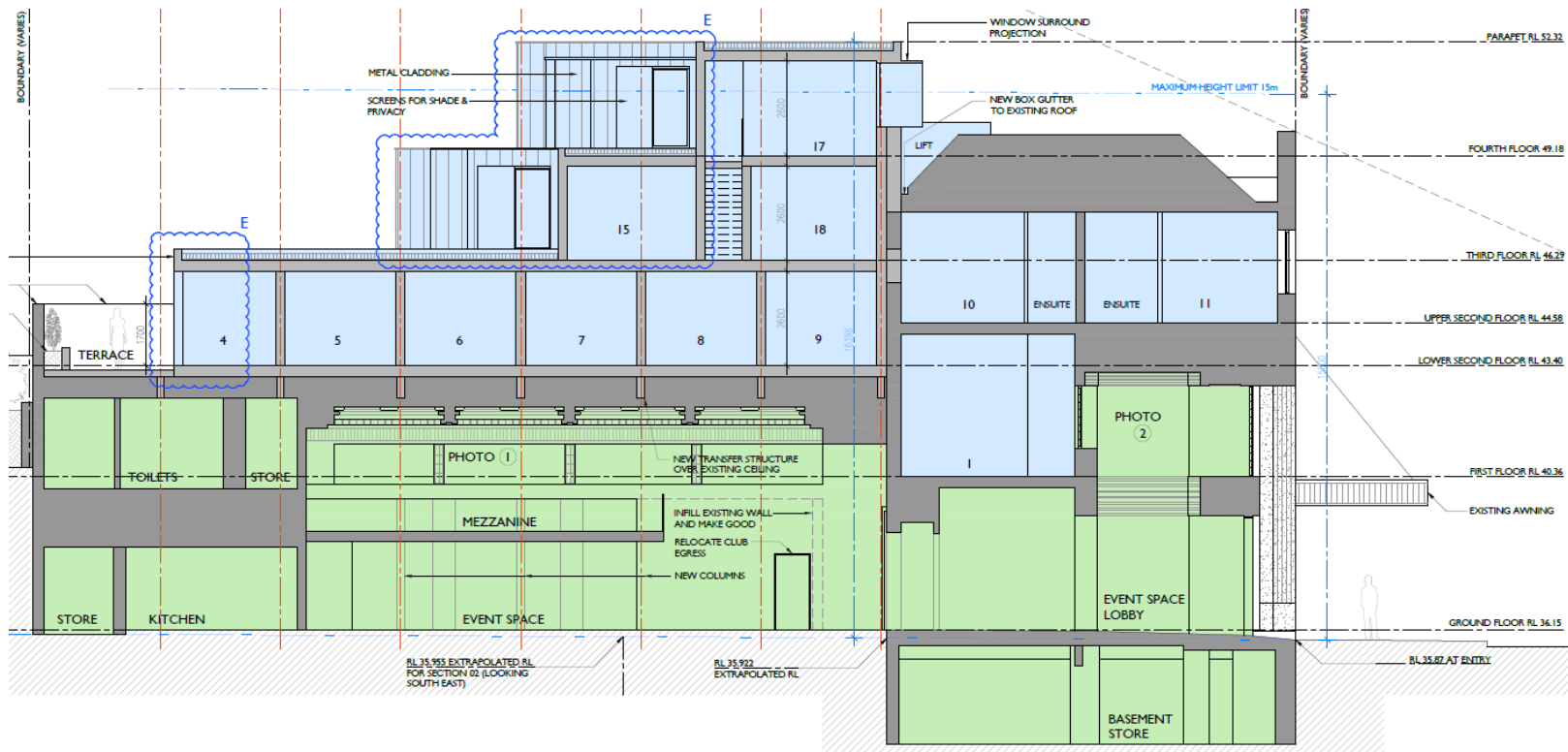




## sections



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