



STRATHFIELD MUNICIPAL COUNCIL

PART G
of
Strathfield
Consolidated Development Control
Plan

Provisions For
The Establishment Of Brothels

(Replaces DCP No. 15)

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1.0 INTRODUCTION

Refer to "General Introduction" of this Consolidated Plan in regards to Background, General Introduction and Definitions etc.

1.1 Purposes of Part G

Part G aims to set objectives and standards for brothel establishments within the Strathfield Municipality as controlled under the Strathfield Planning Scheme Ordinance.

Legislation passed by the State Government prevents Council from completely prohibiting brothel establishments from the Municipality. In this regard, Council has taken measures to restrict brothels to industrial zones throughout the Strathfield Municipality. The purpose of Part G is to provide advice to the applicant on Council's policies and guidelines for brothel establishments.

Having regard to the above, the objectives of Part G are to ensure that:

- * brothels are appropriately and suitably located; and
- * guidelines and controls are in place so as to ensure brothels do not impact on sensitive land uses.

2.0 APPLICATION REQUIREMENTS AND ASSESSMENT CRITERIA

2.1 Information required with a development application

When lodging a development application, the following information is to be provided:

- . completed development application form;
- . number of persons working on the premises;
- . hours of operation;
- . number of rooms in the premises to be used for prostitution;
- . name of the operator of the proposed brothel; and
- . plan of information identifying the following:
 - * location plan showing the following land uses that are within 250m of the premises: places of worship, educational establishments, community facilities, child care centres, hospitals, railway stations, bus stops, all properties used for residential and commercial purposes, recreation facilities and any other place regularly frequented by children for recreational or cultural pursuits;
 - * site plan and floor plan (including the use of each room);
 - * number and location of sanitary facilities including toilets, showers and hand basins;
 - * all entrances to and exits from the site;
 - * all windows of the proposed brothel and all windows on adjoining buildings;
 - * location, number and layout of parking;
 - * advertising sign (location size, colour, illumination and content);
 - * details of the existing and proposed external lighting;
 - * external colour scheme of the premises;
 - * details of garage and recycling storage areas;
 - * details of handling, storage and removal of contaminated waste.

2.2 Assessment Criteria

When considering an application for a brothel, Council will carefully consider the following issues:

- . the distance between the proposed brothel and places of worship, educational establishments, community facilities, child care centres, hospitals, railway stations, bus stops, all properties used for residential and commercial purposes, and any place regularly frequented by children for recreational or cultural pursuits;
- . whether the operation of the brothel could cause disturbance when taking into account any other nearby brothel establishments;
- . whether sufficient off-street car parking has been provided;
- . whether suitable access has been provided to the brothel;
- . whether the operation of the brothel could cause any disturbance because of its size, operating hours, and the number of employees and/or clients;
- . the types and location of advertising signs;
 - . whether the appearance of the brothel premises will be too prominent;

- . the heads of consideration listed under Section 90 of the Environmental Planning & Assessment Act 1979;
- . whether the brothel premises provides suitable access and facilities, including car parking, for disabled persons;
- . whether adequate security measures are proposed to be implemented by brothel operators to ensure safety of staff and clients and to prevent any disturbance to surrounding premises;
- . method of handling storage and disposal of contaminated waste.

2.3 Advertising/Notification Requirements

Prior to Council determining a development application for a brothel including an extension to a brothel, Council will notify the Police, owners and occupiers of surrounding properties, the NSW Department of School Education and any other educational establishment that Council feels may be impacted upon by the location of a proposed brothel. Where a brothel application is submitted for premises located less than 250m of an adjoining local council area, notification will also be sent to that council. Any submissions received will be taken into consideration by Council in determining the application.

3.0 STANDARDS AND REQUIREMENTS

Compliance with Part G does not guarantee approval by Council.

3.1 Location

- (a) As regulated under the Strathfield Planning Scheme Ordinance, brothel establishments are only permitted in the General Industrial, Light Industrial and Industrial Business zones.
- (b) A brothel establishment is not to be located adjoining or within a 250m radius of any residentially or commercially zoned land, a place of public worship, educational establishment, community facility, child care centre, hospital, railway station, bus stop, taxi stand, premises used for commercial purposes, or any place regularly frequented by children for recreational or cultural pursuits whether or not within the Strathfield Municipality.

3.2 Access

- (a) Access to a brothel establishment is to be discreet, particularly if provided from street level.
- (b) No access is to be provided from a laneway.

3.3 Carparking

- (a) Brothels must provide one (1) car parking space per two (2) people working on the site at all times.
- (b) One (1) car parking space per two (2) patrons visiting the premises is to be available at all times.
- (c) Car parking is to be made available on-site at all times.

3.4 Signage

- (a) One discreet non-illuminated external sign of no more than 0.5 metres x 0.5 metres (or other dimensions but equivalent in surface area) in size per premises is permitted. The sign is to be fixed on an external wall adjoining the entrance to the premises.
- (b) The wording must be limited to the trade name of the business operated and the address of the premises. No images are to be displayed on the sign.

3.5 Health and Building Regulations

- (a) All brothels must comply with the necessary services and facilities required for Class 6 buildings (an industrial building) under the Building Code of Australia.
- (b) The operation of brothels must comply with the requirements determined by the NSW Health Department and WorkCover NSW. In this regard the State Health Department and WorkCover NSW have developed guidelines for the establishment and operation of brothels titled "Health & Safety Guidelines for Brothels in NSW". These guidelines may be obtained from either authority.

3.6 General

- (a) Where a consent is issued by Council, a specified operator is to be nominated on the consent. In the event the operator changes, Council must be notified prior to the new operator commencing.
- (b) If the number of workers, hours of operation or signage are proposed to be changed, a new development application may be required.
- (c) A condition will be imposed on all consents granted for brothel establishments prohibiting the provision or consumption of liquor on the premises.
- (d) Approval may be limited initially for a period of 12 months after which time a new development application will be required to be lodged with Council and a review of the operation of the establishment will be carried out.
- (e) Non-compliance with Council's consent will initiate proceedings under the Environmental Planning and Assessment Act 1979 to ensure that brothels comply with the requirements of that Act and Part G.

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