

Local Planning Panel

25 September 2024

Application details

80 Erskine Street, Sydney

D/2024/395

Applicant: Brian Hollis

Owner: The Owners - Strata Plan No.19563

Operator: JK80 Gentlemen Club

Proposal

- permanent continuation of existing use as a sex services premises
- proposed operation Monday to Sunday
 - base hours: 10.00am to 2.00am the following day
 - extended hours: 2.00am to 4.00am
- no physical works proposed

Recommendation

approval subject to conditions

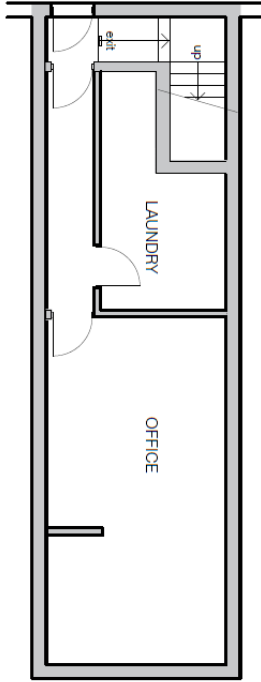
Reason reported to LPP

The application is reported to the LPP for determination as it is defined as a sensitive development

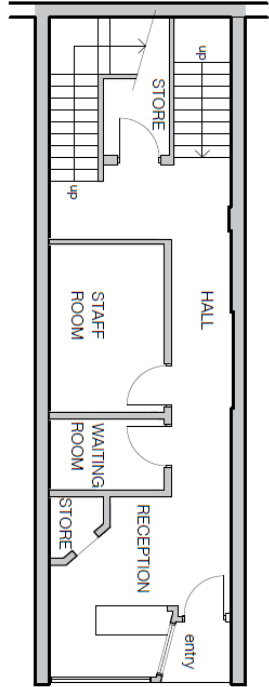
Notification

- exhibition period 3 July to 24 July 2024
- 82 properties notified
- no submissions received

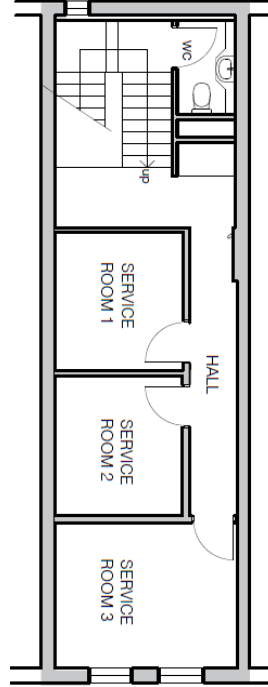
Existing floor plans



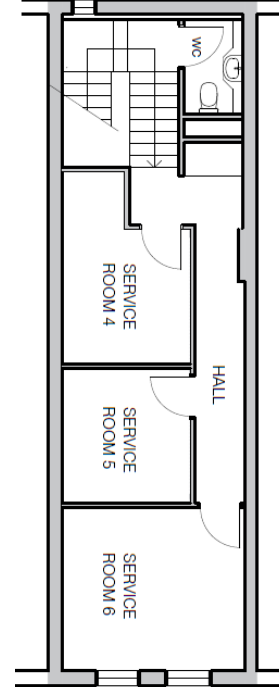
basement
floor



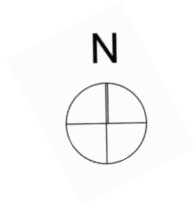
ground
floor



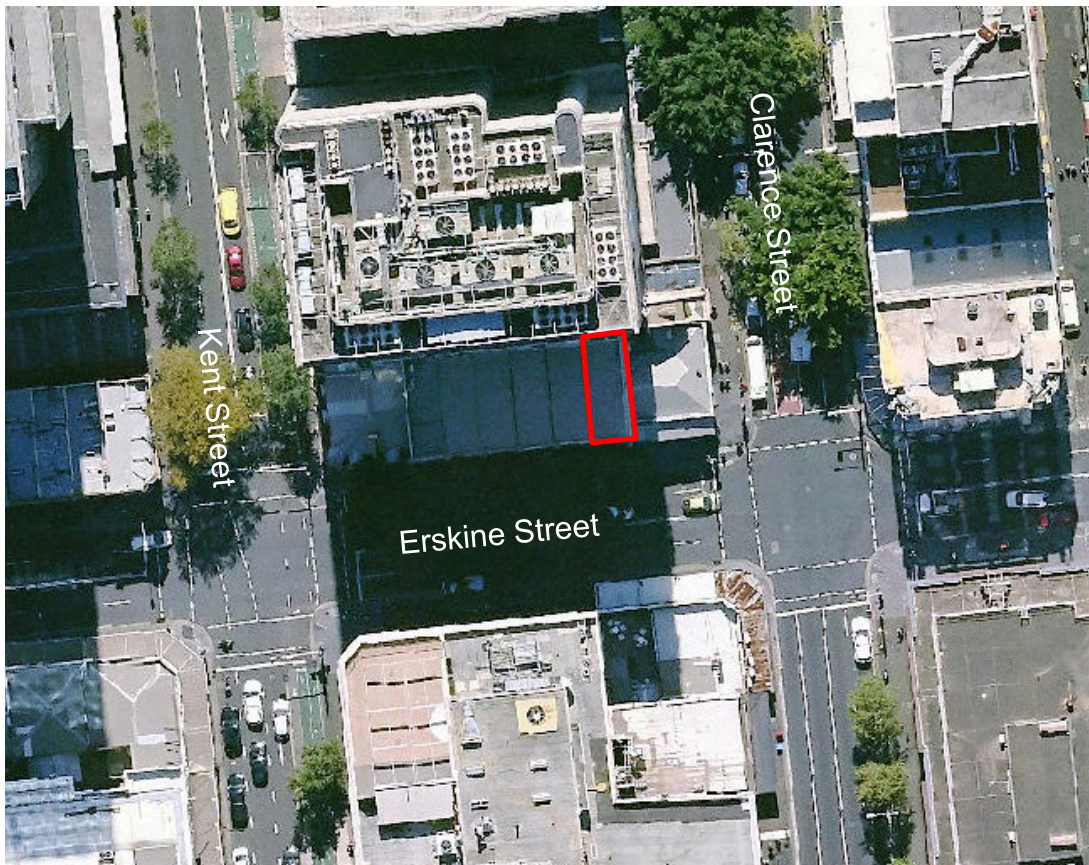
first
floor



second
floor



Site

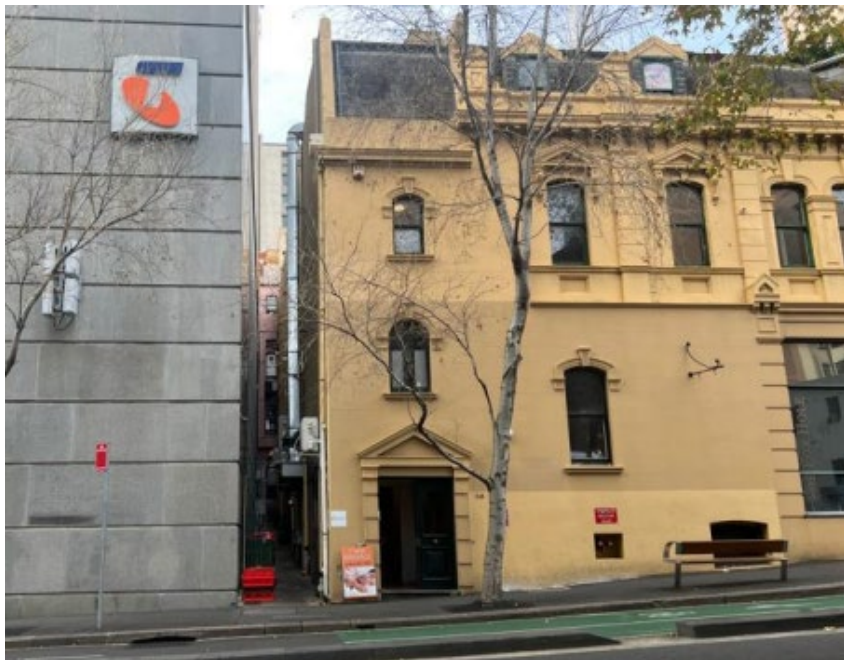


 site



subject premises

Erskine Street



rear access to site from Kent Street



rear access to the subject site



nearby sex services premises at 70 Erskine Street

Issues

- continuation of use on a permanent basis
- hours of operation
- proximity to other sex services premises

Compliance with key LEP and DCP standards

LEP	proposed	control	compliance
land use	sex services premises (continuation)	permitted with consent	yes

DCP	proposed	control	compliance
location of premises	premises located at 80 Erskine Street	must not be located within 75m of another sex service premises	No approved sex services premises at 70 Erskine Street – 25m away

Hours of operation

	previously approved hours	DCP hours – category B	proposed hours	recommended hours
Monday to Sunday	base: 10.00am to 1.00am	base: 6.00am to 2.00am	10.00am to 4.00am	base: 10.00am to 2.00am
	extended: 1.00am to 4.00am 5-year consent lapsed 30 Aug 2023	extended: 24-hours		extended: 2.00am to 4.00am, subject to 5-year trial period

Nb: site is located in a Late Night Management Area. Categories A, B and C do not apply to sex services premises but serve as a guide

Proximity of other sex services premises

- nearby premises – 70 Erskine Street - approved as sex services premises since 2004
- located 25m to the west of the subject premises
- approved by LPP in 2023 for permanent continuation of use
- approved in knowledge of existence of subject premises
- proposed continuation of use acceptable because:
 - no history of substantiated complaints for either no. 70 or 80
 - no issues raised during public notification for either no. 70 or 80
 - no issues raised by Police for either no. 70 or 80

Recommendation

approval subject to conditions

- permanent continuation of use with hours of operation:
 - base: 10.00am to 2.00am the following day
 - extended: 2.00am to 4.00am - subject to a 5-year trial consistent with recent lapsed consent