

Relevant Information for Local Planning Panel

FILE: D/2019/274 **DATE:** 3 June 2019

TO: Local Planning Panel Members

FROM: Graham Jahn AM, Director City Planning, Development and Transport

SUBJECT: Information Relevant To Item 6 – Development Application: 382A Pitt Street, Sydney – D/2019/274

Alternative Recommendation

It is resolved that consent be granted to Development Application No D/2019/274, subject to the conditions detailed in Attachment A to the report to the Local Planning Panel on 5 June 2019, and the following amendments (additions shown in ***bold italics***, deletions shown in ~~strikethrough~~):

(12) **SEX INDUSTRY PREMISES – LIGHTING**

- (a) All workrooms in sex service premises must be provided with an adequate level of lighting to allow sex workers to conduct health checks of their clients for any visible signs of sexually transmitted diseases, and/or a lamp is to be provided specifically for this.
- (b) All sex on premises cubicles, booths and sexual activity areas must be fitted with a local lighting system that achieves an adequate level of luminance for the purpose of allowing patrons to conduct examination of each other for visible evidence of sexual transmitted disease and to assist safe sexual practices. User adjustable dimmer switches may be installed to achieve this.
- (c) All sex on premises cubicles, booths and sexual activity areas must be fitted with lighting that achieves a minimum luminance of 80lx for the purpose of spot cleaning. This must be achieved either through the provision of a separate zoned lighting system or incorporated into the design of the local lighting system for sexual transmitted infection examination by patrons.
- (d) The premises must be capable of being illuminated with an adequate level of lighting so that the premises can be thoroughly cleaned ~~when patrons are not on the premises~~ ***when closed for business.***

(13) ~~SEX ON PREMISES VENUE SERVICES PREMISES~~ – CLEANING

- ~~(a) The premises, including any booths, cubicles, walls, floors and 'glory holes' must be constructed of durable, impervious materials with smooth finishes that are able to be cleaned easily.~~
- (b) A cleaning register is to be kept on the premises at all times and must be available for inspection by authorised officers on demand. The register must include but not be restricted to: date/time of all cleaning activities; printed name and signature of the employee(s) conducting the cleaning; and notation of specific areas requiring spot cleaning attention.
- (c) Spot cleaning must be conducted on as a minimum ~~hourly~~ **daily** basis or more frequently if needed and during peak periods.
- ~~(d) There must be a minimum of 2 staff available at all times at the premises so as cleaning and security can be maintained.~~

(14) SEX SERVICES PREMISES – SHARPS WASTE DISPOSAL EQUIPMENT

At least one sharps container ~~of a one litre or more capacity~~ is to be provided **in all sanitary facilities** and kept on premises at all times for use by clients or staff as required.

The container(s) are to comply with the requirements of AS4261:1994 and/or AS4031:1992 and be disposed of in accordance with the Department of Environment and Conservation's requirements.

Background

The applicant has submitted a request to amend the above conditions. The reasoning is that these conditions reflect cleaning and sharps waste disposal conditions associated with sex on site premises rather than sex services premises (brothel). As this consent is supporting the proposal of a sex services premises, the above conditions regarding the nature and frequency of cleaning and sharps waste disposal have been amended to reflect this use and the submitted Plan of Management.

Prepared by: Connor Mayoh, Cadet Planner

Attachments

Attachment A. Recommended Conditions of Consent

Approved

A handwritten signature in black ink, appearing to read 'GJahn', positioned to the right of the word 'Approved'.

GRAHAM JAHN AM

Director City Planning, Development and
Transport