

## Attachment 2 – Holroyd Development Control Plan 2013 Compliance Table

An assessment against the relevant Holroyd DCP 2013 clauses is provided in the table below:

### HOLROYD DEVELOPMENT CONTROL PLAN 2013

Criteria	Comments	Compliance		
<b>Part A – General Guidelines</b>				
<b>3.1. Minimum Parking Spaces</b>		<b>Yes</b>	<b>No</b>	<b>N/A</b>
Sex Services Premises: Minimum Spaces Required 1 per 2 employee on the premises (1 suitable for disabled)	Increase to 14 employees (12 Sex Workers & 2 Office Staff) , 7 Car parking spaces provided including 1 accessible space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Part D – Industrial Controls</b>				
<b>8. Planning Controls for Sex Services Premises</b>		<b>Yes</b>	<b>No</b>	<b>N/A</b>
C1. Development consents granted to brothel applications may be initially limited to a period of twelve (12) months. At the completion of this period, Council will re-evaluate the proposal in terms of any complaints received regarding the approved operations, and compliance with any conditions of development consent.	Operation of subject premises has occurred lawfully 24 hrs 7 days a week since approval of Mod 2007/105/2 in August 2009, nil complaints received since this approval.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C2. If Council is satisfied that the brothel has operated in an orderly manner and with limited impact upon surrounding and nearby land uses, it shall then grant a permanent development consent.	As per above and previous modification applications, Council is satisfied that the brothel has and continues to operate in an orderly manner and permanent development consent remains.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C3. Council may also impose conditions of consent relating to the hours of operation. This will also be the subject of review after 12 months. If after the 12 month trial, the approved hours of operation are causing a disturbance in the neighbourhood, the Council may further restrict operating hours.	Subject application does not seek to alter the existing 24hr operation 7 days per week. Despite the proposed increase in staff numbers and service rooms there are nil concerns regarding the approved operating hours and possible disturbances in the neighbourhood given the location of the subject unit within an industrial estate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C4. Where consent is granted, a specified operator will be nominated on the consent. Should the operator change, Council must be notified prior to work commencing. If the number of sex workers, hours of operation, or signage are proposed to be changed, a new development application may be required.	No changes proposed to operator.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>8.1. Location, Access and Layout</b>		<b>Yes</b>	<b>No</b>	<b>N/A</b>
Note: Holroyd Local Environmental Plan 2013 indicates the areas in which development for the purpose of a sex services premises are a permissible use.				
C6. Provide sufficient off-street parking to cater for the specific needs of the brothel having regard to the scale of the activity and other activities situated on the same property.	No changes proposed to parking provision. As detailed above the proposal meets the minimum parking provisions required of 7 spaces including 1 accessible space.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C7. Access to the premises shall not be visible from a public place.	No changes proposed to premise access.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C8. Carparking areas, access corridors and entrances are to be adequately lit for the security of both workers and clients.	No changes proposed to existing approved carparking areas access corridors, and entrances and their lighting.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C9. It is imperative that suitable reception/waiting areas be provided to the brothel so as to prevent clients loitering outside these premises.	Redesign and redistribution proposed in waiting areas across the premises. Maintains four waiting rooms which is still considered sufficient to service the increased capacity of the subject premises.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C10. The layout of the proposed brothel when in operation shall not cause any disturbance in the neighbourhood that is a direct result of its scale, (including the number of sex workers, support staff, clients, lighting and/or noise).	The proposed changes to the existing brothel to increase service rooms from 11 to 14 will be unlikely to result in a significant change to the impact of the premises given its location within an existing industrial estate development, within industrial zoned land.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C11. In no circumstances should sex workers be visible in windows or doorways of their related premises.	No changes proposed to existing approved onsite arrangement of doors and windows.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>8.2. Parking</b>		<b>Yes</b>	<b>No</b>	<b>N/A</b>
C1. Parking for Sex Services Premises is to be at the rate of 1 space for each 2 employees on the premises at any given time.	Increased staff numbers to 14 maximum. As detailed above the proposal meets the minimum parking provisions required of 7 spaces including 1 accessible space.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C2. One space should be suitable for disabled parking.	No changes proposed to car parking arrangements onsite, including retention of existing accessible car parking space.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C3. Parking areas are to be well lit and signposted.	No changes proposed to car parking arrangements onsite.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>8.3. Hours of Operation</b>		<b>Yes</b>	<b>No</b>	<b>N/A</b>
C1. The hours of operation are not specified by this DCP. In the case of each development proposal, Council will exercise its discretion in relation	No change sought to approved hours of operation of 24hrs, 7 days a week.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

to permitted hours of operation of Sex Services Premises in the circumstances of each case, taking into consideration the nature of adjoining land uses, hours of operation/use of those premises and possible conflicts with such uses.				
<b>8.4. Security and Public Safety</b>		<b>Yes</b>	<b>No</b>	<b>N/A</b>
C1. Ensure that the development conforms to the objectives and controls within Section 10 of Part A of this DCP.	Compliance achieved.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C2. Provide details on measures to be undertaken to safeguard workers, clients and the general public. Such details are to include: <ul style="list-style-type: none"> <li>a) security personnel;</li> <li>b) the lighting of access ways and car parking areas, particularly in respect of isolated premises;</li> <li>c) security doors;</li> <li>d) 'active' uses presented to the street to promote surveillance and safety;</li> <li>e) premises clearly numbered, with the number clearly visible from the street;</li> <li>f) avoid the use of isolated back lanes and poorly lit areas;</li> <li>g) any landscaping that is proposed must not obstruct the visibility from public areas of entrances and exits.</li> </ul>	Operational Plan of Management updated to ensure worker, client and general public safety.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C3. The licensing of premises for the sale or consumption of alcoholic beverages is strictly prohibited.	No licensing of premises proposed or approved under original approval.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>8.5. Health and Building</b>		<b>Yes</b>	<b>No</b>	<b>N/A</b>
C1. Make adequate provision for amenities (showers, toilets, basins, etc) for use by workers and clients, having regard to the scale of the proposed development.	Adequate provisions of amenities proposed within new staff areas and service rooms for the use by workers and clients.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C2. Council's health requirements are specified in Council's Policy "Health Standards for sex services premises" and must be complied with. A summary of the requirements is as follows:- <ul style="list-style-type: none"> <li>a) the cleanliness of the premises;</li> </ul>	Council's EHU officer has reviewed the proposal and provided additional conditions to be imposed on any approval to ensure compliance with Council Policy.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<ul style="list-style-type: none"> <li>b) sanitary facilities;</li> <li>c) the safe storage and handling of contaminated waste (including its disposal by the OEH Licensed collectors);</li> <li>d) the provision and cleaning of linen and laundry items;</li> <li>e) pool and spa water complying with the NSW Health Department's "Guidelines for Disinfecting Public Swimming Pools and Spa Pools";</li> <li>f) education of workers and their clients;</li> <li>g) the provision and storage of condoms and other approved latex products under the Therapeutic Goods Accreditation;</li> <li>h) health of sex workers;</li> <li>i) the examination of clients;</li> <li>j) ventilation and lighting;</li> <li>k) noise; and</li> <li>l) bars and food preparation areas.</li> </ul>				
<p>C3. Keep passageways, hallways, corridors, egress paths and the like clear of obstructions and accessible to a minimum width of one (1) metre or a greater distance if so directed by Council.</p>	<p>Provision of one metre width passageways and hallways proposed.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>C4. Provide fire safety equipment, emergency lighting, exit signs, smoke detectors and any other essential services to the satisfaction of Council.</p>	<p>Provision of essential services in keeping with the scale of development proposed.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>C5. Provide the correct type of portable fire extinguishers (for example, water-based extinguishers for paper and wood fires; dry chemical extinguishers for electrical fires). These must be appropriately identified, accessible and their location(s) made known to all employees.</p>	<p>The premises has a current fire safety certificate and is required to gain one on an annual basis</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>C6. Ensure all essential services are serviced by a suitably qualified person and a Certificate of Compliance must be forwarded to Council annually.</p>	<p>All services are serviced in accordance with the fire safety certificate.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>C7. Establish and signpost evacuation procedures with</p>	<p>Satisfactory details provided in the Plan of Management</p>			

instructions, and carry out emergency drills on a regular (minimum 3 monthly) basis. Ensure adequate general maintenance of all work buildings and structures. This should cover, for example, electrical safety and maintenance of floors to avoid trip hazards.

