

# Sex Services Premises

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## **I.0 Introduction**

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### **I.1 Development to which this Part applies**

This Part applies to sex services premises as permitted under *Auburn LEP 2010*.

### **I.2 Structure of this Part**

This Part is structured as follows:

- Section 2.0 addresses design;
- Section 3.0 addresses signage; and
- Section 4.0 addresses crime prevention.

## **2.0 Design**

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### **Objectives**

- a. To ensure that sex services premises are designed in a manner which is discrete and will not offend, or impinge on, other users of the locality.
- b. To minimise potable water mains demand of non residential development by implementing water efficiency measures.

### **Performance criteria**

- P1** Sex services premises do not exhibit an inappropriate street presence.
- P2** Sex services premises are acceptable from an urban design viewpoint.

### **Development controls**

- D1** A single, separate, discrete access shall be provided to any new sex service premises.
- D2** A shared access with other uses shall not permitted.
- D3** Pedestrian access shall be provided at the front or exposed side of the building (if on a corner site).
- D4** A single side or rear lane access for the receipt of clients for the sex services premises shall be permitted only where the required crime prevention safety audit shows that there will be no adverse potential crime impacts arising from such a configuration.

Consideration shall also be given to the screening of the access where the required crime prevention safety audit raises no objection to its inclusion.

- D5** Any new development to be used wholly or partly as a sex services premise shall, in addition to requirements in this Part, comply with the relevant provisions in the Industrial Areas and Parking and Loading Parts of this DCP.

## 2.1 Water conservation

### Performance criteria

- PI** Water efficiency is increased by appropriate building design, site layout, internal design and water conserving appliances.

### Development controls

- D1** New developments shall connect to recycled water if serviced by a dual reticulation system for permitted non potable uses such as toilet flushing, irrigation, car washing, fire fighting and other suitable purposes.
- D2** Where a property is not serviced by a dual reticulation system, development shall include an onsite rainwater harvesting system or an onsite reusable water resource for permitted non potable uses such as toilet flushing, irrigation, car washing, fire fighting and other suitable purposes.
- D3** Development shall install all water using fixtures that meet the WELS (Water Efficiency Labelling Scheme) rated industry standards.

## 3.0 Signage

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### Objective

- a. To ensure that signage associated with a sex services premises is discrete, appropriate and does not give rise to adverse impacts on the built environment.

### Performance criteria

- PI** All signage associated with sex services premises is both discrete and does not otherwise give rise to an offence or cause visual clutter.

### Development controls

- D1** A maximum of one (1) sign per sex services premise shall be permitted.
- D2** The sign shall have maximum dimensions of 300mm x 600mm.
- D3** The sign shall not be illuminated.
- D4** The sign shall not display words, messages or images which in the opinion of Council are sexually explicit or otherwise offensive.

## 4.0 Crime prevention

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### Objective

- a. To ensure that potential crime risks associated with the public, the sex services premises employees, owners and patrons are minimised.

## **Performance criteria**

- PI** The development proposal complies with the recommendations of a crime risk assessment/crime prevention safety audit.

## **Development controls**

- DI** A crime prevention safety audit shall be carried out for all proposed sex services premises by a suitably qualified crime risk/security professional. This will involve conducting the audit of the site with specific reference to the subject development.

**Note:** A Memorandum of Understanding exists between Auburn City Council and the Local Area Command of the New South Wales Police Service concerning information on brothels within the Auburn Local Government Area. Under the terms of the agreement:

1. The use of information (specific Council staff and Police officers will be nominated to handle the free flow of information between both parties and all the information will be treated with privacy.)
2. Details of sex services premises development applications (Under the agreement details of all brothel applications will be forwarded to the Local Area Command of the Police Service.)
3. Details of complaints which may relate to suspicious or potentially criminal activity (Under the agreement, Council shall provide details of complaints received which relate to potential criminal activity associated with a sex service premises.)
4. Reciprocal arrangements with information obtained by the Police Service (Under the agreement, subject to legislative constraints and privacy conventions, the Police Service would assist the Council with information and will appear as witnesses for Council in relation to sex services premises – legal proceedings.)