

Local Planning Panel

6 September 2023

Application details

9A Rosebery Avenue, Rosebery

D/2022/306

Applicant: QMS Media Pty Ltd

Owner: City of Sydney

Consultants: Mecone Ltd

Proposal

- installation of Automated Public Toilet (APT) - comprising 1 accessible toilet and 3 advertising panels

Recommendation

- approval subject to conditions

Notification



- exhibition period 28 April 2022 to 27 May 2022
- 931 owners and occupiers notified
- 4 submissions received

Submissions

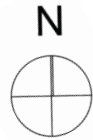
- APT design details should reflect collaboration with the designers of the new park
- proposed condition to relocate the APT up to 5m is inappropriate
- installation of an APT is unnecessary as most users of the park live close by
- impacts of the advertising signage to surrounding residents and users of the park
- management of the maintenance of the APT

Submissions



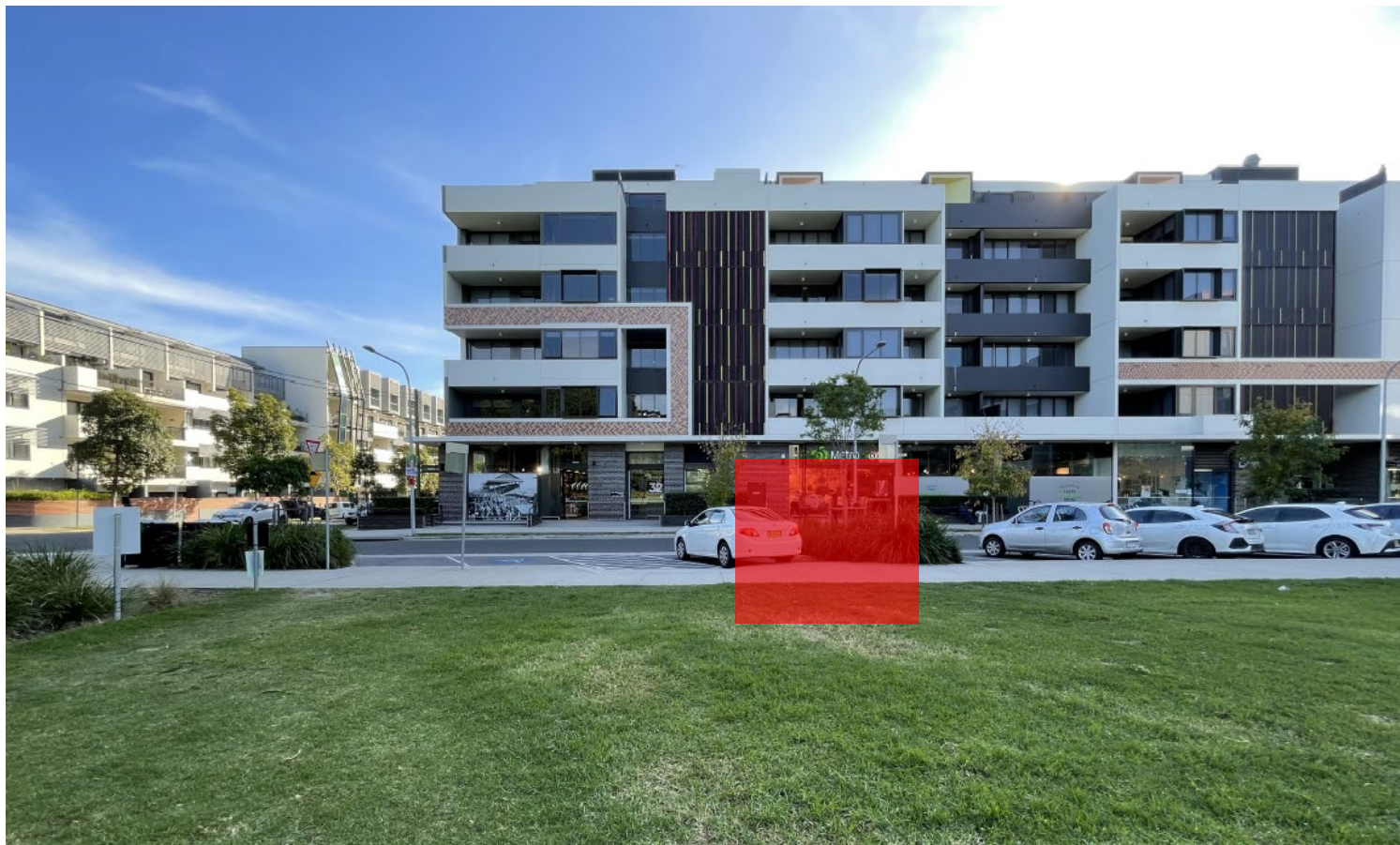
-  subject site
-  submitters

Site

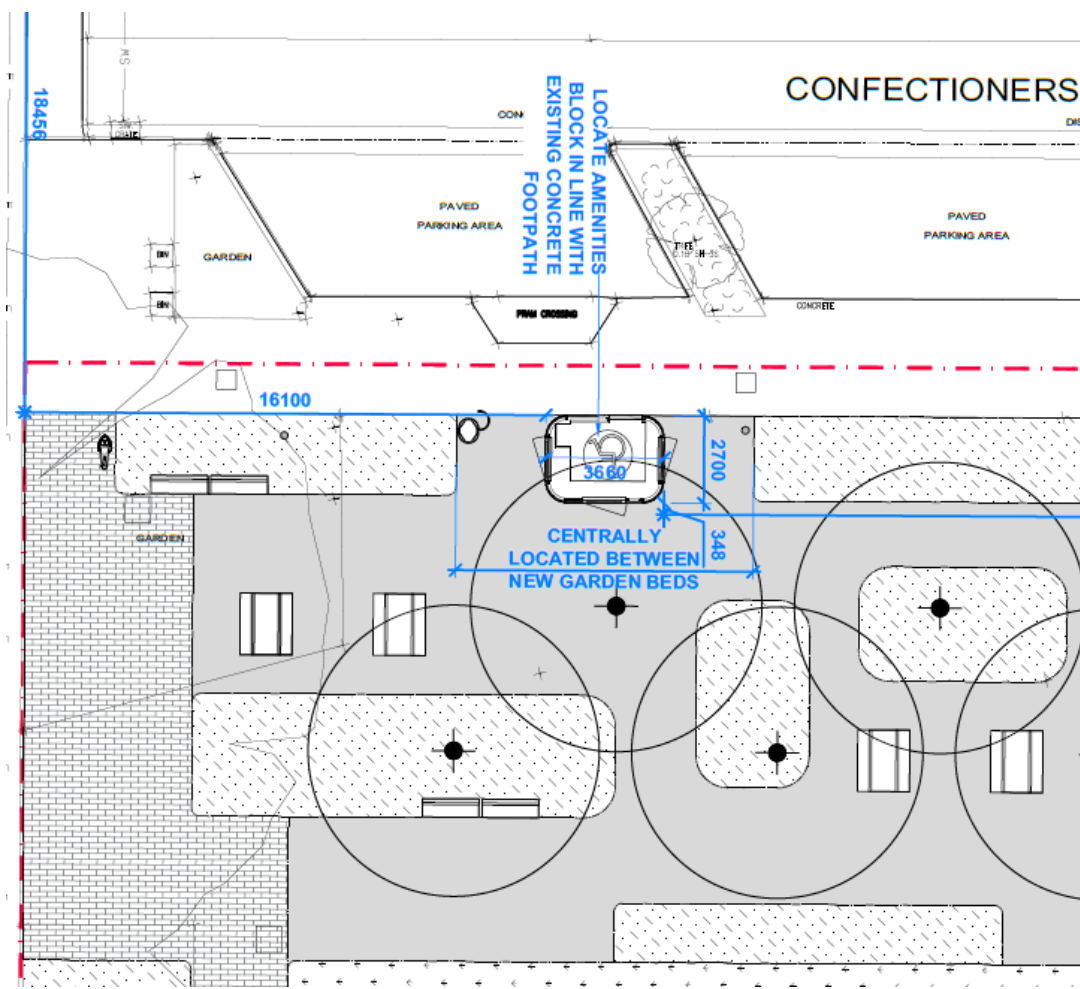




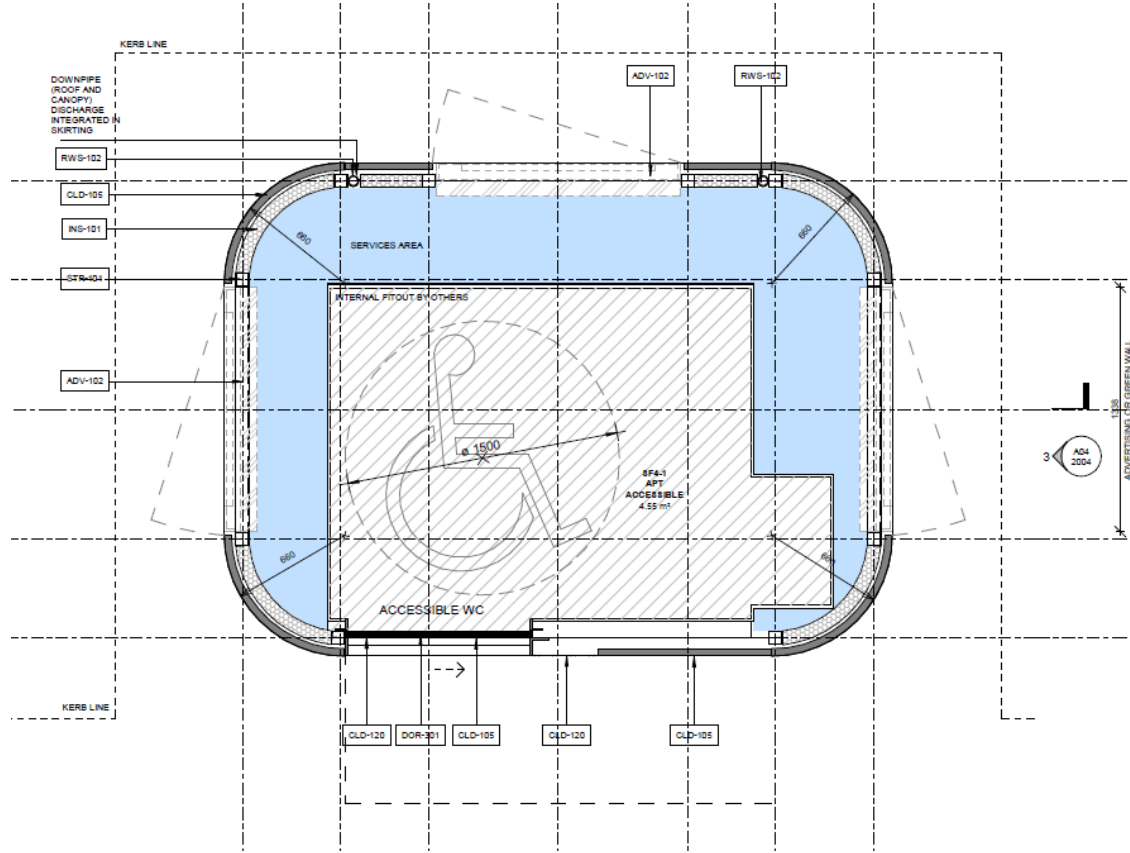
Confectioners Way looking east - indicative location of APT shown in red



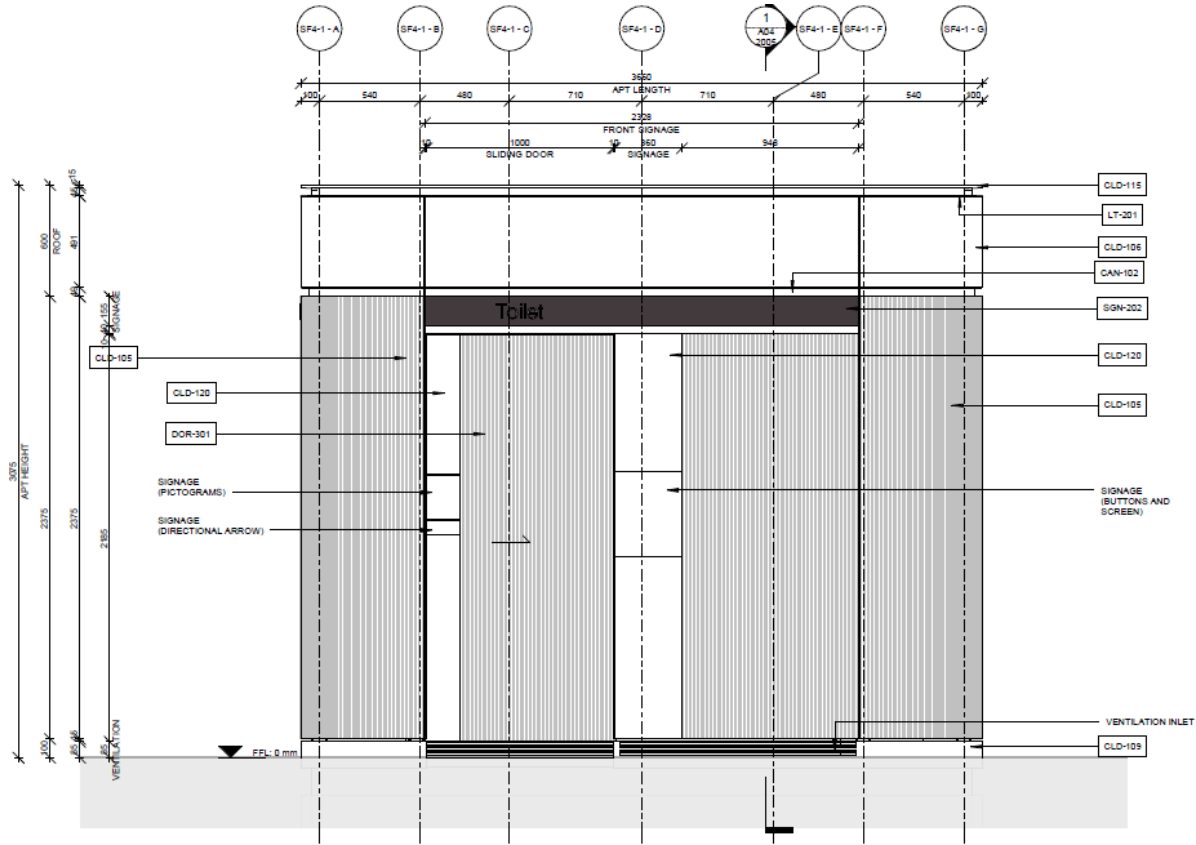




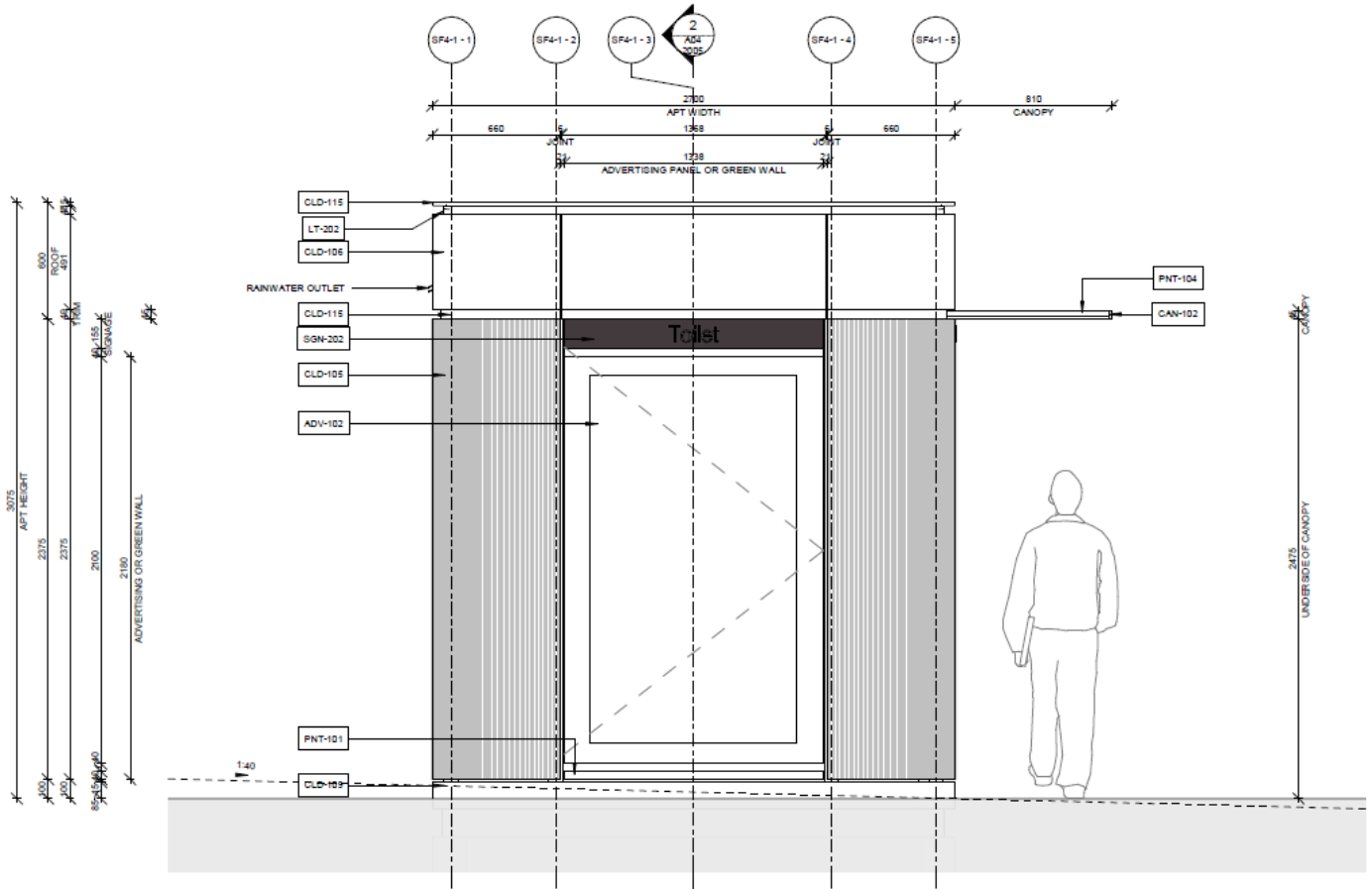
site plan



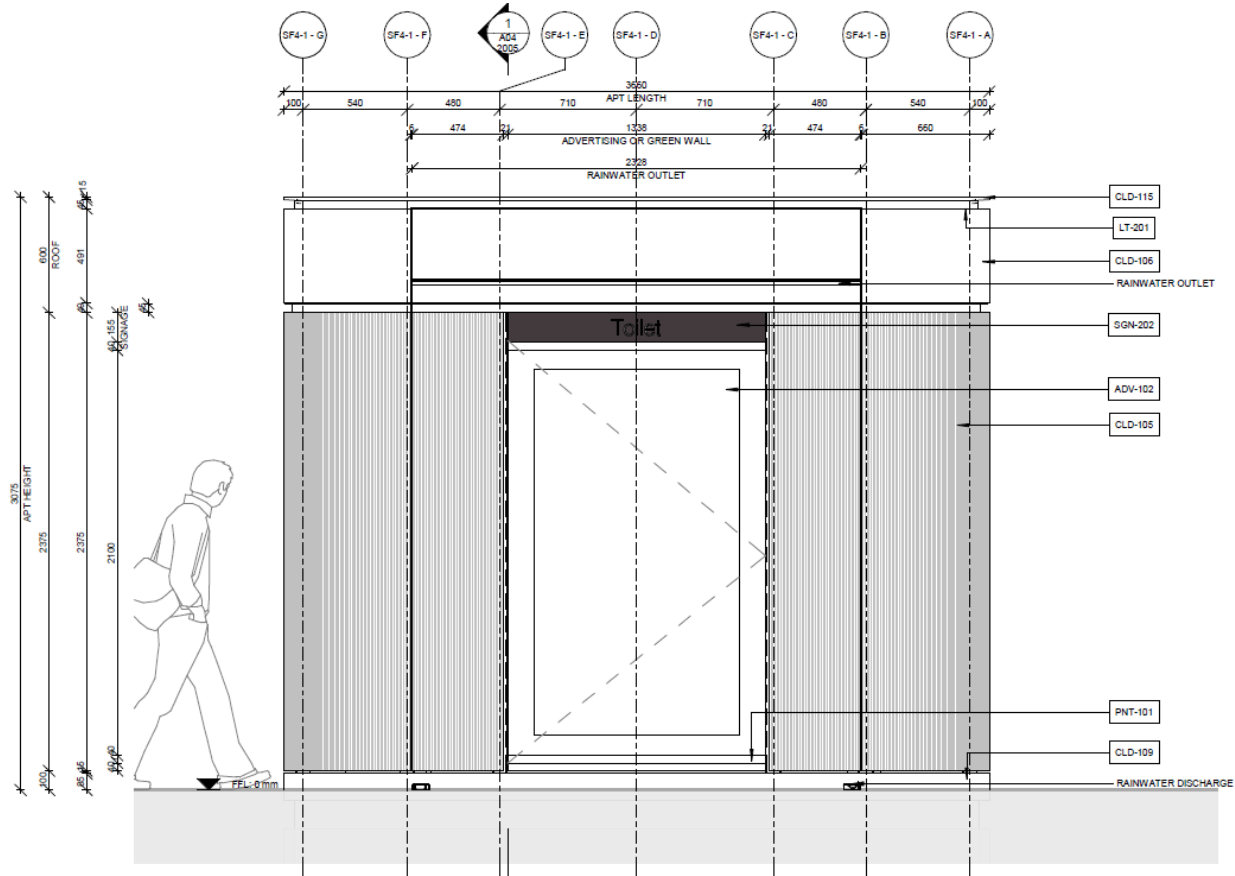
floor plan



front (east) elevation



side (south) elevation



rear (west) elevation



External high level cladding
Rimex INCO Champagne Granex



Roof capping
Paint to match Metropolis Bronze



Door external cladding
Brushed 4BF, 316 stainless steel



External low level cladding
Rimex INCO Bronze Pinstripe



Canopy
Clear, low iron glass with white ceramic frit



Skirtings
Brushed 4BF, 316 stainless steel with machined openings



external design details





photomontage - looking south along Confectioners Way



photomontage - looking north-east from Confectioners Way

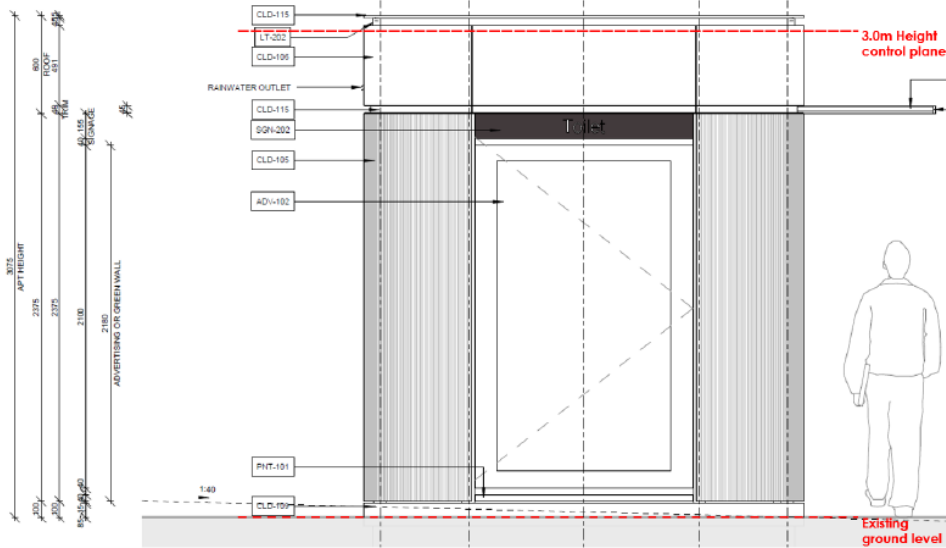
Compliance with key LEP standards

	control	proposed	compliance
height	3m	3.075m	no Clause 4.6 request supported
FSR	1:1	0.002:1 (9.8sqm)	yes

Compliance with key DCP controls

	control	proposed	compliance
3.16.6.9(2)	Dynamic content signs in MU1 zones and visible from residential premises should not operate between 11pm and 7am	24-hour operation	no – signs are located a minimum of 30m from the closest residential apartment and are situated at ground floor level. It is not considered signs will impact amenity
3.16.6.9(5)	Any single dynamic content sign should not be larger than 1.5 sqm in area	2.02sqm	no – acceptable as signage is consistent with the standard design for street furniture across the LGA

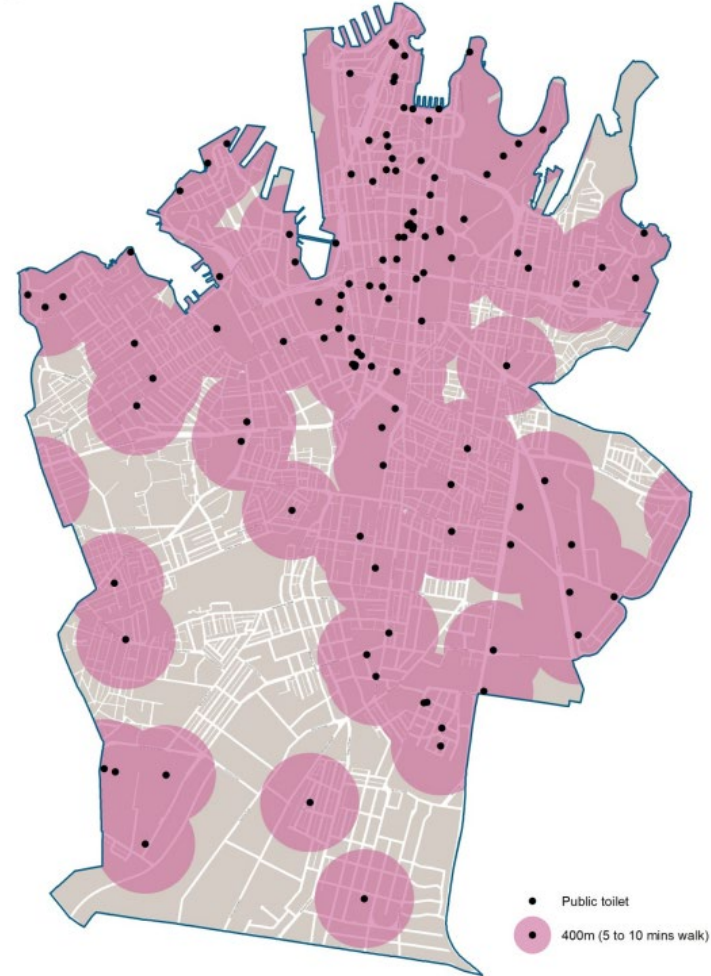
Height of Buildings



7.5cm (2.5%) variation

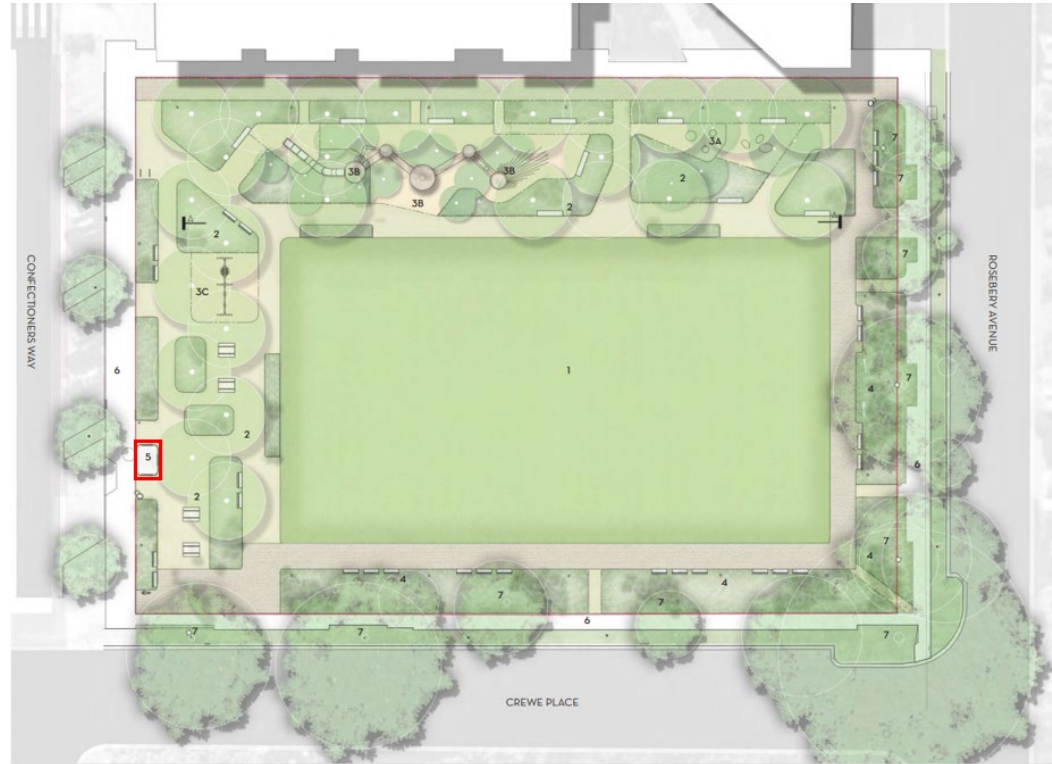
Public Toilet Strategy 2014

- strategy identifies a lack of public toilets in key locations
- seeks provision of new public toilets in urban renewal areas
- recommends public toilets are provided within 400m (5 -10 min walk) of major neighbourhood parks



North Rosebery Park Concept Plan

- exhibited 5 March and 6 April 2021
- endorsed by City of Sydney Environmental Committee on 11 October 2021



North Rosebery Park Concept Plan - location of toilet outlined in red

Urban Design Analysis

- prepared by Grimshaw Architects
- analysis of proposed location and alternative locations considered
- location selected in line with North Rosebery Park Concept Plan recommendation

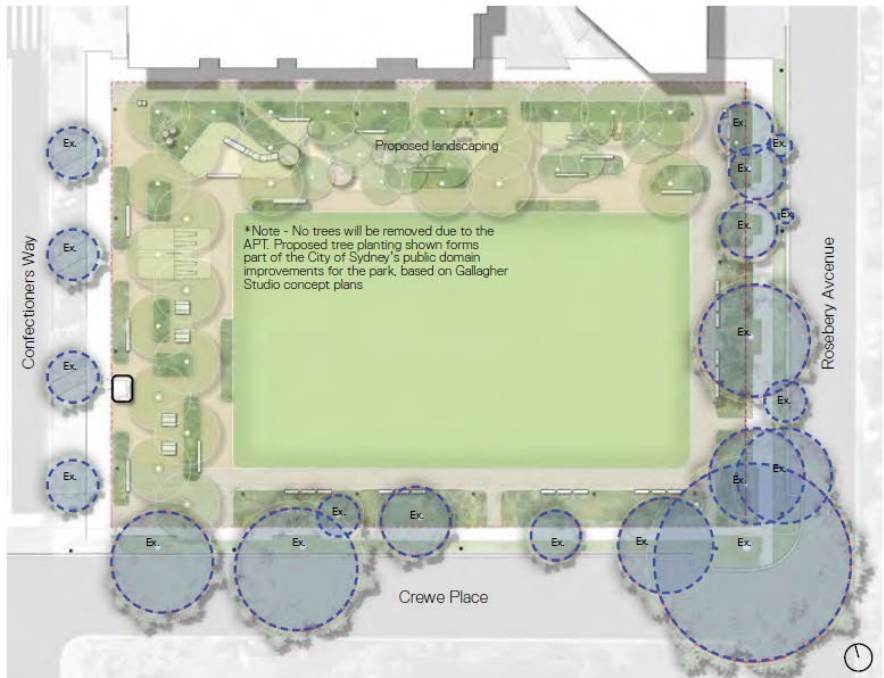


KEY:
Alternative considered location
Proposed Location

alternatives considered



Existing site conditions



Proposed site conditions

LEGEND

- Existing trees
- Proposed trees





VIEW A



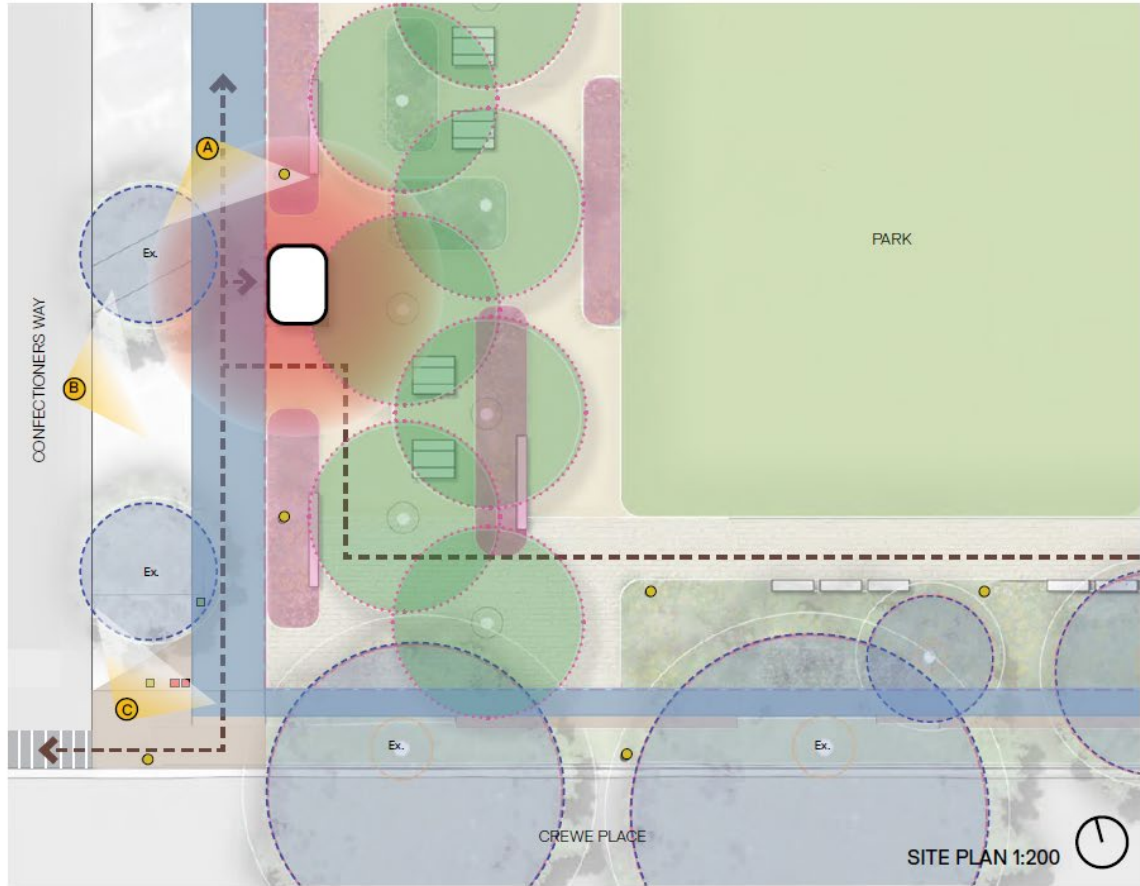
VIEW B



VIEW C

LEGEND

- Indicative APT location
- Light poles
- Existing trees
- Bins
- Landscaping
- Sewer
- Footpath - Type 3
- Seats
- Planting path
- Water
- Secondary footpath
- Signage
- Proposed APT location



Design Advisory Panel

- reviewed by panel on 15 June 2023
- no objection was raised by the Panel to the proposed location

Issues

- public toilet strategy identifies need for toilets in proximity to parks
- applicant has requested condition to allow relocation of the APT up to 5m
- previous applications for smaller street furniture items approved with condition allowing possible relocation up to 3m or 5m subject to specific parameters
- not considered appropriate for the subject application – this is consistent with previous LPP determinations of APT applications

Recommendation

Approval subject to conditions