

Local Planning Panel

6 September 2023

Application details

5010 Sydney Place, Woolloomooloo

D/2022/431

Applicant: QMS Media Pty Ltd

Owner: City of Sydney

Consultants: Mecone Ltd

Proposal

- installation of one 'single' Automated Public Toilet (APT) comprising 1 accessible toilet and 3 green wall panels

Recommendation

- approval subject to conditions

Background

- community consultation on Woolloomooloo Playground upgrades during mid 2020
- proposed APT was not part of playground upgrades
- letters of support and advocacy for an APT in this location were received in 2021 after completion of playground upgrades consultation
- community initiative and support for proposal from local community groups, charities and Plunkett Street Public School
- APT intended to serve well-utilised community playground

Notification

- notification period 23 May 2022 to 21 June 2022
- re-notification period 14 October 2022 to 12 November 2022 due to a correction of site address
- 806 owners and occupiers notified
- 21 submissions received, including a petition containing 122 signatures objecting to the proposal

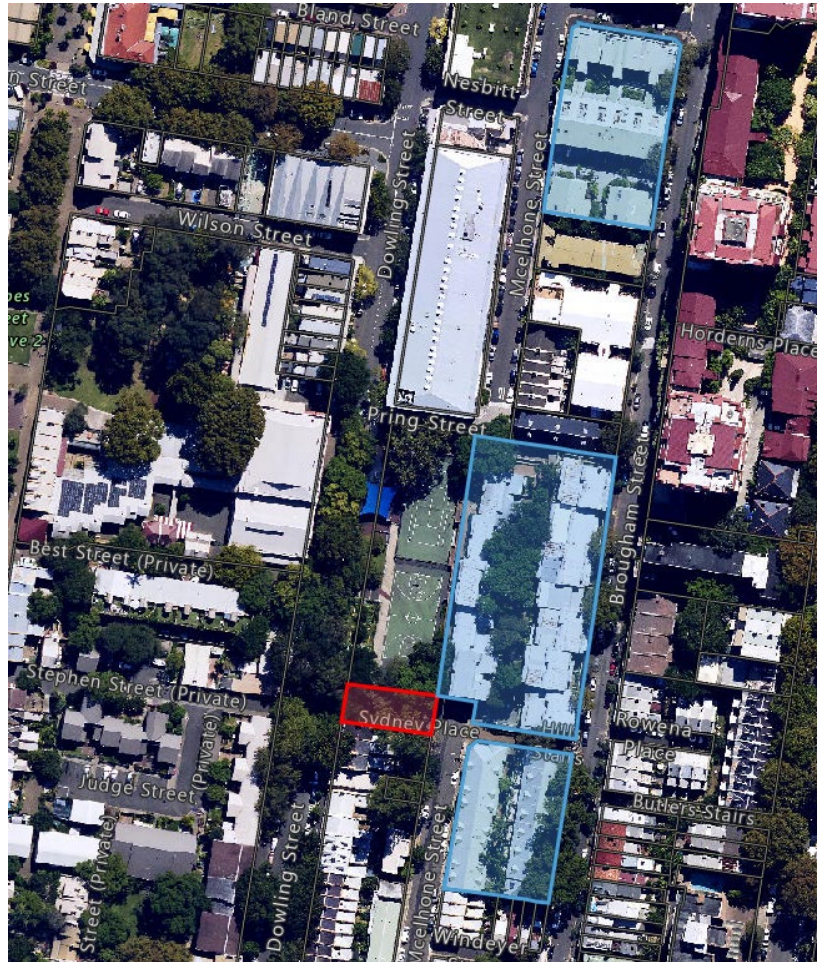
Submissions (support / comments)



- support for the APT to serve well-utilised community playground
- requested by parts of the community for some time
- facility will support playground users and community events
- lack of existing facility leads to public urination
- request for the APT to provide a baby change facility and facilitate all abilities access

Submissions (objections)

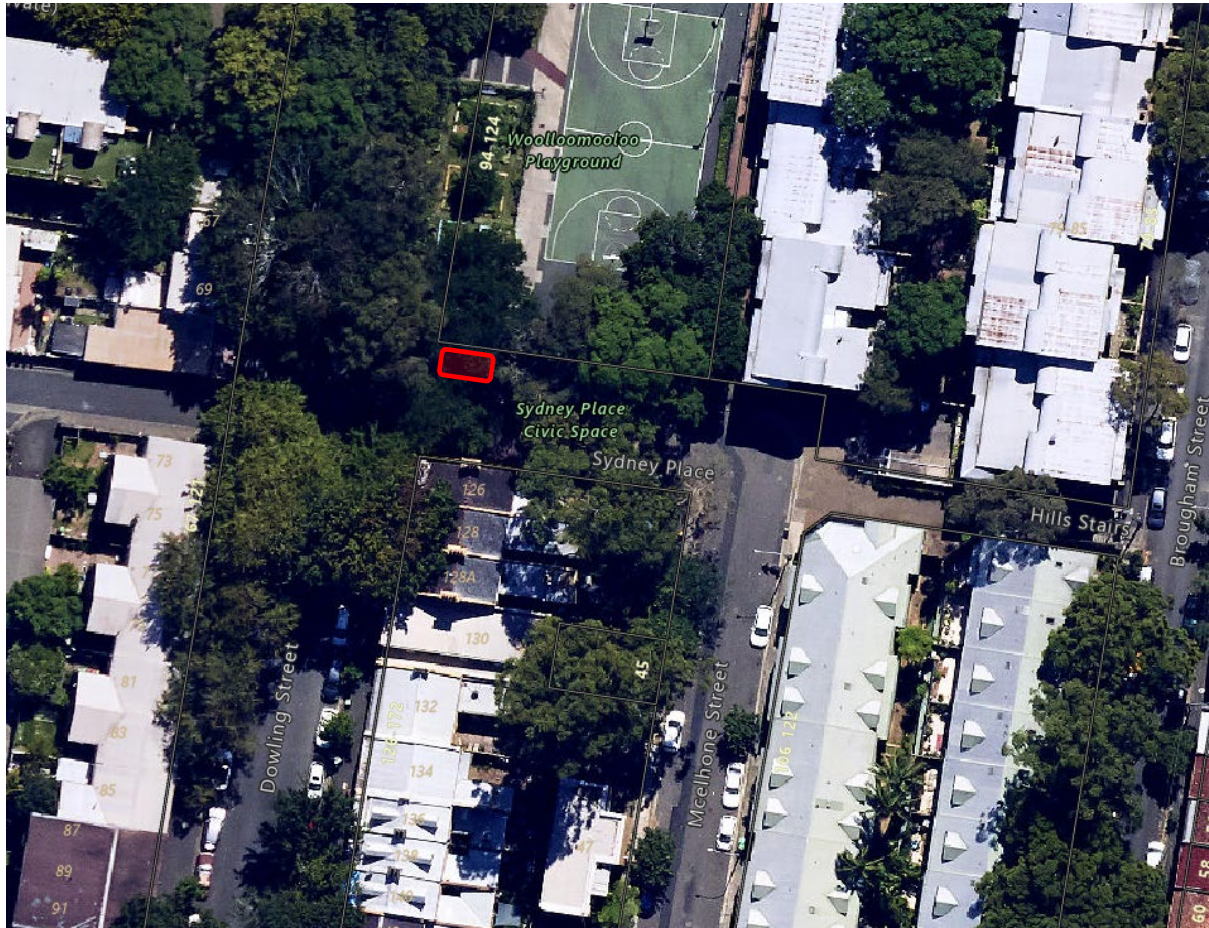
- concerns the APT will attract antisocial behaviour and drug use and therefore will affect the safety and amenity of the surrounding area
- concerns proposed location will impede pedestrian thoroughfare
- objection to 24 hour operation
- the facility will be unsanitary and create unpleasant odours
- the proposal will reduce local property values
- existing temporary toilet should be upgraded
- request for the APT to provide a baby change facility and facilitate all abilities access

Submissions



-  subject site
-  submitters

Site





looking east across Sydney Place – indicative APT location shown in red



photomontage - from Dowling Street looking north



photomontage - viewed from Stephen Street looking east



looking west from from McElhone Street

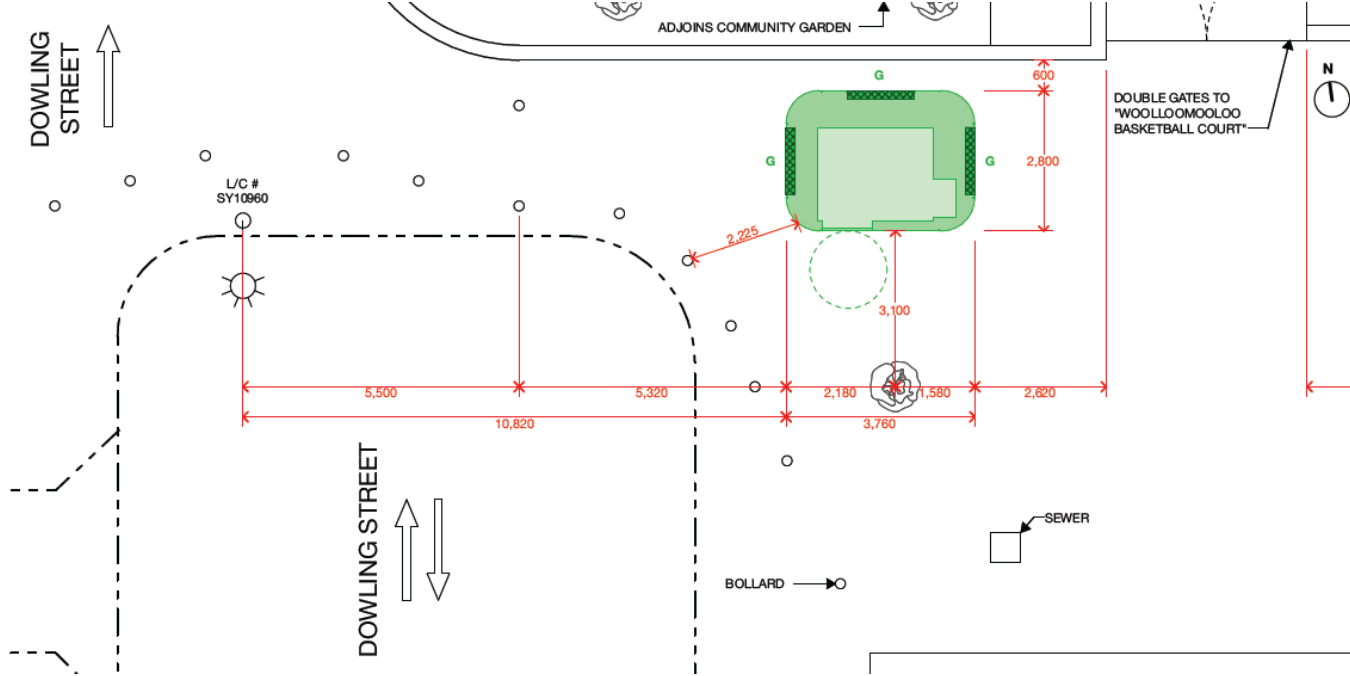


looking east from Sydney Place towards Hills Stairs

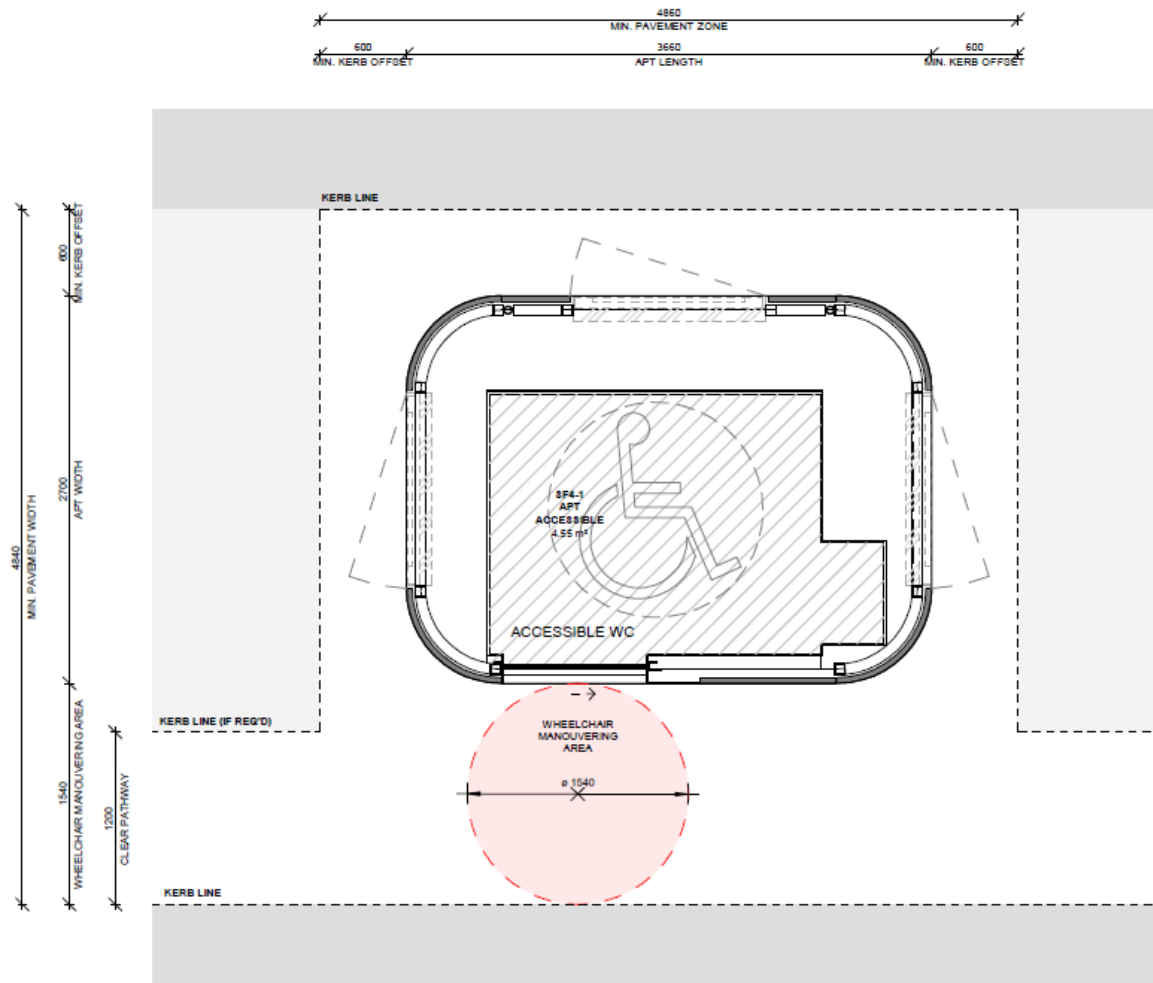


looking south from the basketball courts inside Woolloomooloo Playground

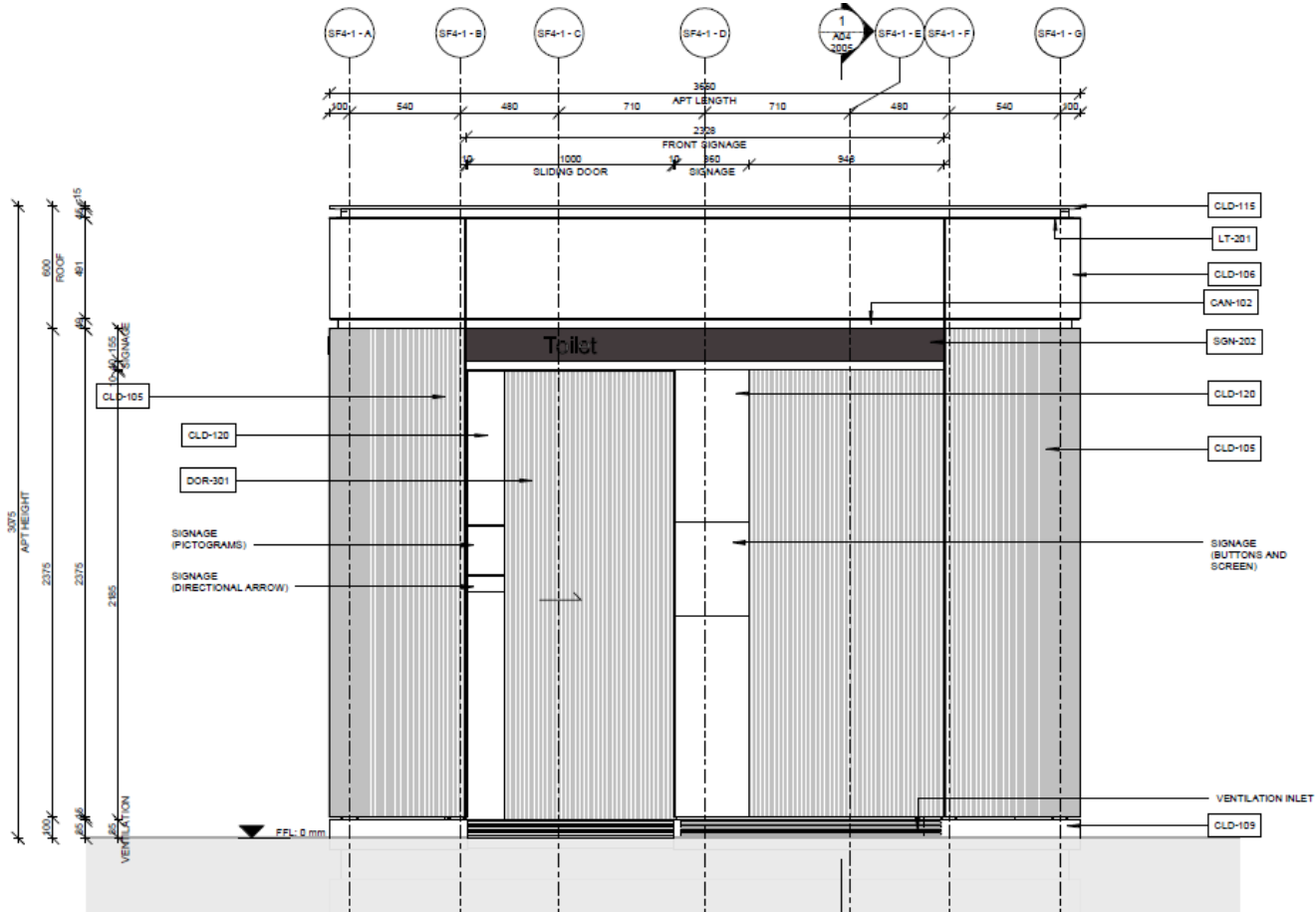
Plans



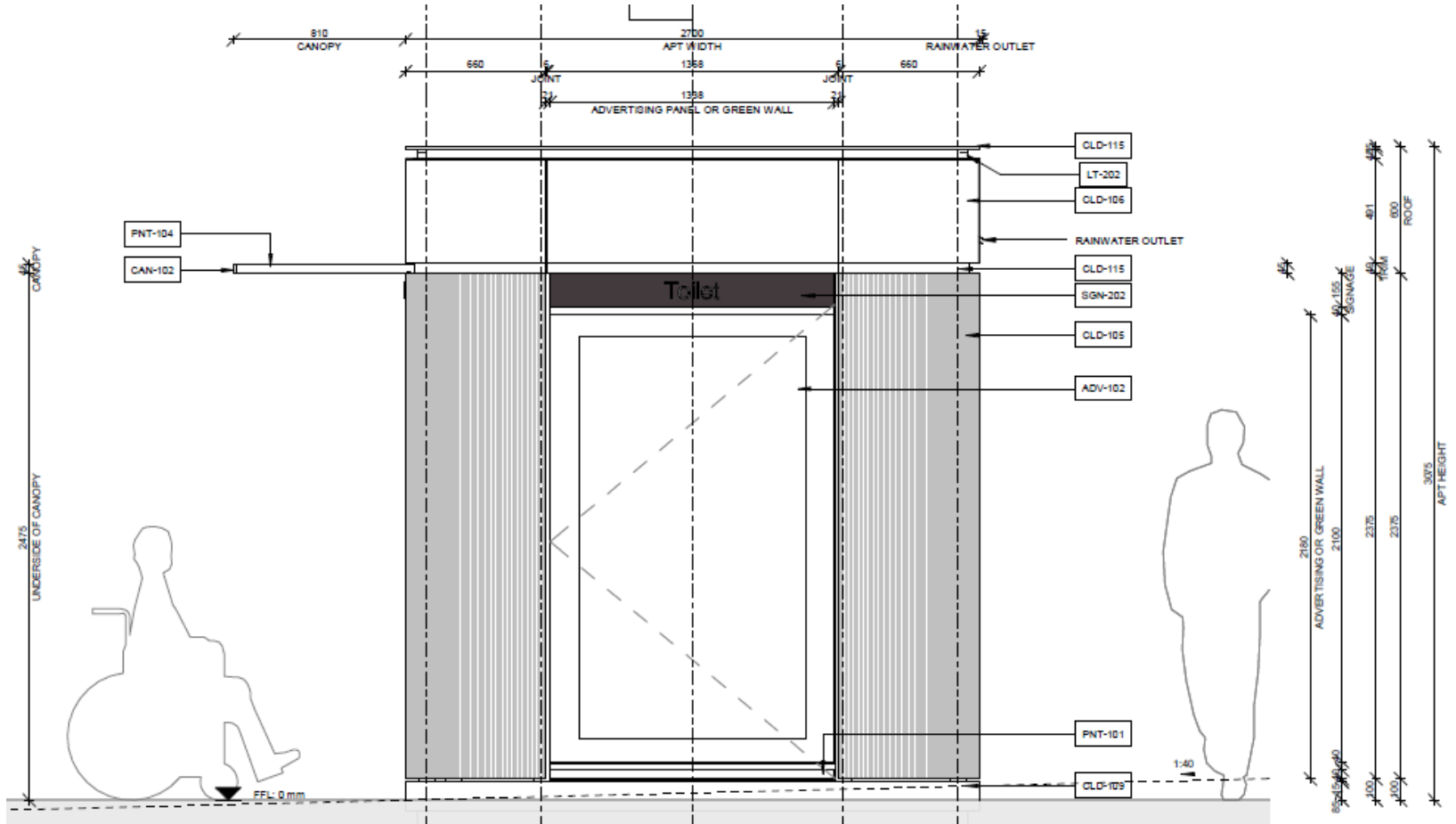
location



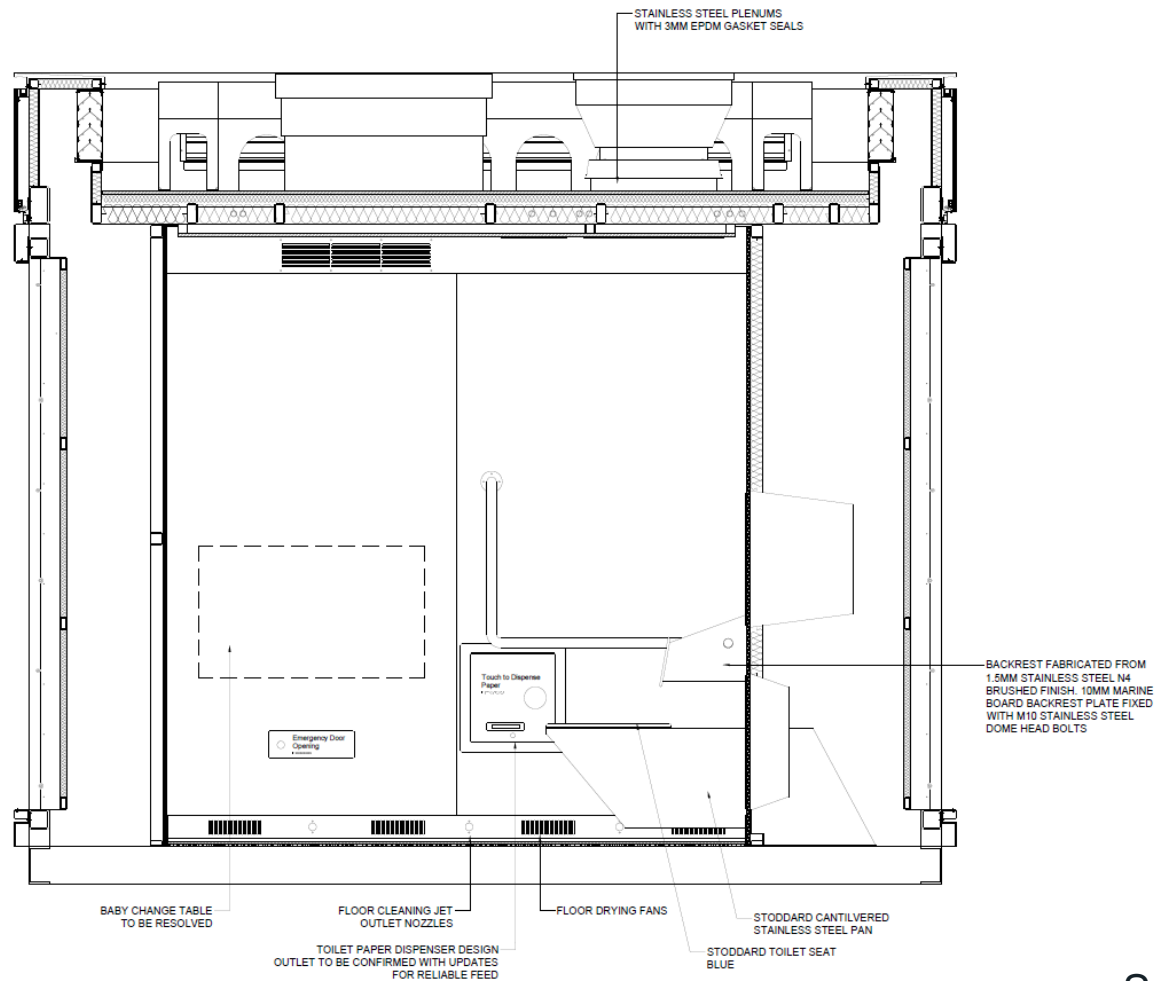
Floor Plan



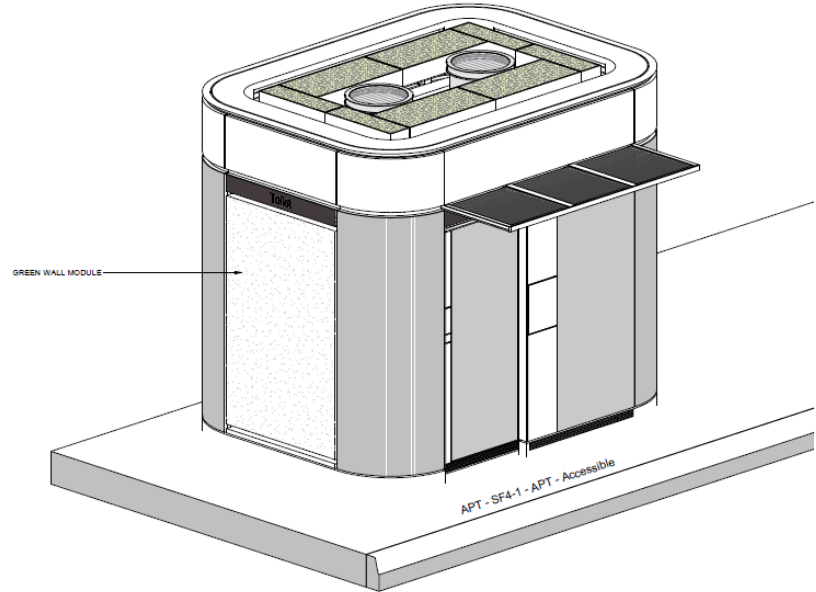
front (south) elevation



side (east) elevation



Section Drawing



Note - No green roof proposed for APT18

Perspective



External high level cladding
Rimex INCO Champagne Granex



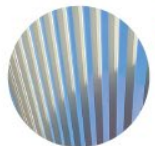
Roof capping
Paint to match Metropolis Bronze



Door external cladding
Brushed 4BF, 316 stainless steel



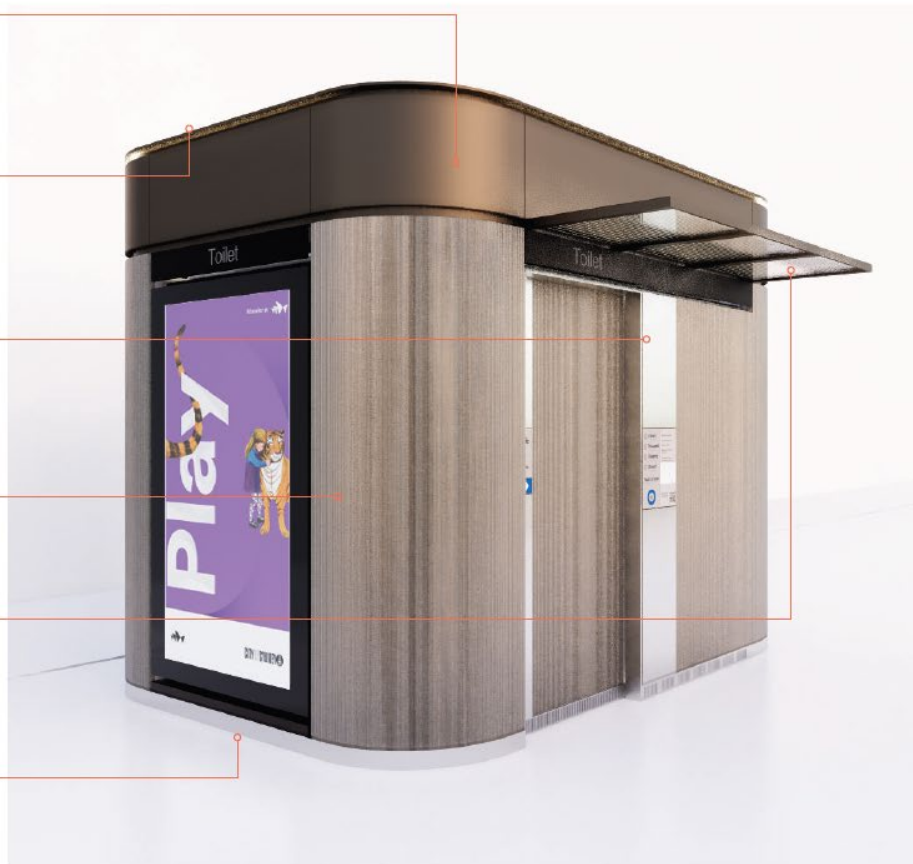
External low level cladding
Rimex INCO Bronze Pinstripe



Canopy
Clear, low iron glass with white ceramic frit



Skirtings
Brushed 4BF, 316 stainless steel with machined openings



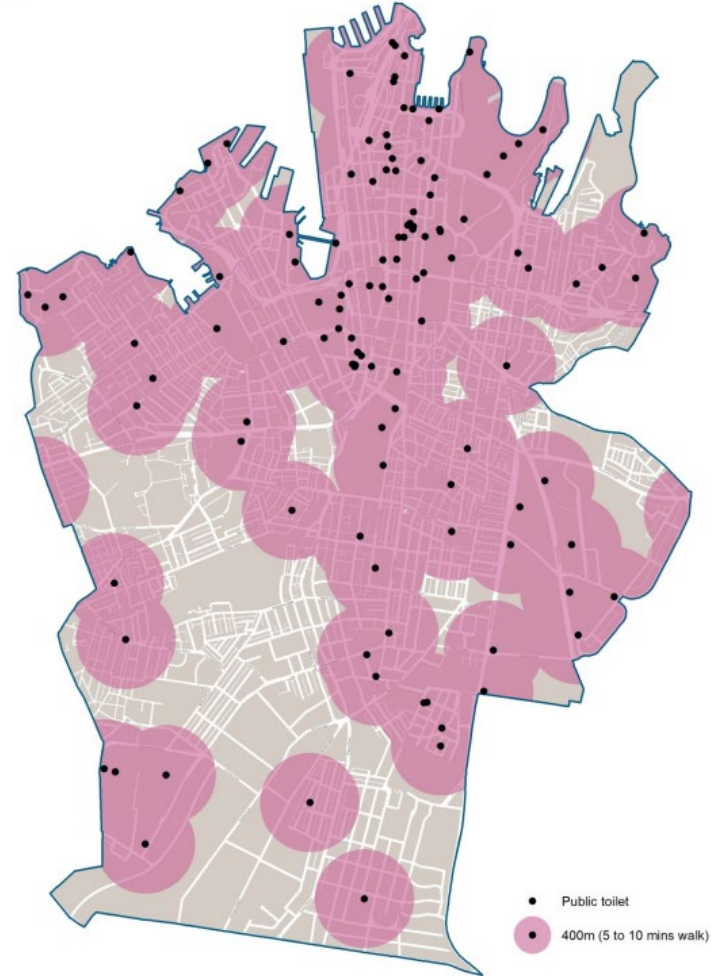
design details (note: no advertising is proposed as part of this APT)

Compliance with key LEP standards

	control	proposed	compliance
height	not applicable to site	3.075m	n/a
FSR	not applicable to site	n/a	n/a

Public Toilet Strategy 2014

- strategy identifies a lack of public toilets in key locations
- recommends public toilets are provided within 400m (5-10 min walk) of all village centres and major neighbourhood parks




Urban Design Analysis

- prepared by Grimshaw Architects
- analysis of proposed location and alternative locations considered



KEY:

 Alternative considered location

 Proposed Location

alternative locations considered

Design Advisory Panel

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

Issues/submissions

- No evidence that APT's attract antisocial behaviour
- Impacts on pedestrian thoroughfare addressed by proposed relocation
- APT is unnecessary – public toilet strategy identifies demand for facility in area
- maintenance of the facility will be managed by QMS and City of Sydney
- existing temporary facility not on Council land

Proposed Location Issues

- impedes a well-used pedestrian thoroughfare
- inconsistent with CPTED principles as it obstructs sightlines and creates a blind spot
- creates a pinch point and inconsistent with TfNSW Walking Space Guide



Alternative Recommended Location

- to east side of access to playground
- maintains adequate space for free movement of pedestrians and wheelchairs/prams
- provides good passive surveillance
- feasible connection of services



Re-location Condition

- 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 of item/s 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