

Local Planning Panel

6 September 2023

Application details

5050 Cowper Wharf Roadway, Woolloomooloo

D/2022/1248

Applicant: QMS Media Pty Ltd

Owner: City of Sydney

Consultants: Mecone Ltd

Proposal

- installation of one 'double' Automated Public Toilet (APT) comprising 1 accessible toilet, 1 ambulant toilet, 2 advertising panels and 1 green wall

Recommendation

- approval subject to conditions

Background

- previous DA for 4 APTs considered by LPP (27 April 2022)
- proposed location at Cowper Wharf Roadway was not approved

“The APT located at Cowper Wharf Road (A1020) is not approved as part of this consent and is deleted. Any consideration of a public toilet in this location would require an urban design analysis to ensure appropriate siting, including consideration of social impacts on nearby residential premises, prior to any application for approval being sought.”

- current DA proposes new location and is supported by an urban design analysis




Notification

- exhibition period 10 Jan 2023 to 9 February 2023
- 331 owners and occupiers notified
- 14 submissions received

Submissions




- APT will attract antisocial behaviour and will affect the security and acoustic amenity of the surrounding area
- APT is too close to Sydney Harbour foreshore
- APT is unnecessary as there are nearby bars and hotels which contain toilets
- location for the APT is not a suitable site - alternative (unspecified) sites in the area are more appropriate
- proposal will reduce local property values



-  subject site
-  former proposal
-  submitters

Site



-  proposed APT
-  former proposal
-  Harry's Café de Wheels



site viewed looking south/west along Cowper Wharf Road

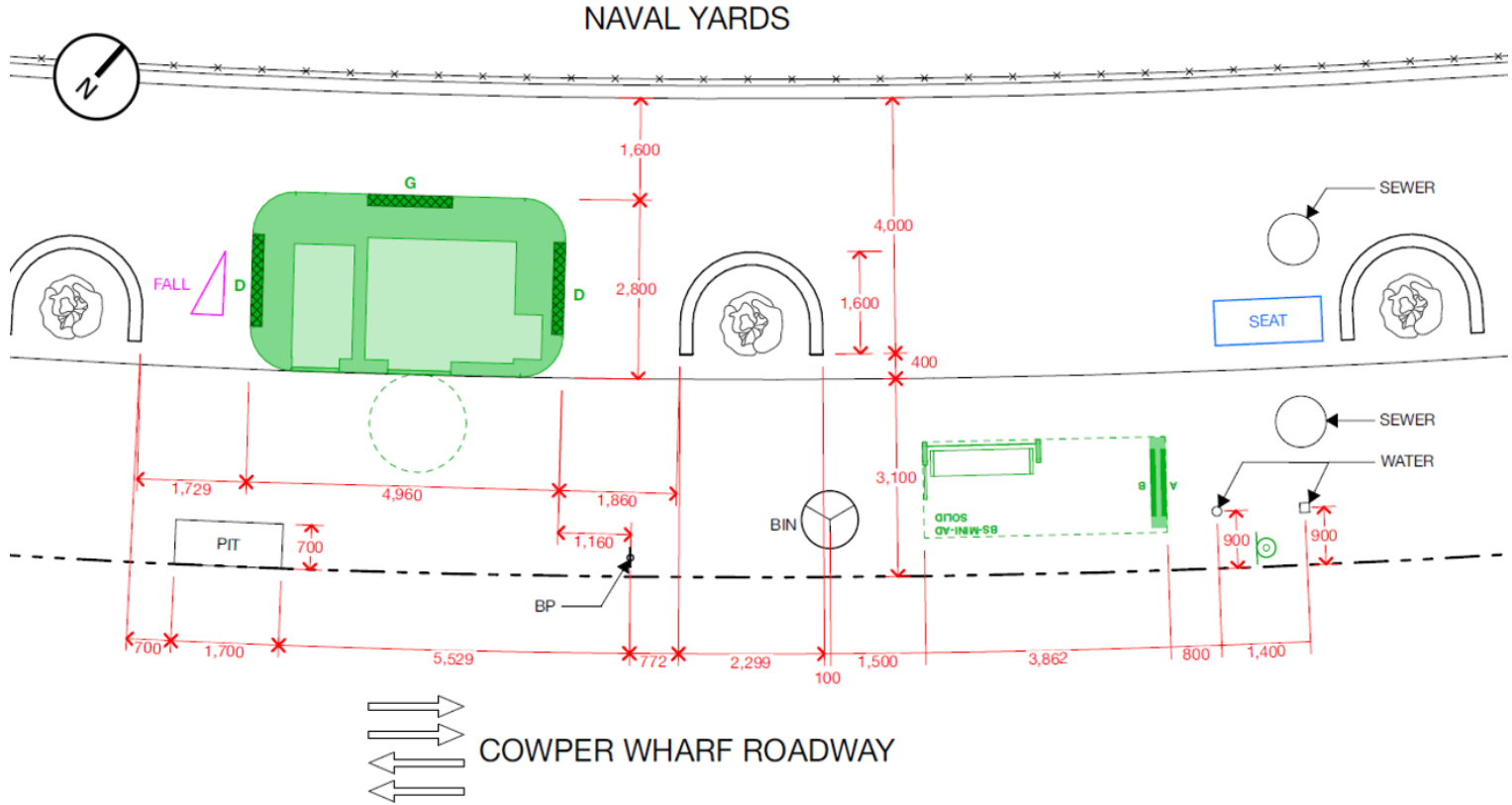


Looking north/east along Cowper Wharf Road

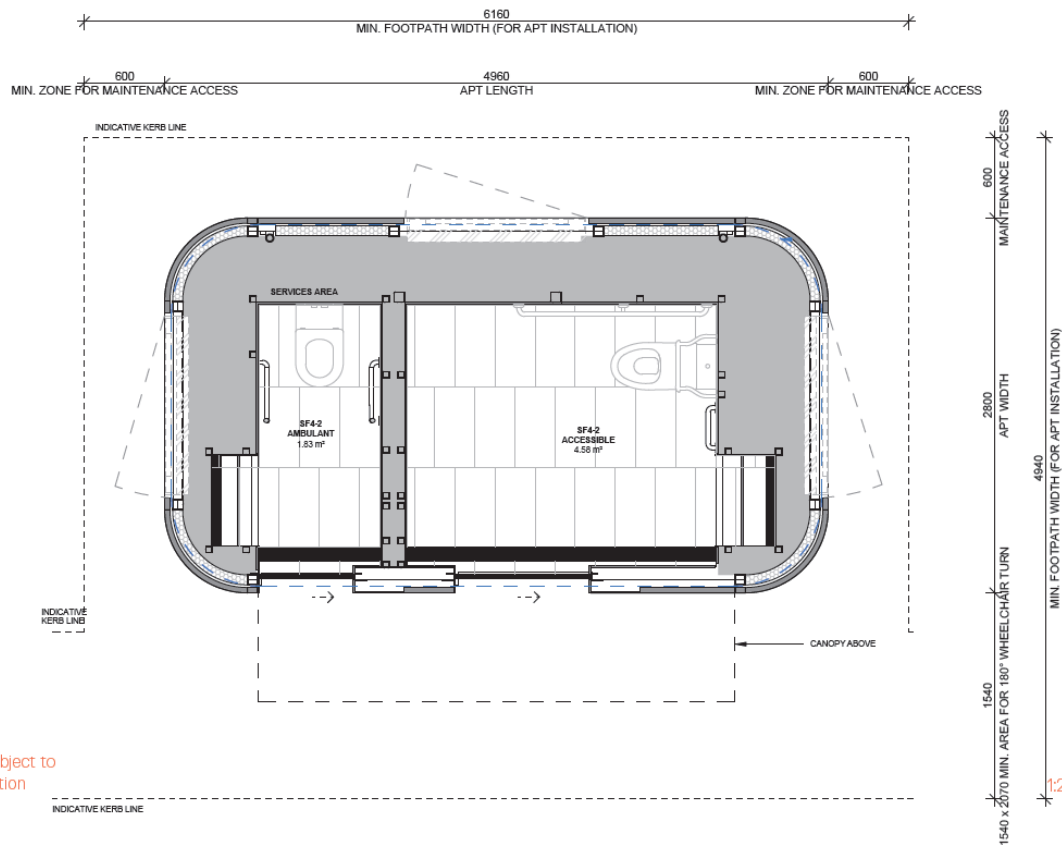


near by apartments across Cowper Wharf Road



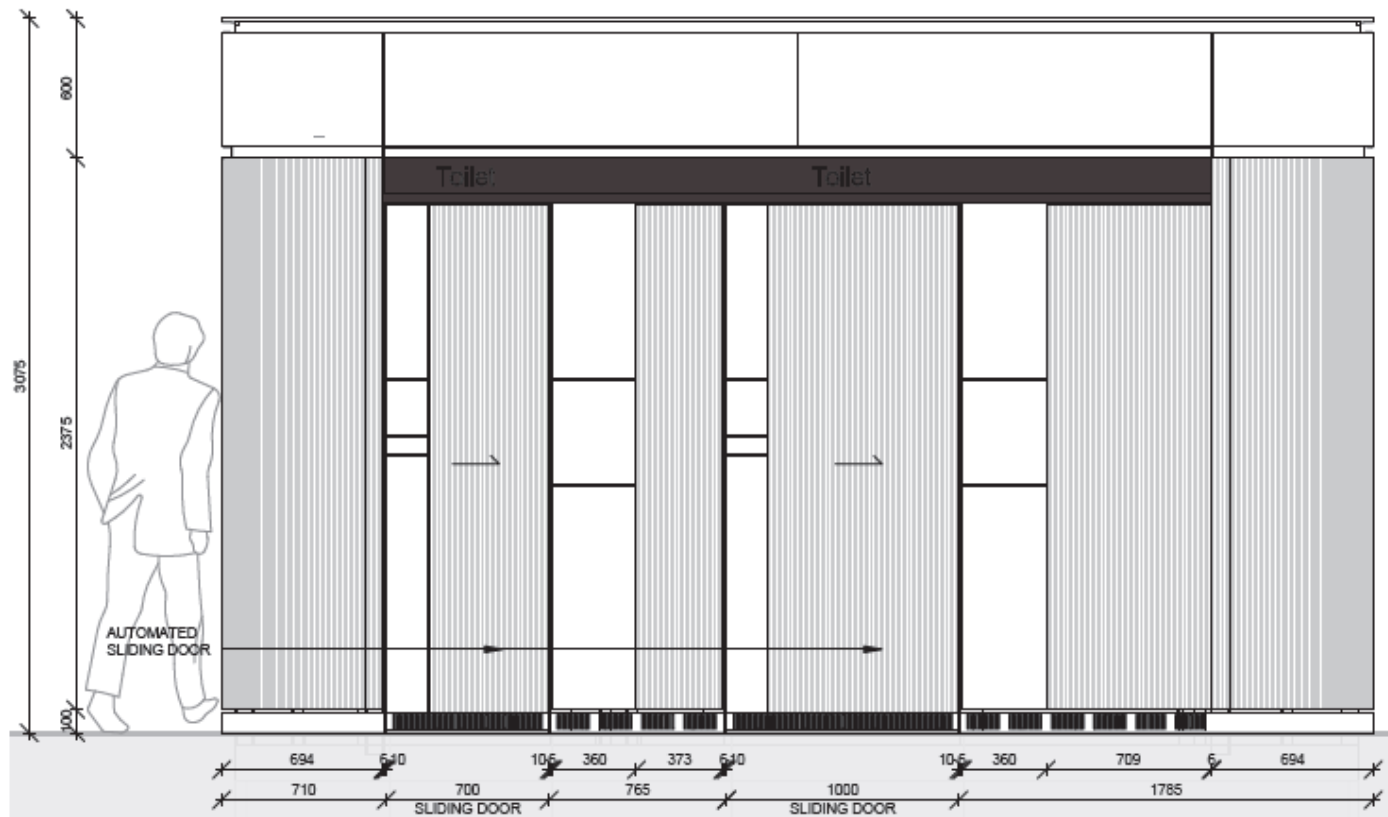


Site Plan

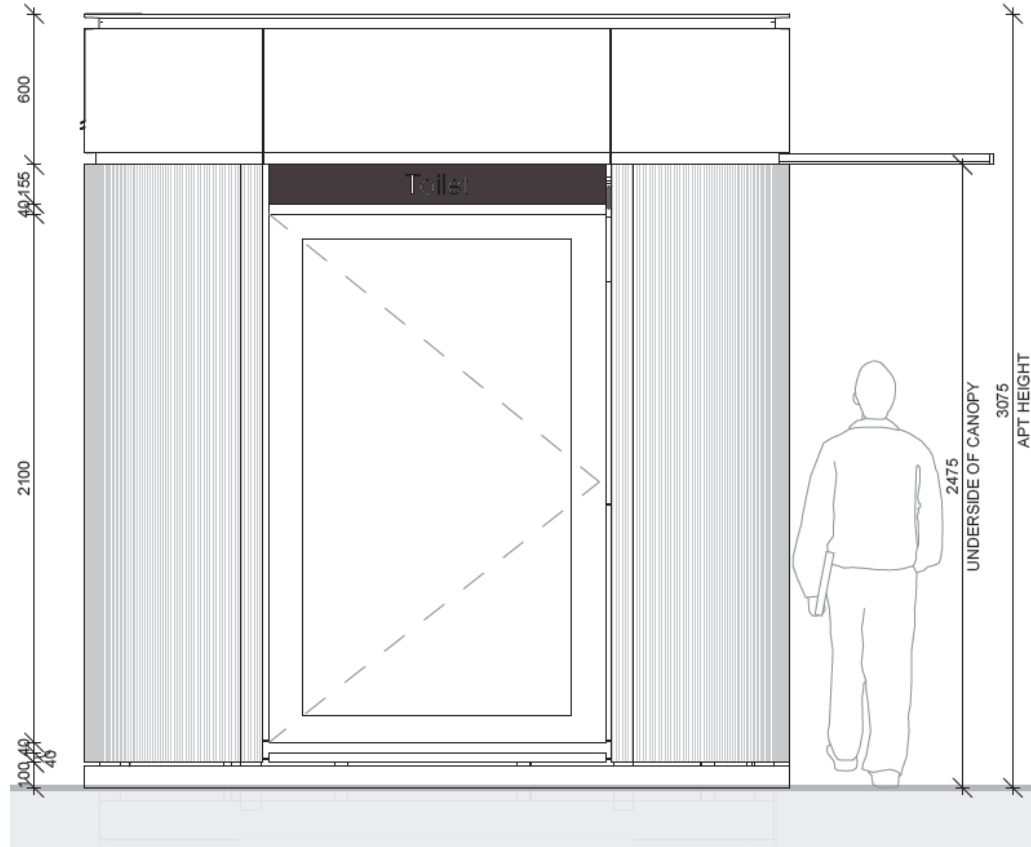


Internal fitout subject to further coordination

Floor Plan



front of APT (east elevation)



side elevation)



design details



design details (note: image is of a 'single' APT)





photomontage - corner of McElhone Street and Cowper Wharf Road



Compliance with key LEP standards

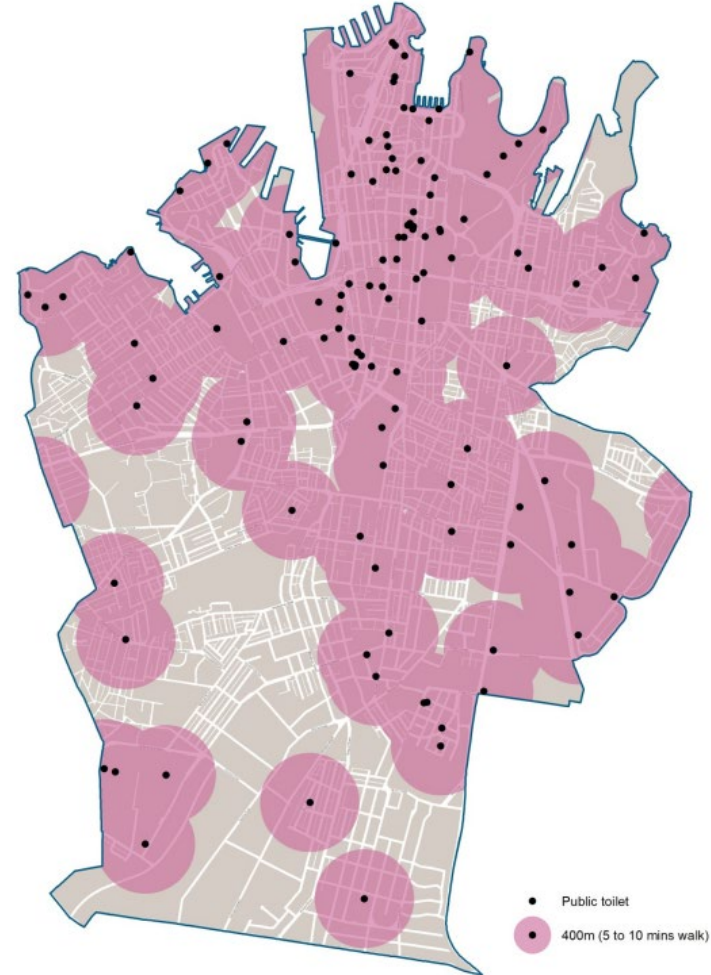
	control	proposed	compliance
height	not applicable to site	3.075m	n/a
FSR	not applicable to site	n/a	n/a

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 approximately 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

Public Toilet Strategy 2014

- strategy identifies a lack of public toilets in key locations
- identifies Cowper Wharf Road as area of high demand
- 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



alternative locations considered

Design Advisory Panel

- Panel reviewed the application on 15 June 2023
- Panel considered alternative APT locations and advised that location no. 1 close to Harry's Café de Wheels is preferred but noted private land ownership and proximity to the foreshore to be issues
- the alternative location no. 1 is also a listed local and state heritage item and is located in a 'right of footway'
- no objection was raised by the Panel to the proposed location



alternative location no. 1 (indicative location in red)

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

Issues

- no evidence that APT's attract antisocial behaviour
- APT is unnecessary – public toilet strategy identifies demand for facility in area

Recommendation

- approval subject to conditions