

# Local Planning Panel

6 November 2024

# Application details

116-126 Erskineville Road, Erskineville (Ellen Lawman Rest Area)

Application: D/2024/129

Applicant: QMS Media Pty Ltd

Owner: Transport for NSW

Consultants: Mecone Group Pty Ltd

# Proposal

- Installation of an Automated Public Toilet (APT) – comprising 1 accessible toilet and 3 green wall panels

# Recommendation

Approval subject to conditions

# Reason reported to LPP

The application is reported to the LPP for determination due to:

- potential conflict of interest
- application for an APT for Council
- land owned by TfNSW but managed by Council, and proposal subject of more than one objection

# Background

- previous location at Erskineville Square (to east) was not approved by the Local Planning Panel on 27 April 2022
- subject DA proposes new location, approximately 36m west of previously proposed location

# Notification

- exhibition period 13 March 2024 to 11 April 2024
- 143 owners and occupiers notified
- 25 submissions received

# Submissions - support

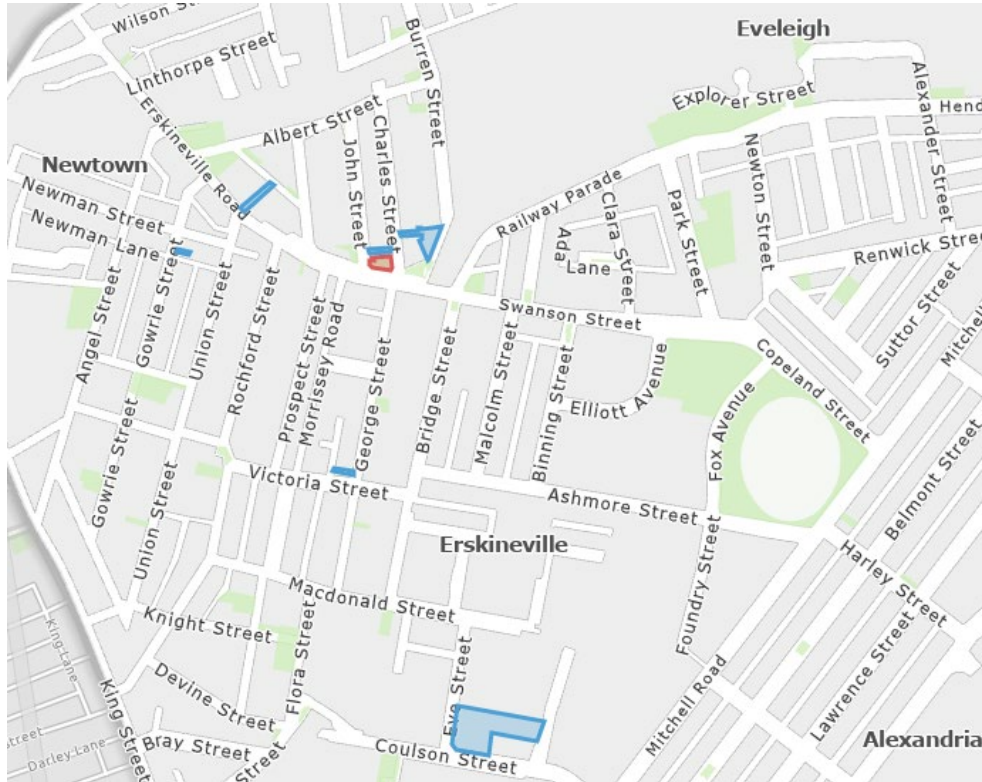
- limited availability of existing public toilets in the area
- limited availability of toilets for people with disabilities



# Submissions - objections

- safety risks
- amenity and health impacts
- reduced useable space, conflict with Christmas tree
- visual impacts
- tree impacts
- unsuitable location – alternative sites suggested
- new APT is unnecessary, existing toilets should be upgraded






# Submissions



-  subject site
-  submitters
- objector locations

# Site



-  subject site
-  previous proposed location
-  Christmas tree





Erskineville Road – location behind bus shelter



John Street looking east



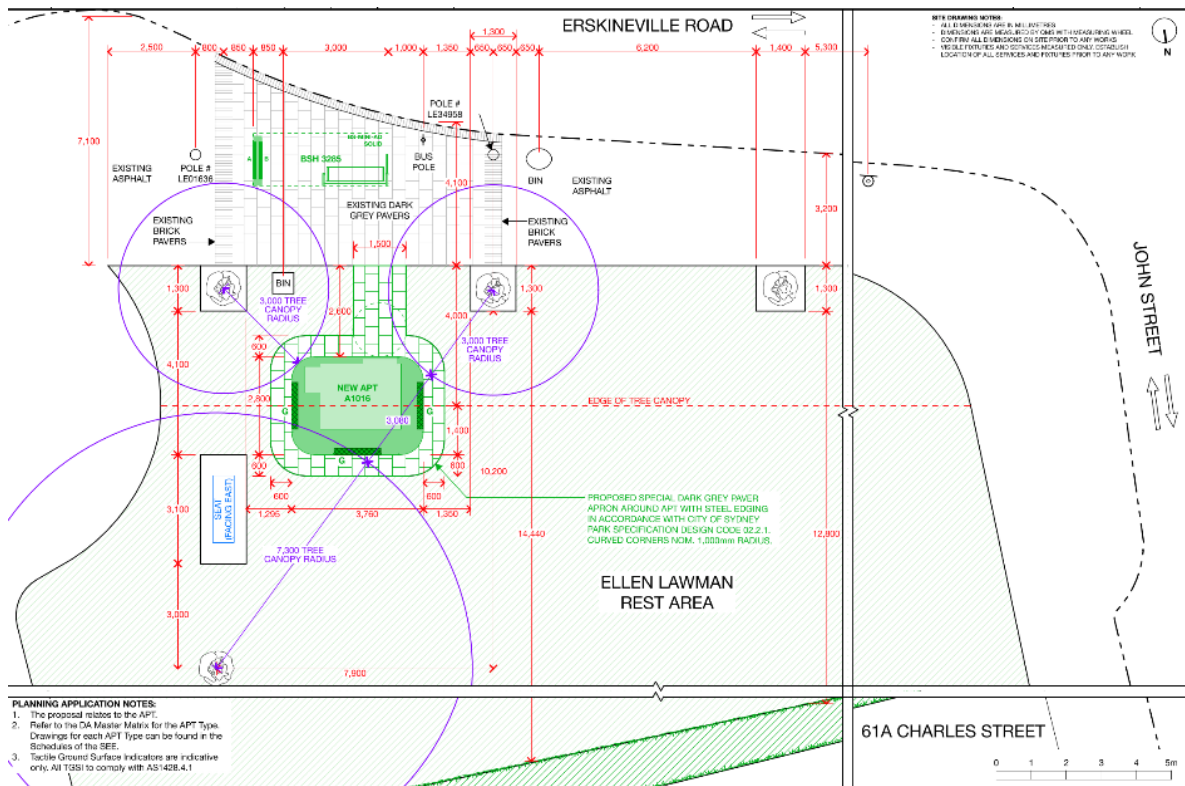
Charles Street looking west

location shown in red

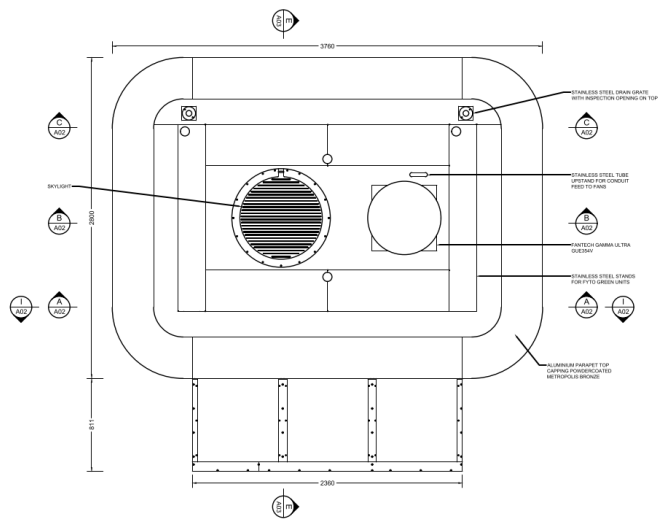




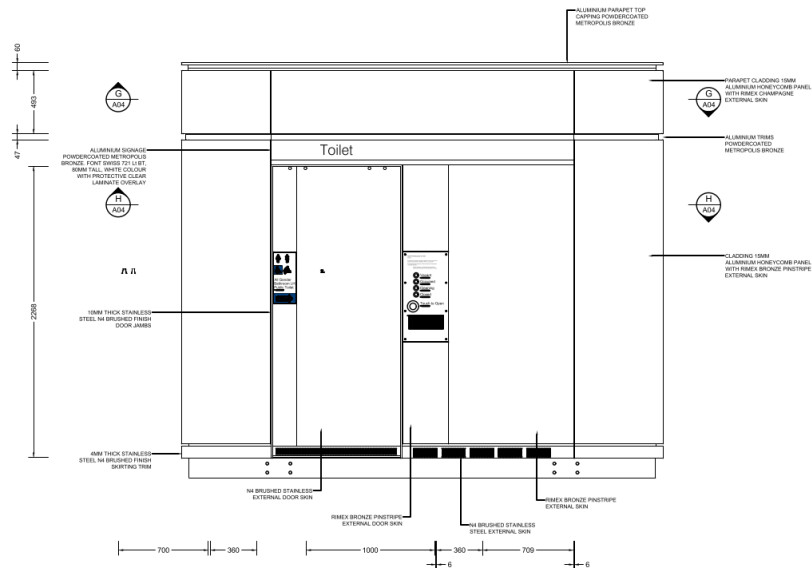
Photomontage – Erskineville Road looking east



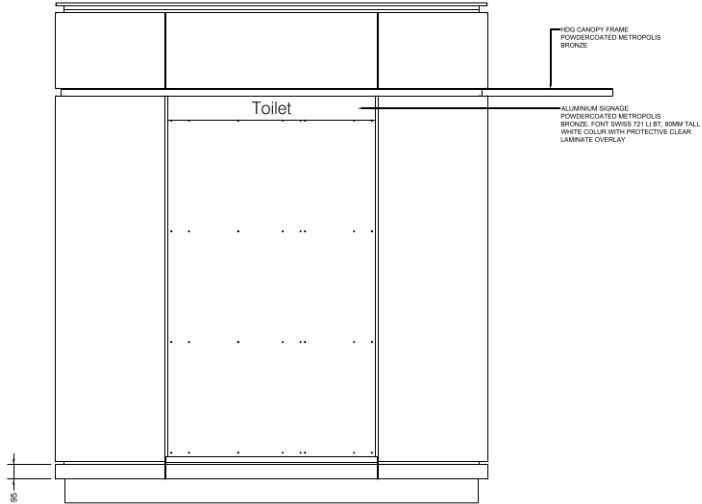
Location plan



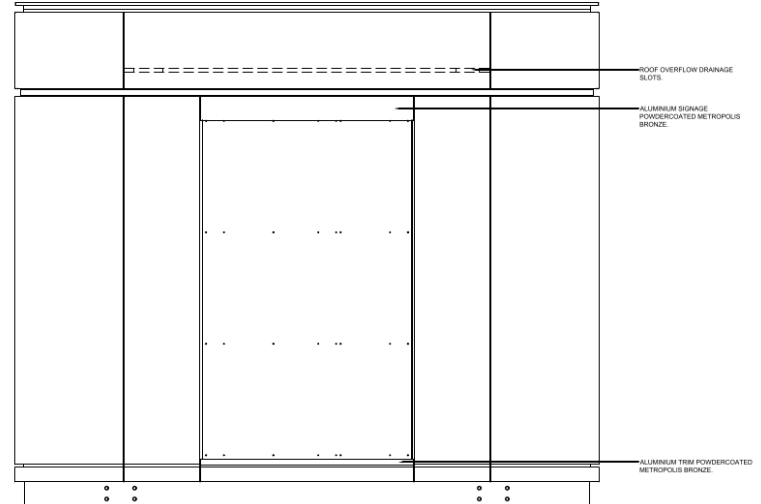
plan



front elevation

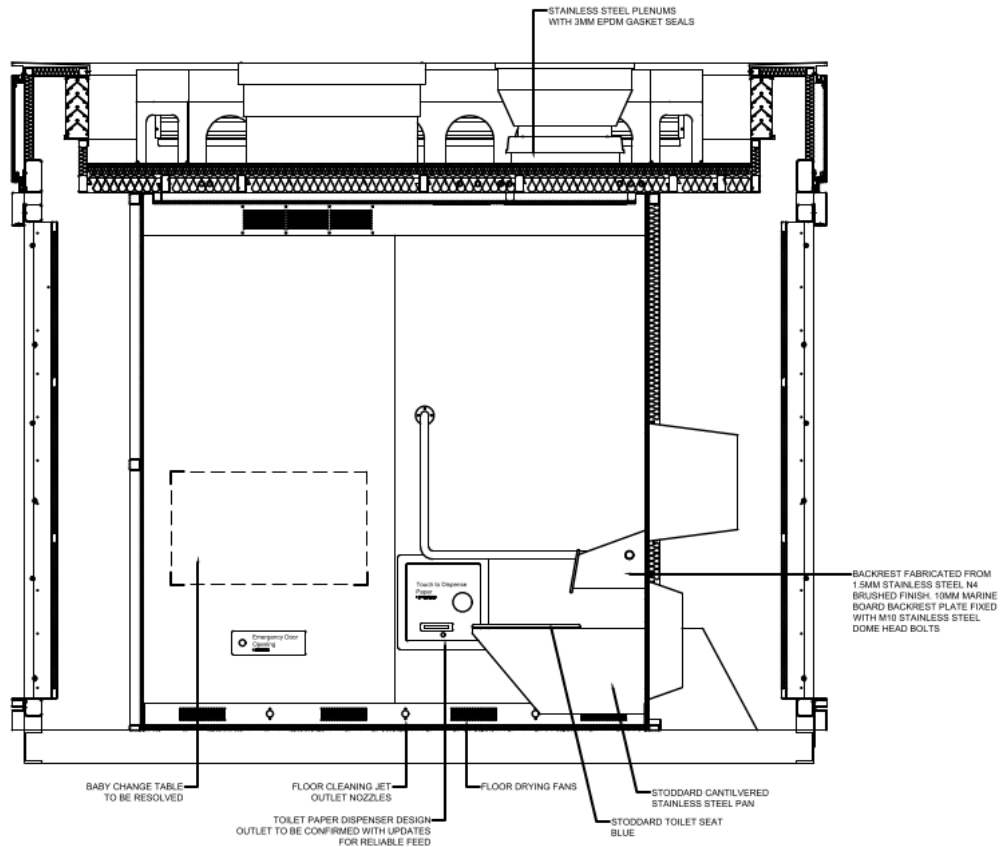


side elevation



rear elevation





Section



**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

**ERSKINEVILLE ROAD APT - EXTERNAL MATERIALS AND FINISHES**

# Compliance with key LEP standards

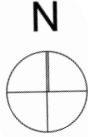
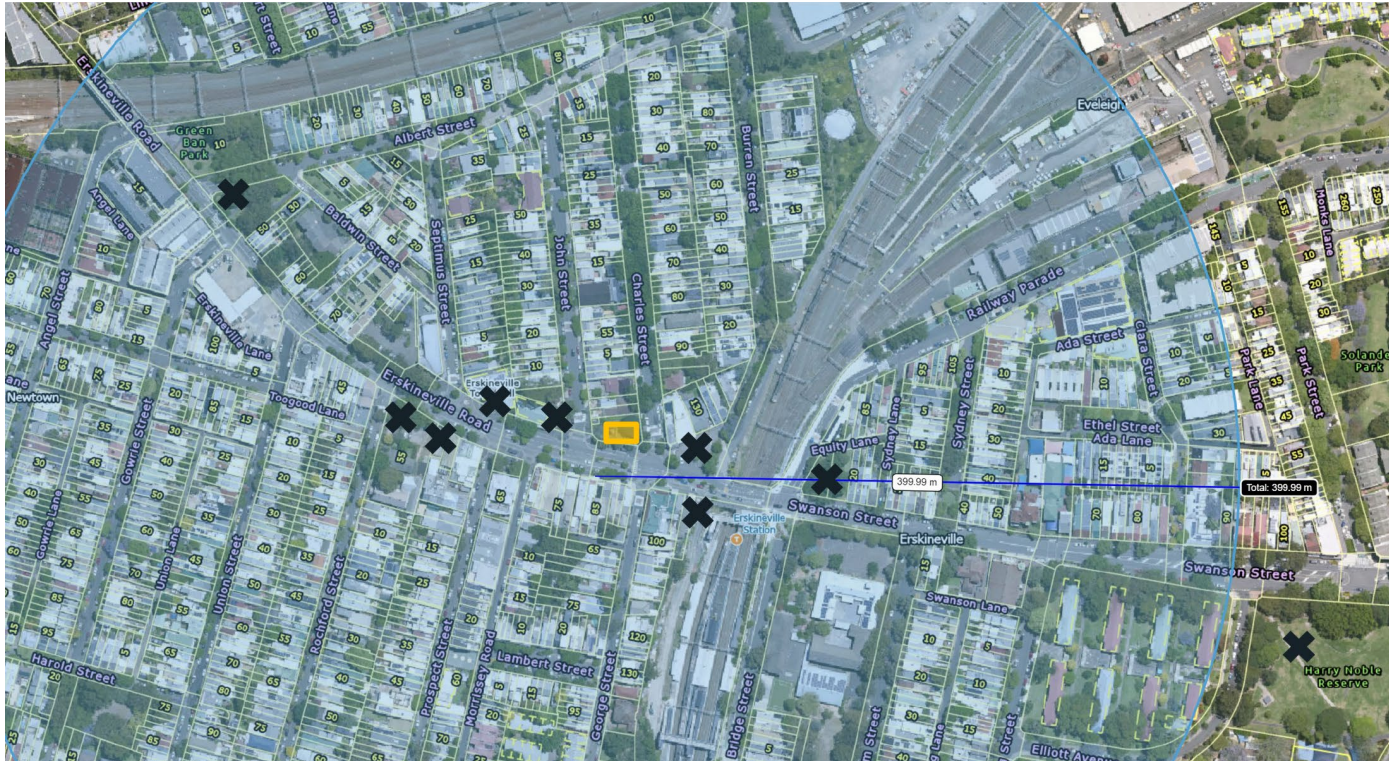
	control	proposed	compliance
height	9m	3.075m	yes
floor space ratio	site not subject to FSR standard	n/a	n/a



# 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
- identifies Erskineville Road as key village centre with high demand

# Urban Design Analysis

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






-  proposed location
-  other locations considered

alternative locations considered





-  proposed location
-  alternative considered location
-  previously considered locations

alternative locations considered

# Issues/ submissions

- anti-social behaviour – mitigated by passive surveillance, streetlights, timed use
- amenity and health impacts – mitigated by regular cleaning and maintenance, internal waste disposal
- tree impacts – minimal incursion to TPZ, tree protection measures and tree sensitive construction conditions recommended
- visual impact – high-quality design approved by DAP, no advertising panels, visually softened by established trees and bus shelter
- need for APT – Public Toilet Strategy identifies need for APT in the area



# Recommendation

Approval subject to conditions