

Local Planning Panel

27 April 2022

Various sites in Central Sydney and Paddington

D/2021/1088

Applicant: QMS Media

Owner: City of Sydney Council

Architect: Grimshaw Architects

Planning Consultant: Mecone

Heritage Consultant: City Plan Heritage

proposal

- five new automated public toilets (APT's)
- locations in the Central Sydney area on Alfred Street, Bathurst Street, Quay Street and Boomerang Place, and in Paddington on Oxford Street/William Street
- some APT's include green wall panels and green roofs. No advertising panels are proposed

recommendation

- three APT's are recommended for approval, subject to conditions
- two APT's - on Alfred Street and Bathurst Street - are not supported

notification information

- exhibition period 21 October 2021 to 19 November 2021
- 2087 owners and occupiers notified
- 3 submissions received in relation to APT at Boomerang Place (A1024)



submissions

- APT at Boomerang Place (A1024) - tree impacts, safety issues and inappropriate location near new playground and Park Lane Towers
- submissions also raised issues with the City Centre Children's Playground Project at Yurong Parkway - including issues with community consultation process and need for a playground in this area

Nb: the City Centre Children's Playground Project is not part of the subject application

submissions



-  subject site
-  submitters

site



site at Oxford Street/William Street (A1021)

site



site at Bathurst Street (A1022)

site



site at Quay Street (A1023)

site



site at Boomerang Place (A1024)

site



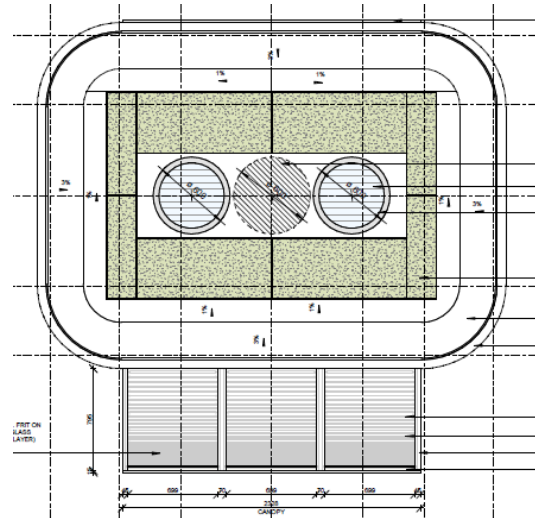
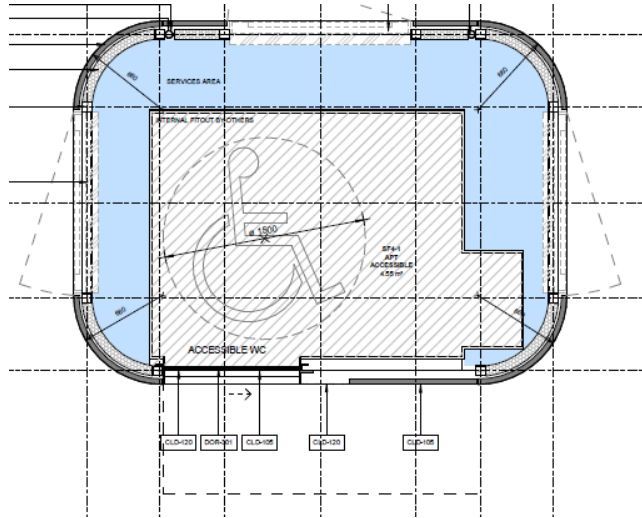
site at Alfred Street (A1026)

proposal



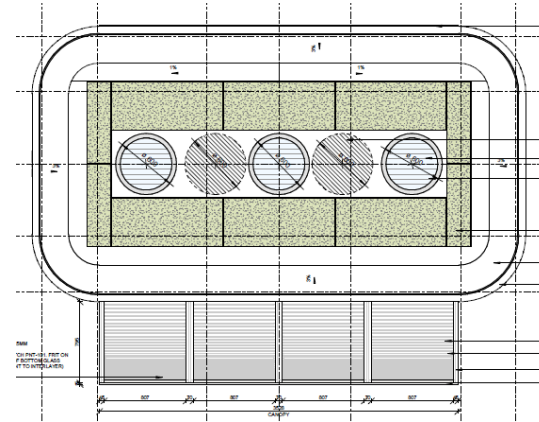
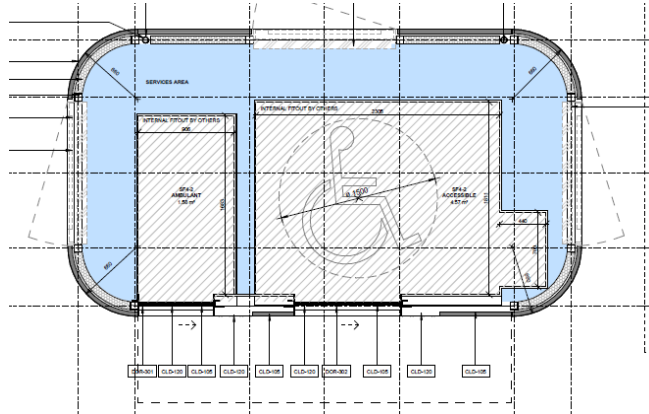
photomontage of single APT

proposal



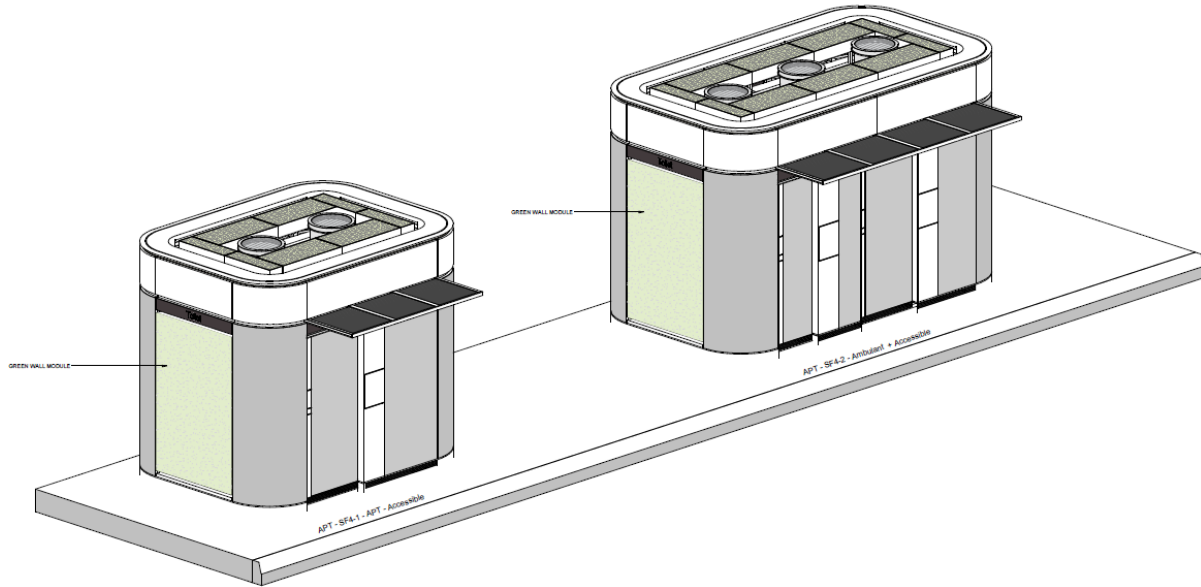
floor and roof plan of single APT

proposal



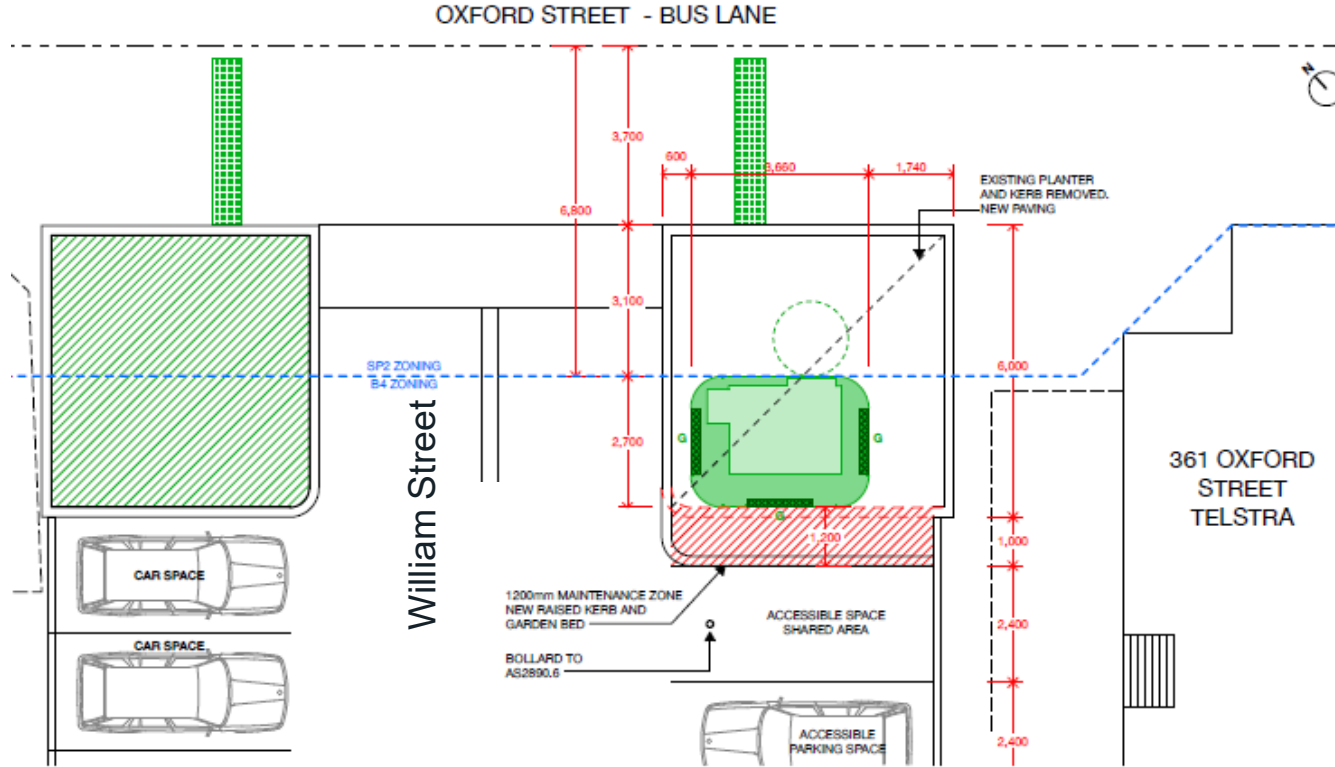
floor and roof plan of double APT

proposal



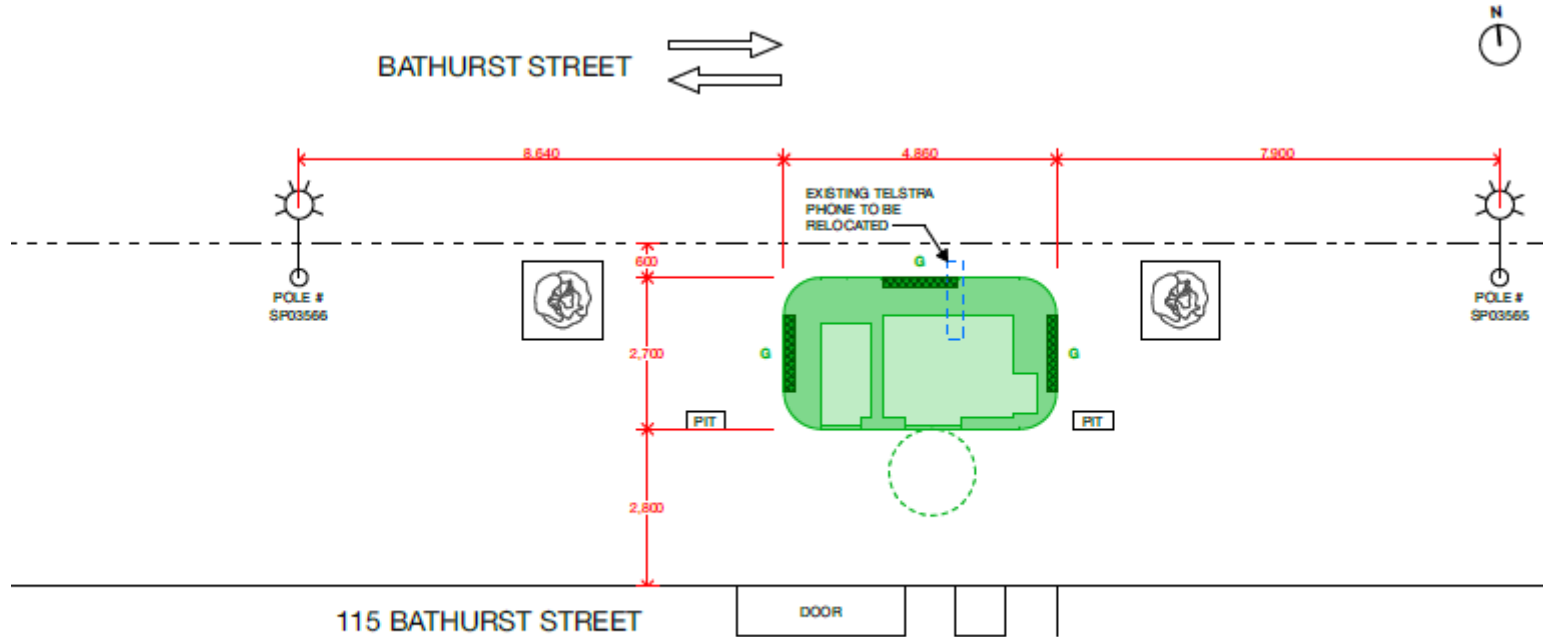
3D view of single and double APTs

proposal



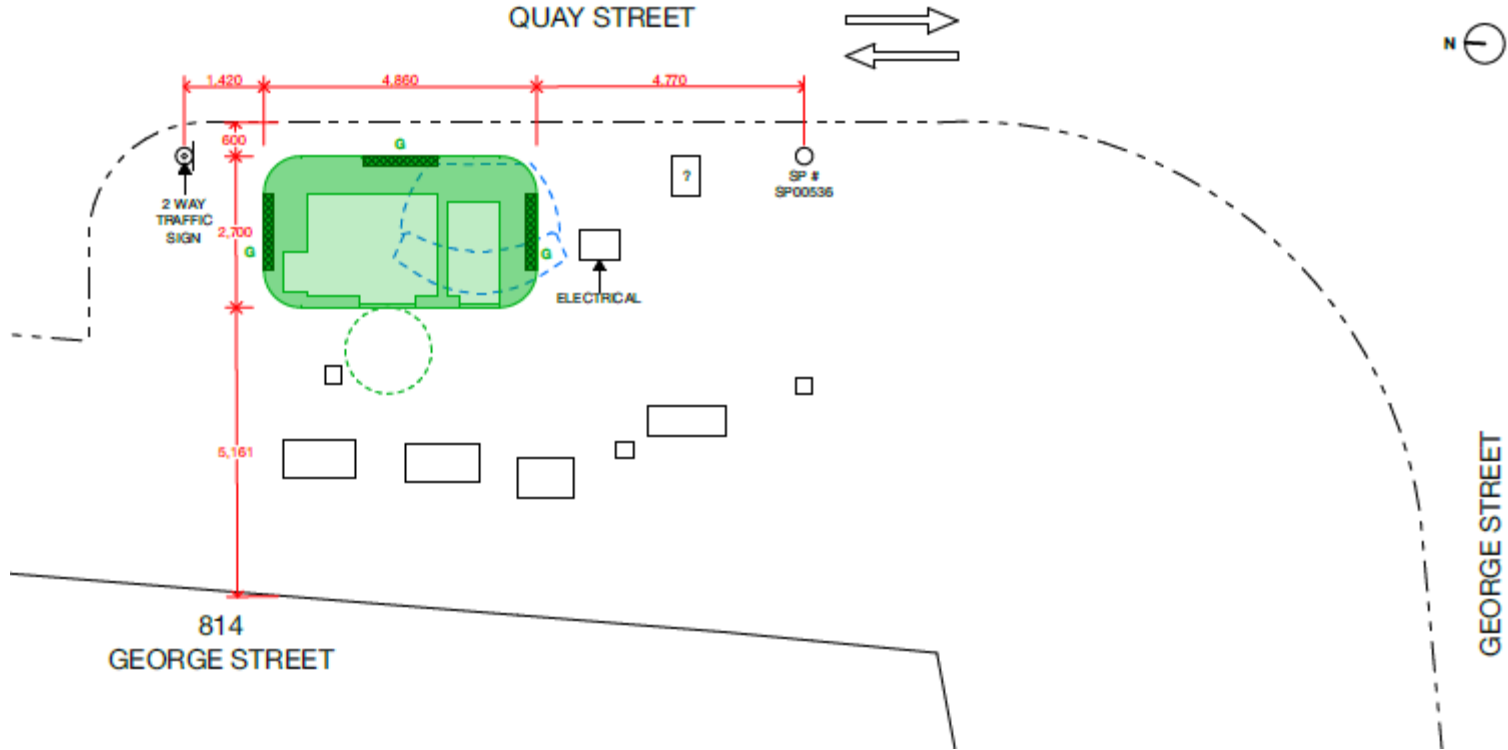
location plan of Oxford Street/William Street APT (A1021)

proposal



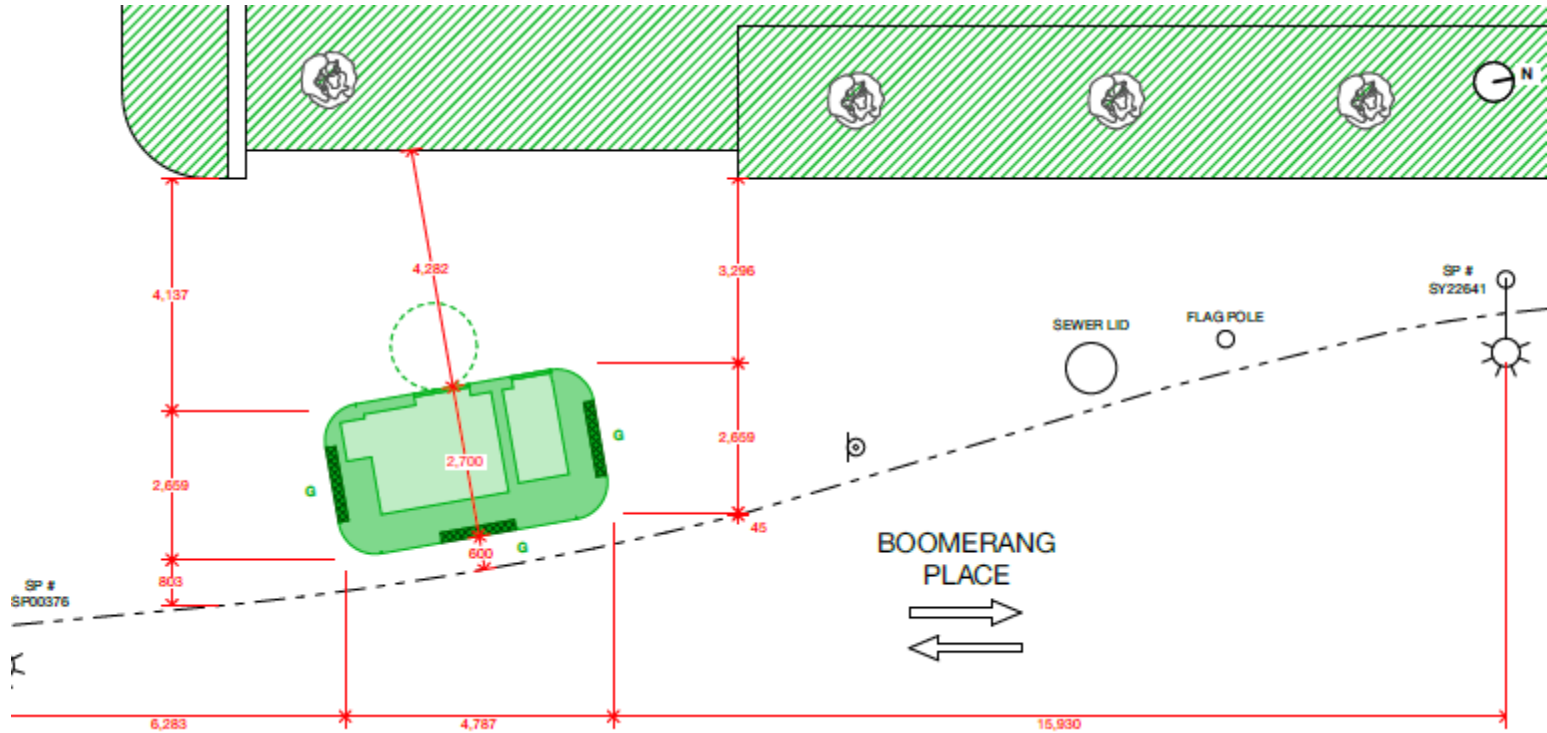
location plan of Bathurst Street APT (A1022)

proposal



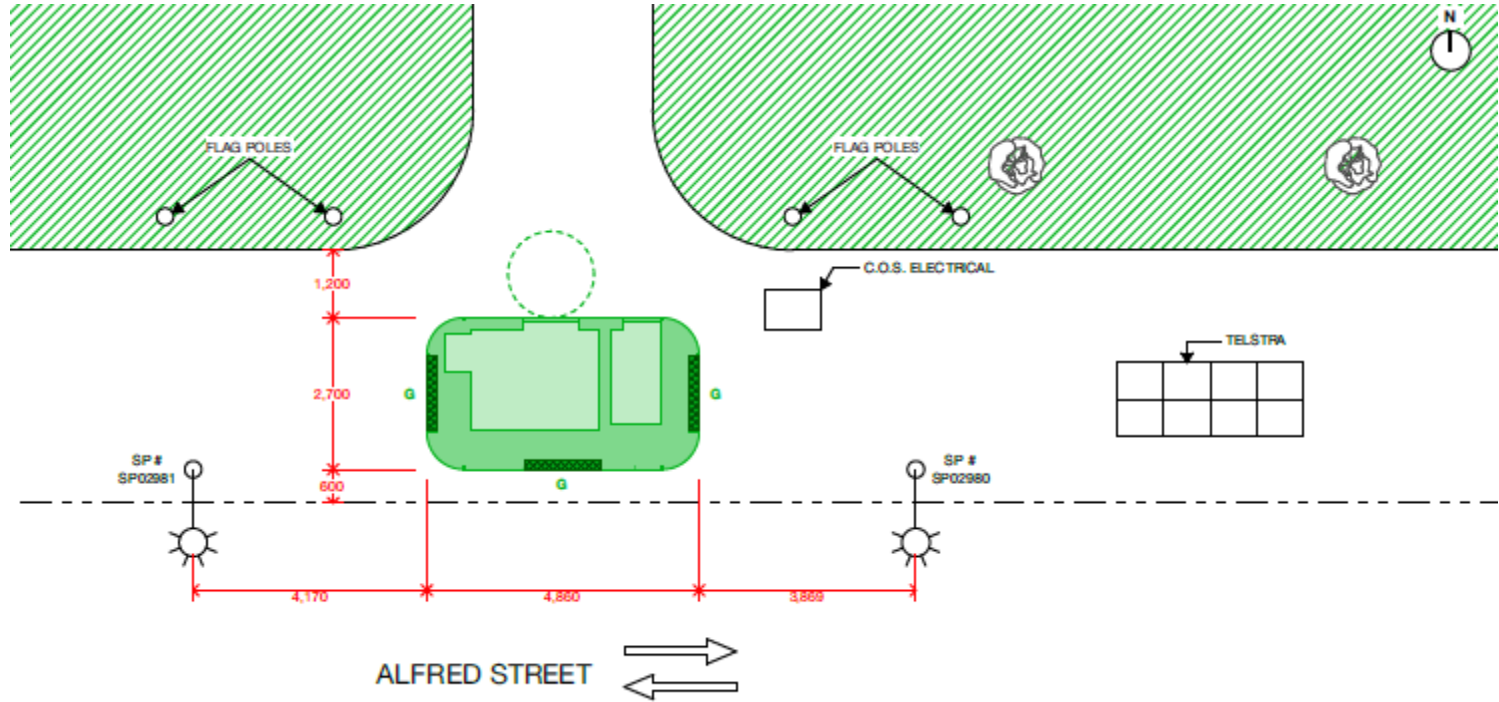
location plan of Quay Street APT (A1023)

proposal



location plan of Boomerang Place APT (A1024)

proposal



location plan of Alfred Street APT (A1026)

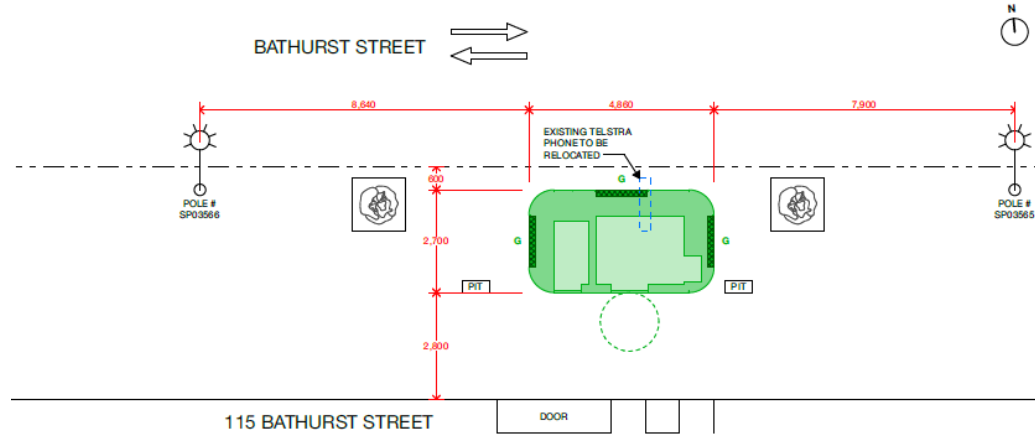
issues

- Bathurst Street APT (1022)
- Alfred Street APT (1026)
- submissions regarding Boomerang Place APT (1024)

Bathurst Street APT (1022)

- prohibited in SP2 Infrastructure (Classified Road) zone – not ancillary/ordinarily incidental to road use
- inappropriate location in public domain and in proximity to entrance of 115 Bathurst Street

Bathurst Street APT (1022)



location plan

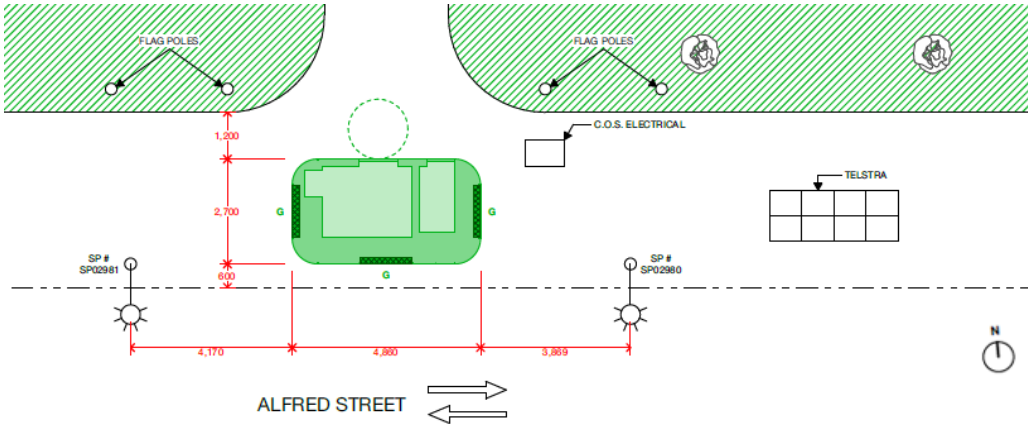


site photo

Alfred Street APT (1026)

- in proximity to light rail line and may block line of sight between the Light Rail operator's vision and pedestrians
- requires further consultation with TfNSW
- considered that could reasonably be relocated within locality

Alfred Street APT (1026)



location plan



site photo

Boomerang place APT (1024)

- objections regarding the proposed location including tree impacts, safety issues and inappropriate location near new playground and 1 Boomerang Place
- sufficient separation provided between the APT and new playground as well as the APT and 1 Boomerang Place entrance
- Council's Tree Management and Safe City Units raise no concerns
- conditions of consent recommended to address any other issues

recommendation

Approval, subject to conditions, of:

- Oxford Street/William Street APT (A1021)
- Quay Street APT (A1023)
- Boomerang Place APT (A1024)

APTs on Bathurst Street (1022) and Alfred Street (A1026) not supported