

# **Attachment C**

## **Urban Design Analysis**

# APT Urban Design Report

Date	Description	Reason for Issue	Report Revision No.	Format
18/10/22	First issue - Crewe Place (A1019) and Cowper Wharf Road (A1020)	For review	00	A3
24/10/22	<ul style="list-style-type: none"> <li>Second issue - Crewe Place (A1019) and Cowper Wharf Road (A1020)</li> <li>First issue - Erskineville Square (A1016), Boomerang Place (A1024), Dowling Street (A1028) and Castlereagh Street (A1027)</li> </ul>	<ul style="list-style-type: none"> <li>For submission - Crewe Place adjacent heritage item annotated; Cowper Wharf Rd adjacent heritage item annotated, APT type changed to Double with 2 digital ad panels and one green wall as per QMS request</li> <li>For review - Erskineville Square, Boomerang Place, Dowling Street and Castlereagh Street</li> </ul>	01	A3
31/10/22	Third issue	Minor amendments and updates	02	A3
9/11/22	Fourth Issue	Minor amendments and updates	03	A3
16/11/22	Fifth Issue	Minor amendments and updates	04	A3
12/12/22	Sixth Issue	Minor amendments and updates	05	A3
07/06/23	Seventh Issue	Response to Planning Assessment	06	A3

07 June 2023

# Cowper Wharf Road

## APT no. A1020

# Content

## **Cowper Wharf Road (A1020)**

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# Overview - Public Toilet Network Map

## Cowper Wharf Road

### APT Number A1020

- Cowper Wharf Rd Near Brougham St, Woolloomooloo
- New Development Application
- **General location at Cowper Wharf Rd is endorsed by City of Sydney Public Toilet Strategy 2014**

### Comments by City of Sydney Program Manager, Urban Design:

#### → *Siting Options*

The proposed location is close to Harry's Café de Wheels and a bus stop. Harry's is a popular destination and generates pedestrian activity well into the night. Harry's does not have a toilet facility. Public urination particularly associated with late night trading is an issue and this APT is intended to mitigate this problem. The site is also directly adjacent to Crown Land (Navy) and has permanent security presence. This area has the highest demand for an APT.

#### → *Anti-social Behaviour*




The location is adjacent to Cowper Wharf Roadway and a bus stop. Close to Harry's and the Naval infrastructure, the site has excellent passive surveillance. Given the issue of anti-social public urination, it is anticipated that the APT will positively contribute to the area by reducing instances of anti-social behaviour.

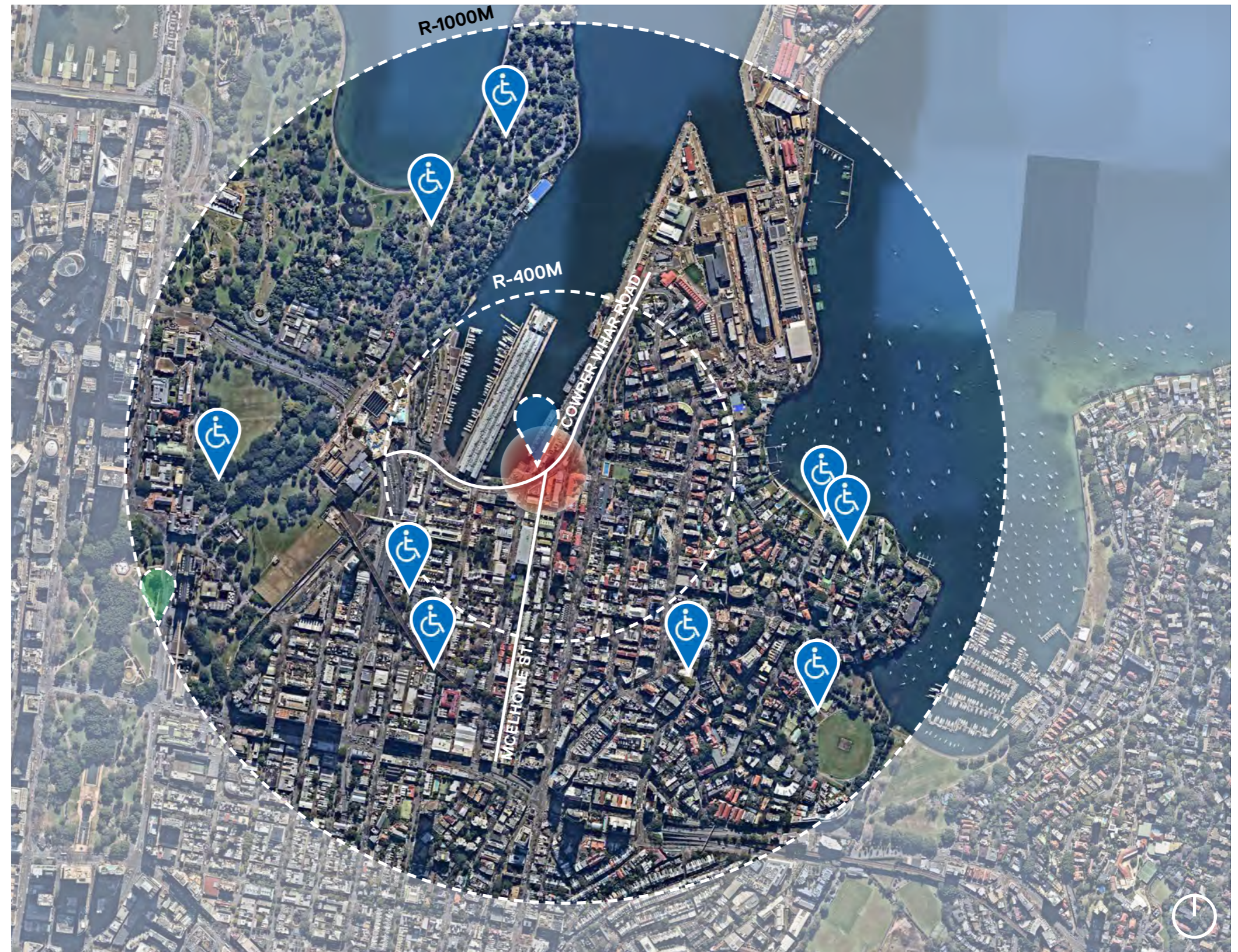
#### → *Lighting Strategy and CCTV*

The existing street lighting is fully compliant with the Sydney Lights Code. The site is directly adjacent to Naval land which has constant surveillance. It is not considered necessary to provide additional CCTV at this stage.

#### → *Heritage*

The APTs and other new street furniture items were designed in Sydney by Grimshaw. Their design development was overseen by The City. Consideration for heritage streetscapes and precincts was discussed with the City and the architects. The City endorsed the contemporary architectural expression and consider it complementary to heritage places and spaces.

LEGEND :  PROPOSED APT LOCATION  APPROVED APT LOCATIONS  EXISTING PUBLIC TOILET LOCATIONS



# Investigation/Explanation of Siting

## Cowper Wharf Road

### APT Location Study by The City (June 2022) - refer to reference documentation appended

- Harry's Café de Wheels is a key driver for this facility. Patrons have no toilets nearby and there are issues with public urination.
- The proposed location is on a wide and easily accessible footpath.
- There are residential buildings approximately 30m from the proposed APT location - on the opposite side of Cowper Wharf Roadway
- Residents are concerned that the APT will attract customers from Harry's Café de Wheels (open until 10pm most nights and midnight on Friday and Saturday) and generate noise and unruly behaviour.
- DAP do not consider the location inappropriate and, in their view, a clean and well-maintained APT is a better outcome than public urination.

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### Proposed APT characteristics

- Double left hand (Ambulant + Accessible)
- Two digital advertising panels and one green wall panel (facing the Naval base)
- No green roof

### LEGEND :

- RESIDENTIAL
- RETAIL
- INDUSTRIAL
- LEARNING
- HERITAGE
- APT
- CONSERVATION AREA



VIEW A



VIEW B



VIEW C












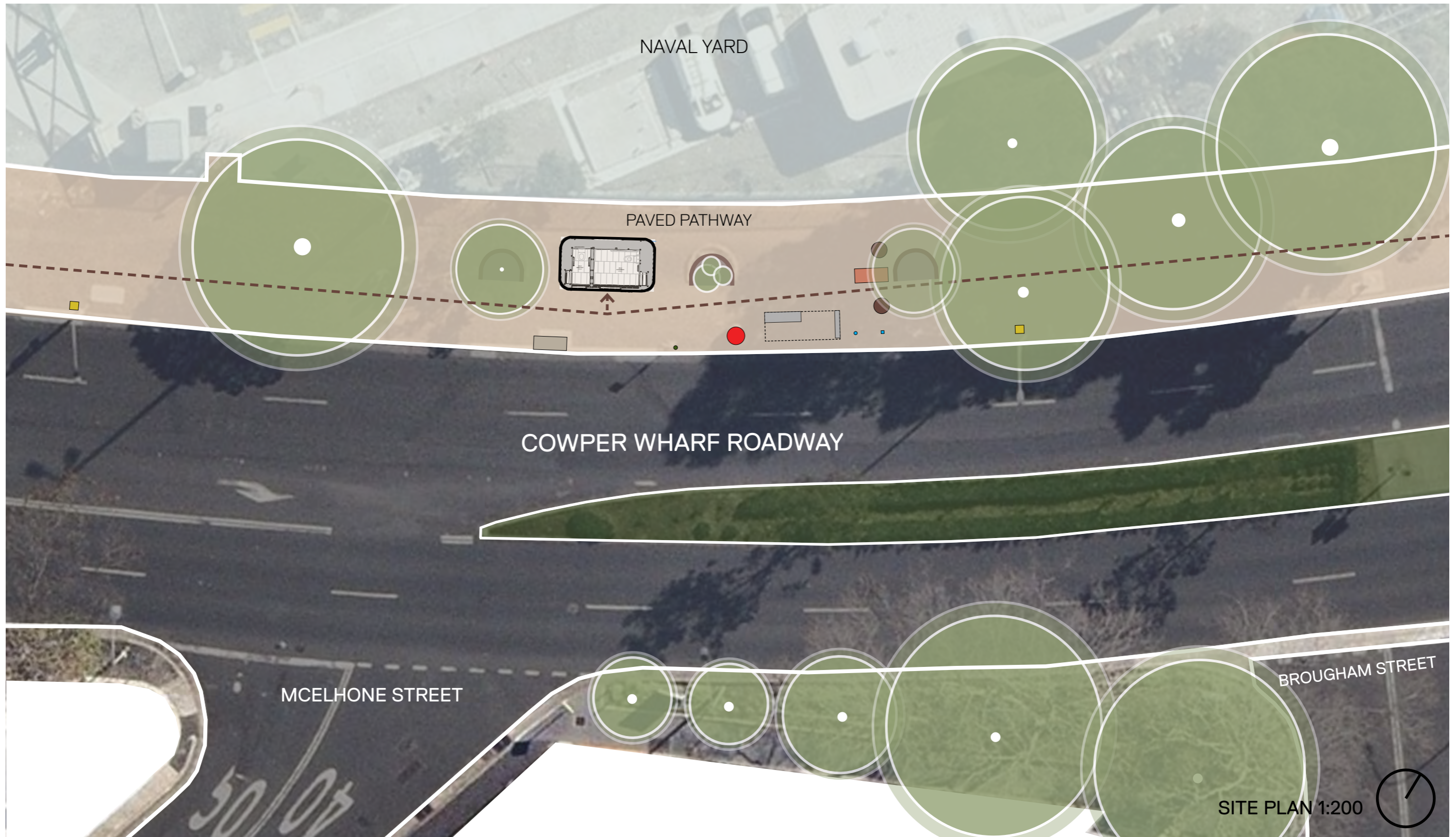
# APT Site Plan

## Cowper Wharf Road

SLEP 2012 6.21C (2)(b), (c) and (d)(x) and (xiii)

LEGEND :

 LIGHT POLES	 SEATS	 SIGNAGE
 BINS	 WATER	 PEDESTRIAN FLOW
 SEWER	 PIT	 WALKING SPACE

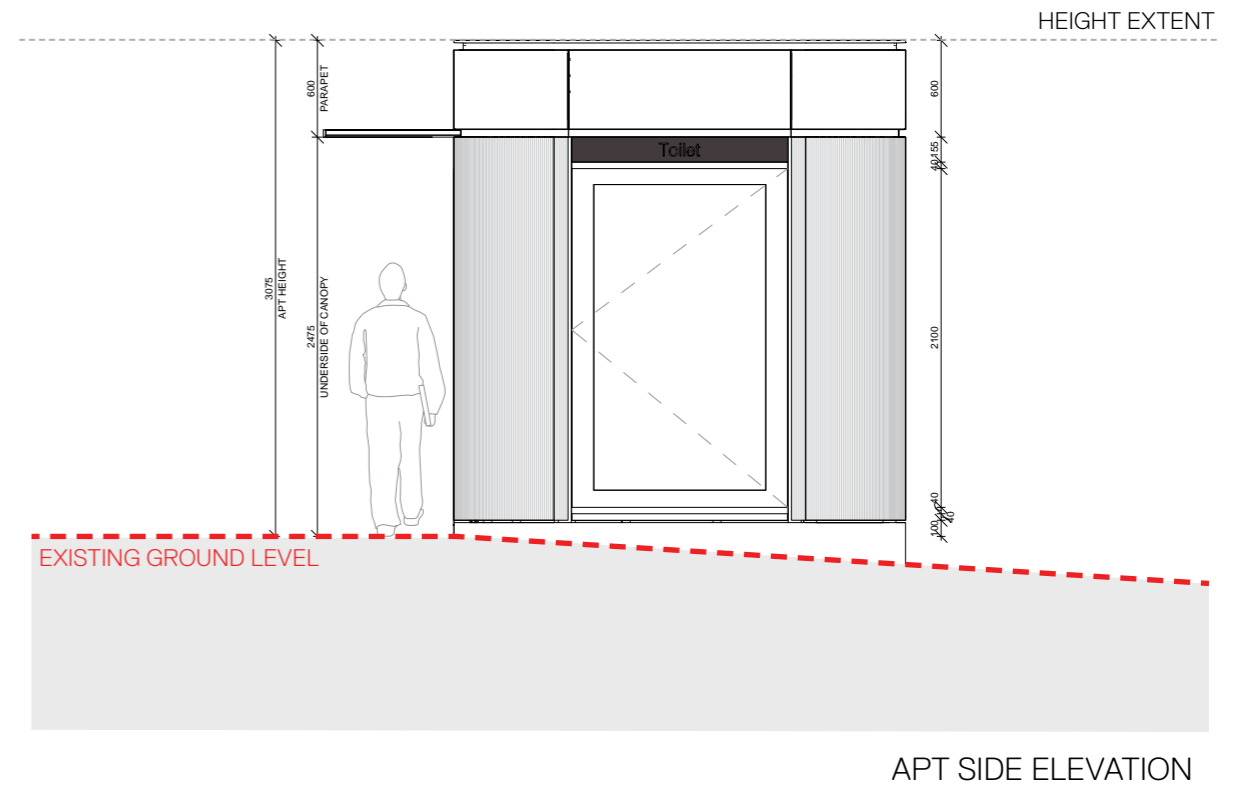
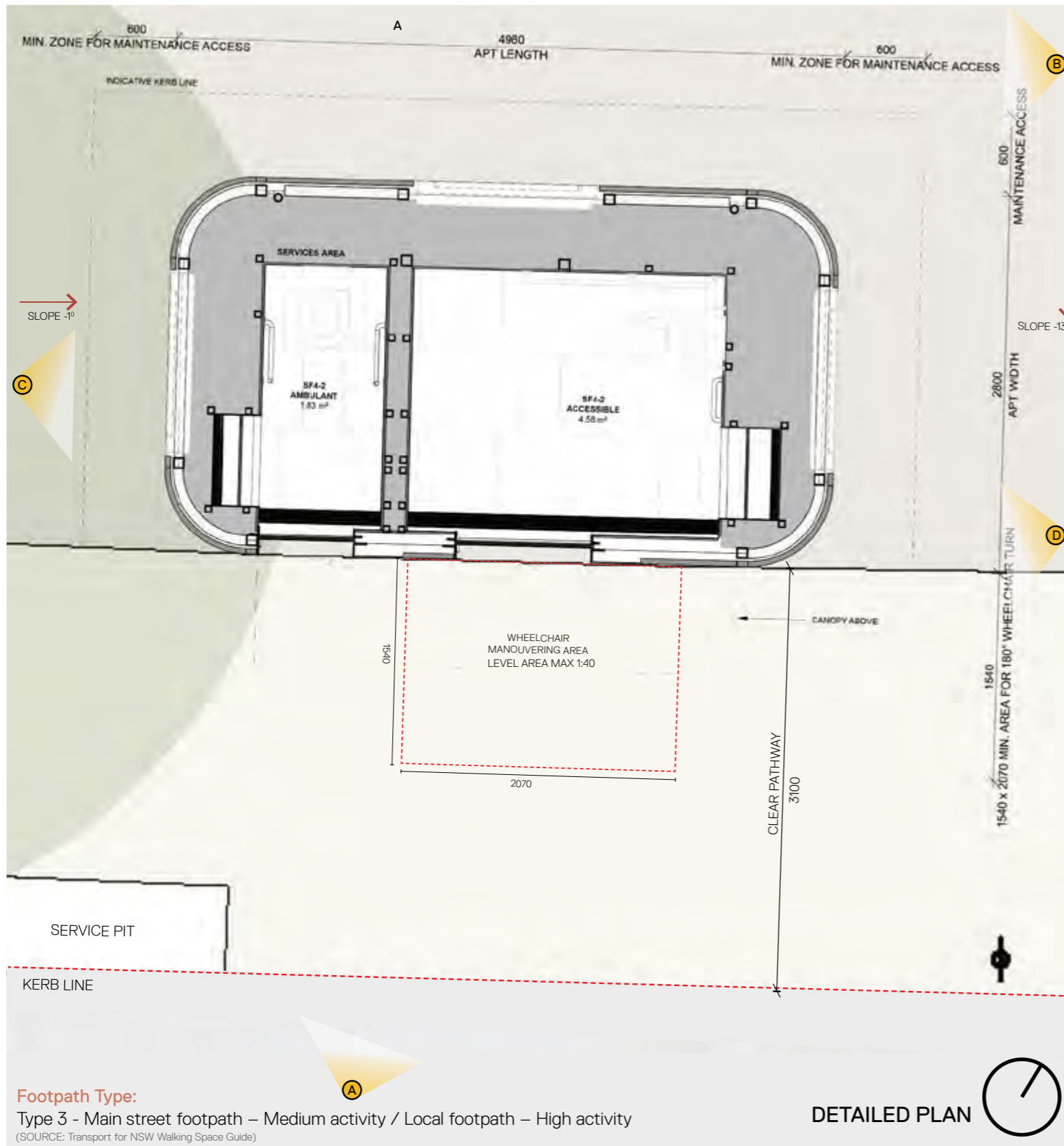


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# APT Location setout

## Cowper Wharf Road



VIEW A



VIEW B



VIEW C



VIEW D

**APT VIEWS AND VISTAS**

# Impact on Landscaping

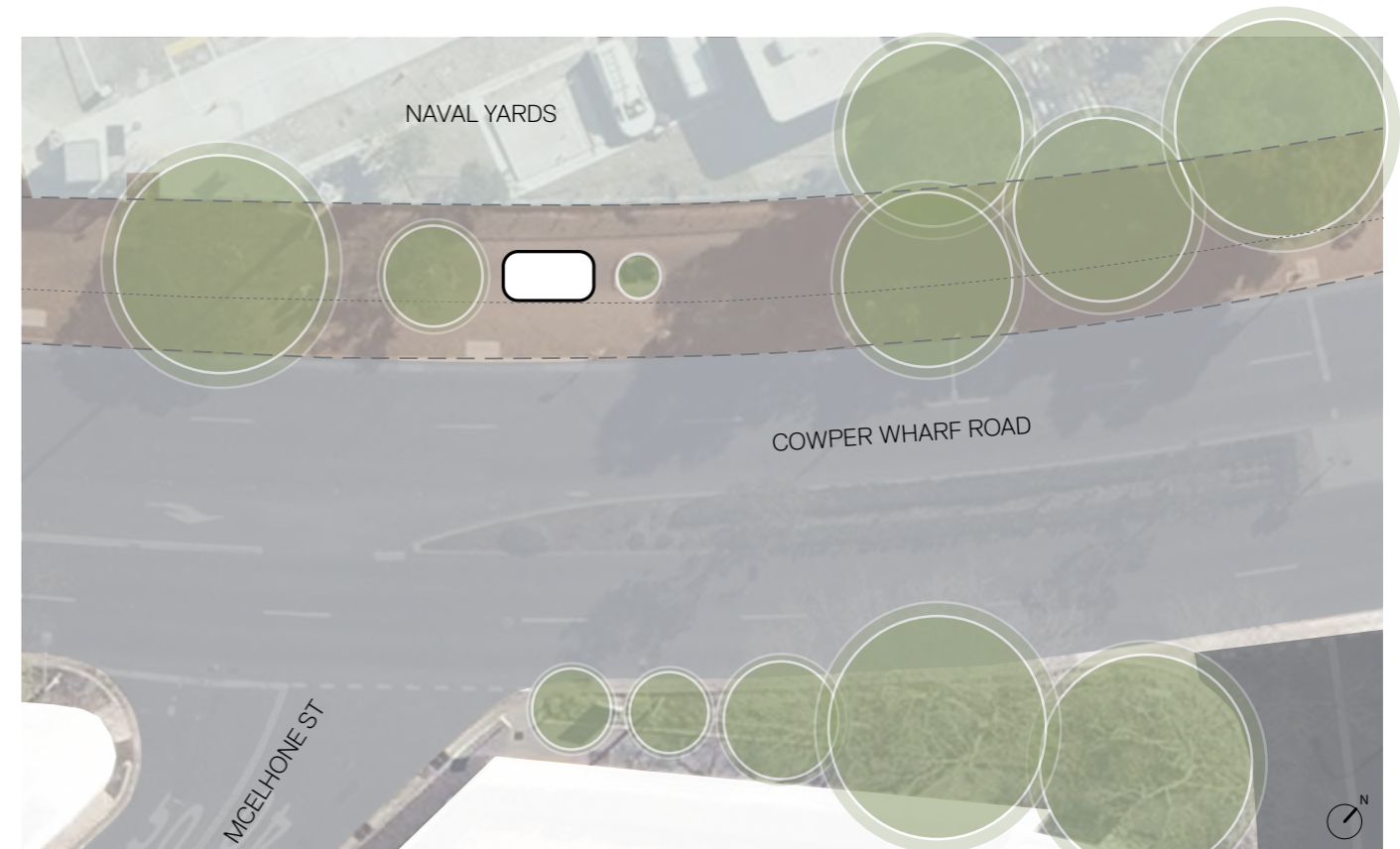
## Cowper Wharf Road

SLEP 2012 6.21C (2)(b), (c) and (d)(x) and (xiii)

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Existing site conditions



Proposed site conditions

\*Note - No impact on the current landscape.

LEGEND

Existing trees

# Visual Impact and Clutter

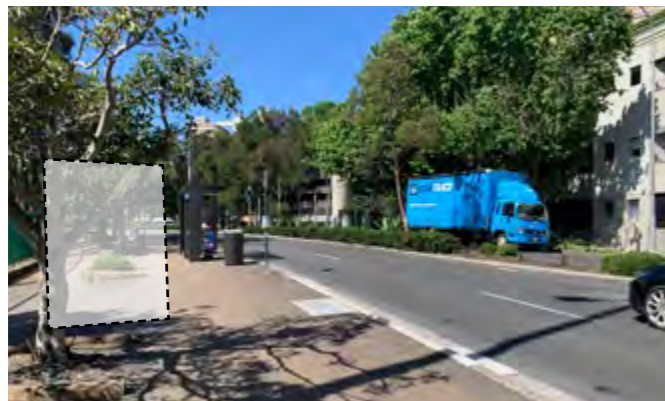
## Cowper Wharf Road



VIEW A



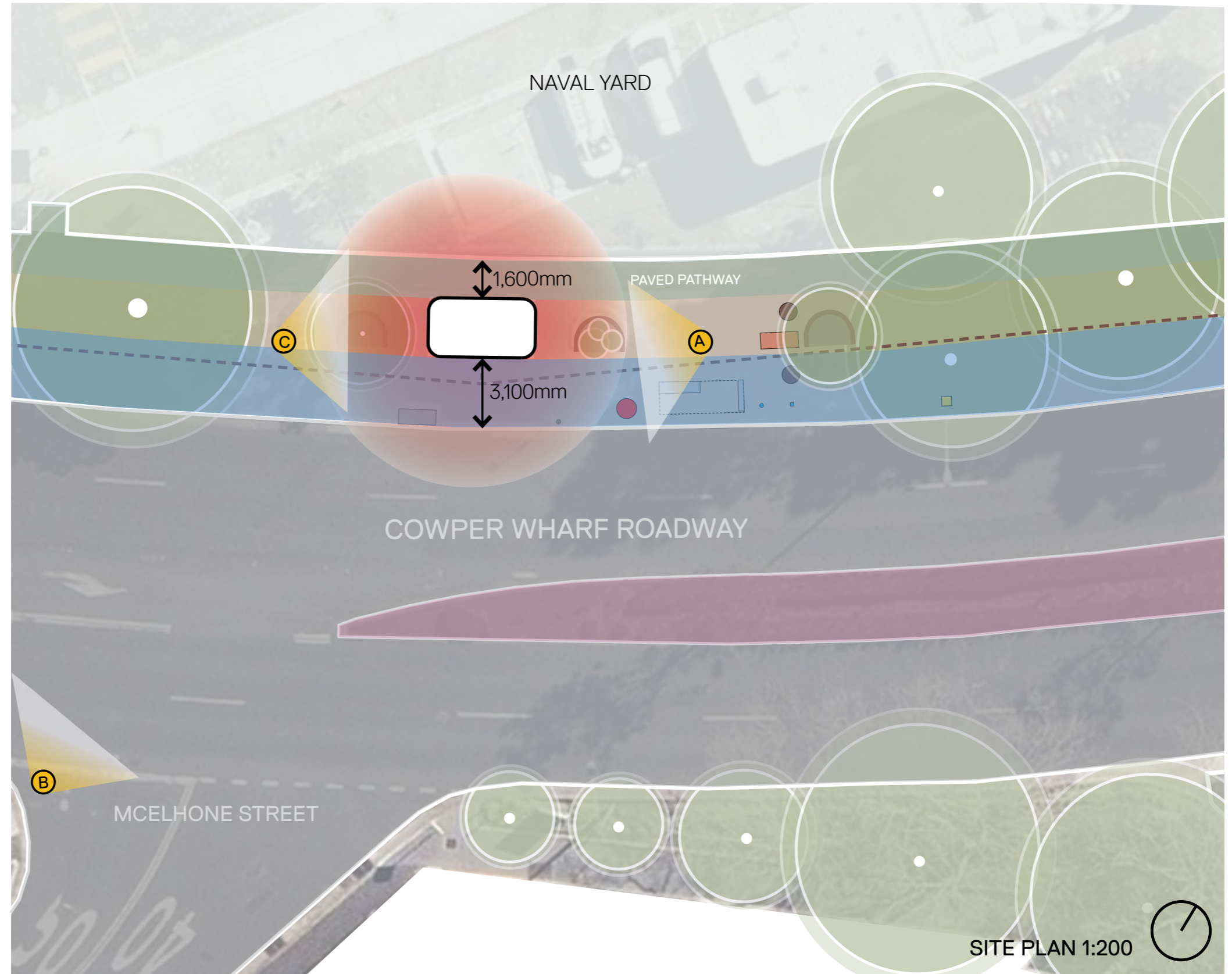
VIEW B



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   |             |



# Key Views

## Cowper Wharf Road

SLEP 2012 6.21C (2)(b), (c) and (d)(x) and (xiii)

VIEW LOOKING NORTH FROM MCELHONE ST



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VIEW LOOKING NORTH-EAST FROM COWPER WHARF ROAD



# Response to Planning Assessment

## Cowper Wharf Road

Following the City of Sydney Planning Assessment, this response seeks to demonstrate other location options and assess why the selected proposed location is preferential. The following alternative locations were investigated:

### 1. On the public square close to Harry's Cafe de Wheels:

Despite being close to Harry's Cafe de Wheels, this location is not feasible due to land ownership. This site is Crown Land and not owned by the City of Sydney. Therefore this location has been discounted.

### 2. South of Cowper Wharf Roadway, next to the petrol station:

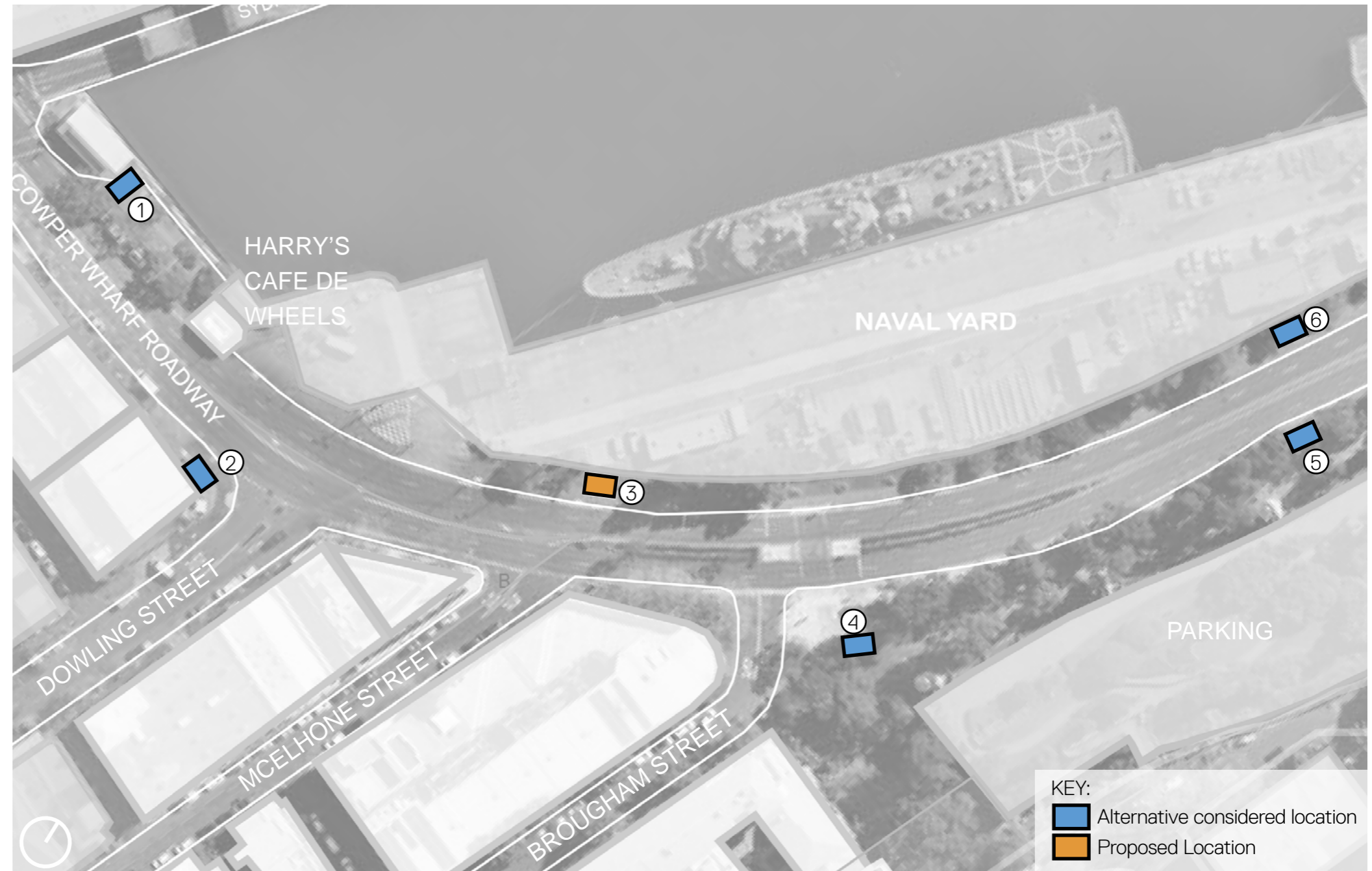
Although close to Harry's Cafe de Wheels, this location is constrained by narrow footpaths and an APT along this roadside would compromise clear and safe access. Furthermore, this location also compromises clear sight-lines for vehicles turning out from Dowling Street. It is nearer to residential buildings and is therefore considered as inappropriate.

### 3. Proposed location, North of Cowper Wharf Roadway and opposite to McElhone Street:

This location is close by to Harry's Cafe de Wheels on the northern side of Cowper Wharf Road and is adjacent to a new bus shelter. There is a high demand in this area. This location does not impede access to the Naval Yard and does not impact existing trees. The footpath width allows easy access to all sides of the APT for maintenance, and CPTED outcomes, and the vicinity of the bus stop and the Naval Yard create a passive surveillance.

### 4. Corner of Cowper Wharf Road and Brougham Street:

This wide and easily accessible footpath, close to a bus station and in a high demand area, would allow an adequate space for an APT. However, it is



located further away from Harry's Cafe de Wheels, on the other side of the road. The site is located in close proximity to a residential or commercial building is discounted as unsuitable due to the potential impact on residents or business owners' amenities, for example; noise impacts, or increased anti-social behaviour.

### 5. South of Cowper Wharf Roadway, close to the parking entrance:

Although far away from residences, it is also far away from Harry's cafe de Wheels (270m), not visible, and there is a very low foot traffic. This would deem to be unsafe and therefore was discounted as an APT location.

### 6. North of Cowper Wharf Roadway, opposite to the parking:

Similar to location 5.



1. On the public square close to Harry's Cafe de Wheels



2. South of Cowper Wharf Roadway, next to the petrol station



3. Proposed location, North of Cowper Wharf Roadway and opposite to McElhone Street



4. Corner of Cowper Wharf Road and Brougham Street



5. South of Cowper Wharf Roadway, close to the parking entrance



6. North of Cowper Wharf Roadway, opposite to the parking entrance

# Supporting Documentation



# Reference Documentation

## **As attached:**

- City of Sydney – Local Planning Panel Meeting Minutes (Meeting No 67, 27.04.22)
- Automated Public Toilets Location Study - The City (June 2022)
- City of Sydney Request for Information (5.08.22, Development Application: 9A Rosebery Avenue, Rosebery NSQ 2018, Reference No.: D/2022/306)
- Project Scope - North Rosebery Park and Green Link (Licorice Allsorts Park and Honeykiss Park), File No: X022419.003
- North Rosebery Park and Green Link Developed Concept Development - Attachment B (Gallagher Studios)
- City of Sydney Request for Information and UD Analysis (4.08.22, Development Application: 5020 Sydney Place, Woolloomooloo NSW 2011, Reference No.: D/2022/431)
- Assessment of potential heritage impacts - City Plan Heritage P/L (18 May 2022)
- Arboricultural Impact Assessment Report & Tree Protection Plan and Specification Report - Moore Trees (21 April 2022)

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## **Additional Relevant Reference Materials:**

- Transport for NSW Walking Space Guide (July 2020)
- City of Sydney Public Toilet Strategy (- 2013 460160 02 Policy Attachment C)
- National Public Toilet Map <https://toiletmap.gov.au/>