

Attachment D

Urban Design Analysis

APT Urban Design Report

07 June 2023
Rev. 06

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"> Second issue - Crewe Place (A1019) and Cowper Wharf Road (A1020) First issue - Erskineville Square (A1016), Boomerang Place (A1024), Dowling Street (A1028) and Castlereagh Street (A1027) 	<ul style="list-style-type: none"> 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 For review - Erskineville Square, Boomerang Place, Dowling Street and Castlereagh Street 	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

Content

Crewe Place (A1019)

1. Overview - Public Toilet Network Map
2. Investigation/Explanation of Siting
3. APT Site Plan
4. APT Location Setout
5. Impact on Landscaping
6. Visual Impact and Clutter
7. Key Views
8. Response to Planning Assessment

Cowper Wharf Road (A1020)

1. Overview - Public Toilet Network Map
2. Investigation/Explanation of Siting
3. APT Site Plan
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5. Impact on Landscaping
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Erskineville Square (A1016)

1. Overview - Public Toilet Network Map
2. Investigation/Explanation of Siting
3. APT Site Plan
4. APT Location Setout
5. Impact on Landscaping
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Boomerang Place (A1024)

1. Overview - Public Toilet Network Map
2. Investigation/Explanation of Siting
3. APT Site Plan
4. APT Location Setout
5. Impact on Landscaping
6. Visual Impact and Clutter
7. Key Views
8. Response to Planning Assessment

Dowling Street (A1028)

1. Overview - Public Toilet Network Map
2. Investigation/Explanation of Siting
3. APT Site Plan
4. APT Location Setout
5. Heritage
6. Impact on Landscaping
7. Visual Impact and Clutter
8. Key Views
9. Response to Planning Assessment

Supporting Documentation

07 June 2023

Crewe Place APT no. A1019

Content

Crewe Place (A1019)

1. Overview - Public Toilet Network Map
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Overview - Public Toilet Network Map

Crewe Place

SLEP 2012 6.21C (2)(a), (b) and (d)(iii)
and Section 3.13.1 of SDCP 2012

APT Number A1019

- Rosebery Park, Crewe Place Opposite Primrose Avenue
- Development application: 9A Rosebery Avenue, ROSEBERY NSW 2018; Reference No: D/2022/306
- **This location at North Rosebery Park was endorsed by City of Sydney Environment Committee, October 2022**



Comments by City of Sydney Program Manager, Urban Design:

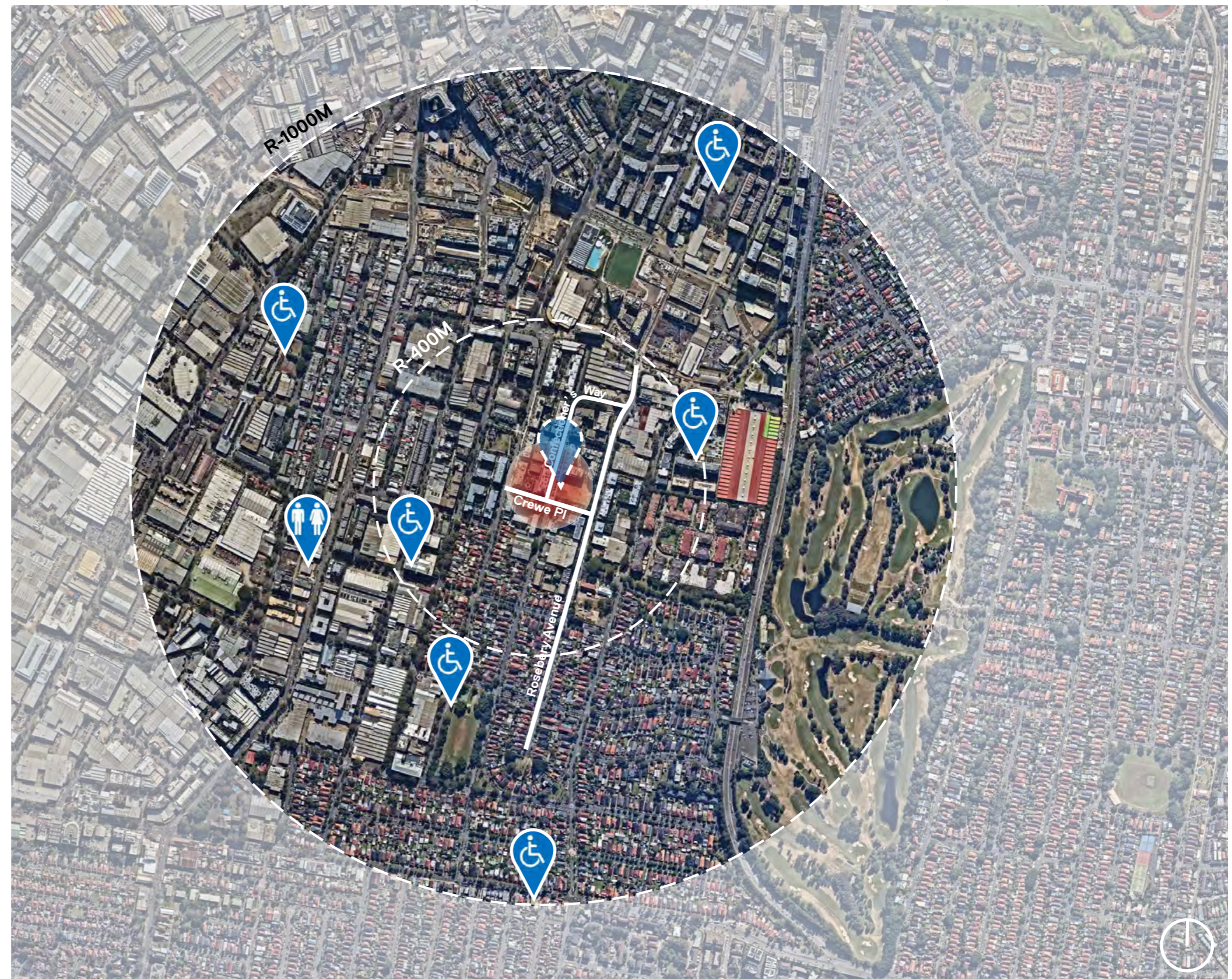
→ Siting Options

North Rosebery is a residential suburb of detached houses, some light industrial / commercial property and medium density residential apartment buildings. The need for an APT in this area is driven by the redevelopment of North Rosebery Park. Designed by Gallagher Studio, the park will provide a safe and accessible meeting place for the community and will contain much needed children's play space. The proposed APT is ideally situated adjacent to the park and play area. The proposed location has been coordinated with the landscape design to meet CPTED principles. Alternative locations (on residential or commercial streets) were discounted as inappropriate. The co-location of toilet facilities with public parks is a well-established principle of good planning. This will be the main park and playground in this area, and an APT here will be in high demand.

→ Anti-Social

The APT location is opposite busy supermarkets, restaurants, and other commercial shopfronts. This provides excellent passive surveillance as well as regular pedestrian traffic passing the site. A CCTV system is also opposite the proposed location. It is therefore considered that anti-social behaviour is unlikely to occur.

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



Investigation/Explanation of Siting Crewe Place

→ Lighting Strategy and CCTV

The new park will comply with all relevant statutory requirements for lighting of public places. An existing CCTV system is installed across the road. Given the highly visible location and excellent passive surveillance additional CCTV is not considered necessary.

→ Heritage

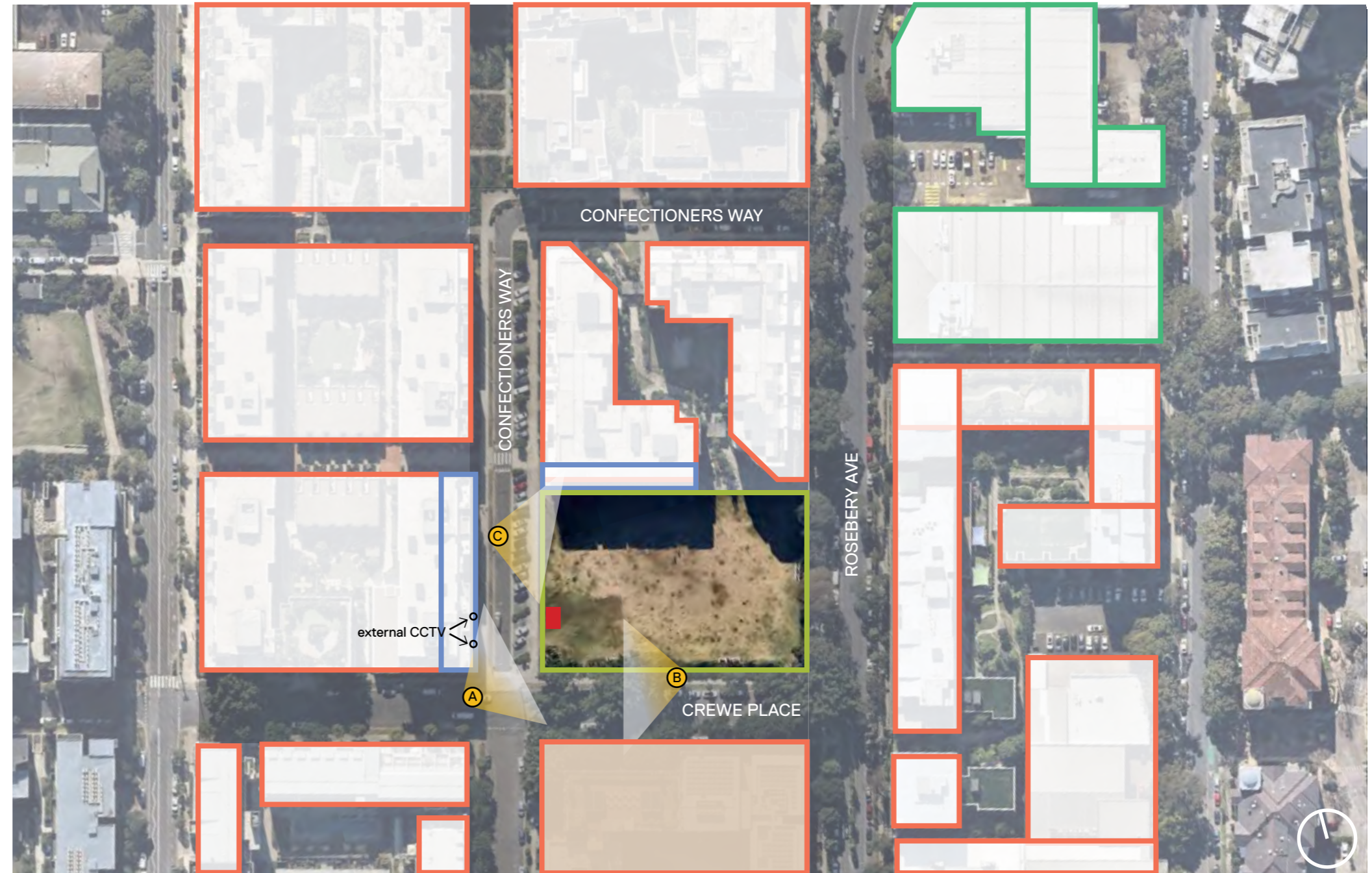
The proposed location is within a new park and there are no heritage items in the vicinity. The APTs and other new street furniture items were designed in Sydney by Grimshaw. Their design development was overseen by The City. Consideration for heritage streetscapes and precincts was discussed with the City and the architects. The City endorsed the contemporary architectural expression and consider it complementary to heritage places and spaces.

Proposed APT characteristics

- Single left hand (Accessible)
- 3 digital advertising panels
- No green roof
- APT includes baby change facility

LEGEND :

- RESIDENTIAL
- RETAIL
- INDUSTRIAL
- PARK
- HERITAGE
- APT LOCATION



VIEW A



VIEW B



VIEW C












APT Site Plan

Crewe Place

SLEP 2012 6.21C (2)(d)(iii) and (ix)

LEGEND :

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



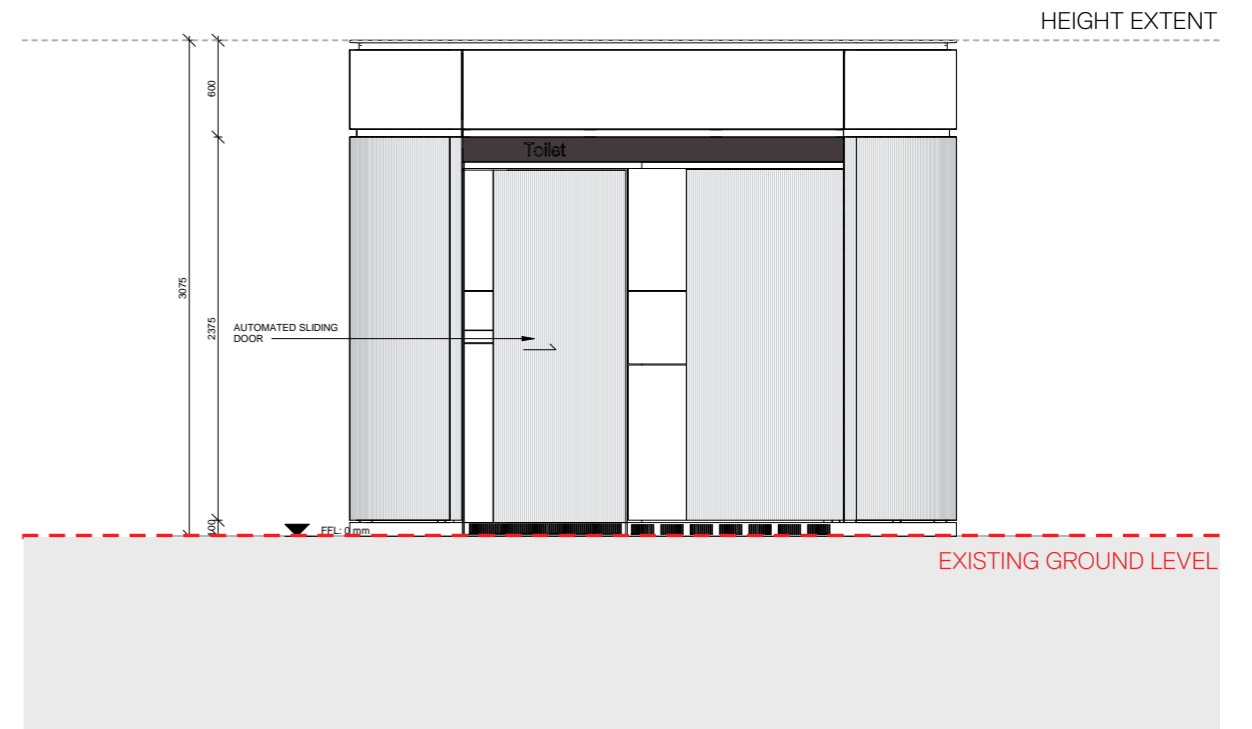
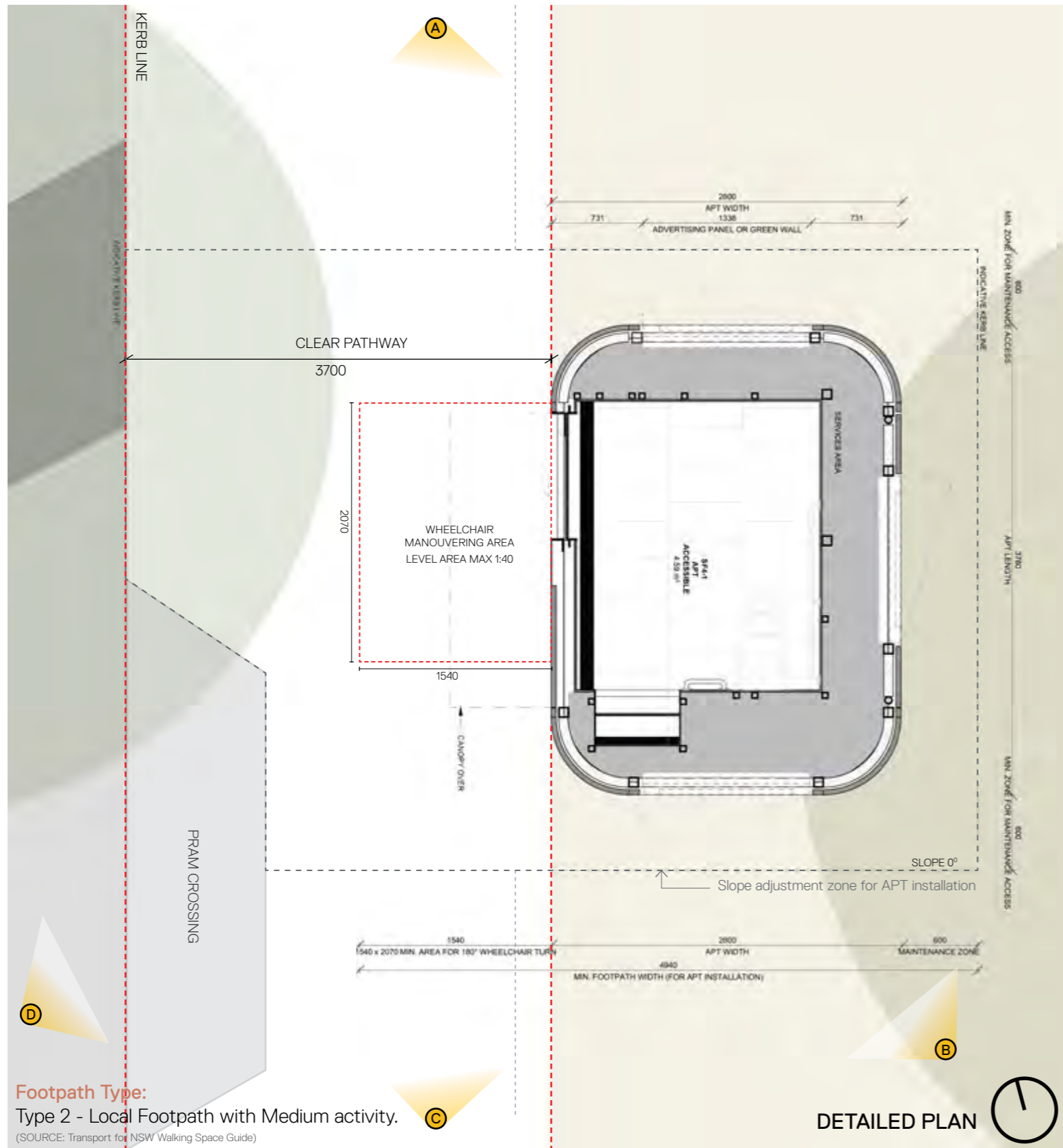
Source:
Gallagher Studio Concept Landscape Plan

SITE PLAN 1:200



APT Location setout

Crewe Place



VIEW A



VIEW B



VIEW C



VIEW D

APT VIEWS AND VISTAS

Impact on Landscaping

Crewe Place

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Existing site conditions



Proposed site conditions

LEGEND

- Existing trees
- Proposed trees

Visual Impact and Clutter

Crewe Place



VIEW A



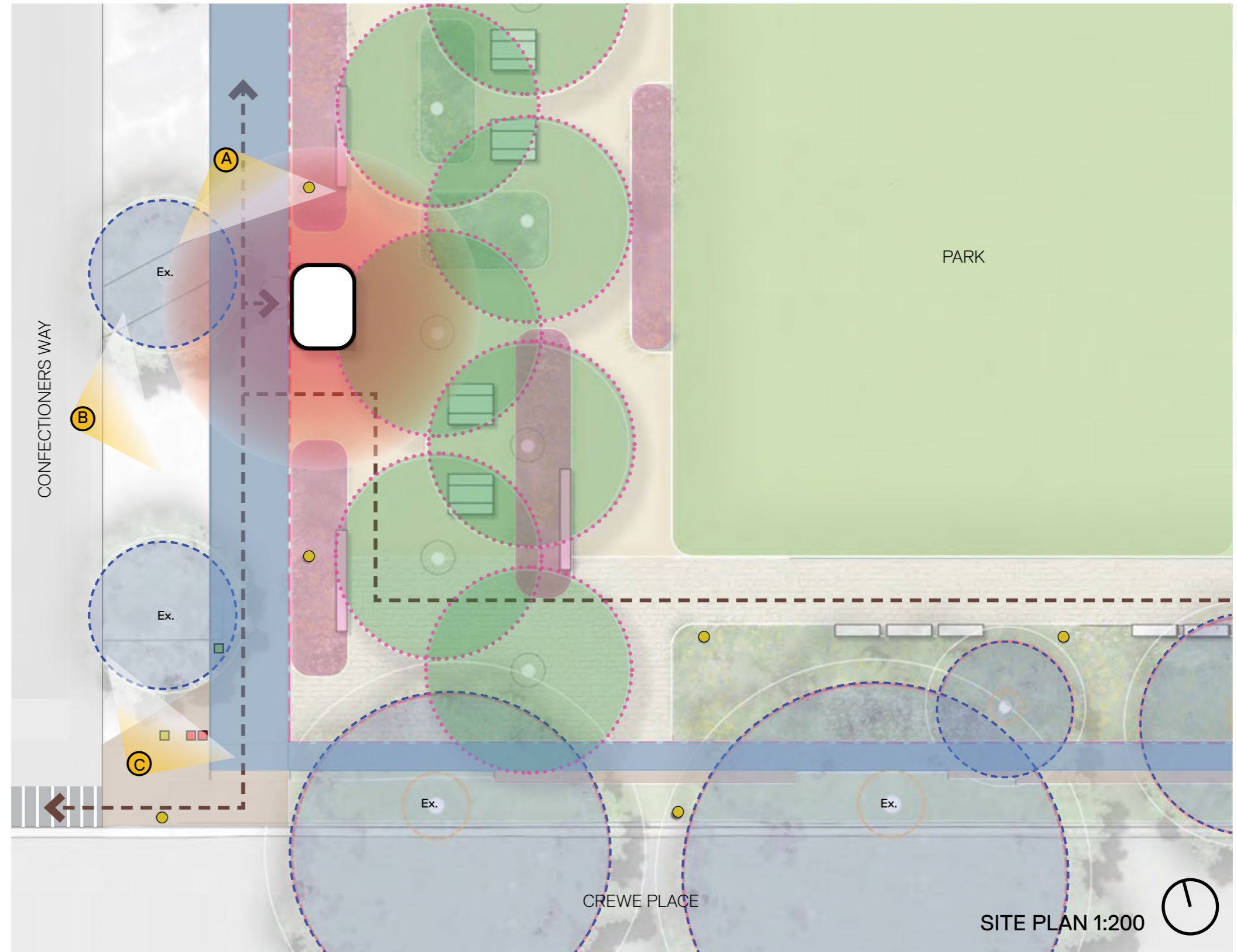
VIEW B



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

Crewe Place

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

VIEW LOOKING SOUTH FROM CONFECTIONERS WAY



VIEW LOOKING NORTH-EAST FROM CONFECTIONERS WAY



Response to Planning Assessment

Crewe Place

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. In Sweetacres Park:

Although it would be located close to a playground, Sweetacres Park is an already well-established Park and the placement of an APT would disturb its day-to-day functioning. It would also mean a loss in public green space.

2. On Rothschild Avenue, or any other residential or commercial street:

A site 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 .

This location, where the demand is lower, is also constrained by narrow footpaths and an APT along this roadside would compromise clear and safe access.

3. Proposed location, in North Rosebery Park, on the corner of Crewe Place and Confectioners Way:

The proposed location for the APT is ideally situated adjacent to the park and play area in a higher demand area. It has been coordinated with the landscape design to meet CPTED principles. The APT location is opposite busy supermarkets, restaurants, and other commercial shopfronts. This provides excellent passive surveillance as well as regular pedestrian traffic passing the site. A CCTV system is located on the opposite side of the road.



KEY:

■ Alternative considered location

■ Proposed Location



1. On Sweetacres Park



2. On Rothschild Avenue



3. Proposed location, in North Rosebery Park, on the corner of Crewe Place and Confectioners Way

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/>

