

Attachment C

Urban Design Analysis

APT Urban Design Report

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Overview - Public Toilet Network Map

APT Number A1016

- Erskineville Rd And John St
- New Development Application
- **General location at Erskineville Rd is endorsed by City of Sydney Public Toilet Strategy 2014**

Comments by City of Sydney Program Manager, Urban Design:

→ Siting Options

Erskineville village is characterised by narrow footpaths, fine grain retail and commercial and little open space. The proposed location meets CPTED principles with excellent passive surveillance and a highly public location. Alternative locations (on residential streets or footpaths) were discounted as inappropriate. The co-location of toilet facilities with public places is a well-established principle of good planning. The site has been selected to be as far from neighbouring commercial premises as feasible, while maintaining equitable access.

→ Anti-Social Behaviour

The APT location is on a busy village high street. Restaurants, pubs and other commercial shopfronts are all close by. This provides excellent passive surveillance as well as regular pedestrian traffic passing the site. It is therefore considered that anti-social behaviour is unlikely to occur.

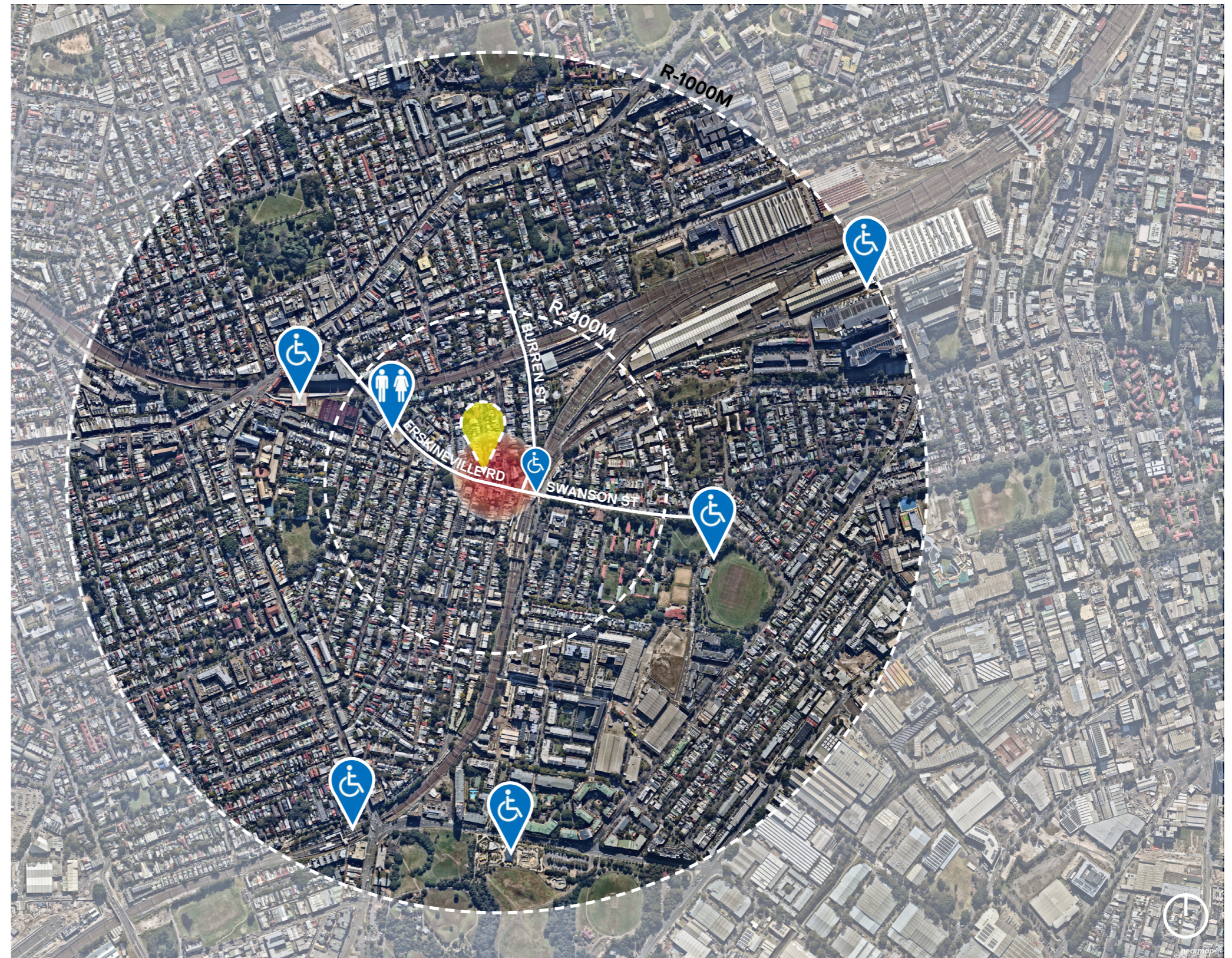
→ Lighting Strategy and CCTV

The existing street lighting complies with all relevant statutory requirements for lighting of public places. Given the highly visible location and excellent passive surveillance additional CCTV is not considered necessary.

→ Heritage

The proposed location is opposite The Rose of Australia (Item 1624) which is a listed building, and the whole of Erskineville Village is a conservation area (general). 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



APT Alternative Locations

Ellen Lawman Rest Area and Maureen Oliver Reserve

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 locations were investigated:




1. On Ellen Lawman Rest Area:

This location was selected for the APT as it is situated within the reserve with no impact to residential properties. The site benefits from good passive surveillance. From a visual impact point of view the APT is able to be placed harmoniously within the reserve and provide amenity to the area despite some loss of green space.

2. In Maureen Oliver Reserve:

This location was investigated as an alternative to Ellen Lawman Rest Area. The APT would be situated within the reserve, but given the small grassed area, the APT would occupy a large proportion of this amenity space. The site benefits from some passive surveillance but would be partly hidden by the adjacent shop at 106 Erskineville Road. It is worth noting that Maureen Oliver Reserve was recently upgraded and handed back to the community. Placing the APT in this location will require further new construction work.

LEGEND :

-  New Locations Under Consideration
-  Preferred Location
-  Previously Assessed Options



Overview - Investigation/Explanation of Siting

Ellen Lawman Rest Area

APT Location Overview

- Ellen Lawman Rest Area is a rectangular public green area on Erskineville Rd with a bus stop on the southern edge. With a few retail shops opposite the street and surrounding with residential properties to the north.
- The proposed APT with the door facing Erskineville Rd and a setback from the back of the pavement of 2.6m.

Proposed APT characteristics

- Single left hand (Accessible)
- Non-advertising
- 3 Green Wall panels



LEGEND :

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

VIEW A



VIEW B



VIEW C












APT Site Plan

Ellen Lawman Rest Area

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

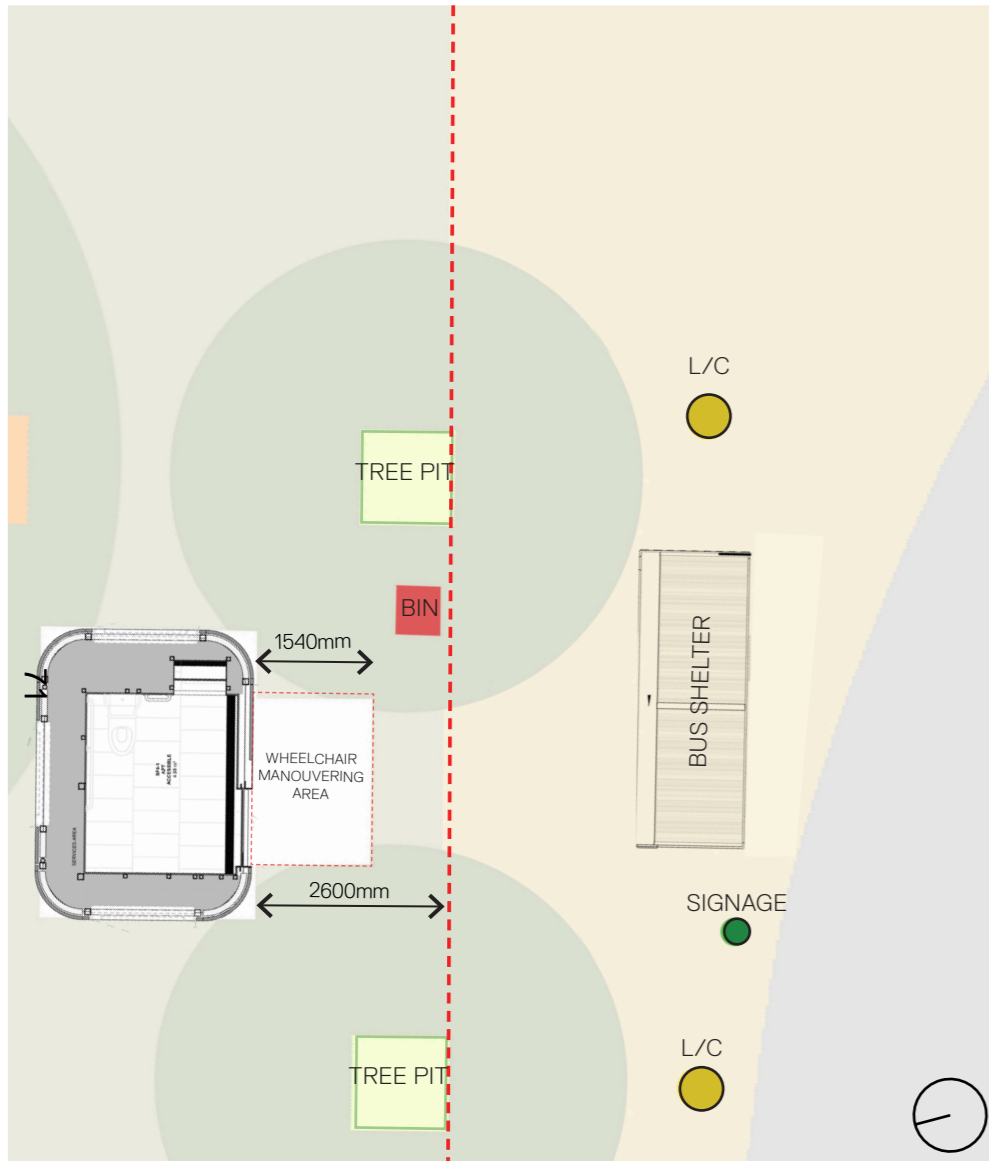
LEGEND :

| | | |
|---|---|---|
|  LIGHT POLES |  SEATS |  SIGNAGE |
|  BINS |  WATER |  PEDESTRIAN FLOW |
|  BUS STOP |  PIT |  WALKING SPACE |



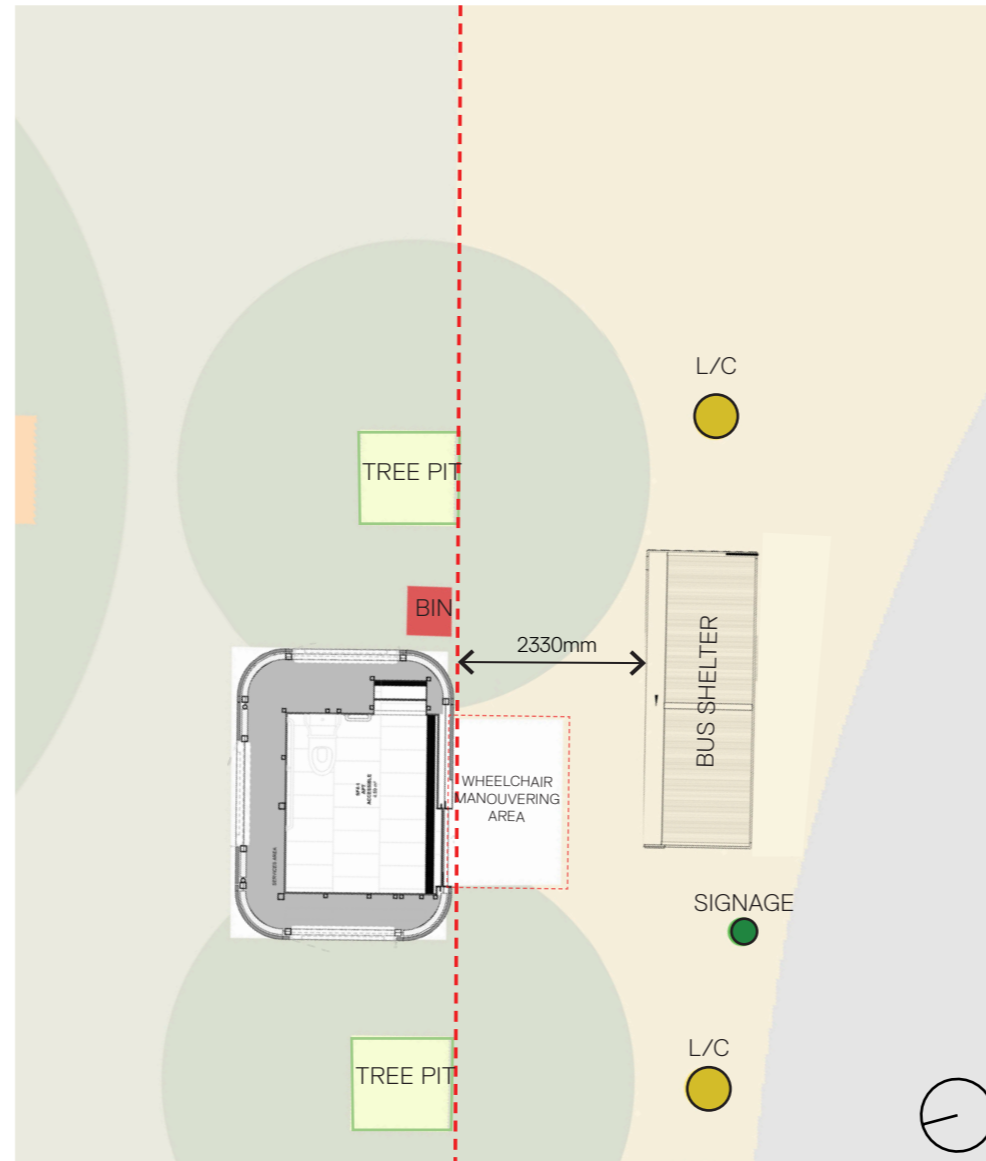
APT setout - New locations under consideration

Ellen Lawman Rest Area



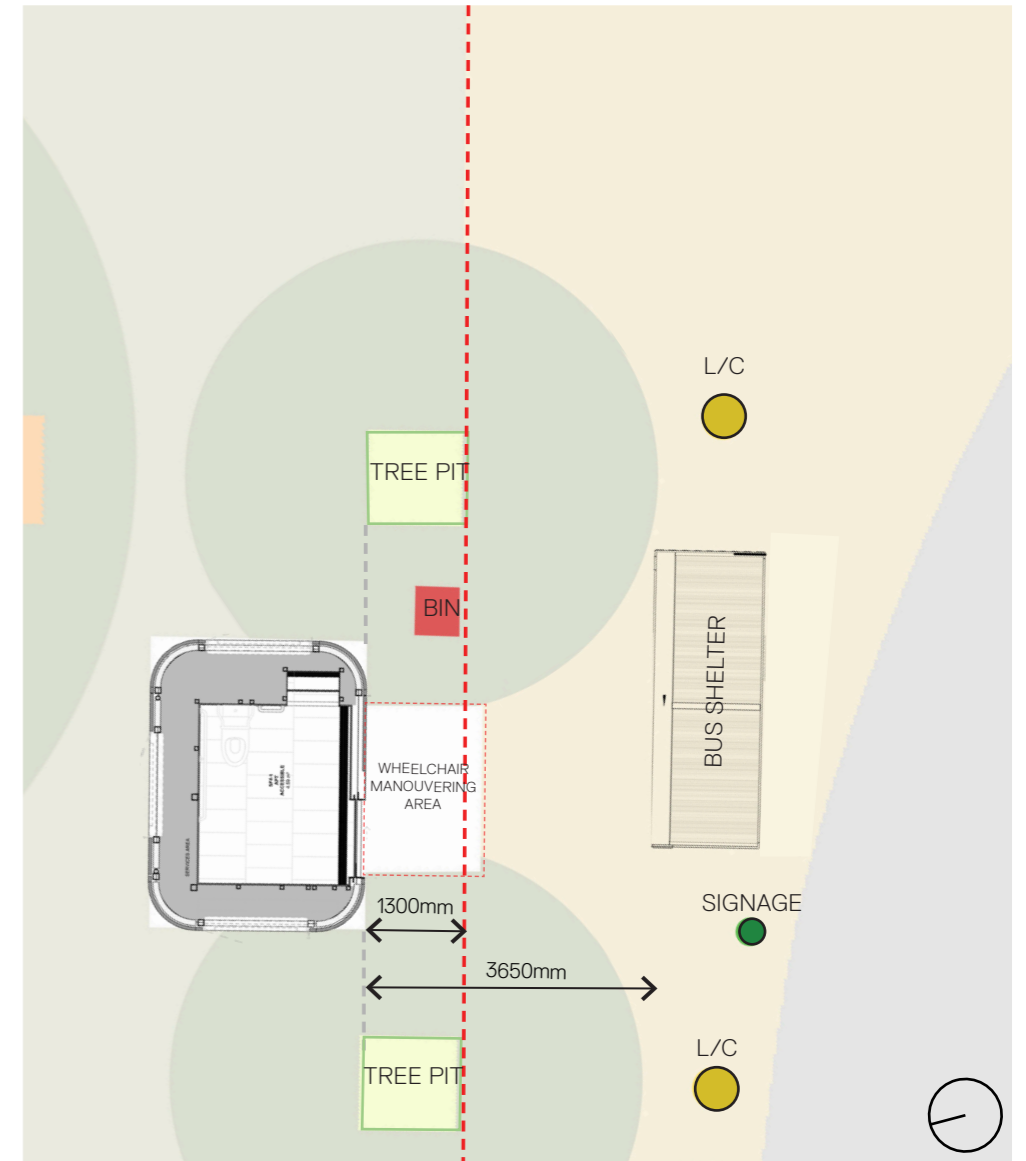
OPTION 1 (Preferred Location)

Position of APT allows for 2600mm accessible path at the pedestrian footpath which includes 1540mm manoeuvring space for a wheelchair user in front of the APT doors. The APT is positioned centrally between two existing trees within the reserve. The location also avoids intersecting with the 3000mm tree canopy radius. Note this location requires a new surface finish in front of the APT doors.



OPTION 2

Positions the APT at the edge of the existing footpath - this allows approximately 2330mm clearance to the back of the bus shelter. This enables a 1200mm accessible path and 1230mm 'edge effect' to the APT facade.



OPTION 3

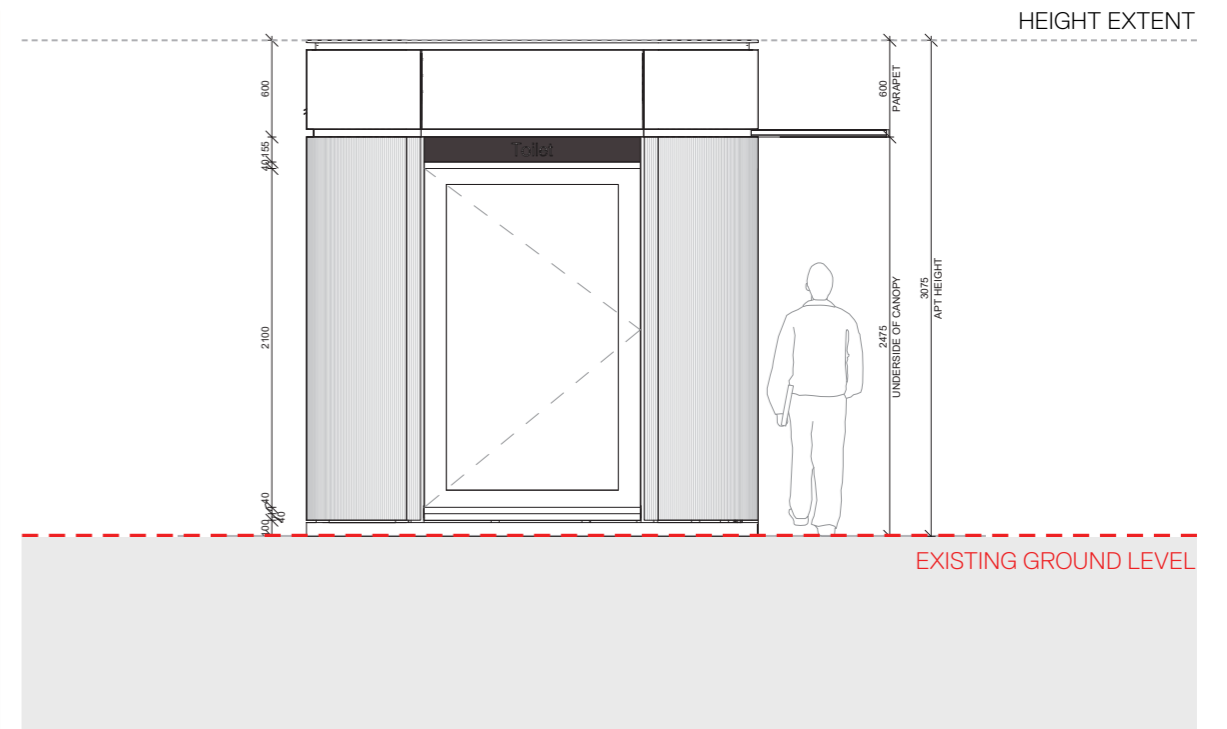
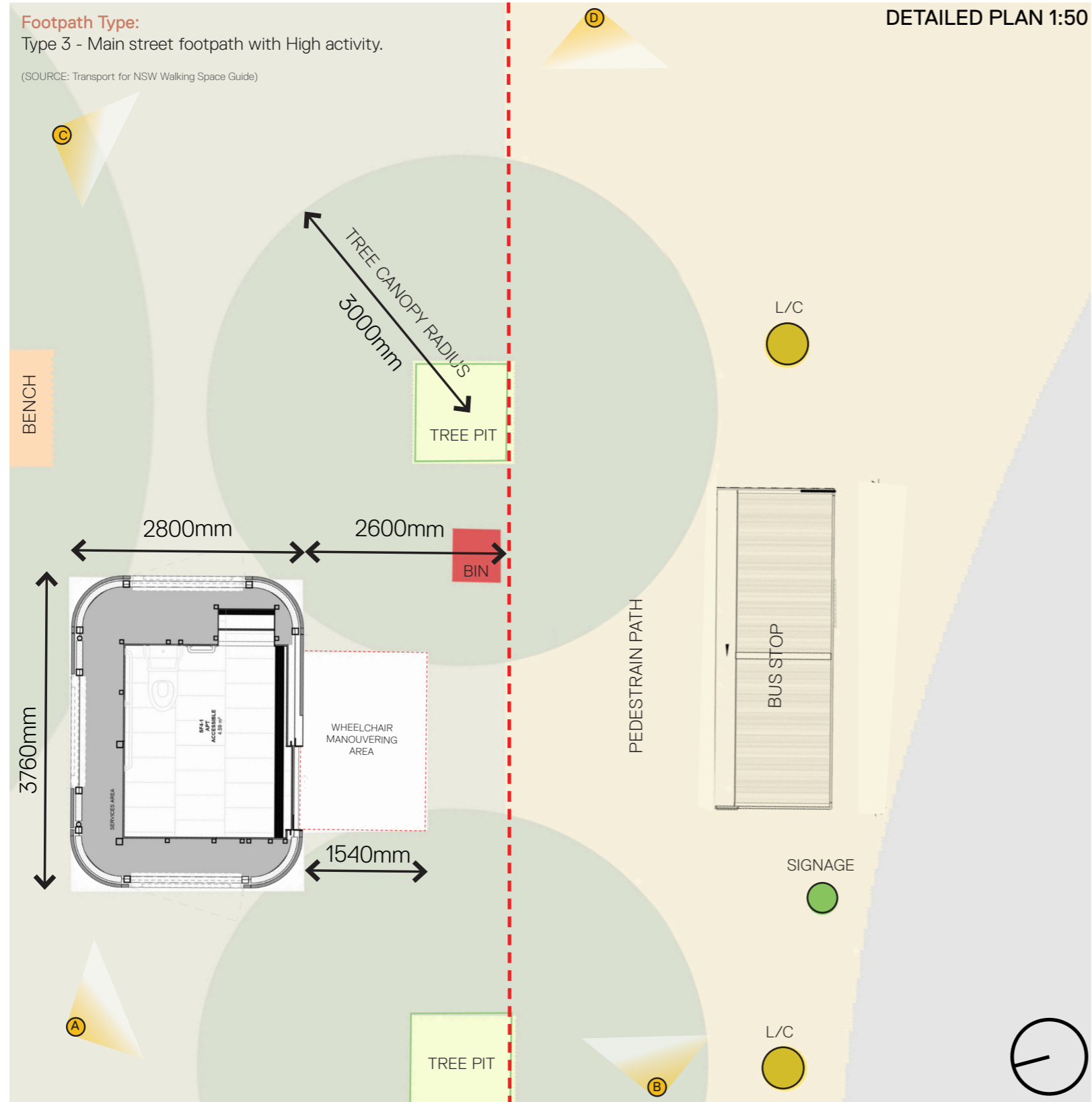
Similar to option 2 but assumes that the APT facade line aligns with the back of the tree pit surrounds.

APT setout - Preferred Location

Ellen Lawman Rest Area

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

OPTION 1 (Preferred Location)



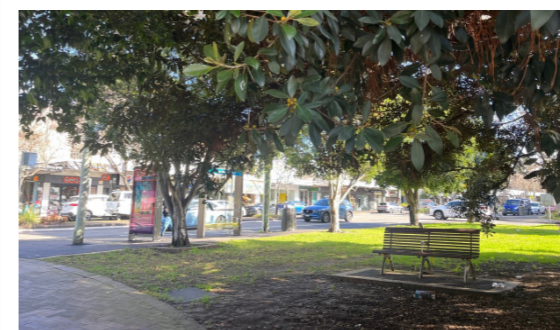
APT SIDE ELEVATION



VIEW A



VIEW B



VIEW C



VIEW D

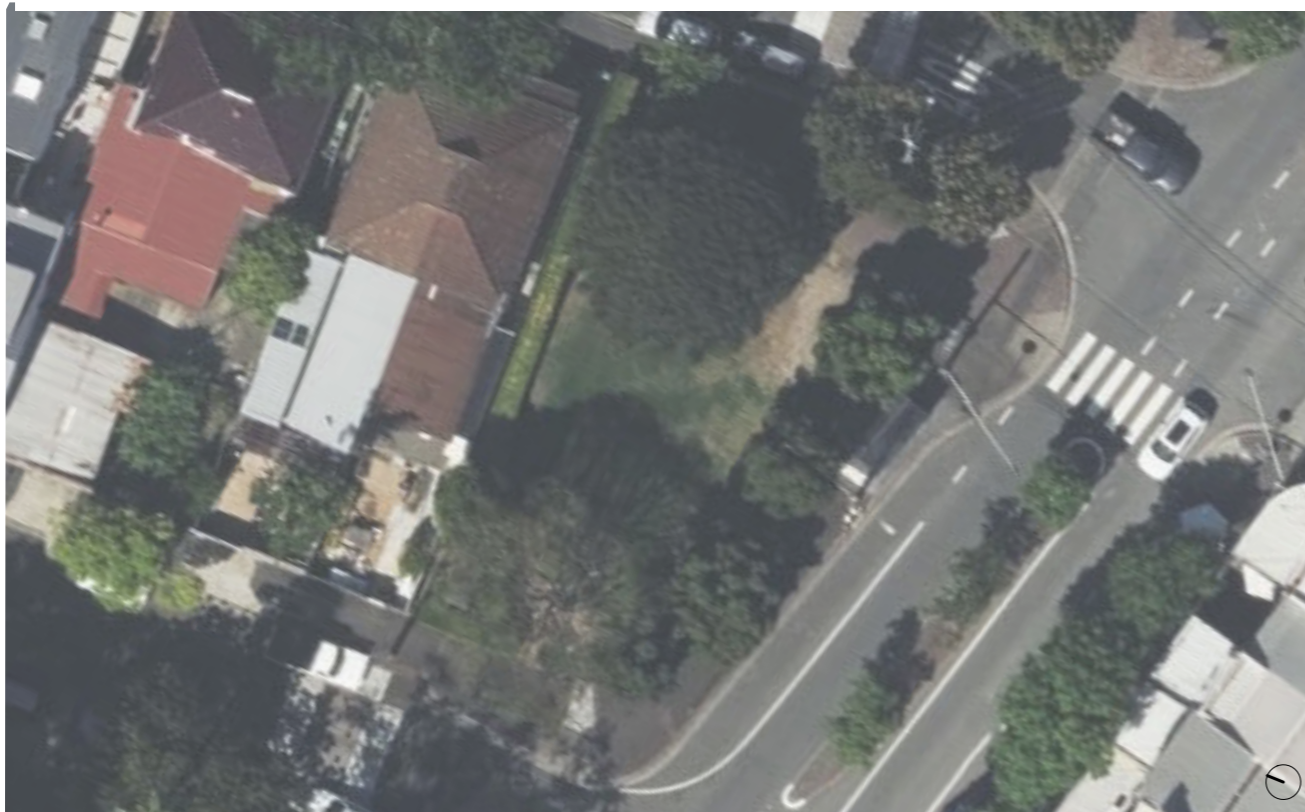
APT VIEWS AND VISTAS

Impact on Landscaping

Ellen Lawman Rest Area

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

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Existing site conditions



Proposed site conditions

*Note - Negligible impact expected on tree root zones from this APT siting.

LEGEND

Existing trees

Visual Impact and Clutter

Ellen Lawman Rest Area



VIEW A



VIEW B



VIEW C

Note: Visual impact and clutter are minimised by grouping the proposed APT with the existing bus shelter and between two existing trees.

LEGEND

- | | |
|-------------------------|-------------|
| Indicative APT location | Light poles |
| Existing trees | Bins |
| Landscaping | Seats |
| Footpath - Type 3 | Bus Stop |
| | Signage |



Key Views - Preferred Location

Ellen Lawman Rest Area

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

OPTION 1 (Preferred Location)

VIEW LOOKING EAST FROM ERSKINEVILLE RD



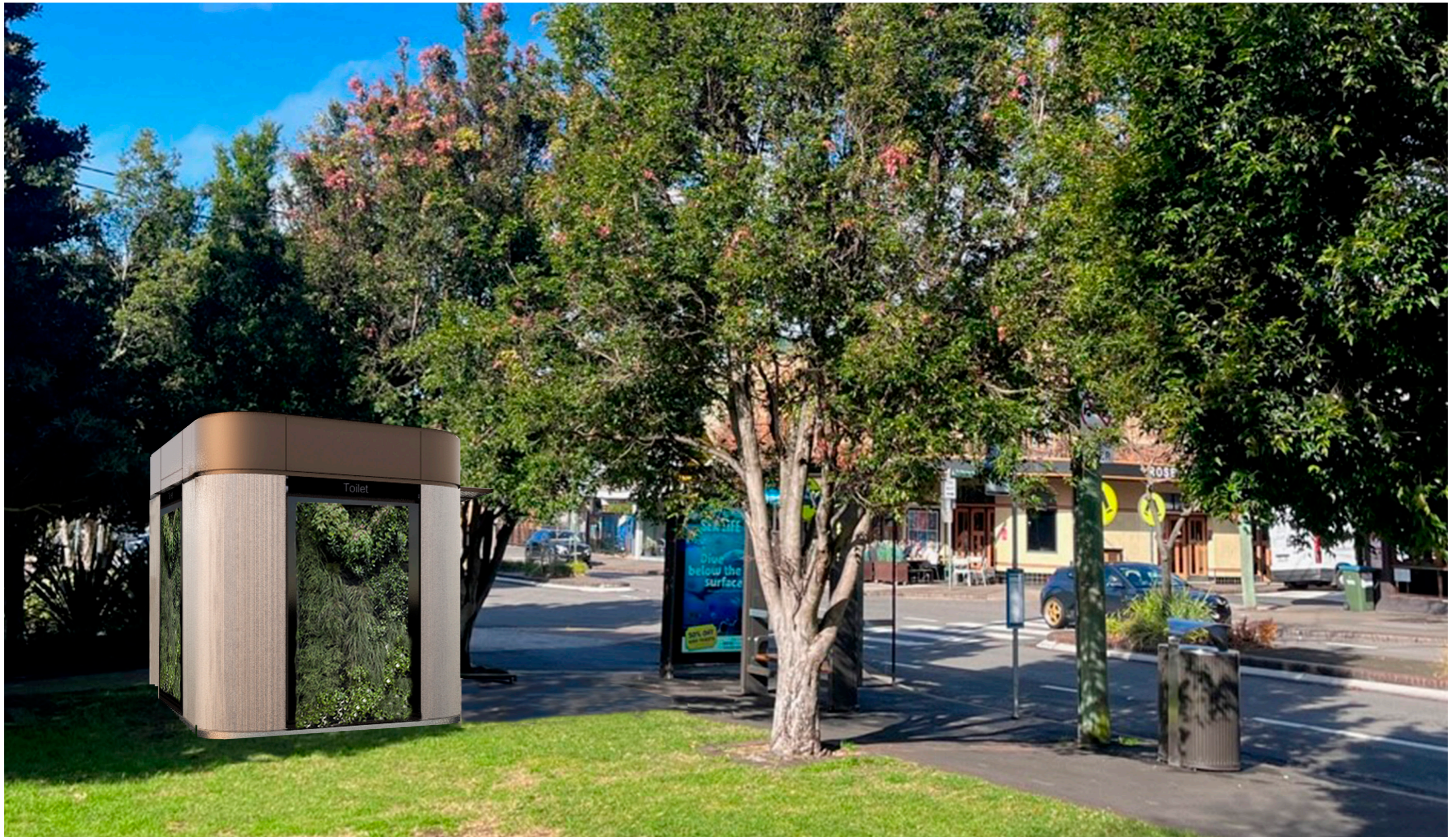
Key Views - Preferred Location

Ellen Lawman Rest Area

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

OPTION 1 (Preferred Location)

VIEW LOOKING SOUTH-EAST FROM ELLEN LAWMAN REST AREA



Overview - Investigation/Explanation of Siting

Maureen Oliver Reserve

APT Location Overview

- Maureen Oliver Reserve is a public green area on the intersection of Erskineville Rd and John St. Adjacent to a few retail shops and a post office. With Erskineville Town Hall to the west.
- No specific location was suggested for an APT within Maureen Oliver Reserve in public submissions. Potential siting options within the reserve have been suggested in this analysis document.

Proposed APT characteristics

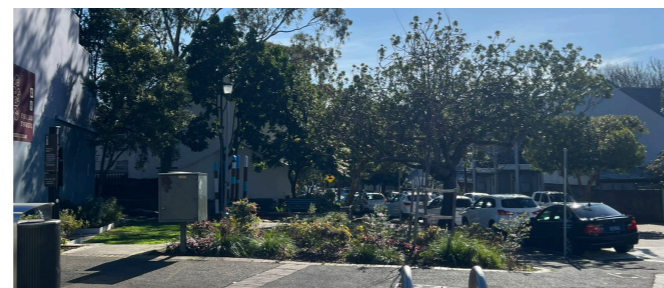
- Single left hand (Accessible)
- Non-advertising
- 3 Green Wall panels



LEGEND :

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

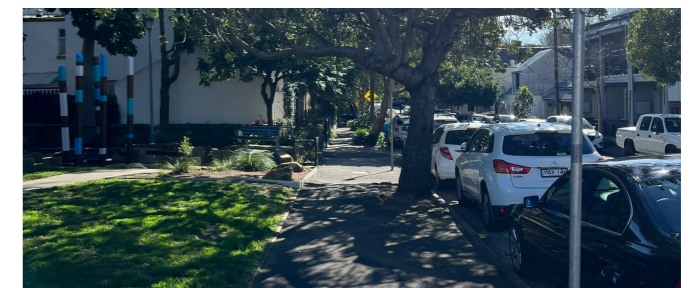
VIEW A



VIEW B



VIEW C















APT Site Plan

Maureen Oliver Reserve

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

Note: An APT located within Maureen Oliver Reserve would create notable visual impact on views into the Reserve from Erskineville Road due to the narrow frontage of the Reserve to this street. It is in an exposed location and will add to visual clutter (see photomontages on the following pages)

LEGEND :

| | | |
|---|--|--|
|  LIGHT POLES |  SEATS |  SIGNAGE |
|  BINS |  BUILDING |  PEDESTRIAN FLOW |
|  SEWER |  LOW WALL |  WALKING SPACE |
|  SIGNAL BOX |  BOLLARD |  WATER METRE CAGE |



APT setout - New locations under consideration

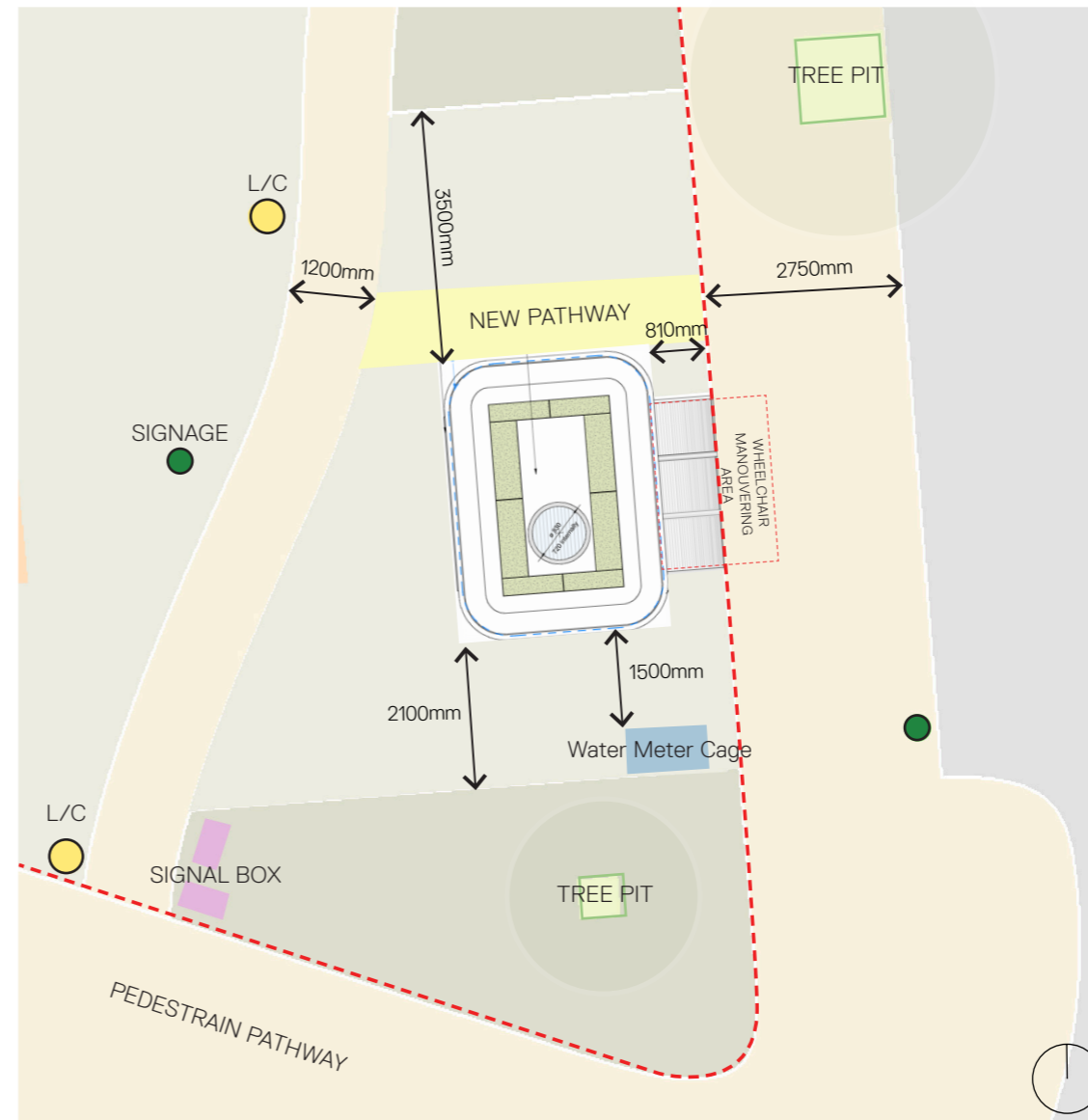
Maureen Oliver Reserve

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OPTION 1

Position of APT facing north, towards the reserve area. It allows for 1540mm manoeuvring space for a wheelchair user in front of the APT doors. This location requires an additional paving in order to access the APT, as well as adjusting the existing path to suit. The APT is positioned 1000mm away from the Water Meter Cage and to give clearance for installation and maintenance.



OPTION 2

The Position of APT facing east, towards the pedestrian pathway. The APT sets back from footpath by the size of the awning. 810mm surface finish is required in the front of APT.

Impact on Landscaping

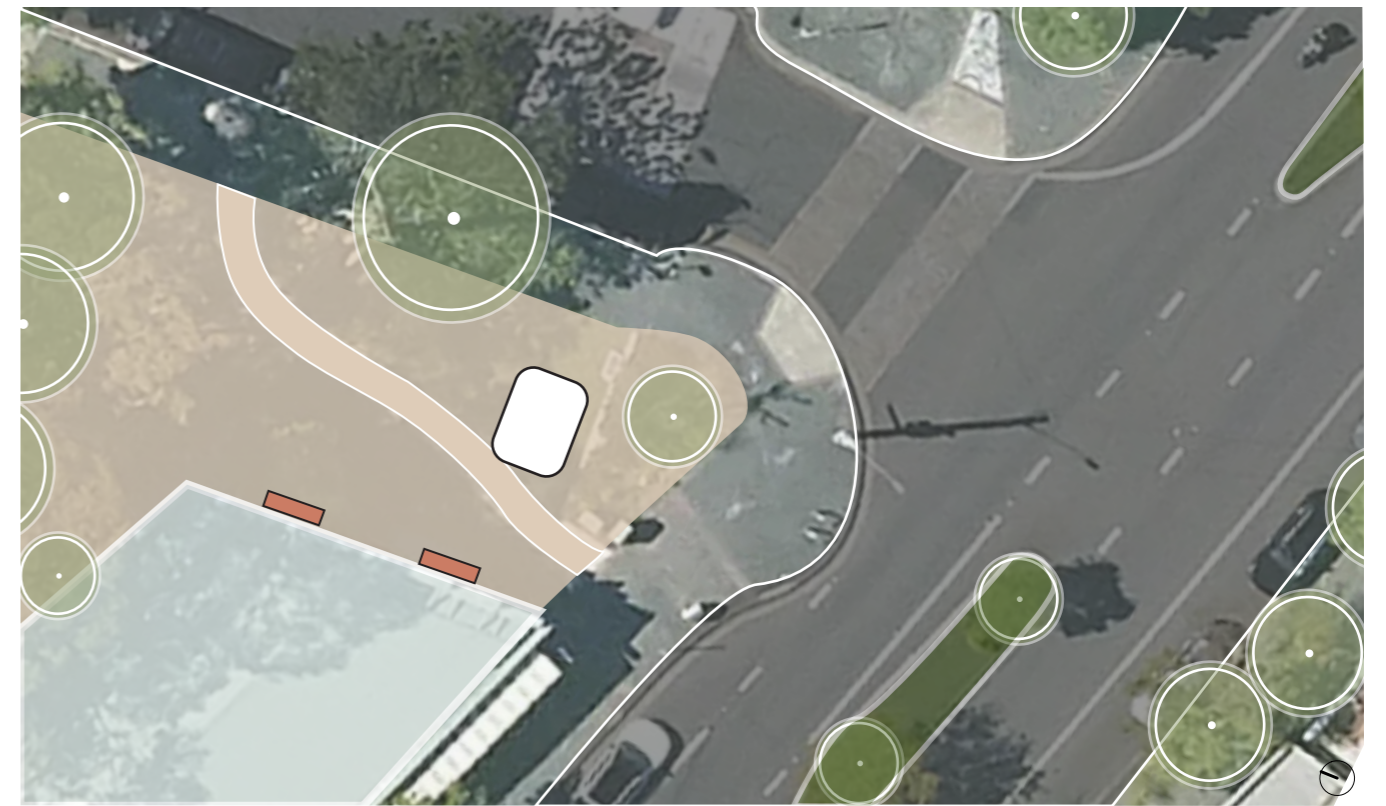
Maureen Oliver Reserve

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

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Existing site conditions



Proposed site conditions

*Note - 2 tree roots adjacent to the APT may be an issue

LEGEND

● Existing trees

Visual Impact and Clutter

Maureen Oliver Reserve



VIEW A (OPTION 1)



VIEW B (OPTION 1)



VIEW C (OPTION 1)



LEGEND

- | | |
|-------------------------|-------------|
| Indicative APT location | Light poles |
| Existing trees | Bins |
| Landscaping | Building |
| Footpath - Type 3 | Seats |
| Signal Box | Signage |
| Water metre cage | Bollard |

Key Views - OPTION 1

Maureen Oliver Reserve

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

VIEW LOOKING SOUTH FROM JOHN STREET



Key Views - OPTION 2

Maureen Oliver Reserve

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

Note: There is a gradient fall from the Reserve to the John Street footpath. This change in levels may rule this option out due to the steep change in levels, preventing access for wheelchair users

VIEW LOOKING SOUTH FROM JOHN STREET



Multiple Criteria Analysis

Ellen Lawman Rest Area VS Maureen Oliver Reserve

| Criteria | Location 1 Ellen Lawman Rest Area (as proposed in D/2024/129) | Location 2 Maureen Oliver Reserve |
|--|---|---|
| Urban design integration – is the APT able to harmoniously integrate with its setting. | The proposed location adjacent to the Erskineville Road footpath, adjacent to the existing bus stop and between two existing trees enables the proposed APT to integrate with its setting in the Ellen Lawman Rest Area | Maureen Oliver Reserve is much smaller than Ellen Lawman Rest Area. Positioning of the APT within this Reserve has a large impact on its setting, since it will be a far more prominent and visible addition in the Reserve. |
| CPTED – does the APT placement create safety issues. Is there a sufficient degree of passive surveillance ? | The APT will be clearly visible from Erskineville Road. The APT doors face towards the footpath for increased passive surveillance. There is a lack of paths in reserve behind the APT, but the open grass area enables views of the rear of the APT from within the Rest Area, and from John Street and Charles Street. | Two possible APT configurations offer reasonable passive surveillance. However, it is partially screened from pedestrians / road users moving eastwards along Erskineville Road by the retail shop at 106 Erskineville Road. |
| Customer experience – Does the APT placement improve on the overall amenity of its location and is it inclusive and accessible to all? | Locations are comparable. For configurations that are parallel with the back of the kerb. A setback has been proposed to ensure sufficient wheelchair manoeuvring space. | There is a slight gradient sloping eastwards from the reserve to the footpath of John Street. This may may cause issues for safety and accessibility for APT users, e.g. wheelchair users, due to the slope/fall towards parked cars and traffic on John Street. |
| Visual impact – is the APT scale and placement appropriate for its context? | There is limited visual impact from the APT location at Ellen Lawman Rest Area. Visual impact and clutter are minimised by grouping the proposed APT with the existing bus shelter and between two existing trees. The placement is appropriate for its context. | An APT located within Maureen Oliver Reserve would create notable visual impact on views into the Reserve from Erskineville Road due to the narrow frontage of the Reserve to this street. It is in an exposed location and will add to visual clutter (see photomontages). |
| Landscape impact – does the APT impact existing landscape? | The APT has been sited to minimise and have negligible impact on existing tree canopies and root zones. The location of the APT is on the southern edge of the Ellen Lawman Rest Area and will have very limited impact on the landscape character and ability to use the remainder of the open space for recreation and amenity purposes | This location may have some impact on existing tree roots. Maureen Oliver Reserve is much smaller than Ellen Lawman Rest Area. The introduction of an APT will have a much greater impact on landscape character and on the ability to use the residual space for recreation and amenity benefit. |
| Buildability and Utilities – are there any likely buildability issues with the location? | No notable issues identified for buildability. Feasibility has been checked and reviewed by QMS. | A number of services and infrastructure connections run within or close to Maureen Oliver Reserve. There is a Water meter adjacent and a traffic signal box just to the west. This will require further assessment in terms of in ground elements and footings. In addition, there is a slight gradient sloping eastwards from the reserve to the footpath of John Street, which may cause issues for accessibility for users, e.g. wheelchair users. |
| Maintenance – are there any likely maintenance concerns with the chosen location? | Maintenance will need to consider proximity to existing trees. Maintenance access not constrained. | Maintenance will need to consider proximity to existing trees. Maintenance access not constrained. |