

New Automated Public Toilet APT16 – Sydney Place, Woolloomooloo

Statement of Environmental Effects

On behalf of
QMS Media Pty Ltd
May 2022



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Table of Contents

Executive Summary	6
1 Introduction.....	8
1.1 Proponent and Project Team.....	9
2 Site Context.....	10
2.1 Site Location	10
2.2 Site Context and Surrounds.....	11
3 The Proposal.....	14
3.1 Overview.....	14
3.2 Importance of Public Toilets for all.....	15
3.3 Automated Public Toilet Details and Operation	15
3.4 Green Wall Elements.....	16
3.5 Location Considerations.....	16
4 Planning Assessment	18
4.1 State Environmental Planning Policy (Biodiversity and Conservation) 2021 18	
4.2 State Environmental Planning Policy (Resilience and Hazards) 2021 18	
4.3 Sydney Local Environmental Plan 2012.....	19
4.3.1 Zoning	19
4.3.2 Heritage.....	19
4.4 Sydney Development Control Plan 2012	20
4.5 Public Toilet Strategy 2014.....	22
5 Environmental Assessment	24
5.1 Context and setting.....	24
5.2 Bulk and scale	24
5.3 Visual Impacts	24
5.4 Heritage	24
5.5 Construction Management	25
5.6 Waste	25
5.7 Site Suitability	25
5.8 Public Interest	25
6 Section 4.15 Compliance	27

7 Conclusion 29

Schedule of Tables

Table 1 - Project Team.....	9
Table 2 – Proposed APT Location Summary	10
Table 3 – Proposed APT Summary	14
Table 4 - Dimensions of Proposed Automated Public Toilet	16
Table 5 – SLEP 2012 Zone Objectives	19
Sydney DCP 2012 Compliance Table – Locality Statement	20
Table 6 - Section 4.15 Summary Assessment.....	27

Schedule of Figures

Figure 1: Aerial Map.....	11
Figure 2: Location Map	11
Figure 3: Land Zoning Map	12
Figure 4: Local Heritage items and Conservation Areas	13
Figure 5: Proposed Automated Public Toilet (Single Type)	14

Schedule of Appendices

Appendix 1: Automated Public Toilet Master Matrix Table	
Appendix 2: Existing Plan and Proposed Siting Plan	
Appendix 3: Architectural Plans and Specifications, incl. internal fit out plan	
Appendix 4: Plan of Management	
Appendix 5: Cost Summary Report	
Appendix 6: Heritage Impact Statement	
Appendix 7: Green Wall Details	
Appendix 8: Arborist Report	

Executive Summary

This Statement of Environmental Effects has been prepared by Mecone on behalf of QMS Media Pty Limited (QMS Media) in respect a Development Application (DA) in connection with the *City of Sydney Street Furniture and Outdoor Media Services Agreement* (Agreement) between the Council of the City of Sydney (City) and QMS Media.

The proposal relates to the installation of one (1) new automated public toilet (APT) in Sydney Place, Woolloomooloo. The APT will include three (3) green wall panels. An illustrative image of the proposed new APT is provided below.



This SEE undertakes an assessment of the proposed works in terms of the matters for consideration as listed under Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

The City of Sydney Public Toilet Strategy 2014 includes the objective that free-to-use public toilets are provided within 400 metres (5-10 minute walk) of any point within central Sydney and at all village centres and major neighbourhood parks. The proposal in this application assist in meeting this objective to provide a public toilet adjacent to Woolloomooloo Community Garden, Basketball Court, Playground and Tennis Court. The location has been proposed in response to strong community demand during the playground consultation.

The automated public toilet has been carefully designed to create a clean contemporary appearance, which is consistent and unified across all other approved APT locations in the city. The proposed APT features external green wall panels, but no advertising signage panels. The inclusion of vegetation on the structure will contribute to urban greening, biodiversity, visual amenity and absorb rainwater and carbon dioxide.

The assessment concludes that overall, the proposal is consistent with the requirements of the relevant RE1 'Public Recreation' land use zone objectives in the

Sydney Local Environmental Plan and provisions of the Sydney Development Control Plan.

Overall, the proposal is generally consistent with the relevant environmental planning instruments and statutory framework. The environmental impacts have been considered and found to be acceptable. The proposal is in the public interest and approval of the DA is sought.

1 Introduction

This Statement of Environmental Effects (SEE) has been prepared by Mecone for a Development Application (DA) lodged by QMS Media Pty Ltd.

The DA is in connection with the *City of Sydney Street Furniture and Outdoor Media Services Agreement (Agreement)* between the Council of the City of Sydney (City) and QMS Media Pty Limited (QMS Media).

The proposal relates to the installation of one (1) new automated public toilet (APT) in Sydney Place, Woolloomooloo. The small format APT will include three (3) green wall panels, but no green roof.

Background to the application

Under the Agreement, across a number of development applications QMS Media will replace some APTs while also introducing new locations to better service amenity needs of the community. Under this DA, QMS Media seeks to install one APT in a new location with associated green wall panels.

The estimated cost of works is \$413,270 as per the Cost Summary Report appended to this SEE.

This SEE includes an assessment of the proposed works in terms of the matters for consideration as listed under Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and should be read in conjunction with information annexed to this report, as outlined in the Table of Contents. Specifically, the SEE includes the following information:

- Description of the proposal in context;
- Identifies the proposed works;
- Identifies and addresses the relevant statutory planning framework;
- Provides an assessment in respect of the relevant statutory plans and policies including relevant SEPPs; Sydney Local Environmental Plan 2012; and Sydney Development Control Plan 2012.
- Assessment of potential environmental impacts and identification of any appropriate mitigation measures.

The SEE is supported by the following documents which are provided separately:

- Appendix 1: Automated Public Toilet Master Matrix Table
- Appendix 2: Existing Plan and Proposed Siting Plan
- Appendix 3: Architectural Plans and Specifications, incl. internal fit out plan
- Appendix 4: Plan of Management
- Appendix 5: Cost Summary Report
- Appendix 6: Heritage Impact Statement
- Appendix 7: Green Wall Details
- Appendix 8: Arborist Report

1.1 Proponent and Project Team

The Development Application documents and SEE report have been prepared by QMS Media and the project team, as outlined in the table below.

Table 1 - Project Team	
Item	Description
Urban Planning	Mecone
Survey and Location Plans	QMS Media
Architectural Plans	Grimshaw Architects
Plan of Management	QMS Media
Cost Summary Report	Wilde and Woollard/Mecone
Heritage	CityPlan Heritage
Arboricultural	Moore Trees

2 Site Context

2.1 Site Location

This is one of several DAs lodged to install new and/or replace existing automated public toilets and associated signage within the City of Sydney. Nine very similar APTs have been approved under consents D/2021/969 and D/2021/971 in March 2022, plus four further APTs under consents D/2021/1087 and D/2021/1088 in April 2022.

The proposed automated public toilet is located along the footpath within Sydney Place, Woolloomooloo adjacent to the Woolloomooloo Community Garden, Basketball Court, Playground and Tennis Court. This location is proposed in response to strong community demand during the playground consultation.

The locations of this and other new APTs have been identified and selected by the City of Sydney through either constituent demand, community consultation or in accordance with the City's own Public Toilet Strategy 2014. The City of Sydney is in the process of preparing an Urban Design review which provides the reasoning and details in urban design terms for the selection of this Sydney Place location.

The new structure categorised by its QMS ID number and address are listed in **Table 2** below.

A more detailed APT Master Matrix, which provides additional details, such as zoning within the Sydney Local Environmental Plan 2012 (SLEP 2012) and other controls is provided at **Appendix 1**. Overarching maps and aerial views showing the locations are also provided below.

Table 2 – Proposed APT Location Summary		
QMS ID No.	Address	Proposed Green Wall panels and/or Green Roof
APT16	5020 Sydney Place at Dowling Street	3 x green wall panels. No green roof
Total	1 site	

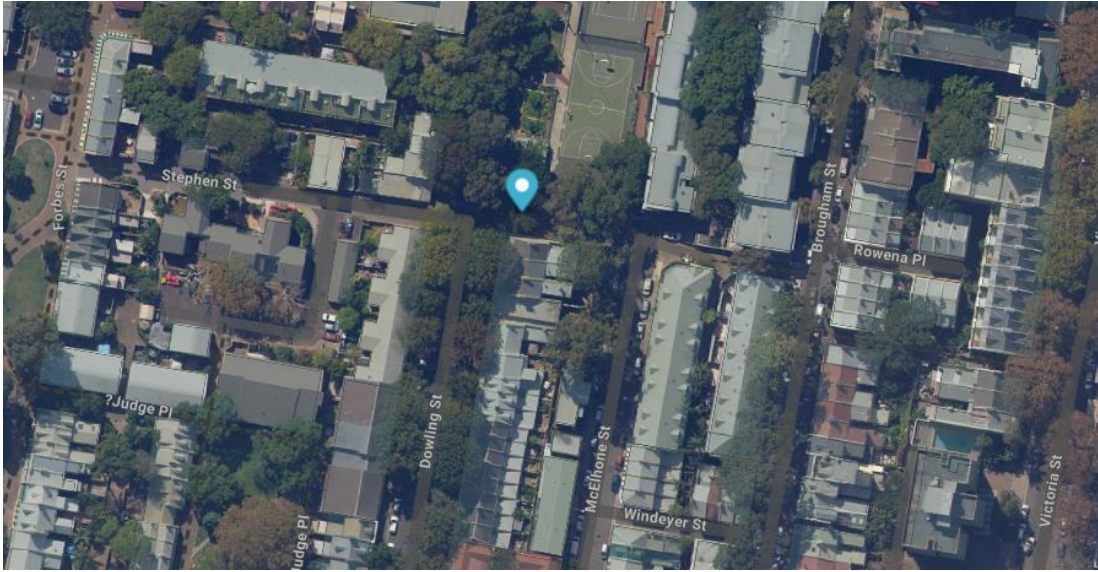


Figure 1: Aerial Map
Source: Mecone

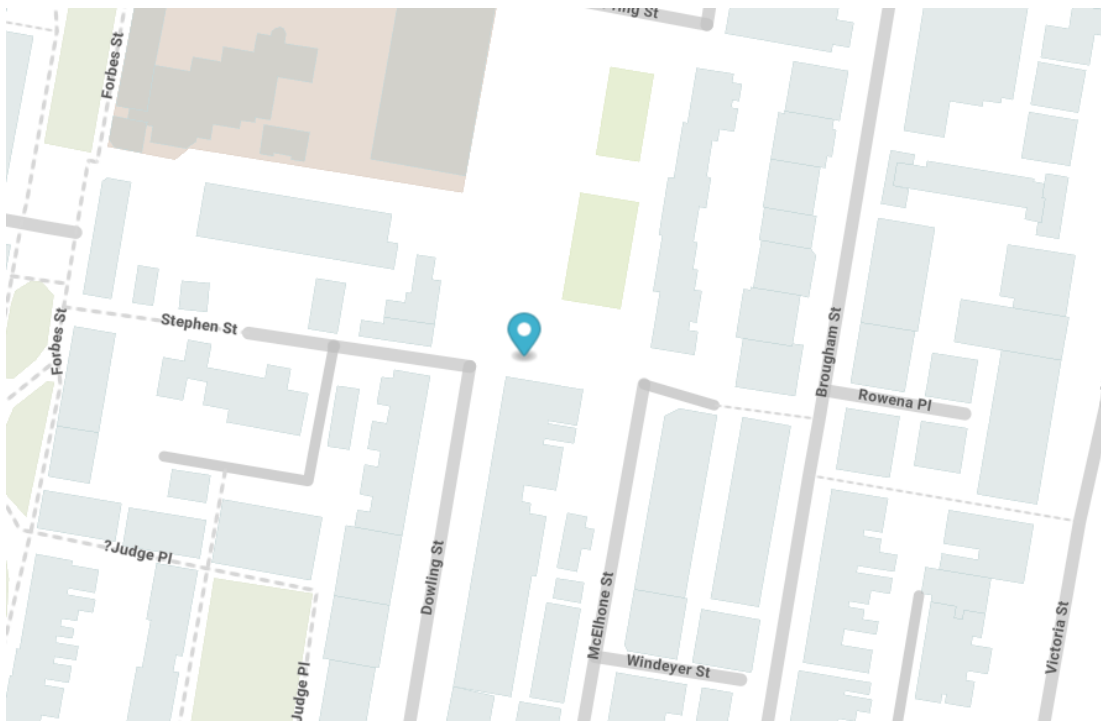


Figure 2: Location Map
Source: Mecone

2.2 Site Context and Surrounds

The proposed APT is located in the public domain on land under control of the City of Sydney Council. Many existing automated public toilets and other street furniture such as kiosks, bus shelters and payphones were originally established through consents for bundles of street furniture granted in the late 1990s, so street furniture items of this type

are a well-established feature of the City of Sydney and embedded into the urban fabric.

The Master Matrix at **Appendix 1** provides specific details related to the APT. In addition, confirmation of the RE1 the land use zoning, whether within/in proximity to a heritage item or conservation area, within a Special Character Area – and the related details of these. The figures below show the location of the APT in respect of heritage items and land use zones under the SLEP 2012.

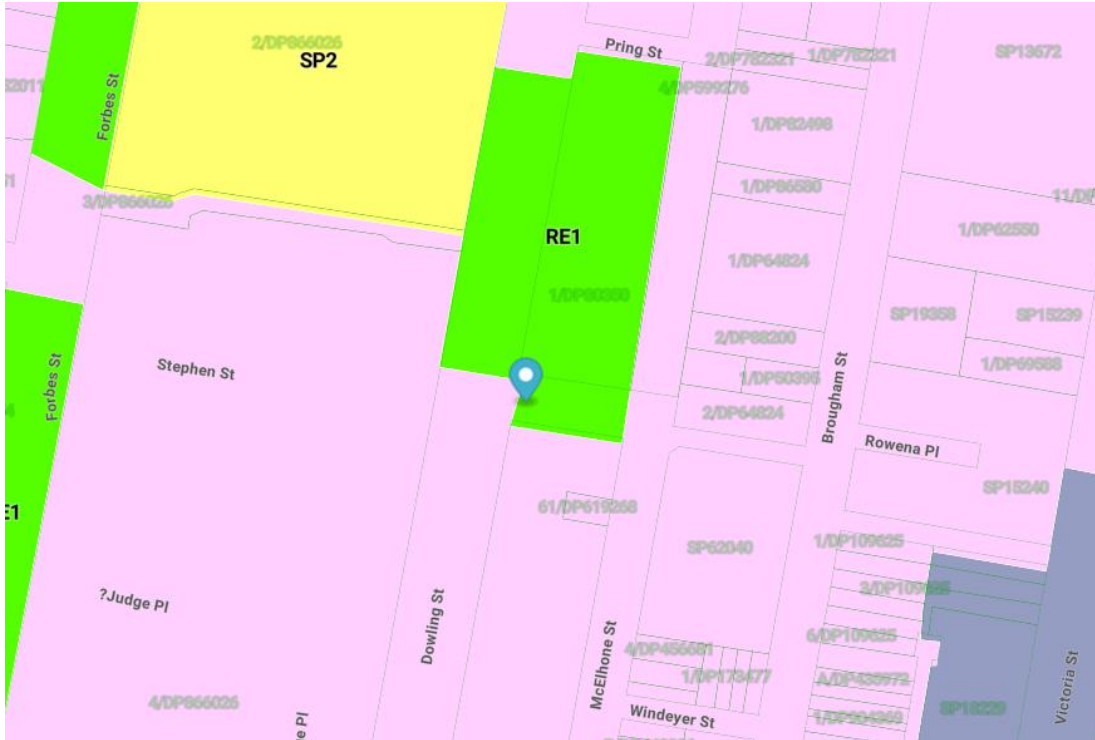


Figure 3: Land Zoning Map

Source: SLEP 2012 and Mecone

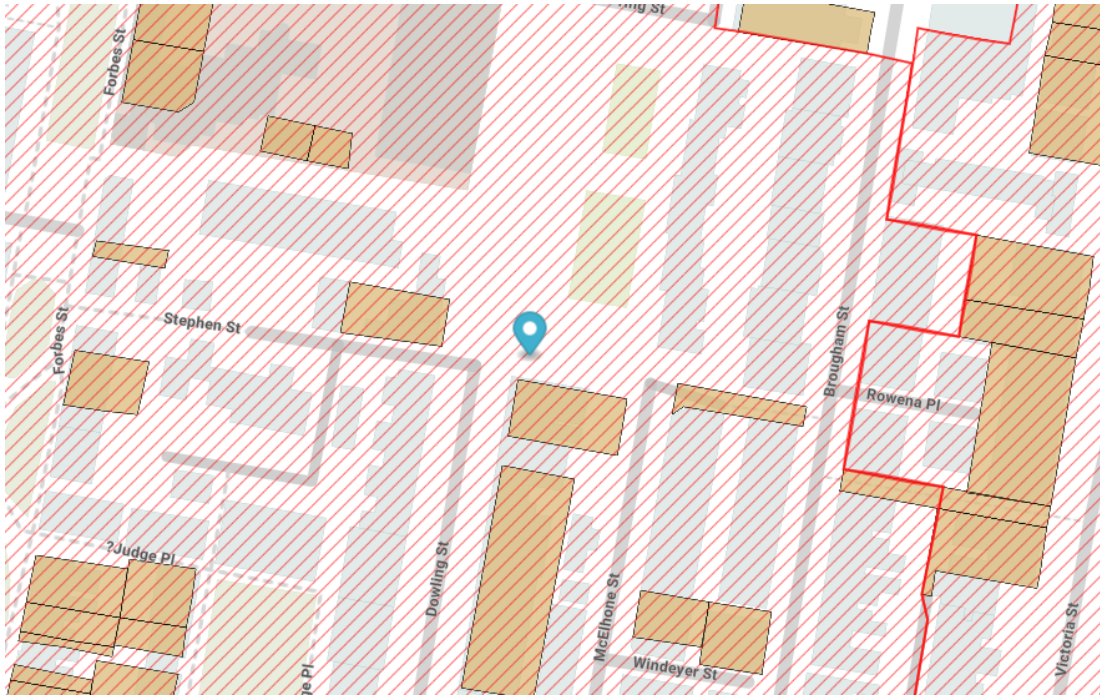


Figure 4: Local Heritage items and Conservation Areas

Source: SLEP 2012 and Mecone

3 The Proposal

3.1 Overview

The proposed development is for the installation of one new APT which will have three green wall panels, as noted below.

It is intended as an amenity to provide for those visiting or working in the area, including visitors or community users of the adjacent community garden, tennis court and basketball court.

The proposed APT is shown in the figure below and detailed in **Appendix 3**

Table 3 – Proposed APT Summary					
QMS ID No.	Address	Proposed APT Type	Green Roof	Green Wall Panels	Advertising Signage
APT16	Sydney Place at Dowling Street	Single	No	3 x Green Wall Panels	None

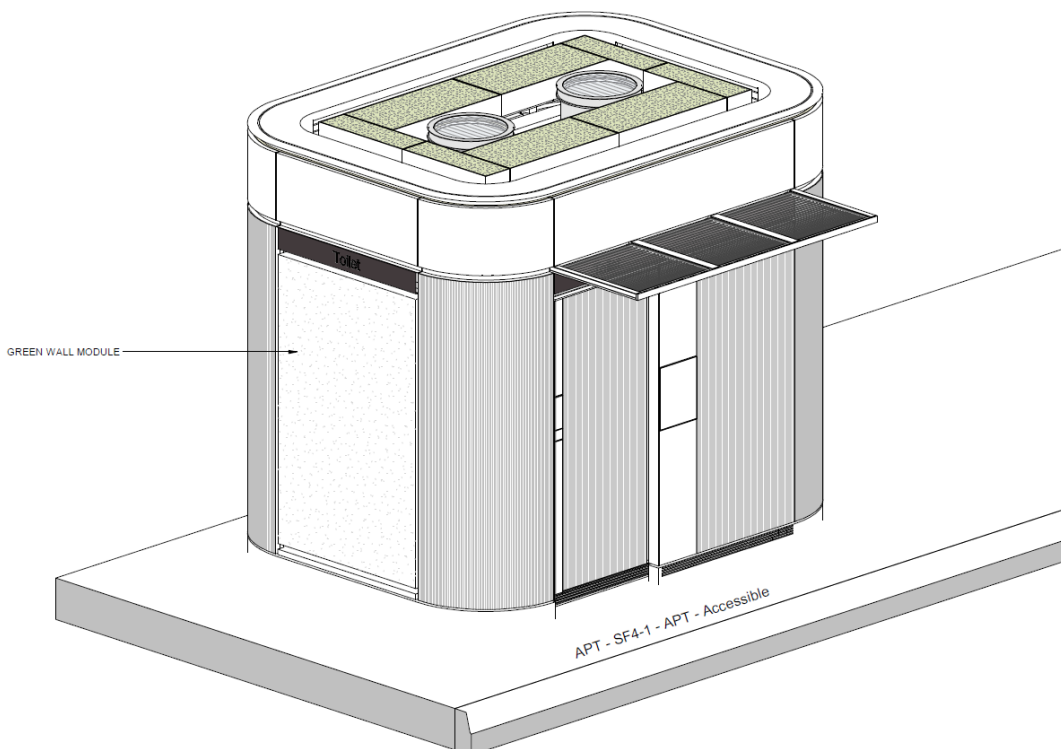


Figure 5: Proposed Automated Public Toilet (Single Type)
Source: Grimshaw Architects

3.2 Importance of Public Toilets for all

Public toilets are important public health amenities for all members of the public when venturing outside their homes. They are particularly important to meet the needs of families; mature aged adults; people with disabilities, including people living with incontinence; and people working outdoors such as service workers and public transport workers.

The City's automated public toilets are often the only public toilets accessible to visitors and outdoor workers after standard business opening times when most other public toilets located within shopping centres or public buildings are closed. A lack of public toilets can create challenges and profound difficulties for some people living with disability who are dependent upon regular toilet stops when leaving their home. A lack of public toilets can deter such people from leaving home and can contribute to their social isolation. APTs also reduce the prospect of public urination on the street and in private gardens.

Intercept surveys of pedestrians undertaken by the City of Sydney illustrate their popularity and importance within busy urban and public open spaces. The surveys indicate that:

90% of persons surveyed had used a public toilet within the previous 12 months. Of these 51% had used a facility located within a park and 27% had used a toilet located in a street.

57% of survey participants used a public toilet weekly or more often; and 10% used a public toilet on a daily basis.

Intercept surveys of park visitors also indicate a strong demand for high quality public toilet facilities at neighbourhood and iconic parks. At some sites, it is understood that 20-25% of visitors surveyed requested the installation of additional public toilets.

Public toilets within neighbourhood and public parks support prolonged visitation by families and the elderly which may also serve to discourage the use of parks by antisocial elements. Public toilets in parks and open spaces also provide amenity for diverse user groups such as outdoor fitness trainers, joggers, walkers and cyclists. Public toilets also support public transport usage.

Monitoring of public toilet usage by the City (including automated counts of users of automated public toilets and manual observation of users of automated public toilets and traditional public toilets) indicates that toilets in parks and streetscapes attract high usage. For example, the City's single-cubicle automated public toilets typically generate around 100 uses per day. Automated public toilets located within Fitzroy Gardens, Kings Cross typically attract over 200 users during a 24/hr period. Toilets at just one location within Sydney Park witnessed 334 visits on a Sunday.

The City of Sydney Public Toilet Strategy 2014 (pages 8-11) reports similar data from 2014.

3.3 Automated Public Toilet Details and Operation

The new automated public toilets have been carefully designed to create functional and safe new public facilities in convenient locations. The design is a clean

contemporary appearance, which will be consistent and unified across the proposed locations in the city.

The proposed toilet will be operational 24 hours a day.

Maintenance and Cleaning

The automated public toilets will benefit from routine checks, maintenance and cleaning. All external maintenance and cleaning will be undertaken by QMS under the Agreement and as described in Appendix 4. In addition, should any damage or vandalism be identified or notified, target response times are intended to be met to address these in priority order. The internal maintenance of the APTs and addressing any anti-social behaviour will be coordinated by the City (see page 4 of the Plan of Management).

The dimensions of the structure are provided in the table below.

Table 4 - Dimensions of Proposed Automated Public Toilet	
Measurement (mm)	Single APT
Overall height	3075
Width	3660
Depth	2700

3.4 Green Wall Elements

The proposed APT will include three green wall panels, one on each side and one at the rear. Further green wall details and specifications are provided at **Appendix 7**.

The Plan of Management in **Appendix 4** also incorporates the maintenance of the green walls into the routine maintenance of each APT.

3.5 Location Considerations

Precise location coordinates for the proposed APT have been provided in the Master Matrix. However, a reasonable degree of fine-tuning of the final siting of the structure is needed to account for any unforeseen site conditions such as below-ground obstructions including services such as cables, pipes, drains, large tree roots, or changes to other street furniture items or kerb lines prior to installation. It is suggested that the development consent factors in these potential circumstances in order to avoid requiring the lodgement of unnecessary modifications.

As a practical solution that is consistent with other recent development approvals for street furniture items (e.g. D/2020/1016 for QMS communication pylons), it is requested a consent condition similar to the one below be imposed to allow for any unforeseen site conditions.

(3) STREET FURNITURE LOCATION

(a) The location of an automated public toilet may be moved or relocated up to 5m, as required by obstruction of above or underground services or utilities.

(b) Any relocation permitted by (a) must ensure compliance with the City of Sydney's Accessible Public Domain Policy and Inclusive and Accessible Public Domain Guidelines requirements and the Disability Discrimination Act 1992, and that there are no conflicts with existing street furniture and fixtures. All works are required to ensure that the public domain complies with the City of Sydney's Sydney Streets Technical Specification and the Street Furniture Design and Placement Guidelines.

4 Planning Assessment

This SEE includes an assessment of the proposed works in terms of the matters for consideration as listed under Section 4.15 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

Mecone has undertaken an overarching assessment of the scope of works against the relevant planning and environmental legislation and guidelines to identify potential environmental impacts and any appropriate mitigation measures.

4.1 State Environmental Planning Policy (Biodiversity and Conservation) 2021

State Environmental Planning Policy (Biodiversity and Conservation) 2021 (BC SEPP) came into effect on 1 March 2022. It integrates into Chapter 10 the provisions of the former *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*.

The BC SEPP - Chapter 10 Sydney Harbour Catchment applies to land within the Sydney Harbour Foreshore. The site is identified within the hydrological catchment of the Sydney Harbour and therefore the BC SEPP is a matter of consideration.

The aims of BC SEPP Chapter 10 are to provide clear and consistent planning framework for the protection and enhancement of the Harbour's unique attributes. The proposed works are consistent with the area and will not impact the attributes of the Sydney Harbour Catchment, Foreshores and Waterways.

4.2 State Environmental Planning Policy (Resilience and Hazards) 2021

State Environmental Planning Policy (Resilience and Hazards) 2021 (RHSEPP) came into effect on 1 March 2022. It integrates into Chapter 4 the provisions of the former *State Environmental Planning Policy No 55— Remediation of Land*.

Under Clause 4.6 of the RHSEPP, the consent authority must consider if the land is contaminated and if so, whether it is suitable, or can be made suitable for the proposed use.

The aim of RHSEPP Chapter 4 is to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.

The proposed automated public toilet is in the public domain and only shallow excavation is required to construct it. It is not expected that any contamination will be identified which would make the location unsuitable for the use or give rise of risk to harm to human health. If any suspected contamination is identified during construction works, it will be investigated and dealt with in line with the relevant statutory requirements and guidelines.

4.3 Sydney Local Environmental Plan 2012

Sydney Local Environmental Plan 2012 (SLEP 2012) is the principal EPI guiding land use and development in the City of Sydney LGA. An assessment of the proposal with regard to the relevant provisions is undertaken below.

Under the Dictionary for SLEP 2012, the automatic public toilet is characterised as 'community facilities'. Community facilities are defined in the SLEP 2012 Dictionary as:

community facility means a building or place—

(a) **owned or controlled by a public authority** or non-profit community organisation, and

(b) **used for the physical, social, cultural or intellectual development or welfare of the community,**

but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.

4.3.1 Zoning

The proposed APT is located in the RE1 Public Recreation zone. Development for the purpose of community facilities is permitted with consent in the RE1 Public Recreation zone under SLEP 2012.

A summary assessment of the proposed works against the SLEP 2012 RE1 zone objectives is provided in the table below.

Table 5 – SLEP 2012 Zone Objectives	
Objective	Comment
RE1 Public Recreation	
To enable land to be used for public open space or recreational purposes.	<p>Consistent.</p> <p>The automated public toilet will provide publicly accessible amenities to support and enable the land to be used for its public open space or recreational purpose – being the Woolloomooloo Playground, Basketball Court, Tennis Court and Community Garden.</p>
To provide a range of recreational settings and activities and compatible land uses.	
To protect and enhance the natural environment for recreational purposes.	
To provide links between open space areas.	
To retain and promote access by members of the public to areas in the public domain including recreation facilities and waterways and other natural features.	

4.3.2 Heritage

Clause 5.10 of SLEP 2012 provides a range of objectives and provisions pertaining to heritage items and Conservation Areas in the CoS LGA.

As identified within the Master Matrix in **Appendix 1** and **Figure 4**, the APT is located within the Woolloomooloo Heritage Conservation Area (Local item). It is also in proximity to a number of heritage items including groups of terrace housing (I2159, I2161, I2162) to the south and west, and the 'Hills stairs including adjoining retaining walls and fencing' (I2197) to the east within Sydney Place.

The proposal is supported by a Heritage Impact Statement (HIS) to assess the heritage impacts on the Conservation Area and other heritage items in the vicinity, to assist City of Sydney officers with their heritage assessment. The HIS has been prepared by CityPlan Heritage and is provided in Error! Reference source not found..

4.4 Sydney Development Control Plan 2012

The *Sydney Development Control Plan 2012* (SDCP) provides more detailed provisions to guide development.

The proposal is subject to the general provisions of the DCP provided in Section 3 which apply to all development. The HIS assesses the proposal in respect of part 3.9.6 of the DCP, relating to Heritage Conservation Areas.

In respect of other matters under the DCP:

3.1 – Public Domain Elements and 3.2 – Defining the Public Domain: The proposals are generally in accordance with the relevant objectives and provisions of these parts of the DCP in respect of the quality and function of the public domain.

3.5 – Urban Ecology: The proposed development does not involve the removal of any trees and will not have an adverse impact on the local urban ecology. Through the provision of the green walls, urban ecology will be enhanced.

3.12 – Accessible Design: The proposed APT is fully accessible to provide equitable and inclusive access, to comply with the relevant building codes and standards including the Disability Discrimination Act 1992 (DDA), Building Code of Australia and a range of relevant Australian Standards, including the AS1428 Design for Access and Mobility standards suite.

3.14 – Waste: The APT will contain suitable internal bins for waste disposal for items such as paper towels, baby wipes etc. The operation of the automated public toilet will be controlled by the City of Sydney following its construction. Consequently, the City of Sydney will be responsible for the waste management associated with the operation of the APT.

The site is located within the defined Woolloomooloo locality area in Section 2.4.3. The principles for the locality are set out and considered in the table below.

Sydney DCP 2012 Compliance Table – Locality Statement	
Criteria	Assessment
Part 2.1 Locality Statements	
2.4.3 Woolloomooloo	

Sydney DCP 2012 Compliance Table – Locality Statement

<p>Principles</p> <p>(a) Development must achieve and satisfy the outcomes expressed in the character statement and supporting principles.</p> <p>(b) Development is to respond to and complement heritage items and contributory buildings within heritage conservation areas, including streetscapes and lanes.</p> <p>(c) Maintain district views over Woolloomooloo from high ground of the Domain and Art Gallery to Kings Cross.</p> <p>(d) Maintain the low scale residential uses and school in the centre.</p> <p>(e) Encourage the redevelopment of the medium scale buildings (6 storeys) along Palmer Street and the Eastern Distributor to shape this an important vehicular entry into eastern Sydney.</p> <p>(f) Encourage development along Bourke Street with new uses, street activity and improvements along the rail viaduct. The street wall is to define the street edge consistent with existing heritage.</p> <p>(g) Continue the mix of building types and heights south of Cathedral Street to reflect the mix of small and large lots, protect its heritage and create a transition to the commercial spine on William Street.</p> <p>(h) Encourage built form that relates to the topography of the neighbourhood. Maintain taller buildings along the ridges and the lower scale built form in the centre of the neighbourhood.</p> <p>(i) Encourage high quality redevelopment of vacant lands along Palmer Street.</p> <p>(j) Encourage the western side of Bourke Street as a mixed use corridor connecting the existing centre at Cowper Wharf Road and the emerging centre at Cathedral Street.</p> <p>(k) Encourage a mix of uses south of Cathedral Street and active uses along Bourke and Forbes Street to improve pedestrian amenity and activity between William Street and Woolloomooloo.</p>	<p>Consistent.</p> <p>The accompanying Heritage Impact Statement explains that the design of the APT structure itself is contemporary in nature, easily identifiable as new work and a purely functional element of the site, generally recessive to the surrounding environment through its scale, form and materiality. The proposed addition has been identified as having little to no impact on the heritage significance of the site or the established character of the locality and is subsequently considered acceptable from a heritage perspective.</p>
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The proposal is not one of the defined development types in Section 4, within a specific area in Section 5 or specific sites in Section 6.

It is concluded that the proposal is consistent with the relevant general provisions, aims and objectives of the SDCP 2012.

4.5 Public Toilet Strategy 2014

City of Sydney's Public Toilet Strategy aims to give effect to the City's vision for a highly regarded, safe and accessible network of public toilets to meet the current and future needs of a world-class city. Key objectives and recommendations of the Strategy include:

- *Availability*
 - *Public toilets are provided within 400 metres (5-10 minute walk) of any point within central Sydney and at all village centres and major neighbourhood parks.*
 - *Convert pay to use Automated Public Toilets to free use.*

Comment:

The proposal seeks to install an automated public toilet in Sydney Place, Woolloomooloo adjacent to the Woolloomooloo Playground, Basketball Court, Tennis Court and Community Garden. The new facility will be free for public use and ensure that the City continues to provide convenient and accessible public toilet coverage.

The nearest accessible public toilets that are open 24 hours a day are to the west –at Bourke Street Park and also Wallamulla Park (Cathedral Street)

The proposed location assists in meeting the Strategy objectives. In particular, at page 19 of the Strategy the objectives include installation of new public toilet facilities at locations of high demand. This location has been proposed in response to strong community demand for public toilets facilities during the playground consultation.

- *Safety, Inclusive Access and Sustainability*
 - *Modify all existing public toilets under care and control of the City to facilitate inclusive access. Where modification is not possible, facilities will be replaced or augmented with compliant unisex automated public toilets.*
 - *Improve inclusive access in existing public toilet facilities*

Comment:

The proposed APT provides equitable dignified access to the facility for the public. The toilets are designed to meet the Disability (Access to Premises – Buildings) Standards 2010, together with the Building Code of Australia (BCA) and Australian Standard AS1428 which specify inclusive access requirements that apply to the design and construction of new toilets. The toilets are unisex, with double type that is proposed providing one accessible and one ambulant toilet.

- *Easy to find*
 - *Promote the location of public toilets through street signage and park signage vicinity and via signage on the exterior of the facility.*
 - *Install signage on the exterior of toilets which indicate the opening times, the nearest alternative facilities, and service provider contact information.*

- *Liaise with external toilet providers to enhance signage at their facilities.*

Comment:

The proposed APT incorporates visible exterior signage on all four sides identifying the toilet facilities. The APT incorporates a combination signage in the form of pictograms, direction arrows and buttons/screens to assist users and provide information detailing whether vacant, occupied, cleaning or closed.

- *Servicing and cleanliness*
 - *Regular auditing of the servicing of council's public toilets to ensure the City's high standards and community expectations are met.*
 - *Enhanced cleaning and servicing of existing public toilets to meet community expectations*

Comment:

The Plan of Management and Maintenance at **Appendix 4** details the methods of regular maintenance, cleaning and routine checks to be carried out for the APT.

- *Build quality*
 - *Consult with the community to ensure public toilets are well-designed and built using robust, high quality, vandal-resistant materials and fixtures that reflect the character of their setting.*

Comment:

The proposed APT is of a high-quality build and has been architecturally designed to provide a contemporary and innovative solution as part of a co-ordinated suite of street furniture within the City of Sydney.

5 Environmental Assessment

5.1 Context and setting

Street furniture is a common feature of the City of Sydney – and many other cities in the World. Many of the existing automated public toilets in Sydney were originally established through consents for DA bundles of street furniture approved in the late 1990s.

As detailed in the maps in Section 2, the new APT will be located in the public domain and contain the same design specifications identified and approved under other recent development consents for APTs within the City of Sydney – see consent references for nine APTs under D/2021/969 and D/2021/971 in March 2022, plus four further APTs under consents D/2021/1087 and D/2021/1088 in April 2022.

The new APT will offer convenience and an accessible service to the public, at no cost. The APT is sited in an appropriate location within its setting adjacent to Woolloomooloo Playground, Basketball Court and Community Garden, and wider context.

5.2 Bulk and scale

The proposed APT is of an appropriate bulk and scale for the streetscape and location within which it is located and is of the same size as other APTs approved being installed across the City of Sydney. A summary of the size and dimensions of the APT is shown in **Table 4** above and the drawings in **Appendix 3**.

The APT has been designed to provide a contemporary and innovative solution as part of a co-ordinated suite of street furniture within the City of Sydney. The integration of the green walls into the design of the APT also helps minimise its height, bulk and scale, reducing areas of blank façade and providing visual interest.

5.3 Visual Impacts

The proposed APT is part of a new suite of street furniture designed to create a clean and contemporary design, which is consistent and unified across all locations in the city.

The new APT will not impact on any important views or sight lines and is not considered to have a harmful impact on the visual amenity of the surrounding locality. Further urban design analysis is being provided by the City of Sydney to assist determination of this DA. The APT will be small scale in comparison to surrounding residential buildings and will be compatible with the desired amenity and visual character of Woolloomooloo.

5.4 Heritage

The proximity of the proposed automated public toilet to heritage items and confirmation of the location within the Woolloomooloo Heritage Conservation Area is provided in the Master Matrix, shown on the mapping in Section 2 and described in the Heritage Impact Statement provided at **Appendix 6**.

Clause 5.10 *Heritage Conservation* requires Council to consider the potential impact of a proposal on heritage significance including impacts on heritage items and conservation areas, archaeological sites and Aboriginal objects and places.

The construction and operation of the APT will not result in any adverse impacts on the heritage significance of the Woolloomooloo Heritage Conservation Area or heritage items in the vicinity of the proposed structure.

5.5 Construction Management

The APT will be installed in accordance with the relevant Australian Standards. It is not expected that the construction will require a detailed construction management plan, rather it will be guided by good practice and effective management. Measures will be undertaken to minimise the extent and duration of any disruption or obstruction arising from the works to install the new structure.

5.6 Waste

The proposed automated public toilet will be connected to Sydney Water sewer and potable water infrastructure.

The automated public toilet will contain an internal bin for waste disposal for items such as paper towels, baby wipes etc. The operation of the APT will be controlled by City of Sydney following its construction. Consequently, the City of Sydney will be responsible for the waste management associated with the operation of the APT as detailed in the Plan of Management at **Appendix 4**.

5.7 Site Suitability

The site is suitable for the proposed development and will not result in unacceptable impacts or harmful effects. In summary, suitability of the site is as follows:

- The site is located within the public domain, adjacent to community recreation facilities including Woolloomooloo Playground, Basketball and Tennis Courts and Community Garden where there is an identified demand for public toilet facilities.
- The site within Sydney Place is a wide pedestrian only footway. Siting the APT will not significantly impact or inhibit publicly accessible space, pedestrian movement paths, circulation areas or cause any traffic safety impacts.
- The proposal constitutes an important community facility and on balance does not result in harmful impacts on the natural and built environments.
- The proposed automated public toilet is contemporary and well-designed, presenting a unified design that does not dominate the streetscape or negatively affect the character of the area.

5.8 Public Interest

The proposal is in the public interest as it:

- Is generally consistent with the relevant environmental planning instruments;
- Will meet the needs for accessible, free-to-use and convenient public amenities in-line with the City's Public Toilet Strategy 2014;

- Provides a contemporary design and does not unduly detract from the public domain;
- Will provide for a clean contemporary appearance, which will be consistent and unified across the proposed locations in the city;
- Creates new external green wall panels. The new vegetation will contribute to urban greening, biodiversity and absorb rainwater and carbon dioxide.
- The environmental impacts have been considered and have been found to be acceptable or negligible.

6 Section 4.15 Compliance

The table below provides a summary assessment of the development application against all relevant provisions under Section 4.15 of the Act.

Table 6 - Section 4.15 Summary Assessment		
Clause No.	Clause	Assessment
(1)	Matters for consideration—general In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:	
(a)(i)	The provision of: Any environmental planning instrument, and	This SEE has assessed the proposed application against the relevant planning instruments, and it has been found that the proposal is generally consistent with relevant controls.
(ii)	Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and	N/A
(iii)	Any development control plan, and	The proposal has been prepared with regard to the provisions of the Sydney Development Control Plan. The proposed works are consistent with the locality statement for the site.
(iiia)	Any planning agreement that has been entered into under Section 7.4, or any draft planning agreement that a developer has offered to enter into under Section 7.4, and	N/A
(iv)	The regulations (to the extent that they prescribe matters for the purposes of this paragraph), and	The proposal is consistent with the relevant matters prescribed in the regulations.

Table 6 - Section 4.15 Summary Assessment

Clause No.	Clause	Assessment
(b)	The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,	A number of potential impacts have been considered within this SEE, including amenity, visual, heritage, social and economic. The proposal has been shown to be acceptable in these areas.
(c)	The suitability of the site for the development,	The application is generally consistent with the relevant SEPP, LEP, Guidelines and DCP controls and has no unacceptable adverse environmental impacts. The site within Sydney Place is suitable for the proposed development.
(d)	Any submissions made in accordance with this Act or the regulations,	This is a matter to be addressed following the notification of the application.
(e)	The public interest.	<p>The proposal is in the public interest as:</p> <ul style="list-style-type: none"> • Is generally consistent with the relevant environmental planning instruments; • Will meet the needs for accessible, free-to-use and convenient public amenities in-line with the City's Public Toilet Strategy 2014; • Provides a contemporary design and does not unduly detract from the public domain; • Will provide for a clean contemporary appearance, which will be consistent and unified across the proposed locations in the city; • Creates new external green wall panels. The new vegetation will contribute to urban greening, biodiversity and absorb rainwater and carbon dioxide. • The environmental impacts have been considered and have been found to be acceptable or negligible.

7 Conclusion

This SEE is prepared by Mecone on behalf of QMS Media in respect of a DA for the installation of a new automated public toilet within Sydney Place, Woolloomooloo. The APT will include green wall panels and no advertising signage. The APTs is permitted with consent within the location's RE1 Public Recreation zoning.

This SEE has undertaken an assessment of the proposed works in terms of the matters for consideration as listed under Section 4.15 of the Environmental Planning and Assessment Act 1979 and found that the proposal is consistent with the relevant matters including: the relevant State Environmental Planning Policies; Sydney Local Environmental Plan and Sydney Development Control Plan.

The site is suitable for the development and of an appropriate bulk and scale for its context and setting. It contains a clean and contemporary design with acceptable visual impacts.

The environmental and heritage impacts have been considered and have been found to be acceptable or negligible. It is appropriate to its context. The proposals will result in little to no impact on the heritage significance of the heritage items, Woolloomooloo Conservation Area or Woolloomooloo locality.

The proposal provides important public benefits in offering free-to-use, convenient and accessible public amenities in an area of high demand.

Overall, the matters for consideration in the assessment of development applications under Section 4.15 of the Act have been satisfied by the proposal. It is concluded that the proposed development is in the public interest, and it is requested that this DA be approved.



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