Report to General Manager

Attachments:
1. Quibaree Park public toilet block - conservation comments
2. Quibaree Park WC refurbishment - cost summary

SUBJECT: Lavender Bay Parklands Public Amenity

AUTHOR: Alicja Batorowicz, Landscape Coordinator

ENDORSED BY: Rob Emerson, Director Open Space and Environmental Services

EXECUTIVE SUMMARY:

Council at its meeting on 28 April 2014 considered a report recommending not to refurbish the existing toilet block and to proceed with a new design, and subsequent development application to be prepared, to construct a new public toilet facility on the Lavender Bay Foreshore recessed into native garden located along timber boardwalk - marked as Option 5 in the Feasibility Study. Council resolved (Min. No. 126):

THAT Council defer any decision and undertake a review to determine if the current public toilet facility in Quibaree Park, Lavender Bay, is one of heritage interest or significance
THAT a full costing of refurbishment be undertaken of the current toilet block in conjunction with construction costing of the alternate site (marked as Option 5 in the Feasibility Study).

Heritage Assessment was prepared by Council’s Conservation Planner which concluded that existing public toilet block does not qualify for heritage listing and has no heritage significance (Attachment 1).

Costing of existing toilet block refurbishment as well as cost of construction of new amenity block in location marked as Option 5 have been investigated and reported in detail.

FINANCIAL IMPLICATIONS:

There is sufficient funding for the proposed design and development application within the 2013/14 capital works allocation for this project.

RECOMMENDATION:
1. THAT Council determine its position on this matter.
LINK TO DELIVERY PROGRAM

The relationship with the Delivery Program is as follows:

Direction: 1. Our Living Environment
Outcome: 1.2 Quality urban greenspaces
        1.5 Public open space, recreation facilities and services that meet community needs

BACKGROUND

Council at its meeting on 28 April 2014 (Min. No. 126) resolved:

THAT Council defer any decision and undertake a review to determine if the current public toilet facility in Quibaree Park, Lavender Bay, is one of heritage interest or significance
THAT a full costing of refurbishment be undertaken of the current toilet block in conjunction with construction costing of the alternate site (marked as Option 5 in the Feasibility Study).

CONSULTATION REQUIREMENTS

Community engagement will be undertaken in accordance with Council’s Community Engagement Protocol.

DETAIL

Heritage Significance

Council’s Conservation Planner was engaged to assess heritage significance of existing toilet block located in Quibaree Park (Lavender Bay Parklands) in accordance with the NSW Heritage Office Guidelines for Assessing Heritage Significance (Attachment 1). It was determined that the existing toilet block does not meet any of the criteria for heritage listing and has negligible heritage significance. The report raises no objections to demolition of the building.

Refurbishment Costs

Preliminary cost estimate was prepared by QS Plus Pty Ltd based on documentation prepared by Sam Crawford Architects for the refurbishment of existing toilet block. Estimated cost of full internal and external upgrade is $141,000 (Attachment 2).

In absence of detailed design for the new building recognised as Option 5 and based on similar size projects developed by Council in the past, it is estimated that the construction cost of new amenity block could be in order of $300,000.
### Full Estimate Summary

**Job Name:** QUIBAREE WC  
**Client's Name:** Proposed Alterations & Additions  
**Quibaree WC**

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**Final Total:** $140,920
The toilet block on the waterfront within Quibaree Park is of brick construction with a concrete roof and is designed in the Functionalist style. It is located within a parkland of exceptional aesthetic qualities with views to Lavender Bay and the Sydney city skyline. The building does not contribute positively to the enjoyment of the setting but detracts from it due to its functional rather than aesthetic design. It does however, provide facilities that are used by the public.
It is understood that Council wishes to consider the building’s heritage significance to ascertain whether it should be retained or whether demolition would be acceptable.

The following assessment has been undertaken in accordance with the NSW Heritage Office Guidelines for Assessing Heritage Significance to assess its heritage significance.

\[ a \) An item is important in the course, or pattern, of NSW’s cultural or natural history. \]

Not significant.

The toilet block is not associated with any significant human activity, historical phase or process.

\[ b \) An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW’s cultural or natural history. \]

Not significant.

The toilet block has incidental connections with historically important people and events. It provides evidence of people and events that are only of dubious importance.

\[ c \) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW. \]

Not significant.

It is a not a significant architectural work by an eminent architect. It does not have high visual appeal and it is not a landmark or iconic structure. It does not display technical achievement in architecture.

\[ d \) An item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons. \]

Not significant. The toilet block is only important for public amenity reasons.

\[ e \) An item has potential to yield information that will contribute to an understanding of the area’s cultural or natural history. \]

Not significant.

There is little scientific or archaeological potential relating to the toilet block.
f) An item possesses uncommon, rare or endangered aspects of the area’s cultural or natural history.

Not significant.

The toilet block is not rare and is not the only example of an Inter-War toilet block. It does not demonstrate a human activity that is in danger of being lost.

g) An item is important in demonstrating the principal characteristics of a class of the area’s cultural or natural places or natural environment.

Not significant.

The toilet block is not a fine example of its type. It is not part of a group that collectively illustrates a way of life or activity. It is not outstanding because of its setting, instead, it detracts from the aesthetics of Lavender Bay.

CONCLUSION

The toilet block located in Quibaree Park does not meet any of the criteria for heritage listing. It is therefore considered to have negligible heritage significance. No objection should be raised by Council for its demolition.

Lucinda Varley
Conservation Planner