



Public Toilet Action Plan

Frankston, VIC
BACKGROUND REPORT

Prepared for Frankston City Council
Issued 26 May, 2022



1.0 Overview

1.1 Introduction

Lat37 has been engaged by Frankston City Council to prepare Public Toilet Design Guidelines and a ten year Action Plan. Public toilets are crucial facilities that support the safe and equitable use of public spaces.

This Background Report has been prepared to collate and review existing documents and uncover discussion points, present a range of best practice examples to consider for the action plan and guidelines, provide a brief context analysis including the identification of gaps in the network and synthesise the facilities audit of existing public toilets in the Frankston City Council.

The adjacent context map shows existing public toilets in the Frankston City Council in relation to key public spaces such as the foreshore, reserves, other open spaces and Activity Centres. Other key areas of activity have been identified such as playgrounds, retail areas, schools, health and community facilities, local government facilities and public transport stops. Areas identified as ‘High Change’ in the 2013 Housing Strategy have also been mapped.

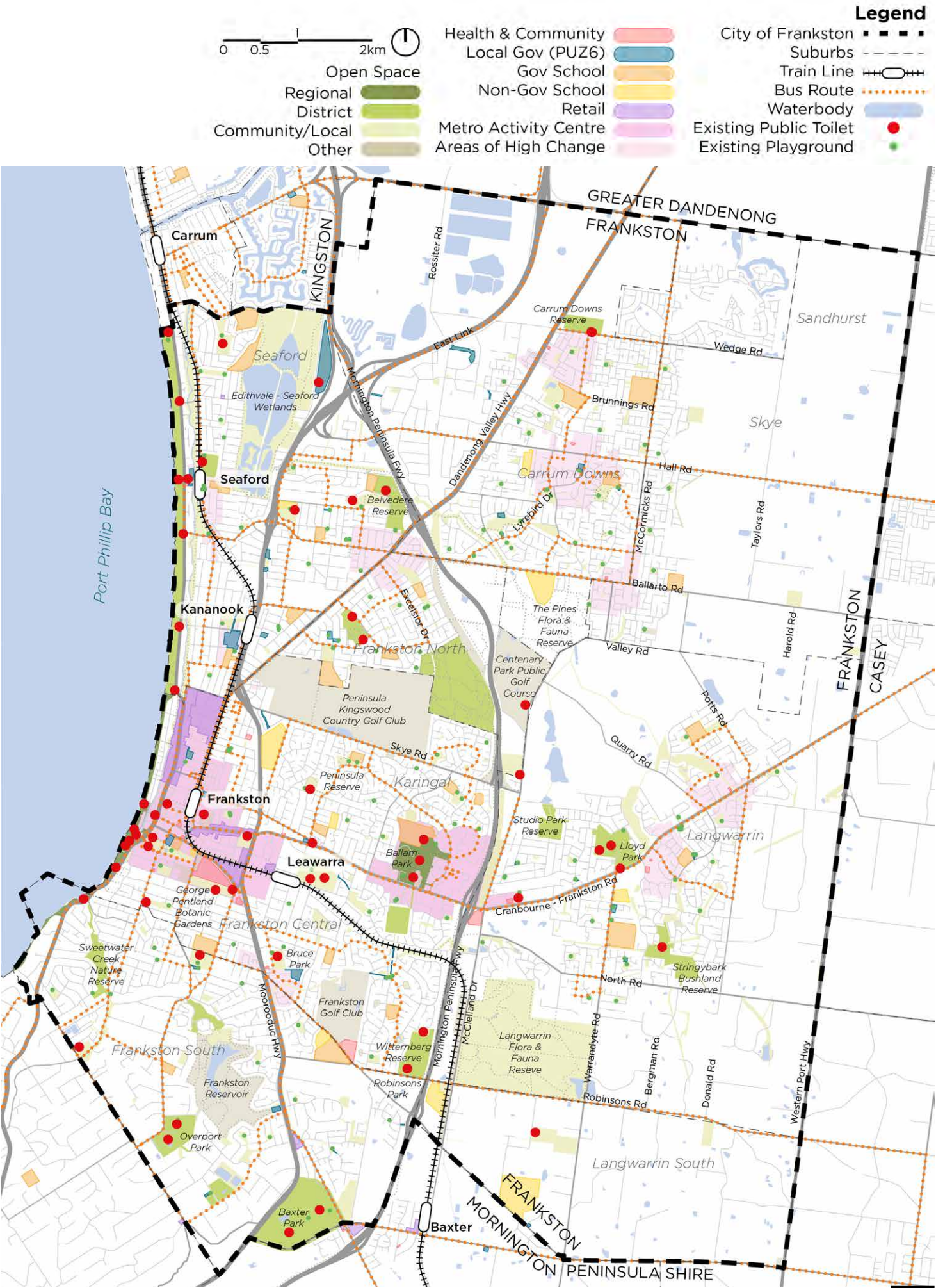


Figure 01: Strategic context

3.0 Key Considerations

3.1 Secondary functions

Public toilets are starting to be thought of as providing multiple services to public space. The primary function is the conventional toilet function, but there are other secondary functions that can be provided and considered.

Refuge

As the Frankston Climate Change Impacts and Adaptation Plan notes, safeguarding community health and wellbeing can be encouraged through providing shade from the sun and incorporating refuges from extreme weather in building design is one way to include a secondary function to public toilets.

Alone space

Alone space in public space is often only provided for in public toilets. This is especially important for those wanting to leave an uncomfortable situation which may not otherwise be possible. How might the idea that some people seek out the privacy of a toilet to be alone for a moment affect the design of public toilets?

Ablutions

The opportunity for washing to be provided for in relation to beach recreation, religious ritual, children after playing in a way that is not public.

Information platform and community facilities

Public facilities can be used as community noticeboards and information dissemination. Charging stations, lockers, drinking fountains and other facilities can be provided in the same location.

Breastfeeding

While some people feel comfortable breastfeeding in public, other prefer to breastfeed in private. Access for prams and other children should also be considered in the provision of these facilities.

Cultural expression

Opportunities for artists to be involved in the design of public toilets can support site specific identity and community appreciation.



Figure 10: St James Park Amenities with additional functions, Sam Crawford Architects

3.2 Inclusivity

One of the 6 themes cited in the Frankston City 2040 Community Vision is 'Vibrant and Inclusive Communities.' Public facilities such as public toilets can embody and engender social norms if not considered sensitively and with inclusivity in mind.

Neutral spaces

Removing gender binaries from our public spaces is an important step towards safety, sense of belonging and equality for LGBTQIA+ people. Certain religious and cultural considerations lead to separate spaces being required and so each facility needs to carefully consider its context and what is needed – it may be a combination of both or designed in a way that feels appropriated separated whilst remaining neutral.

Accessible spaces

Accessibility and equality for everyone needs to be improved across the network and is a provision that will require assessment against Council's budgets. It is likely that not all facilities can be fully accessible but those in key locations need to be and others should at least contain one accessible cubicle if the whole facility can not be made accessible. Operating hours, location and distribution of toilets, wayfinding, DDA compliance and due diligence will all need consideration.

To truly achieve inclusivity, public toilets may need to include all facilities, without segregation or variance of access.



Figure 11: Icons based on amenity, rather than gender by Simona Casticum

3.3 Safety

CPTED

While a review of CPTED (Crime Prevention Through Environmental Design) principles will be reviewed and considered, it is important to remember that safety is different to crime and that the consideration of safety is the priority in public space.

Visibility of public toilets, consideration of sight lines and passive surveillance is considered important, while maintaining privacy. Access should be clear and direct and not obscured by any infrastructure, signage or planting. Orientation, natural light and adequate lighting should be considered not just for the facility itself but for the surrounding context. Pedestrian activity and movement through the surrounding public realm needs consideration so that facilities feel safe to approach/use and don't have people congregating in close proximity. Areas of concealment both internally and externally need to be avoided.

Vulnerable people

There is also the consideration for safety of vulnerable individuals within the City of Frankston especially those without housing. Often public toilet facilities become a refuge and can impact a person's chance of breaking out of homelessness. These issues should be considered in the provision and design of any new spaces through contemplating additional shelter, places to sit and rest, access to drinking water and access to washing facilities. If approached in a thoughtful and sensitive manner, these integrated amenities could ease the lives of homeless people whilst not impacting other people's use of the facilities.

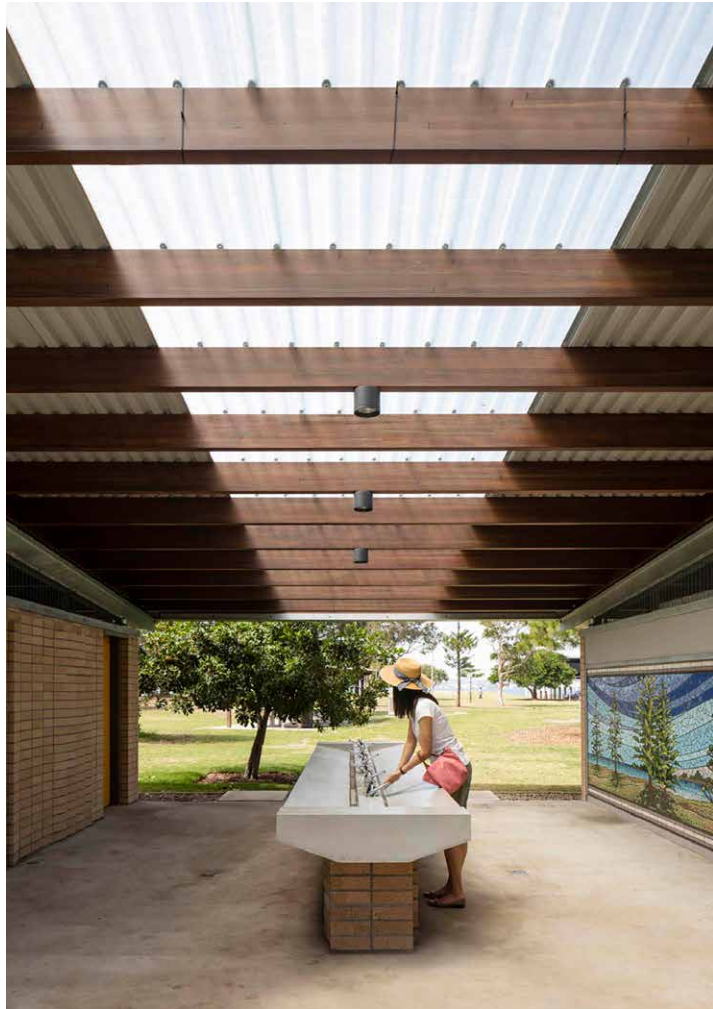


Figure 12: Public handbasins in Depena Reserve Amenities, Sam Crawford Architects

3.4 Maintenance

Maintenance beyond cleaning is a key component of public toilet facilities and budgets allocated to this will have an impact on facilities. New facilities should be designed to be easily maintained through their specifications, systems and layouts. Is there a way to design fewer breakable parts in current facilities?

Vandalism resistant

Currently, many facilities are not available for use due to extensive vandalism to fixtures and doors. The new templates for public toilets must integrate as many features as possible so that vandalism doesn't limit usage. Key considerations from Council's maintenance team will be included in the design of the typologies for any new or renovated facilities. Location and siting also play a key role in the amount of vandalism experienced and require assessment. Smart design solutions that look to creatively use materials to discourage vandalism rather than use anti-vandal treatments may be more successful.



Figure 13: Newly completed Frankston Station public toilet, unavailable due to vandalism

3.5 Sustainability

Council declared a climate emergency in 2019, placing greater emphasis on the need to accelerate climate action through greenhouse mitigation. Public toilets are one building type that Council will need to actively pursue low emission and net zero emission outcomes. Consideration of design, operation and maintenance of these facilities will need to occur, by:

- Using low carbon and environmentally responsible sourced materials in their construction
- Having reduced dependence on natural resource use (electricity/gas, potable water and material use) during their operation
- Having zero to no dependence on fossil fuels and achieve low to net zero emissions during their operation
- Maximising recycling and the reuse of materials when the toilets are decommissioned and disposed of
- Having reduced operating costs over the building lifecycle due to the sustainable design and management



Figure 14: Green roof integrated with the amenity design in Beare Park, Sam Crawford Architects

4.0 Best Practice Precedents

4.1 Typology by Size and Quality

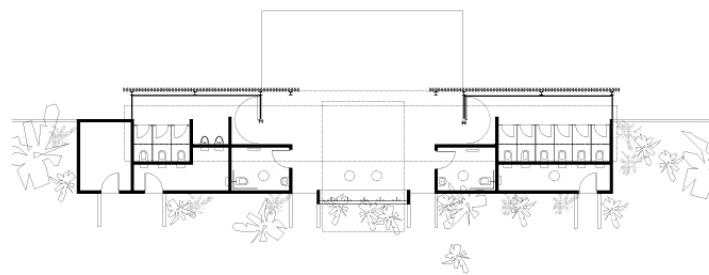
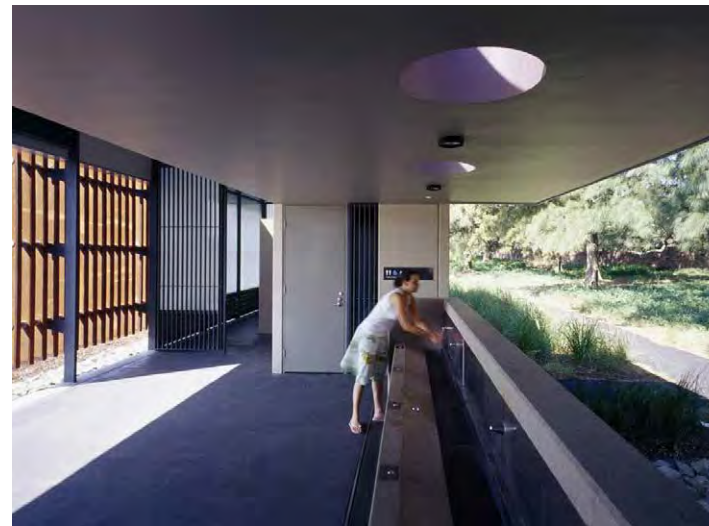
These precedents are categorised as Premium, Standard and Basic, they illustrate size and quality - large, medium and small in relation to cost.

Premium - located in key locations for increased tourism - bespoke design, high quality structure materials and finishes, with extra associated facilities.

Standard - Located in areas of high usage - simple design with highly durable finishes for ease of maintenance.

Basic - Located in areas of medium usage - simple, low cost, durable materials.

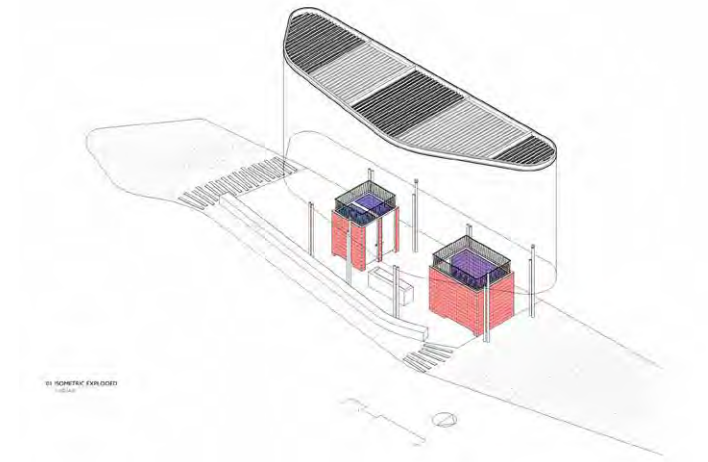
Lahznimmo - Centennial Park, NSW



Premium

- One of five amenities buildings for the park with a similar palette of materials
- Two pavilions link by a roof
- Linear landscape building with large central communal space with washbasins
- Inner compressed masonry structure to toilet cisterns and plumbing
- Outer light steel and glass structure
- Timber and weather steel screen to glass
- Accessible and gendered toilets - that could be easily adapted to be inclusive

Aileen Sage - Sydney Park, NSW



Standard

- A safe, generous 'open and 'comprehensible' facility
- A shelter for park users and families
- Robust simple building
- Accessible, inclusive and safe
- Good natural light and ventilation
- Central washbasins

Matt Eagle - Ed Hardy Park, QLD



Basic / Low Cost

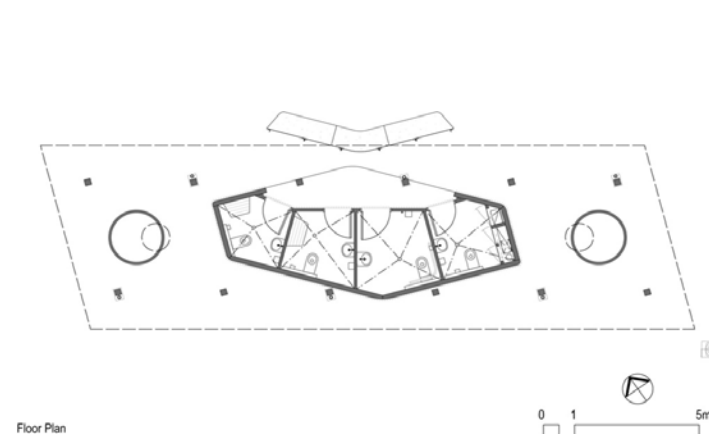
- Coastal amenities Burleigh Heads
- Connected well to pathways
- Sited north/south to maximise sunlight to washbasins - not artificial light during day
- Views out from handbasin area
- Designed for structural efficiency and maintenance
- Research into what works and does not work
- Coastal fixtures and fittings
- Honed concrete floor
- No internal floor wastes - all flows out
- Good natural ventilation
- Robust low cost durable materials

4.2 Typology by Design Attributes

These precedent are arranged by attributes necessary for future public amenities, all which should be an integral part of the design process; Environmentally Sensitive Design, Accessible and Inclusive Design and Safe Design.

These precedents illustrate the aforementioned attributes in innovative, playful and seamless ways.

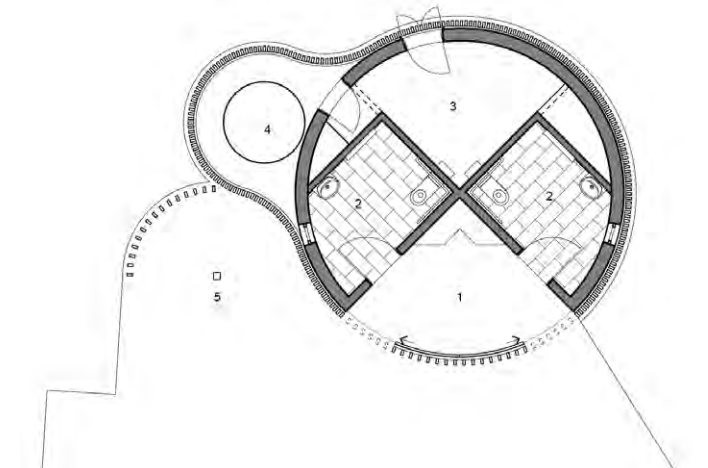
Gregory Burgess - Middle Park, VIC



Environmentally Sensitive Design

- Modest, sustainable, practical and poetic
- Passive design
- Natural light
- Good ventilation
- Water recycling
- Fully accessible and inclusive
- Iconic building contributes to coastal landscape
- Designed to weather

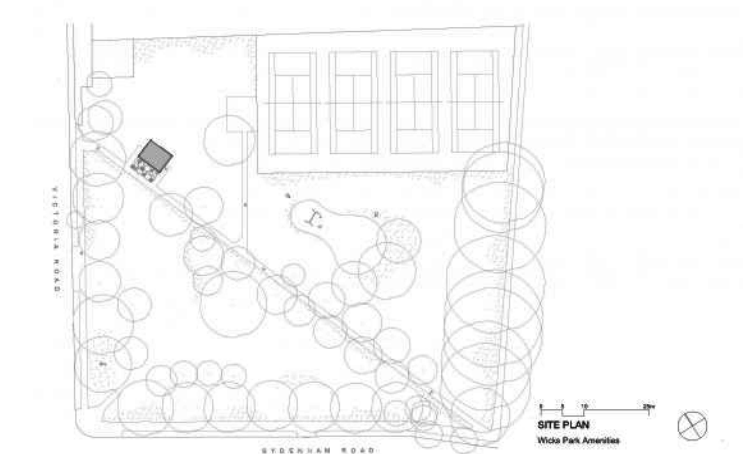
Fox Johnston - Cook Park, NSW



Accessible / Inclusive Design

- Design objective was to rejuvenate the foreshore
- Retrofit of existing 1960's curved amenities building
- New timber cladding
- Fully accessible and inclusive
- Iconic building contributes to coastal landscape
- Designed to weather
- External public shower
- Rain water tank

Sam Crawford - Wicks Park, NSW



Safe Design

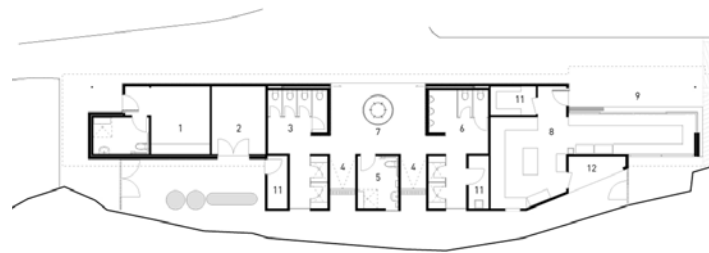
- Park within industrial neighbourhood
- Like a lantern in the park for safety at night
- Natural light during the day
- Safety privacy and accessibility
- Clear sightlines and visibility
- Composite steel and hardwood timber frame
- Impact resistant polycarbonate
- Robust simple details
- Recycled timber battens
- Open and transparent
- Privacy and passive surveillance

4.3 Typology by Location

Categorised by location, these precedents illustrate relationship to place and context by scale, form and function, structure and materiality, colour and landscape.

Also included is an example the retrofit of existing facilities to better relate to location and context.

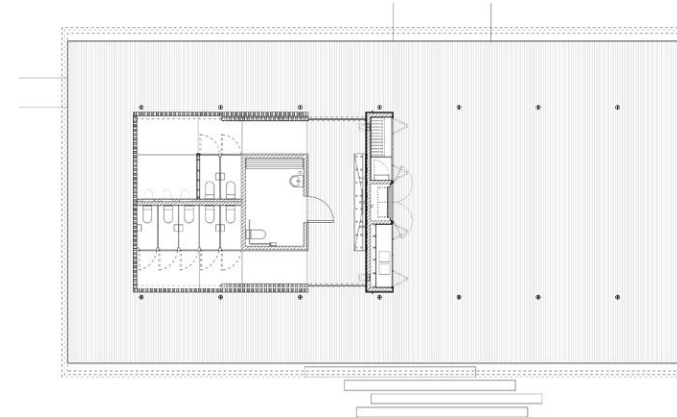
Lahznimmo - Tamarama Park, NSW



Coastal Foreshore

- Premier iconic beach location
- Designed as a linear building that forms an edge to landscape
- Project minimises size and impact relation to coastal landscape
- Kiosk and surf lifesavers club with amenities
- Centralised hand basins and outdoor showers
- Accessible and gendered toilets
- Includes associated facilities providing for community needs
- Address foreshore park access, safety and functionality
- Reinforces existing pathways and beach promenade

Chrofi -Lizard Log Weatherill Park, NSW



Playground / Sporting / Parkland

- Amenities for new playground and park
- Design driven by adaptive response to existing structures on the site - adaptive reuse
- Strong environmental agenda
- Simple durable materials designed to weather
- Light CHS steel rod roof structure relates to surrounding trees
- Translucent fibreglass roof for daylight
- Galvanised steel structure with recycled timber cladding
- Gendered and accessible amenities but simple and adaptable layout for inclusive amenities
- Centralised washbasins
- Large sheltered portico as gathering space

Sam Crawford - Beare Park, NSW



Urban Park / Retrofit

- Redesign of existing amenities building
- Building set against a rock face on edge of park
- Main objective to make building more accessible and safe
- New steel trellis screen to existing brick walls for planting
- New concrete green roof to building planted with succulents
- Allows for more natural light above wall
- Light reflects to underside of white off form concrete - white gloss tiles to reflect light
- Centralised hand basins
- Low maintenance and vandal resistant



5.0 Context Analysis

5.1 Opportunities and Challenges

The local government area has the following physical and strategic opportunities in terms of the Action Plan project:

- High number of facilities already present within Activity Centres, along the foreshore and within certain open spaces that can be renovated/retrofit if necessary
- High number of recently completed public toilet facilities that are of a high quality
- Potential retrofit opportunities of the historic bluestone structures or reusing these materials in nearby open spaces/the public realm if deemed ready for decommission
- New facilities can act as catalyst projects for the provision of high quality, environmentally sustainable design and provide Council with built examples
- The design of certain facilities can be used to test new and more creative guidelines/policy and more experimental construction methods
- Increasing walkability and encouraging a more active community through the provision of facilities in open spaces, along the foreshore and along dedicated walking paths/cycling tracks
- Ability to aid in the passive surveillance and perceived safety of key locations through the provision of carefully executed facilities such as playgrounds
- Creating a more inclusive public domain through the provision of new facilities within distribution gaps and providing facilities that are accessible, gender neutral, culturally considerate and family friendly
- Easing the vulnerabilities of homelessness by providing integrated amenities in facilities or providing access to water/showers/shelter after hours
- Invoking a stronger sense of community by including local artists in the design or embellishment of facilities
- Can contribute to placemaking in key locations such as new urban plazas in high change areas
- Provision in conjunction with other facilities could increase the amenity of an area significantly through increased activity

- Large, underutilised areas available and owned by Council for the provision of new facilities
- Ability to strengthen and contribute to other strategic Council Plans such as open space masterplans, public realm plans and structure plans

There are also a series of challenges that the project will face which are outlined below:

- Distribution of facilities is not equitable and is concentrated around the coastline and within the suburb of Frankston
- Several gaps in the network in key locations such as Activity Centres, District and Regional open spaces and key retail areas
- Major roads, freeways and the trainline bisect areas, reducing accessibility to public facilities
- Opening hours of facilities are restricted to daylight hours and discourage people to use key activity areas and contribute to the night-time economy
- High rates of vandalism have led to many facilities not being available for use in key locations such as the Frankston Train Station
- Location, orientation, and size of some existing facilities limits the ability to retrofit
- Design and location of some facilities is unsafe and requires decommissioning or immediate retrofitting
- Aging pipes and infrastructure have led to significant water leaks that can go undetected for some time, wasting high-quality drinking water
- No separate water and electricity metering in many cases resulting in lack of data on usage and costs, as well as slow detection of water levels
- Lack of accessible facilities within some locations
- Coastal conditions degrade facilities at a faster rate and require higher maintenance costs
- Topography, a lack of roads and privately owned land along the coastline could restrict the provision of facilities and increase build costs
- Views to coastline need to be maintained and considered in the provision of any new facilities
- Lack of available data on semi-public toilet facilities

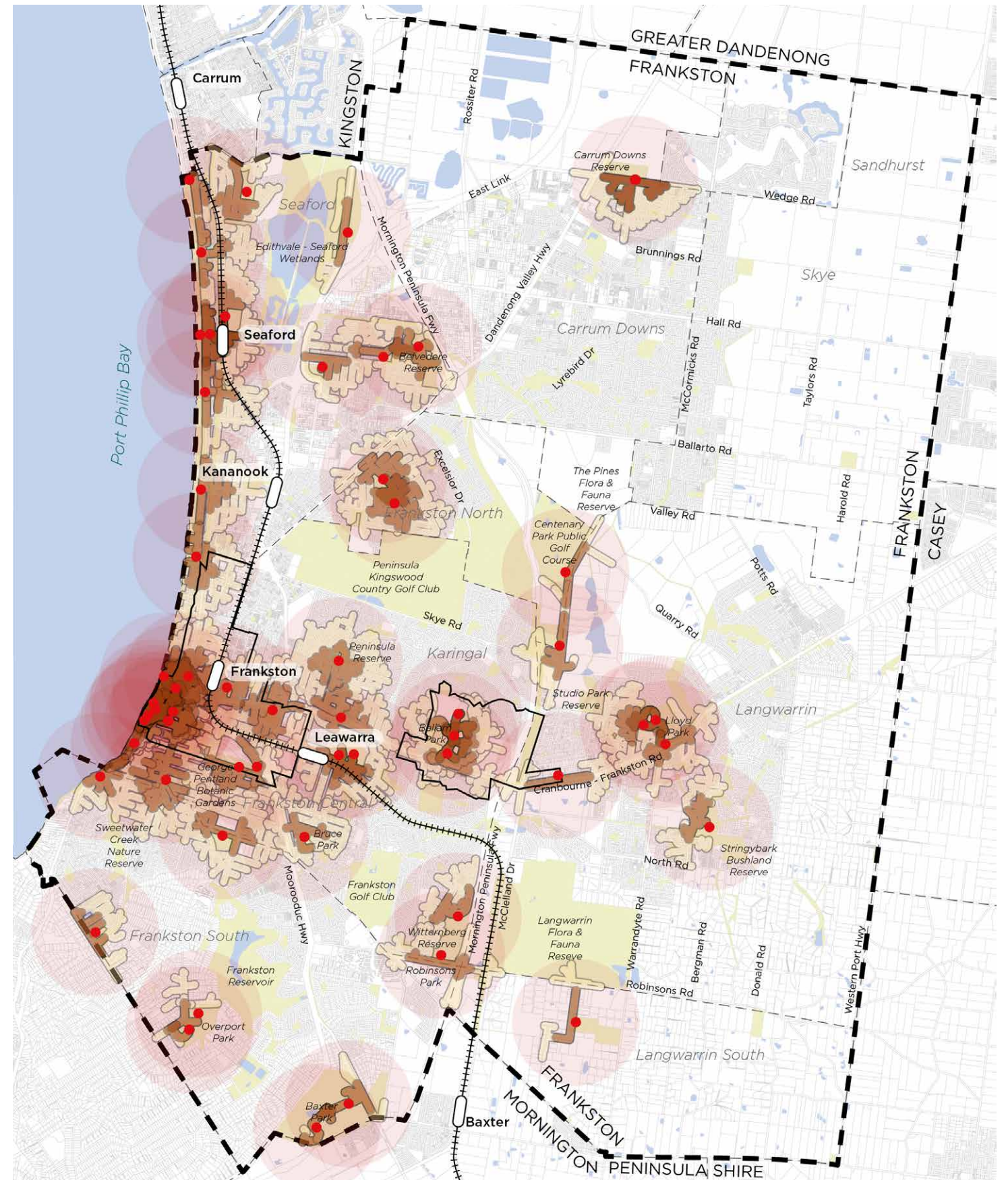
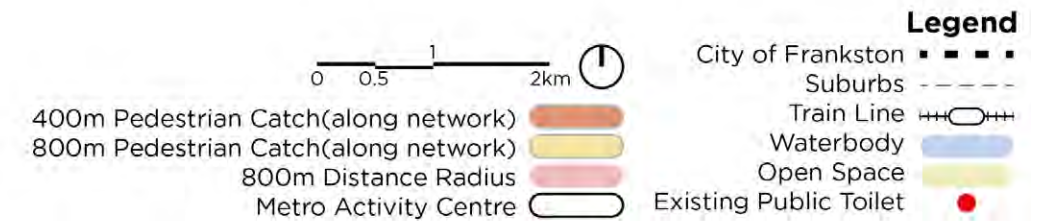


Figure 15: Walking catchments of public toilets

5.2 Public Toilet Distribution

The adjacent plans have been created to understand the current distribution of public toilet facilities within Frankston City Council and determine priority locations for new facilities.

The walking catchments plan includes both a 400m (approximately a 5 minute walk) and 800m (approximately a 10 minute walk) catchment, which is based on the average walking speed of an adult. When considering the needs of both elderly and children, these walking times increase to almost double as long and should be factored in depending on the location of the facility (eg. close to a playground). The catchments have been calculated using the existing road network, to understand the true accessibility as it is on the ground rather than as the crow flies (indicated for comparison). The Mornington Peninsula Fwy, Nepean Highway, Eastlink, Dandenong Valley Hwy, Moorooduc Hwy, Cranbourne-Frankston Rd and Frankston Trainline all act as a major barriers hindering access to toilets and should be considered in the suggestion of any new toilet locations.

From this plan, it is easy to understand that the concentration of facilities are located within the suburb of Frankston and along the foreshore. Both the Frankston Metropolitan Activity Centre and Karingal Major Activity Centre are well serviced by public toilets but through the audit it was understood that these are not always functioning/available and so additional facilities may still need to be considered in these areas. It can be seen that some suburbs have no public toilets such as Skye and Sandhurst and others have very few facilities such as Langwarrin South and Carrum Downs. Whilst this means there is a lack of spatially equity across suburbs, this is likely tied to population density, which also needs to be considered.

The gaps analysis plan plots key areas of activity including retail areas, areas of high change, Activity Centres and public transport stations. District and Regional Open Spaces (including the foreshore) have also been shown with a 400m buffer due to their requirement for a public toilet facility (as per the Play Strategy). Some of these locations must be reviewed in further detail to understand if the provision of a public toilet is necessary or safe without the

presence of community facilities. The main activity nodes have been associated with a 400m buffer so that it can be seen where public toilets are provided within close proximity. Data of semi-public toilets (such as those in private shopping centres) is not readily available and so these areas must also be reviewed in more detail to understand if facilities are required. From this plan it can be understood that there are several key areas currently lacking in access to a public toilet facility and should be considered for new facilities as part of the Action Plan. These include:

District and Regional Open Spaces/Associated Walking Tracks

1. Sweetwater Creek Nature Reserve
2. Lawson Reserve
3. Paratea Flora & Fauna Reserve
4. Bunarong Park
5. Studio Park Reserve
6. Pines Flora and Fauna Reserve
7. Frankston Foreshore Reserve between Long Island and the Frankston Yacht Club

High Change Areas

8. Carrum Downs, Hall Rd high change area
9. Carrum Downs, Wedge Rd high change area
10. Skye/Carrum Downs, Ballarto Rd high change area
11. Langwarrin, Quarry Rd high change area
12. Langwarrin, Southgateway high change area
13. Kananook Station high change area
14. Seaford, Railway Pde high change area
15. Seaford/Frankston, Excelsior Dr high change area
16. Frankston, Golf Links Rd high change area

Activity Centres/Key Retail Areas

17. Northern retail area of the Frankston MAC
18. The eastern area of the Karingal AC
19. Leawarra Moorooduc Hwy retail park (if not provided semi-publicly)

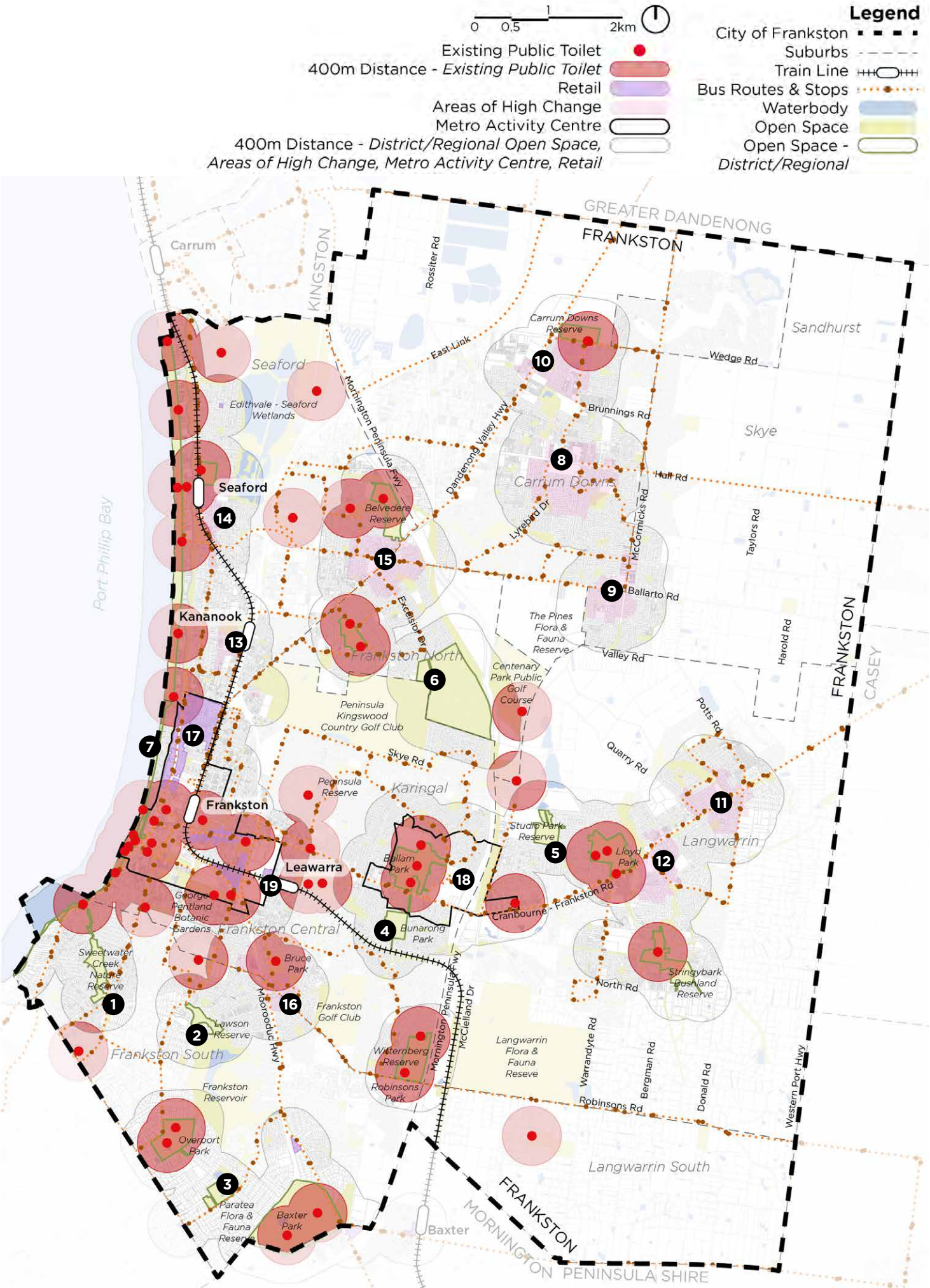


Figure 16: Gaps analysis

6.0 Physical Audit

6.1 Character Areas

Two representatives from Lat37 were joined by Frankston City Council staff members on Friday the 18th of March 2022 to conduct a site visit. This visit included the audit of more than 20 existing public toilet facilities within the municipality and provided a cross section of the standard of facilities available across suburbs. It became evident whilst on-site that there are four clear locational character areas within which facilities lie. These each have specific requirements, as outlined below for consideration in the development of the guidelines.

Foreshore



- Within the Port Phillip Bay foreshore precinct
- Facilities tend to be more heavily used throughout the warmer months
- Needs to consider status as a tourist destination with visitors from other parts of Melbourne, interstate and international
- Facilities could be open later seasonally
- Must consider the high exposure to weathering
- To consider the coastal landscape in design and material choice

Sporting



- Within an area of sporting activity such as an oval
- Use of facilities varies sporadically depending on events
- Should be integrated with other facilities specific to this type of facility, such as change rooms, pavilions, storage rooms
- Should be publicly accessible (not fenced) at all times and well sign posted close to the perimeter
- Should be co-located with other public facilities such as water fountains, spectator seating
- To consider surrounding infrastructure in design and material choice

Playground



- Within close proximity to a playground or other forms of active play
- Use of facilities tend to have peak periods at certain times of day
- Must consider the specific needs of parents and children, teenagers and the elderly
- Must consider sightlines between the playspace and facility
- Should be connected to the active transport network and co-located with public facilities such as water fountains
- To consider the surrounding parkland in design and material choice

Urban



- Within a built-up environment such as an activity centre or strip of shops
- Facilities tend to be more heavily used on a constant basis
- Should be co-located with other public uses to encourage passive surveillance at varying times of the day
- Could be open later to support the local economy
- Could incorporate additional facilities for the homeless
- To consider the urban landscape in design and material choice

6.2 Typologies

The audit of the 20 facilities along with internal discussions uncovered the below typologies, which will form the basis of the Action Plan.

SIZE
Scale of the facility and provided amenities - determined by the visitation of the site and availability of nearby facilities

Large

6+ cubicles



Medium

4-5 cubicles



Small

2-3 cubicles



COST
Standard of the construction of the facility - determined by significance of the area and the visitation of the facilities

Premium

High quality finishes and extra amenities provided



Standard

Medium quality finishes and amenities provided



Basic

Budget finishes and amenities provided



CONFIGURATION
Format of the building in which the facilities are provided - determined as based on the needs of the site/character area or predetermined due to the age of the facility (certain features will form basis for priority upgrades)

Integrated facility

Standalone facility

Neutral

Mixed neutrality

Gender separated

Integrated accessibility

Accessibility separated

Non-accessible

7.0 Vision & Next Steps

7.1 Public Toilets in the Frankston City Council

As an outcome of the research conducted to date, including prior Action Plans, the below is the suggested Vision for the Public Toilet Action Plan for the Frankston City Council.

“To meet the needs of the community by providing equitable public toilet infrastructure that is safe, accessible and comfortable. Facilities need to be easily maintainable and contribute to the sustainability of Frankston City Council for current and future populations. These needs are to be facilitated through an Action Plan that is clear, staged and appropriately costed.”

7.2 Design Guidelines and Action Plan

The design guidelines will be formulated as the next step post background research. They will be developed as based on a series of overarching urban design principles.

These are suggested to be the following, which were used to conduct the audits of the facilities whilst on site:

- 1. Safe
- 2. Accessible
- 3. Equitable
- 4. Convenient & Comfortable
- 5. Looked after
- 6. Sustainable
- 7. Integrated

A series of design specific principles will also be developed to help inform the typology layouts developed alongside the guidelines.





Public Toilet Action Plan

Frankston, VIC

DESIGN PRINCIPLES & GUIDELINES REPORT

Prepared for Frankston City Council
Issued 02 June, 2023





PART
1

*Introduction &
Overview*



Tuggeranong Toilet Block
by Kristie Peters

Rork Projects 2021 ©

Introduction

Document Purpose & Scope

The Design Principles & Guidelines Report (the Document) has been developed following on from the Background Report, containing a review of influencing policy and strategy, key considerations, precedents, context analysis, physical audit summaries and setting a Vision for the public toilets within the Frankston City Council.

Subsequent to the Document, a 10 year Public Toilet Action Plan will be compiled, which will list and prioritise strategic and capital works actions for Council in order to improve the public toilet offering within the municipality.

Frankston City Council currently has 57 Council owned public toilet facilities, which at the time of writing were of a varying quality.

The Document has been developed to guide the design of facilities in order to increase the overarching quality of facilities and suggest ways in which new or refurbished facilities should be delivered, to meet current design standards and Council priorities.

The Document does not delve into which public toilet facilities are to be decommissioned, retrofit or any new facilities to be constructed as this will be covered in the Action Plan. Rather the focus of the Document is to guide the design and development for any works on Council owned public toilet facilities and the surrounding public realm.

For the purpose of this Document, Council owned public toilet facilities are defined as any room, building or facility containing toilets and associated infrastructure (such as hand basins, sinks and baby change) that are publicly accessible for a period of time and managed by Frankston City Council.

How To Use The Guidelines

The Document is intended for internal use by Frankston City Council staff, to provide guidance for planning and decision making in the development of any Council managed public toilet facilities. It should be considered for a wide range of planning and design work beyond toilet specific projects, as the Document contains suggested guidelines for development of the surrounding public realm.

The Document has been set up in a manner that first outlines general Urban Design Principles, setting the foundation to aspire to for all facilities as well as Design Specific Principles in relation to design detailing.

Following the Principles are a series of Design Guidelines that link not only to the Character Areas of facilities but to the preferred Public Toilet Typologies. General public realm considerations are outlined as well as a series of guidelines provided per Design Specific Principle. Lastly, specific Building Guidelines are provided in relation to each typology, with the associated layout provided.

The below chart outlines how to move through the document to easily allow users to navigate to the areas of relevance and to show how chapters are nested and relate to others.

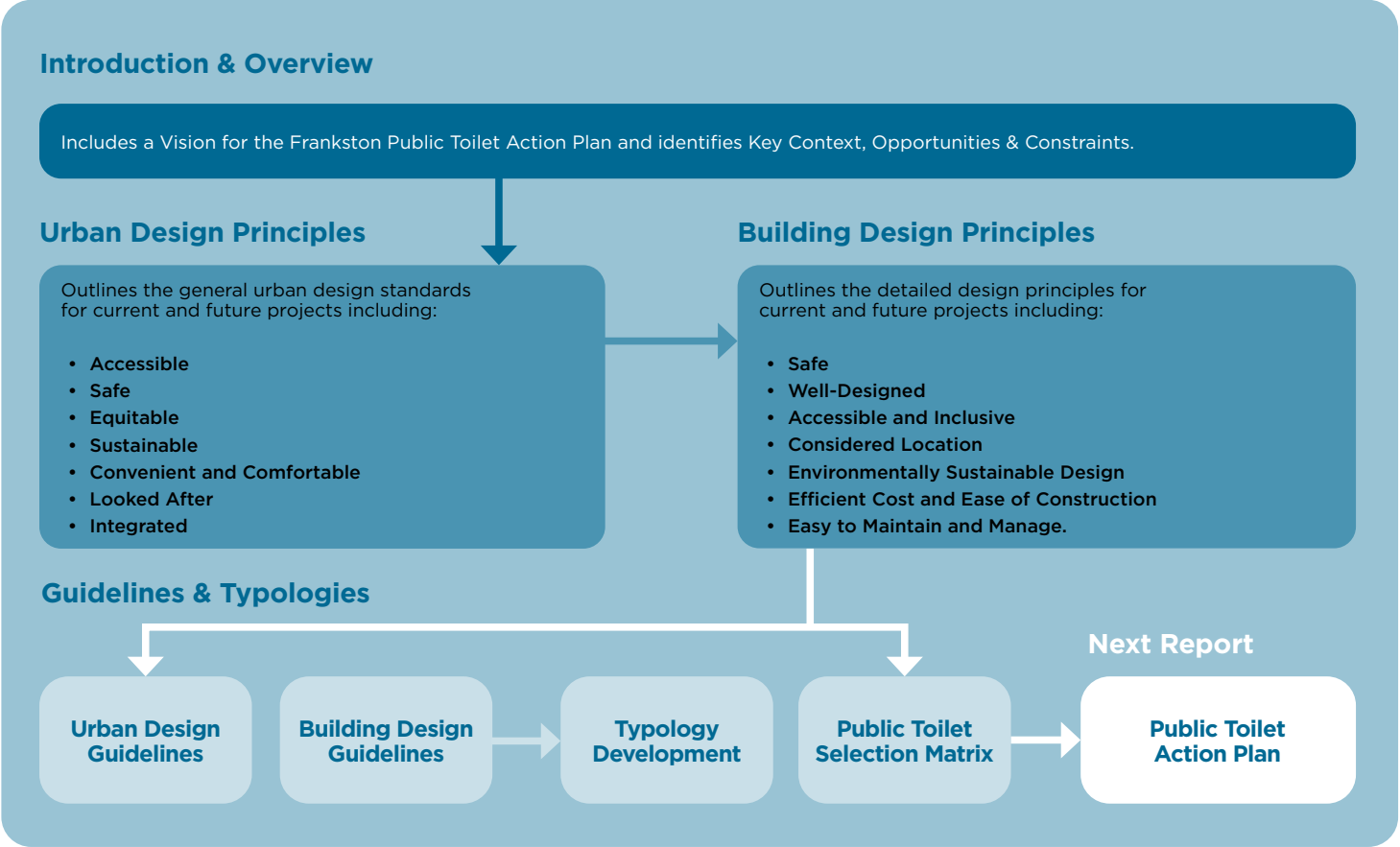


Kyeemagh Boat Ramp Amenities
by Sam Crawford Architects
Brett Boardman 2016 ©

How this document sits
within the wider Public
Toilet Action Plan



How to use the Public
Toilet Action Plan
Guidelines





Project Vision

The Document aspires to achieve the below Vision, shared with the Action Plan for public toilet facilities within the Frankston City Council.

“To meet the diverse needs of the community by providing equitable public toilet infrastructure that is safe, accessible and comfortable.

Facilities need to be easily maintainable and contribute to the sustainability of Frankston City for current and future populations. These needs are to be facilitated through an Action Plan that is clear, staged and appropriately costed.”

Key Context, Opportunities & Constraints

Public toilets play a vital role in the usability and enjoyment of public space, contributing to the vibrancy and liveability of an area by encouraging participation in leisure, social and commercial activities for prolonged periods of time by more varied users.

The provision of high quality facilities that are easily accessible by both the community and visitors reflects on Frankston City Council and so the Guidelines aim to raise and provide a consistent standard of facilities.

The Guidelines and subsequent Action Plan aim to build on following identified physical and strategic opportunities:

- High number of facilities already present within Activity Centres, along the foreshore and within certain open spaces that can be renovated/retrofit if necessary
- High number of recently completed public toilet facilities that are of a high quality
- Potential retrofit opportunities of the historic bluestone structures or reusing these materials in nearby open spaces/the public realm if deemed ready for decommission
- New facilities can act as catalyst projects for the provision of high quality, environmentally sustainable design and provide Council with built examples
- The design of certain facilities can be used to test new and more creative guidelines/policy and more experimental construction methods
- Increasing walk-ability and encouraging a more active community through the provision of facilities in open spaces, along the foreshore and along dedicated walking paths/cycling tracks
- Ability to aid in the passive surveillance and perceived safety of key locations through the provision of carefully executed facilities such as playgrounds
- Creating a more inclusive public domain through the provision of new facilities within distribution gaps and providing facilities that are accessible, gender neutral, culturally considerate and family friendly
- Easing the vulnerabilities of homelessness by providing integrated amenities in facilities or providing access to water/showers/shelter after hours
- Invoking a stronger sense of community by including local artists in the design or embellishment of facilities
- Can contribute to placemaking in key locations such as new urban plazas in high change areas
- Provision in conjunction with other facilities could increase the amenity of an area significantly through increased activity
- Ability to strengthen and contribute to other strategic Council Plans such as open space master plans, public realm plans and structure plans

The Guidelines aim to alleviate the following identified challenges, as much as is possible within the scope of the Document:

- Major roads, freeways and the train line bisect areas, reducing accessibility to public facilities
- Opening hours of facilities are restricted to daylight hours and discourage people to use key activity areas and contribute to the night-time economy
- High rates of vandalism have led to many facilities not being available for use in key locations such as the Frankston Train Station
- Location, orientation, and size of some existing facilities limits the ability to retrofit
- Design and location of some facilities is unsafe and requires decommissioning or immediate retrofitting
- Lack of accessible facilities within some locations
- Coastal conditions degrade facilities at a faster rate and require higher maintenance costs
- Topography, a lack of roads and privately owned land along the coastline could restrict the provision of facilities and increase build costs
- Views to coastline need to be maintained and considered in the provision of any new facilities
- Aging pipes and infrastructure have led to significant water leaks that can go undetected for some time, wasting high-quality drinking water
- No separate water and electricity metering in many cases resulting in lack of data on usage and costs, as well as slow detection of water leaks



High rates of vandalism and graffiti in existing public toilets contribute to feeling of unsafety.



The standard bluestone amenities are dated and no longer meet accessibility standards.

PART 2

Design Principles

Kyeemagh Boat Ramp Amenities
by Sam Crawford Architects

Brett Boardman 2016 ©

Urban Design Principles

The following Urban Design Principles have been determined, in alignment with previous Public Toilet Action Plans and best practice pillars of design, to guide the development of a public toilet network that satisfies the needs of both the community and Council:



URBAN DESIGN PRINCIPLE 1

ACCESSIBLE

Facilities are highly visible and easy to navigate to within the landscape or streetscape. Pathways allow for effortless access for all users between facilities, regardless of mobility and integrate with the wider movement and public transport networks.

URBAN DESIGN PRINCIPLE 2

SAFE

Facilities are safe for all users, with siting of built form considered in relation to the surrounding landscape, roads, activity, lighting and infrastructure. Designs respond to CPTED principles and are safe to access.

URBAN DESIGN PRINCIPLE 3

EQUITABLE

Facilities are equitably dispersed in key areas of activity across Frankston City Council. All facilities are inclusive in their design to be used by any person regardless of age, mobility, gender identification, cultural or social background.

URBAN DESIGN PRINCIPLE 4

SUSTAINABLE

Facilities are sustainable environmentally, economically and socially. Infrastructure is designed to operate at or toward net zero carbon emissions and be constructed in an environmentally responsible manner. Facilities are sited and designed to avoid and minimise any impacts on the surrounding natural environment. Excess facilities are decommissioned and new/existing facilities designed to minimise costs and impacts.

URBAN DESIGN PRINCIPLE 5

CONVENIENT & COMFORTABLE

Facilities are provided and available where they are needed - including key areas where people enjoy social, commercial and recreational activity. The use of facilities is a pleasant experience and facilities are provided in conjunction with other suitable infrastructure.

URBAN DESIGN PRINCIPLE 6

LOOKED AFTER

Facilities and their immediate context are well maintained and regularly cleaned so that they present a high standard and level of care to users. Designs discourage willful damage and support longevity, with any faults quickly addressed.

URBAN DESIGN PRINCIPLE 7

INTEGRATED

Facilities are well integrated with the surrounding landscape, urban context and considered within the wider public toilet network.

Building Design Principles

The following building design principles have been devised as a guide to improve the design quality of public amenities throughout the Frankston City Council.



BUILDING DESIGN PRINCIPLE 1

WELL DESIGNED

Improvement of public amenities with good design.

- Facilities are well considered and designed to provide public amenity focused on the needs of the user and place.
- Facilities are well designed to be safe, accessible and inclusive, convenient and comfortable, environmentally sensitive, cost effective and easy to construct and maintain.

BUILDING DESIGN PRINCIPLE 2

SAFE, VISIBLE & LEGIBLE

Design for safety of the community.

- Facilities are designed to be safe and highly visible.
- Facilities are designed to be easy to identify and distinct in their setting to ensure passive surveillance and sense of security and safety.

BUILDING DESIGN PRINCIPLE 3

ACCESSIBLE & INCLUSIVE

Design to ensure accessible and inclusive amenities.

- Facilities are designed to be accessible and usable by everyone.
- Facilities are inclusive and sensitively designed in a manner that is neutral to gender, culture or religion in order to foster a sense of equality and acceptance.
- Facilities are designed to comply with relevant Australian design codes and standards.

From right to left.

- 1 Sydenham Green Amenities by Sam Crawford Architects Brett Boardman 2017 ©
- 2 Bridgewater Park Amenities by Urakawa Jenkins Architects Urakawa Architects ©
- 3 St James Park Amenities by Sam Crawford Architects Brett Boardman 2016 ©
- 4 Middle Park Amenities by Gregory Burgess Architects Gregory Burgess Architects ©
- 5 Bungarribee Amenities by Stanic Harding Richard Glover ©
- 6 Kyeemagh Boat Ramp Amenities by Sam Crawford Architects Brett Boardman 2016 ©
- 7 Walla Mulla Park by Chris Elliott Architects Richard Glover ©



BUILDING DESIGN PRINCIPLE 4

ENVIRONMENTALLY SUSTAINABLE DESIGN

Design sustainably to address climate change, conserve natural resources and protect the environment.

- Facilities are designed to avoid and minimise negative impacts on the surrounding natural environment.
- Facilities are designed to reduce the use of non-renewable resources, such as electricity and natural gas.
- Facilities are designed for the local climate; orientated to take advantage of the sun and wind, to maximise opportunities for solar, natural ventilation and light.
- Facilities are designed to avoid and reduce materials wastage, water consumption, energy usage and carbon emissions.
- Facilities are designed to reuse and recycle elements where possible.
- Facilities are designed for efficiency, durability and long-life and consider future climate conditions.

BUILDING DESIGN PRINCIPLE 5

CONSIDERED LOCATION

Design to enhance public placemaking and integration with context.

- Facilities are designed to respect and enhance the local context including the natural environment.
- Facilities are designed to be well connected and integrated with public space and located in areas of current and future anticipated public activity.
- Facilities are designed to be integrated with a variety of facilities including sporting pavilions and community hubs.
- Facilities are designed to serve multiple and secondary functions depending on location, associated use and needs of the Individual user and local community.
- Facilities are designed to be part of an identifiable network of public amenities for Frankston.
- Facilities are sited with entrances facing public activity and orientated to maximise natural light and ventilation.

BUILDING DESIGN PRINCIPLE 6

EFFICIENT COST AND EASE OF CONSTRUCTION

Reduce cost of construction and maintenance with efficient design.

- Facilities are designed to be efficient and cost effective using materials that are readily available and standard dimensions.
- Facilities are designed to be modular and elemental to better allow for future alterations and additions.
- Facilities are designed to serve multiple and secondary functions depending on location and use and needs of the Individual and local community.

BUILDING DESIGN PRINCIPLE 7

EASY TO MANAGE AND MAINTAIN

Promote longevity with durable design.

- Facilities are designed using durable materials, fixtures and fittings that are easy to clean, maintain, replace and that reduce the impact of vandalism and environmental weathering.

PART
3

Typology Selection

Eastborne Public Toilets by Slessor
Architects

Slessor Architects ©

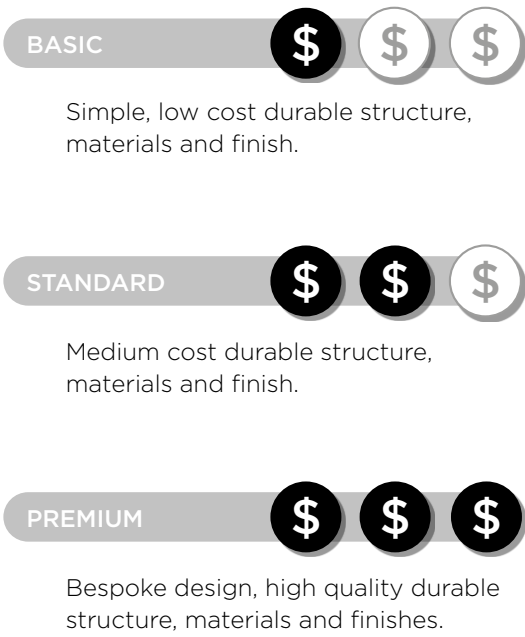
Design Typologies

Facilities shall be well designed regardless of typology. The design of new facilities shall vary in size, level of finish and configuration according to type of use, users and location or character area. Facilities are configured depending on location as a standalone facility or one that is integrated with an existing building.

Level of Finish

Facilities are designed to different levels of finish ranging from basic, standard to premium according to budget available. The level relates to the cost of materials, finishes and fixtures deemed appropriate according to location, amount of use and type of activity in the area. The design level of the facility does not affect the quality of the design or response to the principles established in Part 2.

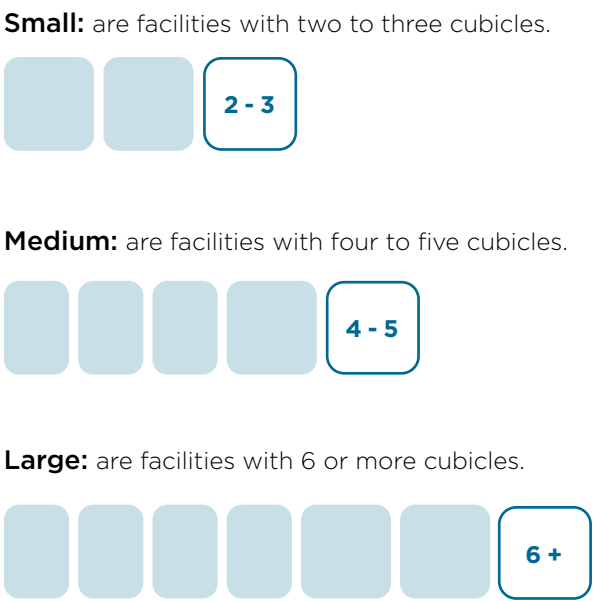
The level of finish for a new facility is categorised as either:



Size

The size of facilities are designed according to need and location. Size is determined by the frequency and number of visitors to the site at a time, and the availability of nearby amenities.

The sizes for a new facility is categorised as either:



Configuration

A standalone facility refers to a separate building structure for the provision of public amenities.



An Integrated facility refers to an addition to an existing building or structure for the provision of public amenities.



Location

The design of facilities varies according to location. Four character areas of significance have been identified within Frankston City Council, each relating to a particular character of the landscape or the type of activity within the area to which particular amenities are suited.

FORESHORE

An area fronting the edge of Port Phillip Bay determined to have a coastal character.



SPORTS FACILITIES

An area with public or community sporting facilities.



PARKS & PLAYSPACES

An area nearby a playground typically located in parks.



URBAN ACTIVITY CENTRES

An area within an urban activity centre with typically later open hours.



New vs. Retrofit

The Frankston City Council declared a Climate Emergency in November 2019 placing a priority on the need for action to mitigate against climate change.

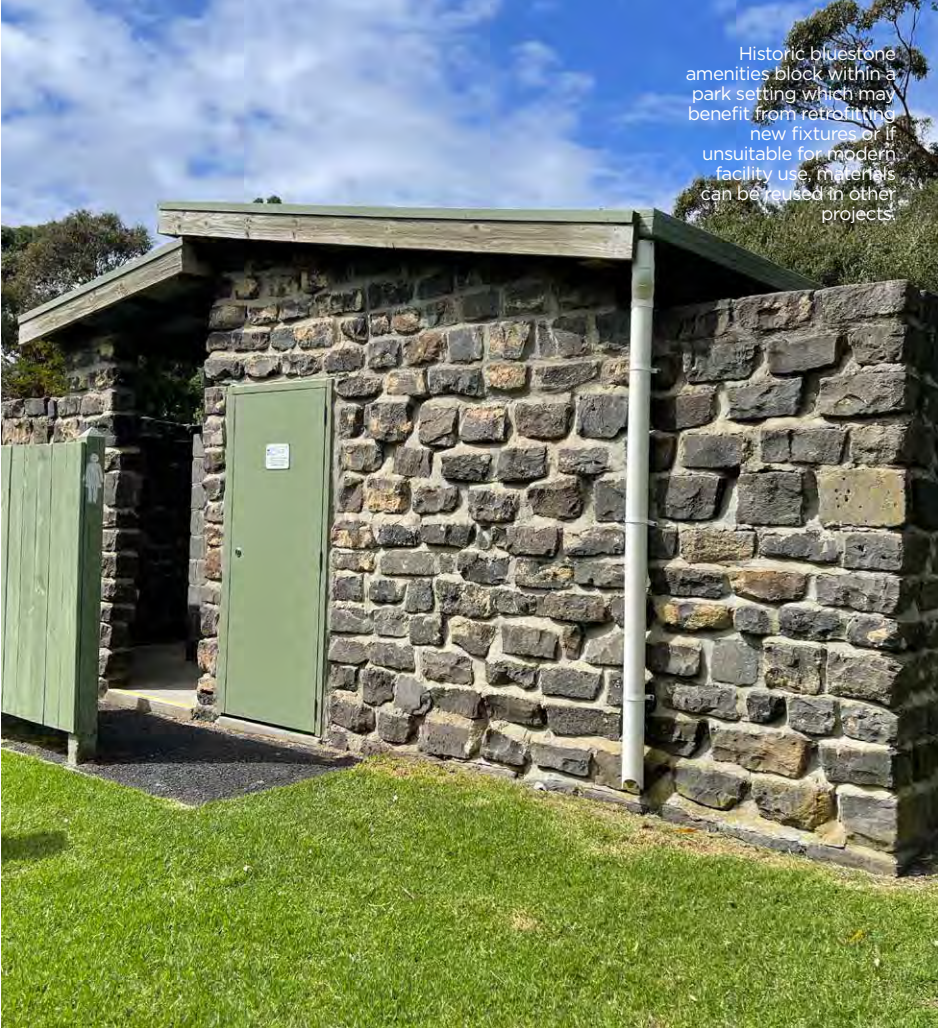
Key to this is to look for ways to reduce greenhouse gases by reducing carbon emissions. A key action that can be undertaken with public amenities is to prioritise retrofit and recycling where an acceptable design outcome can be achieved that meets the current standards before deciding to demolish and build new facilities.

Key opportunities and challenges identified in the Public Toilet Action Plan background research and existing conditions analysis report highlighted that;

- A high number of facilities within activity centres, along foreshore and in open spaces can be retrofitted.
- Historic bluestone structures can be retrofitted or materials reused in nearby open spaces/the public realm if deemed necessary to decommission.
- Lessons can be learnt from existing design typologies to inform new typologies.
- Some facilities both standalone and attached are not sustainable, are unsafe, inaccessible and not inclusive and cannot be retrofitted due to reasons such as poor design and structural condition, poor infrastructure and poor location and siting.
- A cost/benefit analysis comparing opportunities for retrofitting versus the provision of new facilities which consider suitability-for-purpose and future investment costs should be considered prior to development of amenities.
- Stakeholder feedback has identified that future retrofit of facilities will generally be of a basic to medium Standard - low to medium cost.

The Action Plan, to be completed within Phase 3 will strategically highlight facilities for demolition, retrofit and locations for new build. It will identify specific criteria for retrofit assessment and recommendations for implementation.
Clockwise from top left.

- 1 Bluestone amenities Lat37
- 2 Peninsular reserve amenities block Lat37
- 3 Waterfront foreshore playground amenities Lat37
- 4 McCulloch Avenue amenities block Lat37

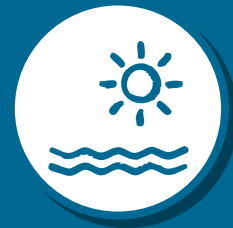




Canberra Park Amenities by
Townsend and Associates
Architects

Cameron Bloom ©

Character Area 1



FORESHORE

New Types

Sizes

S M L

Level of Finish

\$\$ \$\$\$

Retrofit Types

Sizes

S M

Level of Finish

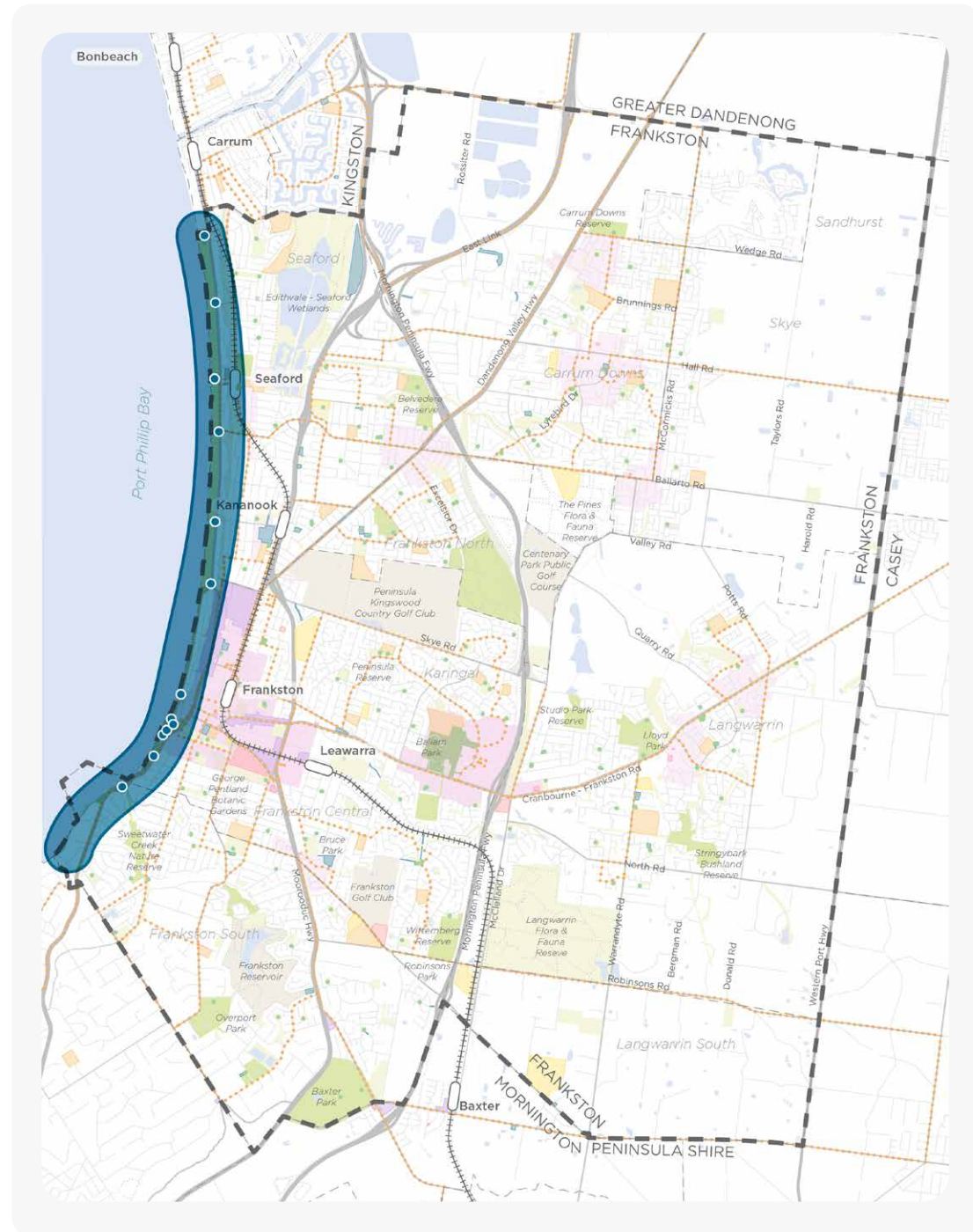
\$\$

The foreshore environment extends the entire length of the western boundary of Frankston City Council with a landscape of sandy beaches, undulating granite descents and significant remnant vegetation mixed with coastal development and an award-winning board walk that continues to be a popular place of recreation all year round for locals and tourists.

The area is sensitive and highly exposed to harsh weather, salt spray and wind. Development within the precinct is restricted and needs to consider impacts on Bay views. Certain areas have limited to no access to mains power and water.

Recommendations for the design of public toilet facilities within the foreshore area include:

- ☐ Facilities are designed to a high standard in keeping with the natural beauty of the foreshore and the beach side tourist attraction
- ☐ Facilities are designed to acknowledge the coastal landscape reflected in the material choice for structure and finishes
- ☐ A variety of small, medium and large facilities are provided depending on their proximity to associated activities. For example, provide large facility next to tourist information or boating club and where wheelchair access is provided to the beach
- ☐ Facilities are designed to include secondary functions to cater for beach side activities and tourism. For example, providing spaces for breastfeeding or community information
- ☐ Facilities are designed for high exposure to weathering from wind, sand and salt water
- ☐ Facilities are designed to provide adequate shade
- ☐ Facilities are designed to provide for shower and change facilities that cater for all ages and abilities
- ☐ Facilities are designed for high use in the summer months
- ☐ Facilities run off the grid when access to mains power and water is not available
- ☐ Facilities are designed to pose no impact on sensitive surrounding vegetation
- ☐ Facilities are designed to be consistent with the Siting and Design guidelines for structures on the Victoria Coast



Legend

- City of Frankston
- Existing Public Toilet
- Foreshore Character Area

From top left to right.

- 1 Sweetwater Creek Walk Kevin Moss ©
- 2 Peninsula Link Trail - Frankston to Morrooduc Train Station Visit Victoria ©
- 3 Frankston Waterfront Festival Bayside News ©
- 4 Frankston Jessica Prince ©

Existing public toilets and facilities within the foreshore precinct and areas designated within this Character Area.





Character Area 2



SPORTS FACILITIES

New Types

Sizes



Level of Finish



Retrofit Types

Sizes



Level of Finish



Sport in Frankston is very popular with the community and creates stronger, more connected and healthier communities. Frankston is fortunate to have a wide range of sports facilities from major stadiums to community club facilities at local reserves. No matter what level of sporting facility is provided throughout the municipality it is recognised that accessible public toilet facilities are important for spectators and general park users.

Frankston has a wide variety of grounds and facilities catering for numerous sport and recreational groups. Typically, these grounds are highly manicured with some sites home to private clubs contributing to maintenance. Often, built form that integrates other functions such as club rooms and change rooms exist within these precincts, also house public toilet facilities.

Recommendations for the design of public toilet facilities within sporting precincts include:

- ☐ Facilities are located at the main pavilion where possible with good directional signage. Integrated facilities are preferred to standalone facilities
- ☐ Facility size and number provided is dependent on the type and number of associated sporting activity/s
- ☐ Facilities are designed to cater for high visitor numbers during events
- ☐ Facilities are integrated with other secondary uses specific to sporting activity, such as change rooms, pavilions, storage rooms and water fountains
- ☐ Facilities are designed with external entries to pavilions so they are publicly accessible outside of game times etc.
- ☐ Facilities are well signed and easily identified for the convenience of users
- ☐ Facilities are co-located with other public facilities such as canteens and spectator seating
- ☐ Facilities reference the natural environment and landscape in design and material choice
- ☐ Single cubicle facilities are preferred to reduce anti social activity and increase safety for young children using the facility



Character Area 3



PARKS & PLAY SPACES

New Types

Sizes



Level of Finish



Retrofit Types

Sizes



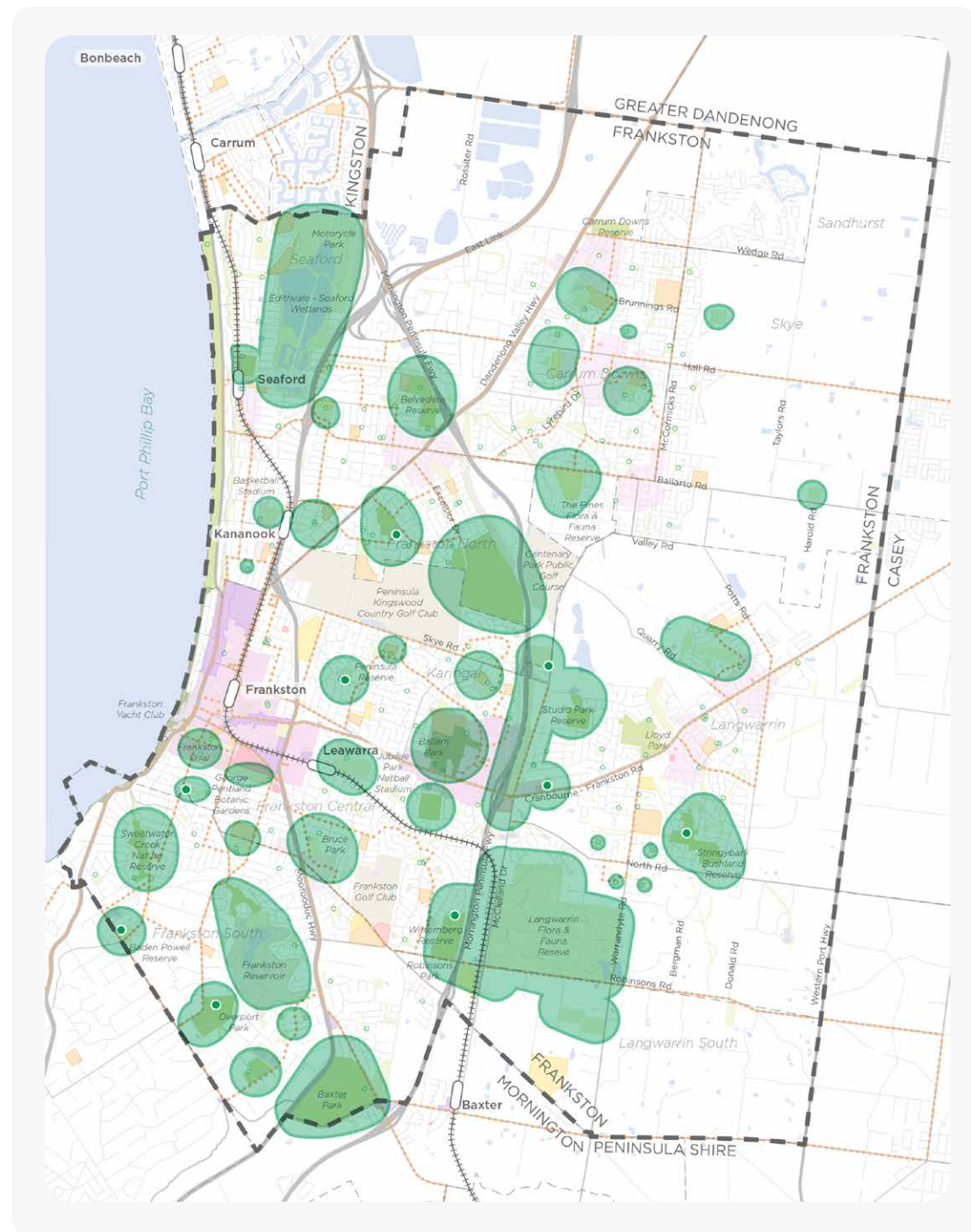
Level of Finish



Frankston has a wide variety of parks, gardens, and reserves, many with associated playgrounds to cater for people with children, seniors and people living with disabilities. These settings range from bushland areas to more formal style gardens and form part of the wider open space network, connected with active transport links.

Recommendations for the design of public toilet facilities within the vicinity of parks and play spaces include:

- ☐ Facilities are provided in a direct proximity to a playground or other forms of active play
- ☐ Siting of facilities and connecting pathways consider accessibility for people of all ages and abilities
- ☐ Facilities are designed for peak periods at certain times of day
- ☐ Facilities cater for more frequent use by carers with young children
- ☐ Facilities have clear sight lines to play spaces and incorporate more child-specific amenities such as smaller cubicles, hand wash basins and change rooms
- ☐ Facilities are well connected to the active transport network and co-located with public amenities such as water fountains
- ☐ Facilities reference the surrounding natural environment and landscape in design and material choice



Existing public toilets and facilities within a park or associated parks and play spaces and areas designated within this Character Area.



From top left to right.

- 1 Witternberg Reserve Trip Advisor ©
- 2 Witternberg Reserve Trip Advisor ©
- 3 Ballam Park Frankston City Council ©
- 4 Ballam Park Frankston City Council ©



Character Area 4



URBAN ACTIVITY CENTRES

New Types

Sizes



Level of Finish



Retrofit Types

Sizes

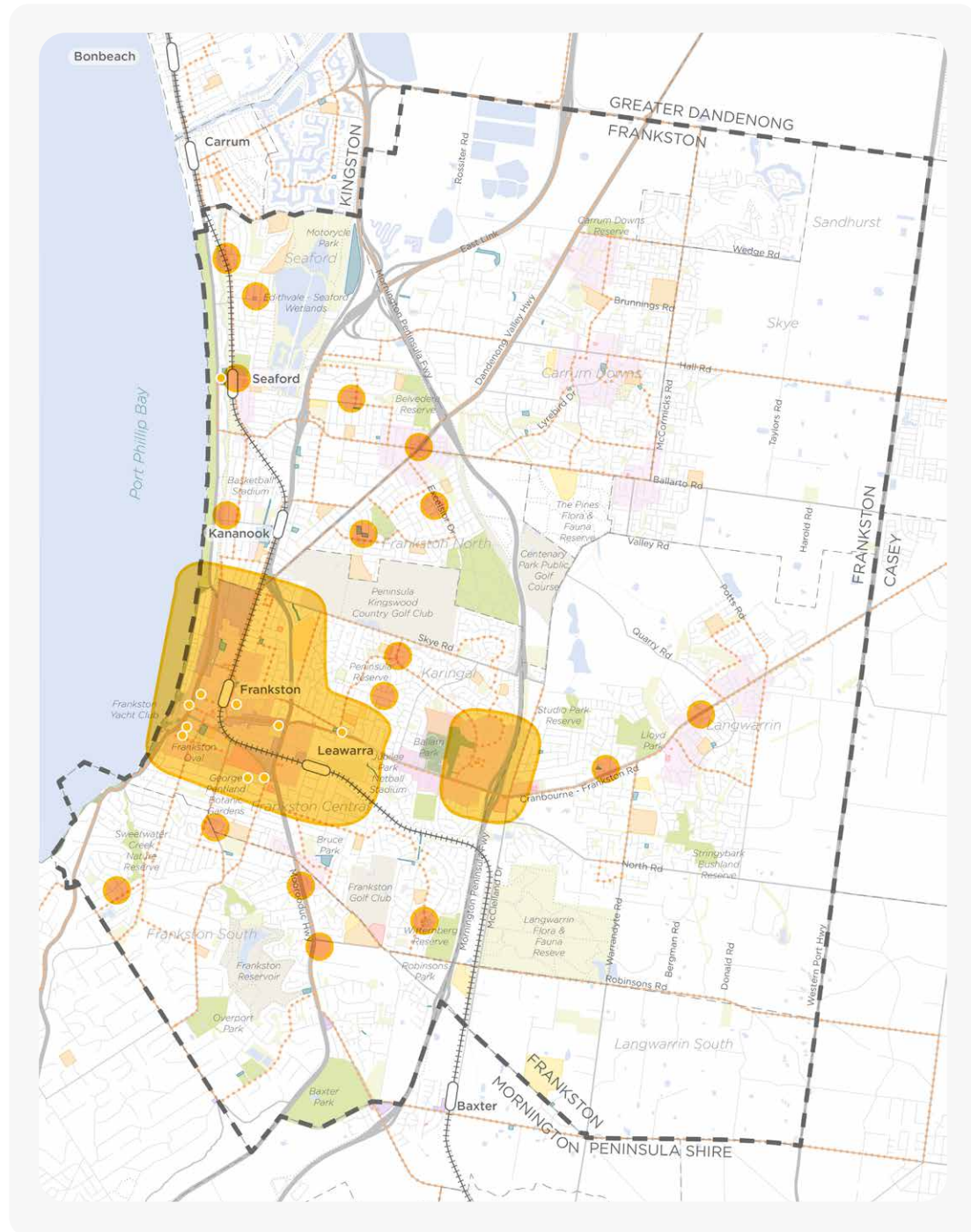


Level of Finish



The Frankston Metropolitan Activity Centre's bay side location, adjacent to Port Phillip, acts as a gateway to the Mornington Peninsula, and is one of the largest retail and employment centres outside the Melbourne CBD. Frankston is recognised as a regional public transport junction with the station precinct providing rail and bus access to the Melbourne CBD and surrounding employment areas. The Karingal Major Activity Centre is directly east of this and provides further employment, retail, and open space options, with bus routes connecting it to Frankston and Cranbourne. There are several other local shopping strips that are to be considered within the urban activity centres character area, such as Seaford Village.

- Recommendations for the design of public toilet facilities within Urban Activity Centres include:**
- ☐ Facilities are located within a built-up environment near areas of high activity such as public transport stops, public space or retail streets
 - ☐ Facilities are designed for heavy use on a constant basis
 - ☐ Facilities are co-located with other public uses to encourage passive surveillance at varying times of the day
 - ☐ Facilities are open later to support the local economy
 - ☐ Facilities consider the urban streetscape in design and material choice



Legend

- City of Frankston
- Existing Public Toilet
- Urban Character Area
- Local Shopping Strips

From top left to right.

- 1 Young Street bus terminus Daniel Bowen ©
- 2 Young Street Upgrade Steve Brown ©
- 3 Station Street Mall 2Construct ©
- 4 Wells Street Steve Brown ©

Existing public toilets and facilities within Urban Activity Centres and areas designated within this Character Area.



Facility Selection Matrix

The following matrix can be used to determine the type of facility required to be developed.

Legend

-  Not Available for Selection
 -  Available for Selection
 -  Public Amenity Type
 -  Exemplar Typology Per Location

The following types are appropriate for retrofit of an existing public toilet facility:

- ☐ **R1** Retrofit Type 1 Basic facility - Small
- ☐ **R2** Retrofit Type 2 Basic facility - Medium
- ☐ **R3** Retrofit Type 3 Standard facility - Small
- ☐ **R4** Retrofit Type 4 Standard facility - Medium

The following types are appropriate the development of a new public toilet building:

- ☐ **N1** New Type 1 Standard facility - Small
- ☐ **N2** New Type 2 Standard facility - Medium
- ☐ **N3** New Type 3 Standard facility - Large
- ☐ **N4** New Type 4 Premium facility - Small
- ☐ **N5** New Type 5 Premium facility - Medium
- ☐ **N6** New Type 6 Premium facility - Large

Once the type of facility required has been selected the location must be considered to determine the design character of the proposed facility.

Condition

Will the public toilet be a construction or of an existing facility?

Level of Finish

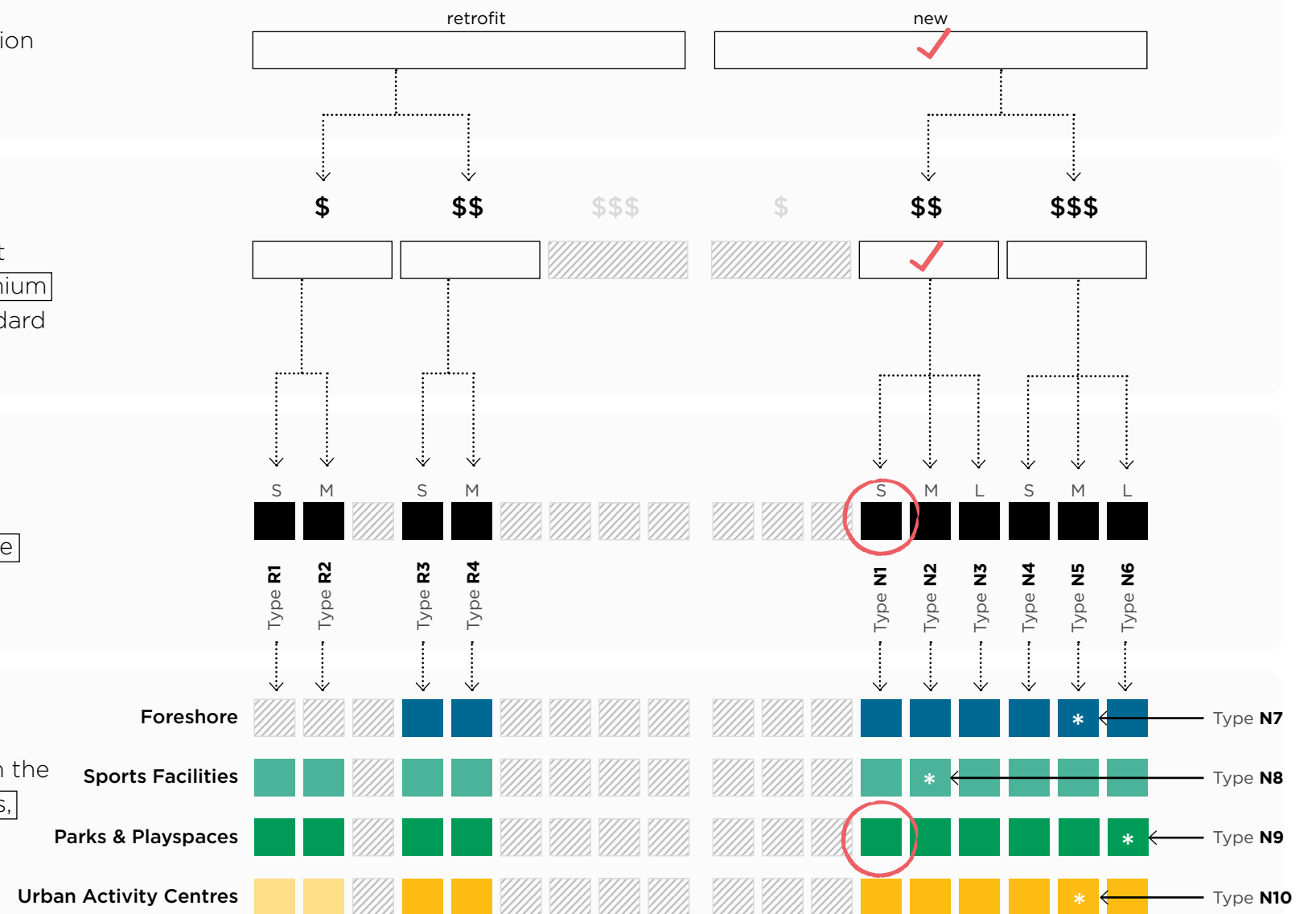
Will the development be a basic (retrofit only), standard (new or retrofit) or premium (new only) level of investment and standard of finishes?

Size

Will the facility require a (2-3 cubicles), (4-5 cubicles) or (6+ cubicles) number of toilets?

Location

Where will the public toilet be located in the foreshore character area, sports facilities, parks & playspaces, or in urban activity centres?



PART 4

Design Guidelines

Urban Design Guidelines

The following Public Realm Considerations have been devised to guide the siting and integration of facilities within their context. Each should be reviewed in relation to the design of external building features.



URBAN DESIGN GUIDELINE 1

ACCESSIBILITY

- Ensure the facility is directly connected to the pedestrian movement network.
- Paths leading to the facility must be free of stairs and wide enough for use by prams and wheelchairs.
- Paths leading to the facility should be of a high quality, non-slip paved finish and free of tripping hazards.
- Provide accessible parking bays near the facility.
- Provide street furniture to sit and rest near the facility.
- Where possible, locate facilities near bike or shared paths.
- Provide bike racks and drinking fountains near the facility.
- Locate the facility in areas where there is high activity or in need of activation.

URBAN DESIGN GUIDELINE 2

VISIBILITY & LEGIBILITY

- Locate the facility in a prominent position, visible from active areas.
- Provide clear signage identifying the facility and services provided.
- Provide clear directional signage and maps identifying the location and walking distances to facilities in the area.
- Use wayfinding in addition to signage, such as planting, lighting and ground treatment, to direct users to the closest facility.
- Ensure there are clear sight lines to and from the facility and that it is not hidden by planting or built form.
- Provide adequate lighting in the approaches and exterior of the facility, ensuring there is no light spill in sensitive areas such as natural reserves.
- Ensure the design of the facility is easily recognisable as Frankston City Council infrastructure.

URBAN DESIGN GUIDELINE 3

PASSIVE SURVEILLANCE

- Ensure the location and siting of the facility creates passive surveillance opportunities for the surrounding area.
- Locate the facility near areas of activity.
- Where possible, co-locate the facility with secondary services such as external showers, integrated seating, drinking fountains and pet drinking bowls.
- Provide adequate lighting in the surroundings of the facility, ensuring there is no light spill in sensitive areas such as natural reserves.
- Provide openings to low privacy activities, such as hand washing, to increase passive surveillance opportunities.

From right to left.

- 1 Sandringham Foreshore Amenities by Zen Architects Jack Lovel 2018 ©
- 2 Calmness Toilet by META Architects Park Chane Bae ©
- 3 Marks Park Amenities by Sam Crawford Architects Brett Boardman ©
- 4 Beare Park Amenities by Sam Crawford Architects Brett Boardman ©
- 5 St James Park Amenities by Sam Crawford Architects Brett Boardman ©
- 6 Cook Park Amenities by Fox Johnston Brett Boardman 2013 ©



URBAN DESIGN GUIDELINE 4

LANDSCAPE & STREETScape

- Ensure the design of the facility and landscaping responds to the character and any sensitive landscapes of the area.
- Integrate water sensitive urban design into the surrounding public realm.
- Capture rainwater for use by the facility and surrounding landscaping.
- Where possible, source energy from renewable sources in the vicinity, such as solar-powered public lighting.
- Ensure the facility is visually prominent within the landscape.
- Provide high quality plantings using low maintenance, drought tolerant native and Indigenous species suited to local environmental conditions eg. coastal areas.
- Provide adequate lighting in the surroundings of the facility, ensuring there is no light spill in sensitive areas such as natural reserves.
- Ensure the scale and positioning of planting protects sight lines to and from the facility.
- Integrate garden beds and planting areas with the facility.

URBAN DESIGN GUIDELINE 5

MATERIALS & FINISHES

- Use materials that complement the surrounding landscape or built form.
- Use ground cover materials and colours that guide user to the entry of the facility.
- Ensure the exterior materials of the facility make it visible from afar, while enhancing the character of the area.
- Ensure the design of the facility makes it easily identifiable and reinforces the character of the area.
- Ensure the external appearance of the facility presents as high quality to the public.
- Use durable weather and fire resistant materials that discourage wilful damage.

URBAN DESIGN GUIDELINE 6

BUILDING ENVELOPE & OPENINGS

- Ensure access points are easily identifiable from afar.
- Orientate access points towards areas of the public realm where activity takes place, such as sporting courts, shared paths and bus stops.
- Provide openings to low privacy activities, such as hand washing, to increase passive surveillance opportunities.



Building Design Guidelines

The following **Building Design Guidelines** provide required outcomes and best practice recommendations for public amenities in Frankston. These Guidelines have been developed from the **Building Design Principles** established in Part 2 of this report.

Building Design Principles

- **1 WELL DESIGNED**
Improvement of public amenities with good design.
- **2 SAFE, VISIBLE & LEGIBLE**
Design for safety of the community.
- **3 ACCESSIBLE & INCLUSIVE**
Design to ensure accessible and inclusive amenities.
- **4 ENVIRONMENTALLY SUSTAINABLE DESIGN**
Design sustainably to address climate change, conserve natural resources and protect the environment.
- **5 CONSIDERED LOCATION**
Design to enhance public placemaking and integration with context.
- **6 EFFICIENT COST AND EASE OF CONSTRUCTION**
Reduce cost of construction and maintenance with efficient design.
- **7 EASY TO MANAGE AND MAINTAIN**
Promote longevity with durable design.

Building Design Principle 1

WELL DESIGNED BUILDINGS

Objective
Improve public amenity with good design.

- From top left to right.
- 1 Ed Hardy Park Amenities by ME Christopher Frederick Jones ©
 - 2 Sydney Park Amenities by Aileen Sage Brett Boardman ©
 - 3 Wemberley WC Pavilion by Gort Scott Gort Scott ©
 - 4 North Bondi Amenities by Sam Crawford Architects Brett Boardman ©
 - 5 Somerville Park Sports Pavilion by Sam Crawford Architects Brett Boardman ©



Recommendations:

A Fit for Purpose

☐ Provide well designed public toilet amenities that are sheltered, safe, accessible, inclusive, convenient, and comfortable, environmentally sensitive, cost effective and easy to construct and maintain.

B Distinctive

☐ Identify building use and function so that visitors are able to easily locate and access the facilities.

☐ Design building form, shape, structure and finishes that are attractive and welcoming to all users.

C Related

☐ The facility is related to its context and character area through the use of location appropriate materials and finishes.

☐ Relate the facility to its context and character area through the use of location appropriate materials and finishes, building form and shape.

D Communal

☐ Foster a sense of community through the inclusion of local artwork, murals or community information within the building design.

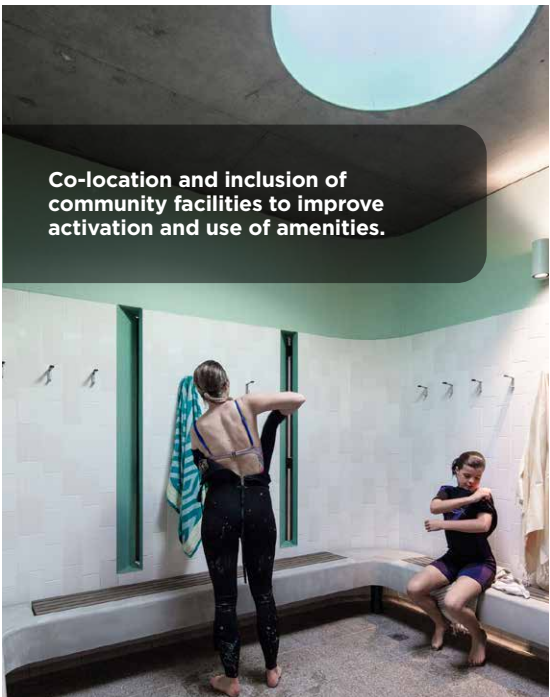
☐ Co-locate communal features such as seating, picnic furniture, water fountains, dog drinking bowl, bike pump and repair station, bike racks, BBQ's, adjacent to or within the facility.

E Presentable

☐ Select the appropriate level of finish and investment related to the facility's location. For example, basic, standard or premium finish.

F Compliant

☐ Ensure the facility complies with all relevant codes and standards to provide ample amenity for its location and use.



Building Design Principle 2

VISIBLE, LEGIBLE & SAFE

Objective
Design for public safety, health and convenience.



Recommendations:

A Compliant

- ☐ Ensure all work is designed constructed and installed as per the current National Construction Code and all relevant Legislation, Regulations, Planning Scheme and Australian Standards, State and Council statutory requirements. It is the responsibility of the design consultants and construction contractors to ensure compliance with all statutory requirements.
- ☐ Undertake building certification where applicable, the classification of buildings, shall be undertaken by a suitably qualified Building Certifier.

B Visible

- ☐ Design the facility to be safe and highly visible.
- ☐ Locate the facility close to a street edge or at main access point to open space, park, playground, or access pathways to foreshore.
- ☐ Maintain clear sight lines to the facility from public pathways and adjacent open spaces.
- ☐ Ensure the facility is not obscured by topography or vegetation.
- ☐ Ensure the entry to the facility is orientated towards the main area of activity.
- ☐ Make common areas like communal hand basins visible on entry.

C Legible

- ☐ Design the facility to be easily identifiable and distinct in its setting.
- ☐ Design location specific wayfinding signage.

- ☐ Make the facility legible for all users, to promote equal and inclusive access.
- ☐ Provide legible and inclusive wayfinding signage to the street, building and all cubicles.
- ☐ Ensure passive surveillance and sense of security.

D Well-lit

- ☐ Ensure external and internal lighting levels are appropriate for the location and use.
- ☐ Ensure pathways to and around the facility including the entry, communal areas, hand basins and cubicle area consistently well-lit with artificial light at night.
- ☐ Ensure the facility's lighting does not adversely impact adjacent sites or activities.
- ☐ Locate lighting to reduce glare and light pollution to surrounding landscape.
- ☐ Design the amount of internal and external light of the facility according to the character area of the facility.
- ☐ Orientate the facility north for good natural light by day, for example, the entry, communal areas with hand basins and cubicles should be north facing.
- ☐ Utilise roof design, skylights, high-level screening, and bright, reflective wall surfaces to enhance natural light levels within the facility for daytime use.
- ☐ Provide internal artificial lighting for night-time use only.
- ☐ Design and provide adequate lighting and ventilation according to relevant current Australian Standards, State and Council statutory requirements.

E Safe, Healthy and Convenient

- ☐ Minimise, if not eliminate, risk of falls and trip hazards to all areas throughout the site and facility.
- ☐ Select materials, finishes, fixtures and fittings that are durable and easy to maintain.
- ☐ Select materials, finishes, fixtures and fittings that are resistant to damage from use/misuse and exposure to the elements and weathering.
- ☐ Use easy to clean, non-slip flooring inside & outside.
- ☐ Install low contact, easy to operate or automated fixtures and fittings ensuring universal access.
- ☐ Provide for the easy disposal of waste.
- ☐ Provide toilet rolls with reserve paper to ensure ease of maintenance and refill.
- ☐ Provide hand dryers not paper towels.
- ☐ Provide hand dryers to internal wash areas only.
- ☐ Design to minimise hand dryer noise.
- ☐ Soap dispensers provided to all washbasin areas. Mounted height of the operative component to be no less than 900mm and no more than 1100mm above the finished floor level. Installation to meet the requirements of AS1428.
- ☐ Ensure soap dispensers are easy to refill and provided at all times.
- ☐ Locate soap dispensers over hand basins for convenience and to avoid slip hazards.
- ☐ Provide a cleaners storage area.

- ☐ Ensure ease of cleaning and servicing whilst in use.
- ☐ Provide an accessible drinking fountain that is hygienic and easy to clean.
- ☐ Provide shade and shelter with seating from wind and rain for waiting areas.
- ☐ Provide 2 hooks for personal belongings in every cubicle. Mounted height of the operative component to be no less than 1200mm and no more than 1350mm above the finished floor level. Installation to meet the requirements of AS1428.
- ☐ Ensure cubicle doors swing out for public safety.
- ☐ Provision of sanitary disposal units and a sharps disposal boxes subject to usage consideration.
- ☐ Provide good and consistent natural ventilation to all areas throughout the site and facility.
- ☐ Enhance user comfort and safety to deter anti-social behaviour, with safe, non-climbable cubicle partitions.

F Locking of Cubicles

- ☐ Ensure cubicles are lockable from the outside for maintenance and to control hours of access.
- ☐ Ensure cubicles are lockable from the inside for user privacy.
- ☐ Provide MLAK key access to eligible persons for 24-hour access to accessible cubicles and facilities.

Opposite page.

- 1 Depena Reserve Amenities by Sam Crawford Architects Brett Boardman ©
- 2 North Bondi Amenities by Sam Crawford Architects Brett Boardman ©

From top left to right.

- 3 Wicks Park by Sam Crawford Architects Brett Boardman ©
- 4 Bungaribee Amenities by Stanic Harding Richard Glover ©
- 5 Somerville Park Sports Pavilion by Sam Crawford Architects Brett Boardman ©
- 6 Sydenham Green Amenities by Sam Crawford Architects Brett Boardman 2017 ©

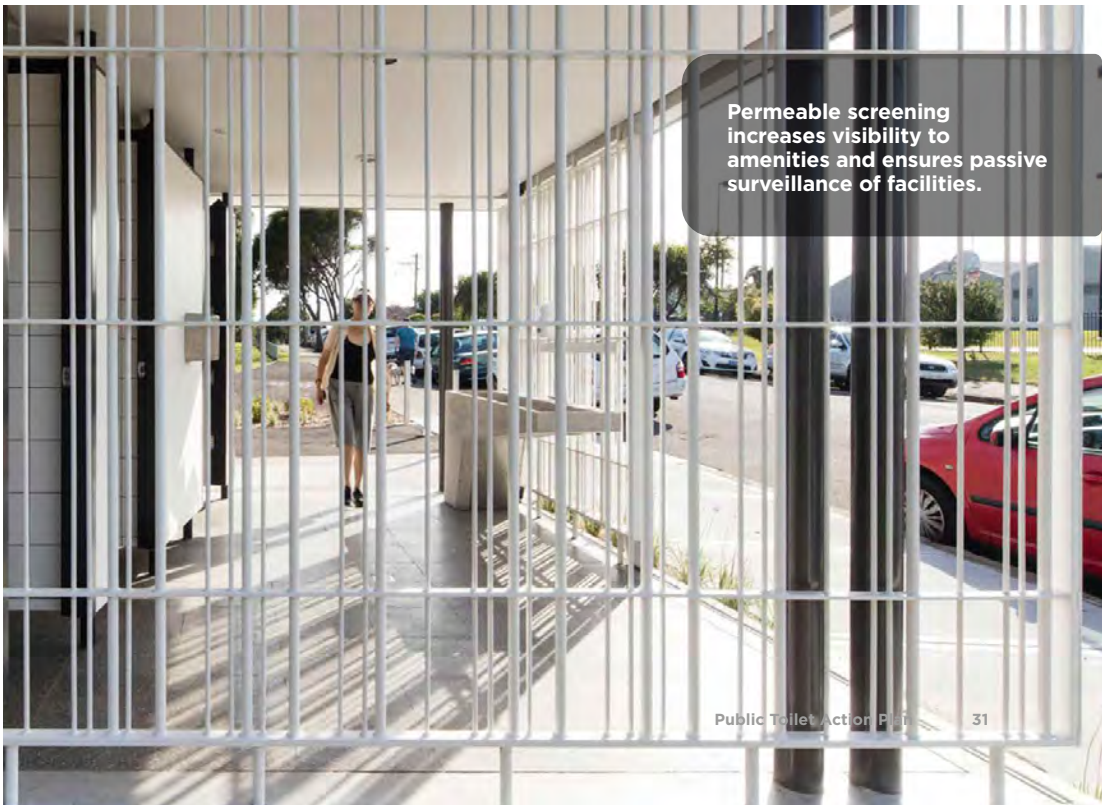
G Hours of Access to Amenities

- ☐ Ensure facilities are sufficiently available to the public during the day and night.
- ☐ Determine access according to degree of use.
 - Some facilities are open only during times of high activity.
 - Hours of access to some facilities differ during weekdays and weekends.
 - Hours of access to some facilities are seasonal i.e., open during summer months.
 - Hours of access to some facilities relate to the hours of public transport operation.
- ☐ Consider the use of technology to collect data regarding cleanliness, vandalism and automatic locking.
- ☐ Determine hours of access to facilities by location and the type of character area.

Use of lighting and sight lines to improve legibility and CPTED at all hours of the day.



Provision of clean, easy to use and maintain facilities and fixtures.



Permeable screening increases visibility to amenities and ensures passive surveillance of facilities.

Building Design Principle 3

ACCESSIBLE & INCLUSIVE

Objective

Design to ensure universally accessible and inclusive public amenities.

From top to bottom.

- 1 Bridgewater Park Amenities by Urakawa Jenkins Architects
Urakawa Architects ©
- 2 Sydney Park Amenities by Aileen Sage Brett Boardman ©



Recommendations:

A Inclusive and Neutral Design

- ☐ Ensure facilities are sensitively designed to be inclusive and accessible in a manner that is neutral to ability, impairment, gender, culture, or religion to foster a sense of equality and acceptance.
- ☐ Ensure all cubicles are equally accessible directly from an external sheltered area.
- ☐ Ensure all cubicles open directly outside to a screened communal handbasin area.
- ☐ Design facility cubicles to be at minimum, ambulant accessible.
- ☐ Design facilities to be family friendly with provision of space for baby change, breast feeding and low-height amenities to accommodate access by children.
- ☐ Promote universal and inclusive accessibility by not installing urinals in new or refurbished facilities.

B Accessible Design

- ☐ Ensure the design and provision of publicly accessible facilities comply with the relevant current Australian Standards, State and Council statutory requirements.
- ☐ Ensure facilities are accessible by wheelchairs, manual and powered mobility aids and prams.
- ☐ Ensure all cubicle doors at a minimum are manually lockable and outward swinging.
- ☐ Provide a manually sliding lockable door in locations with restricted space and of more frequent use.
- ☐ Provide an automatic sliding door to accessible cubicles in locations of high and frequent use.

- ☐ Design new facilities to provide universal accessibility.

C Site Integration and Communal areas

- ☐ Provide universal access to all internal and external areas in accordance with relevant Australian standards, State and council Statutory requirements.
- ☐ Provide access pathway widths and gradients compliant for universal accessibility from street to facility.
- ☐ Provide at a minimum a continuous width of 1000mm to all access pathways external and internal.
- ☐ Consider 1800mm path widths to allow two wheelchairs to pass each other or for a carer/friend to be alongside the person.
- ☐ Provide wayfinding signage to the facility with consideration for people with vision impairments with clearly signed text, Braille and graphic symbols in accordance with relevant Australian Standards, State and council Statutory requirements.
- ☐ Provide accessible parking close the facility.
- ☐ Provide equal access to external communal spaces and amenities such as hand basins, showers and water fountains.
- ☐ Ensure the design and provision of parking, pathway access and external publicly accessible facilities comply with the relevant current Australian Standards, State and Council statutory requirements.

D Character Area Integration

- ☐ Provide additional integrated facilities to accommodate users and related activities depending on the character area in which they are located.
- ☐ Determine the number and type of inclusive and accessible cubicles according to location use and size of facility.

E Provision of Accessible and Inclusive Toilets and Facilities

Determine which of the below cubicles are necessary subject to usage, size of facility, location and level of investment.

- ☐ Gender Neutral Accessible WC left and right hand access (with and without shower).
- ☐ Gender Neutral Ambulant WC – left and right hand access.
- ☐ Gender Neutral Ambulant and Accessible Showers and Change Rooms – left and right hand access.
- ☐ Gender Neutral Changing Places WC (with and without shower).
- ☐ Gender Neutral Family Room (with and without shower and WC).

F Accessible and Inclusive Fixtures and Fittings

Provide the following fixtures and fittings as required. All fittings and fixtures are to be manufactured and installed to comply with current Australian Standards and codes.

- ☐ Provision of sanitary disposal units and sharps disposal boxes subject to usage consideration.
- ☐ Hand washing taps to be a lever type or sensor activated fixture.
- ☐ Automatic electronic hand dryers to be installed where required. Mounted height of the operative component to be no less than 900mm and no more than 1100mm above the finished floor level. Installation to meet the requirements of AS1428.
- ☐ Accessible drinking fountain installed where required.
- ☐ Wastewater dump point installed where required.
- ☐ Accessible and inclusive visual and Braille signage on all cubicles and nearby the facility. Installation to meet the requirements of AS1428.
- ☐ Provide 2 hooks at an accessible height in every cubicle that may also be used for working dog leads. Mounted height of the operative component to be no less than 1200mm and no more than 1350mm above the finished floor level. Installation to meet the requirements of AS1428.
- ☐ Accessible shelf to be provided in every cubicle.
- ☐ Provide MLAK key access to eligible persons for 24-hour access to accessible cubicles and facilities.
- ☐ Door operation and opening force to meet the requirements of AS1428.

Facility Modules

Type 1
Accessible Toilet
Cubicles

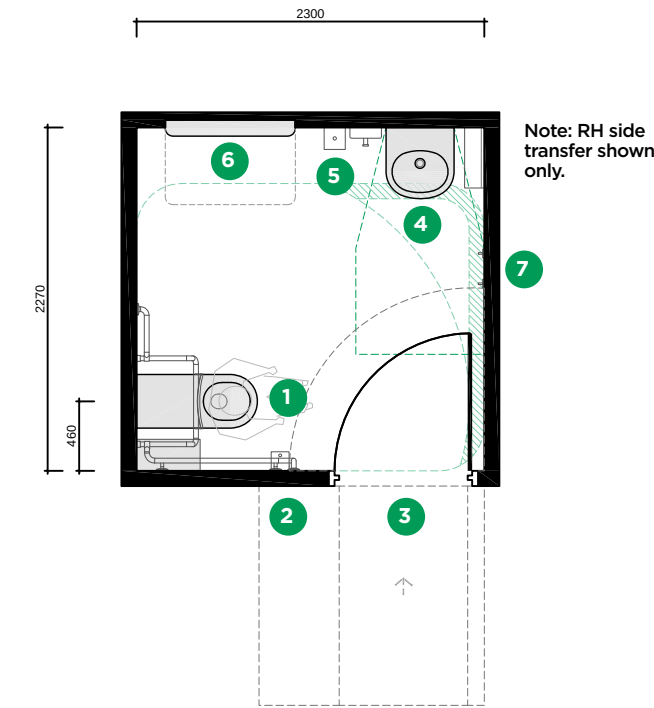
These cubicle types accommodate wheelchair user access and assistance when transferring from wheelchair to a toilet. The minimum requirements of an accessible toilet include:

- Australian Standard and NCC compliant fixtures and fittings including a WC pan with backrest and washbasin
- Grab rails
- Low height mirror
- Shelf space adjacent to the washbasin
- Inclusive signage
- Sufficient circulation space
- Door opening mechanism or automated door with a minimum clear width of 850mm
- Standard provision includes both Left Hand (LH) and Right Hand (RH) transfer facilities. Where provision for both is not feasible, wayfinding signage is required to the nearest accessible

Additional features that may be considered based on usage, demographics and location are:

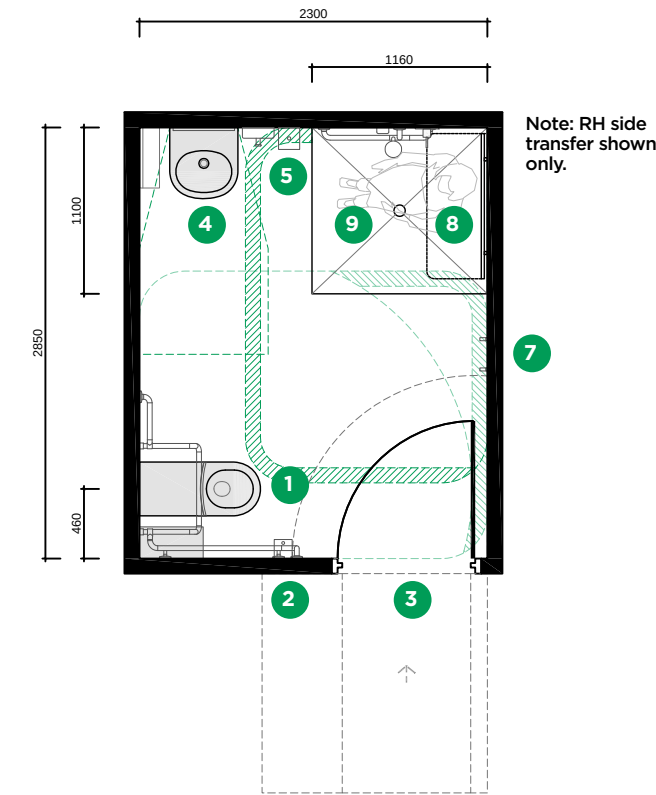
- Soap dispenser
- Hand towel dispenser
- Clothes-hanging device
- Sanitary disposal / sharps disposal unit
- Switches or general purpose outlets
- Baby change table

Type 1A
Accessible WC with handbasin & baby change



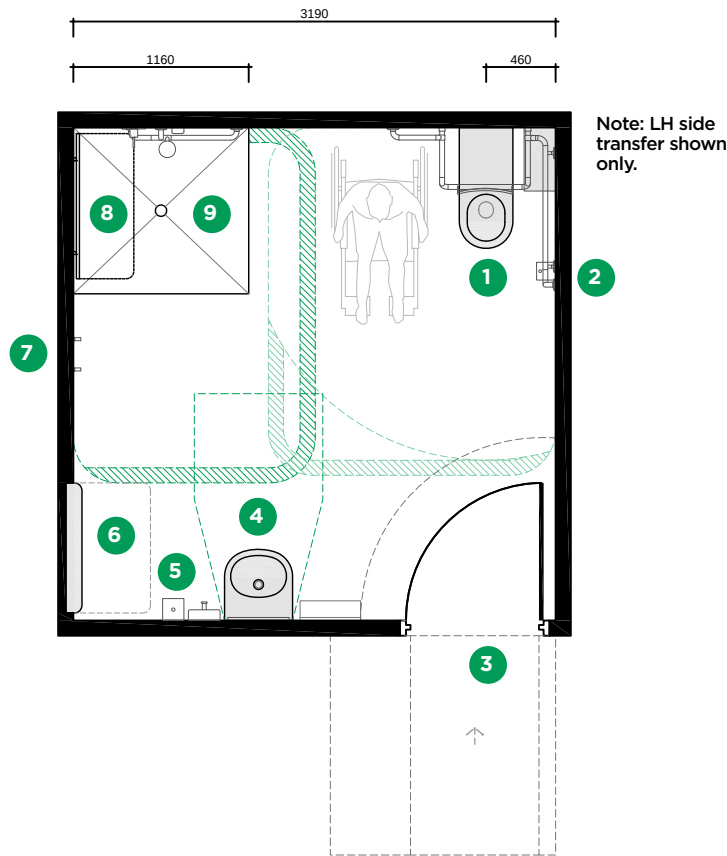
- 01** Accessible WC pan with plastic seat, wall mounted grab rails and backrest (RH or LH side transfer grab rail options)
- 02** Toilet roll dispenser
- 03** Door with circulation space and interior clearances. (Option for automated sliding door and MLAK key access)
- 04** Washbasin with mirror, associated shelf and soap dispenser. Allowance for circulation space
- 05** Sharps disposal unit

Type 1B
Accessible WC with handbasin & shower



- 06** Baby change table inset into wall to increase durability
- 07** Clothes hooks
- 08** Fixed to structure wall mounted fold up seat in shower zone
- 09** Shower with accessible mixer and grab rail set to LH or RH position as necessary

Type 1C
Accessible WC with handbasin, shower & baby change



Facility Modules

Type 2
Ambulant Toilet
Cubicles

These cubicle types have provision for people with ambulant disabilities that do not require extra space provided for in an accessible compartment. To ensure universal and inclusive design of future toilets, it is determined that ambulant facilities shall be the minimum standard requirement for a WC cubicle.

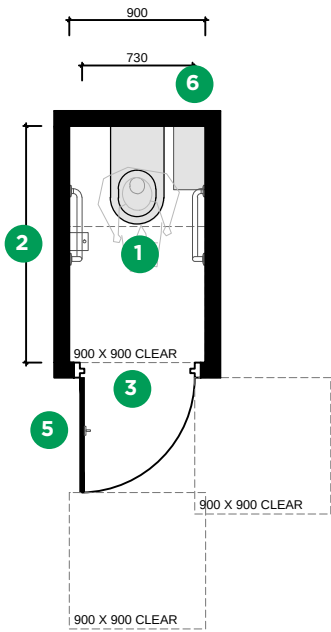
The minimum requirements of an ambulant toilet include:

- Australian Standard and NCC compliant fixtures and fittings including a WC pan
- Grab rails
- Inclusive signage
- Sufficient circulation space
- Clothes hanging device
- Door opening mechanism or automated door with a minimum clear width of 700mm

Additional features that may be considered based on usage, demographics and location are:

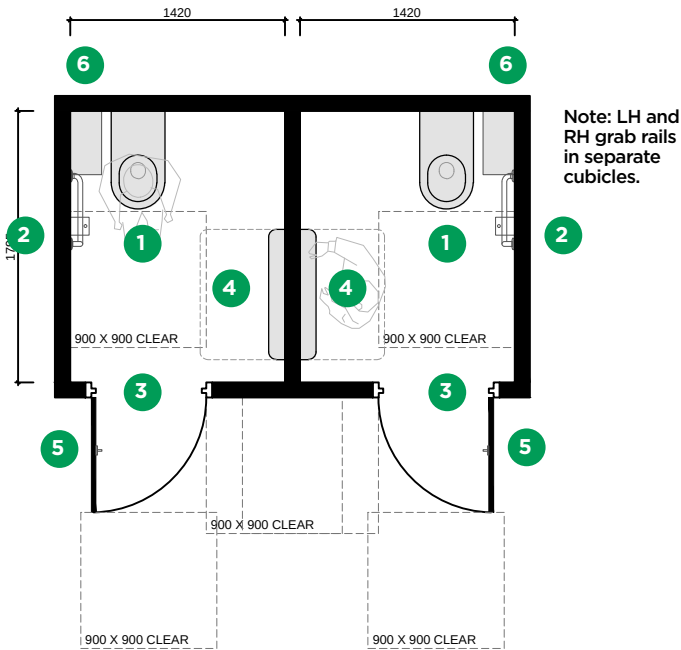
- Washbasin within the cubicle
- Soap dispenser
- Hand towel dispenser
- Sanitary disposal unit

Type 2A
Ambulant WC with LH & RH grab rails



- 01 Ambulant WC pan with plastic seat, wall mounted grab rails and backrest
- 02 Toilet roll dispenser
- 03 Door with circulation space and interior clearances
- 04 Baby change table
- 05 Clothes hook
- 06 Sanitary disposal unit

Type 2B
Ambulant WC with washbasin & baby change



Note:

1. Handbasins to be provided at a communal external washbasin facility.
2. Alternative inward swinging doors to module will require removable door leafs. Internal circulation spaces to be adapted to comply with Australian Standards.

Facility Modules

Type 3
Ambulant and
Accessible Shower
Cubicles

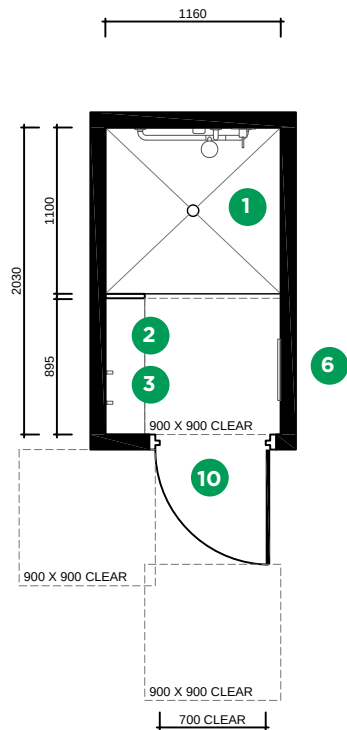
These cubicle types provide ambulant and accessible self-contained shower and change facilities with the inclusion of a baby change table. Ambulant facilities should be the minimum accessibility standard for shower facilities. Additional circulation space, facilities and features are required to achieve the standard for an accessible shower compartment. The minimum requirements of an accessible include:

- Australian Standard and NCC compliant fixtures and fittings including a shower recess with grab rail fixed at a LH or RH position, shower hose fitting, accessible mixer, and soap holder
- Folding shower seat within or separate to the shower recess
- Clothes hooks adjacent to the shower recess
- Inclusive signage
- Sufficient circulation space
- Accessible door opening mechanism or automated door

Additional features that may be considered based on usage, demographics and location are:

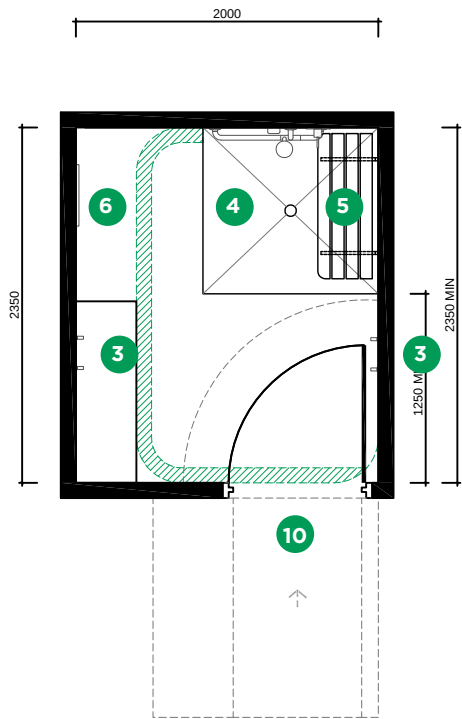
- Full length wall mounted mirror
- Wash basin with mirror, self, soap dispenser and hand dryer
- Additional clothes-hanging device
- Sharps disposal unit
- Baby change table

Type 3A
Ambulant shower cubicle



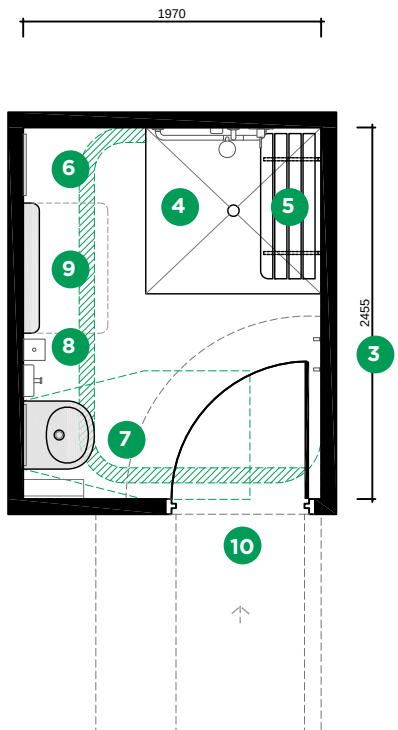
- 01 Shower recess with grab rail, shower hose fitting, mixer and soap holder
- 02 Bench with partition to shower
- 03 Clothes hooks
- 04 Accessible shower recess with grab rail, shower hose fitting, mixer and soap holder. Provision of minimum circulation space
- 05 Folding plastic shower seat

Type 3B
Accessible shower cubicle



- 06 Wall mounted mirror
- 07 Washbasin with mirror, associated shelf and soap dispenser. Allowance for circulation space
- 08 Sharps disposal unit
- 09 Baby change table inset into wall to increase durability
- 10 Door with minimum circulation space and clearances

Type 3C
Accessible shower cubicle with handbasin & baby change



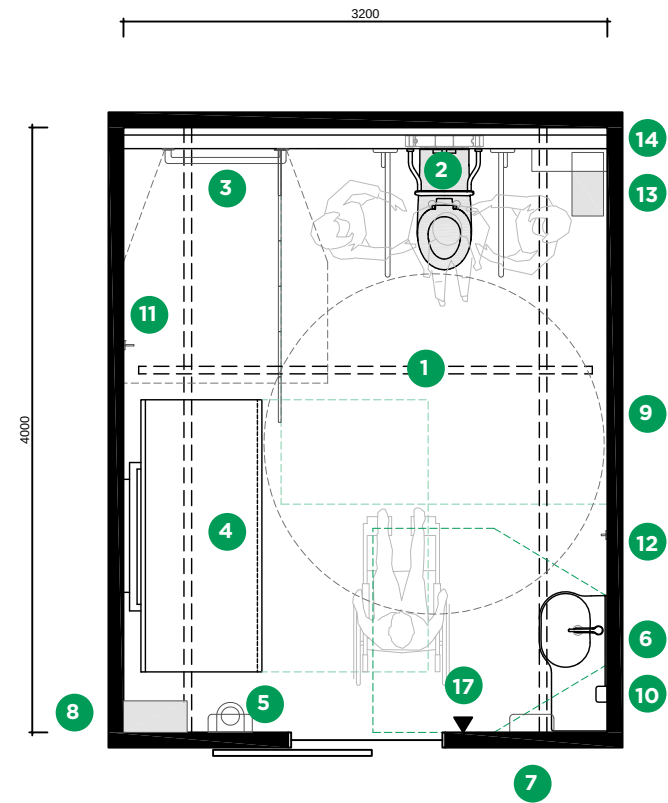
Facility Modules

Type 4
Changing Places

These cubicle types directly reference the *Changing Places Design Specifications 2020* which outlines a type of public toilet facility designated as an ‘Accessible Adult Change Facility’. This type of facility provides a higher level of accessibility than a typical accessible WC, for people who are unable to toilet independently. A Changing Places facility should be considered for regional destinations and facilities.

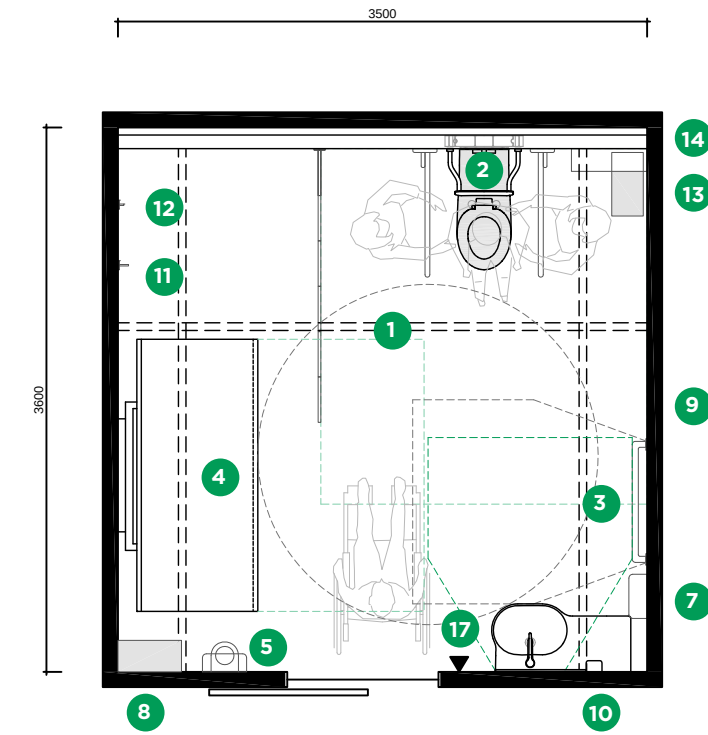
- The provision of an adult change facility should follow the *Changing Places Specifications 2020* and include:
- A height-adjustable adult-sized change table
 - A constant-charging ceiling track hoist system
 - A centrally located peninsula toilet
 - Circulation spaces as defined in the design specifications
 - An automatic door with a clear opening of 950 mm at a minimum (1100 mm for beach and lake locations)
 - A privacy screen

Type 4A
Changing Places Design 1A (Without shower rectangular)



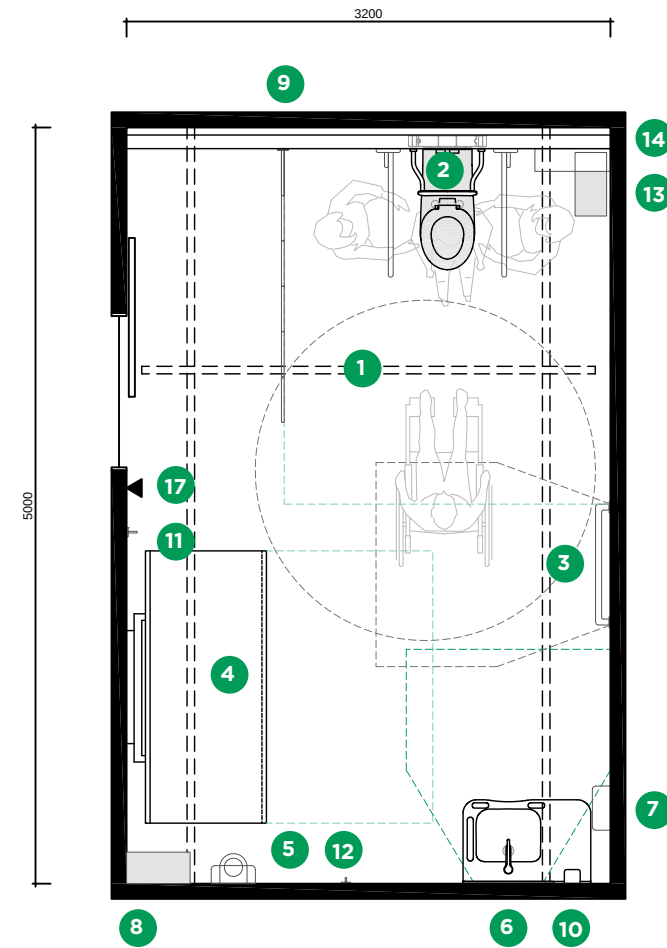
- 01 Constant-charge room coverage hoist
- 02 Accessible peninsula-style toilet including backrest and two drop-down grab rails
- 03 Wall-mounted changing rails
- 04 Wall-mounted, motorised height adjustable change table with side safety rail
- 05 Shelf and sanitising wipe dispenser
- 06 Washbasin with integrated shelf

Type 4B
Changing Places Design 1B (Without shower square)



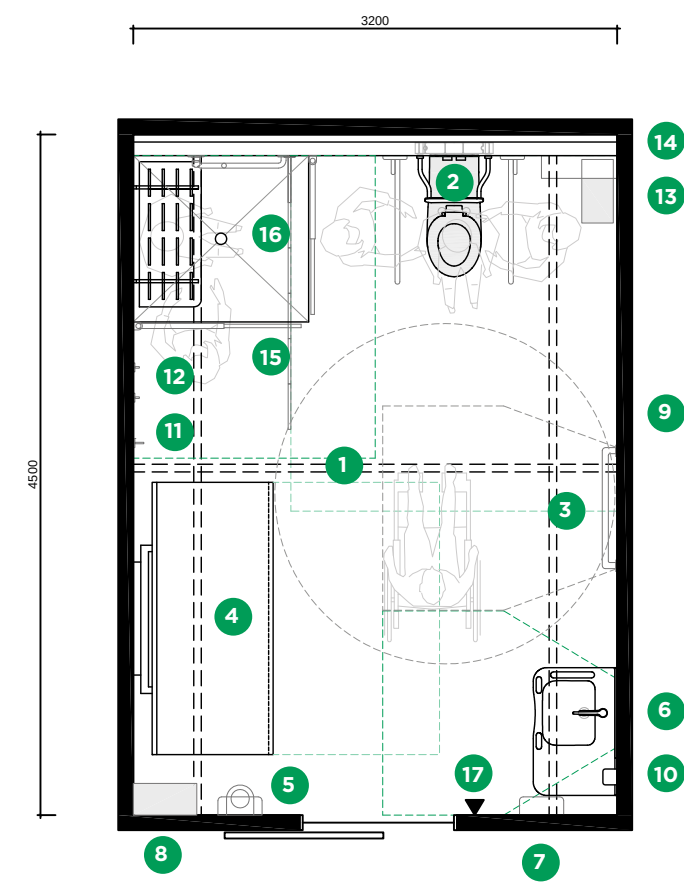
- 07 Hand dryer or paper towel dispenser
- 08 Incontinence pad disposal bin
- 09 Wall-mounted retractable privacy screen
- 10 Soap dispenser
- 11 Large sling hook
- 12 Clothes hook
- 13 Sanitary disposal unit
- 14 Shelf beside the toilet pan

Type 4C
Changing Places Design 1A (Without shower alternative door location)



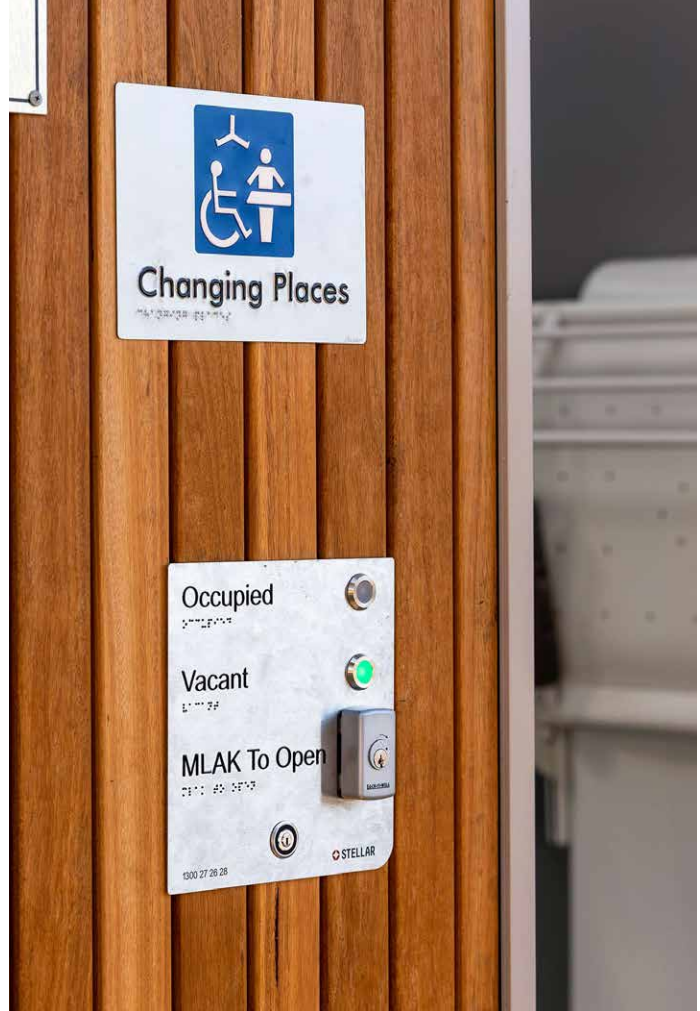
- 15 Telescopic shower curtains
- 16 Accessible shower with shower seat
- 17 Automatic door control

Type 4D
Changing Places Design 2 (With shower)



From top left to right.

- 1 MLAK and access Changing Places ©
- 2 Thomas Street Changing Places Facility Changing Places ©
- 3 Port Campbell Changing Places Facility ASCO ©



Facility Modules

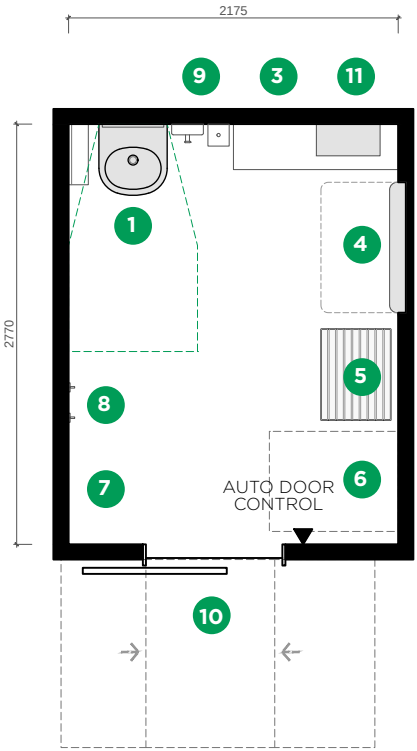
Type 5
Family Facilities

Provision of parenting or family rooms within a public toilet facility can create space for comfortable breast feeding, care for babies or children and combined WC and change facilities. There are no standard requirements for a family room within the NCC or Australian Standards, however all facilities should be inclusive and accessible.

A typical family room or facility may include:

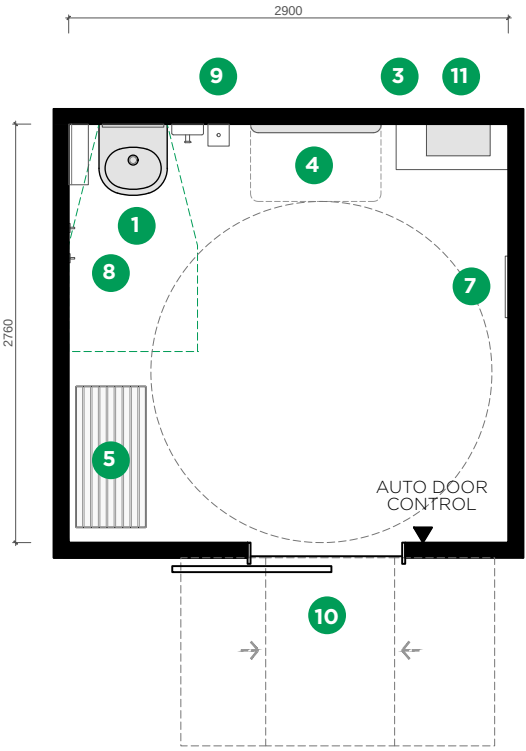
- Washbasin with mirror, soap dispenser, shelf and hand dryer
- Larger shelf or bench space
- Bins within or nearby the cubicle
- Baby change table
- Seating for other people or children within the compartment
- Space for a pram or wheelchair
- Clothes hooks
- Sanitary disposal unit
- Sharps disposal unit
- Microwave
- General power outlets

Type 5A
Ambulant family room



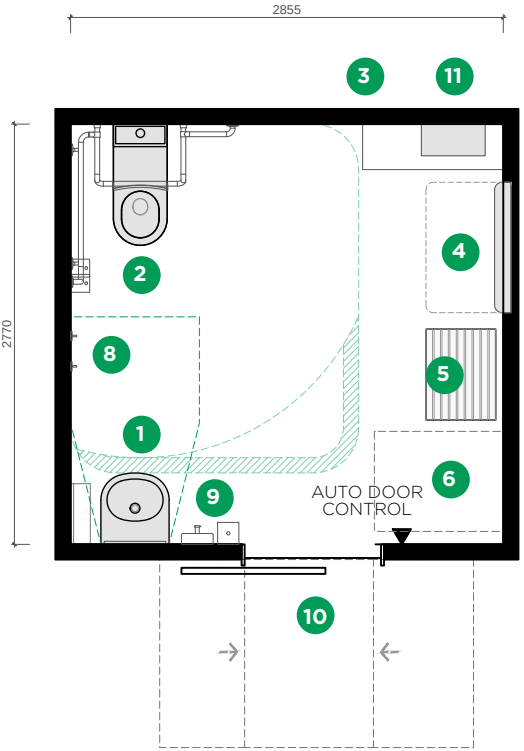
- 01 Washbasin with mirror, associated shelf and soap dispenser. Allowance for circulation space
- 02 Accessible WC pan with plastic seat, wall mounted grab rails and backrest
- 03 Large shelf
- 04 Baby change table inset into wall for durability
- 05 Bench seating for other people or children
- 06 Pram or wheelchair space

Type 5B
Accessible family room



- 07 Wall mounted mirror
- 08 Clothes hooks
- 09 Sharps disposal unit
- 10 Automatic sliding door (1100 mm clear opening for beach and lake locations)
- 11 Sanitary disposal unit

Type 5C
Accessible family room with WC



ENVIRONMENTALLY
SUSTAINABLE
BUILDING DESIGN

Objective

Design sustainably to address climate change, conserve natural resources and protect the environment.

Minimum Requirements:

ESD Initiatives for New and Retrofitted Public Amenities

The following minimum requirements apply to Council's public toilet building projects and align with Council's *ESD Standards for Council Buildings Policy*.

A Passive Solar Design

- ☐ Orientate facility to take advantage of prevailing breezes, where possible.
- ☐ Optimise natural ventilation with internal configuration designed to maximise airflow.
- ☐ Provide adequate openings to maximise natural ventilation and light. Consider the use of high and low operable openings that utilise both buoyancy and crossflow ventilation. Consider local wind effects.
- ☐ Design facilities to use natural light during daylight hours.
- ☐ Use colour and reflectivity of internal surfaces to enhance natural light.

B Energy Efficiency

- ☐ Design for energy efficiency to avoid and reduce the dependence on fossil fuels (for electricity, natural gas) during operation.
- ☐ Install only energy efficient LEDs, high-mounted, and vandal-resistant light fittings.
- ☐ Ensure internal lights are turned off when not in use, i.e. through the use of motion sensors and/or timers (security lighting excepted).

- ☐ Use only Energy Star rated appliances and fittings within one star of the highest available within the product category.

- ☐ When hand dryers are proposed, use high speed dryers with short run times. Design to minimise hand dryer noise.

- ☐ Install an authority read meter for electricity and/or gas consumption, in a location that allows easy access and maintenance.

C Renewable Energy

- ☐ Orientation and roof design considered for potential application of solar power (i.e. north and north-west facing roof, and optimal roof pitch for panels).

- ☐ Design space for potential application of battery storage.

D Water Efficiency

- ☐ Design for water efficiency to reduce dependence on drinking quality water during operation.
- ☐ Use only Water Efficiency Labelling Scheme (WELS) rated appliances and fittings within one star of the highest available within the product category.
- ☐ Use only dual flush toilets with water consumption less than or equal to 3 to 4.5 litres per flush.
- ☐ Use wash hand basin taps with a water flow rate less than or equal to 4.5 litres per minute and operated via a sensor or push button.

- ☐ Consider the roof design to maximise the potential application of rainwater collection and harvesting, where feasible.

- ☐ Install an authority read meter for water consumption, in a location that allows easy access and maintenance.

E Material Use

- ☐ Reuse an existing building or structure where possible.
- ☐ Design facilities to dimensions that suit standard material sizes where applicable to reduce waste.
- ☐ Preference materials that are sourced locally, and are recycled, recyclable and renewable.
- ☐ Consider materials that use less energy in the manufacturing process and transport (i.e. low carbon/ low embodied energy).
- ☐ Select materials, fittings and fixtures for durability that can be easily sourced and replaced.
- ☐ Design facilities for the appropriate disposal and collection of operational waste.

F Natural Environment

- ☐ Minimise light pollution to neighbouring bodies and the night sky. All non-safety external lighting must comply with AS 4282:1997. External luminaires cannot have an Upward Light Output Ratio (ULOR) exceeding 5%, relative to its actual mounted orientation.

- ☐ Use light-coloured roof materials with a high Solar Reflective Index (SRI) to avoid contributing to the urban heat island effect, particularly in built-up urban areas.

G Indoor Environment Quality

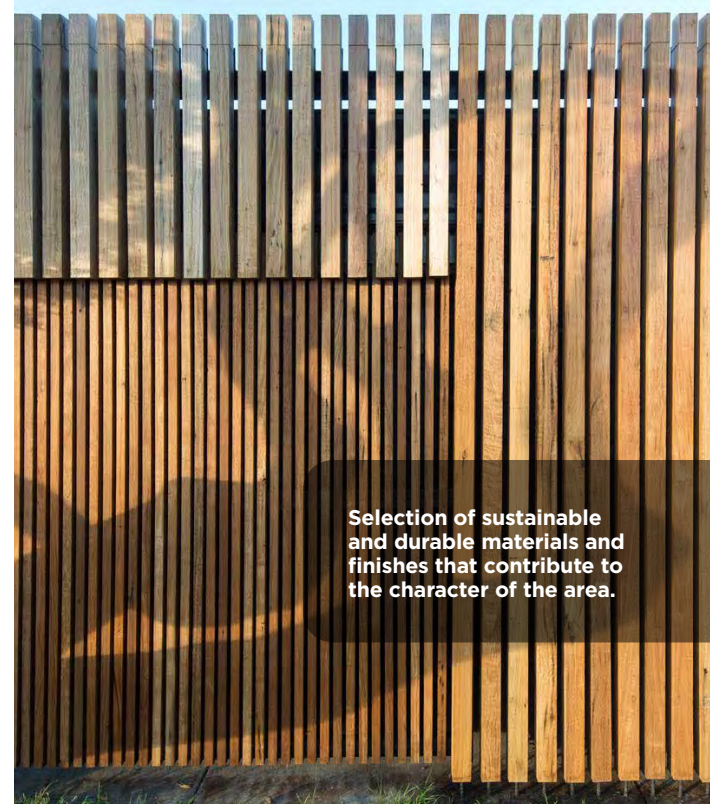
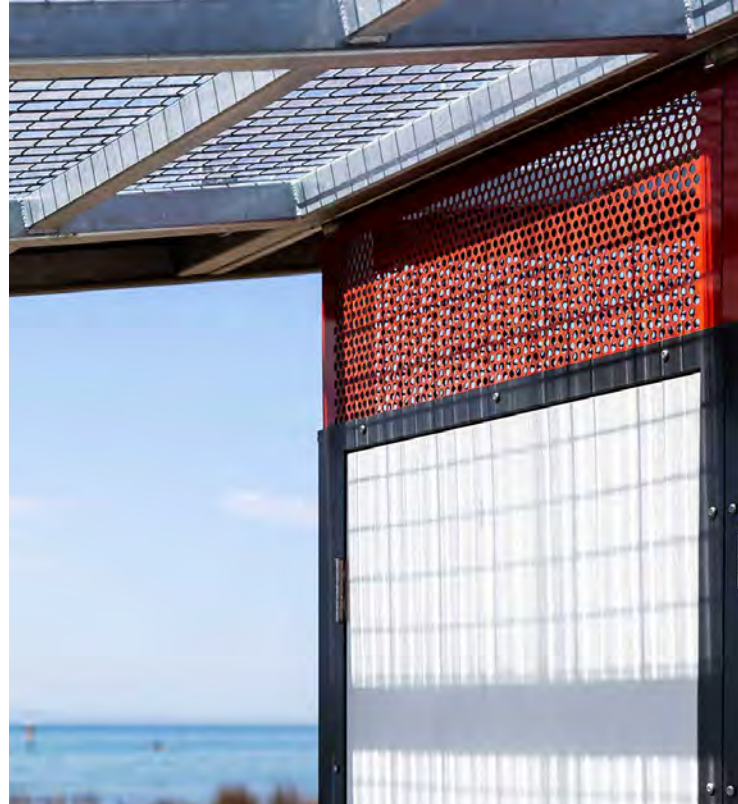
- ☐ Use low volatile organic compound (VOC) paints and adhesives.
- ☐ Consider the use of engineered wood products that have low formaldehyde emissions or contain no formaldehyde.

H Construction

- ☐ Develop and implement a project-specific Environmental Management Plan (EMP) to minimise environmental impacts during construction.
- ☐ Ensure the relevant Operations and Maintenance manuals are provided, or updated for existing facilities.

I Building Management

- ☐ Collect energy usage, water usage and occupancy data, where available, for the ongoing management and maintenance of public toilets and the long-term evaluation of ESD initiatives.



From left to right.

- 1 Sandringham Foreshore Amenities by Zen Architects
Jack Lovel 2018 ©
- 2 Hervey Park Amenities ASCO
- 3 Depena Reserve Amenities by Sam Crawford Architects Brett Boardman ©

Best Practice Recommendations:

A Minimise Effect on Environment, Biodiversity and Local Ecology

- ☐ Site facilities to take best advantage of existing vegetation features including number of trees, species, size (height, canopy, extent of root system) for shading.
- ☐ Implement Water Sensitive Urban Design (WSUD) initiatives.

B Zero Emissions Design and Renewable Energy

- ☐ Design for zero to no dependence on fossil fuels and achieve low to net zero emissions during their operation.
- ☐ Install a solar power system where the financial payback is 10 years or less. Assess the merit of including battery storage, and install where feasible.
- ☐ Where hot water is supplied to the facility for showers and/or taps, select a high performance hot water system that is energy efficient, zero or low emissions with reduced lifecycle costs.

C Water Harvesting and Leak Detection

- ☐ Install a rainwater harvesting tank to reuse water for toilet flushing. Minimum tank size is 2,000 litres. Consider opportunities to harvest from adjacent Council buildings, where relevant.
- ☐ Install a leak detection device on water supply that halts water supply if leak is detected until manual reset.

D Materials Use

- ☐ Include exposed floors, walls, and ceilings in the design to reduce materials use.
- ☐ Use innovative materials with low carbon, low embodied energy.
- ☐ Select materials with a product certification scheme recognised by the Green Building Council of Australia (GBCA).
- ☐ Use sustainably sourced timber (Forest Stewardship Council certified with a Chain-of-Custody certificate) or recycled timber.

- ☐ Select fit out items with a minimum 5-year product warranty.
- ☐ Design for disassembly. This may include façade elements which can be re-used on other buildings.

E Alternative Design

- ☐ Composting and waterless toilets.



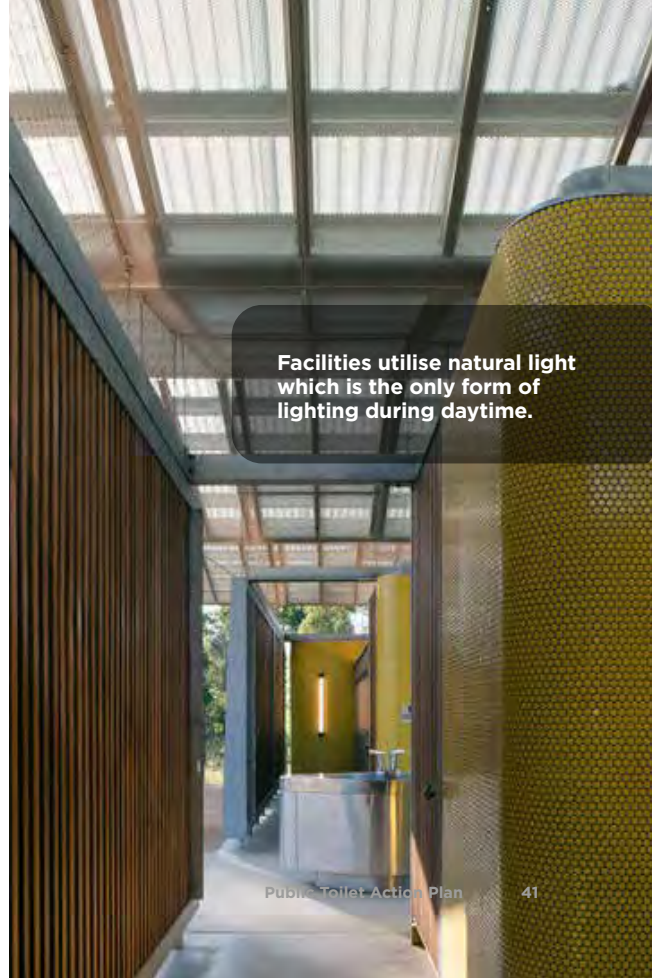
Utilisation of water capture, storage and reuse to conserve precious drinking water supplies.

From top left to right.

- 1 Middle Park Amenities by Gregory Burgess Architects
Gregory Burgess Architects ©
- 2 Bridgewater Park Amenities by Urakawa Jenkins Architects
Urakawa Architects ©
- 3 Beare Park Amenities by Sam Crawford Architects
Brett Boardman ©
- 4 Bungarribee Amenities by Stanic Harding Richard Glover ©



Retrofit of existing facilities to reduce material wastage.



Facilities utilise natural light which is the only form of lighting during daytime.

Recommendations:

F Maximise Energy Efficiency

- ☐ Facilities are designed to allow for the potential application of solar power.
- ☐ Use solar power where financial payback is 10 years or less.
- ☐ Investigate reducing supply water temperature to improve overall heating system efficiency.
- ☐ Explore hot water system and solar PV to create a standard set of solar PV and hot water specifications for public toilets, based on a cost-benefit and multi-criteria analysis of toilets with different demands/usages.
- ☐ Install only energy efficient LED, high-mounted, and vandal-resistant light fittings.
- ☐ Install lamps that can be easily sourced and replaced.

G Efficient Building Management and Maintenance

- ☐ Reduce operating costs over the building life cycle.
- ☐ Design for efficient maintenance of infrastructure.
- ☐ Separate and make accessible water and electricity metering for efficient and regular monitoring of energy and water usage by council.
- ☐ Collect data from facilities ongoing management and maintenance and distribute to enable the long-term evaluation of ESD initiatives.

Building Design Principle 5

CONSIDERED
LOCATION & USE

Objective

Design to enhance the public realm and amenity for community. Respond to people and place.

Recommendations:

A Integration with Context

- ☐ Enhance and relate facilities to local context and character area.
- ☐ Connect and integrate with associated public space and locate in areas of current and future anticipated public activity.
- ☐ Accommodate multiple and secondary functions within facility design depending on location, associated use and needs of the Individual user and local community.
- ☐ Design methodology and signage identifies facilities as part of a greater network of public amenities for Frankston City.

B Use-Integrated Functionality

- ☐ Facilities are co-located with other public amenities such as showers, water fountains, bike parking and public seating depending on location and character area.

C Size and Configuration

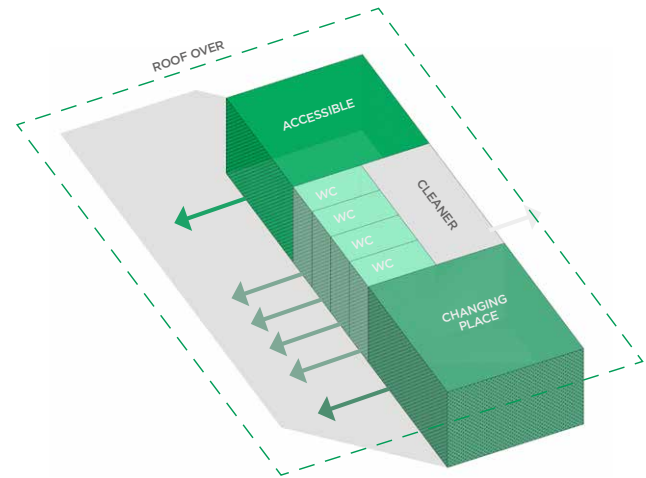
- ☐ Appropriately size and configure facilities according to location and character area. Facilities can be small, medium, or large. Facilities can be integrated and attached to an existing structure or building, or be standalone buildings.

- ☐ Arrange cubicles with direct access out to common circulation area with common use hand basins.
- ☐ Consider the provision of a service access duct to cubicles either between or behind cubicles.
- ☐ Configure standalone building according to size.
- ☐ Create a cluster of cubicles as a square or circle with a sheltered edge to communal access with hand basins for small facilities.
- ☐ Create a linear formation of cubicles with direct access to a communal veranda edge to one side for medium facilities.
- ☐ Duplicate cluster or linear form with communal facilities as an entry point between for large facilities.
- ☐ Provide for ample universally accessible circulation to communal areas.
- ☐ Provide natural light and cross ventilation to communal areas.
- ☐ Provide shelter from wind and driving rain to communal areas.

Configuration Types

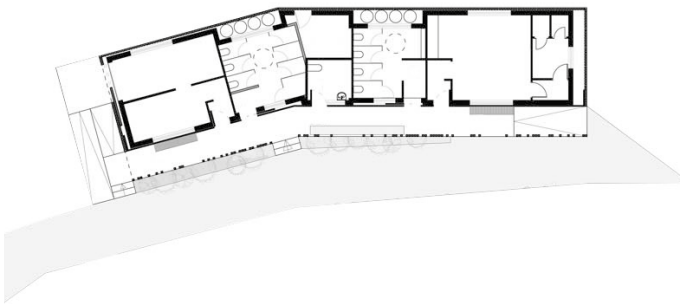
Linear access and circulation

Linear arrangement of modular cubicles with through circulation to front edge.



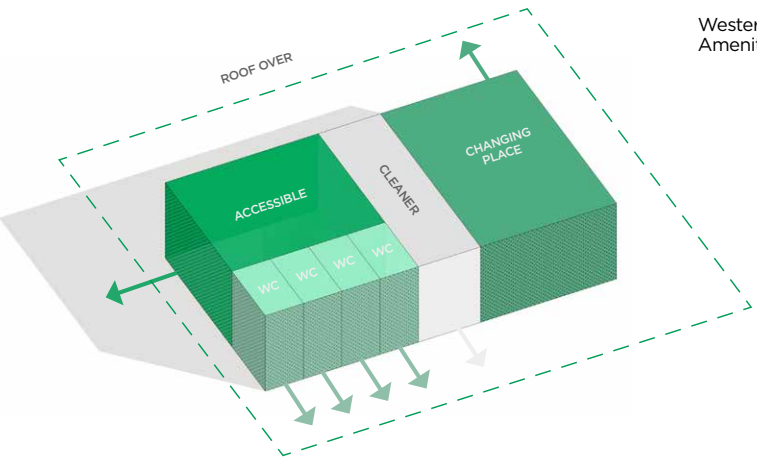
Example of amenities design with linear arrangement of modular cubicles.

Marks Park Amenities
Sam Crawford Architects



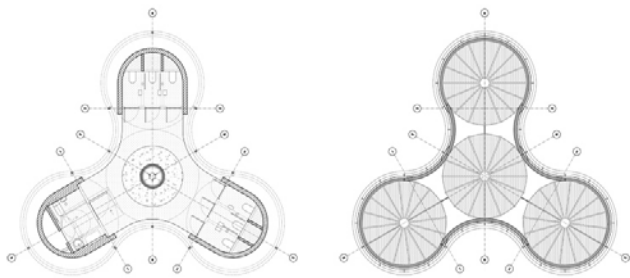
Surrounding access and circulation

Square arrangement of modular cubicles with circulation around perimeter of amenities.



Example of amenities design with circulation and access from all directions.

Western Parkland Amenities by CHROFI





Cubicles open onto public space with screening at hand basins to promote permeability.



Consider a separate roof structure to cubicle structure to ensure opportunity to extend amenities.

From left to right.

- 1 Somerville Park Sports Pavilion by Sam Crawford Architects Brett Boardman ©
- 2 Warril Parkland Amenities LatStudios

D Cubicle Design

- ☐ Design cubicle doors to open directly onto public space.
- ☐ Use solid core doors of minimum 40mm thickness for cubicle doors.
- ☐ Provide generous roofed area outside cubicle doors that provides cover for required circulation space and communal areas.
- ☐ Provide gaps no greater than 75mm to the bottom of all cubicles to ensure unhindered wheelchair accessibility and privacy.
- ☐ Integrate benches for communal hand basins.
- ☐ Provide continuous gaps to ground level of screen to ensure maximum visibility.
- ☐ Metal screens and gates should be dark in colour to maximise transparency.
- ☐ Ensure that screens do not provide footholds for climbing.

E Form and Shape

- ☐ Design the form of the facility to be identifiable as public amenities.
- ☐ Shape the facility to make, relationships to its character area, location, and environment.
- ☐ Articulate relationships to environment, place and community in the ground, walls, and roof.

F Construction

- ☐ Allow space for the simple accommodation of light and ventilation above the external walls and partitions with a permeable screen.
- ☐ Design the roof as an independent structure from the cubicle walls to allow for flexibility for change overtime.
- ☐ Provide ample eaves and overhang to the cubicle's walls for shelter and shade for user amenity.
- ☐ Accommodate the provision of natural light through varied use of opaque and semi translucent roof sheeting.

G Materiality

- ☐ Use durable materials suited to the location and character area. For example, facilities at the foreshore should consider using structural timber and masonry rather than steel and metal cladding. High-grade stainless-steel fixtures and fittings should be used to prevent rust and weathering.

Building Design Principle 6

EFFICIENT & COST
EFFECTIVE DESIGN

Objective

Reduce cost with
efficient design and
construction.

Recommendations:

Note: Additional recommendations will be included following the development of the Typologies Report.

A Modular Considerations

- ☐ Design facilities to be modular and elemental to better allow for future alterations and additions depending on location (See Principle 5 - Considered Location and Use - Section C Size and Configuration).
- ☐ Design facilities to utilise universally accessible and inclusive modules (See Principle 2 - Accessible and Inclusive Building Design - Section E Gender Neutral Accessible and Inclusive Amenity Types).
- ☐ Save time during construction through efficient building design and using readily available materials.
- ☐ Minimise disruption to community due to construction and loss of facilities.

B Material Sizing

- ☐ Use readily available standard materials and dimensions for efficient and cost-effective design.

C Additional Functions

- ☐ Accommodate multiple and secondary functions as standardised additional elements depending on location, use and needs of local community.



From top left to right.

- 1 Sandringham Foreshore Amenities by Zen Architects Jack Lovel 2018 ©
- 2 Ed Hardy Park Amenities by ME Christopher Frederick Jones ©
- 3 Kyeemagh Boat Ramp Amenities by Sam Crawford Architects Brett Boardman ©

Building Design Principle 7

EASY TO MAINTAIN & MANAGE

Objective

Promote longevity with durable design, efficient management and maintenance.

Recommendations:

A Ground Surface

- ☐ Minimise, if not eliminate, risk of falls and trip hazards to all areas throughout the site and facility.
- ☐ Select durable non-slip flooring.
- ☐ Select easy to wash down floors.

B Building Envelope and Finishes

- ☐ Use durable materials, fixtures and fittings that are easy to clean, maintain and that reduce the impact of vandalism and environmental weathering.
- ☐ Select structural materials and finishes according to location and cost i.e., basic, standard, and premium finishes.
- ☐ Consider using lightweight cubicle partitions for good ventilation and future proofing.
- ☐ Provide, where possible, a continuous gap to the bottom of all external and internal cubicle walls for ease of maintenance.
- ☐ Use proprietary skylights or partial translucent roof sheeting to enhance natural light in cubicles to lower running costs.
- ☐ Use Insulated roof with highlight durable sheeting such as Colorbond ultra steel for coastal areas.

- ☐ Use aluminium gutters with gutter guard.
- ☐ Use highly durable aluminium louvre windows or battened screens with insect mesh for gaps between walls and ceiling.
- ☐ Regularly check translucent sheeting for damage and replacement if necessary.

C Fittings and Fixtures

General Guidelines

- ☐ Ensure fixtures and fittings to all new and refurbished public toilets are durable, easy to install, repair and replace.
- ☐ All fittings and fixtures should be robust and constructed from high-quality durable materials that resist damage due to weathering, vandalism, and misuse.

Shower Specific Guidelines

- ☐ Ensure showers are water efficient in accordance with automatic water flow switch after use.
- ☐ Install floor drains with adequate ground fall to remove any surface water from cubicles, interior circulation spaces and exterior wash areas.

Toilet Specific Guidelines

- ☐ Specify robust and durable toilet pans according to location area.
- ☐ Consider vandal resistant ceramic resin composite toilets as an alternative to high grade stainless steel in premium locations.
- ☐ Fit toilet pans with durable seats that are operable.
- ☐ Locate service space to the back of toilet pans to conceal plumbing to aid maintenance.
- ☐ Conceal toilet cisterns in services and maintenance spaces with access panel.
- ☐ Use durable and vandal resistant wall mount flushing mechanisms.

Wash Basin Specific Guidelines

- ☐ Specify robust wash basins constructed from high-grade stainless steel, or a similarly durable material.
- ☐ Ensure taps are water efficient.
- ☐ Consider taps activated by sensor, otherwise push button spring-loaded, or timed.

Baby Change Specific Guidelines

- ☐ Wall mounted baby change station with bacteria resistant polyethylene body. Stainless steel for premium facilities optional.

D Low Maintenance Vegetation

- ☐ Select and/or maintain tree species to maximise sight lines to the building.
- ☐ Select vegetation that minimises future garden and building maintenance.
- ☐ Select tree species that minimise root damage to footings, drainage pipes and footpaths.
- ☐ Maintain a regular cleaning schedule to control weeds.
- ☐ Install guards to all roof gutters to assist maintenance.

E Cleaning of Amenities

- ☐ Maintain a regular cleaning schedule for good hygiene to prevent the transmission of disease.
- ☐ Accommodate space for service room allowing access to service toilet cisterns, cleaners sink (mop station), chemical and consumable storage separate to public access.
- ☐ Raise cubicle partitions for easy washing down of floors.
- ☐ Regularly seal concrete cracks to prevent further deterioration.
- ☐ Use anti-graffiti coatings to key walls and feature elements such as community artwork.
- ☐ Explore surface treatment for easy sticker removal.
- ☐ Maintain a regular cleaning schedule to control issues such as cobwebs.
- ☐ Avoid urinals for ease of maintenance.
- ☐ Avoid corrosion in coastal areas by specifying timber or aluminium frame structures with stainless steel fixtures and fittings.

F Operation and Maintenance Manual

- ☐ Plan for proposed management of the facility during the initial design stages.
- ☐ Review design and specification decisions for life cycle analysis and management.
- ☐ Review opening hours and access management according to location and particular site.
- ☐ Review public and staff communication and signage.
- ☐ Review cleaning and maintenance operations.
- ☐ Review security and safety issues.
- ☐ Ensure risk management plan has been developed.
- ☐ Ensure Operation and Maintenance Manual is completed for each public toilet project by consultant team for Council's Maintenance Department.
- ☐ Consider the use of technology to collect data regarding cleanliness, vandalism and automatic locking.

Consideration of all the design principles will ensure the delivery of a high quality, community asset that is inclusive and accessible for all.



Somerville Park Sports Pavilion by
Sam Crawford Architects

Brett Boardman ©



Public Toilet Action Plan

Frankston, VIC
TYPOLOGIES





PART
1

*Introduction &
Overview*

Introduction

Document Purpose & Scope

The Typologies have been developed following on from the Design Principles & Guidelines Report, which contains guidance on the design of facilities in order to increase their overarching quality and suggest ways in which new or refurbished facilities should be delivered, to meet current design standards and Council priorities.

The layouts contained within this document represent a baseline configuration for each of the identified types. They provide a standard for developing future facilities and assessing proposed designs based on the Principles and Guidelines.

The Typologies are to be considered alongside the Schedules, which provide specifications for the fittings and furniture proposed in each type. Both the Typologies and Schedules will form part of the Design Principles & Guidelines Report.

Subsequent to the Design Principles & Guidelines Report, a 10 year Public Toilet Action Plan will be compiled, which will list and prioritise strategic and capital works actions for Council in order to improve the public toilet offering within the municipality.

How To Use The Typologies

The Document is intended for internal use by Frankston City Council staff, to provide guidance for planning and decision making in the development of any Council managed public toilet facilities.

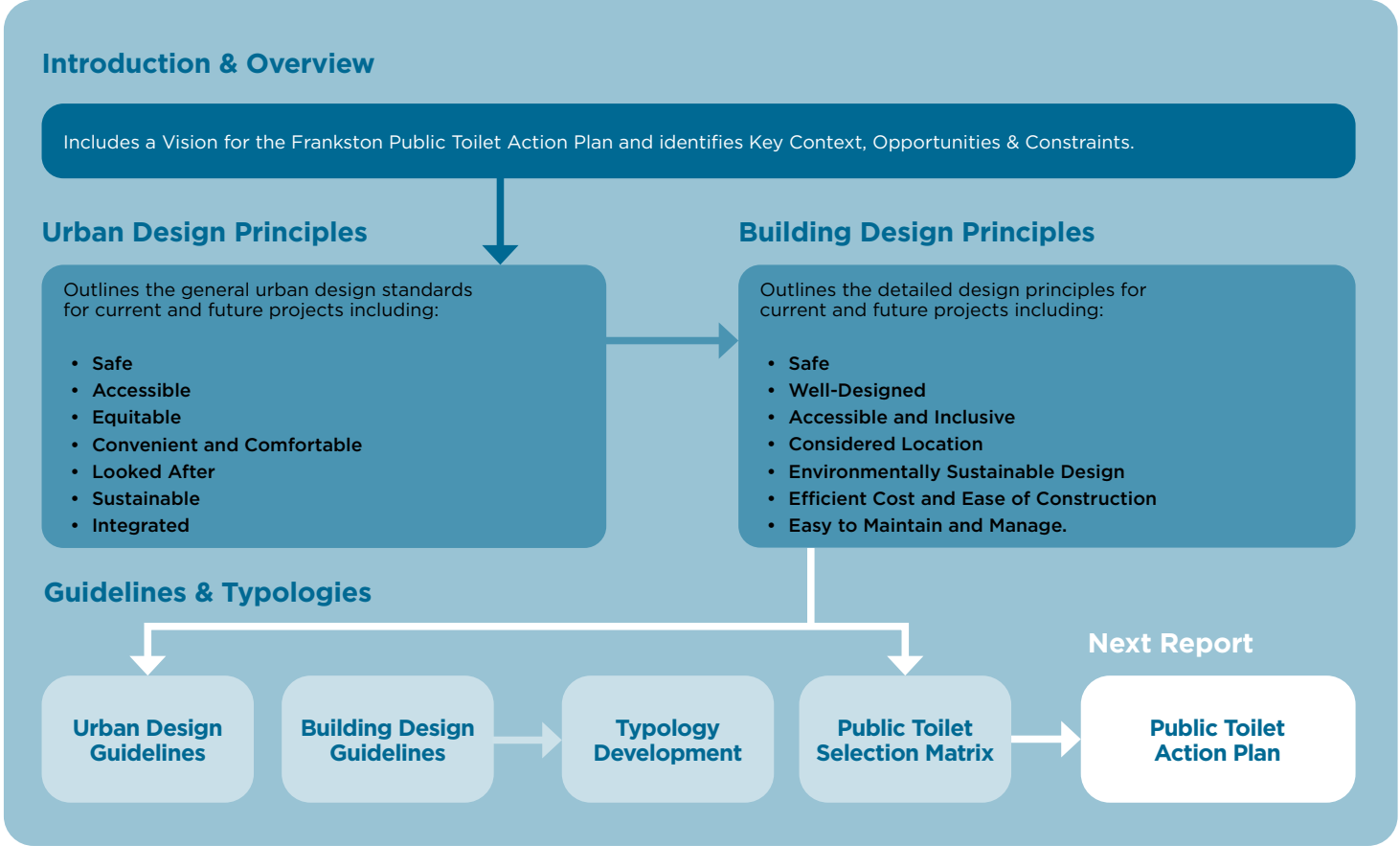
The Document has been set up to align with the Action Plan Guidelines Report which outlines general Urban Design Principles as well as Design Specific Principles. Following the Principles are a series of Design Guidelines that link not only to the Character Areas of facilities but to the preferred Public Toilet Typologies which are detailed in the Document.

The Document outlines example typologies as based on content covered in the Guidelines Report and should be read in conjunction. The below chart outlines how to move through the two documents to easily allow users to navigate to the areas of relevance and to show how the reports are linked and chapters are nested.

How this document sits within the wider Public Toilet Action Plan



Where the Public Toilet Action Plan Typologies sit in relation to the Guidelines Document



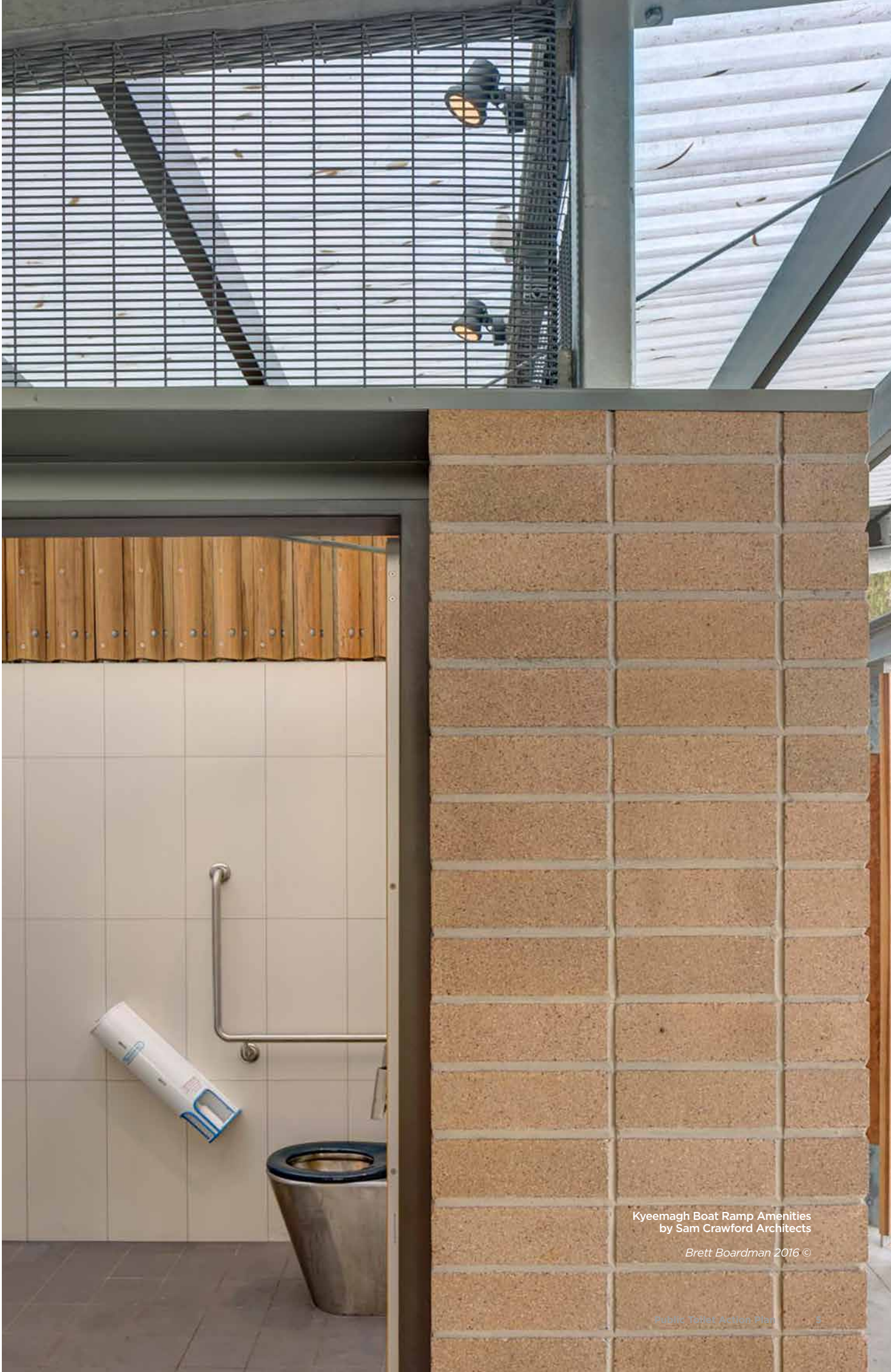
Standards and Building Code Requirements

New building and associated site improvement works are to be compliant with the BCA and Australian Standards. Assumed building occupancy details are as follows:

Relevant Authority	Frankston City Council
NCC Climatic Zone	6 - mild temperate
Classification	10a - Non-habitable building including public toilets
Principle Use	Public Amenities

The following table outlines key Performance Requirements and Deemed-to-Satisfy provisions relating to the development of the public facilities for Frankston City Council. This list is not exhaustive but covers the main criteria and provisions required of a Class 10a building - Public toilet.

BUILDING CODE OF AUSTRALIA (BCA) REQUIREMENTS (2019 AMDT 1)		
CRITERIA		PERFORMANCE OUTCOME OR ACCEPTABLE OUTCOME
HEALTH AND AMENITY - F2: Sanitary and other facilities		
FP2.1	Personal hygiene facilities	Provision provided relative to the use, function and occupants of building - relevant to facilities within a larger building.
FP2.2	Laundry facilities	None required for type 10a.
FP2.3	Kitchen facilities	None required for type 10a.
FP2.4	Disposal of contaminated water	None required for type 10a.
FP2.5	Removal of unconscious people	A sanitary compartment must be constructed with sufficient space or other means to permit an unconscious occupant to be removed from the compartment.
FP2.6	Microbial control	Hot water, warm water and cooling water systems installed in a building must control the accumulation of harmful levels of micro-organisms.



Kyeemagh Boat Ramp Amenities
by Sam Crawford Architects

Brett Boardman 2016 ©

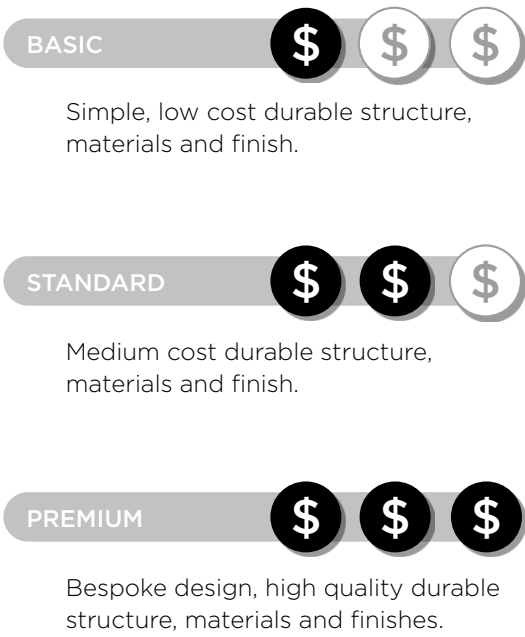
Design Typologies

Facilities shall be well designed regardless of typology. The design of new facilities shall vary in size, level of finish and configuration according to type of use, users and location or character area. Facilities are configured depending on location as a standalone facility or one that is integrated with an existing building.

Level of Finish

Facilities are designed to different levels of finish ranging from basic, standard to premium according to budget available. The level relates to the cost of materials, finishes and fixtures deemed appropriate according to location, amount of use and type of activity in the area. The finish level of the facility does not affect the quality of the design or response to the principles established in Part 2.

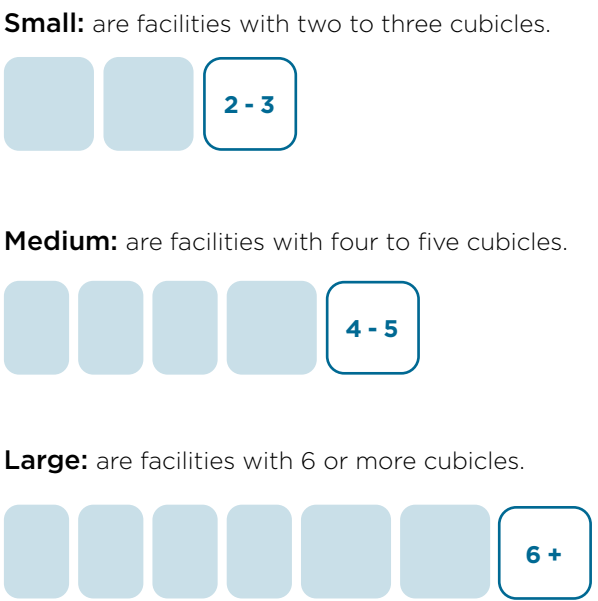
The level of finish for a new facility is categorised as either:



Size

The size of facilities are designed according to need and location. Size is determined by the frequency and number of visitors to the site at a time and the availability of nearby amenities.

The sizes for a new facility is categorised as either:



Configuration

A standalone facility refers to a separate building structure for the provision of public amenities.



An Integrated facility refers to an addition to an existing building or structure for the provision of public amenities.



Location

The design of facilities varies according to location. Four character areas of significance have been identified within Frankston City Council, each relating to a particular character of the landscape or the type of activity within the area to which particular amenities are suited.

FORESHORE

An area fronting the edge of Port Phillip Bay determined to have a coastal character.



SPORTS FACILITIES

An area with public or community sporting facilities.



PARKS & PLAYSPACES

An area nearby a playground typically located in parks.



URBAN ACTIVITY CENTRES

An area within an urban activity centre with typically later open hours.



Facility Selection Matrix

The following matrix can be used to determine the type of facility required to be developed.

Legend

-  Not Available for Selection
 -  Available for Selection
 -  Public Amenity Type
 -  Exemplar Typology Per Location

The following types are appropriate for retrofit of an existing public toilet facility:

- ☐ **R1** Retrofit Type 1 Basic facility - Small
- ☐ **R2** Retrofit Type 2 Basic facility - Medium
- ☐ **R3** Retrofit Type 3 Standard facility - Small
- ☐ **R4** Retrofit Type 4 Standard facility - Medium

The following types are appropriate the development of a new public toilet building:

- ☐ **N1** New Type 1 Standard facility - Small
- ☐ **N2** New Type 2 Standard facility - Medium
- ☐ **N3** New Type 3 Standard facility - Large
- ☐ **N4** New Type 4 Premium facility - Small
- ☐ **N5** New Type 5 Premium facility - Medium
- ☐ **N6** New Type 6 Premium facility - Large

Once the type of facility required has been selected the location must be considered to determine the design character of the proposed facility.

Condition

Will the public toilet be a construction or of an existing facility?

Level of Finish

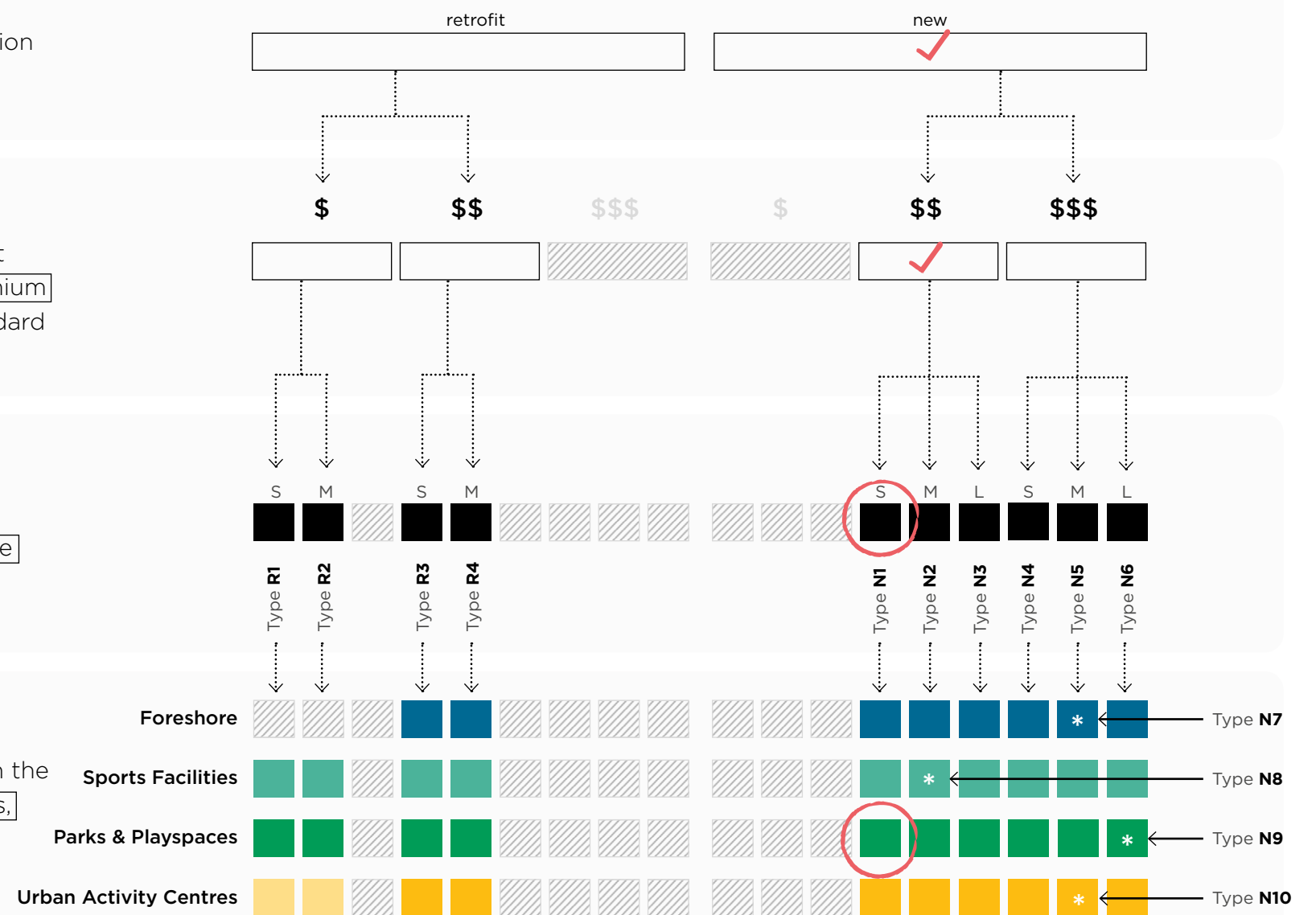
Will the development be a **basic** (retrofit only), **standard** (new or retrofit) or **premium** (new only) level of investment and standard of finishes?

Size

Will the facility require a (2-3 cubicles), (4-5 cubicles) or (6+ cubicles) number of toilets?

Location

Where will the public toilet be located in the foreshore character area, sports facilities, parks & playspaces, or in urban activity centres?



PART 2

Typologies

Marks Park Amenities by Sam
Crawford Architects
Brett Boardman 2016 ©

Plan Types Schedule

The following schedule summarises the example layout typologies contained within the Document. It outlines the typical composition of small, medium and large facilities by modules and ancillary spaces. An example premium and locational (sports facilities) layout have also been included.

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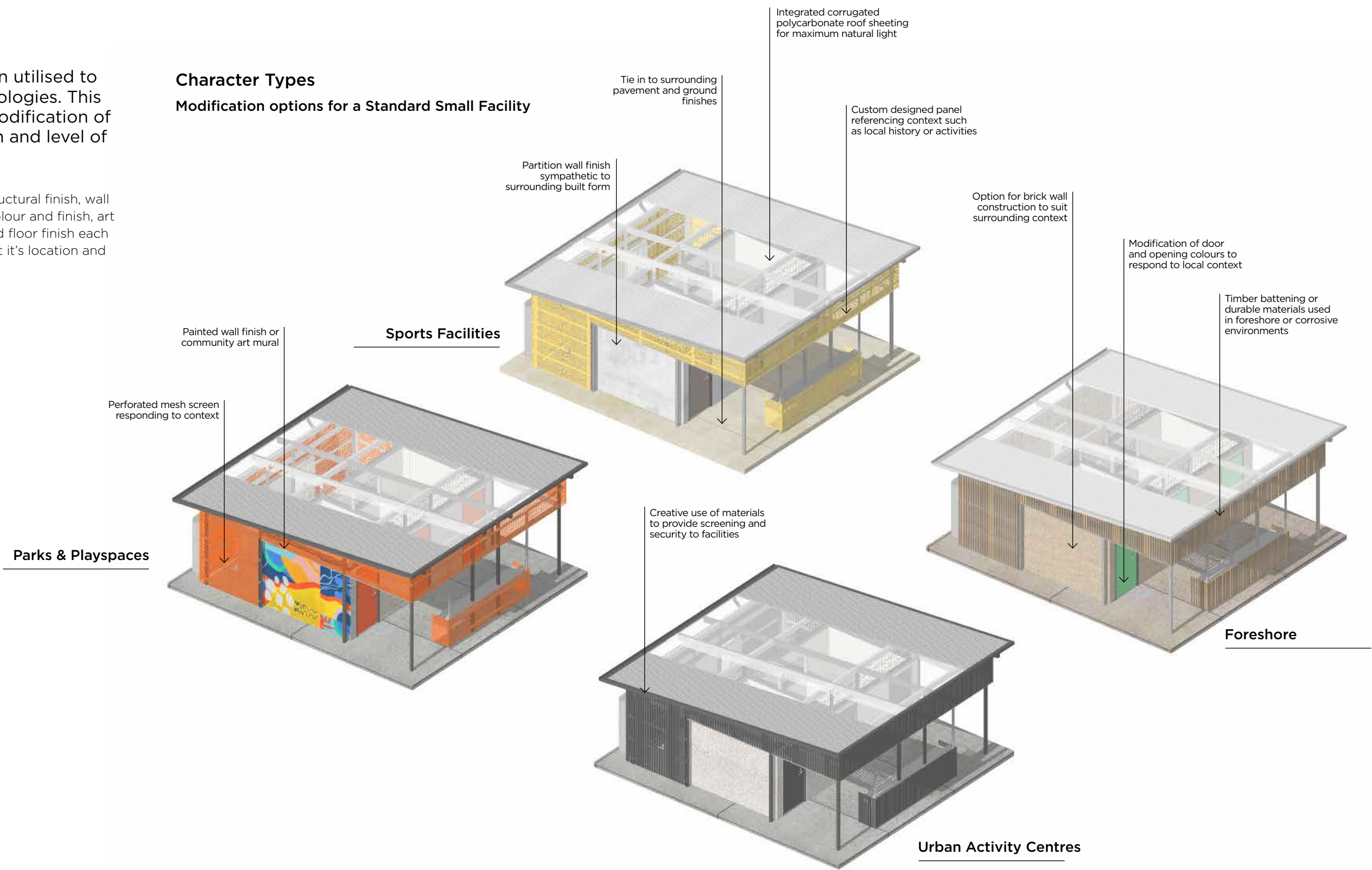
Modular Design

A modular design has been utilised to develop the proposed typologies. This allows for flexibility and modification of the finishes to suit location and level of investment.

Through the careful selection of structural finish, wall partition type, door and opening colour and finish, art opportunities, screening system and floor finish each typology is readily adaptable to suit it's location and contextual setting.

Character Types

Modification options for a Standard Small Facility



Finish Options

Standard

A



Fair faced blockwork (anti graffiti coating)

B



Concrete block - Render and paint finish

Premium

A



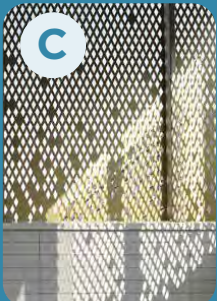
Painted compressed fibre cement cladding

B



UV protected translucent fibreglass sheeting

C



Customised laser cut metal

D



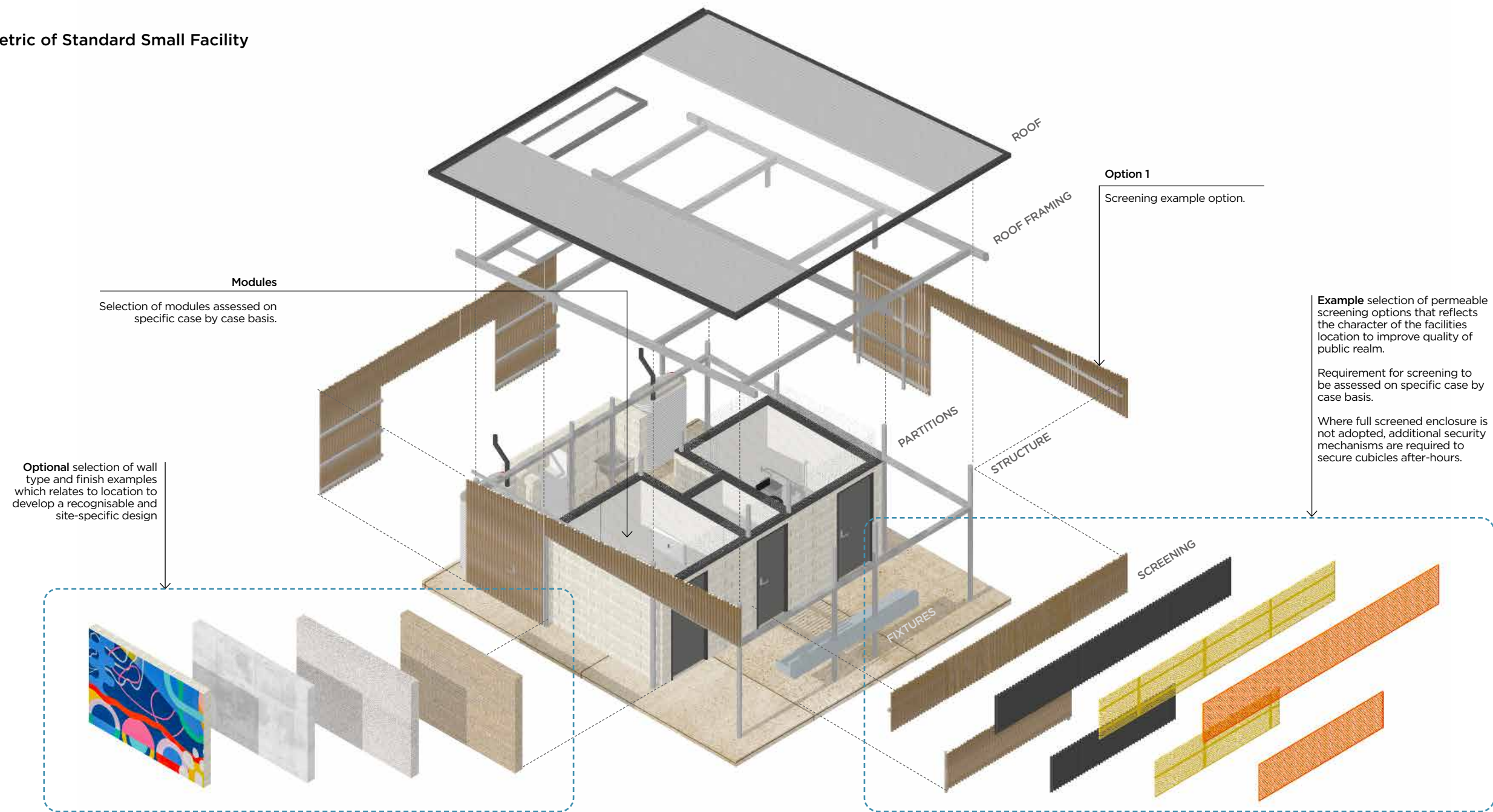
Corten steel panels



Internal: Large format full height ceramic tiles.

Modular Design

Exploded Axonometric of Standard Small Facility





Ed Hardy Park Amenities by
Matthew Eagle Architects

Christopher Fredrick Jones 2022 ©

Standard Types

Standard facilities are the lowest level of investment designated by Frankston City Council for all **new** amenities. This typology utilises readily available, durable and modular elements to reduce building cost and increase longevity of the structure.

The following are typical layouts for **small, medium** and **large** types with a **standard** level of finish. The standard level relates to a medium cost durable structure, materials, finishes and fixtures. The level of finish does not affect the quality of the design or response to the principles and guidelines.

The construction and finishes of **standard** facilities include:

- **Structure:** Load bearing reinforced masonry (rendered block or facing brickwork), concrete slab on ground laid to fall to central floor drain and stainless steel grate
- **Flooring:** Concrete (broom finish, sealed)
- **Wall finishes:** Large format tiles (full height)

Amenity Typologies

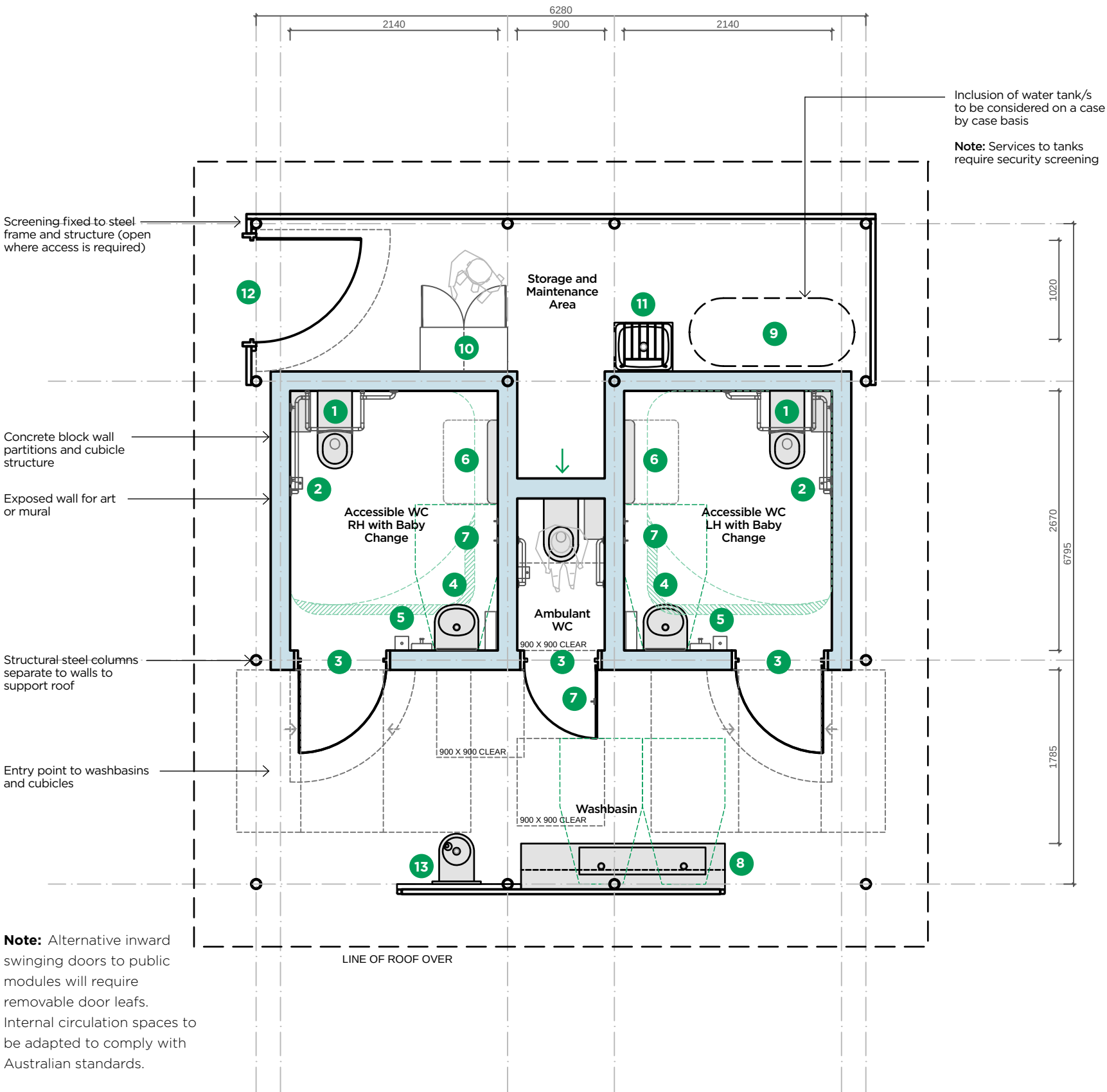
Example Layout - Type 1
Standard Small Facility

Locations: Foreshore, Sports Facilities, Parks & Playspaces, Urban Activity Centres

- 01 Accessible WC pan with plastic seat, wall mounted grab rails and backrest. (RH or LH side transfer grab rail options)
- 02 Toilet roll dispenser
- 03 Door with circulation space and interior clearances. (Option for automated sliding door and MLAK key access)
- 04 Washbasin with mirror, associated shelf and soap dispenser. Allowance for circulation space.
- 05 Sharps disposal unit
- 06 Baby change table inset into wall to increase durability
- 07 Clothes hooks
- 08 Stainless steel handwash trough with three cold water taps fixed to structure.
- 09 2000L Colorbond corrugated metal water tanks with downpipe connections from the roof (case by case)
- 10 Cleaners cupboard and supplies storage
- 11 Stainless steel cleaners sink
- 12 Lockable gate access to maintenance storage area
- 13 Drinking fountain

Modules	No.
Ambulant WC LH & RH	1
Accessible WC LH	1
Accessible WC RH	1
Total WC	3

SCALE 1:50 0 1 2m



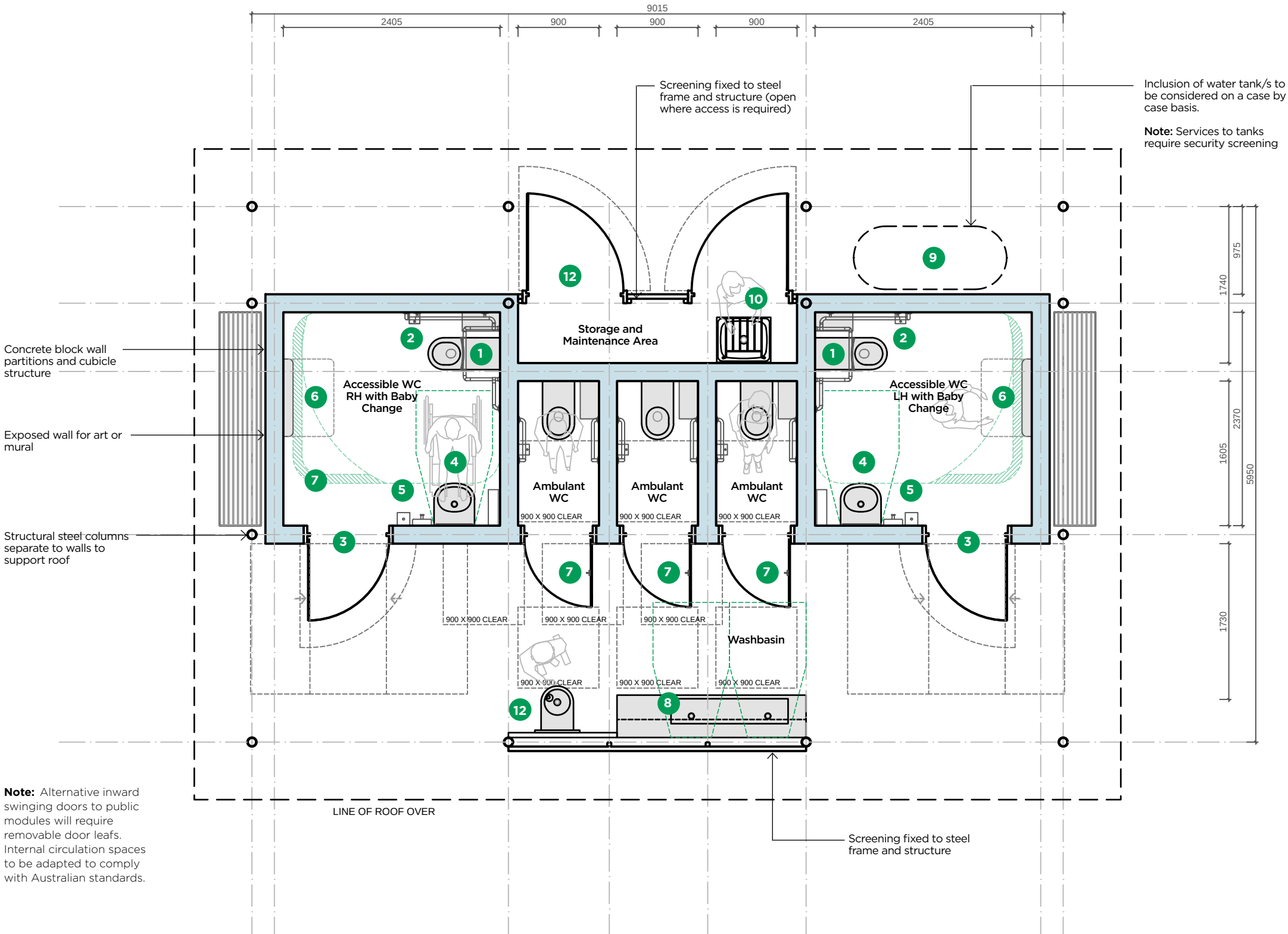
Example Layout - Type 2

Standard Medium Facility

Locations: Foreshore, Sports Facilities, Parks & Playspaces, Urban Activity Centres

- 01 Accessible WC pan with plastic seat, wall mounted grab rails and backrest. (RH or LH side transfer grab rail options)
- 02 Toilet roll dispenser
- 03 Door with circulation space and interior clearances. (Option for automated sliding door and MLAK key access)
- 04 Washbasin with mirror, associated shelf and soap dispenser. Allowance for circulation space.
- 05 Sharps disposal unit
- 06 Baby change table inset into wall to increase durability
- 07 Clothes hooks
- 08 Stainless steel handwash trough with three cold water taps fixed to structure
- 09 2000L Colorbond corrugated metal water tanks with downpipe connections from the roof (case by case)
- 10 Stainless steel cleaners sink
- 11 Lockable gate access to maintenance storage area
- 12 Drinking Fountain

Modules	No.
Ambulant WC LH & RH	3
Accessible WC LH	1
Accessible WC RH	1
Total WC	5



SCALE 1:50 0 1 2m

Amenity Typologies

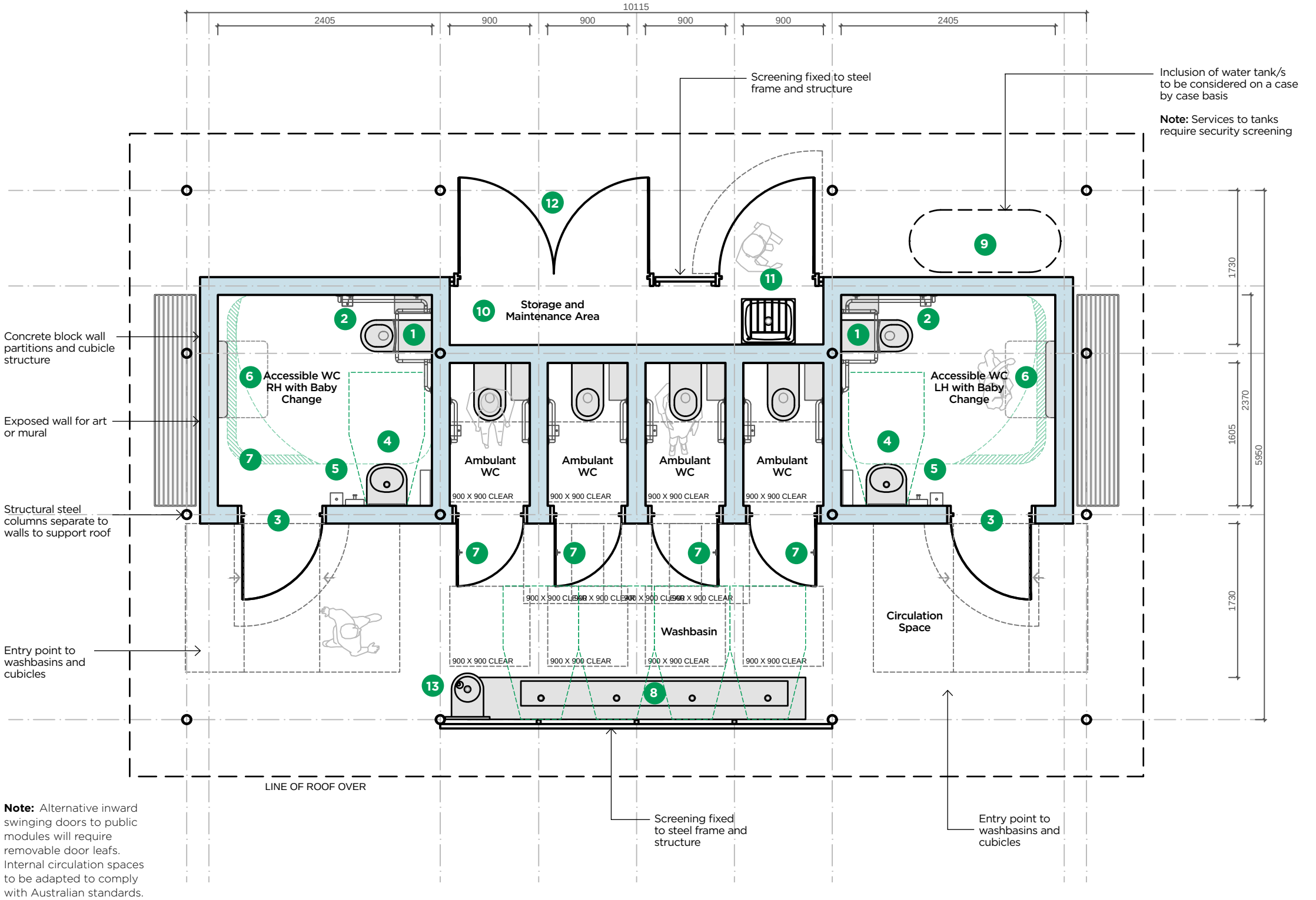
Example Layout - Type 3
Standard Large Facility

Locations: Foreshore, Sports Facilities, Parks & Playspaces, Urban Activity Centres

- 01 Accessible WC pan with plastic seat, wall mounted grab rails and backrest. (RH or LH side transfer grab rail options)
- 02 Toilet roll dispenser
- 03 Door with circulation space and interior clearances. (Option for automated sliding door and MLAK key access)
- 04 Washbasin with mirror, associated shelf and soap dispenser. Allowance for circulation space.
- 05 Sharps disposal unit
- 06 Baby change table inset into wall to increase durability
- 07 Clothes hooks
- 08 Stainless steel handwash trough with four cold waters taps fixed to structure
- 09 2000L Colorbond corrugated metal water tanks with downpipe connections from the roof (case by case)
- 10 Cleaners cupboard and supplies storage
- 11 Stainless steel cleaners sink
- 12 Lockable gate access to maintenance storage area
- 13 Drinking Fountain

Modules	No.
Ambulant WC LH & RH	4
Accessible WC LH	1
Accessible WC RH	1
Total WC	6

SCALE 1:50 0 1 2m





Long Beach Amenities by Preston Lane Architects

Adam Gibson ©

Premium Types

Premium facilities have a higher level of investment and include additional architectural articulation. These facilities should be considered for high-profile and high-use areas.

The following is an example layout for a **medium** facility type with a **premium** level of finish. Premium finishes can also be applied to **small** and **large** types.

The premium level relates to a bespoke design, high quality durable structure, materials, finishes and fixtures. The level of finish does not affect the quality of the design or response to the principles and guidelines.

The construction and finishes of **premium** facilities include:

- **Structure:** Steel framed, lightweight infill walls, concrete slab on ground laid to fall to central floor drain and stainless steel grate
- **Flooring:** High quality non-slip vinyl flooring and coved skirting
- **Wall finishes:** Large format tiles (full height)

Amenity Typologies

Example Layout - Type 5

Premium Medium Facility

Locations: Foreshore, Sports Facilities, Parks & Playspaces, Urban Activity Centres



- 01 Accessible WC pan with plastic seat, wall mounted grab rails and backrest. (RH or LH side transfer grab rail options)
- 02 Toilet roll dispenser
- 03 Door with circulation space and interior clearances. (Option for automated sliding door and MLAK key access)
- 04 Washbasin with mirror, associated shelf and soap dispenser. Allowance for circulation space.
- 05 Sharps disposal unit
- 06 Baby change table inset into wall to increase durability
- 07 Clothes hooks
- 08 Stainless steel handwash trough with five cold water taps
- 09 2000L Colorbond corrugated metal water tank with downpipe connections from the roof (case by case)
- 10 Cleaners cupboard and supplies storage
- 11 Stainless steel cleaners sink
- 12 Lockable gate access to maintenance storage area
- 13 Accessible peninsula-style toilet
- 14 Constant-charge room coverage hoist
- 15 Wall-mounted, motorised height adjustable change table with side safety rail
- 16 Seating
- 17 Drinking fountains
- 18 Accessible outdoor showers
- 19 Hot Water System

Modules	No.
Ambulant WC LH & RH	3
Accessible WC LH	1
Accessible WC RH	1
Ambulant Family LH	1
Ambulant Family RH	1
Changing Places	1
Total WC	8

Example Layout - Type 5

Premium Medium Facility

All Locations

Exposed wall for art or mural

Structural steel columns separate to walls to support roof

Screening fixed to steel frame and structure (open where access is required)

Concrete block wall partitions and cubicle structure

Note: Alternative inward swinging doors to public modules will require removable door leafs. Internal circulation spaces to be adapted to comply with Australian standards.

Inclusion of water tank/s to be considered on a case by case basis

Note: Services to tanks require security screening

LINE OF ROOF OVER



Sports facilities amenities should respond to the established built form and character of the existing facilities. Customisation of screening and finishes may respond to the sports played nearby.



Casula Parkland Amenities by DTA Architects



Location Typologies

Example Layout - Type 8 Standard Medium Facility

Locations: Sports Facilities



- 01** Accessible WC pan with plastic seat, wall mounted grab rails and backrest. (RH or LH side transfer grab rail options)
- 02** Toilet roll dispenser
- 03** Door with circulation space and interior clearances. (Option for automated sliding door and MLAK key access)
- 04** Washbasin with mirror, associated shelf and soap dispenser. Allowance for circulation space.
- 05** Sharps disposal unit
- 06** Baby change table inset into wall to increase durability
- 07** Clothes hooks
- 08** Stainless steel wash basin with soap dispenser
- 09** Roof connected or integrated with sports facility with provision for breezeway between built form
- 10** Cleaners cupboard and supplies storage
- 11** Stainless steel cleaners sink
- 12** Lockable gate access to maintenance storage area
- 13** Additional storage for clubhouse overflow or sporting equipment
- 14** Accessible shower recess with grab rail, shower hose fitting, mixer, folding seat and soap holder. Provision of minimum circulation space.

Modules	No.
Ambulant WC LH & RH	3
Accessible WC LH	1
Accessible WC RH	1
Ambulant Family LH	-
Ambulant Family RH	-
Changing Places	-
Total WC	5

Example Layout - Type 8

Standard Medium Facility

Sports Facilities Location

