



INNER WEST COUNCIL PUBLIC TOILET STRATEGY

INNER WEST

Inner West Council
May 2020

ACKNOWLEDGEMENT OF COUNTRY

Aboriginal and Torres Strait Islander Statement

Inner West Council acknowledges the Gadigal and Wangal peoples of the Eora Nation, who are the traditional custodians of the lands in which the Inner West local government area is situated.

We celebrate the survival of Aboriginal and Torres Strait Islander cultures, heritage, beliefs and their relationship with the land and water. We acknowledge the continuing importance of this relationship to Aboriginal and Torres Strait Islander peoples living today, despite the devastating impacts of European invasion. We express our sorrow for past injustices and support the rights of Aboriginal and Torres Strait Islanders to self determination.

Inner West Council understands our responsibilities and role in working with the Aboriginal community to promote cultural heritage and history, address areas of disadvantage, and protect and preserve the environment as well as sites of significance to Aboriginal peoples. In doing so, we acknowledge that Aboriginal cultures continue to strengthen and enrich our community.

Today, diverse groups of Aboriginal and Torres Strait Islander peoples live and work across Inner West. We admire the resilience displayed in their significant achievements and in making immense contributions to both Council and the broader community.

Inner West Council is committed to embedding the values and perspectives of the Aboriginal and Torres Strait Islander communities to ensure we learn from the mistakes of our past and forge a positive future of long-lasting value built on mutual respect, equality and opportunity.

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EXECUTIVE SUMMARY

The Inner West Council Public Toilet Strategy aims to provide residents and visitors to the Local Government Area (LGA) access to a public toilet during daylight hours and to improve the existing standard of facilities. The strategy aims to deliver best practice in public toilet design, hygiene, safety and maintenance.

The Strategy has been divided into distinct sections:

- Introduction
- Design Guidelines
- Existing Facilities
- New Facilities
- Implementation Plan
- Benchmark Study

Design Guidelines

Design Guidelines are provided in order to standardise public toilet construction and renovation across the Inner West LGA. The guidelines are divided into six sections and a recommended materials/fixings/fixtures palette is included in this section.

Existing Facilities

An audit of existing toilet facilities across the LGA has been undertaken to identify gaps in the toilet network and to prioritise facilities for upgrade.

Implementation Plan

The Implementation Plan outlines where funding for the upgrades will come from and how frequently the Public Toilet Strategy should be reviewed and monitored.

The Public Toilet Strategy has been informed by stakeholder engagement and provides a priority focused plan to reach best practice outcomes for public toilets in the Inner West Council.

Benchmark Study

The Benchmark Study identifies best practice examples for safe, hygienic and low maintenance toilet facilities. The study involves a desk top analysis of best practice documents and facility examples.



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01 INTRODUCTION

What is a Public Toilet Strategy Plan?

A Public Toilet Strategy Plan is an overarching guiding document that informs the design, upgrade and maintenance of existing and new public toilet facilities. The plan reviews the current and future use, development and maintenance of toilet facilities and provides recommendations for upgrades. This ensures facility standards are maintained, community expectations and needs are met. This Strategy Plan has a life cycle of ten years with document reviews occurring every two years.

Why is a Public Toilet Strategy Plan Required?

The provision of public toilet facilities has a significant impact on the accessibility of public places and parks. The average person will need to use a public toilet when they are away from home for more than an hour and people with a range of disabilities require equal access facilities. The Inner West Council invests significantly in parks and open spaces as well as the public domain. The promotion of healthy spaces and parks and outdoor areas which contain quality infrastructure are key priorities of Council. The provision of appropriate public toilets in locations accessible to the public are a key component in the promotion of such spaces.

A Public Toilet Strategy Plan for Inner West Council facilities is required due to a number of current and future demands. Drivers affecting demand for services provided by public amenities include:

- Population change.
- Regulations.
- Changes in demographics.
- Seasonal factors.
- Consumer preferences and expectations.
- Economic factors.
- Environmental awareness.

Aims of this Public Toilet Strategy Plan

The purpose of this Public Toilet Strategy Plan is to deliver best practice in public toilet design, hygiene, safety and maintenance.

Public toilets need to be equitably and strategically located to enable the community to conveniently access public toilets. 400m or 4 to 10 minutes walking to open space is generally considered a walkable distance. Whilst it would be enviable to provide a facility every 400m throughout the whole Local Government Area, it is considered preferable to provide clean and well maintained facilities within 400m of Councils high use locations (including town centres and parks).

As the population of the Inner West Council continues to grow, new emerging urban growth centres will occur. These areas may require new or additional facilities. Along with Council funded projects, Council should consider partnership with private enterprise, or voluntary planning agreements to provide additional facilities should they be required.

Through engagement with diverse stakeholders and application of leading design principles the strategy will address this imbalance and facilitate more equitable, efficient and sustainable outcomes in the provision of facilities.

Objectives of the Inner West Council Public Toilet Strategy Plan are as follows:

- Ensure facilities are safe.
- Ensure facilities are accessible.
- Ensure the needs of the public are met.
- Ensure facilities are environmentally sustainable.
- Address community needs (current and future).
- Provide a clear framework to guide decision making to ensure public toilets are well located and equally distributed.
- Ensure facilities respond to community needs.
- Ensure facilities are inclusive and welcoming.

This Strategy Plan is divided into six sections:

1. Introduction
2. Design Guidelines
3. Existing Facilities
4. New Facilities
5. Implementation Plan
6. Benchmark Study

01 INTRODUCTION

Scope of this Public Toilet Strategy Plan

This Public Toilet Strategy Plan is divided into six sections as described below.

Section	What does it include?
01 Introduction	What is a Public Toilet Strategy Plan and what purpose does it serve?
05 Design Guidelines	This section of the report acts as a guide and checklist for the design of existing and new toilet facilities across the LGA.
03 Existing Facilities	Proposed locations of new facilities.
04 New Facilities	Outlines how the Public Toilet Strategy Plan will be carried out, monitored and reviewed.
06 Implementation Plan	Analysis of existing facilities and recommendations for improvements.
02 Benchmark Study	Analysis of best practice examples of public toilets.
07 Appendices	Supporting documents.

Methodology to prepare this Public Toilet Strategy Plan

The project methodology was undertaken in several phases of work to provide a process that ensured best practice outcomes for the Public Toilet Strategy Plan.



01 INTRODUCTION

Council Adopted Strategies and Documents



Community Strategic Plan, 2018

This document identifies the community's vision for the future, long term goals, strategies to get there and how to measure progress towards that vision. It guides all of Council's plans, policies and budgets.

The Community Strategic Plan is structured around a guiding principle:

To work together in a way that is creative, caring and just

This reflects the values of the Inner West community, underpins community expectations of how Council will interact with its residents and is the foundation for all decision-making, actions taken and management of resources.

Five Strategic directions inform the future planning and are as follows:

1. An ecologically sustainable Inner West
2. Unique, liveable, networked neighbourhoods
3. Creative communities and a strong economy
4. Caring, healthy, happy communities
5. Progressive local leadership



Recreational Needs Study, 2018

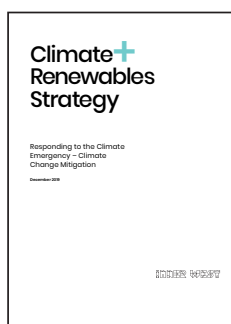
The Recreation Needs Study provides an analysis of the current and projected recreation needs of the Inner West community. The study provides the evidence base to inform the development of Council policy and strategy in relation to recreation.

Participation in, and access to, recreation opportunities brings significant physical and mental health and social benefits to individuals, improved development outcomes for children and young people, and social benefits to the community.

The study identified six themes to guide future recreational planning:

- Theme 1- Address existing gaps in open space and recreation facilities
- Theme 2- Plan for future demand for new open space and recreation facilities
- Theme 3- Increase capacity of existing recreation facilities
- Theme 4- Streets and laneways for walking, running, cycling and play
- Theme 5- Inclusion and sharing
- Theme 6- Connections with nature

Council Adopted Strategies and Documents



Climate and Renewables Strategy- Responding to the Climate Emergency – Climate Change Mitigation
In response to the climate emergency, Council aims to achieve and ecologically sustainable Inner West, which is a zero emissions community that generates and owns clean energy. IWC aims to demonstrate progressive Local Leadership where government makes responsible decisions to manage finite resources in the best interest of current and future communities.

The Climate and Renewables Strategy focuses on;

1. Embedding climate action in Council systems and processes including CEO and senior staff performance review.
2. Establishing the Inner West Office of Renewable Energy Innovation
3. Rapidly increasing solar and renewable energy generation
4. Switching to a renewable powered fleet
5. Fostering zero emissions mobility solutions
6. Supporting low carbon development
7. Eliminating organic waste to landfill
8. Helping our community address unsustainable consumption e.g. through facilitating and encouraging the share economy
9. Protecting and enhancing the urban tree canopy and promoting green infrastructure



Inclusion Action Plan (2017-2021)

The Inner West Council Inclusion Action Plan for People with a Disability (2017-2021) outlines Council's commitment to respecting the rights and improving opportunities for people with a disability of all ages, to participate fully in community life. The IAP meets Council's obligations under the Disability Inclusion Act, 2014 (NSW) and other similar instruments that identify its role in reducing discrimination and improving participation opportunities for people with a disability.

This document outlines the steps Council will take over the next four years to support and improve the inclusion of people with a disability as part of its core business, and to remove barriers to access and participation, including any discrimination based on disability. The Action Plan also gives expression to Council's commitment to uphold and promote the United Nations Convention on the Rights of Persons with Disability.

This document outlines principles specific to the Public Toilet Strategy Plan:

Section 1.1.9 Embed accessibility requirements in a Public Toilet Strategy and a Recreation Strategy involving parks and open space as well as public related facilities and their use.

Section 4.2.3 Undertake strategic review of location and appropriateness of accessible public toilets and develop recommendations to increase provision

Section 4.2.4 Review public toilet strategy in the new IWC and explore the opportunity given the expanded local government area to provide 'changing places' facilities.

02

Design Guidelines

What are the Design Guidelines?

The following section should be used as a guide and check list for the design of new and existing toilet facilities. Outlined below are six areas of design to be considered. Each section has a list of headings with recommendations for best practice design. The design of a toilet facility requires collaborative design and planning. This document section should be used as a guide for the process with continued input and review from various stakeholders.

Any issues that evolve from following this process should be noted and included in a post occupancy evaluation of the design process and design outcome. It is critical ongoing feedback is included in updates to this document to ensure best practice and future thinking is captured. It also allows for lessons learnt from site intricacies to be included as further consideration in future works.



01 THE SITE



Review connectivity, accessibility and way-finding.

Engage with the community to understand the needs of users.

Engage with key stakeholders including NSW Police.

Orientation of facilities in relation to nearby buildings, roads, pathways and activity generators.

Consider entry locations.

Consider loitering generators (seating, car parking, notice boards).

Lighting.

Review/locate services.



02 THE BUILDING



Consider size and expected level of use (number of cubicles required).

Lighting (including natural light).

Ventilation (maximising natural ventilation).

Vandalism minimisation (infrastructure concealment).

Water collection and storage.

Gender configurations.

People with disability circulation requirements.

Explore opportunities for on-site solar energy provision and water collection, detention and reuse.



03 INCLUSION



Accessibility

Safety

Signage

Disability Discrimination Act 1992 Compliance



04 SUSTAINABILITY



Assessment of existing and new building

Assess new and existing materials and fittings for reuse and sustainability

Minimise energy requirements



05 THE MATERIALS



WC pans.

Hand washing facilities.

Ventilation (maximising natural ventilation).

Wall and floor finishes.

Lighting (including natural light).

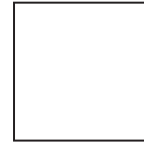
Signage.

Syringe, waste storage and other accessories.

Materials & Fixtures/Fittings Schedule

Low carbon concrete should be specified

Timber should be recycled/reclaimed or should be Forest Stewardship Council (FSC) certified wood products. No rain forest wood species from Brazil is permitted.



06 PUBLIC PLACE MAKING



Inclusion

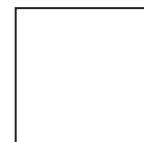
Public Art

Way finding

Signage

Site Activators

Benefits



07 MAINTENANCE AND MANAGEMENT



Review the projects successes and lessons learned. Engage with the community about outcomes

Risk assessment

Access management

Security measures

Cleaning

Building and landscape maintenance.

Auditing

02 DESIGN GUIDELINES



01 THE SITE

Site planning is critical to maximising the safety of toilet users and in reducing maintenance and vandalism. A site needs to be selected that maximises views to and from the facility and discourages loitering around the facility. Orientation, lighting and vegetation are also important considerations.

ASSESSMENT OF EXISTING FACILITIES



1. Undertake detailed structural surveys of all existing facilities prior to commencement of works.
2. Undertake detailed site analysis of existing facilities prior to the commencement of works.
3. Assess the environmental sustainability of existing facilities i.e. presence of water tanks, LED lighting, solar hot water.
4. Assess water fixtures to ensure they have high WELS ratings- 4 stars+
5. Ensure that all water tanks are listed on Council's Asset Register as well as their condition and note whether they are

VISIBILITY



1. Maximise site casual surveillance from nearby roads, pathways and activity creators.
2. Ensure site sight-lines operate from multiple directions and minimise site blind spots both day and night.
3. Prune or remove existing vegetation to maximise views both to and from the site.

PLANNING AND HERITAGE APPROVALS



1. Undertake consultation with planning and heritage personnel at Council to ascertain whether works require heritage approvals prior to the commencement of work.
2. Engage a Heritage Architect during the design phase to deliver best practice outcomes.
3. Engage access consultant during the design and construction phase to deliver best practice outcomes.

PARKING REGULATIONS



1. Review parking regulations adjacent to toilet and park facilities.
2. Ensure there are no existing issues of overnight camping in adjacent car parks.
3. Discuss potential issues and solutions with Inner West Council compliance team.

ENGAGE WITH KEY STAKEHOLDERS



1. Engage with the community and key stakeholders about locations and required facilities.
2. Engage with key stakeholders including NSW Police.

PROXIMITY TO ELEMENTS THAT ENCOURAGE LOITERING



1. Remove the ability of the public to loiter close to the amenities.
2. Ensure landscape elements (e.g. telephones, notice boards, seats, vegetation) do not block sight lines and do not promote gathering near the amenities.
3. Consider the proximity of car parks as these can become loitering spaces.

LIGHTING



1. Provide lighting internally and externally the meets Australian Standards
2. Ensure pathway connections are illuminated not onto gardens or upwards as it can interfere with nocturnal animals in the area.
3. Avoid dark corners adjacent to building.
4. Ensure clear view lines are available at night on approach to toilet facility.

CAPACITY OF EXISTING FACILITIES



1. Consider a sites capacity and proximity to activity generators such as playgrounds, fitness equipment and BBQ areas.

PARK AND STREET FURNITURE



1. Limit park furniture in close proximity to toilet facility.
2. To discourage loitering avoid use of notice boards, telephones, furniture and vegetation directly adjacent the facility.
3. Furniture which activates the space (BBQ, exercise equipment, playground) and is located a distance away from the toilet facility is preferred.

SIGNAGE



1. Ensure signage is clear and legible.
2. Ensure signage meets Australian Standards.
3. Ensure signage is clear, tactile, bold graphically legible from a distance and globally understood.

PROXIMITY TO EXISTING FACILITIES



1. Use a 400m radius as a guide to decide whether a new facility is required at any location or not. Take into account barriers to this radius such as topography, major roads and above ground train lines.

SERVICES



1. Review services location and cost implications of toilet connections if relocating the toilet away from the existing site.

GRADIENTS AND LANDFORM



1. Ensure access gradients are in accordance with Australian Standards (AS1429) and the National Construction Code (NCC).

VEGETATION AND LANDSCAPE GUIDELINES



1. Ensure park vegetation near toilet facilities is limited to ground covers, grasses and canopy shade trees.
2. Ensure vegetation is trimmed back from entries and immediate surrounds to provide clear sight lines.
3. Large areas of turf are preferred to maximise sight lines.
4. Ensure vegetation selections are native species, preferably indigenous to the Inner West area. This will reduce maintenance and watering requirements and support local (and endangered) fauna and flora. Seek input from Council's Urban Ecology team.

CUBICLE NUMBERS



1. The cubicle numbers in this report are a guide only and based on unisex facilities.
2. A review of expected level and type of use is required to confirm cubicle numbers and types specific to existing and new facilities.

02

DESIGN GUIDELINES



02 THE BUILDING

The building configuration is critical to maximising site opportunities and reducing initial and ongoing building costs. A major factor in deciding the size of the facility is the expected level of use. This is key to informing gender assignment and urinal requirements. Building layout is heavily informed by Australian Standards (AS) and the National Construction Code (NCC). This section provides a minimum sizing for layout of individual facilities within a toilet. Equitable access and baby change facilities are included as standard requirements with other considerations including: ventilation, lighting, rainwater collection, storage and re-use and ESD initiatives.

BUILDING ENVELOPE



1. Ensure public toilet design appears 'light' in the landscape and complements the surroundings.
2. Provide as many building openings as possible without compromising security.
3. Ensure window openings are open, high preferable louvres. Glass is acceptable in areas of good visual surveillance.
4. Orient buildings onto public thoroughfares and other activators to maximise safety and passive surveillance.
5. Ensure it is possible to clearly view the surrounding landscape on approach to toilet entry.
6. Do not conceal toilets behind privacy screens.
7. Ensure toilet doors open outward into communal areas that are visible from the outside.
8. Ensure toilets have full height doors or an appropriate privacy solution.
9. Wall thickness is an important consideration and materials such as timber, rammed earth, mud brick, green walls should be considered.

GENDER ALLOCATION



1. The decision to provide unisex, gender neutral or gender assigned toilets needs to be decided on a case by case basis. However, Councils position is to move towards non-gendered facilities.
2. Toilet gender allocation must consider factors such as capacity, use, size, demand and community opinion.
3. Unisex toilets are preferred as they are best positioned to reduce vandalism and undesirable behaviour.

SECOND WATER SUPPLY



1. Ensure a second water supply (recycled, grey water, storm water Harvesting) storage area and storage volume is considered in the building design and costing review.
2. Ensure pumping requirements are also considered.

COMMUNAL HAND WASH FACILITY



1. Communal hand-wash and drying facilities increase use and surveillance of the overall facility.
2. Place hand wash facilities in the communal area outside the toilet cubicle.
3. Equal access toilets require hand-wash facilities to be included in the cubicle as per Australian Standards.

RETROFIT OR REBUILD



1. In general many facilities across the LGA are outdated in their internal configuration. As a result it is generally recommended to redesign the internal configuration while retaining the external shell. However, 'band-aid' solutions which do not meet sustainability or access outcomes are not acceptable.
2. Reusing and re-purposing materials is more environmentally sustainable than using new materials. Reusing buildings and materials as much as possible also reduces materials waste to landfill. So, consider reclaimed/ recycled wood. Also, concrete, bricks, steel can be reused. Purchase recycled materials as much as possible as this also supports those industries.

ROOF AREAS



1. Provide generous eaves beyond the building edge to ensure rain stays outside the communal circulation area in wet and windy conditions.
2. Provide a generous void space to allow abundant natural ventilation or insulation in the roof space above cubicles to reduce heat gain.
3. Insulation is not required in external roof areas.
4. Angle roof design to maximise solar access into communal areas and to provide natural light into cubicles.
5. Skylights and transparent roof treatments are recommended.
6. Consider use of solar photo-voltaic arrays and green roof options. Solar photovoltaic (PV) systems should only be installed if there are electrical items or lighting to be powered during daylight. Consider using solar hot water for hand washing instead. Do not install gas hot water or any gas-powered equipment. If solar PV or hot water is installed, ensure systems are noted on the Council Asset Register
7. Ensure the rooftop is not easily accessible to the public.
8. Collect roof rainwater and store on site in rainwater tanks. Reuse captured rainwater for toilet flushing or irrigation of surrounding softscape areas.

EQUITABLE ACCESS



1. Section 23 of the Disability Discrimination Act makes it unlawful to discriminate on the grounds of disability.
2. All new building open to the public or existing buildings undergoing significant renovation must comply with the latest access standards.
3. Each new facility requires at least one public toilet cubicle to be in accordance with AS1428.
4. An equal access toilet requires a hand basin in the toilet cubicle.
5. Where more than one equal access toilet is provided, ensure the internal design of the facilities are a mirror image of each other to provide maximum flexibility for user needs.

ELECTRICAL CONNECTION POINTS



1. Provide a secure, external weather proof additional electrical point to allow maintenance staff and contractors to perform specification (e.g. Gurney) cleaning or maintenance

FUTURE PROOFING



Consideration of future increases in access requirements must be provided.

Current sizing does not allow for adult change facilities, hoist access or mobility scooter use adequately and it is recommended these are considered in new facilities.

Items to consider include the following:

- Sizing for mobility scooter access and internal turnaround (3000x3000mm)
- Entry door sizing to min.1000mm clear opening.
- Avoid use of load bearing walls and use non structural infill walls with post and beam construction for ease of future renovation.
- Minimise in-ground sanitary drainage and use pipe work in an accessible wall duct to maximise flexibility.
- Automatic door elements

02 DESIGN GUIDELINES



03 INCLUSION

The aim of this design guideline is to ensure public toilets across the Inner West LGA are welcoming, safe, accessible and inclusive for everyone regardless of age, gender, race, religion and disability.

ACCESSIBILITY



1. Engage with potential users from diverse backgrounds.
2. Ensure facilities are accessible and welcoming to all users.
3. Provide an accessible path of travel to and from the facility.
4. Ensure cubicles are suitably sized to cater for all users.
5. Provide outward opening, automated or sliding doors.
6. Provide fixtures/fittings that can be operated by a person who with a disability (e.g. automated)
7. Provide a variety of left hand and right hand facilities.
8. Provide contrast in colour for visual impairment

SIGNAGE



1. Incorporate contemporary wayfinding approaches as informed by the recent wayfinding Australian Standard
2. Provide clear and legible signage which meets Australian Standards.
3. Ensure all additional signage is simple, bold, graphically legible from a distance and globally understood to avoid confusion.

SIGNAGE CONT.



4. In all inclusive facilities provide signage which indicates the facilities available within as opposed to gender specified signage- refer to images on pg 177

SAFETY



1. Provide clear visibility to the site by ensuring view lines are not obstructed by vegetation, structures or screens
2. Locate new toilet facilities close to streets and high activity areas as opposed to the centre of parks to maximise passive surveillance.
3. Provide sensor activated lights and 24/7 cameras at facility entrances.
4. Provide lighting as outlined previously (page. 155 & 160).
5. Avoid vestibules and long shared corridors or entry ways .
6. Ensure floors are dry and non-slip.
7. Provide shared washbasins which have high visibility and surveillance.
8. Ensure facilities suitable to all users are provided (e.g. gender neutral, child change, sanitary disposal, people with disability etc)

INCLUSIVE



1. Take a positive decision to remove gender based signage in favour of signage to identify 'toilets' along with information on what features are within the facility
2. Determine the appropriate details for each new rebuild to by community engagement processes for each facility

LIFT AND CHANGE FACILITIES
















1. An Accessible Adult Change Facility is a toilet and change facility that caters for users with high support needs and their carers where they require additional space, assistance and specialised equipment to allow them to use toilets safely and comfortably.
2. Explore opportunities to provide lift and change facilities at key locations across the LGA.
3. Consult with external and internal stakeholders to identify appropriate locations for lift and change facilities.
4. Seek a co-contribution from the NSW Government towards any lift and change facilities as part of the NSW Government Lift and Change Facilities Trial

DDA Compliance (Disability Discrimination Act, 1992)

The DDA is a human rights based instrument that articulates the circumstances that discrimination arises with respect to the experience of people with disability. Council is committed to upholding these rights and recognises that design barriers often prevent people from enjoying the full opportunities available. Consideration of current and emerging needs is a central part of Council's obligation and has been factored into the assessment and direction of this strategy. While existing Australian Standards as detailed below offer a baseline appreciation of essential features there are opportunities to model innovative ways to meet emerging and changing needs.

Scope for such opportunities will be greater in new built facilities where the constraints inherent in existing older facilities are not applicable.

- | | |
|--|--|
|  Minimum clear circulation spaces of 900mm x 900mm on either side of the airlock (toilet entry) door. |  A 610-660mm toilet pan projection from the rear to the front of the toilet pan. |
|  900-920mm width inside the cubicle. |  A 460-480mm height range of the toilet pan seat above the finished floor level (the same requirement as an accessible toilet). |
|  Accessible signage on the cubicle door. |  A toilet roll holder in an accessible location (the same requirement as an accessible toilet). |
|  45mm long privacy locking snib lock lever (the same requirement as an accessible toilet). |  The washbasin for each ambulant toilet must be outside the circulation spaces outlined above. |
|  Minimum clear circulation spaces of 900mm x 900mm on either side of the cubicle door. |  A minimum clear opening in the ambulant cubicle doorway of 700mm. |
|  900mm distance between the door swing (if door is swinging inwards) and the toilet pan or 900mm distance between the door opening and the toilet pan (if door is swinging outwards). | |
|  A coat hook within the cubicle. | |
|  The need for grab rails on each side of the cubicle. Each grab rail must be able to withstand a force of 1100N applied at any position (Clause 17). | |

While it is not necessary to retrofit older bathrooms from a compliance perspective, if work is being done to those bathrooms, the compliance should be factored into any scope of works. Of particular difficulty in many of the sites is the circulation aspect of DDA compliance.

Additional considerations include the provision and availability of ambulant accessible facilities (cubicles), unisex accessible facilities (i.e. wheelchair accessible), lift and change facilities (separate from above and require additional space and inclusions). It is important to note that lift & change facilities are larger than a standard accessible facility, have extra features and more space to meet the needs of people with disability and their carers. Some of these are best be accommodated in existing facilities and locations and others may need a different strategy like L&C facilities.

Useful Links:

<https://www.facs.nsw.gov.au/inclusion/disability/lift-and-change-facilities>

<https://www.disabilityaccessconsultants.com.au/what-is-an-accessible-adult-change-facility/>

<https://www.acon.org.au/>

02 DESIGN GUIDELINES



04 SUSTAINABILITY

The aim of this design guideline is to ensure public toilets across the Inner West LGA meet Council's commitment to be Carbon Neutral by 2025.

ASSESSMENT OF EXISTING AND NEW BUILDING



1. Assess if the building can be re-used or re-purposed.
2. If proposing a new building, ensure building is designed to maximum natural light
3. Reuse and re-purpose materials where practical
4. Sort and recycle demolished materials
5. Assess water fixtures to ensure they have high WELS ratings- 4 stars+
6. Investigate water tanks for toilet flushing and hand washing. Ensure that all water tanks are listed on Council's Asset Register as well as their condition and note whether they are plumbed into toilets and basins. Ensure signage to discourage drinking of water.
7. Ensure vegetation selections are native species, preferably indigenous to the Inner West area. This will reduce maintenance and watering requirements and support local (and endangered) fauna and flora.

MATERIALS



1. Purchase recycled materials if possible
2. Use low carbon concrete
3. Timber should be recycled/reclaimed or must be Forest Stewardship Council (FSC) certified wood products. Avoid any rain forest wood species from Brazil.
4. All lighting to be LED, consider external area lighting to be on a movement sensor.
5. Pathway lighting should be directed to pathways and not onto gardens or upwards as it can interfere with nocturnal animals in the area.

ENERGY REQUIREMENTS



1. Solar photovoltaic (PV) systems should only be installed if there are electrical items or lighting to be powered during daylight.
2. Do not install gas hot water or any gas-powered equipment
3. Determine the appropriate details for each new rebuild to by community engagement processes for each facility

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02

DESIGN GUIDELINES



05 THE MATERIALS

All internal and external materials of the toilet facility require consideration. This includes all fixings and fixtures, types of ventilation and how to maximise natural light. Signage is also an important consideration and must meet National Construction Code requirements.

FLOORS



1. Select floors that are low maintenance and easy to clean.
2. Ensure floor materials are suitable to cleaning with a gurney pressure hose.
3. Select floor colours that are dark in natural tones in order to easily disguise dirt and marks.
4. Ensure floor finishes are non slip tiles with epoxy grout and contrast with wall colours and fittings.
5. Ensure tiles have a raised surface pattern (as opposed to grit surface) as these are easier to clean and provide superior slip resistance when dirty.
6. Ensure slip resistances allows for the use of micro-fibre mops without damage to the micro-fibre.
7. Provide adequate falls to all floors to prevent ponding of water when wet.

WATER SUPPLY



1. Provide at least two water supply points for public toilets.
2. Ensure water supply for toilet flushing is recycled from whichever source is available including roof rainwater collected, storm water harvesting or recycled grey water.
3. Tap water can be either potable or non-potable. If the latter is provided adequate signage must be provided to inform users non-potable water is being supplied. Ensure there are water fountains with bottle refilling adjacent to toilet facilities
4. Provide an additional tap supply within or just outside cubicles for cleaning purposes. Ensure this tap is at a level that meets facilitates cleaning and maintenance requirements.
5. Ensure water tanks conditions are noted and they are included on the

LIGHTING



1. Provide natural lighting through high level building openings wherever possible.
2. Supplement illumination with sensor timed lighting for evening use and overnight security. LED light fittings are preferred.
3. Provide lighting that is a warm hue and a brightness that meets Australian Standards for illumination.
4. Do not provide blue lighting (anti-drug use lighting) as it is perceived as threatening and has been shown to be unsuccessful in limiting drug use and antisocial behaviour

DOORS



1. Ensure external doors are 40mm solid core doors with epoxy painted/ powder-coated galvanised steel door frames.
2. Provide doors that have lift off hinges and that open outwards as required by the NCC.
3. Ensure all doors (equal access or standard toilets) have the same aesthetic.

TOILET BOWLS AND LIDS



1. Stainless steel bowls integrated within a concealed cistern are preferred with porcelain the second option.
2. Provide seats and lids to all toilet bowls.
3. Ensure seat and lid design allows removal if vandalism becomes an issue.
4. In facilities where ceramic bowls are existing either retain or replace with stainless steel bowls on a case by case basis.

TAP WARE



1. Provide stainless steel tap ware to allow for maintenance.
2. Ensure taps are 4 or 5 star WELS rated fixtures and on timers to reduce water waste.
3. Ensure taps are located according to Australian Standards and are suitable to all user groups.
4. Provide lever taps where required to ensure all abilities tap access and usage.

FIXTURES AND FITTINGS



1. Ensure all toilet fittings are standard to allow ease of replacement.
2. Ensure all lockable elements are accessible with one key. This should include waste bins and sanitary bins.
3. Ensure plumbing connections and fixtures are concealed to reduce visual clutter and opportunities for vandalism.

CISTERNS



1. Ensure cisterns are concealed to reduce visual clutter and opportunities for vandalism.
2. Ensure concealed cisterns are accessible via a secure room / corridor behind walling to allow maintenance.

WALLS



1. Select walls that are low maintenance and easy to clean. Ensure there is colour contrast between the floor/wall/pan and surrounds for people with visual impairments.
2. Ensure walls are tiled (below 1.2m) and light in colour to reflect light and promote a clean and hygienic toilet environment.
3. Ensure wall paint is white and consistent with Council's standard colour panel.

02

DESIGN GUIDELINES



05 THE MATERIALS (continued)

All internal and external materials of the toilet facility require consideration. This includes all fixings and fixtures, types of ventilation and how to maximise natural light entry. Signage is also an important consideration and must meet National Construction Code requirements.

BABY CHANGE FACILITIES



1. Provide baby change facilities in all facilities (including male) in accordance with Australian Standards to encourage good sanitary practices
2. Stainless steel fold down tables (in accordance with National Construction Code) are the preferred option.
3. Provide a change table in the equal access toilets where possible.
4. Ensure appropriate waste disposal is provided alongside change facilities.
5. Incorporate baby changing tables in all bathrooms including male facilities.

WASTE PAPER, ELECTRIC HAND DRYERS AND HAND DRYING



1. Ensure all toilets have hand drying facilities.
2. Provide electric hand dryers with concealed cords to prevent vandalism.
3. Ensure accessible facilities have hand dryers that direct air downwards

URINALS



1. Avoid the use of communal male urinal facilities due to safety, maintenance and vandalism risks.
2. If urinals are deemed necessary provide single urinals with modesty screens.
3. Ensure urinals are located so that the privacy of users is not compromised by mirrors or entry approach

BICYCLE RACKS



1. Provide bike racks in a suitable location outside all new facilities and as part of any refurbishment works (if appropriate).

TOILET ACCESSORIES



1. Provide stainless steel toilet roll holders with a central stainless steel cross piece to reduce vandalism opportunities.

ANTI-GRAFFITI FINISHES AND TREATMENTS



1. Exterior finishes should be designed to resist graffiti.
2. Avoid large blank sections of walls in light colours.
3. Textured dark coloured surfaces are preferred on exterior surfaces. These include finishes of timber or brick. Where timber is used ensure it is oiled and not varnished if in its natural state.
4. Brick is the preferred material over concrete block for external surfaces as it provides additional versatility and is graffiti resistant.
5. Apply anti-graffiti coatings to all surfaces to ensure ease of cleaning.
6. Ensure interior finishes include a combination of tiles (1.2m) and painted surfaces.

SIGNAGE



1. Provide clear and legible Signage.
2. Ensure signage meets Australian Standards.
3. All additional Signage should be simple, bold, graphically legible from a distance, and globally understood to avoid confusion.

GRAB RAILS AND ACCESSORIES



1. Provide stainless steel grab rails, a shelf and accessories in accordance with Australian Standards.
2. Investigate the potential to provide hooks on the back of toilet doors for the dry storage of personal belongings.

CUBICLE DIVIDERS



1. Ensure the material and thickness of cubicle dividers minimise the ability to drill between cubicles.
2. Ensure cubicle dividers are sized to limit the ability for viewing under or over, including when standing on the toilet and seat.

DOOR HARDWARE



1. Toilet doors need to be designed and located to Australian Standards to accommodate all users. Stainless steel fixtures are preferred to ensure low maintenance and longevity.

FEMININE HYGIENE



1. Provide sanitary bins for feminine hygiene in all public toilets.
2. Ensure sanitary bins are regularly maintained.

SOAP PROVISION



1. Ensure soap is provided to all toilet facilities.
2. Ensure soap is secure within a key lock dispenser.
3. Provide a foaming soap type to minimise theft and the amount consumed by users.

WATER BUBBLERS AND DOGS



1. Provide an accessible water bubbler with dogbowl and dog tethering post in a suitable location outside all new facilities and as part of any refurbishment works (if appropriate).

MIRRORS



1. Install mirrors as standard items.
2. Select vandal resistant reflective metallic mirror surfaces as opposed to glass.

02

DESIGN GUIDELINES

MATERIALS PALETTE - WET AREA ITEMS

The next pages outline the recommended materials, fittings and fixtures palette for new works and any upgrade works of public toilets within the Inner West Council. Wick Park toilette block serves as a best practice example of toilet design. Two unisex ambulant cubicles and one accessible cubicle serve as the minimum provision for all new builds.

All installations and materials must be in accordance with Australian Standard 1428.1

TOILET SUITE 01



Item: Britex S.S. Centurion Accessible Toilet Pan (Code: PCD) or similar approved by Council

Finish: Stainless Steel

Supplier: <https://www.britex.com.au/>

TOILET SUITE 02



Item: Britex S.S. Centurion Ambulant Toilet Pan (Code: PCAM) or similar approved by Council

Finish: Stainless Steel

Supplier: <https://www.britex.com.au/>

TOILET SUITE 03



Item: Stoddardt, Safe Ensuite Toilet Pan or similar approved by Council

Finish: GRP moulded material

Supplier: <https://www.stoddart.com.au/>

ACCESSIBLE BASIN



Item: Britex S.S. Accessible Hand Basin (Code: HBDA) or similar approved by Council

Finish: Stainless Steel

Supplier: <https://www.britex.com.au/>

ACCESSIBLE BASIN TAPWARE



Item: Enware-Delabie Tempostop Time Flow Basin Pillar Tap - Lever Action (Code: TFC745L) or similar approved by Council

Finish: Chrome plated solid brass

Supplier: <https://www.enware.com.au/>

WASH THROUGH TAPWARE



Item: Enware-Delabie Tempostop Time Flow Basin Pillar Tap - Push Button (Code: TFC745P3) or Similar Approved By Council

Finish: Chrome plated solid brass

Supplier: <https://www.enware.com.au/>

CISTERN & FLUSH BUTTONS



Item: Britex Pneumatic In Wall Cistern (Code: FIW-D) or similar approved by Council

Finish: Stainless Steel

Supplier: <https://www.britex.com.au/>

MIRROR



Item: Britex S.S. Security Stainless Steel Mirror (Code: SMIR) or similar approved by Council

Finish: Stainless Steel

Supplier: <https://www.britex.com.au/>

FLOOR WASTE



Item: SPS 130mm Square Vari-Level Vertical Drain (Code: Q130S-C65) or similar approved by Council

Finish: Stainless Steel

Supplier: <https://www.spsdrains.com.au/>

TOILET ROLL HOLDER

Item: To be supplied by Council Stores

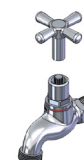
Installation: As per discussions with Councils Access and Inclusion Team

VERTICAL SOAP DISPENSER

Item: To be supplied by Council Stores

Installation: As per discussions with Councils Access and Inclusion Team

HOSE TAP



Item: Enware Key Operated Hose Tap 15MM or similar approved by Council

Finish: Chrome Plated

Supplier: <https://www.enware.com.au/>

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DESIGN GUIDELINES

MATERIALS PALETTE - WET AREA ITEMS

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GRAB RAIL 02



Item: Britex S.S. 90 degree Ambulant Grab Rail (Code: BTR-01-058) or similar approved by Council

Finish: Stainless Steel

Supplier: <https://www.britex.com.au/>

GRAB RAIL 01



Item: Britex Flush Mount Wrap Around Grab Rail (Code: TBTR-01-030) or similar approved by Council

Finish: Stainless Steel

Supplier: <https://www.britex.com.au/>

BABY CHANGE TABLE



Item: Britex Surface Mounted Stainless Steel Baby Change Tables (Code: BTX-09-012) or similar approved by Council

Finish: Stainless Steel

Supplier: <https://www.britex.com.au/>

BACK REST



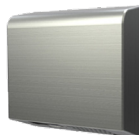
Item: Britex Vandal Resistant S.S Drop Down Backrest (Code: BTX-BR-D-VR) or similar approved by Council

Finish: Stainless Steel

Supplier: <https://www.britex.com.au/>

Supplier:

HAND DRYER



Item: Britex S.S. Slimline Automatic Hand Dryer (Code: BTX-01-024) or similar approved by Council

Finish: Stainless Steel

Supplier: <https://www.britex.com.au/>

DOOR STOP 01



Item: Metlam Door Stop (Code: 700-SS-DoorStop) or similar approved by Council

Finish: Satin Stainless Steel

Supplier: <https://www.metlam.com.au/>

BABY HOLDER



Item: Child Protection Seat, (Model Number: KB102)

Finish: Creme or Grey

Supplier: <http://www.koalabear.com/>
Koala Kare

DOOR STOP 02



Item: LSC Dorma Door Stop Floor Mounted 2250 SNP (code: 9400000225011) or similar approved by Council

Finish: Chrome Plated

Supplier: <https://www.lsc.com.au/>

COAT HOOKS



Item: Metlam Concealed Fox Collapsible Coat Hook (code: ML2122) or similar approved by Council

Finish: Stainless Steel

Supplier: <https://www.metlam.com.au/>

SIGNAGE

Item: 01_Custom graphic signage to include but not be limited to Accessible, Ambulant, RH Transfer, LH Transfer facilities. Signage to display features of the facility and braille, rather than use words.



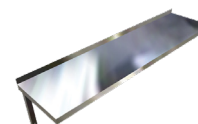
02_Rainwater Use and Non-Potable water signage - signage to be approved by Council



Finish: Refer to images

Supplier: The Shape Makers (Nc)
<http://www.theshapemakers.com/>
or similar approved by council

SHELF



Item: Britex Flat Sheet Shelf (Code: SHELF-S) or similar approved by Council

Finish: Stainless Steel

Supplier: <https://www.britex.com.au/>

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DESIGN GUIDELINES

MATERIALS PALETTE - DOOR HARDWARE

The next pages outline the recommended materials, fittings and fixtures palette for new works and any upgrade works of public toilets within the Inner West Council. Wick Park toilette block serves as a best practice example of toilet design. Two unisex ambulant cubicles and one accessible cubicle serve as the minimum provision for all new builds.

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EXTERNAL PRIVACY INDICATOR (ACCESSIBLE & AMBULANT AMENITIES)



Item: Madinoz MDZ-ER01 or similar approved by Council

Finish: Stainless Steel

Supplier: <https://www.madinoz.com.au/>

INTERNAL TURNSNIB (AMBULANT AMENITIES) INTERNAL TURNSNIB



Item: Madinoz TT02-SSS and Madinoz MDZ-TT05 or similar approved by Council

Finish: Stainless Steel

Supplier: <https://www.madinoz.com.au/>

AUTOMATIC DOOR CLOSERS



Item: Lockwood 8002 Series Swing Door Operator for high use parks

Finish: Stainless Steel

Supplier: <https://www.lockweb.com.au/en/>

DOOR HANDLE 01 & 02



Item: Lockwood / 02 170MM or similar approved by Council

Finish: Stainless Steel

Supplier: <https://www.lockweb.com.au/en/>

DOOR CLOSERS 01, 02 & 03



Item: Lockwood / 2615 DA Series CAM Action Door Closer

Finish: Stainless Steel

Supplier: <https://www.lockweb.com.au/en/>

CUBICLE DOOR HINGES



Item: Ambulant- Royde & Tucker H300
Accessible- Royde & Tucker H301 or similar approved by Council

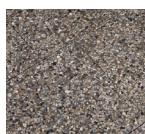
Finish: Stainless Steel

Supplier: <https://www.britex.com.au/>

MATERIALS PALETTE - FINISHES

Ensure sufficient visual and colour contrast between the doors, floors, walls and fixtures.

FLOOR OPTION 1 - FLOOR TILE & GROUT



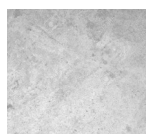
Item: Tile / Terrazzo or similar approved by Council

Finish: Honed. Wet Pendulum Rating P3. Anti graffiti sealer as per schedule 04 with laticrete Latapoxy SP-100 grout and anti graffiti sealer.

T.B.C

Supplier:

FLOOR OPTION 2- CONCRETE FLOOR



Item: Concrete floor or similar approved by Council

Finish: T.B.C - must comply with NCC, Australian Standards and appropriate Slip Resistance rating.

T.B.C

Supplier:

PROTECTIVE SYSTEMS

Protective Paint System 'A' for all Hot Dipped Galvanised Coating

Primer: AUDD0156

Intermediate: AUDD1282

Finish: AUDD1282

Paint Finish: DULUX Colourbond Monument C29

Anti-Graffiti Sealers

Wall Grout: Sure seal impregnator-penetrating sealer for grout, tile & masonry (gold label)

Terrazzo Floor Tiles, Wall Tiles & Floor Grout: Aqua mix sealers choice gold- rapid cure formula

WALL TILE & GROUT



Item: Madinoz MDZ-ER01 or similar approved by Council

Finish: Stainless Steel

Supplier: <https://www.madinoz.com.au/>

PAINT SYSTEMS

Antique White (Dulux)

External Wall Cladding
External FC Cladded Surfaces
External FC Cladded Surfaces
Service Cupboard Doors & Steel Door Frame

Windspray (Dulux)

All Cubicle Doors
All Cubicle Door Frames

Monument (Dulux)

Dulux Weathershield (Low Sheen)

All Exposed Steelwork
Sliding Steel Security Gates & Steel Framing for Fixed Screen

Dulux Weathershield (Gloss)

All Door Leafs
All Door Frames
All Exposed Steelwork
Sliding Steel Security Gates & Steel Framing for Fixed Screen

Timber Plate Capping
Flashing for Gate Head

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DESIGN GUIDELINES

MATERIALS PALETTE - EXTERNAL FEATURES

The next pages outline the recommended materials, fittings and fixtures palette for new works and any upgrade works of public toilets within the Inner West Council. Wick Park toilette block serves as a best practice example of toilet design. Two unisex ambulant cubicles and one accessible cubicle serve as the minimum provision for all new builds.

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WATER BUBBLER AND DOG BOWL



Item: Prospect Drinking Fountain by Botton and Gardiner

Finish: Stainless Steel

Supplier: www.bottonandgardiner.com.au

BICYCLE RACKS



Item: Semi Hoop Bicycle Rack or similar approved by Council's Maintenance team

Finish: Stainless Steel

Supplier: <https://streetfurniture.com/>



06 PUBLIC PLACE MAKING

Public place is a people centred design approach concerned with the planning, management and design of public spaces and buildings. It aims to improve and activate public space and invite public interaction to foster healthy, social and economically viable communities. Factors relevant to public place making and public toilets include: public art, way finding, signage and site activators. These factors are explained below.

BENEFITS OF PLACEMAKING



1. Fosters a sense of community ownership and pride in the facility.
2. Contributes to the visual amenity of the broader area and surroundings.
3. Creates a safe, welcoming and inclusive space.

WAY FINDING



1. Provide clear and legible site access and way finding.
2. Achieve successful way finding through effective lighting, path networks and signage.

SIGNAGE



1. Provide clear and legible signage which meets Australian Standards.
2. Ensure all additional signage is simple, bold, graphically legible from a distance and globally understood to avoid confusion.
3. Explore opportunities to reinforce a sense of place through signage.

PUBLIC ART INTEGRATION



1. Engage with the community about public art proposals
2. Integrate public art into existing and new facilities to encourage community pride in, and ownership of buildings and reduce vandalism.
3. Public art integration in toilet facilities

SITE ACTIVATORS



1. Locate site activators (playgrounds, exercise equipment, ping pong tables, BBQ, picnic facilities etc) in close proximity to public toilets. This allows passive surveillance of the facilities.

02 DESIGN GUIDELINES



07 MAINTENANCE AND MANAGEMENT

Low maintenance costs are critical for the ongoing success of toilet facilities across the Inner West LGA. The site and building planning as well as materiality needs careful consideration for maintenance requirements. Access, risk assessments, security and cleaning all have impacts on the maintenance regimes and building layout of efficient low cost facilities.

GENERAL

Consideration is required when selecting materials, fittings and fixtures to the following maintenance items:

- Standardisation of internal fixings.
- Standardisation of locking systems.
- Standardisation of building paint colour for ease of vandalism repair.
- Concealment of plumbing and cisterns within services corridor.
- Selection of floor covering that are slip resistance that won't damage cleaning equipment.
- Provision of dark coloured flooring to hide dirt and marks
- Ensure tap for hose attachment and cleaning
- Ensure services including IO's and TMV's are easily accessible for maintenance requirements
- Ensure Council's maintenance team receives all as-built documentation and Operation Manuals

Other maintenance considerations include:

- Risk assessment
- Access management
- Security measures
- Cleaning
- Building and landscape maintenance
- Auditing

It is imperative that ongoing engagement with maintenance staff is undertaken to ensure decisions are made with insights into maintenance requirements.

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