

1 PURPOSE

To provide guidance on the siting, design and minimum features and fittings for public amenities throughout the City.

2 OBJECTIVE

Guide the provision of contemporary public amenity facilities that are durable, accessible and appropriately located to meet the needs of the community.

Provide a framework for the ongoing management and upgrade of public amenities throughout the city.

3 SCOPE

This policy applies to all Public Amenities under the control of Council. It excludes amenities in permanently staffed Council buildings, community centres, recreation centres and sports grounds.

4 POLICY

Public amenities are provided to support health, recreation, tourism and leisure activities within public areas.

Key issues to consider in the provision of public amenity facilities are:

- Candidate site selection criteria.
- Design, fixture and facility standards.

4.1 Candidate Site Selection Criteria

Criteria to consider in regard to assessing proposals for the provision of new public amenities can include:

- Demonstrated need: activities or facilities in the general vicinity result in community need for amenities.
- Proximity to existing public amenities: are existing facilities available within a reasonable distance.
- Linkage to Council's strategic plan/strategic actions.
- Whole of life costs and non-asset creation solutions.

Situations/scenarios where a public amenity may be required include:

- Areas with a diverse range of business activities that encourage the public to stay greater than one hour.
- Regional and community parks (as noted in the Burnie Open Space Development Strategy).
- Foreshore areas with recreational opportunities: swimming, boating and the like that encourage longer stays by the public.
- Visitor/tourist rest area/facility.

4.2 Design Criteria

General guidance on matters to consider in the design, siting and the features and fittings provided in public amenities is provided below:

4.1.1 Amenity Siting

Upon establishing the need for a public amenity, siting issues to consider may include:

- Access/accessibility for all persons.
- Lighting conditions.
- Surrounding vegetation and structures.
- Proximity to services.
- Safety of patrons.
- Access for servicing.
- Topography.

4.1.2 Scale/Size of Public Amenities

The size of and features provided in a public amenity will vary according to the expected level of patronage and the types of activities occurring in the general vicinity of the amenity.

To provide cost effective and appropriate public amenities, the following configurations are suggested:

- Basic facility: Unisex disabled toilet with baby change facilities. Used where consistent low level use is expected (e.g. community park).
- Standard facility: Unisex disabled toilet with baby change facilities, two unisex cubicles. Used in commercial areas (outside CBD), visitor/tourist facility or area.
- High use facility: Unisex disabled toilet with baby change facilities, more than two unisex toilet, possible changerooms or special facility for adjacent activity: high use foreshore, regional park, CBD.

Cost, actual patronage, age of users, times of patronage, seasonal use variations and the like need to be considered in the selection of a facility type.

Portable public amenities may be used where high levels of patronage are expected for single events, rather than over designing a facility to cater for one off events or periodic special events.

4.1.3 Design Considerations

In the design of public amenities, the aim is to achieve a facility that is:

- Aesthetically pleasing.
- Durable and functional.
- Designed with reference to the site.
- Cost effective.
- Siting issues considered.

Compliance with the requirements of the Building Code of Australia and Tasmanian Plumbing Code must be achieved.

The design response needs to be considered on a site by site basis.

In Appendix 1 of the policy a range of design considerations are noted.

4.1.4 Features and Fittings

The use of durable and a consistent range fixtures and fittings allow for ease of maintenance and replacement and ensure that a common standard is provided to patrons.

Fixture and fitting specifications generally call for a commercial grade due to the demands placed upon public infrastructure.

Appendix 2 details general requirements for fixtures and fittings.

5 LEGISLATION

No legislation identified.

6 RELATED DOCUMENTS

Service Level Documents – Park and Reserves and Buildings.
Asset Management Policy CP-CBS-SG-016.

7 OTHER REFERENCES

Burnie Open Space Development Strategy
Building Code of Australia
Tasmanian Plumbing Code
Plumbing Regulations
Burnie Interim Planning Scheme 2013 (or current planning scheme as applicable)

Policy Endorsement	
Responsibility:	It is the responsibility of the Director Works and Services to facilitate the implementation of this policy and review its content from time to time. It is the responsibility of the Governance Unit to maintain this policy in the Policy Register.
Minute Reference:	MO057/16 (Item Number AO039/16)
Council Meeting Date:	16 Feb 2016
Strategic Plan Reference:	Strategy 7.1.1 Formulate policy that is equitable, inclusive and responsive to current needs, and ensure decision-making is informed and accountable. Strategy 7.5.2 Ensure assets are adequately developed, maintained and renewed.
Previous Policies Replaced:	This policy replaces the previous policy C35 version 2.0 dated 19 March 2013 (Minute MO/0087/13, 19 March 2013).
Date of Commencement:	17 Feb 2016
Publication of policy:	Members of the public may inspect this policy at the City Offices, or access it on Council's website (www.burnie.net)

APPENDIX 1

DESIGN AND SITING CONSIDERATIONS

The notes below provide guidance on a range of considerations that may be taken into account in the design and siting of public amenities.

The list is not exhaustive and not all factors may need to be considered in all instances.

The Building Code of Australia and Plumbing Regulations and Code detail mandatory performance and design requirements for public amenities.

GENERAL SITING CONSIDERATIONS

Visibility

For public safety reasons, public amenities should be located in positions that are easily visible for patrons and passers-by. In most instances by placing toilets in high pedestrian traffic areas, the constant movement of pedestrians will reduce unsafe and inappropriate behaviour.

Co-location

It is generally beneficial to consider locating a public amenity near other public facilities (Multi Storey Car Park etc). This is considered to be a benefit as public activity is likely to be higher and more constant than a stand-alone facility. Once again clear signage to the facility is important.

Criteria to consider for locating a public amenity with another facility include:

- Co-location is compatible.
- Amenities are visible or well signed.
- Amenities open during operating hours of facility with auto locking outside of operating hours.
- The amenity is orientated to an active and visible aspect.

Grade and Access

Access to public amenities should consider access by both able bodied and persons with a disability. Steps and steep ramps should be avoided. Access should be safe and meet the relevant Australian Standards. In high activity locations or in car parks consideration should be given to providing a clearly defined, accessible and safe pedestrian path to the amenity.

Lighting

Natural lighting should be preferred and used where possible. Amenity design should incorporate the use of sky lights and other passive design features to allow as much natural light as possible. Lighting should be sufficient to allow people to access the amenities in safety. Lighting should be installed to comply with the relevant Australian Standard.

PROXIMITY ISSUES

Proximity refers to the conditions and features around the building and surrounding areas such as lighting, vegetation and access.

Vegetation

Public amenities **should not** be located near thick vegetation as this provides concealment and opportunities for inappropriate behaviour.

Shrubs and garden beds around the amenities should not exceed 700mm in height; mature trees can remain around the facility but must be maintained to ensure that their branches and foliage is kept above 2000mm to maintain sight lines.

Loitering Cues

Features that can support loitering include seating, public notice boards, telephones etc. Consideration should be given to the placement of these articles to minimise loitering potential.

Car Parking

A public amenity should where possible be located in close proximity to car parks, at least one disabled parking bay should be provided close to the facility.

Consultation

The installation of public amenities can have an impact on the surrounding area and environment.

The aesthetic appearance of the amenity and positioning of the amenity will have an influence on how the public react to the facility.

It is important that the community be included in the consultation and design stage of the installation.

ENVIRONMENTALLY SUSTAINABLE DESIGN

Council will ensure that its public amenities employ environmentally sustainability principles where possible.

Energy

Amenities should have and/or be designed to have the following:

- A high degree of natural light.
- Low energy light fittings.
- Use of solar power (where possible).
- Passive ventilation (where possible).

Water

Amenities should be designed or adapted to minimise water needs.

The following items should be considered:

- Dual flush systems.
- Vandal resistant spring loaded tap ware.
- Waterless or low flow urinals.

LIFECYCLE CONSIDERATIONS

Designs for new public amenities should factor in lifecycle issues including the following:

- Structure should be robust and durable.
- Construction material to suit the location.
- Vandal resistant.
- Low maintenance.
- Environmentally sustainable.

EXTERNAL DESIGN

The external appearance should be well presented, clean, welcoming and engender a feeling of safety.

The services of an architect or building designer are to be used for high profile facilities.

Appearance

Opportunities should be taken to create an aesthetically pleasing structure which fits in with the character of the area.

Entrance Orientation

Stand-alone facilities should face public areas such as footpaths, roads, ovals with high usage. Entry should be from the public orientated face.

Security

The amenities (if not open 24hrs) should be lockable to prevent access. The entire structure should be enclosed with a roof, or security mesh and gates and doors should be able to be secured in both the open or shut positions. The amenities should have clear sight lines for casual surveillance around the amenity. Plants and shrubs should not be allowed to grow any higher than 700mm around the facility.

Lighting

Where after dark access is available, adequate lighting should be provided to the amenities and access paths to the amenities.

It is not recommended to provide lighting to the facility, if the facility is not open for use.

Graffiti Management

External walls should be constructed of vandal resistant material or coating applied that will hinder graffiti attempts. Graffiti resistant materials should be considered where possible.

Gardens/Planting

External garden beds where provided should have native vegetation of a variety that have low water needs.

Access

Access to public amenities should comply with all *Disability Discrimination Act* requirements; this should include parking facilities, pathways, ramps, and clearances. Access should as a minimum comply with AS 1428 and AS 2890.

Information/Signage

The amenities should be clearly identified by the use of internationally recognised symbols for Male, Female and Disabled. Signage should be installed to the relevant Australian Standards.

Signage should indicate opening and closing times of the facility along with cleaning times (if consistent). A Council contact number should also be provided to allow reporting of problems. Signage should be graffiti resistant.

APPENDIX 2

The types of features and fittings that may be incorporated in a public amenity are noted below.

The Building Code of Australia and Plumbing Regulations and Code detail mandatory performance and design requirements for public amenities.

Interior Design of Public Amenities	
Item	Comment
Cubicles	Should be spacious, vandal resistant, well lit and easy to clean.
Doors	Should be of solid construction and have gaps from floor and from ceiling to the door. Doors should be scratch resistant, easy to clean, have robust locks fitted and be fitted with spring hinges so that they return to the closed position after use.
Walls	Should be vandal resistant, solid construction and painted a light bright colour.
Ceilings	Vandal resistant, preference for no exposed beams to be within reach.
Sharps Disposal	Each cubicle should be fitted with a sharps disposal container fitted at least 1600mm from floor out of reach of children.
Fittings	Should be solid and robust and securely fitted. Roll dispensers should be stainless steel and restricted feed in style. Fittings to be vandal proof.
Pans	Where practical pans should be stainless Steel, securely fixed with no exposed piping. Cisterns should be contained within service duct with only vandal proof dual flush buttons visible.
Locking System	Locking system to be provided to secure facilities. Locks to be keyed to Council system. Electronic locking systems to be considered for use.
Lighting	Electric lighting to be provided to supplement natural light. Lights to be controlled by PE cells or sensor control.
Mirrors	Facilities with common area are to be provided with stainless steel mirrors.
Waste Disposal	Generally sanitary disposal facilities to be provided in selected cubicles and signed.
Coat Hooks	Coat hooks to be provided on rear of cubicle doors.
Hand Dryer	Hand dryers to be provided in cubicles and common areas.
Urinals	Stainless steel, wall hung and where possible fitted with waterless disposal or water saving disposal fixtures.
Basins	Stainless steel securely fitted to wall. If pipework exposed covering to be fitted to prevent vandalism.
Tap Ware	Vandal proof tap ware, spring loaded where possible.
Ventilation	Passive ventilation preferred.
Fire Prevention	All materials used to be fire retardant where possible.
Water Conservation	Conserve water usage where practical with the application of water saving devices.