TOILET BLOCK – PLAN

GENERAL NOTES
- Ensure park elements are located and constructed in accordance with the detailed landscape plan and parks chapter of infrastructure design planning scheme policy.
- Material choices are to be determined on the grounds of sustainability, low maintenance, vandal resistance, product availability and suitability to the climatic conditions. Materials are to be locally sourced.
- Where specified, site furniture is to be incorporated as part of integrated picnic setting node. Refer BSD-10003 for suppliers.
- To be constructed in district and metropolitan parks where there is high demand (most local parks) along pathways or corridors (such as waterways. Demand may occur because of high visitor numbers, an average length of stay that exceeds an hour, or the number of visitor or length of travel more than 15 minutes from home to visit the park, and where the elderly, children or vehicle-based workers comprise a high proportion of the visitors.
- Not provided where alternative toilet facilities are available; e.g. a 7-day shopping centre nearby, a community building with toilets etc.
- Sited more than 50m from nearest private residence or site so as to not cause a nuisance to neighbours.
- Reasonable proximity to one or more demand sources such as a car park, picnic area, playground, bikeway network, etc.
- Built on suitable terrain to facilitate accessibility. Continuous accessible path of travel from demand sources to toilet.
- Close proximity to a road, gate or internal track for servicing.
- Facing towards most active space.
- Incorporating "crime prevention through environmental design" principles, i.e. surveillance possible from a public road or other site of regular people presence, no concealing vegetation.
- Not obstructing links between visitor nodes and park facilities.
- Unobtrusive in the landscape.
- External shelter provided. E.g. verandahs.
- Toilet block to comply with Australian standards and council requirements for access and mobility (AS 1428).
- Refer to the Brisbane City Council's "Public toilet design guidelines".
- Rainwater tank to be installed in accordance with the detailed landscape plan, and parks chapter of infrastructure design planning scheme policy.

Toilet block located in close proximity to access incorporating "crime prevention through environmental design" principles.

Locate rainwater tank where it will not obstruct access or surveillance opportunities.

Surrounding trees must be located at an appropriate distance away from the toilet block to avoid debris gathering in gutters and on the roof. Ensure vegetation around the building is an appropriate type and size.

Select and/or maintain shrubs and garden bed species near amenities building to a maximum 70mm high.

Select and/or maintain tree species to eliminate branches and foliage below 2000mm high to maintain sight lines to the building.

Select vegetation that minimizes future garden and building maintenance.

Select tree species that minimize root damage to footing, footpath and drainage pipes.