

ADJACENT PLAYGROUND AND PICNIC AREA PROVIDE DEMAND FOR TOILET BLOCK.

-ADJACENT PATHWAY LINKING TO OTHER FACILITIES.

IN HIGH USE PARKS, SEATING MAY BE PROVIDED TO ALLOW PARENTS AND CARERS TO SIT AND WAIT FOR OTHERS USING THE TOILET. THE LOCATION OF THIS SEATING NEEDS CAREFUL CONSIDERATION AS FIXED PARK FURNITURE CAN PROVIDE CURES TO LOITER. CEPTD PRINCIPALS SHOULD BE

> TOILET BLOCK LOCATED IN CLOSE PROXIMITY TO ROAD 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 700mm HIGH.
- * SELECT AND/OR MAINTAIN TREE SPECIES TO ELIMINATE BRANCHING AND FOLIAGE BELOW 2000mm HIGH TO MAINTAIN SIGHT LINES TO THE BUILDING.
- * SELECT VEGETATION THAT MINIMISES FUTURE GARDEN AND BUILDING MAINTENANCE.
- * SELECT TREE SPECIES THAT MINIMISE ROOT DAMAGE TO FOOTING, FOOTPATH AND DRAINAGE PIPES.

GENERAL NOTES

- ENSURE PARK ELEMENTS ARE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH 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 SOUCED.
- 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 (WENOT LOCAL PARKS, LANDSCAPE AMENITY OR CORRIDOR LINKS SUCH AS WATERWAYS). DEMAND MAY OCCUR BECAUSE OF HIGH VISITOR NUMBERS, AN AVERAGE LENGTH OF STAY THAT EXCEEDS AN HOUR, VISITORS TRAVELLING MORE THAN 15 MINUTES FROM HOME TO VISIT THE PARK, AND WHERE THE ELDERLY, CHILDREN, TOURISTS AND VEHICLE BASED WORKERS COMPRISE A HIGH PROPORTION OF THE VISITORS
- NOT PROVIDED WHERE ALTERNATIVE TOILET FACILITIES ARE AVAILABLE E.G. A 7 DAY A WEEK SHOPPING CENTRE NEARBY, A COMMUNITY BUILDING WITH TOILETS ETC.
- SITED MORE THAN 50m FROM NEAREST PRIVATE RESIDENCE OR SITED SO AS TO NOT CAUSE A NUISANCE TO NEIGHBOURS.
- REASONABLE PROXIMITY TO ONE OR MORE DEMAND SOURCES SUCH AS A CARPARK, 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 E.G. 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 & MOBILITY (AS 1428).
- REFER TO BRISBANE CITY COUNCIL'S "PUBLIC TOILET DESIGN
- RAINWATER TANK TO BE INSTALLED IN ACCORDANCE WITH DETAILED LANDSCAPE PLAN, AND PARKS CHAPTER OF INFRASTRUCTURE DESIGN PLANNING SCHEME POLICY.

TOILET BLOCK - PLAN

ISSUE	AMENDMENT	DRAWN DATE	CHK'D DATE	APPR'D DATE	PRICIPAL PROGRAM OFFICER PARKS	ASSOCIATED PLANS	SUPERSEDES UMS-752		
Α	Drawing Converted From UMS Series April 2014	APR '14	APR '14	APR '14	LAUREN TEMPLEMAN SIGNATURE ON ORIGINAL DATED 31/08/04	DRAWING FILENAME	BSD-10701.dwg		
					R.P.E.Q: 2546 DESIGN APPROVED	CHECKED	UMD – E&P & IMB	DATE	OCT '13
					03/09/04 MANAGER INFRASTRUCTURE MANAGEMENT	DRAWN	CPO – P&D	DATE	OCT '13
					DRAWING AUTHORISED FOR PUBLICATION PAUL COTTON SIGNATURE ON ORIGINAL DATED	DESIGN	Std Dwgs WG	DATE	OCT '13



BRISBANE CITY COUNCIL STANDARD DRAWING

TOILET BLOCK - SITING PLAN

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	DWG No.							
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