

# CITY OF ARMADALE

## AGENDA

**OF TECHNICAL SERVICES COMMITTEE TO BE HELD IN THE COMMITTEE ROOM, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON MONDAY, 3 OCTOBER 2022 AT 7.00PM.**

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*A meal will be served at 6:15 p.m.*

**PRESENT:**

**APOLOGIES:**

**OBSERVERS:**

**IN ATTENDANCE:**

**PUBLIC:**

*“For details of Councillor Membership on this Committee, please refer to the City’s website  
– [www.armadale.wa.gov.au/your\\_council/councillors](http://www.armadale.wa.gov.au/your_council/councillors).”*

## **DISCLAIMER**

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The Disclaimer for protecting Councillors and staff from liability of information and advice given at Committee meetings to be read.

## **DECLARATION OF MEMBERS' INTERESTS**

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## **QUESTION TIME**

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*Public Question Time is allocated for the asking of and responding to questions raised by members of the public.*

*Minimum time to be provided – 15 minutes (unless not required)*

*Policy and Management Practice EM 6 – Public Question Time has been adopted by Council to ensure the orderly conduct of Public Question time and a copy of this procedure can be found at <http://www.armadale.wa.gov.au/PolicyManual>*

*It is also available in the public gallery.*

*The public's cooperation in this regard will be appreciated.*

## **DEPUTATION**

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## **CONFIRMATION OF MINUTES**

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## **RECOMMEND**

**Minutes of the Technical Services Committee Meeting held on 5 September 2022 be confirmed.**

## **ITEMS REFERRED FROM INFORMATION BULLETIN**

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### **Outstanding Matters and Information Items**

Various Items

### **Monthly Departmental Reports**

Technical Services Works Programme

*If any of the items listed above require clarification or a report for a decision of Council, this item to be raised for discussion at this juncture.*

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## TECHNICAL SERVICES COMMITTEE

3 OCTOBER 2022

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***1.1 - PUBLIC TOILET STRATEGY***

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WARD : ALL  
FILE No. : M/386/22  
DATE : 29 July 2022  
REF : DH/PM/JA/NM  
RESPONSIBLE : Executive Director  
MANAGER : Technical Services

**In Brief:**

- As part of the Corporate Business Plan deliberations, a proposal was put forth to review the City's Public Toilet Strategy to incorporate Changing Place facilities in 'high order all abilities' parks such as Shipwreck Park.
- The Draft Strategy was presented to Council in June 2022 and subsequently advertised for a community consultation.
- This report provides an update on the community consultation and recommends that Council adopt the draft City of Armadale Public Toilet Strategy 2022.

**Tabled Items**

Nil

**Decision Type**

- Legislative**                      The decision relates to general local government legislative functions such as adopting/changing local laws, town planning schemes, rates exemptions, City policies and delegations etc.
- Executive**                              The decision relates to the direction setting and oversight role of Council.
- Quasi-judicial**                      The decision directly affects a person's rights or interests and requires Councillors at the time of making the decision to adhere to the principles of natural justice.

**Officer Interest Declaration**

Nil

### **Strategic Implications**

The subject of this report has impact on the following objectives of the Strategic Community Plan 2020-2030:

- 1.3 Community Facilities meet Community needs.
  - 1.3.1 Ensure the equitable provision of Community Facilities throughout the City.
- 1.4 An inclusive and engaged community.
  - 1.4.2 Encourage the provision of inclusive and accessible facilities, services and programs within the community.
  - 1.4.3 Ensure the provision of culturally appropriate services and programs within the City.
  - 1.4.4 Facilitate the provision of facilities, services and programs to meet the needs of the City's current and future demographics.
- 2.2 Attractive, inclusive and functional public places.
  - 2.2.4 Develop, improve and maintain quality parks, playgrounds and public open spaces throughout the City.

### **Legal Implications**

General assessment of relevant legislation (eg *Local Government Act 1995*) has not revealed any restrictions.

### **Council Policy/Local Law Implications**

General assessment has not revealed any applicable Policies/Local Laws.

### **Budget/Financial Implications**

The adoption of the recommendation contained in this report has no immediate financial implication.

### **Consultation**

- Intra Directorate
- Public/Community Consultation.

## **BACKGROUND**

The City has a Public Toilet Strategy which was adopted by Council at its meeting of 13 May 2013 (T32/5/13 refers). As part of the recent Corporate Business Plan deliberations, a proposal was put forth to review the City's Public Toilet Strategy to incorporate Changing Place facilities in 'high order all abilities' parks such as Shipwreck Park. It is understood that the intent of this action is to ensure that the Toilet Strategy is providing an adequate guideline for the consideration of Changing Spaces within the Public Open Space setting.

The 2022 review has been undertaken, and the draft Strategy was presented to Council on 8 June 2022 that Council (T2/6/22 refers). Community consultation and advertisement of the proposed amendments was undertaken and are discussed within.

## **DETAILS OF PROPOSAL**

### **Public Consultation Results**

A public consultation survey was made available online through the City of Armadale's engagement portal and a hardcopy at all City libraries and the City's administration front counter.

The survey was open for six weeks, from Monday, July 18 and closed Friday, 19 August 2022.

A copy of the proposed draft toilet strategy and a FAQ section were provided in support of the survey. Refer to Attachment 1 for a copy of the survey questions.

## **ANALYSIS**

There were thirty nine (39) visitors in total to the engagement page, comprising of five (5) visits to the FAQ section, five (5) visits to the survey and one (1) download of the draft Public Toilet Strategy 2022 document.

The City received no negative comment or requests for amendments.

## **OPTIONS**

### **Option 1**

Council endorse and adopt the proposed draft Public Toilet Strategy 2022.

### **Option 2**

Council not adopt the draft Public Toilet Strategy 2022.

Option 1 is recommended.

## **CONCLUSION**

The Draft Public Toilet Strategy 2022 was made available for public comment and evaluation over a six (6) week period. There was a number of visits to the survey page, however, the City received no responses to the survey.

The revised strategy will offer clear guidance on the provision, planning and design of public toilet infrastructure, in order to provide the community with facilities that are both sustainable and inclusive. Refer to Attachment 2 for the finalised copy of the strategy. Therefore it is recommended the revised strategy is adopted by Council.

## **RECOMMEND**

### **That Council:**

- 1. Adopts the Public Toilet Strategy 2022**

## **ATTACHMENTS**

- [1.↓](#) Attachment 1 - Public Toilet Survey 2022
- [2.↓](#) Attachment 2 - Toilet Strategy Final Post Consultation with Map

**2.1 - DEPOT FACILITY - FORRESTDALE**

At the Council meeting held on 9 May 2022, Cr S Peter referred the following matter to Technical Services Committee.

*That the matter of the relocation of the current Depot to Forrestdale Business Park and retaining Animal Compound and SES Building facility at the current location of the City's Kelmscott depot Site be referred to the Technical Services Committee.*

**Comment from Cr S Peter**

The future projected growth of the City's population should be taken into consideration in developing a multi-million-dollar Depot facility. The City's population is projected to grow from 91,670 in the 2016 census to 151,897 in 2041, most significantly in Forrestdale, Haynes, Hilbert and Champion Lakes. Considering operational efficiency the Depot should be centrally located in an alternative site in Forrestdale.

Further comment from Cr Peter on his referral was circulated to councillors via a Memo.

**Officer Comment**

The City refers to previous Council Meeting held 9 May 2022 where it was resolved:

*That Council:*

1. *Accept Option C2 for the following works to upgrade the depot, in accordance with the Master Plan, for discussion in the 2022/23 budget and LTFP deliberations.*

<i>Element</i>	<i>2022/23</i>	<i>2023/24</i>	<i>2024/25</i>
<i>Appoint architects, prepare design estimate</i>	<i>\$0.2m</i>		
<i>Mechanical Workshop</i>		<i>\$2.0m</i>	<i>\$1.8m</i>
<i>Fuel Bowsers</i>			<i>\$0.3m</i>
<i>Chemical Storage Facility</i>			<i>\$0.4m</i>
<i>Hazardous Waste Facility</i>			<i>\$0.8m</i>
<i>Animal Compound</i>		<i>\$0.2m</i>	<i><del>\$0.2m</del></i>
	<i>\$0.2m</i>	<i>\$2.2m</i>	<i>\$3.3m</i>

2. *That the matter be further considered by Council, as part of the City's 2023/2024 Budget, once concept designs have been completed and estimated costs have been updated.*

This motion was carried (8/4).

At the same meeting Cr S Peter put forward an alternative motion:

That Council:

1. Request that the business case for Option B2 (Depot in Forrestdale at 45,000m<sup>2</sup>) be further investigated with respect to suitable sites and land values (for purchase and disposal of land); and with the retention of approximately 5,000m<sup>2</sup> of the City's Kelmscott Depot Site (Owen Road) for the purpose of:
  - a. Animal Compound; and the
  - b. SES Building
2. Requests indicative stage plan options for the development of a depot in Forrestdale, considering asset condition and level of investment.
3. Review the depot masterplan for the existing depot at Owen Road, Kelmscott, in light of point 1 above, to enable the retention of the buildings and the future sale of surplus land.
4. Accept the following works as a priority for discussion in the 2022/23 budget and LTFFP deliberations.

Element	2022/23	2023/24	2024/25
Appoint architects, prepare design estimate	\$0.2m		
Mechanical Workshop		\$2.0m	\$1.8m
Fuel Bowers			\$0.3m
Chemical Storage Facility			\$0.4m
Hazardous Waste Facility			\$0.8m
Animal Compound			\$0.2m
	\$0.2m	\$2.0m	\$3.5m

5. That the matter be further considered by Council, as part of the City's 2023/2024 Budget, once the masterplan has been updated, staging options reviewed, concept designs have been completed and estimated costs have been updated.

This motion was lost (4/8).

As this matter was discussed at both the Technical Services Committee of 2 May 2022 and the Council Meeting of 9 May 2022 officers have commenced implementing the Council decision.

**Suggested Recommendation**

*That Council note that as per Council Resolution (T2/5/22), a Depot Redevelopment Project Control Group has been established and is working with architects to prepare design estimates, and to further consider as part of the City's 2023/2024 Budget, with further concept designs and costings to review the project.*

**RECOMMEND**

**That Council:**

- 1. To be considered*

**ATTACHMENTS**

There are no attachments for this report.

## ***2.2 - SOLAR PANEL INSTALLATION AT THE OLD SALES OFFICE AT CHAMPION LAKES***

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At the Council meeting held on 9 May 2022, Cr E Flynn referred the following matter to Technical Services Committee.

*That the matter of solar panel installation on or at the old sales office at Champion Lakes be referred to the Technical Services Committee.*

### **Comment from Cr Flynn**

The CLRA are hoping to explore the possibility of a structure at the former sales office, similar to a carport or gazebo that can support installation of solar panels on the roof. This would allow the site to run off solar power and would also create usable undercover area for events. CLRA have been exploring this matter mostly independently.

I would like to receive a report that outlines the cost and feasibility of such a structure, taking into account the research and grant money that the CLRA may already have.

Additionally, is there:

- A) Opportunity for additional funding through the existing capital works budget?
- B) Opportunity to reallocate some building maintenance funding to the solar structure?

### **Officer Comment**

The City has been progressing a number of matters for the Champion Lakes Residents Association (CLRA) building. These matters include the following:

- Current class of the building
- Engineering report on the current structure
- Works required to achieve a change in class of the building
- Floor plans and modifications to achieve the class and satisfy requirements of the users
- Amalgamation of three lots into one lot prior to transfer from DevelopmentWA
- Anticipated schedule to receive a certificate of design compliance, procurement, works onsite
- Temporary relocation to another facility
- Ability for CLRA to access the garden area during and after works
- Works required to comply with accessibility including paths, ramps and stairs.

**In response to:**

***A) Opportunity for additional funding through the existing capital works budget?***

Council allocated an amount of \$200,000 towards the works to bring the building up to compliance, of which an amount of approximately \$15,000 has been used to date for the development of design and engineering reports, the engagement of energy consultants, quantity surveyors and other investigations.

The City is currently proceeding to RFQ for the construction works on the agreed design with CLRA. Award of the RFQ will be conditional upon amalgamation of the lots prior to transfer from DevelopmentWA and the capacity of the allocated budget.

Current estimates based on recent experiences, indicate that the cost of the works may exceed the aforementioned allocation from Council, however this is yet to be confirmed and requires the submissions received from the respondents of the RFQ.

Should the RFQ response exceed the available budget, additional funding may be requested from Council for consideration in the mid-year budget review process.

The City's scope of works excludes any solar panel installation. However, should the RFQ come within available budget, there may be opportunity to reallocate any project surplus if supported by Council.

**In response to:**

***B) Opportunity to reallocate some building maintenance funding to the solar structure?***

As this facility has not been a City asset, there is no long term provision for future maintenance and renewal of this facility that can be drawn on to fund the solar structure.

However, the City has a plan to invest in assets as part of the City of Armadale Corporate Greenhouse Action Plan (CGAP), which was endorsed by Council in September 2021.

The strategy provides a balanced approach of mitigation and offset of the City's carbon footprint in order to achieve the adopted emissions reduction target of zero net emissions by 2030. Initiatives of the CGAP are prioritised and scheduled for implementation.

The CGAP identifies 135 community buildings that are managed by the City of Armadale. It recommends (Action 11) the completion of solar feasibility studies for the City's top 20 electricity consuming facilities. These feasibility studies, in turn, inform progression to solar or battery infrastructure installation. Action 12 of the CGAP recommends the implementation of a real time energy and water monitoring system, initially targeting high demand (top 20) facilities. The development of the energy and water monitoring system is in Year 1.

The Champion Lakes Sales office has not been identified as a priority site for the undertaking of a solar feasibility study or as a target site for the energy and water monitoring platform.

**In response to:**

***"Receive a report that outlines the cost and feasibility of such a structure, taking into account the research and grant money that the CLRA may already have."***

CLRA has been successful in obtaining multiple grants to fund sustainability measures for this facility, including for the installation of solar panels to the roof. Later structural engineer reports identified that the roof would not be a feasible location for the panels, and the CLRA identified an alternate solution of a carport structure.

As this particular element is not included in the current City scope, and was a result of the CLRA efforts in grant seeking, they are continuing to manage this element which can be progressed independent to the City works.

As the building is currently owned by DevelopmentWA, they have advised CLRA of the need to submit a Development Application to DevelopmentWA Planning for assessment.

This is due to the size of the proposed carport structure and also not being a residential use. The City has advised their support to DevelopmentWA.

City Officers have been continuing to work with CLRA to facilitate this grant being expended, and not delayed by City scope or transfer issues.

### **Way forward**

The City supports the endeavors of the CLRA to pursue future solar power for both environmental and cost saving opportunities in the future.

At a meeting on 24 May, 2022 the Community Services Directorate advised CLRA they are supportive to assist with grant applications for funding in the future for the proposed structure and solar panels and this will be treated as a separate project, once the building is transferred to the City.

At the appropriate time, the structure and the solar panels will be transferred to the City

### **Suggested Recommendation**

*That Council note the officers' comments on the matter of current consultation for compliance and continued supportive assistance for applications for grant funding through the Community Services Directorate*

### **RECOMMEND**

#### **That Council:**

1. *To be considered*

### **ATTACHMENTS**

There are no attachments for this report. .

***COUNCILLORS' ITEMS***

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Nil

***EXECUTIVE DIRECTOR TECHNICAL SERVICES REPORT***

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Nil

**MEETING DECLARED CLOSED AT \_\_\_\_\_**

<b>TECHNICAL SERVICES COMMITTEE</b>		
<b>SUMMARY OF ATTACHMENTS</b>		
<b>3 OCTOBER 2022</b>		
<b>ATT NO.</b>	<b>SUBJECT</b>	<b>PAGE</b>
<b>1.1 PUBLIC TOILET STRATEGY</b>		
1.1.1	Attachment 1 - Public Toilet Survey 2022	16
1.1.2	Attachment 2 - Toilet Strategy Final Post Consultation with Map	18

# Have Your Say

## Draft Public Toilet Strategy

The City is currently reviewing the Public Toilet Strategy (the Strategy) and encourage you to participate so that our toilets can meet the ongoing and growing needs of our community.

The Public Toilet Strategy was first developed in 2013, with the goal of providing Council with a plan for upgrading, replacing, or possibly removing existing public toilets. The City has recently undertaken a review in order to incorporate “Changing Place” facilities into the Strategy. Furthermore, because the original Strategy was written in 2013, the current review is an opportunity update the document in general to current requirements.

A Changing Place is a safe clean toilet and change facility that provides extra spatial provisions for users with disability who require assisted care. Changing Places vary from Universal Accessible Toilets (UAT) which mainly cater for independent wheelchair access. Changing Places provides the extra space and facility provision for users with a disability who require assisted care.

Currently there are 21 public toilets owned/managed by the City, which vary greatly in age, style, and standards. The Strategy focuses on Council-owned and managed public toilets in public parks, near playgrounds, sports ovals, and public open spaces. This excludes those toilets within a leased area, in staffed Council buildings, community centres, local commercial centres, libraries and recreation centres. We are now seeking your input to help shape future public toilet priorities.

We are currently reviewing the Strategy and encourage you to participate so that our toilets can meet the ongoing and growing needs of our community.



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## Feedback Options

You can provide feedback online at engage portal [engage.armadale.wa.gov.au](https://engage.armadale.wa.gov.au) or turn over and complete the paper survey and return via:

Post: Locked Bag 2, Armadale, Western Australia 6992

Email: [info@armadale.wa.gov.au](mailto:info@armadale.wa.gov.au)

In person: 7 Orchard Avenue, Armadale

**Comments close: 5pm, Friday 19 August 2022**

# Have Your Say

## Draft Public Toilet Strategy



Note: Before starting the survey - please read the draft Public Toilet Strategy.

1. a) How do you rate the draft Public Toilet Strategy?

Very Poor    Poor    Average    Good    Excellent

1. b) How do you rate the existing public toilets within the City of Armadale?

Very Poor    Poor    Average    Good    Excellent

2. What type of Public Toilet best suits your needs (select one option only):

Changing Places    Universal Access Cubicle    Ambulant Cubicle    Parents Room / Family Friendly Cubicle    Standard Cubicle

Other  \_\_\_\_\_

3. Is there anything you would like to see added to the draft Public Toilet Strategy?

\_\_\_\_\_  
\_\_\_\_\_

4. Is there anything you would like to see removed from the draft Public Toilet Strategy?

\_\_\_\_\_  
\_\_\_\_\_

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### ABOUT YOU

Name: \_\_\_\_\_ Age: \_\_\_\_\_

Email: \_\_\_\_\_

Suburb: \_\_\_\_\_

I would like to be kept informed about:

Project updates     City news and events



# Public Toilet Strategy





Inside Cover Image: Bungendore Park  
Cover Image: Don Simmons Reserve

# Executive Summary

The City of Armadale has a vision to enhance the City as:

*A place of natural beauty, rich in heritage and respectful of culture, with diverse landscapes and lifestyles, and a wealth of business and investment opportunities.*

Public toilets are a necessity to support health, recreation, and leisure activities at nominated parks. Access to quality public toilets is something that we should all value – not just in terms of public health and sanitation, but because they help to create attractive, inclusive, and welcoming places.

The Public Toilet Strategy will support this vision by providing guidance for decision making to ensure that the needs and expectations of the community are met through considered placement, design, and programmed improvement of the City's Public Toilets. This Strategy provides a framework to assess existing provision, program improvements and review proposed facilities including providing direction on what is required to meet the diverse requirements of the community.

The Strategy:

- › Presents the City's Vision, Purpose & Aims for public toilet provision
- › Undertakes analysis of the existing provision
- › Provides a basis for standard provision, including guidance on the provision to suit a diversity of needs
- › Provides a Public Toilet Toolkit to assess future requests or improvements

*The Strategy is in draft form and it is intended to be reviewed and developed further in conjunction with the community and key stakeholders via a community consultation process.*

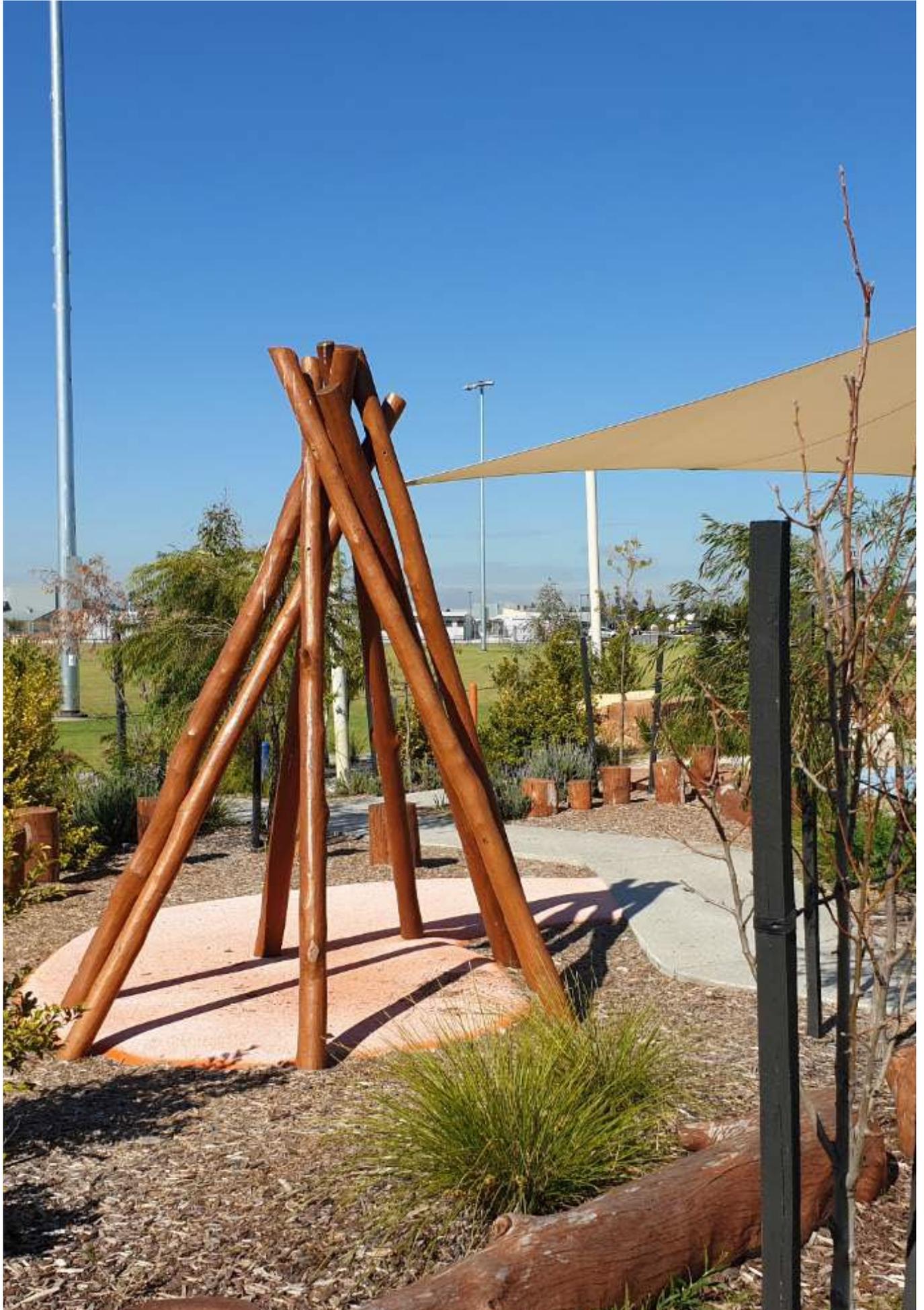
## Relevant City Documents

The revised Public Toilet Strategy will help support the delivery of the City's 2020-2030 Strategic Community Plan, in particular:

- 1.3 Community Facilities meet Community needs
  - 1.3.1 Ensure the equitable provision of Community Facilities throughout the City.
- 1.4 An inclusive and engaged community
  - 1.4.2 Encourage the provision of inclusive and accessible facilities, services and programs within the community.
  - 1.4.3 Ensure the provision of culturally appropriate services and programs within the City.
  - 1.4.4 Facilitate the provision of facilities, services and programs to meet the needs of the City's current and future demographics.
- 2.2 Attractive, inclusive and functional public places
  - 2.2.4 Develop, improve and maintain quality parks, playgrounds and public open spaces throughout the City.
- 2.3 Functional, inclusive and sustainable infrastructure
  - 2.3.1 The condition of the City's assets are accurately captured, regularly reviewed and the subject of comprehensive management plans in order to assist Council balance the financial cost of asset renewal and replacement with delivery of other community priorities.
  - 2.3.2 Ensure that the City's Asset Management Strategy contributes to the provision of functional and affordable infrastructure that is sustainable for current and future generations.
  - 2.3.3 Assets are to be effectively maintained in order to meet service levels throughout their life cycle.
  - 2.3.4 Ensure the City's Asset Portfolio is sustainable over the medium and long term and sufficient information is available to inform the City's Long Term Financial Plan and Asset Renewal Reserves.
  - 2.3.5 The City maintains its operational infrastructure in the most cost effective manner to sustain service delivery.

Document Name	Prepared by	Relevance
City of Armadale Parks Facilities Strategy 2018	City of Armadale (Parks)	Provides a comprehensive strategy outlining minimum requirements within a detailed POS classification system
Community Health and Wellbeing Plan 2021– 2024	City of Armadale	Provides background to support health, recreation and leisure activities
Access and Inclusion Plan 2021 - 2026	City of Armadale	Provides guidance on disability access and inclusivity





Revision	Date	By
B – Draft for Review	May 2022	JAM
C – Post 8 <sup>th</sup> June Council	June 2022	JAM
D- Final 2022 Post Consultation	Sept 2022	JAM



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## Acronyms & Frequently used terms

**Public Toilet** | Public toilet means a toilet which is provided for use by members of the general public within public open spaces. This strategy excludes those toilets within a leased area, in staffed Council buildings, community centres, local commercial centres, libraries and recreation centres.

**COA** | City of Armadale

**PFS** | Parks Facility Strategy

**CPTED** | Crime Prevention through Environmental Design

**Co-Located** | A public toilet that is externally accessible and attached to, or within, a building such as a sport pavilion or a library.

**Australian Standard (AS 1428)** | Australian guideline that outlines how to provide access for people with disabilities

**Changing Places Toilet** | Public toilet facilities that cater for people with severe or profound disabilities.

# 1 Introduction

Public toilets are a necessity to support health, recreation and leisure activities at nominated parks. Access to good quality public toilets is something that we should all value – not just in terms of public health and sanitation, but because they help to create attractive, inclusive and welcoming places.

In the past public toilets were designed to be out of public view, often without forethought for safety, aesthetic or accessibility concerns. With the changing requirements from today's community, toilet facilities are now required to fulfil greater expectations of the public - to be modern, well appointed, light filled, close to activities, clean and functioning properly, and most importantly, located and designed so that people of all ages and physical abilities can use them.

This Strategy therefore has been created to be responsive to a range of current issues in order to fulfil reasonable expectations in regards to the provision of quality, accessible and appropriately located public toilet amenities.

## Definition

Public Toilet means a toilet which is provided for use by members of the general public within public open spaces. This strategy excludes those toilets within a leased area, in staffed Council buildings, community centres, local commercial centres, libraries and recreation centres.



## 2 City of Armadale – A Vision for the Community

This Public Toilet Strategy aligns with a number of City of Armadale aspirations including providing Community Facilities that meet community needs, encouraging the provision of inclusive and accessible facilities and providing attractive, inclusive and functional public places.

The revised Public Toilet Strategy will help support the delivery of the City's 2020-2030 Strategic Community Plan.

### Purpose of Strategy

There are no recommended guidelines for public toilets or legislative requirement for local governments to provide public toilets. However, there is a community expectation to maintain, improve and provide toilet provision to service and enable community recreation. Therefore, this Strategy will provide the required guidance on the provision, planning and design of public toilet infrastructure, in order to offer sustainable and inclusive facilities for the community.

### Vision

The vision of this Strategy is to guide Council to:

*Provide functional and quality public toilets that cater for the needs of the public.*

The aim of this Strategy is summarised below:

- Distribution:
  - To provide public toilets within parks or public places where provision is optimal to service and promote community health and recreation
  - To prioritise the placement of facilities where amenities such as barbecues, large playgrounds, spectator sports, fitness nodes, skate parks and nature trails will attract a high proportion of visitors for a longer period of stay.
- Function:
  - To ensure that public toilets are adequate in terms of size, function and inclusivity
- Best Practice Design:
  - To ensure Toilet facilities are placed with consideration to best practice Crime Prevention Through Environmentally Sensitive Design principles (CEPTED)
  - To ensure the design of the toilet facility meets the needs of a variety of users
  - To ensure that the placement and design of the toilets meet best practice Australian standards regarding disability access.

## 3 Review of Existing Assets

### Current Provision

The City of Armadale currently manages 21 Public Toilet Facilities.

Fifteen (15) of these existing facilities are standalone traditional or modular buildings with the remaining six (6) included as an externally accessible cubical attached to a sporting pavilion.

The average age of the current assets is 18 years old with the oldest facility being 57 years old. Under the current asset management system, toilet facilities are expected to last appropriately 80 years for the main structure.

The following table provides a summary of the City's existing public toilets including type, asset condition and estimated renewal date:

Figure 1: Summary of the City's existing public toilets					
Public Toilet Location	Construction Date	Type/ Style	M/F/ Unisex/ UAT	Asset Condition (1-5)*	Renewal Due
<b>Regional Park</b>					
Champion Lakes	2011	Stand alone	1xM 1xF	2	2088
Settlers Common	1993	Stand alone	2xUAT	1	2081
Gwynne Skate Park	2020	Stand alone	1xUAT	1	2085
<b>District Park</b>					
Rushton Park	1965	Stand alone	1xM 1xF	3	2032
Cross Park (south)	1970	Stand alone	1xM 1xF	3	2037
Harrisdale Playing Fields		Co-Located	1xUAT		
Robot Park	2020	Stand alone	1xUAT	1	2087
Shipwreck Park		Stand alone	3xUAT		
John Dunn Hall		Co-Located	1xUAT		
John Dunn Challenge Park	2021	Stand alone	2xUAT	1	2088
<b>Neighbourhood Park</b>					
Lions Park	2015	Stand alone	1xM 1xF	1	2082
Frye Park		Co-Located	2xUAT		
Rossiter		Co-Located	1xUAT		
Piara Waters		Co-Located	1xUAT		
Creyk Park		Co-Located	1xUAT		

Don Simmons	2021	Stand alone	1xUAT	1	2088
Borrello Park	2014	Stand alone	1xUAT	1	2081
Karragullen	1970	Stand alone	1xM 1xF	3	2037
Novelli	2020	Co-Located	1xUAT	1	2087
<b>Civic</b>					
Visitors Centre	2018	Stand alone	2xUAT	1	2086
Memorial Park	2011	Stand alone	1xUAT	3	2064
Minnawarra Park	1987	Stand alone	1xM 1xF	3	2054

\* Asset Condition (1-5), with 1 being excellent, 5 being poor.

Refer to Attachment 1 - location map of existing toilets

## Current Levels of Service

A majority of the existing facilities (80%) are serviced twice a day, every day of the week. A majority of the Facilities are open from May to September from 6am-6pm and from October to April 6am-7:30pm. The majority of toilets are opened via an automatic locking and opening system.

The following table provides a summary of the City's existing public toilets including outlining service levels and opening hours:

Figure 2 : Summary of the City's existing public toilets – service levels and facilities provided			
Public Toilet Location	Opening hours	How opened	Cleaning frequency
<b>Regional Park</b>			
Champion Lakes	May to September: 6am-6pm October to April: 6am-7:30pm	Keys	2x day - 7 days
Settlers Common		Auto	2x day - 7 days
Gwynne Skate Park		Auto	7 days
<b>District Park</b>			
Rushton Park	May to September: 6am-6pm October to April: 6am-7:30pm	24 hours	2x day - 7 days
Cross Park (south)		Auto	2x day - 7 days
Harrisdale Playing Fields		Auto	2x day - 7 days
Robot Park		24 hours	2x day - 7 days
Shipwreck Park		24 hours	2x day - 7 days
John Dunn Hall		Auto	7 days
John Dunn Challenge Park		Auto	7 days



<b>Neighbourhood Park</b>			
Lions Park	May to September: 6am-6pm October to April: 6am-7:30pm	Auto	2x day - 7 days
Frye Park		Auto	2x day - 7 days
Rossiter		Auto	2x day - 7 days
Piara Waters		Auto	2x day - 7 days
Creyk Park		Auto	2x day - 7 days
Don Simmons		Auto	7 days
Borello Park		Auto	2x day - 7 days
Karragullen		24 hours	3 days
Novelli		Auto	2x day - 7 days
<b>Civic Spaces</b>			
Visitors Centre	May to September: 6am-6pm October to April: 6am-7:30pm	Auto	2x day - 7 days
Memorial Park		Auto	2x day - 7 days
Minnawarra Park		Keys	2x day - 7 days



## 4 Analysis

### Current Distribution

In line with the City's Parks Facility Strategy (PFS) and in support of sustainable asset management, the strategy aims to focus the provision of public toilets to locations of demand, including areas of high recreational activity that support extended stays. To consider what that might be, the location and distribution of existing toilets must be considered. An assessment of the existing provision was undertaken. This assessment indicates that 43% of all the public toilet facilities are located within parks categorised as 'neighbourhood', with the next highest located within district spaces (29%).

The common triggers for toilet provision appear to feature a combination of playgrounds, picnic nodes and unscheduled sports such as fitness nodes, basketball courts and the like. These facilities invite a longer stay and by placing toilets in the vicinity, this promotes community health, participation, and recreation.

This is summarized in the table below, which outlines how common each of the below activities are within in the regional, district, neighbourhood or civic parks that currently feature public toilets:

**Figure 3 : Summary of common activities**

Parkland Type	Common Activities					
	Play	Picnic node	Fitness   Informal Sports	Youth	Scheduled Sports	Walk Trails
<b>Regional</b>	67%	67%	33%	33%	67%	67%
<b>District</b>	100%	100%	100%	33%	67%	17%
<b>Neighbourhood</b>	89%	89%	67%	11%	67%	22%
<b>Civic</b>	33%	67%	0%	0%	0%	33%

### Current Design & Function

A majority of the Public toilets are standalone traditional or modular buildings with the remaining six (6) included as externally accessible cubicles attached to a sporting pavilion. A majority of these facilities feature unisex accessible toilets (UAT) however most of the older style facilities do not. At this stage there is no provision for a changing places facility or a parent's room in any of the current facilities.

Due to maintenance and ongoing vandalism, only one of these facilities provides a sanitary waste bin and only two provide baby change facilities. The existing facilities do not provide for a changing places space or a family friendly parents room.

This is summarized in the table below, which outlines how common each of the below amenities are within in the regional, district, neighbourhood or civic parks that currently feature public toilets:

Figure 4 : Summary of common amenities provided						
Parkland Type	Common Amenities					
	Sanitary Bin	Baby Change Table	Sharps Dispenser	UAT	Changing places	Parents Room
<b>Regional</b>	0%	0%	67%	67%	0%	0%
<b>District</b>	0%	17%	50%	67%	0%	0%
<b>Neighbourhood</b>	11%	11%	33%	78%	0%	0%
<b>Civic</b>	0%	0%	100%	67%	0%	0%

## Growth Demographics

From a purely physical needs perspective, nearly five million Australians have bladder or bowel control problems. This means many can't confidently leave their homes unless they know toilets will be available.<sup>1</sup>

### Growth in the City

The City of Armadale population forecast for 2022 is 100,759, and is forecast to grow to 151,896 by 2041. This population is spread over 19 suburbs and ranges from semi-rural areas to high density living.

The City remains one of the fastest growing areas in Perth and our City is experiencing rapid urban development with much of this development in the suburbs of Forrestdale, Harrisdale, Haynes, Hilbert and Piara Waters.

Population summary						
Area	2021	2026	2031	2036	2041	Total change
City of Armadale	97,705	113,305	127,895	141,176	151,896	+54,191
Forrestdale	1,195	2,725	5,356	8,019	9,437	+8,242
Harrisdale	12,632	14,718	16,223	16,914	17,091	+4,459
Haynes	2,492	4,780	6,760	8,731	10,485	+7,993
Hilbert	4,602	7,960	10,581	13,356	16,396	+11,794
Piara Waters	14,458	17,056	19,147	20,400	21,606	+7,148

Source: Population and household forecasts, 2016 to 2041, prepared by .id (informed decisions)

Key target groups that have specific needs with public toilets include families with young children, older people, women, and people with disabilities, visitors and tourists to events, programs and activities.<sup>2</sup>

### Families with young children

In 2016, the dominant household type in City of Armadale was Couple families with dependents, which accounted for 35.5% of all households.

<sup>1</sup> <https://theconversation.com/caught-short-we-need-to-talk-about-public-toilets-60450>

<sup>2</sup> Public Toilet Plan – City of South Perth



The largest increase between 2016 and 2031 is forecast to be in Couple families with dependents, which will increase by a further 6,162 households and account for 36.5% of all households.

It was estimated in 2016 21.7% of households in the City of Armadale had young children living in them.<sup>3</sup>

### Older people

In 2021 there were approximately 15,900 older persons (aged 60+) living in the City and by 2041, it is estimated that approximately 26,000 older persons will be residing in the City (17%).

### Women

50.3% of the City's population identified as being female in the 2016 Census.

### People with disabilities

17.7% of Australians live with a disability and the National Disability Insurance Scheme (NDIS) predicts that by 2023, 1,788 people will be accessing the NDIS in Armadale.<sup>4</sup>

### Ethnicity / culture

Cultural and social preferences area also important. Considerations must be given for groups such as the LGBTIQ+ community and residents with specific cultural practices. Unless provision reflects the ethnicity and culture of new residents some groups may be denied suitable equitable access to relevant opportunities.

Gender segregation and lack of all gender facilities can also cause issues for caregivers of young children.

LGBTIQ+ data was collected for the first time in the 2021 Census. This data is currently unavailable.

Installation of All Gender toilets, along with other types of toilets e.g., single gender, unisex accessible, ambulant, Accessible Adult Change Facilities (AACF) and Assistance Animal Relief Areas support the principles of access and inclusion. They provide the opportunity for people to make choices about which toilet they may need or prefer to use based on their individual requirements.<sup>5</sup>

### Visitors to the City

Prior to COVID-19 the City was attracting many visitors with recorded numbers exceeding 35,000 people each year who come to Armadale to enjoy the natural attractions of the area. In addition, approximately 70,000 people comprising both residents and visitors attend one of the many events held each year.<sup>6</sup>

People often remember, and seek out, good quality public toilets when travelling to an area. For this reason, they should be designed with high visual exposure in mind and help visitors to associate good experiences with the City of Armadale and encourage them to visit again, and to utilise nearby businesses.

In the 2021/22 financial year the City's Major Arts and Events team spent approximately \$17,000 in portable toilet provision. This was only for the Australia Day Fireworks, Armadale Highland Gathering, Perth Kilt Run and Christmas Carols events.

<sup>3</sup> <https://forecast.id.com.au/armadale/household-types>

<sup>4</sup> NDIS Demand Map - <https://blcw.dss.gov.au/ndis-demand-map/>; 2018 Survey of Disability, Ageing and Carers (ABS) - <https://www.abs.gov.au/websitedbs/d3310114.nsf/home>

<sup>5</sup> <https://accessinstitute.com.au/all-gender-toilets-we-just-want-to-go-to-the-toilet/>

<sup>6</sup> City of Armadale Events Strategy 2021 - 2026



## 5 Recommendations & Guidelines

### Key Findings

The current provision of toilets focuses on higher order parklands and civic spaces where there is a demonstrated need for the facility. The existing toilets vary from the traditional toilet block to fully automated, unisex accessible toilets. Many of the toilets are cleaned frequently and available to the community 7 days a week dawn to dusk. In this aspect the current provision and upkeep would seem reasonable, however it was noted there is currently no provision for a public changing places facility or a parent's room in any of the current public facilities and a number do not provide unisex accessible cubicles.

In addition, the population growth will have an impact on the toilet provision moving forward. Urban infill is expected for existing neighbourhoods and new neighbourhoods are to be created. It is anticipated that families with dependents will account for 36.5% of all households and 17% of the population would be considered older persons.

It is important that the City forward plan for new and retrofitted facilities that meet the demands of the community moving forward and therefore the following guidelines have been developed to ensure Public Toilets are well placed, designed and functional.

### Recommended Guidelines

#### Distribution

Public toilets should be placed in parks or civic areas of demand to meet the needs of the community. Public toilets should be optimized in locations where the following criteria can be met:

- Within high order parks or public places such as Neighbourhood, District, Regional or Civic Parks
- Where recreational activities are present which attract a high proportion of visitors for a longer period of stay:
  - Picnic Nodes and large playgrounds
  - Formal sports fields with family or spectator seating
  - Informal Sports such as fitness nodes, skate parks, BMX or multiuse courts
  - Walk or cycle trails
- Where there is a clear gap in existing provision including where the existing toilets :
  - Is more than an easy 800m/10 min walk of proposed site
  - does not meet the current or future needs
  - does not meet the communities accessibility needs
- Where there is a clear gap in existing provision including where the existing provision :
  - Is more than an easy 800m/10 min walk of proposed site
  - does not meet the current or future needs
  - does not meet the community's accessibility needs
- Where possible, public toilets should be co-located with existing buildings in line with best practice asset management principals

#### Function:

Public toilets should be fit for purpose and meet the function required for individual users. Public toilets should be provided in a form where the following criteria can be met:

- The number of cubicles provided to meet the demands of the general community at peak user time

- The type of cubicle provided has been considered against the demands of a variety of users including the consideration of:
  - Unisex accessible cubicles, which provides access for those in wheelchairs
  - Ambulant facilities which provides access additional support for those who do not require the use of a wheelchair however require additional assistance such as those with sensory loss, arthritis or require the use of a walking frame
  - Family rooms, which provide an area for families to attend to their children's needs, including a change table and child toilet.
  - Changing Places, which is a toilet and change facility that provides extra spatial and amenity provisions for users with disability who require assisted care.

## Design

Public toilets should be designed or retrofitted to the following best practice guidelines:

- The location, design and management of toilets should be consistent with Crime Prevention through Environmental Design principals. In particular the design should:
  - Place toilets in a visible location and not hidden from the public, with natural surveillance and open sight lines
  - Place entrances to public toilets as so they are visible from the street or other public areas
  - Install lighting for afterhours safety and design to ensure maximum use of natural light
  - Install landscaping to enhance consider safety
  - Consider internal building configuration, ensuring clear sightlines
  - Integrate with the surrounding landscape
- Public toilets must be usable and accessible to the majority of people of all abilities and backgrounds. In particular the design should:
  - Consider use by a variety of abilities, ensuring the design does not disadvantage, neglect or stigmatise any group of users
  - Utilise design, signage and wayfinding to ensure design is easy to understand, regardless of the users background, language skills or the user's sensory abilities
  - Be able to be used efficiently and comfortably by a variety of abilities
  - Be designed to meet the requirements of the Australian Standard AS 1428.1 (Design for Access and Mobility) and the Federal Disability Discrimination Act.
- Public toilets locations and operations should be well communicated.
  - Feature wayfinding signage to indicate location of toilets and international symbols for male, female, unisex and disabled should be used.
  - Toilets should be clearly sign posted with hours of operation and contact details for maintenance issues.
  - The City's website should be kept up to date with current toilet provision, type and hours of use.
  - Annually the City should review current provision and provide data to inform the National Public Toilet Map.



## 6 Assessment Tool Kit

When considering and evaluating whether a specific public toilet facility within the City of Armadale should be established, decommissioned or upgraded, the assessment tool kit should be used. The tool kit details a three stage approach.

- Assessment A
  - Reviews Location, activity triggers and distribution of facilities within the area
  - If the proposal passes Assessment A then the process proceeds to Assessment B
- Assessment B
  - Assessment B reviews the estimated or projected number of users, length of stay and considers the variety of user groups which may attend this activity and therefore require particular amenities
  - This assessment is converted to a score then the process proceeds to Assessment Results C
- Assessment Results C
  - The score from Assessment B is converted to a recommended facility type and next steps.

A Assessment Matrix A			
QUESTION	TRIGGER	Yes ?	No?
A1	<p>Does the proposed location align with parks facility strategy hierarchy? For example is the proposed location a :</p> <ul style="list-style-type: none"> <li>› Regional Park</li> <li>› District Park</li> <li>› Neighbourhood Park</li> <li>› Civic Space</li> </ul>	Move to question A2	A facility will not be considered in this location
A2	<p>Is there recreational activities present which attract a high proportion of visitors for a longer period of stay? Such as:</p> <ul style="list-style-type: none"> <li>› A large playground</li> <li>› A picnic node featuring a BBQ, drink fountain and Picnic Facilities?</li> <li>› Long walking trails or hikes?</li> <li>› Informal sports such as a BMX park, Skate park, Cricket Net, Volleyball Court, Basketball Court etc</li> <li>› Formal or spectator sports?</li> </ul>	Move to question A3	A facility will not be considered in this location
A3	<p>Does a public toilet exist within an easy 800m/10 min walk of proposed site? Consider facilities within nearby libraries, shopping, community or recreation centres</p>	Move to question A4	Move to question A5
A4	<p>What is the nature and type of the existing toilet?</p> <ul style="list-style-type: none"> <li>› Is the existing public toilet open and accessible at required hours?</li> <li>› Is the existing public toilet in good condition?</li> <li>› Does the existing public toilet provide for the current volume of visitors?</li> <li>› Does the existing public toilet provide for the diversity and variety of user groups which frequent this location?</li> </ul>	A facility will not be considered in this location	Move to question A5
A5	<p>Can a toilet be located in a safe and accessible location?</p> <ul style="list-style-type: none"> <li>› Is there a suitable location for the facility to enable disability access</li> <li>› Is there a suitable location that will meet CPTED guidelines</li> </ul>	Move to question Assessment Matrix B	A facility will not be considered in this location

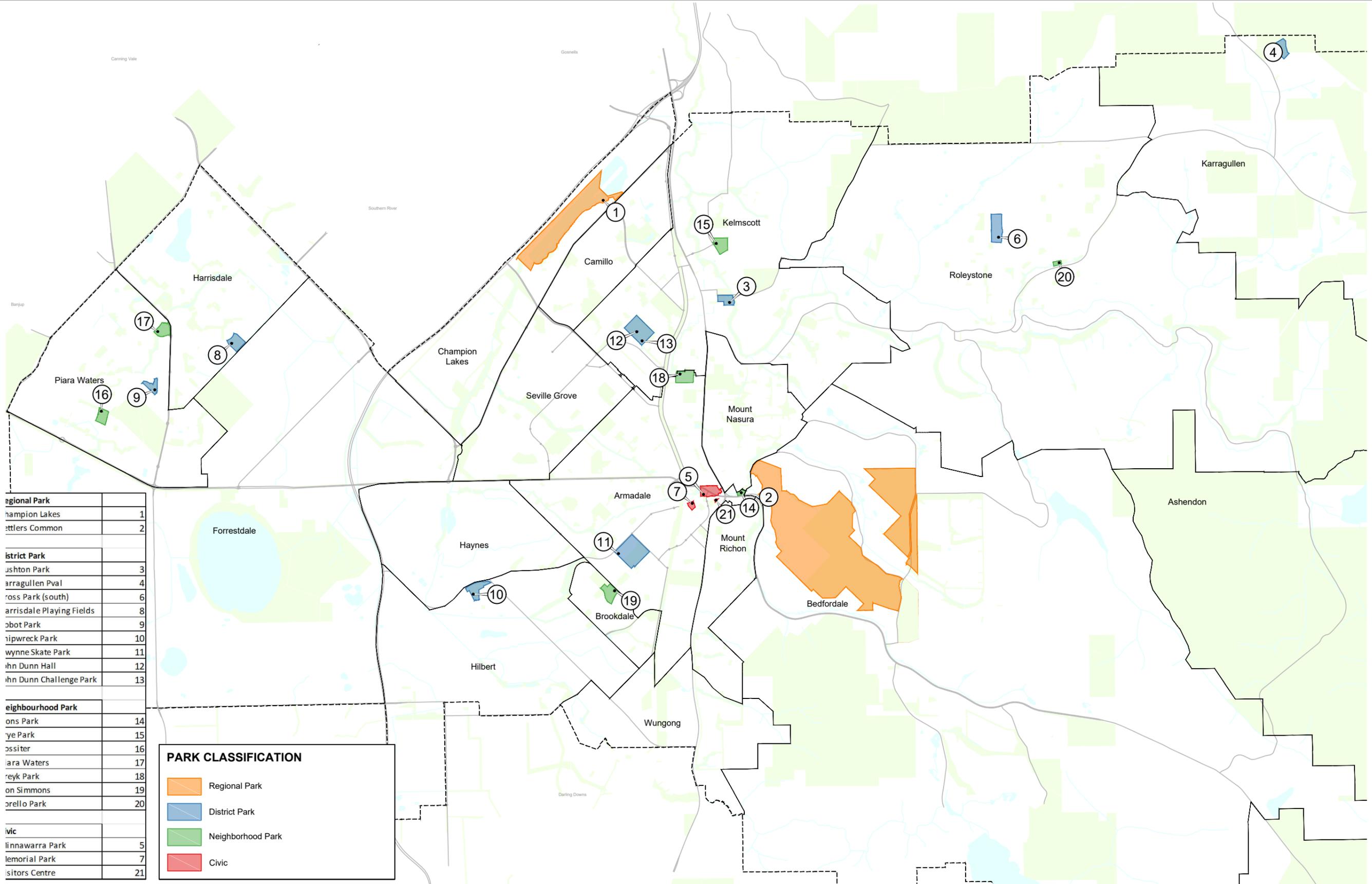
B Assessment Matrix B			
QUESTION	TRIGGER	CRITERIA	SCORE
B1	What is the estimated average length of stay?	A couple of hours	5
		Half to full day	10
B2	What is the estimated or projected number of users at one time?	Low	5
		Medium	10
		High	15
B3	Does the activity led to visitation by a variety of different user groups? › Will the facility need to cater for a variety of family members from elderly to young children? › Will the facility need to cater for a variety of abilities?	Limited	5
		Moderate	10
		High	15

C Assessment Results			
SCORE	TYPOLOGY	CONFIGURATION	NEXT STEPS
15-24	<b>Basic</b>	Freestanding or co-located public toilet facility which incorporates: › One unisex Universal Access cubicle	Step 1: Undertake consultation and engagement with the local community on the location and design  Step 2: Provide report to council and recommend capital and maintenance allocation within the long term budget
25-29	<b>Standard</b>	Freestanding or co-located public toilet facility which incorporates: › Two unisex Universal Access cubicles	
29-34	<b>Premium</b>	Freestanding or co-located public toilet facility which incorporates: › One unisex Universal Access cubicle › Two ambulant unisex cubicles › One Parents Room or family friendly cubical	
35-40	<b>Flagship</b>	Freestanding public toilet facility which incorporates: › Two unisex Universal Access cubicle › Two ambulant unisex cubicles › One Parents Room or family friendly cubical › One Changing Places provided in accordance with its standard specification.	

## 6 Appendix

- 6.1 Public Toilet Map
- 6.2 City Standard Facility Typology
- 6.3 Changing Places
- 6.4 Consultation template

## 6.1 Public Toilet Map



<b>Regional Park</b>	
Champion Lakes	1
Attlers Common	2
<b>District Park</b>	
Wushton Park	3
Karragullen Oval	4
Cross Park (south)	6
Harrisdale Playing Fields	8
Robot Park	9
Shipwreck Park	10
Wynne Skate Park	11
John Dunn Hall	12
John Dunn Challenge Park	13
<b>Neighbourhood Park</b>	
Wons Park	14
Wye Park	15
Wossiter	16
Piara Waters	17
Weyk Park	18
Wong on Simmons	19
Worello Park	20
<b>Civic</b>	
Winnawarra Park	5
Wemorial Park	7
Wesitors Centre	21

**PARK CLASSIFICATION**

- Regional Park
- District Park
- Neighborhood Park
- Civic

**LOCATION OF EXISTING TOILETS**



Based on information provided by and with the permission of the Western Australian Land Information Authority trading as Landata (2012).



## 6.2 City Standard Facility Typology

Standard Typology			
TYPOLOGY	CONFIGURATION	INTERNAL	EXTERNAL
<b>Basic</b>	› One unisex Universal Access cubicle	<p>Standard:</p> <ul style="list-style-type: none"> <li>› Stainless steel fixtures including toilet, basin, Toilet Roll Dispenser and handrail</li> <li>› Dual flush toilet with concealed cistern/ pipe. Water wise flush system.</li> <li>› Enclosed Service Area with water connection and GPO</li> <li>› Non slip Vinyl flooring</li> <li>› Sensor light</li> </ul> <p>Custom as required:</p> <ul style="list-style-type: none"> <li>› Syringe disposal unit</li> <li>› Soap Dispenser</li> <li>› Hand towel / hand dryer</li> </ul>	<p>Standard:</p> <ul style="list-style-type: none"> <li>› Clear wayfinding and door signage</li> <li>› At-grade pathway and access</li> <li>› Electronic Programmable Door locks</li> <li>› Open Veranda</li> <li>› External solar lighting with sensor and timer</li> </ul> <p>Custom as required:</p> <ul style="list-style-type: none"> <li>› Bench with armrests</li> </ul>
<b>Standard</b>	› Two unisex Universal Access cubicles	<p>Standard:</p> <ul style="list-style-type: none"> <li>› Stainless steel fixtures including toilet, basin, Toilet Roll Dispenser and handrail</li> <li>› Dual flush toilet with concealed cistern/ pipe. Water wise flush system.</li> <li>› Enclosed Service Area with water connection and GPO</li> <li>› Non slip Vinyl flooring</li> <li>› Sensor light</li> </ul> <p>Custom as required:</p> <ul style="list-style-type: none"> <li>› Syringe disposal unit</li> <li>› Baby Change Table</li> <li>› Sanitary Bins</li> <li>› Soap Dispenser</li> </ul>	<p>Standard:</p> <ul style="list-style-type: none"> <li>› Clear wayfinding and door signage</li> <li>› At-grade pathway and access</li> <li>› Electronic Programmable Door locks</li> <li>› Open Veranda</li> <li>› External solar lighting with sensor and timer</li> </ul> <p>Custom as required:</p> <ul style="list-style-type: none"> <li>› Drink fountain</li> <li>› Bench with armrests</li> <li>› Noticeboards for community notices</li> </ul>

		› Hand towel / hand dryer	
<b>Premium</b>	› One unisex Universal Access cubicle › Two ambulant unisex cubicles › One Parents Room or family friendly cubical	Standard: › Stainless steel fixtures including toilet, basin, Toilet Roll Dispenser and handrail › Dual flush toilet with concealed cistern/ pipe. Water wise flush system. › Children's toilet with Baby Change Table and Sanitary Bin › Enclosed Service Area with water connection and GPO › Non slip Vinyl flooring › Baby Change Table › Sanitary Bins › Sensor light  Custom as required: › Syringe disposal unit › Soap Dispenser › Hand towel / hand dryer	Standard: › Clear wayfinding and door signage › At-grade pathway and access › Electronic Programmable Door locks › Large Open Veranda with seating › External solar lighting with sensor and timer  Custom as required: › Drink fountain › Bench with armrests › Noticeboards for community notices
<b>Flagship</b>	Freestanding public toilet facility which incorporates: › Two unisex Universal Access cubicle › Two ambulant unisex cubicle › One Parents Room › One Changing Places provided in accordance with its standard specification.	Standard: › Stainless steel fixtures including toilet, basin, Toilet Roll Dispenser and handrail › Dual flush toilet with concealed cistern/ pipe. Water wise flush system. › Children's toilet within parents room with Baby Change Table and Sanitary Bin › Enclosed Service Area with water connection and GPO › Non slip Vinyl flooring	Standard: › Clear wayfinding and door signage › At-grade pathway and access › Electronic Programmable Door locks › Large Open Veranda with seating › External solar lighting with sensor and timer  Custom as required: › Drink fountain › Bench with armrests › noticeboards for community notices



		<ul style="list-style-type: none"><li>› Changing Places provided in accordance with its standard specification.</li><li>› Sensor light</li></ul> <p>Custom as required:</p> <ul style="list-style-type: none"><li>› Syringe disposal unit</li><li>› Soap Dispenser</li><li>› Hand towel / hand dryer</li></ul>	
--	--	--	--



## 6.3 Changing Places

It is a basic human right to be able to access a clean, safe and private place to go to the toilet. Changing Places provide suitable facilities for people who cannot use standard accessible toilets. More Changing Places means widening the boundaries experienced by people with severe physical disabilities and giving them a greater choice of places to go.

Just because you haven't seen a person with a disability access our spaces or had a request for a changing place we need to understand that some people with such a disability may not leave their homes precisely because of the lack of these amenities.<sup>7</sup>

Changing Places originated in the UK in 2006 and was introduced in Australia in 2012.

Changing Places differ to Universal Accessible Toilets (UAT) which primarily cater for independent wheelchair access and transfer space. A UAT facility is benchmarked to Australian Standard AS1428.1 2009 with a minimum mandatory requirement. There is no statutory requirement for Changing Places which has its own technical specification, separate from the Standard.<sup>8</sup>

The Western Australian Local Government Association (WALGA) developed a Changing Places Toolkit in 2018. The toolkit assists with understanding the requirements and accreditation process for these facilities in Western Australia. Changing Places is a fully accessible public toilet and change facility for users with severe and profound needs where they require assistance from carers. It provides extra spatial provisions for users with disability who require assisted care. The key components of a Changing Place includes a peninsular toilet pan, fixed ceiling hoist and height adjustable fixed adult change table.

The City currently has two changing places; one is located at Baker's House and one at Armadale Fitness and Aquatic Centre. One currently budgeted for installation at Shipwreck Park. A further changing place is proposed at the redeveloped Forrestdale Hub. The City is also currently advocating for one to be installed in the new Armadale train station.

A Changing Place is required to undergo a formal accreditation process through a Registered Assessor to enable the facility to be marketed as a 'Changing Place' and have the official sign installed outside the facility. Changing Places generally require a Master Locksmiths Access Key (MLAK) for access as locked access helps deter vandalism and misuse.

There are four design options for changing places. Consultation with key stakeholders and the community is recommended to determine which design option will best suit the expected users of the facility:

- 1A without shower rectangular
- 1B without shower square
- 1C without shower alternative door location
- 2 with shower rectangular

Extensive information on the specification of the changing places can be found in:

<https://changingplaces.org.au/build-a-facility/designs/>

<https://walga.asn.au/policy-advice-and-advocacy/people-and-place/accessible-and-inclusive-communities/changing-places>

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<sup>7</sup> <https://changingplaces.org.au/>

<sup>8</sup> City of South Perth – Public Toilet Plan, 2020 - 2035

## 6.4 Consultation template

Letter out Template:

Our Ref: XX  
Enquiries: XX

Date

To the Householder  
X Jull St  
ARMADALE WA 6112

Dear Sir or Madam,

### **TEMPLATE PARK – PUBLIC TOILET PUBLIC CONSULTATION**

The City's Parks Department is currently in the process of investigating the demand for a public toilet to be provided at **Template** Park on **Template Lane** in Armadale - Refer to the location plan provided at **Attachment 1**.

The first step of the investigation process was to assess the location against the criteria outlined in the City's Public Toilet Strategy. The outcome of this assessment was that a public toilet could be considered at **Template** Park.

The City is now seeking feedback from the Community on the proposal via the completion of a community survey.

The Community Consultation is directed to Community Members within a 400m radius (or 5 minute walk) from **Template** Park., and the City encourages all Community Members to provide their feedback.

After the feedback has been received and analysed the City will present a report on the matter to Council for their consideration.

You can fill out the survey online at

[Survey](#)

[Or scan this QR code](#)

All Surveys must be completed online by Monday 8 March 2021.

If you would like to discuss the above matter further please don't hesitate to contact [the City on 9394 5000](#) or via email to [info@armadale.wa.gov.au](mailto:info@armadale.wa.gov.au)

Yours sincerely

General Survey Template (draft) :



Community Consultation  
**Template Park - Public Toilet**

The City of Armadale would like your feedback!

1.How would you rate Template Park?

- 1 - Poor     2 - Average     3 - Good

2. Would you support a Toilet within Template Park?

- Yes     No

3.What type of Public Toilet would suit your needs?

- Universal Access Cubical  
 Changing Places  
 Parents Room or Children's Cubical  
 Ambulant Cubical  
 None of the above

4. Other comments?

.....  
.....  
.....  
.....

Thank you for taking the time to complete the survey!



Changing Places Survey Template (draft):



Community Consultation  
 Template Park - Public Toilet

The City of Armadale would like your feedback!

1. How would you rate Template Park?

- 1 - Poor
- 2 - Average
- 3 - Good

2. Would you support a Changing Places Facility within Template Park?

- Yes
- No

3. What inclusions would best suit your needs? (Refer attached diagrams which have been taken from the Changing Places Technical Standard)

- 1. Standard design 1A without shower rectangular?
- 2. Standard design 1B without shower square?
- 3. Standard design 1C without shower alternative door location?
- 4. Standard design 2 with shower rectangular?

4. Other comments?

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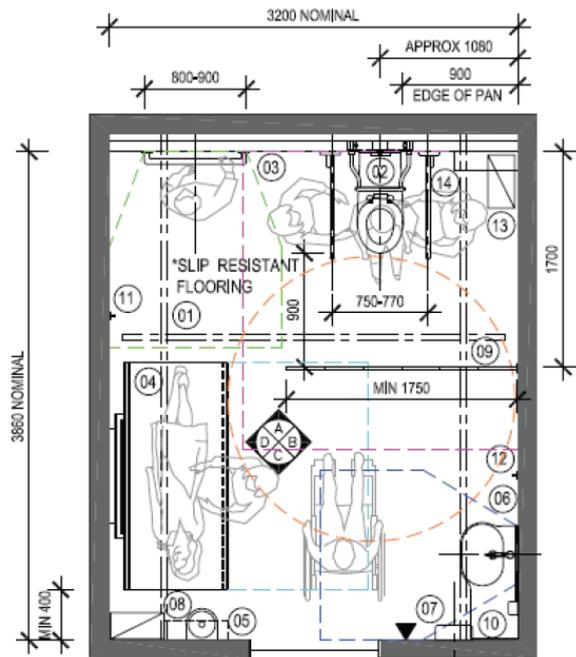
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Thank you for taking the time to complete the survey!



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 Template Park - Public Toilet

1. Standard design 1A without shower rectangular



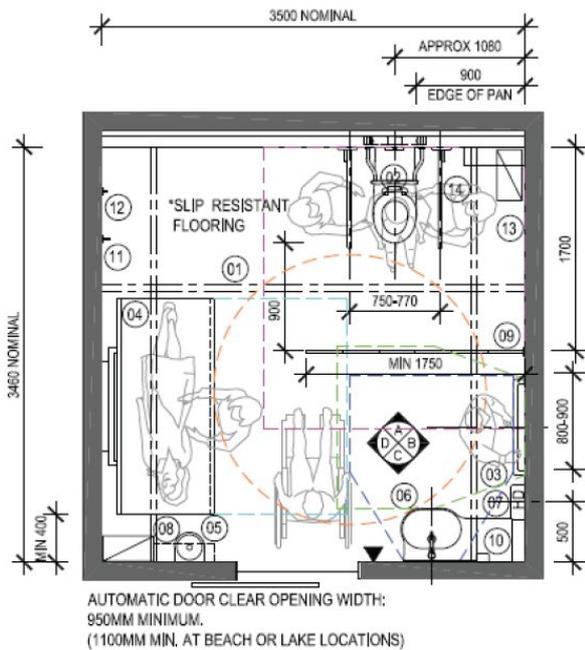
AUTOMATIC DOOR CLEAR OPENING WIDTH:  
 950MM MINIMUM.  
 (1100MM MIN. AT BEACH OR LAKE LOCATIONS)





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2. Standard design 1B without shower square

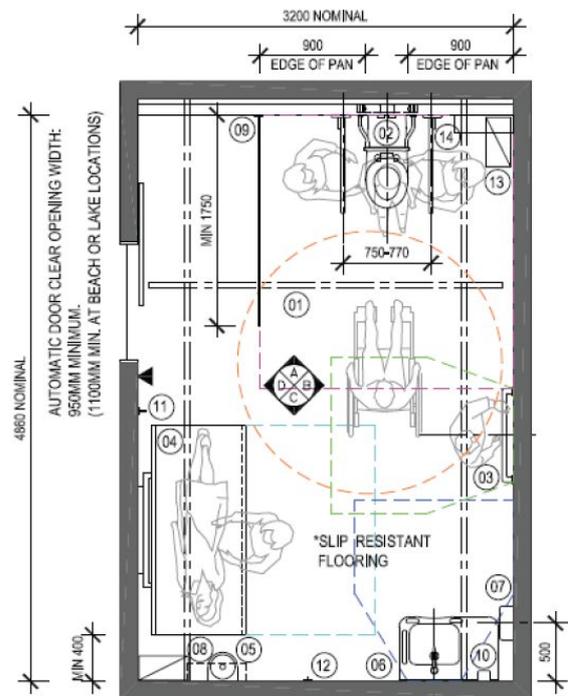


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3. Standard design 1C without shower alternative door location



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4. Standard design 2 with shower rectangular

