

**RETURN BRIEF & SPACE DATA SHEETS,
CONCEPT DESIGNS & PRELIMINARY SCHEMATIC DESIGNS
FOR
FEASIBILITY ASSESSMENT
FOR
PROPOSED FITZROY STREET TOILET IMPLEMENTATION, ST KILDA
FOR
CITY OF PORT PHILLIP**

Revision D / 19 June 2019

**Proposed Fitzroy Street
Toilet Implementation
Feasibility
St Kilda**

Proprietor:
Revision No.:
Date:

**COPP
D
19 June 2019**

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GARNER DAVIS

ARCHITECTS

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Preliminary Schematic Design Site 04 Cleave Gardens Plaza

EXECUTIVE SUMMARY

Overview

This document describes the process undertaken with the City of Port Phillip to prepare a Return Brief and to develop seven concept design options and associated Quantity Surveyor estimates of cost for proposed public toilet facilities on Fitzroy Street, St Kilda.

The document also includes the Concept Design Selection and Weighting and the Preliminary Schematic Design development of the two highest scoring sites:

- Site 02 Albert Park
- Site 04 Cleve Gardens Plaza

Room Data Sheets

Site and Facility Room Data Sheets provide an overview of the following:

- Site issues
- Site gradient
- Visibility & surveillance
- Ease of access
- Location of underground and overhead services and amendment to services
- Works to local context to facilitate construction
- Establish planning requirements
- Establish stakeholder issues
- Pedestrian mapping
- Design
- Consultants
- Building services questionnaire

Concept Design Options

Concept Design Options and estimates of cost are included for sites along Fitzroy Street as follows:

- Option 1
St Kilda Bowls Club adjacent to BOCCE court on east site boundary (Fitzroy Street)
- Option 2
Albert Park on east site boundary (Fitzroy Street)
- Option 3
Fitzroy Street parking bay adjacent to Albert Park
- Option 4
Cleave Gardens Plaza at south end Fitzroy Street
- Option 5
Shop front at south end Fitzroy Street between Acland & Grey Streets
- Option 6
Car parking space adjacent to footpath along Fitzroy Street
- Option 7
Nature strip adjacent to landscaped tram stop in Fitzroy Street

Concept Design Selection and Weighting Process

Following a Concept Design Selection and Weighting process, two sites were shortlisted for Preliminary Schematic Design Development as follows:

- Site 02 Albert Park
- Site 04 Cleve Gardens Plaza

The two sites achieved the highest scores when evaluated under the agreed criteria as follows:

• Safety / Visibility	40%
• Community Acceptance & Benefit	30%
• Potential Usage (Proximity to Activity Areas)	15%
• Cost	15%

Total	100%
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Preliminary Schematic Designs

Preliminary schematic design were developed following conversations with COPP representatives and were informed by our consideration of the following:

Design Reference

We sought to design two buildings that are related in their formal architectural expression, but respond to different site contexts.

We sought design inspiration from three buildings that are highly sculptural and yet respond to their particular contexts in an original manner.

The three buildings we looked at are:

- Therme, Vals, Switzerland by Peter Zumthor
- Pearlring Site Museum, Muharraq, Bahrain by Valerio Olgiati
- Tsingpu Yangzhou Retreat, China

Reference to these buildings can be found on the Inspiration Board.

Design Flexibility

The proposed schematic design for each site can be reduced or expanded as required without inherent compromise to the overall design strategy.

Site Overview

Site 02 Albert Park is a green field site with few in-ground services restrictions located at the north end of Fitzroy Street.

The site offers the potential for a building that is highly visible from Fitzroy Street and Albert Park and can be viewed from all sides.

The site is located on one of the main pathways into Albert Park and the building would form a gateway to the park. The site is in close proximity to restaurants, cafes and bars located at the north end of Fitzroy Street.

Site 04 Cleve Gardens Plaza is also a green field site with few in-ground services restrictions.

The site is highly visible from The Esplanade, Catani Gardens and the south end of Fitzroy Street. All elevations of the building will be visible.

The site is in close proximity to restaurants, hotels, cafes, shops and bars located at the central and south areas of Fitzroy Street.

Sculptural Design

The highly visible aspect of both sites and the function of the building meant that we were reluctant to adopt a typical toilet block typology.

Instead, we assembled each building from the elements of a typical toilet block and then spaced them apart as individual elements or joined them together to form larger blocks. We provide circulation space and landscape between the elements.

We sought to design open and permeable structures that could be accessed and egressed from a number of directions. We expressed the openness and permeability in a simple language of walls, columns, beams and slabs, but assembled the individual parts in a functional and sculptural way.

Materiality

Restricting our design language to walls, columns, beams and slabs meant that we could emphasize the tactility of proposed construction materials as opposed to incorporating 'design features'.

We sought materials for their inherent colour and surface texture that would relate to the sea side context in preference to 'coated' materials.

Longevity

The design of each building and the selection of proposed materials need to have significant longevity – something that we feel is missing from many contemporary public buildings.

Identification

Our designs place structural beams on the roof rather than below the roof. This has the advantage of providing a textured continuous 'ceiling'.

Each building has a roof beam that extends into public view. Typical universal graphic symbols signifying the building function are embossed into the end of each concrete beam.

Value Engineering

We sought to strip the building of un-necessary design 'features' and relied instead on sculptural form and materiality. In this way there is hopefully little to delete – value engineering is inherent in the design.

Should further value engineering be required to match brief and budget, we suggest that this is carried out at the schematic design stage.

INTRODUCTION

PROJECT OUTLINE

We understand that the City of Port Phillip is seeking the services of an Architect to undertake a feasibility study and to prepare seven concept design options and associated Quantity Surveyor estimates of cost for a proposed public toilet facility on Fitzroy Street, St Kilda.

There are no public toilet facilities on Fitzroy Street with the closest facilities at Catani Gardens which are too far from the busiest areas of Fitzroy Street.

Current Issues

The COPP RFQ outlines current issues as follows:

- Inability to cater for high demand for public toilets during daylight hours
- Imposition that the lack of a facility places on Fitzroy Street businesses
- Inability to cater for high demand during festivals and events resulting in a need for temporary facilities
- Lack of fully accessible facilities
- Inability to provide adequate change spaces
- Public urination in and around Fitzroy Street
- Increased anti-social behavior in surrounding streets due to increased people in laneways and residential streets searching for a suitable location to urinate

Public Toilet Objectives

The objectives for public toilets in Fitzroy Street as follows:

- Provide public toilets for women, men and people with disabilities
- Centrally located facility
- Facility required to meet Crime Prevention through Environmental Design (CPTED) requirements
- Facility to be open 24 hours

Stakeholders

Stakeholders identified in the COPP RFQ as follows:

- City of Port Phillip
- Parks Victoria / Albert park Master Plan Committee
- The Metropol Body Corporate
- Yarra Trams
- Fitzroy Street Licensee Association
- Fitzroy Street Business Association
- Victoria Police
- The Pride Centre

PROJECT BRIEF

COPP RFQ outlines the project brief as follows:

- Meet CPETD requirements and consider advice provided by Victoria Police
- Consider suitability of use for people attending festivals and events
- Consider suitability of use during the night
- Be fully accessible to allow all members of the community access and use of the facility
- Consideration of budget constraints
- Consider maintenance including cleaning, resistance to damage and access to existing services
- High visibility
- Preferably have minimal impact on existing infrastructure

Siting Options

The RFQ identifies Fitzroy Street siting options as follows:

- Option 1
St Kilda Bowls Club adjacent to BOCCE court on east site boundary (Fitzroy Street)
- Option 2
Albert Park on east site boundary (Fitzroy Street)
- Option 3
Fitzroy Street parking bay adjacent to Albert Park
- Option 4
Cleave Gardens Plaza at south end Fitzroy Street
- Option 5
Shop front at south end Fitzroy Street between Acland & Grey Streets
- Option 6
Car parking space adjacent to footpath along Fitzroy Street
- Option 7
Nature strip adjacent to landscaped tram stop in Fitzroy Street

Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Methodology, Process & Scope of Services**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

Methodology, Process & Scope of Service
PART A

Phase	Deliverables
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Phase 1 Concept Design Options Feasibility

PHASE 1.1	RETURN BRIEF
Return Brief Architect	<ul style="list-style-type: none"> • Meeting/s with COPP project manager & stakeholders to establish the return brief for each site • Architect to prepare and issue Return Brief • COPP project manager & stakeholders review and comment re Return Brief • Architect to finalise and issue Final Return Brief
PHASE 1.2	SITE INVESTIGATION & SITE ACCESS & PEDESTRIAN MOVEMENT ANALYSIS
Site investigation & analysis Architect	<ul style="list-style-type: none"> • Architect to review environmental impact of each site including existing infrastructure, solar orientation, prevailing winds and existing landscape for each site • Architect to investigate site services for each site • Architect to investigate, review and assess site access for each site • Architect to review pedestrian movement patterns for each site during peak periods • Architect to compile and present information • Meeting with COPP project manager & stakeholders to review site investigation material
PHASE 1.3	CONCEPT DESIGN OPTIONS
Concept Design Architect	<ul style="list-style-type: none"> • Architect to prepare concept design for each nominated site • Concept design to include the following: <ul style="list-style-type: none"> - Designs to have high visibility & be sensitive to local context - Designs to address existing site conditions and any contingencies associated with site - Designs to have minimal infrastructure impact - Design in accord with CPTD principles - Design in accord with AS1428 Access & Mobility - Designs to ease of maintenance - Design to incorporate durable and vandal resistant external & internal materials - Designs to meet BCA standards - Designs to consider budget constraints

Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Methodology, Process & Scope of Services**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

- Architect to compile and present information
- Meeting with COPP project manager & stakeholders to review site investigation material & concept design options with draft return brief.

PHASE 1.4

CONCEPT DESIGN EXPLANATORY DIAGRAMS

Explanatory Diagrams
Architect

- Architect to prepare explanatory diagrams for each concept design option as follows:
 - Shadow diagrams
 - Site line diagrams

PHASE 1.5

QUANTITY SURVEYOR ESTIMATES

Architect
Quantity surveyor

- Quantity surveyor to prepare estimate of cost for each concept design option and supporting information including:
 - Quantity Surveyor estimate of cost for each site which will include the location of existing services, ground conditions and construction accessibility
 - Quantity Surveyor estimate of cost for all concept design options
 - Advice on environmental impact of each location, considering street activation, overshadowing, proximity to vendors and visibility
 - Advice re the suitability of each site for offsite and onsite construction methodologies
 - Advice on the location that will provide the best opportunity to achieve the best architectural outcome with concepts drawn from the two recommended sites
 - Quantity Surveyor cost comparison for site establishment for each site

Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Methodology, Process & Scope of Services**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

PHASE 1.6

CONCEPT DESIGN OPTION FEASIBILITY REPORT

Architect

- Architect to prepare Concept Design Option Feasibility Report describing 2-3 selected developed concept design options incorporating;
 - Phase 1.1 Summary return brief
 - Phase 1.2 Summary Site investigation, site access & pedestrian movement analysis
 - Phase 1.3 Developed concept design options
 - Phase 1.4 Developed concept design explanatory diagrams
 - Phase 1.5 Quantity Surveyor estimates of developed concept design options
 - Architect to present report to COPP project manager & stakeholders to review concept design options
 - Discuss additional developed estimate of cost for 2-3 concept design options
-

Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Methodology, Process & Scope of Services**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

Methodology, Process & Scope of Service
PART B

Phase	Deliverables
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Phase 2 Planning Permit Drawings, Report & Application
PHASE 2.1

PLANNING PERMIT DRAWINGS, REPORT & APPLICATION

Planning Permit Drawings & Report Architect	<ul style="list-style-type: none"> • Ongoing liaison, feedback and input from client • Pre-application meeting with Council • Architect to prepare planning drawings & report • Meeting with COPP project manager & stakeholders • Submit planning permit application
Consultant planner (Optional)	<ul style="list-style-type: none"> • Consultant planner review preliminary planning drawings and report against authority codes and by-laws or • Consultant planner to prepare planning report

PHASE 2.2

PLANNING PERMIT NEGOTIATION (If required)

Architect	<ul style="list-style-type: none"> • Ongoing liaison, feedback and input from client • Meeting/s with authority, neighbours and stake holders • Alterations to drawings if required
Consultant planner (Optional)	<ul style="list-style-type: none"> • Consultant planner to negotiate resolution of planning permit and conditions

Phase 3 Design Development

PHASE 3.1

DESIGN DEVELOPMENT

Client liaison Architect	<ul style="list-style-type: none"> • Ongoing liaison, feedback and input from client
Design development Architect	<ul style="list-style-type: none"> • Develop approved design option and incorporate client feedback • Further develop schedules of materials, finishes, fixtures, fittings and incorporate client feedback • Develop interior design including fittings & fixtures etc • Preliminary construction methods and details • Preliminary specifications
Consultant liaison Architect Structural engineer Geotechnical engineer Building services engineer	<ul style="list-style-type: none"> • Secondary consultant input required from: <ul style="list-style-type: none"> ○ Structural engineer ○ Geotechnical engineer ○ Building services engineer

Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Methodology, Process & Scope of Services**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

Optional cost review Quantity surveyor	<ul style="list-style-type: none"> Quantity surveyor optional cost review
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Phase 4 Contract Documentation

PHASE 4.1

DOCUMENTATION

Client liaison Architect	<ul style="list-style-type: none"> Ongoing liaison, feedback and input from client
Documentation Architect Structural & civil engineer Building services engineer	<ul style="list-style-type: none"> Prepare documentation sufficient to accurately describe the works and sufficient to go to tender, or to liaise with a preferred builder including: <ul style="list-style-type: none"> Architectural working drawings and details Structural and civil drawings, details and specifications Building services drawings, details and specifications Specifications & schedules
Consultant liaison Architect Structural engineer Building services engineer	<ul style="list-style-type: none"> Liaison with separate consultants, review and co-ordinate their documents

PHASE 4.2

COST REVIEW

Cost review Quantity surveyor Building services engineer	<ul style="list-style-type: none"> Cost review (to be provided by quantity surveyor) for the works identified by developed design
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Phase 5 Building Permit & Tender

PHASE 5.1

BUILDING PERMIT

Building permit Architect Building surveyor	<ul style="list-style-type: none"> Submission of documents to the building surveyor for processing for building approval Resolve permit requirements and obtain building approval
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PHASE 5.2

TENDER / PRICING

Tender / Pricing Architect Structural engineer Building services engineer	<ul style="list-style-type: none"> Agree with client preferred method of procurement Tender process Prepare and distribute documents, respond to builder queries, issue addenda as required Prepare tender report and notification Negotiation as required to achieve acceptable contract package
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Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Methodology, Process & Scope of Services**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

Phase 6 Construction

PHASE 6.1

CONTRACT ADMINISTRATION

Pre-contract issues

Architect

Client liaison

Architect

- Prepare form of contract and contract documents and arrange for contract signing
- Ongoing liaison, feedback and input from client, including discussion and approval from client re variations and scope changes

Consultant liaison

Architect

- Ongoing liaison with separate consultants, ensuring site attendance when required

Contract administration

Architect

Structural & Civil engineer

Building services engineer

Building surveyor

- Architect general administration of the building contract including:
 - Site meetings, minutes and ongoing site presence
 - Respond to builder RFI's (request for information notices), including issue of supplementary details, samples review etc
 - Issue architects instructions as required
 - Certification of builder payments including retention monies as written into contract
 - Cost records of variations, progress payments etc.
 - Time records, including advice re projections
 - Inspections including ongoing issue of notices re defective work

PHASE 6.2

PRACTICAL COMPLETION

Consultant liaison

Architect

- Architect to inspect and issue notice for practical completion and advise client re release of part retention

Phase 7 Post Construction

PHASE 7.1

DEFECTS LIABILITY

Post construction

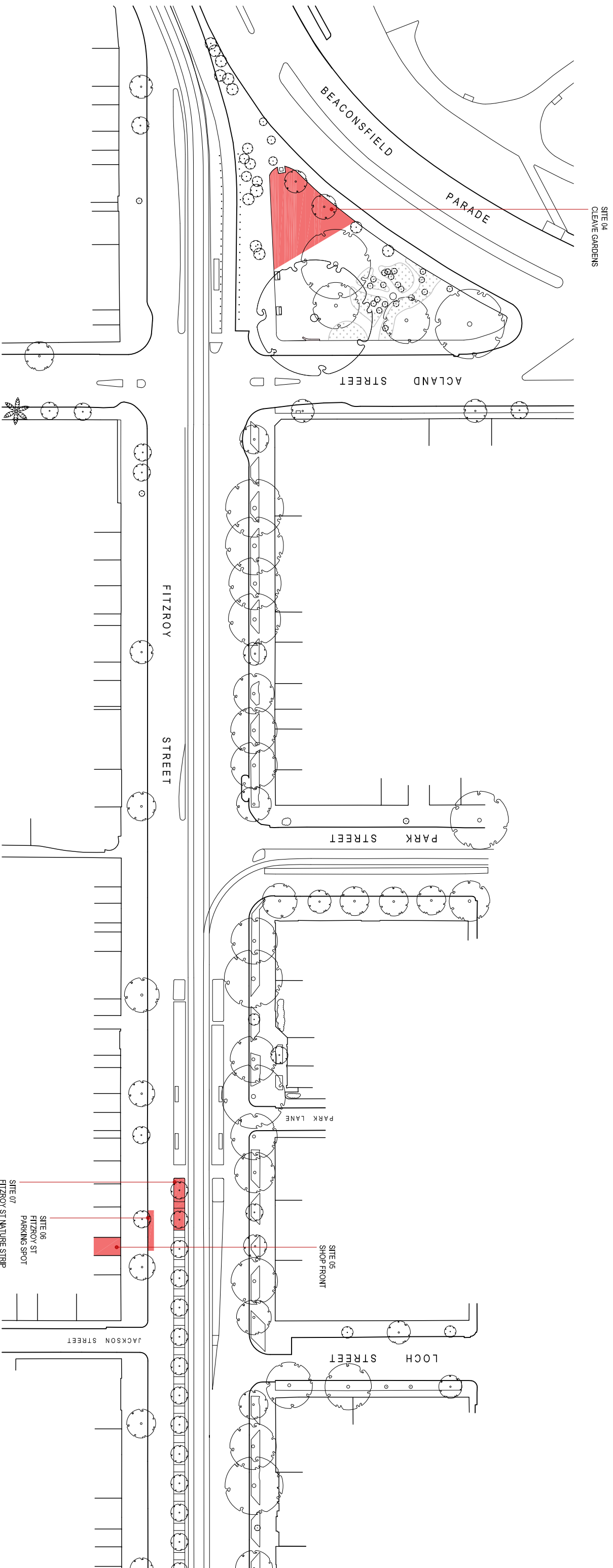
Architect

- Advice to client re maintenance issues including manuals and service documents issued via builder ongoing advice / input re minor cracking in works and or failure of building materials or equipment during defects liability period

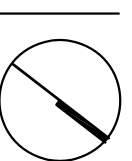
Final certificate

Architect

- Issue final certificate after completion of defects liability period including advice to client re release of final retention monies



SITE OPTION PLAN
SCALE 1:1000 @ A3



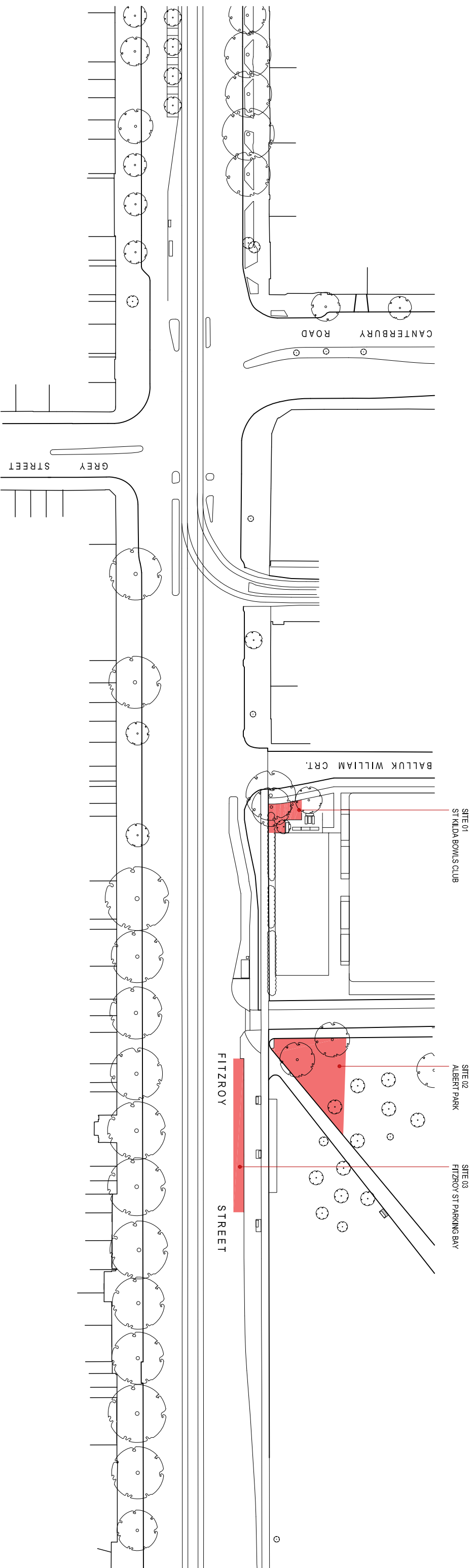
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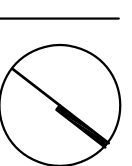
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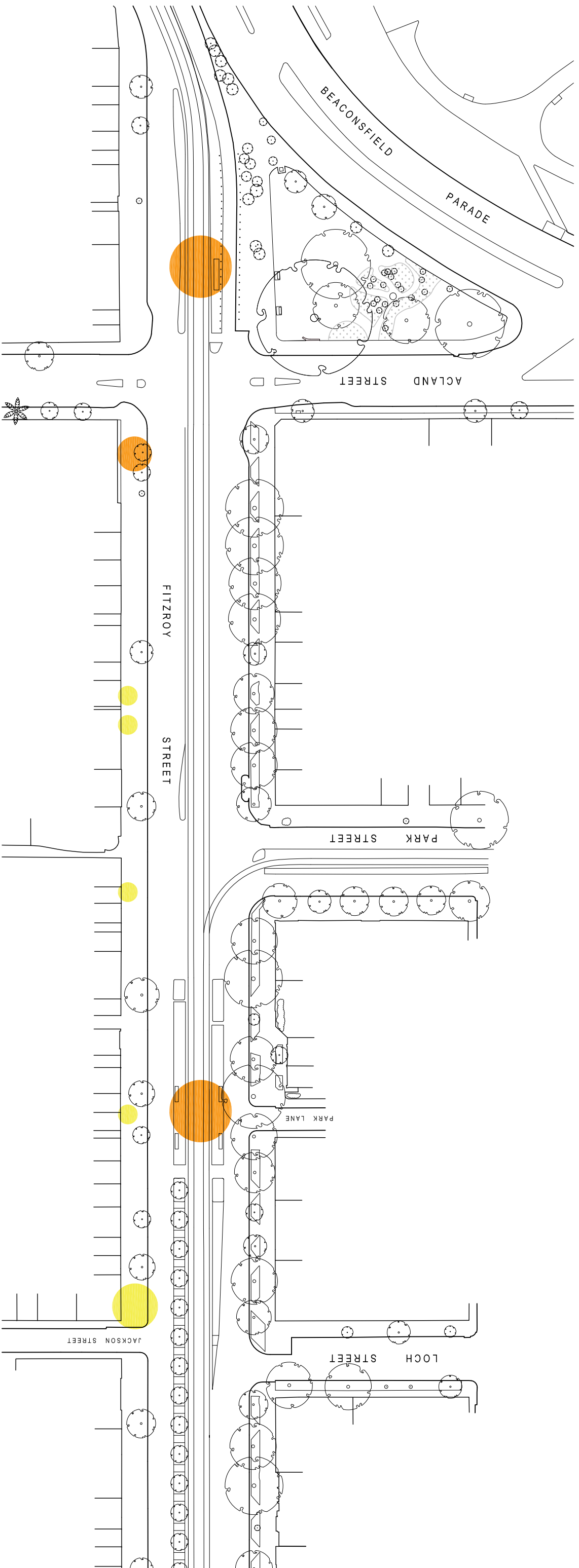
SITE OPTION PLAN
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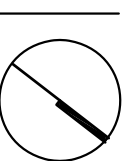
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LEGEND
NOTE SIZE OF CIRCLE INDICATES
AMOUNT OF PEOPLE

-  WEEKDAY ACTIVE USE
-  WEEKDAY PASSIVE USE
-  WEEKEND ACTIVE USE



as 0-02

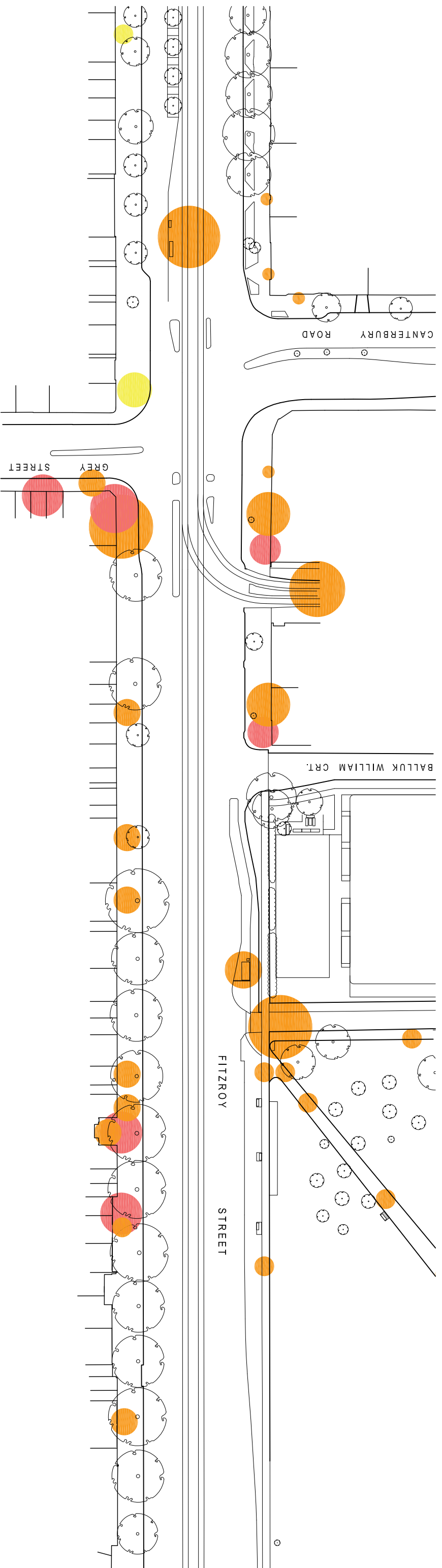
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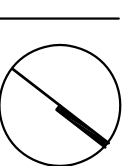
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PEDESTRIAN MAPPING PLAN
SCALE 1:1000 @ A3



LEGEND
NOTE SIZE OF CIRCLE INDICATES
AMOUNT OF PEOPLE

- WEEKDAY ACTIVE USE
- WEEKEND ACTIVE USE
- WEEKDAY PASSIVE USE



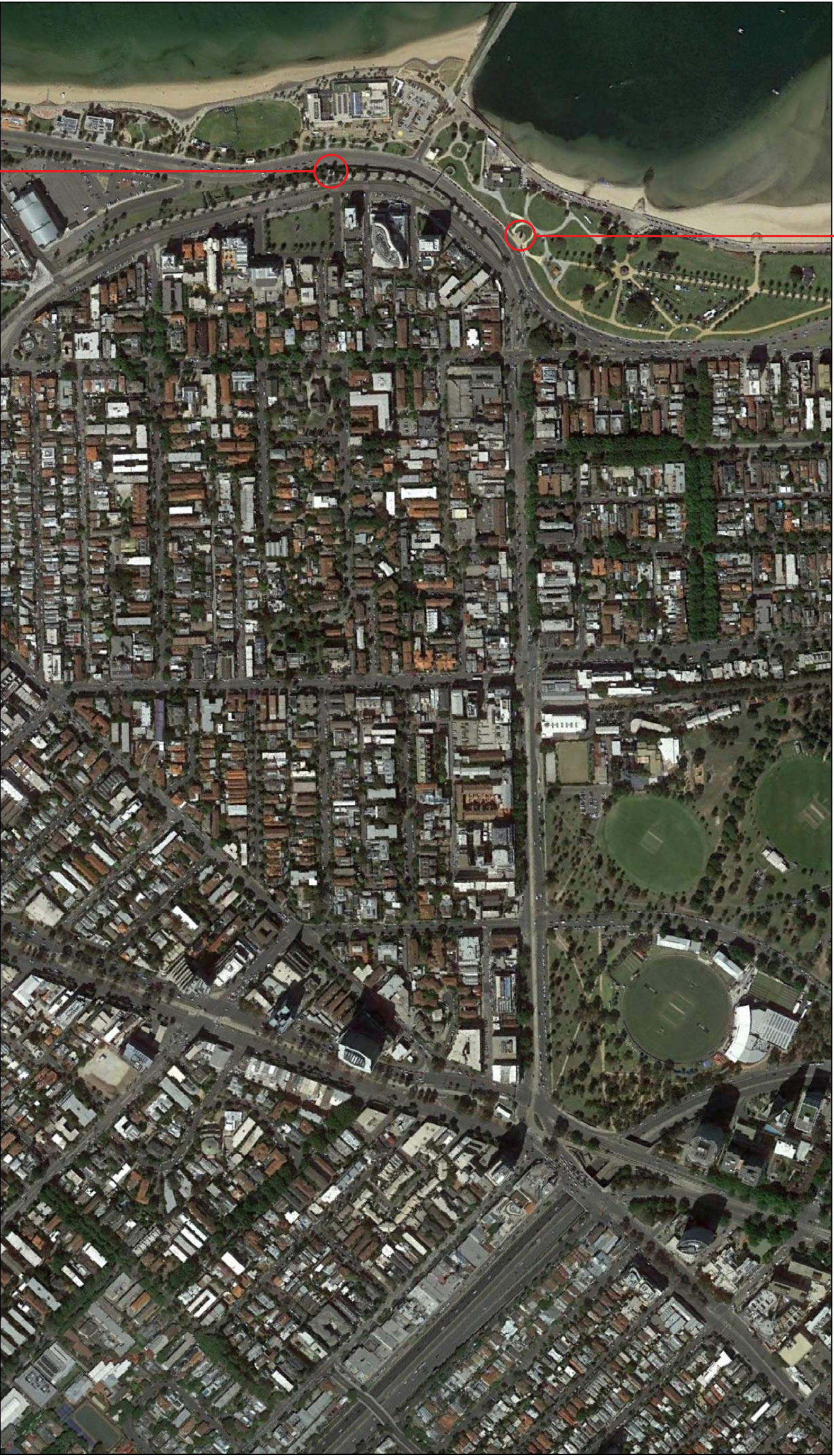
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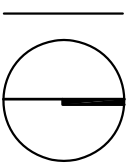
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CATANI GARDENS
PUBLIC TOILET BUILDING

JACKA BOULEVARD
TOILET BLOCK

ADJACENT AMENITIES PLAN
NTS @ A3



AS 0-04

P-0

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Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Typical Facility Type Summary & Building Element Diagrams**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

Typical Facility Type Summary

Typical facility types summarised as follows:

Type A

- Separate gender neutral unisex cubicle with baby change table

Type B

- Separate male and female cubicles and hand wash areas, separate unisex cubicles with baby change table and separate ambulant disabled cubicles

Type C

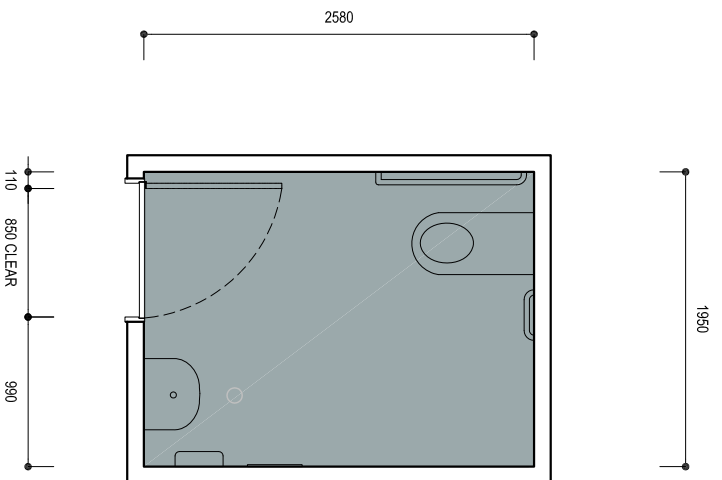
- Separate male and female cubicles and combined hand wash area, separate unisex cubicles with baby change table and separate unisex ambulant disabled cubicles

Type D

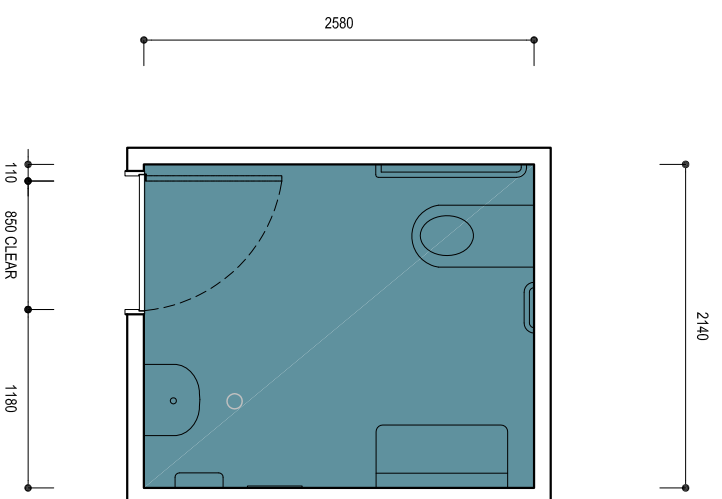
- Gender neutral cubicles, separate unisex cubicles with baby change table, separate unisex ambulant disabled cubicles and combined internal hand wash area

Type E

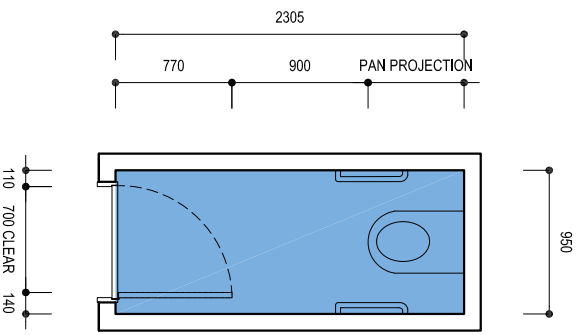
- Gender neutral cubicles, separate unisex cubicles with baby change table, separate unisex ambulant disabled cubicles and combined external hand wash area



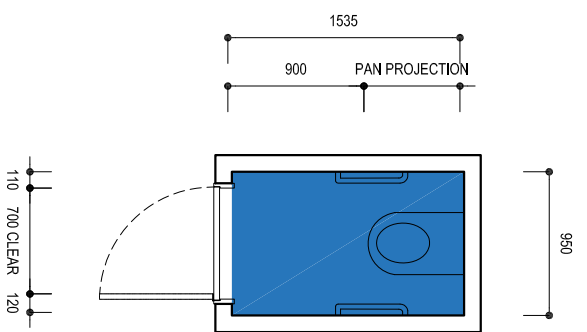
ACCESSIBLE UNISEX CUBICLE WITHOUT
BABY CHANGE TABLE



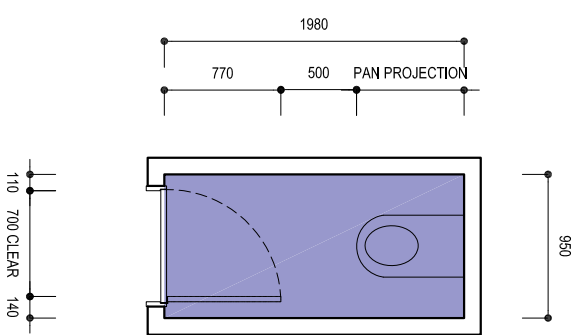
ACCESSIBLE UNISEX CUBICLE WITH
BABY CHANGE TABLE



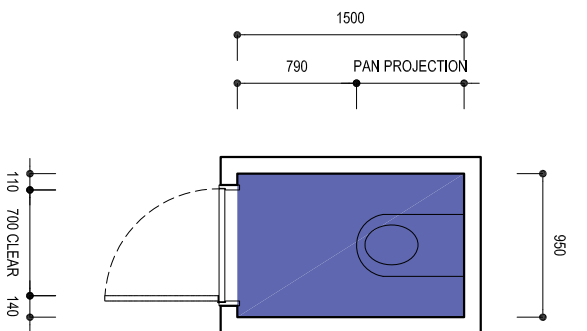
AMBULANT CUBICLE WITH
DOOR SWING INWARDS



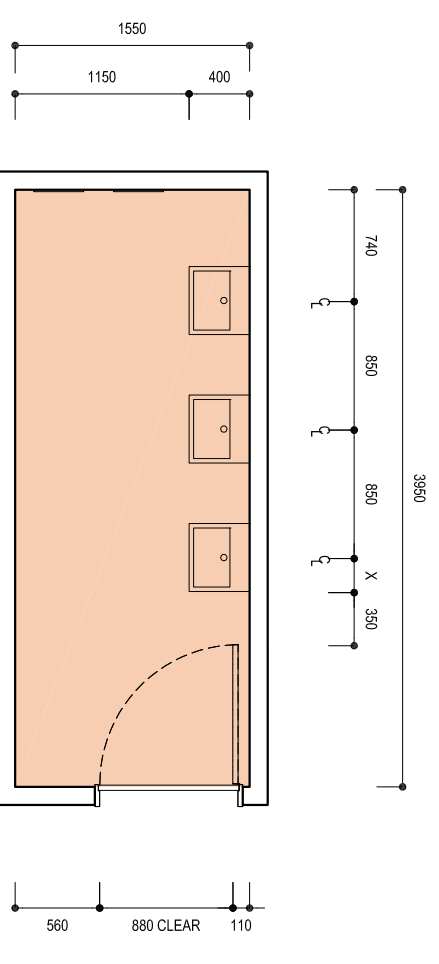
AMBULANT CUBICLE WITH
DOOR SWING OUTWARDS



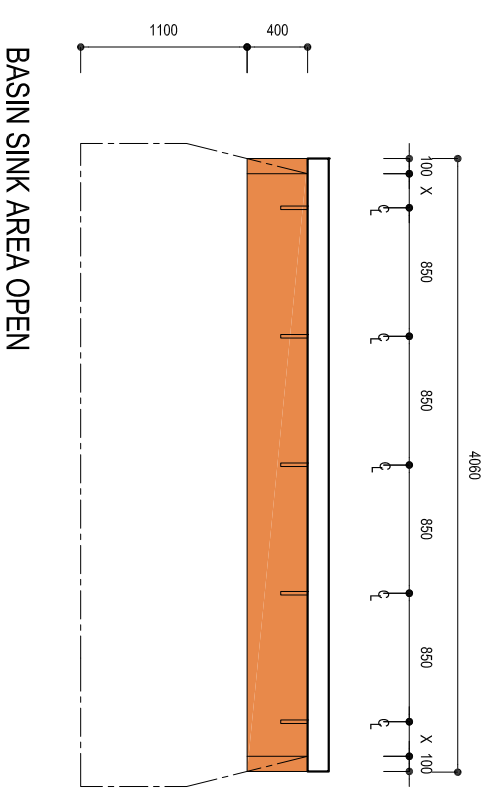
STANDARD CUBICLE WITH
DOOR OPEN INWARD



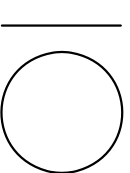
STANDARD CUBICLE WITH
DOOR OPEN OUTWARD



BASIN SINK AREA ENCLOSED



BASIN SINK AREA OPEN



Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Space Data Sheet Summary**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

Space Data Sheet Summary

Site 01

Space No.	Code	Space Title	Occupant no.	No.	Area
01	GNWC	Gender Neutral Cubicle	1	2	3.76
02	GNADC	Gender Neutral Ambulant Disabled Cubicle	1	2	4.38
03	GNUSC	Gender Neutral Unisex Cubicle	1	0	0
04	GNUSBCC	Gender Neutral Unisex & Baby Change Cubicle	1	1	5.52
05	HWA	Hand Wash Area / Basin No.	1	4 Basins	1.62
06	CS	Circulation Space	1	1	4.47
07	PSA	Public Seating Area	1	1	0
08	BB	Bicycle Bay	1	6 Spaces	0
Total					19.75 m2

Site 02

Space No.	Code	Space Title	Occupant no.	No.	Area
01	GNWC	Gender Neutral Cubicle	1	2	3.76
02	GNADC	Gender Neutral Ambulant Disabled Cubicle	1	2	4.38
03	GNUSC	Gender Neutral Unisex Cubicle	1	1	5.03
04	GNUSBCC	Gender Neutral Unisex & Baby Change Cubicle	1	1	5.52
05	HWA	Hand Wash Area / Basin No.	1	5 Basins	2.02
06	CS	Circulation Space	1	1	5.55
07	PSA	Public Seating Area	1	1	0
08	BB	Bicycle Bay	1	6 Spaces	0
Total					26.26 m2

Site 03

Space No.	Code	Space Title	Occupant no.	No.	Area
01	GNWC	Gender Neutral Cubicle	1	0	0
02	GNADC	Gender Neutral Ambulant Disabled Cubicle	1	0	4.38
03	GNUSC	Gender Neutral Unisex Cubicle	1	0	0
04	GNUSBCC	Gender Neutral Unisex & Baby Change Cubicle	1	0	5.52
05	HWA	Hand Wash Area / Basin No.	1	0 Basins	Included
06	ICA	Internal Service Space	0	1	9.0
07	CS	Circulation Space	1	0	16.0
08	PSA	Public Seating Area	1	0	0
09	BB	Bicycle Bay	1	6 Spaces	0
Total					34.90 m2

Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Space Data Sheet Summary**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

Site 04

Space No.	Code	Space Title	Occupant no.	Item No.	Area
01	GNWC	Gender Neutral Cubicle	1	3	5.64
02	GNADC	Gender Neutral Ambulant Disabled Cubicle	1	2	4.38
03	GNUSC	Gender Neutral Unisex Cubicle	1	0	0
04	GNUSBCC	Gender Neutral Unisex & Baby Change Cubicle	1	1	5.52
05	HWA	Hand Wash Area / Basin No.	1	4 Basins	1.34
06	CS	Circulation Space	1	1	4.47
07	PSA	Public Seating Area	1	1	0
08	BB	Bicycle Bay	1	6 Spaces	0
Total					21.35 m2

Site 05

Space No.	Code	Space Title	Occupant no.	Item No.	Area
01	GNWC	Gender Neutral Cubicle	1	1	1.88
02	GNADC	Gender Neutral Ambulant Disabled Cubicle	1	1	2.19
03	GNUSC	Gender Neutral Unisex Cubicle	1	0	0
04	GNUSBCC	Gender Neutral Unisex & Baby Change Cubicle	1	1	5.52
05	HWA	Hand Wash Area / Basin No.	1	2 Basins	1.0
06	CS	Circulation Space	1	1	2.75
07	PSA	Public Seating Area	1	0	0
08	BB	Bicycle Bay	1	4 Spaces	0
Total					13.34 m2

Site 06

Space No.	Code	Space Title	Occupant no.	Item No.	Area
01	GNWC	Gender Neutral Cubicle	1	0	0
02	GNADC	Gender Neutral Ambulant Disabled Cubicle	1	2	4.38
03	GNUSC	Gender Neutral Unisex Cubicle	1	0	0
04	GNUSBCC	Gender Neutral Unisex & Baby Change Cubicle	1	0	5.52
05	HWA	Hand Wash Area / Basin No.	1	0 Basins	Included
06	ICA	Internal Service Space	0	1	9.0
07	CS	Circulation Space	1	0	16.0
08	PSA	Public Seating Area	1	0	0
09	BB	Bicycle Bay	1	4 Spaces	0
Total					34.90 m2

Definition

COPP Fitzroy Street Amenities Block Feasibility

Area / Space No.

Space Data Sheet Summary

Area Title

Gender Neutral Cubicle & Hand Wash Amenities

Site 07

Space No.	Code	Space Title	Occupant no.	Item No.	Area
01	GNWC	Gender Neutral Cubicle	1	0	0
02	GNADC	Gender Neutral Ambulant Disabled Cubicle	1	1	2.19
03	GNUSC	Gender Neutral Unisex Cubicle	1	0	0
04	GNUSBCC	Gender Neutral Unisex & Baby Change Cubicle	1	0	0
05	HWA	Hand Wash Area / Basin No.	1	0 Basins	0
06	ICA	Internal Service Space	0	1	2.0
07	CS	Circulation Space	0	1	16.0
08	PSA	Public Seating Area	1	0	0
09	BB	Bicycle Bay	1	4 Spaces	0
Total					20.19 m2

Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Site & Facility General Requirements**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

Site & Facility General Requirements

Item	Outline and prompt	Design response
1.0	Access	
1.1	<p>Generally, the design must reconcile access issues as follows:</p> <ul style="list-style-type: none"> • Pan and basin circulation in accord with AS1428.1 • Internal & external door latch side and landing depth circulation space in accord with AS1428.1 • Cubicle door / lift off hinge requirements with AS1428.1 • Grab rails to unisex cubicles in accord with AS1428.1 • Backrest to unisex cubicles in accord with AS1428.1 • Coat hook to unisex cubicles in accord with AS1428.1 • Pan flush buttons in accord with AS1428.1 • Unisex mirror and shelf in accord with AS1428.1 • Baby change table to unisex cubicles in accord with AS1428.1 • Site access pathways, walkways & landings in accord with AS1428.1 • Tactile indicators in accord with AS1428.1 • Handrails in accord with AS1428.1 • Steps & walkways in accord with AS1428.1 • Lighting of public spaces in accord with AS/NZS 1158.6 	Floor plan to reconcile access issues identified
	COPP response	
	<ul style="list-style-type: none"> • COPP commented above considerations sensible as part of preliminary massing & design process 	
2.0	Ventilation & lighting	
2.1	<p>Generally, the design must address ventilation as follows:</p> <ul style="list-style-type: none"> • Good natural ventilation to all spaces • Mechanical ventilation not preferred 	The design should incorporate lighting issues identified
2.2	<p>Generally, the design must incorporate lighting design issues as follows:</p> <ul style="list-style-type: none"> • Establish natural lighting requirements via translucent walls and / or skylights • Lighting of public spaces in accord with AS/NZS 1158.6 • Design to address additional lighting requirements: <ul style="list-style-type: none"> • Building identity • Security • Internal spaces • Signage • Walkways • Landings • Steps • Seating areas 	The design should incorporate lighting issues identified
	COPP response	
	<ul style="list-style-type: none"> • COPP commented above considerations sensible • COPP advised lighting design will be important for developed design 	

Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Site & Facility General Requirements**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

3.0	Health and safety provisions	
3.1	Signage	
3.1.1	The design must incorporate signage requirements as follows: <ul style="list-style-type: none"> Regulatory signage Robust and vandal proof signage Clear and unambiguous signage Well illuminated signage 	The design must incorporate signage issues identified
3.2	Visibility versus privacy	
3.2.1	The design must reconcile visibility versus privacy requirements to circulation spaces as follows: <ul style="list-style-type: none"> Male / Female hand washing areas not entirely enclosed Male / Female hand washing areas to be able to be secure 	The design must reconcile the visibility and privacy issues identified
3.3	Lighting	
3.3.1	Refer 5.2 above	
	COPP response	
	<ul style="list-style-type: none"> COPP advised health and safety is a priority for amenities block COPP commented above considerations sensible and necessary 	
4.0	Fixtures & fittings	
4.1	Taps & outlets	
4.1.1	The design must incorporate tap and outlet requirements as follows: <ul style="list-style-type: none"> Vandal proof taps & outlets Marine grade 316 stainless steel Soft timed flow taps 	The design must incorporate tap and outlet requirements identified
4.2	Toilet pan, seat, cistern & buttons	
4.2.1	The design must incorporate pan, seat, cistern and button requirements as follows: <ul style="list-style-type: none"> Vandal proof pan & seat Marine grade 316 stainless steel Pan to comply with AS1428.1 Fully concealed cistern Cistern buttons to comply with AS1428.1 Service access to cisterns required 	The design must incorporate toilet pan, seat, cistern and button requirements identified
4.3	Wash basins	
4.3.1	The design must incorporate basin requirements as follows: <ul style="list-style-type: none"> Vandal proof basins & soap dispensers External or internal basins Marine grade 316 stainless steel Allow for disabled person & wheelchair access to AS1428.1 	The design must incorporate wash basin requirements identified
4.4	Paper holder	
4.4.1	The design must incorporate paper holder requirements as follows: <ul style="list-style-type: none"> Vandal resistant paper holder Stainless steel body Large capacity & easy maintenance Location in accord with AS1428.1 	The design must incorporate paper holder requirements identified

Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Site & Facility General Requirements**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

4.5	Shelf	
4.5.1	The design must incorporate shelf requirements as follows: <ul style="list-style-type: none"> • Vandal resistant paper holder • Marine grade 316 stainless steel • Allow for disabled person & wheelchair access to AS1428.1 	The design must incorporate shelf requirements identified
4.6	Paper towel or air dry	
4.6.1	The design must reconcile paper towel or air dry requirements as follows: <ul style="list-style-type: none"> • Vandal resistant paper towel & waste dispenser or air dry unit • Marine grade 316 stainless steel • Paper towel & dispenser or air dry requirements to comply with AS1428.1 • No hand drying fixture 	The design must incorporate paper towel, air dry or no hand drying requirements identified
	COPP response	
	<ul style="list-style-type: none"> • COPP commented above considerations sensible • COPP commented air dryer may not be appropriate as previous projects air dryer was used to start fires in toilet blocks / COPP to confirm either paper towel or no hand drying • COPP to comment further in developed design 	
5.0	Exterior materials	
5.1	The design must consider external materials requirements as follows: <ul style="list-style-type: none"> • Robust external materials • Texture versus smooth – textured walls generally better for graffiti • Inconographic versus recessive • Colour versus natural finishes • Ease of maintenance • Graffiti coating required 	The design must consider exterior materials requirements identified
	COPP response	
	<ul style="list-style-type: none"> • COPP commented approval for above preliminary selection criteria of materials • COPP noted robust materials & ease of cleaning are necessary 	
6.0	Interior materials	
6.1	The design must consider internal materials requirements as follows: <ul style="list-style-type: none"> • Robust internal materials • Texture versus smooth - textured walls generally better for graffiti • Colour versus natural finishes • Ease of maintenance • Graffiti coating required 	The design must consider interior materials requirements identified
	COPP response	
	<ul style="list-style-type: none"> • COPP commented approval for above preliminary selection criteria of materials • COPP noted robust materials & ease of cleaning are necessary 	

Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Site & Facility General Requirements**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

7.0	Bicycle amenity	
7.1	<p>The design must consider bicycle amenity opportunities as follows:</p> <ul style="list-style-type: none"> • Adequate space for multiple bicycles • COPP bicycle rings • Marine grade 316 stainless steel 	The design must consider bicycle opportunities identified
COPP response		
<ul style="list-style-type: none"> • COPP commented inclusion of bicycle amenity to be confirmed 		
8.0	Pedestrian & user amenity	
8.1	<p>The design must address pedestrian and user amenity requirements as follows:</p> <ul style="list-style-type: none"> • Ease of access from existing footpaths • Access in accord with AS1428.1 • Shade & weather protection from rain & prevailing winds • Public seating • Internal and / or external shower 	The design must consider pedestrian and user amenity issues identified
COPP response		
<ul style="list-style-type: none"> • COPP commented there is no requirement to provide enclosure, this may encourage individuals to 'live' in the building • COPP commented amenities block should not be oversized as that may encourage individuals to sleep in cubicles 		
9.0	Security & lighting	
9.1	<p>The design must consider security and lighting requirements as follows:</p> <ul style="list-style-type: none"> • Impact resistance requirements to be established with COPP – car impact - bollards • Building and entry security requirements to be established with COPP • Design should incorporate advice provided by Victoria Police • Design should incorporate vandal proof lighting • Illumination levels to be established with COPP • Lighting types to be proposed by Architect and reviewed by COPP • Semi transparent manual lockable gates to be provided 	COPP comment on security and lighting issues identified
COPP response		
<ul style="list-style-type: none"> • COPP advised security & visibility is top priority for amenities block • COPP commented above considerations sensible and necessary 		
10.0	Crime prevention through environmental design	
10.1	<p>Crime prevention through environmental design checklist issues:</p> <p>Generally</p> <ul style="list-style-type: none"> • Is site deemed a safe place <p>Lighting</p> <ul style="list-style-type: none"> • Level of lighting at a level to identify a face at 15 metres • Even lighting without pools of darkness • Are there bushes or trees that interfere with lighting • Is the lighting at the correct Lux levels ie. not too bright that it restricts looking out and not too low that there are 	

Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Site & Facility General Requirements**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

	<p>dark pools and shadows</p> <p>Sightlines</p> <ul style="list-style-type: none"> Does the site have a high level of visibility without areas concealed by walls, fences, landscape etc. Are there hiding places on or near the site Would transparent materials provide for better surveillance Are monitored surveillance cameras required What course of action is taken when the monitor sees harassment or assault <p>Isolation</p> <ul style="list-style-type: none"> Are people likely to be in the site vicinity during the day or late at night How often is the area patrolled by a security service or police Would a scream for help be heard <p>Nearby land use</p> <ul style="list-style-type: none"> Is there graffiti or signs of vandalism in the site vicinity Is the site and surrounding land maintained Is there more than one way out of the area and is the potential escape route safe <p>Movement predictability</p> <ul style="list-style-type: none"> Are there built elements that restrict a persons access to the site and egress from the site Does a potential escape route lead into a non visible area, dark space, laneway or tunnel <p>Review of checklist issues Crime Prevention through Environmental Design (CPTED) requirements to be reviewed and established with COPP for each site</p>	
	COPP response	
	<ul style="list-style-type: none"> COPP advised CPTED is priority for amenities block COPP commented above considerations sensible and necessary 	
11.0	Maintenance	
11.1	<p>The design must consider maintenance requirements as follows:</p> <ul style="list-style-type: none"> Ease of cleaning floors, walls, fixtures & fittings Ease of cleaning drainage & grates Robust exterior & interior materials Graffiti coatings to exterior & interior walls Lockable storage requirements for cleaning equipment & paper Access to service cisterns 	The design must consider maintenance issues identified
	COPP response	
	<ul style="list-style-type: none"> COPP commented approval for above preliminary selection criteria of materials COPP noted robust materials & ease of cleaning are necessary COPP commented above considerations sensible and necessary 	
12.0	Construction budget	
12.1	<p>The design must provide construction value identified by the following:</p> <ul style="list-style-type: none"> Resilient high quality robust materials for longevity and 	The design must consider construction budget issues identified and the feasibility must provide an estimate of cost for each facility on each site

Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Site & Facility General Requirements**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

	<p>lower maintenance</p> <ul style="list-style-type: none"> • Cost implications in modifying existing site conditions including gradient, access and services • Estimate of construction cost is required for each site 	
	COPP response	
	<ul style="list-style-type: none"> • COPP commented cost implications for each site will be considered but cost is not a priority criteria • COPP require indicative cost per site for cost benefit analysis to present to Executive Council Team 	
13.0	Assessment criteria for site preference	
13.1	<p>The Architect and COPP to establish assessment criteria for each site and design response as follows:</p> <ul style="list-style-type: none"> • Safety / Visibility (CPTD) • Community Acceptance & Benefit • Potential Usage (Proximity to Activity Areas) • Cost 	Architect and COPP to establish weighted assessment criteria to assess each site and building response
	COPP response	
	<ul style="list-style-type: none"> • COPP commented criteria is listed in most important to least important • COPP Asset team will review each site and assess selection criteria • GDA to review each site and assess selection criteria / COPP & GDA to consolidate assessment 	

SITE 01

St Kilda Bowls Club

Definition

COPP Fitzroy Street Amenities Block Feasibility

Area / Space No.

Site 01 St Kilda Bowls Club / Site Photos

Area Title

Gender Neutral Cubicle & Hand Wash Amenities

Site 01 Site Photos



Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Site 01 St Kilda Bowls Club / Site & Facility Data Sheet**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

Site 01 Site & Facility Data Sheet

Item	Outline and prompt	Design response
1.0	Site issues	
1.1	Generally identify site issues for each site	<ul style="list-style-type: none"> • Parks Victoria land • Investigate any sub-division requirements • Boundary, feature and level survey required • Excellent location at north end of Fitzroy Street and close to daytime and night time venues • Reasonable location for 24/7 use • Excellent location for festivals and events • Close to south end of Albert Park • May attract anti social behaviour at pedestrian entrance to Bowls Club • Moderate site establishments costs • 2no. large pine trees adjacent to concrete pedestrian path • Large palm tree located at west end of site • Confined site due to location of Petanque court • Shared access to St Kilda Bowls Club • Poor visibility when approached from north or south via footpath on west side of Fitzroy Street
1.2	Site gradient	<ul style="list-style-type: none"> • Relatively flat site with shallow fall towards bowls court • Site will require nom. 1 metre high retaining walls along west and south boundaries to provide accessible gradient
1.3	Visibility & surveillance	<ul style="list-style-type: none"> • Located in a confined space due to existing site constraints as follows: <ul style="list-style-type: none"> - Adjacent to concrete access path off Fitzroy Street - Visibility when site is approached at 90 degrees to footpath is reasonable - High fence to west site boundary conceals visibility of site when approached from south - 2no. large pine trees adjacent to concrete pedestrian path conceal visibility from footpath - Large palm tree located at west end of site partially conceals visibility from Bowls Club - Petanque and bowls courts, BBQ and seating in close proximity - Screen planting along Fitzroy Street boundary conceals visibility of site when approached from north • Generally site does not meet CPTED checklist requirements
1.4	Ease of access	<ul style="list-style-type: none"> • Excellent pedestrian access off north footpath to Fitzroy Street • Excellent bicycle access adjacent separate Fitzroy Street bicycle lane • Near timed metre car parking adjacent the Albert Park • Adjacent bus stop • Adjacent Skybus terminal
1.5	Location of underground and overhead services and amendment to services	<ul style="list-style-type: none"> • Existing site services adjacent to or below site appear to be minimal with no visual identification of in-ground services evident, however this preliminary observation should be verified via services investigation
1.6	Works to local context to facilitate construction	<ul style="list-style-type: none"> • Incorporate pedestrian access gate and path into design • Possibly remove pine trees • Relocate BBQ and seating area for Petanque court • Remove existing cyclone fence and planter • Remove and redesign fence to south boundary • Possibly lower or remove screen planting to Fitzroy Street

Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Site 01 St Kilda Bowls Club / Site & Facility Data Sheet**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

		<ul style="list-style-type: none"> • Low retaining walls required • Building materials delivery and storage • Space for site sheds and skips • Secure fencing to secure Bowls court and club and Petanque court will be required
1.7	Establish planning requirements	<p>Planning issues to be investigated with COPP Planning Department, but likely to include:</p> <ul style="list-style-type: none"> - Proximity to footpath - Pedestrian access to Bowls club and court - Pedestrian access to Petanque court - Potential objection from Bowls Club - Potential objection from adjacent retailers <p>Potential objection from adjacent residences</p>
1.8	<p>Establish stakeholder authority issues including:</p> <ul style="list-style-type: none"> • City of Port Phillip • Parks Victoria / Albert Park Master Plan Committee • Yarra Trams • Fitzroy Street Licensee Association • Fitzroy Street Business Association • The Pride Centre 	<p>Recommend survey of stakeholder issues should this site option progress to more detailed consideration</p>
COPP response		
<ul style="list-style-type: none"> • COPP commented ownership of land is an issue for this site • COPP commented location of toilet facility within bowls club grounds likely to be contentious • COPP commented reduction in BBQ facilities within petanque club grounds likely to be contentious • COPP concerned with visibility of site as 1.3 Visibility & surveillance discussed 		
2.0 Pedestrian mapping		
2.1	<p>Analyse and describe pedestrian walking patterns as follows:</p> <ul style="list-style-type: none"> • Establish hours for pedestrian mapping for each site • Establish how pedestrian mapping will be represented – graphically • Establish impact of pedestrian mapping on each site and design response 	<p>Refer to attached pedestrian mapping diagram. Frequency of use broken down into categories as follows:</p> <ul style="list-style-type: none"> • Weekday Active Use • Weekday Passive Use • Weekend Active Use <p>The categories are represented with coloured dots. The size of each dot represents frequency of use</p>
COPP response		
<ul style="list-style-type: none"> • COPP commented approval for representation of mapping 		
3.0 Design		
3.1	Floor plan constraints and opportunities	<p>Identify floor plan constraints and opportunities as follows:</p> <ul style="list-style-type: none"> • Site area to determine no. of facilities to be provided • Location of existing retaining walls • Visibility from north and south site aspects to be reviewed • Set back from footpath to be considered
3.2	Form & visual bulk constraints and opportunities	<p>Identify building massing issues as follows:</p> <ul style="list-style-type: none"> • Pedestrian visibility from north and south approaches • Scale of building adjacent multi level retails and residential building • Scale of building adjacent large pine trees if trees are to be retained • Over shadowing issues related to building form
COPP response		
<ul style="list-style-type: none"> • COPP commented amount of facilities provided are adequate 		

Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Site 01 St Kilda Bowls Club / Site & Facility Data Sheet**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

	<ul style="list-style-type: none"> COPP commented visually site may present problems with surveillance due to confined space within bowls club BBQ area COPP noted will take into account site cost with additional requirement to rebuild fence, required retaining wall COPP commented positively on the in/out doors to washbasin area & option of glazing / lower fences and amended planting to allow surveillance & safety COPP advised doors to be outward swinging to mitigate people barricading themselves inside cubicles.
4.0	Consultants
4.1	<p>Should this option proceed beyond Concept Design stage, secondary consultants will be required as outlined</p> <ul style="list-style-type: none"> Land Surveyor Geotechnical Engineer Structural Engineer Civil Engineer Electrical Engineer Quantity Surveyor Graphic Designer
4.2	<p>Specialist consultants will possibly be required as outlined</p> <ul style="list-style-type: none"> Traffic Engineer Utilities survey including GPR Ground penetrating radar or GIS Utility and ground mapping
	COPP response
	<ul style="list-style-type: none"> COPP advised consultants listed above sensible COPP commented builder to engage traffic engineer & existing services survey

Definition

COPP Fitzroy Street Amenities Block Feasibility

Area / Space No.

Site 01 St Kilda Bowls Club / Site & Facility Data Sheet

Area Title

Gender Neutral Cubicle & Hand Wash Amenities

Environment		Communications	
Open Plan	N	Telephone Outlets / No. Required	N
Closed Room	Y	PABX / Voip	N
External Window / Views	Y	PA System	N
Internal Windows	N	Data Outlets / No. Required	N
Noisy	Y	Sever / Hub	N
Quiet	Y	Internet Access	N
Finishes		Email Access	N
Floor Finishes		Printer	N
• Carpet	N	Monitor / MATV / Video / Streaming	N
• Resilient Flooring	N	Other	N
• Ceramic Tile	C	Structural Issues	
• Stone	N	Compactus	N
• Concrete	C	Other	N
• Other	C	Mechanical Issues	
Wall Finishes		AC / Cooling	N
• Plasterboard	N	AC / Heating	N
• Villaboard / FC Sheet	C	Mechanical Ventilation	N
• Render	C	Natural Ventilation	Y
• Brick	C	Other	N
• Ceramic Tile	C	Hydraulic Issues	
• Stone	N	Hot Water	N
• Concrete	N	Cold Water	Y
• Other	C	Boiling Water Unit	N
Ceiling Finishes		Iced Water Unit	N
• Plasterboard	N	SS Trough or Sink DB / SB	N
• Villaboard	C	Ceramic Basin	N
• Acoustic Tile	N	Stainless Steel Vandal Resistant Basin	Y
• Plywood	N	Ceramic Pan & Plastic Seat	N
• Acoustic	N	Stainless Steel Vandal Resistant Pan	Y
• Concrete	C	Vandal Resistant Seat	Y
• Other	C	Ceramic Cistern & Integrated Flush Buttons	N
Lighting		Concealed Cistern & Separate Flush Button	Y
Natural daylight / Windows	Y	Shower	N
Diffuse Lighting / Skylights	Y	Other	Y
General Lighting	Y	Fire Services	
Special / Task Lighting	N	Regulatory Requirements	Y
Security Lighting	Y	Hydrant & Hose Reel	N
Power		Fire Hose Reel	N
GPO's / No. Doubles Required	N	Extinguishers	N
3 Phase Power	N	Thermal Detectors	N
		Smoke Detectors	N
		Other	N

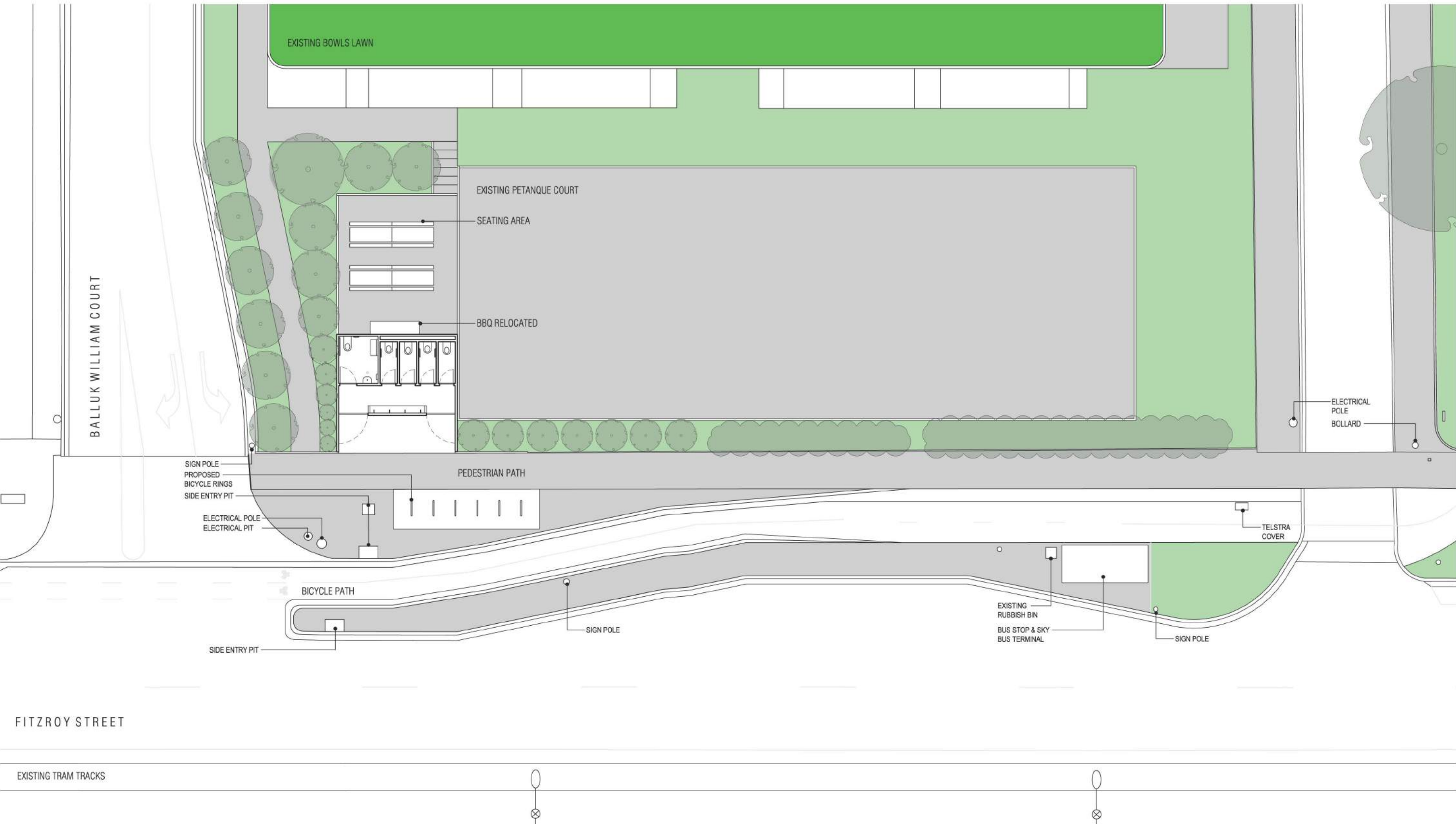
Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Site 01 St Kilda Bowls Club / Site & Facility Data Sheet**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

Security		Signage	
Electronic Key Card Access	N	Individual Space Identification	Y
Key / Masterkey System	Y	Directional / Information Signage	Y
Pad Lock	Y	Flexible Signage / Notices	N
Security Panel	N	Regulatory Signage	Y
Passive Infrared Detectors	N	Building Identifications Signage	Y
Reed Switches	N	Amenities Signage	Y
Other	N	Tenant Signage	N
		Illuminated Signage	C
		Non Illuminated Signage	C

Legend	
Y	Yes
N	No
C	Consider



FITZROY STREET

EXISTING TRAM TRACKS

SITE 01 ST KILDA BOWLS CLUB
SCALE 1:200 @ A3



as 1-01
P-0

PO Box 2033 St Kilda West
Victoria 3182 Australia
Tel 61 3 9036 2227
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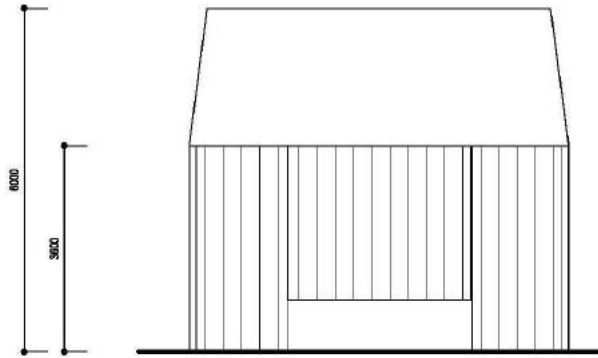
GARNER DAVIS
ARCHITECTS

Definition **COPP Fitzroy Street Amenities Block Feasibility**

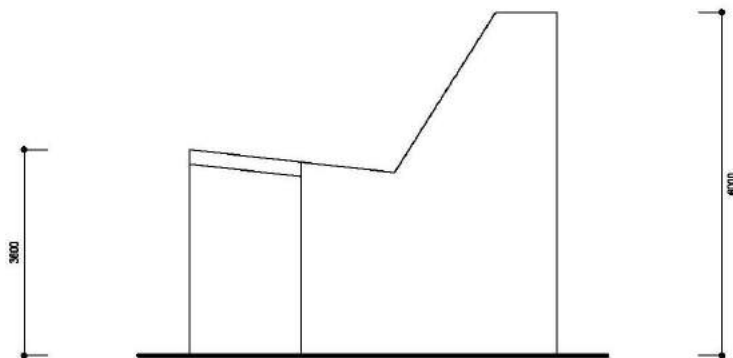
Area / Space No. **Site 01 St Kilda Bowls Club / Preliminary Massing Diagram**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

Site 01 Preliminary Massing Diagram



FITZROY STREET ELEVATION



SIDE ELEVATION

SITE 02

Albert Park

Definition

COPP Fitzroy Street Amenities Block Feasibility

Area / Space No.

Site 02 Albert Park / Site Photos

Area Title

Gender Neutral Cubicle & Hand Wash Amenities

Site 02 Site Photos



Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Site 02 Albert Park / Site & Facility Data Sheet**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

Site 02 Site & Facility Data Sheet

Item	Outline and prompt	Design response
1.0	Site issues	
1.1	Generally identify site issues for each site	<ul style="list-style-type: none"> • Site managed by Parks Victoria • Boundary, feature and level survey likely to be required by Park Victoria to determine facility boundaries • Excellent location at north end of Fitzroy Street and close to daytime and night time venues • Excellent location for 24/7 use • Excellent location for festivals and events • Less likely to attract anti social behaviour due to high visibility of site • Low site establishments costs
1.2	Site gradient	<ul style="list-style-type: none"> • Very flat site with few encumbrances which is ideal for construction
1.3	Visibility & surveillance	<ul style="list-style-type: none"> • Located in a large open space with constraints and opportunities as follows: <ul style="list-style-type: none"> - Adjacent to concrete footpath to Fitzroy Street - High visibility from all directions - High level of public and authority surveillance • Generally site meets CPTED checklist requirements
1.4	Ease of access	<ul style="list-style-type: none"> • Excellent pedestrian access off west footpath to Fitzroy Street • Excellent bicycle access adjacent separate Fitzroy Street bicycle lane • Near timed metre car parking areas • Adjacent bus stop • Adjacent Skybus terminal • Adjacent to tram stop • Near light rail station
1.5	Location of underground and overhead services and amendment to services	<ul style="list-style-type: none"> • Existing site services adjacent to or below site appear to be minimal with no visual identification of in-ground services evident, however this preliminary observation should be verified via services investigation
1.6	Works to local context to facilitate construction	<ul style="list-style-type: none"> • Design facility between existing trees • Alternatively review any existing trees that may require removal
1.7	Establish planning requirements	<ul style="list-style-type: none"> • Planning issues to be investigated with COPP Planning Department, but likely to include: <ul style="list-style-type: none"> - Proximity to footpath - Potential objection from adjacent retailers - Potential objection from adjacent residences
1.8	Establish stakeholder authority issues including: <ul style="list-style-type: none"> • City of Port Phillip • Parks Victoria / Albert Park Master Plan Committee • Yarra Trams • Fitzroy Street Licensee Association • Fitzroy Street Business Association • The Pride Centre 	Recommend survey of stakeholder issues should this site option progress to more detailed consideration
	COPP response	
	<ul style="list-style-type: none"> • COPP commented location of facility amended to allow large elm to be retained • COPP responded positively to amenities block as gateway to Albert Park / good site access & visibility • COPP noted amenities block can be located further along path 	

Definition

COPP Fitzroy Street Amenities Block Feasibility

Area / Space No.

Site 02 Albert Park / Site & Facility Data Sheet

Area Title

Gender Neutral Cubicle & Hand Wash Amenities

2.0 Pedestrian mapping		
2.1	Analyse and describe pedestrian walking patterns as follows: <ul style="list-style-type: none"> Establish hours for pedestrian mapping for each site Establish how pedestrian mapping will be represented – graphically Establish impact of pedestrian mapping on each site and design response 	Refer to attached pedestrian mapping diagram. Frequency of use broken down into categories as follows: <ul style="list-style-type: none"> Weekday Active Use Weekday Passive Use Weekend Active Use The categories are represented with coloured dots. The size of each dot represents frequency of use
COPP response		
<ul style="list-style-type: none"> COPP commented approval for representation of mapping 		
3.0 Design		
3.1	Floor plan constraints and opportunities	Identify floor plan constraints and opportunities as follows: <ul style="list-style-type: none"> Large site area to determine no. of facilities to be provided Location of existing pathways, trees, footpath & bike rack to determine most appropriate building location Visibility from north and south site aspects to be reviewed Set back from footpath to be considered
3.2	Form & visual bulk constraints and opportunities	Identify building massing issues as follows: <ul style="list-style-type: none"> Pedestrian visibility from north and south approaches Scale of building adjacent to trees Over shadowing of grassed areas related to building form
COPP response		
<ul style="list-style-type: none"> COPP commented no. of facilities provided adequate, site presents option of expanding if usage increases and more amenities required COPP commented positively on the in/out doors to washbasin area & glazing to allow surveillance & safety, lockable doors for cleaning COPP advised doors to be outward swinging to mitigate people barricading themselves inside cubicles. 		
4.0 Consultants		
4.1	Should this option proceed beyond Concept Design stage, secondary consultants will be required as outlined	<ul style="list-style-type: none"> Land Surveyor Geotechnical Engineer Structural Engineer Civil Engineer Electrical Engineer Quantity Surveyor Graphic Designer
4.2	Specialist consultants will possibly be required as outlined	<ul style="list-style-type: none"> Utilities survey including GPR Ground penetrating radar or GIS Utility and ground mapping
COPP response		
<ul style="list-style-type: none"> COPP advised consultants listed above sensible COPP commented builder to engage traffic engineer & existing services survey 		

Definition

COPP Fitzroy Street Amenities Block Feasibility

Area / Space No.

Site 02 Albert Park / Site & Facility Data Sheet

Area Title

Gender Neutral Cubicle & Hand Wash Amenities

Environment		Communications	
Open Plan	N	Telephone Outlets / No. Required	N
Closed Room	Y	PABX / Voip	N
External Window / Views	Y	PA System	N
Internal Windows	N	Data Outlets / No. Required	N
Noisy	Y	Sever / Hub	N
Quiet	Y	Internet Access	N
Finishes		Email Access	N
Floor Finishes		Printer	N
• Carpet	N	Monitor / MATV / Video / Streaming	N
• Resilient Flooring	N	Other	N
• Ceramic Tile	C	Structural Issues	
• Stone	N	Compactus	N
• Concrete	C	Other	N
• Other	C	Mechanical Issues	
Wall Finishes		AC / Cooling	N
• Plasterboard	N	AC / Heating	N
• Villaboard / FC Sheet	C	Mechanical Ventilation	N
• Render	C	Natural Ventilation	Y
• Brick	C	Other	N
• Ceramic Tile	C	Hydraulic Issues	
• Stone	N	Hot Water	N
• Concrete	N	Cold Water	Y
• Other	C	Boiling Water Unit	N
Ceiling Finishes		Iced Water Unit	N
• Plasterboard	N	SS Trough or Sink DB / SB	N
• Villaboard	C	Ceramic Basin	N
• Acoustic Tile	N	Stainless Steel Vandal Resistant Basin	Y
• Plywood	N	Ceramic Pan & Plastic Seat	N
• Acoustic	N	Stainless Steel Vandal Resistant Pan	Y
• Concrete	C	Vandal Resistant Seat	Y
• Other	C	Ceramic Cistern & Integrated Flush Buttons	N
Lighting		Concealed Cistern & Separate Flush Button	Y
Natural daylight / Windows	Y	Shower	N
Diffuse Lighting / Skylights	Y	Other	Y
General Lighting	Y	Fire Services	
Special / Task Lighting	N	Regulatory Requirements	Y
Security Lighting	Y	Hydrant & Hose Reel	N
Power		Fire Hose Reel	N
GPO's / No. Doubles Required	N	Extinguishers	N
3 Phase Power	N	Thermal Detectors	N
		Smoke Detectors	N
		Other	N
Security		Signage	
Electronic Key Card Access	N	Individual Space Identification	Y
Key / Masterkey System	Y	Directional / Information Signage	Y
Pad Lock	Y	Flexible Signage / Notices	N
Security Panel	N	Regulatory Signage	Y
Passive Infrared Detectors	N	Building Identifications Signage	Y
Reed Switches	N	Amenities Signage	Y

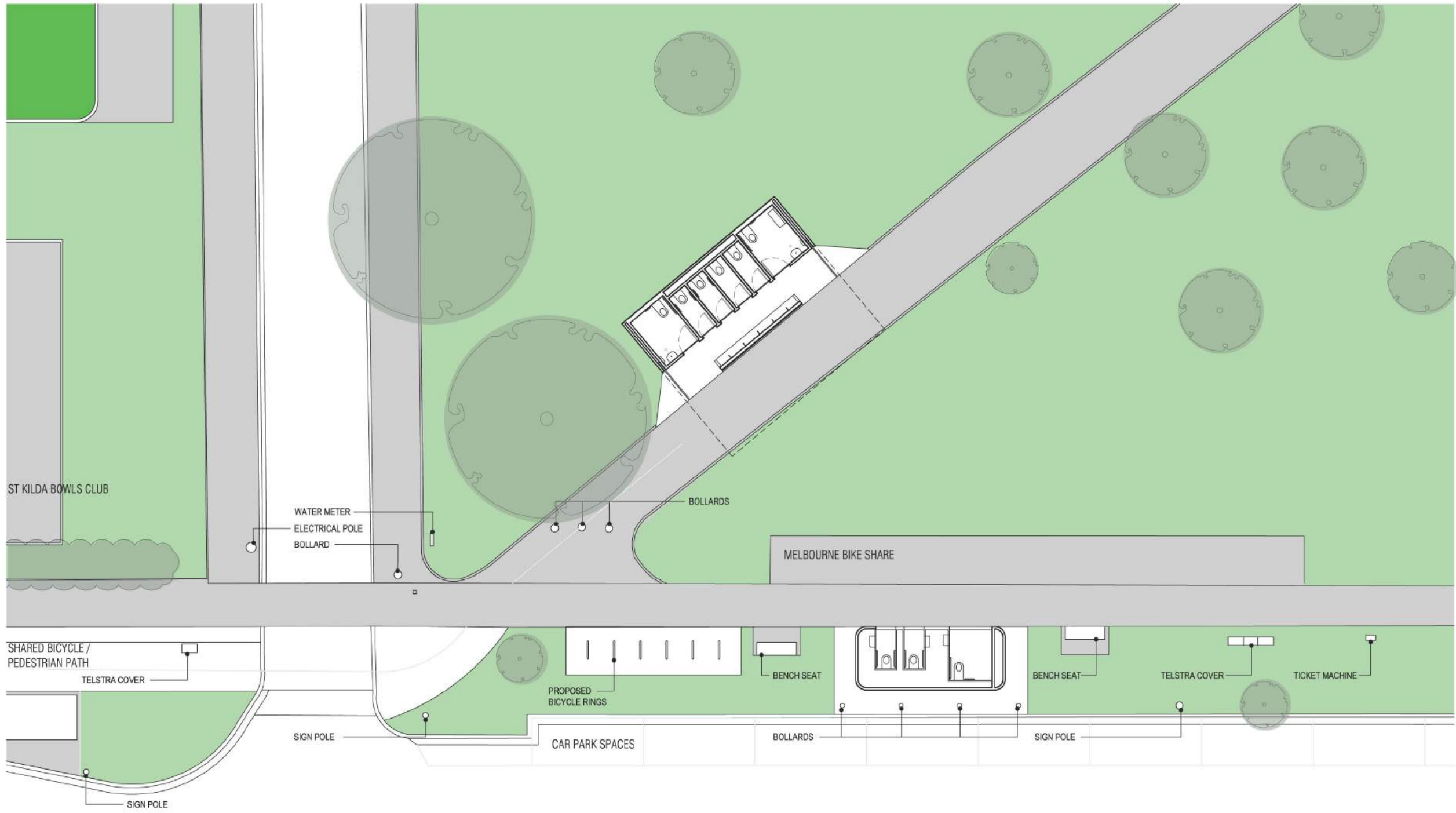
Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Site 02 Albert Park / Site & Facility Data Sheet**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

Other	N	Tenant Signage	N
		Illuminated Signage	C
		Non Illuminated Signage	C

Legend	
Y	Yes
N	No
C	Consider



FITZROY STREET



SITE 02 ALBERT PARK / SITE 03 FITZROY ST PARKING BAY
SCALE 1:200 @ A3



as 1-02
P-1

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NOTE SITE 04 CLEVE GARDENS
AMENITIES BLOCK DESIGN ALSO
SUITABLE FOR THIS SITE

LOCKABLE
SLIDING DOORS

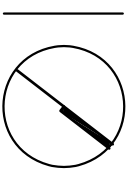
CANDY FORMS GATEWAY
TO ALBERT PARK

DRIVEWAY TO PUBLIC PARKING
LOT / PRIMARY SCHOOL

MELBOURNE BIKE SHARE

ALBERT PARK

SITE 02 ALBERT PARK
SCALE 1:100 @ A3



as 2-02

p-2

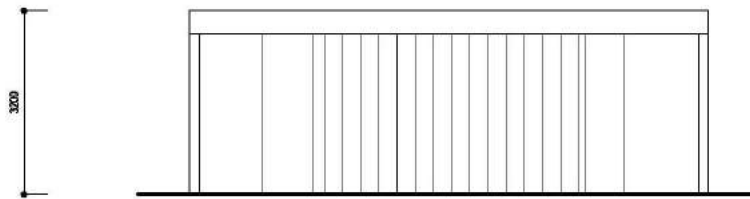
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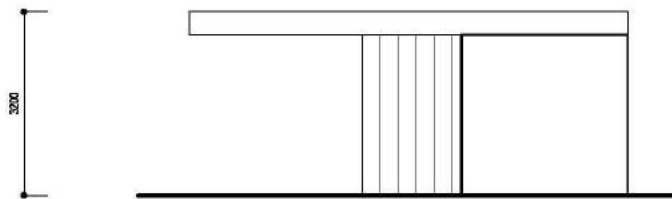
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Definition	COPP Fitzroy Street Amenities Block Feasibility
Area / Space No.	Site 02 Albert Park / Preliminary Massing Diagram
Area Title	Gender Neutral Cubicle & Hand Wash Amenities

Site 02 Preliminary Massing Diagram



FRONT ELEVATION



SIDE ELEVATION

SITE 03

Albert Park / Car Parking Space

Definition

COPP Fitzroy Street Amenities Block Feasibility

Area / Space No.

Site 03 Albert Park / Site Photos

Area Title

Gender Neutral Cubicle & Hand Wash Amenities

Site 03 Site Photos



Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Site 03 Albert Park / Car Parking Space / Site & Facility Data Sheet**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

Site 03 Site & Facility Data Sheet

Item	Outline and prompt	Design response
1.0	Site issues	
1.1	Generally identify site issues for each site	<ul style="list-style-type: none"> • Excellent location at north end of Fitzroy Street and close to daytime and night time venues • Excellent location for 24/7 use • Excellent location for festivals and events • Less likely to attract anti social behaviour due to high visibility of site • Low site establishments costs • Site is extremely constrained if limited to a car park space • The site would offer greater opportunity for increased amenity if the car space and adjacent nature strip could be used • The amenity building may restrict pedestrian visibility for people crossing the road either side of the amenity • Loss of car parking space
1.2	Site gradient	<ul style="list-style-type: none"> • Very flat site with few encumbrances which is ideal for construction
1.3	Visibility & surveillance	<ul style="list-style-type: none"> • Located in a very restricted car park / nature strip site with constraints and opportunities as follows: <ul style="list-style-type: none"> - Adjacent to concrete footpath to Fitzroy Street - High visibility from all directions - High level of public and authority surveillance - Establish taxi rank adjacent site would assist in surveillance • Generally site meets CPTED checklist requirements
1.4	Ease of access	<ul style="list-style-type: none"> • Excellent pedestrian access off west footpath to Fitzroy Street • Excellent bicycle access adjacent separate Fitzroy Street bicycle lane • Near timed metre car parking areas • Near bus stop • Near Skybus terminal • Near to tram stop • Near light rail station
1.5	Location of underground and overhead services and amendment to services	<ul style="list-style-type: none"> • Existing site services adjacent to or below site appear to be minimal with no visual identification of in-ground services evident, however this preliminary observation should be verified via services investigation
1.6	Works to local context to facilitate construction	<ul style="list-style-type: none"> • Restricted car parking bay and nature strip site may cause OH&S issues during construction
1.7	Establish planning requirements	<ul style="list-style-type: none"> • Planning issues to be investigated with COPP Planning Department, but likely to include: <ul style="list-style-type: none"> - Proximity to footpath - Potential objection from adjacent retailers - Potential objection from adjacent residences
1.8	Establish stakeholder authority issues including: <ul style="list-style-type: none"> • City of Port Phillip • Parks Victoria / Albert Park Master Plan Committee • Yarra Trams • Fitzroy Street Licensee Association • Fitzroy Street Business Association • The Pride Centre 	Recommend survey of stakeholder issues should this site option progress to more detailed consideration
	COPP response	
	<ul style="list-style-type: none"> • COPP commented site very visible with ease of access 	

Definition

COPP Fitzroy Street Amenities Block Feasibility

Area / Space No.

Site 03 Albert Park / Car Parking Space / Site & Facility Data Sheet

Area Title

Gender Neutral Cubicle & Hand Wash Amenities

		<ul style="list-style-type: none"> • •
2.0	Pedestrian mapping	
2.1	Analyse and describe pedestrian walking patterns as follows: <ul style="list-style-type: none"> • Establish hours for pedestrian mapping for each site • Establish how pedestrian mapping will be represented – graphically • Establish impact of pedestrian mapping on each site and design response 	Refer to attached pedestrian mapping diagram. Frequency of use broken down into categories as follows: <ul style="list-style-type: none"> • Weekday Active Use • Weekday Passive Use • Weekend Active Use The categories are represented with coloured dots. The size of each dot represents frequency of use
	COPP response	
	<ul style="list-style-type: none"> • COPP commented approval for representation of mapping 	
3.0	Design	
3.1	Floor plan constraints and opportunities	Identify floor plan constraints and opportunities as follows: <ul style="list-style-type: none"> • Restricted site area to determine no. of facilities to be provided • Location of existing car park bays, footpath & bike rack to determine most appropriate building location • Excellent visibility from north, south, west and east site aspects • Set back from footpath to be considered • Loss of car parking space • Possibility of larger building and greater amenity by locating building on car space and nature strip
3.2	Form & visual bulk constraints and opportunities	Identify building massing issues as follows: <ul style="list-style-type: none"> • Pedestrian visibility from north and south approaches • Scale of building adjacent to trees • The amenity building may restrict pedestrian visibility for people crossing the road either side of the amenity
	COPP response	
	<ul style="list-style-type: none"> • COPP queried possibility of custom built amenities block (design shown is Exeloo) as facilities shown very restricted • GDA responded that custom design option feasible to provide more amenity • COPP commented approval for location of amenities block on nature strip as car parking space was unfeasible • COPP advised doors to be outward swinging to mitigate people barricading themselves inside cubicles. 	
4.0	Consultants	
4.1	Should this option proceed beyond Concept Design stage, secondary consultants will be required as outlined	<ul style="list-style-type: none"> • Land Surveyor • Geotechnical Engineer • Structural Engineer • Civil Engineer • Electrical Engineer • Quantity Surveyor • Graphic Designer
4.2	Specialist consultants will possibly be required as outlined	<ul style="list-style-type: none"> • Utilities survey including GPR Ground penetrating radar or GIS Utility and ground mapping
	COPP response	
	<ul style="list-style-type: none"> • COPP advised consultants listed above sensible • COPP commented builder to engage traffic engineer & existing services survey 	

Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Site 03 Albert Park / Car Parking Space / Site & Facility Data Sheet**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

Environment		Communications	
Open Plan	N	Telephone Outlets / No. Required	N
Closed Room	Y	PABX / Voip	N
External Window / Views	Y	PA System	N
Internal Windows	N	Data Outlets / No. Required	N
Noisy	Y	Sever / Hub	N
Quiet	Y	Internet Access	N
Finishes		Email Access	N
Floor Finishes		Printer	N
• Carpet	N	Monitor / MATV / Video / Streaming	N
• Resilient Flooring	N	Other	N
• Ceramic Tile	C	Structural Issues	
• Stone	N	Compactus	N
• Concrete	C	Other	N
• Other	C	Mechanical Issues	
Wall Finishes		AC / Cooling	N
• Plasterboard	N	AC / Heating	N
• Villaboard / FC Sheet	C	Mechanical Ventilation	N
• Render	C	Natural Ventilation	Y
• Brick	C	Other	N
• Ceramic Tile	C	Hydraulic Issues	
• Stone	N	Hot Water	N
• Concrete	N	Cold Water	Y
• Other	C	Boiling Water Unit	N
Ceiling Finishes		Iced Water Unit	N
• Plasterboard	N	SS Trough or Sink DB / SB	N
• Villaboard	C	Ceramic Basin	N
• Acoustic Tile	N	Stainless Steel Vandal Resistant Basin	Y
• Plywood	N	Ceramic Pan & Plastic Seat	N
• Acoustic	N	Stainless Steel Vandal Resistant Pan	Y
• Concrete	C	Vandal Resistant Seat	Y
• Other	C	Ceramic Cistern & Integrated Flush Buttons	N
Lighting		Concealed Cistern & Separate Flush Button	Y
Natural daylight / Windows	Y	Shower	N
Diffuse Lighting / Skylights	Y	Other	Y
General Lighting	Y	Fire Services	
Special / Task Lighting	N	Regulatory Requirements	Y
Security Lighting	Y	Hydrant & Hose Reel	N
Power		Fire Hose Reel	N
GPO's / No. Doubles Required	N	Extinguishers	N
3 Phase Power	N	Thermal Detectors	N
		Smoke Detectors	N
		Other	N
Security		Signage	
Electronic Key Card Access	N	Individual Space Identification	Y
Key / Masterkey System	Y	Directional / Information Signage	Y
Pad Lock	Y	Flexible Signage / Notices	N
Security Panel	N	Regulatory Signage	Y
Passive Infrared Detectors	N	Building Identifications Signage	Y
Reed Switches	N	Amenities Signage	Y

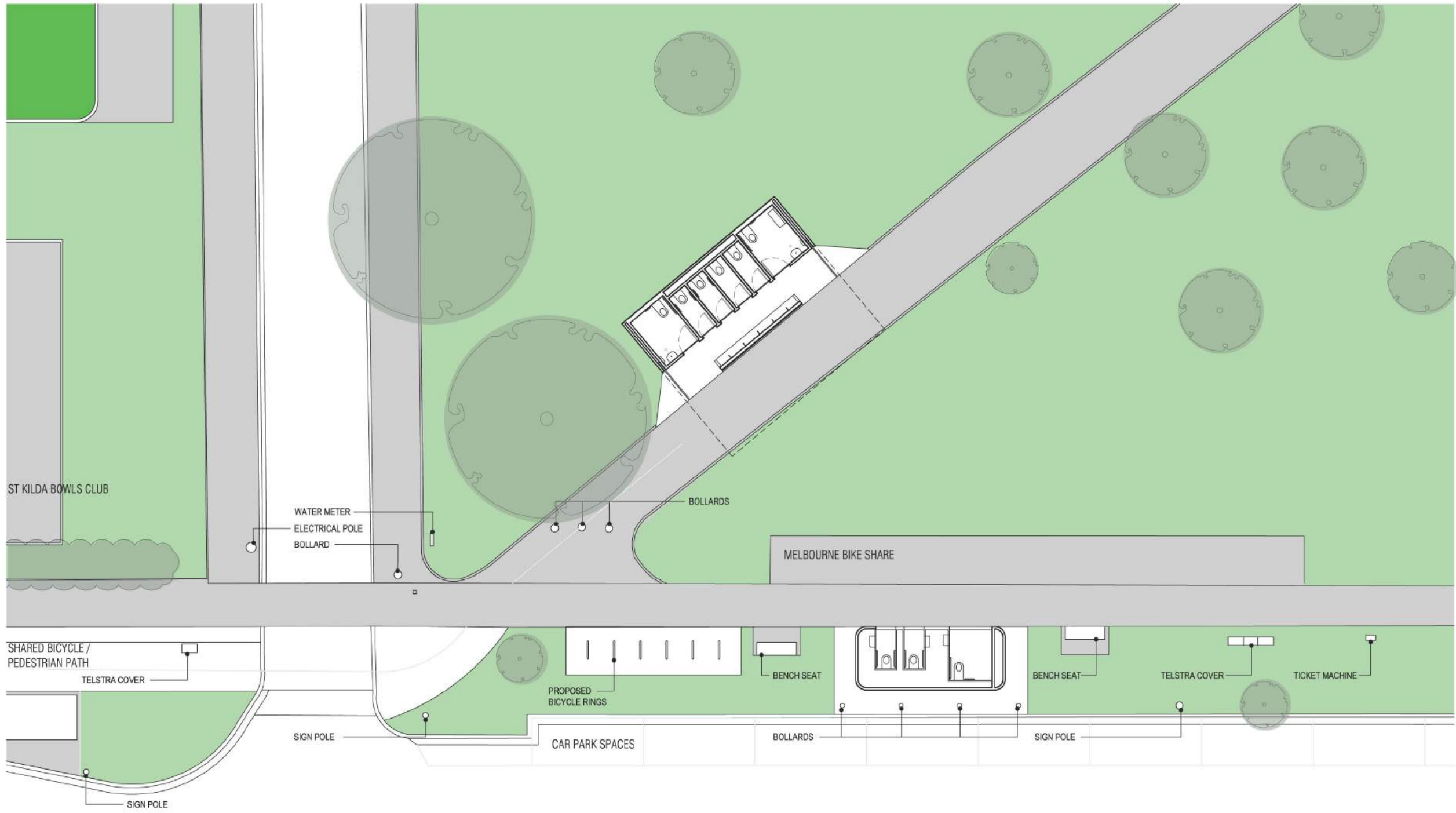
Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Site 03 Albert Park / Car Parking Space / Site & Facility Data Sheet**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

Other	N	Tenant Signage	N
		Illuminated Signage	C
		Non Illuminated Signage	C

Legend	
Y	Yes
N	No
C	Consider



FITZROY STREET



SITE 02 ALBERT PARK / SITE 03 FITZROY ST PARKING BAY
SCALE 1:200 @ A3

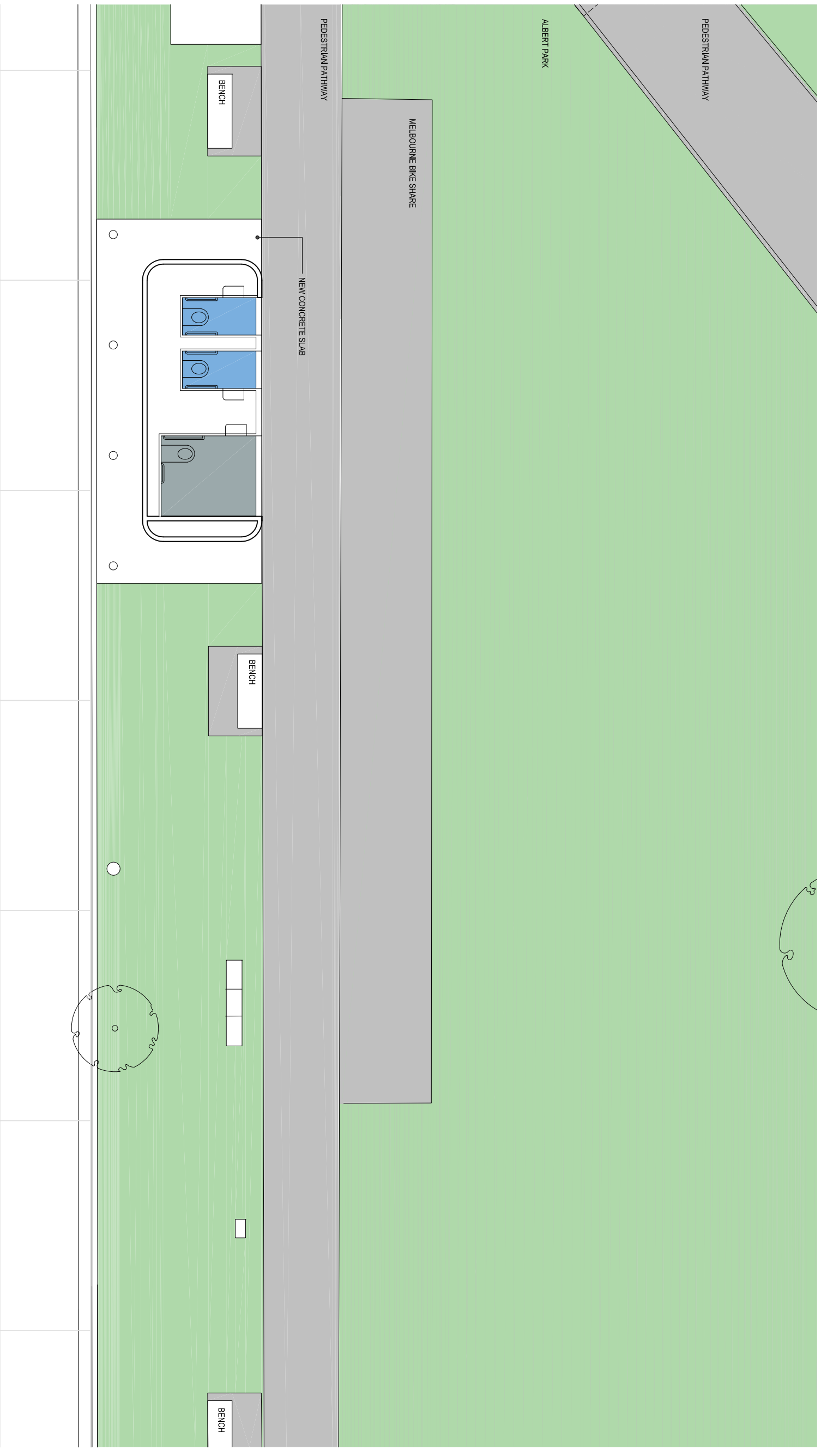


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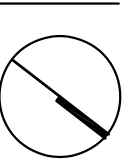
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SITE 03 SITE 03 FITZROY ST PARKING BAY
 SCALE 1:100 @ A3

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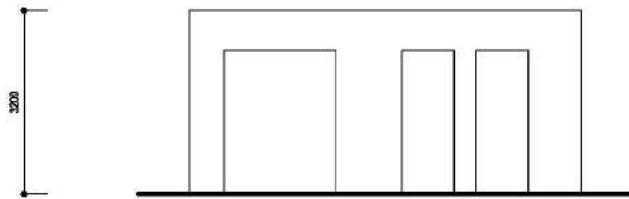


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P-0

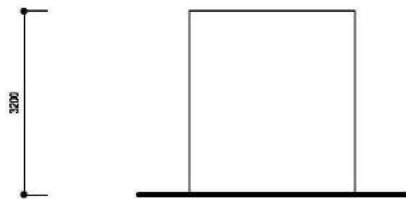
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Definition	COPP Fitzroy Street Amenities Block Feasibility
Area / Space No.	Site 03 Albert Park / Preliminary Massing Diagram
Area Title	Gender Neutral Cubicle & Hand Wash Amenities

Site 03 Preliminary Massing Diagram



FRONT ELEVATION



SIDE ELEVATION

SITE 04

Cleave Gardens Plaza

Definition

COPP Fitzroy Street Amenities Block Feasibility

Area / Space No.

Site 04 Cleve Gardens Plaza / Site Photos

Area Title

Gender Neutral Cubicle & Hand Wash Amenities

Site 04 Site Photos



Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Site 04 Cleve Gardens Plaza / Site & Facility Data Sheet**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

Site 04 Site & Facility Data Sheet

Item	Outline and prompt	Design response
1.0	Site issues	
1.1	Generally identify site issues for each site	<ul style="list-style-type: none"> • Excellent location at south end of Fitzroy Street and close to daytime and night time venues at south end of street • Significant distance from daytime and night time venues at north end of street • Excellent location for 24/7 use • Not ideal location on west side of Fitzroy Street • Excellent location for festivals and events • Excellent location for support facilities for Catani Gardens • Less likely to attract anti social behaviour due to high visibility of site • Low site establishments costs
1.2	Site gradient	<ul style="list-style-type: none"> • Very flat site with few encumbrances which is ideal for construction
1.3	Visibility & surveillance	<ul style="list-style-type: none"> • Located in a large open space with constraints and opportunities as follows: <ul style="list-style-type: none"> - Adjacent to concrete footpath to west side of Fitzroy Street - Adjacent to frequently used tram stop - High visibility from all directions - High level of public and authority surveillance - Establish taxi rank adjacent site would assist in surveillance • Generally site meets CPTED checklist requirements
1.4	Ease of access	<ul style="list-style-type: none"> • Excellent pedestrian access off west footpath to Fitzroy Street • Excellent bicycle access adjacent separate Fitzroy Street bicycle lane • Near timed metre car parking areas • Adjacent pedestrian crossing from Catani Gardens and foreshore • Adjacent bus stop • Adjacent tram stop
1.5	Location of underground and overhead services and amendment to services	<ul style="list-style-type: none"> • Existing site services adjacent to or below site appear to be minimal with no visual identification of in-ground services evident, however this preliminary observation should be verified via services investigation
1.6	Works to local context to facilitate construction	<ul style="list-style-type: none"> • Design facility between existing trees • Alternatively review any existing trees that may require removal
1.7	Establish planning requirements	<ul style="list-style-type: none"> • Planning issues to be investigated with COPP Planning Department, but likely to include: <ul style="list-style-type: none"> - Potential objection from adjacent retailers - Potential objection from adjacent residences
1.8	Establish stakeholder authority issues including: <ul style="list-style-type: none"> • City of Port Phillip • Parks Victoria / Albert Park Master Plan Committee • Yarra Trams • Fitzroy Street Licensee Association • Fitzroy Street Business Association • The Pride Centre 	Recommend survey of stakeholder issues should this site option progress to more detailed consideration
	COPP response	
		<ul style="list-style-type: none"> • COPP commented site is in a good location that will be used frequently as secondary location to Catani Gardens • COPP commented site has good visibility and close to Fitzroy Street venues • COPP noted existing sewer still on site from previous toilet block

Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Site 04 Cleve Gardens Plaza / Site & Facility Data Sheet**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

2.0 Pedestrian mapping		
2.1	Analyse and describe pedestrian walking patterns as follows: <ul style="list-style-type: none"> Establish hours for pedestrian mapping for each site Establish how pedestrian mapping will be represented – graphically Establish impact of pedestrian mapping on each site and design response 	Refer to attached pedestrian mapping diagram. Frequency of use broken down into categories as follows: <ul style="list-style-type: none"> Weekday Active Use Weekday Passive Use Weekend Active Use The categories are represented with coloured dots. The size of each dot represents frequency of use
COPP response		
<ul style="list-style-type: none"> COPP commented approval for representation of mapping 		
3.0 Design		
3.1	Floor plan constraints and opportunities	Identify floor plan constraints and opportunities as follows: <ul style="list-style-type: none"> Large site area to determine no. of facilities to be provided Location of existing trees and paving to determine most appropriate building location Excellent visibility from north, south, west and east site aspects Set back from footpath to be considered Possibility of larger building and greater amenity provided by larger open site
3.2	Form & visual bulk constraints and opportunities	Identify building massing issues as follows: <ul style="list-style-type: none"> Pedestrian visibility from north, east, south and west approaches Scale of building adjacent to trees and low hanging branches Over shadowing of landscaped areas
COPP response		
<ul style="list-style-type: none"> COPP commented design intent of massing started positive conversation starting with interesting concept COPP commented adequate amenity provided COPP commented adequate surveillance of the amenities block with view lines throughout COPP commented holes through roof do not provide enclosure for rough sleepers COPP commented potential for more amenity if required COPP advised doors to be outward swinging to mitigate people barricading themselves inside cubicles. 		
4.0 Consultants		
4.1	Should this option proceed beyond Concept Design stage, secondary consultants will be required as outlined	<ul style="list-style-type: none"> Land Surveyor Geotechnical Engineer Structural Engineer Civil Engineer Electrical Engineer Quantity Surveyor Graphic Designer
4.2	Specialist consultants will possibly be required as outlined	<ul style="list-style-type: none"> Utilities survey including GPR Ground penetrating radar or GIS Utility and ground mapping
COPP response		
<ul style="list-style-type: none"> COPP advised consultants listed above sensible COPP commented builder to engage traffic engineer & existing services survey 		

Definition

COPP Fitzroy Street Amenities Block Feasibility

Area / Space No.

Site 04 Cleve Gardens Plaza / Site & Facility Data Sheet

Area Title

Gender Neutral Cubicle & Hand Wash Amenities

Environment		Communications	
Open Plan	N	Telephone Outlets / No. Required	N
Closed Room	Y	PABX / Voip	N
External Window / Views	Y	PA System	N
Internal Windows	N	Data Outlets / No. Required	N
Noisy	Y	Sever / Hub	N
Quiet	Y	Internet Access	N
Finishes		Email Access	N
Floor Finishes		Printer	N
• Carpet	N	Monitor / MATV / Video / Streaming	N
• Resilient Flooring	N	Other	N
• Ceramic Tile	C	Structural Issues	
• Stone	N	Compactus	N
• Concrete	C	Other	N
• Other	C	Mechanical Issues	
Wall Finishes		AC / Cooling	N
• Plasterboard	N	AC / Heating	N
• Villaboard / FC Sheet	C	Mechanical Ventilation	N
• Render	C	Natural Ventilation	Y
• Brick	C	Other	N
• Ceramic Tile	C	Hydraulic Issues	
• Stone	N	Hot Water	N
• Concrete	N	Cold Water	Y
• Other	C	Boiling Water Unit	N
Ceiling Finishes		Iced Water Unit	N
• Plasterboard	N	SS Trough or Sink DB / SB	N
• Villaboard	C	Ceramic Basin	N
• Acoustic Tile	N	Stainless Steel Vandal Resistant Basin	Y
• Plywood	N	Ceramic Pan & Plastic Seat	N
• Acoustic	N	Stainless Steel Vandal Resistant Pan	Y
• Concrete	C	Vandal Resistant Seat	Y
• Other	C	Ceramic Cistern & Integrated Flush Buttons	N
Lighting		Concealed Cistern & Separate Flush Button	Y
Natural daylight / Windows	Y	Shower	N
Diffuse Lighting / Skylights	Y	Other	Y
General Lighting	Y	Fire Services	
Special / Task Lighting	N	Regulatory Requirements	Y
Security Lighting	Y	Hydrant & Hose Reel	N
Power		Fire Hose Reel	N
GPO's / No. Doubles Required	N	Extinguishers	N
3 Phase Power	N	Thermal Detectors	N
		Smoke Detectors	N
		Other	N
Security		Signage	
Electronic Key Card Access	N	Individual Space Identification	Y
Key / Masterkey System	Y	Directional / Information Signage	Y
Pad Lock	Y	Flexible Signage / Notices	N
Security Panel	N	Regulatory Signage	Y
Passive Infrared Detectors	N	Building Identifications Signage	Y

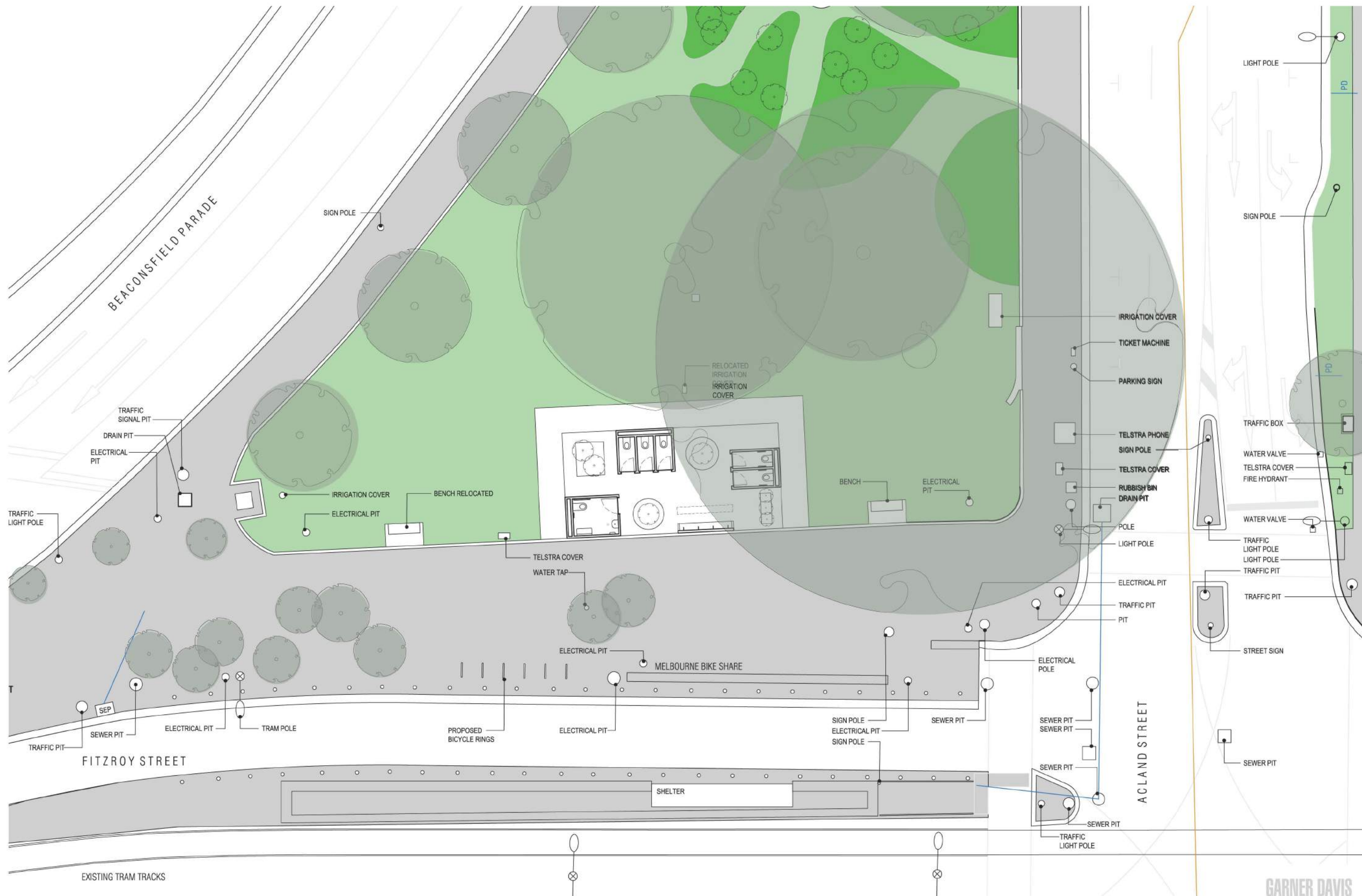
Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Site 04 Cleve Gardens Plaza / Site & Facility Data Sheet**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

Reed Switches	N	Amenities Signage	Y
Other	N	Tenant Signage	N
		Illuminated Signage	C
		Non Illuminated Signage	C

Legend	
Y	Yes
N	No
C	Consider



SITE 04 CLEAVE GARDENS
SCALE 1:200 @ A3

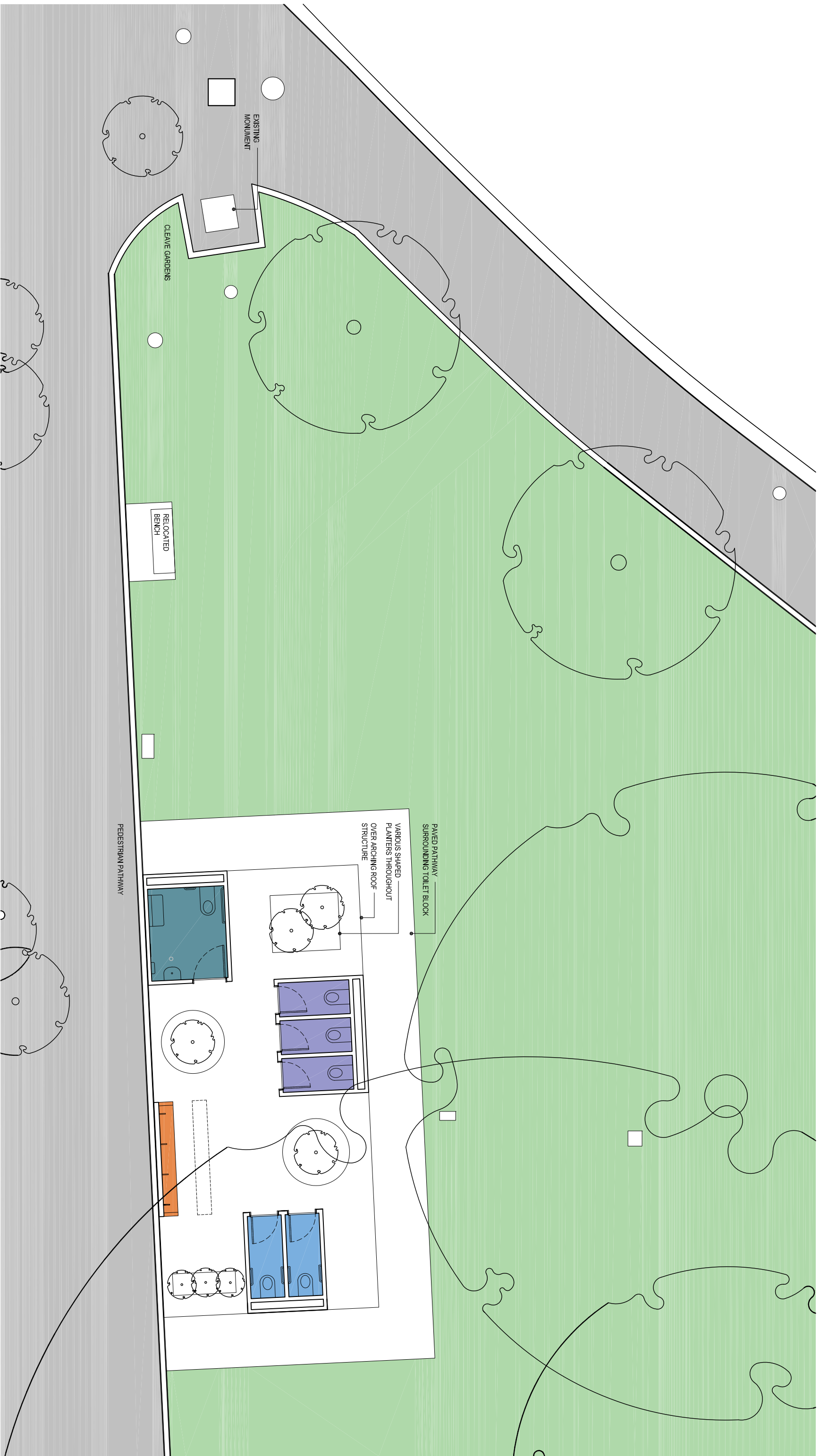
- LEGEND**
- ASSUMED LOCATION OF EXISTING UNDERGROUND STORMWATER CONNECTION
 - ASSUMED LOCATION OF EXISTING UNDERGROUND GAS LINE CONNECTION



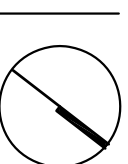
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SITE 04 CLEAVE GARDENS
SCALE 1:100 @ A3



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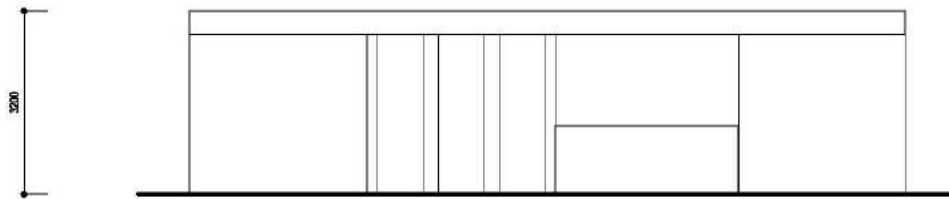
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Definition **COPP Fitzroy Street Amenities Block Feasibility**

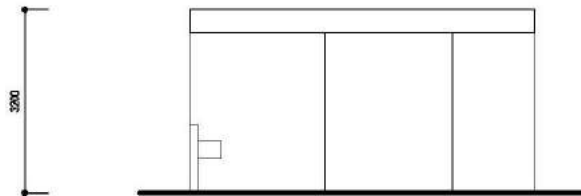
Area / Space No. **Site 04 Cleve Gardens Plaza / Preliminary Massing Diagram**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

Site 04 Preliminary Massing Diagram



FITZROY STREET ELEVATION



SIDE ELEVATION

SITE 05

Shop Front South End Fitzroy Street

Definition	COPP Fitzroy Street Amenities Block Feasibility
Area / Space No.	Site 05 Shop Front South End Fitzroy Street / Site Photos
Area Title	Gender Neutral Cubicle & Hand Wash Amenities

Site 05 Site Photos



Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Site 05 Shop Front South End Fitzroy Street / Site & Facility Data Sheet**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

Site 05 Site & Facility Data Sheet

Item	Outline and prompt	Design response
1.0	Site issues	
1.1	Generally identify site issues for each site	<ul style="list-style-type: none"> • Excellent location at centre east side of Fitzroy Street and close to daytime and night time venues at central and south end of street • Significant distance from daytime and night time venues at north end of street • Excellent location for 24/7 use • Excellent location for festivals and events • Likely to attract anti social behaviour due to location of site • Facility may have detrimental effect on adjacent retail and restaurant premises • Very high site capital cost if retail space purchased or leased • Relatively low construction costs
1.2	Site gradient	<ul style="list-style-type: none"> • Site has encumbrances which is ideal for construction
1.3	Visibility & surveillance	<ul style="list-style-type: none"> • Located in recessed retail space with constraints and opportunities as follows: <ul style="list-style-type: none"> - Adjacent to concrete footpath to east side of Fitzroy Street - Adjacent to frequently used tram stop - High visibility from all directions - High level of public and authority surveillance of entry if entry is directly off Fitzroy Street footpath • Generally site meets CPTED checklist requirements, however recessed aspect of site limits surveillance if facility entrances are not directly off street
1.4	Ease of access	<ul style="list-style-type: none"> • Excellent pedestrian access off west footpath to Fitzroy Street • Excellent bicycle access adjacent separate Fitzroy Street bicycle lane • Near timed metre car parking areas • Adjacent bus stop • Adjacent tram stop
1.5	Location of underground and overhead services and amendment to services	<ul style="list-style-type: none"> • Existing site services within the retail space site appear to be minimal with no visual identification of in-ground services evident, however this preliminary observation should be verified via services investigation
1.6	Works to local context to facilitate construction	<ul style="list-style-type: none"> • Relatively straight forward shop front construction site
1.7	Establish planning requirements	<ul style="list-style-type: none"> • Planning issues to be investigated with COPP Planning Department, but likely to include: <ul style="list-style-type: none"> - Potential objection from adjacent retailers - Potential objection from adjacent residences
1.8	Establish stakeholder authority issues including: <ul style="list-style-type: none"> • City of Port Phillip • Parks Victoria / Albert Park Master Plan Committee • Yarra Trams • Fitzroy Street Licensee Association • Fitzroy Street Business Association • The Pride Centre 	Recommend survey of stakeholder issues should this site option progress to more detailed consideration
	COPP response	
	<ul style="list-style-type: none"> • COPP commented option similar to trial public toilets at Metropal – Metropal public toilets were closed due to safety / hygiene / surveillance issues as public would walk into dead end corridors. • COPP advised due to failures of Metropal, this option does not seem viable 	

Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Site 05 Shop Front South End Fitzroy Street / Site & Facility Data Sheet**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

2.0 Pedestrian mapping		
2.1	Analyse and describe pedestrian walking patterns as follows: <ul style="list-style-type: none"> Establish hours for pedestrian mapping for each site Establish how pedestrian mapping will be represented – graphically Establish impact of pedestrian mapping on each site and design response 	Refer to attached pedestrian mapping diagram. Frequency of use broken down into categories as follows: <ul style="list-style-type: none"> Weekday Active Use Weekday Passive Use Weekend Active Use The categories are represented with coloured dots. The size of each dot represents frequency of use
COPP response		
<ul style="list-style-type: none"> COPP commented approval for representation of mapping 		
3.0 Design		
3.1	Floor plan constraints and opportunities	Identify floor plan constraints and opportunities as follows: <ul style="list-style-type: none"> Entry to individual facilities directly off Fitzroy Street will determine no. of facilities provided Excellent visibility from footpath Set back from footpath to be considered
3.2	Form & visual bulk constraints and opportunities	Identify building massing issues as follows: <ul style="list-style-type: none"> Pedestrian visibility from north, south and west approaches Scale of facility limited to shop front and identification signage on canopy Illumination of shop front and underside of canopy to be considered
COPP response		
<ul style="list-style-type: none"> COPP commented due to design providing safety through in/out doors – noted limited use of total retail floor area with no particular use for retail space behind toilets COPP noted ongoing rental / leasing costs COPP advised doors to be outward swinging to mitigate people barricading themselves inside cubicles. 		
4.0 Consultants		
4.1	Should this option proceed beyond Concept Design stage, secondary consultants will be required as outlined	<ul style="list-style-type: none"> Structural Engineer Civil Engineer Electrical Engineer Quantity Surveyor Graphic Designer
4.2	Specialist consultants will possibly be required as outlined	<ul style="list-style-type: none"> Utilities survey including GPR Ground penetrating radar or GIS Utility and ground mapping
COPP response		
<ul style="list-style-type: none"> COPP advised consultants listed above sensible COPP commented builder to engage traffic engineer & existing services survey 		

Definition

COPP Fitzroy Street Amenities Block Feasibility

Area / Space No.

Site 05 Shop Front South End Fitzroy Street / Site & Facility Data Sheet

Area Title

Gender Neutral Cubicle & Hand Wash Amenities

Environment		Communications	
Open Plan	N	Telephone Outlets / No. Required	N
Closed Room	Y	PABX / Voip	N
External Window / Views	Y	PA System	N
Internal Windows	N	Data Outlets / No. Required	N
Noisy	Y	Sever / Hub	N
Quiet	Y	Internet Access	N
Finishes		Email Access	N
Floor Finishes		Printer	N
• Carpet	N	Monitor / MATV / Video / Streaming	N
• Resilient Flooring	N	Other	N
• Ceramic Tile	C	Structural Issues	
• Stone	N	Compactus	N
• Concrete	C	Other	N
• Other	C	Mechanical Issues	
Wall Finishes		AC / Cooling	N
• Plasterboard	N	AC / Heating	N
• Villaboard / FC Sheet	C	Mechanical Ventilation	N
• Render	C	Natural Ventilation	Y
• Brick	C	Other	N
• Ceramic Tile	C	Hydraulic Issues	
• Stone	N	Hot Water	N
• Concrete	N	Cold Water	Y
• Other	C	Boiling Water Unit	N
Ceiling Finishes		Iced Water Unit	N
• Plasterboard	N	SS Trough or Sink DB / SB	N
• Villaboard	C	Ceramic Basin	N
• Acoustic Tile	N	Stainless Steel Vandal Resistant Basin	Y
• Plywood	N	Ceramic Pan & Plastic Seat	N
• Acoustic	N	Stainless Steel Vandal Resistant Pan	Y
• Concrete	C	Vandal Resistant Seat	Y
• Other	C	Ceramic Cistern & Integrated Flush Buttons	N
Lighting		Concealed Cistern & Separate Flush Button	Y
Natural daylight / Windows	Y	Shower	N
Diffuse Lighting / Skylights	Y	Other	Y
General Lighting	Y	Fire Services	
Special / Task Lighting	N	Regulatory Requirements	Y
Security Lighting	Y	Hydrant & Hose Reel	N
Power		Fire Hose Reel	N
GPO's / No. Doubles Required	N	Extinguishers	N
3 Phase Power	N	Thermal Detectors	N
		Smoke Detectors	N
		Other	N
Security		Signage	
Electronic Key Card Access	N	Individual Space Identification	Y
Key / Masterkey System	Y	Directional / Information Signage	Y
Pad Lock	Y	Flexible Signage / Notices	N
Security Panel	N	Regulatory Signage	Y
Passive Infrared Detectors	N	Building Identifications Signage	Y

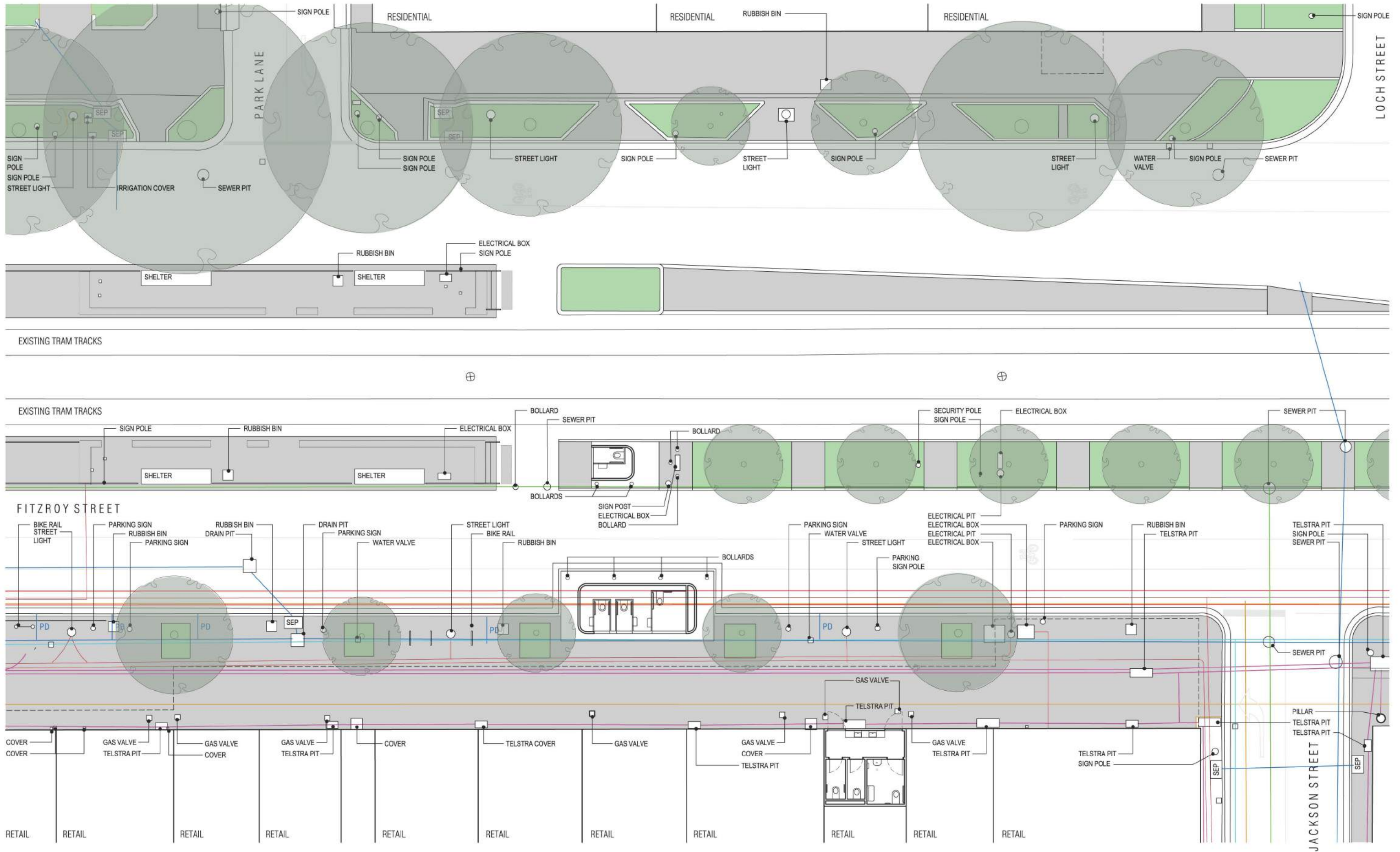
Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Site 05 Shop Front South End Fitzroy Street / Site & Facility Data Sheet**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

Reed Switches	N	Amenities Signage	Y
Other	N	Tenant Signage	N
		Illuminated Signage	C
		Non Illuminated Signage	C

Legend	
Y	Yes
N	No
C	Consider



SITE 05 SHOP FRONT / SITE 06 PARKING SPOT / SITE 07 NATURE STRIP
 SCALE 1:200 @ A3

LEGEND

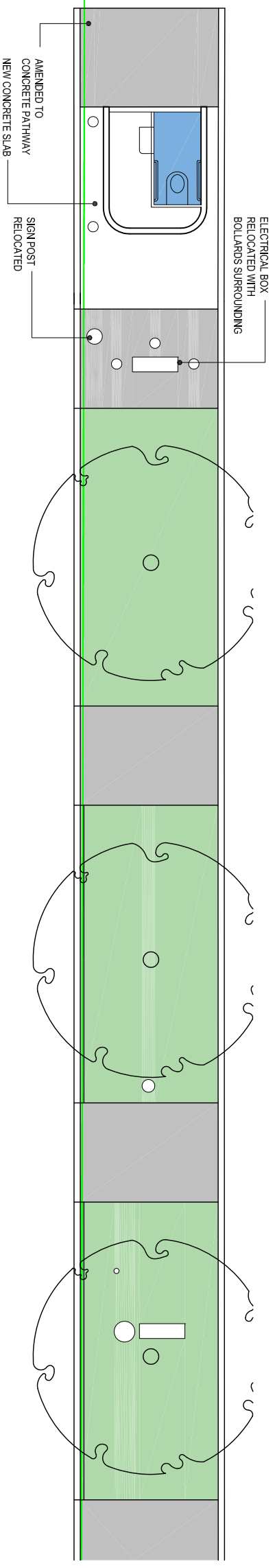
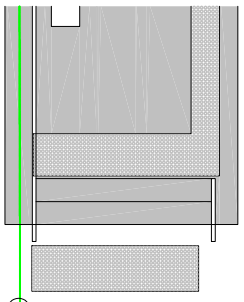
- ASSUMED LOCATION OF EXISTING UNDERGROUND STORMWATER CONNECTION
- ASSUMED LOCATION OF EXISTING UNDERGROUND WATER CONNECTION
- ASSUMED LOCATION OF EXISTING UNDERGROUND TELSTRA CONNECTION
- ASSUMED LOCATION OF EXISTING UNDERGROUND GAS LINE CONNECTION
- ASSUMED LOCATION OF EXISTING UNDERGROUND SEWER LINE CONNECTION
- ASSUMED LOCATION OF EXISTING UNDERGROUND ELECTRICAL CONNECTION



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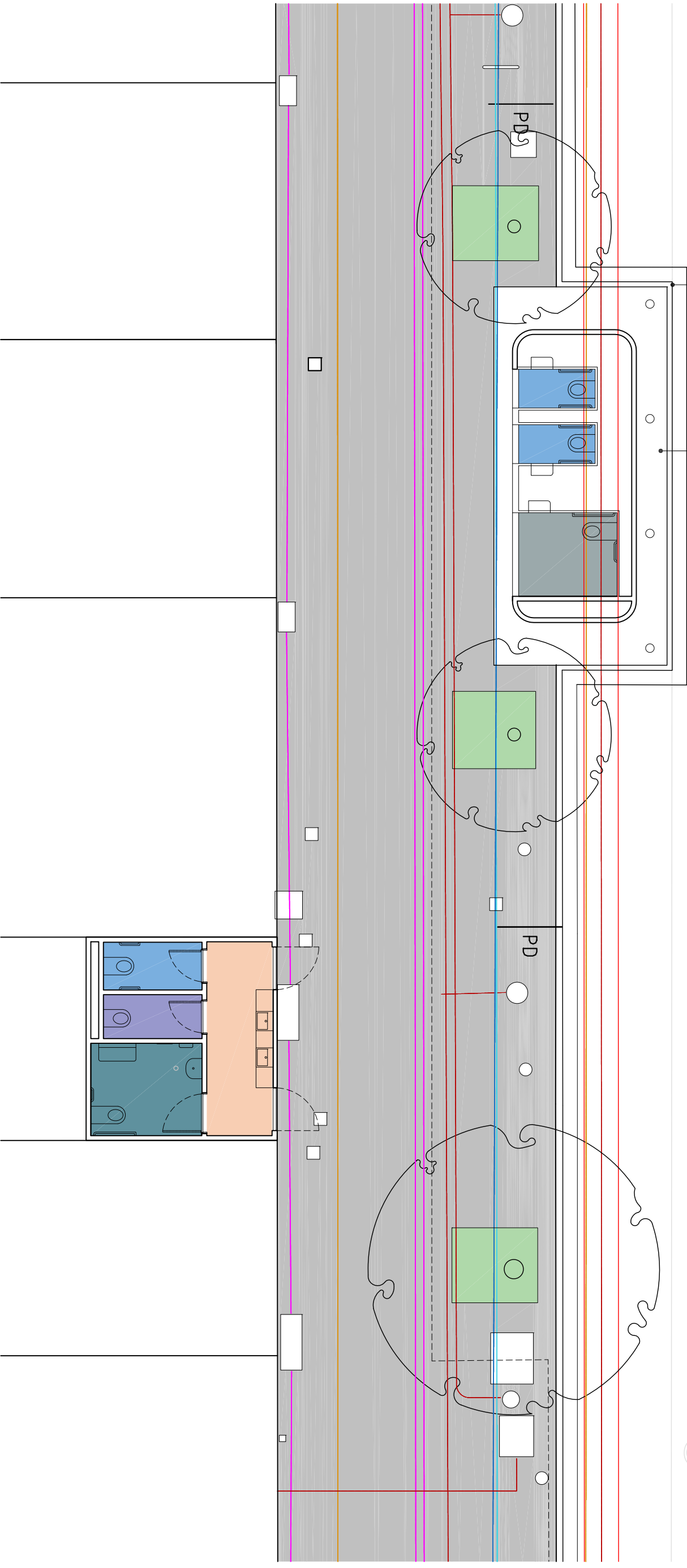
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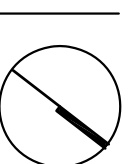


AMENDED KERB TO WRAP
AROUND TOILET BLOCK

NEW CONCRETE SLAB



SITE 05 SHOP FRONT / SITE 06 PARKING BAY / SITE 07 NATURE STRIP
SCALE 1:100 @ A3



AS 2-05

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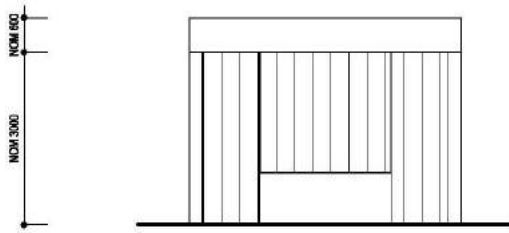
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Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Site 05 Shop Front South End Fitzroy Street / Preliminary Massing Diagram**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

Site 05 Preliminary Massing Diagram



FITZROY STREET ELEVATION

SITE 06

Central Fitzroy Street Car Parking Space

Definition	COPP Fitzroy Street Amenities Block Feasibility
Area / Space No.	Site 06 Central Fitzroy Street Car Parking Space / Site Photos
Area Title	Gender Neutral Cubicle & Hand Wash Amenities

Site 06 Site Photos



Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Site 06 Central Fitzroy Street Car Parking Space / Site & Facility Data Sheet**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

Site 06 Site & Facility Data Sheet

Item	Outline and prompt	Design response
1.0	Site issues	
1.1	Generally identify site issues for each site	<ul style="list-style-type: none"> • Excellent location at centre east side of Fitzroy Street and close to daytime and night time venues at central and south end of street • Significant distance from daytime and night time venues at north end of street • Excellent location for 24/7 use • Excellent location for festivals and events • Unlikely to attract anti social behaviour due to high level of visibility • Likely to have detrimental effect on adjacent retail and restaurant premises due to proximity and partially blocking visibility of adjacent premises from traffic and west side of Fitzroy Street • Loss of car parking space • In road site services may increase construction costs
1.2	Site gradient	<ul style="list-style-type: none"> • Location of site on roadway will make construction difficult in terms of OH&S issues • Restricted flat site is suitable for pre fabricated solution
1.3	Visibility & surveillance	<ul style="list-style-type: none"> • Located adjacent to roadway with constraints and opportunities as follows: <ul style="list-style-type: none"> - Adjacent to concrete footpath to east side of Fitzroy Street - Adjacent to frequently used tram stop - High visibility from all directions - High level of public and authority surveillance • Generally site meets CPTED checklist requirements
1.4	Ease of access	<ul style="list-style-type: none"> • Excellent pedestrian access off west footpath to Fitzroy Street • Excellent bicycle access adjacent separate Fitzroy Street bicycle lane • Near timed metre car parking areas • Adjacent bus stop • Adjacent tram stop
1.5	Location of underground and overhead services and amendment to services	<ul style="list-style-type: none"> • Significant in-ground services located below proposed site • Likely to be extremely expensive to relocate and below grade services
1.6	Works to local context to facilitate construction	<ul style="list-style-type: none"> • Restricted car parking bay site may cause OH&S issues during construction
1.7	Establish planning requirements	<ul style="list-style-type: none"> • Planning issues to be investigated with COPP Planning Department, but likely to include: <ul style="list-style-type: none"> - Potential objection from adjacent retailers - Potential objection from adjacent residences
1.8	Establish stakeholder authority issues including: <ul style="list-style-type: none"> • City of Port Phillip • Parks Victoria / Albert Park Master Plan Committee • Yarra Trams • Fitzroy Street Licensee Association • Fitzroy Street Business Association • The Pride Centre 	Recommend survey of stakeholder issues should this site option progress to more detailed consideration
	COPP response	
		<ul style="list-style-type: none"> • COPP commented a permanent amenities block adjacent retailer may cause objection due to proximity of toilets to retail. • COPP advised will take into consideration cost benefit analysis of amenities block as significant services work required

Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Site 06 Central Fitzroy Street Car Parking Space / Site & Facility Data Sheet**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

2.0 Pedestrian mapping		
2.1	Analyse and describe pedestrian walking patterns as follows: <ul style="list-style-type: none"> Establish hours for pedestrian mapping for each site Establish how pedestrian mapping will be represented – graphically Establish impact of pedestrian mapping on each site and design response 	Refer to attached pedestrian mapping diagram. Frequency of use broken down into categories as follows: <ul style="list-style-type: none"> Weekday Active Use Weekday Passive Use Weekend Active Use The categories are represented with coloured dots. The size of each dot represents frequency of use
COPP response		
<ul style="list-style-type: none"> COPP commented approval for representation of mapping 		
3.0 Design		
3.1	Floor plan constraints and opportunities	Identify floor plan constraints and opportunities as follows: <ul style="list-style-type: none"> Limited size of site suggests pre fabricated facility might be best option Site likely to be too narrow for pre fabricated facility. Facility may need to overlap onto adjacent footpath space Limited size of site will restrict facility numbers Entry to individual facilities directly off Fitzroy Street via footpath Excellent visibility from footpath and retail premises
3.2	Form & visual bulk constraints and opportunities	Identify building massing issues as follows: <ul style="list-style-type: none"> Pedestrian visibility from north, south and west approaches Vehicular visibility from north and south approaches Limited site will determine visual bulk
COPP response		
<ul style="list-style-type: none"> COPP commented visual bulk of amenities block may cause safety issues between pedestrians on footpath & car traffic on road COPP advised doors to be outward swinging to mitigate people barricading themselves inside cubicles. 		
4.0 Consultants		
4.1	Should this option proceed beyond Concept Design stage, secondary consultants will be required as outlined	<ul style="list-style-type: none"> Land Surveyor Geotechnical Engineer Structural Engineer Civil Engineer Electrical Engineer Quantity Surveyor Graphic Designer
4.2	Specialist consultants will possibly be required as outlined	<ul style="list-style-type: none"> Utilities survey including GPR Ground penetrating radar or GIS Utility and ground mapping
COPP response		
<ul style="list-style-type: none"> COPP advised consultants listed above sensible COPP commented builder to engage traffic engineer & existing services survey 		

Definition

COPP Fitzroy Street Amenities Block Feasibility

Area / Space No.

Site 06 Central Fitzroy Street Car Parking Space / Site & Facility Data Sheet

Area Title

Gender Neutral Cubicle & Hand Wash Amenities

Environment		Communications	
Open Plan	N	Telephone Outlets / No. Required	N
Closed Room	Y	PABX / Voip	N
External Window / Views	Y	PA System	N
Internal Windows	N	Data Outlets / No. Required	N
Noisy	Y	Sever / Hub	N
Quiet	Y	Internet Access	N
Finishes		Email Access	N
Floor Finishes		Printer	N
• Carpet	N	Monitor / MATV / Video / Streaming	N
• Resilient Flooring	N	Other	N
• Ceramic Tile	C	Structural Issues	
• Stone	N	Compactus	N
• Concrete	C	Other	N
• Other	C	Mechanical Issues	
Wall Finishes		AC / Cooling	N
• Plasterboard	N	AC / Heating	N
• Villaboard / FC Sheet	C	Mechanical Ventilation	N
• Render	C	Natural Ventilation	Y
• Brick	C	Other	N
• Ceramic Tile	C	Hydraulic Issues	
• Stone	N	Hot Water	N
• Concrete	N	Cold Water	Y
• Other	C	Boiling Water Unit	N
Ceiling Finishes		Iced Water Unit	N
• Plasterboard	N	SS Trough or Sink DB / SB	N
• Villaboard	C	Ceramic Basin	N
• Acoustic Tile	N	Stainless Steel Vandal Resistant Basin	Y
• Plywood	N	Ceramic Pan & Plastic Seat	N
• Acoustic	N	Stainless Steel Vandal Resistant Pan	Y
• Concrete	C	Vandal Resistant Seat	Y
• Other	C	Ceramic Cistern & Integrated Flush Buttons	N
Lighting		Concealed Cistern & Separate Flush Button	Y
Natural daylight / Windows	Y	Shower	N
Diffuse Lighting / Skylights	Y	Other	Y
General Lighting	Y	Fire Services	
Special / Task Lighting	N	Regulatory Requirements	Y
Security Lighting	Y	Hydrant & Hose Reel	N
Power		Fire Hose Reel	N
GPO's / No. Doubles Required	N	Extinguishers	N
3 Phase Power	N	Thermal Detectors	N
		Smoke Detectors	N
		Other	N
Security		Signage	
Electronic Key Card Access	N	Individual Space Identification	Y
Key / Masterkey System	Y	Directional / Information Signage	Y
Pad Lock	Y	Flexible Signage / Notices	N
Security Panel	N	Regulatory Signage	Y
Passive Infrared Detectors	N	Building Identifications Signage	Y
Reed Switches	N	Amenities Signage	Y

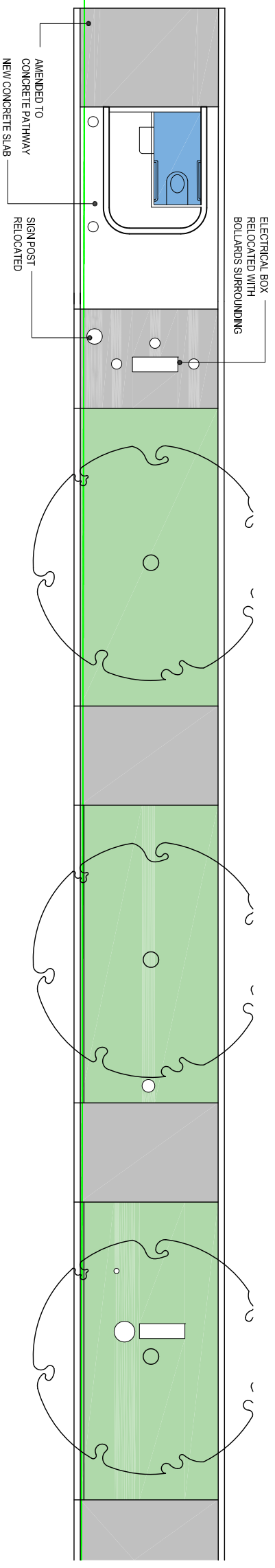
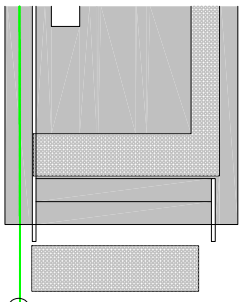
Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Site 06 Central Fitzroy Street Car Parking Space / Site & Facility Data Sheet**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

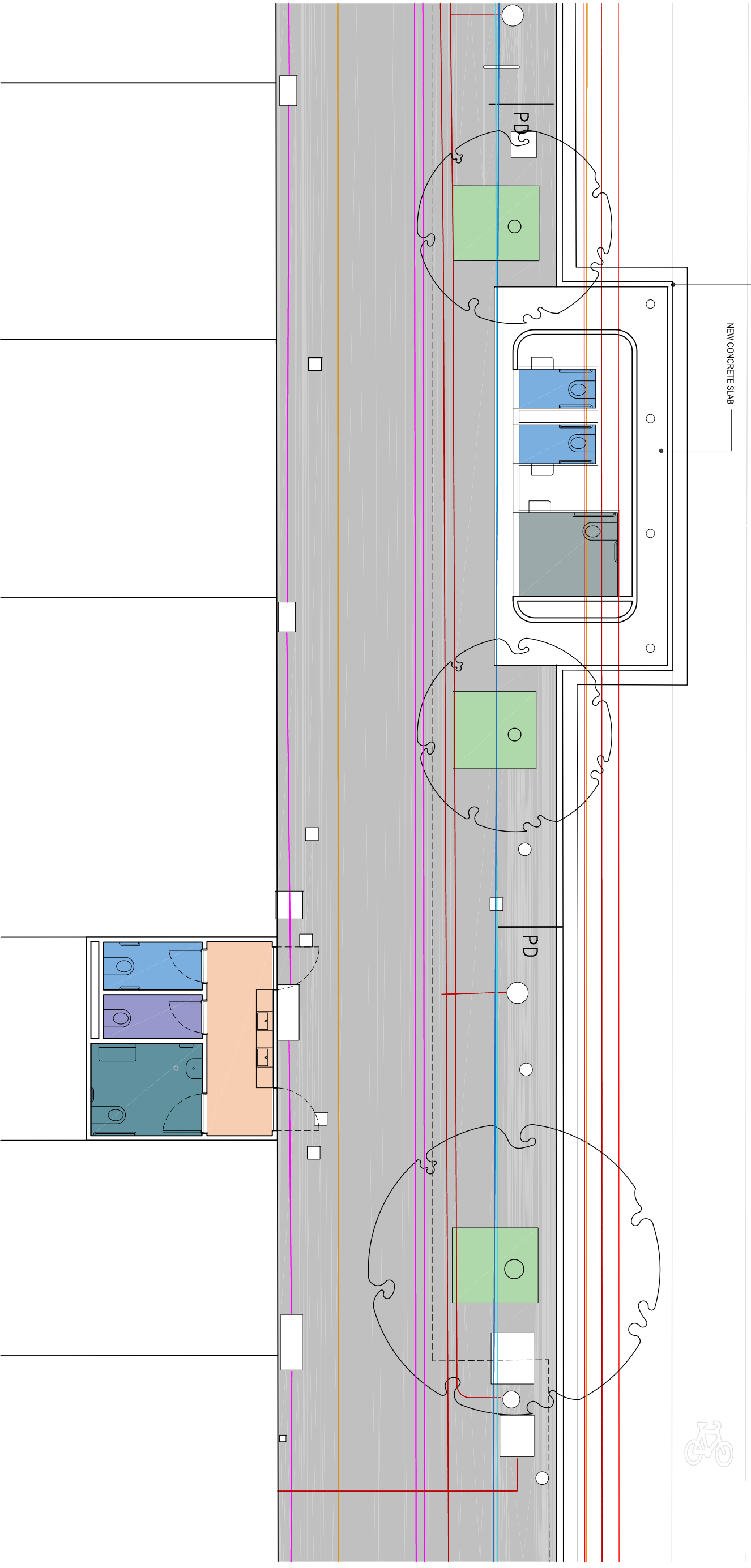
Other	N	Tenant Signage	N
		Illuminated Signage	C
		Non Illuminated Signage	C

Legend	
Y	Yes
N	No
C	Consider

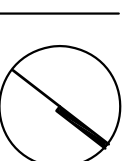


AMENDED KERB TO WRAP
AROUND TOILET BLOCK

NEW CONCRETE SLAB



SITE 05 SHOP FRONT / SITE 06 PARKING BAY / SITE 07 NATURE STRIP
SCALE 1:100 @ A3



as 2-05

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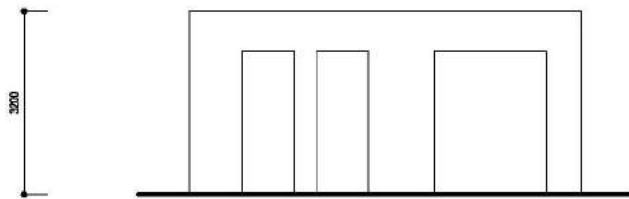
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Definition **COPP Fitzroy Street Amenities Block Feasibility**

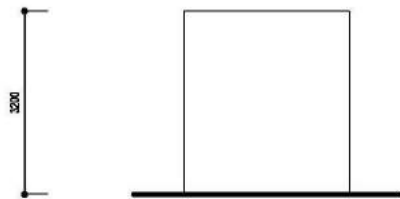
Area / Space No. **Site 06 Central Fitzroy Street Car Parking Space / Preliminary Massing Diagram**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

Site 06 Preliminary Massing Diagram



FRONT ELEVATION



SIDE ELEVATION

SITE 07

Fitzroy Street Central Tram Stop

Definition	COPP Fitzroy Street Amenities Block Feasibility
Area / Space No.	Site 07 Fitzroy Street Central Tram Stop / Site Photos
Area Title	Gender Neutral Cubicle & Hand Wash Amenities

Site 07 Site Photos



Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Site 07 Fitzroy Street Central Tram Stop / Site & Facility Data Sheet**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

Site 07 Site & Facility Data Sheet

Item	Outline and prompt	Design response
1.0	Site issues	
1.1	Generally identify site issues for each site	<ul style="list-style-type: none"> • Excellent location at centre of Fitzroy Street and close to daytime and night time venues at central and south end of street • Significant distance from daytime and night time venues at north end of street • Excellent location for 24/7 use, however central roadway location raises pedestrian safety issues • Excellent location for festivals and events • Unlikely to attract anti social behaviour due to high level of visibility • Existing pedestrian crossing will allow safe access for users from east and west sides of Fitzroy Street • Extremely limited site area may not accommodate a facility • Site location of extremely limited site area suggests a pre fabricated facility • Adjacent to tram lines a potential risk hazard • May have detrimental effect on adjacent retail and restaurant premises • In road site services may increase construction costs • Existing tram services will increase construction costs
1.2	Site gradient	<ul style="list-style-type: none"> • Location of site at centre of roadway and directly adjacent to tram lines will make construction difficult in terms of OH&S issues • Extremely restricted site is suitable for pre fabricated solution
1.3	Visibility & surveillance	<ul style="list-style-type: none"> • Located adjacent to roadway and tram lines with constraints and opportunities as follows: <ul style="list-style-type: none"> - Adjacent to frequently used tram stop - High visibility from all directions - High level of public and authority surveillance • Generally site meets CPTED checklist requirements
1.4	Ease of access	<ul style="list-style-type: none"> • Close proximity to concrete footpath to east and west side of Fitzroy Street • Existing pedestrian crossing will allow safe access for users from east and west sides of Fitzroy Street • Excellent bicycle access adjacent separate Fitzroy Street bicycle lane • Near timed metre car parking areas • Adjacent bus stop • Adjacent tram stop
1.5	Location of underground and overhead services and amendment to services	<ul style="list-style-type: none"> • Above ground electrical services cabinet on site • Further assessment of in-ground services on site will be required • Impact on existing tram services to be determined
1.6	Works to local context to facilitate construction	<ul style="list-style-type: none"> • Extremely restricted site directly adjacent to tram lines may cause OH&S issues during construction • OH&S issues may result in excessive construction costs when compared to the available site size
1.7	Establish planning requirements	<ul style="list-style-type: none"> • Planning issues to be investigated with COPP Planning Department, but likely to include: <ul style="list-style-type: none"> - Potential objection from adjacent retailers - Potential objection from adjacent residences - Potential objection from Yarra Trams
1.8	Establish stakeholder authority issues including:	Recommend survey of stakeholder issues should this site option progress to

Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Site 07 Fitzroy Street Central Tram Stop / Site & Facility Data Sheet**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

	<ul style="list-style-type: none"> City of Port Phillip Parks Victoria / Albert Park Master Plan Committee Yarra Trams Fitzroy Street Licensee Association Fitzroy Street Business Association The Pride Centre 	more detailed consideration
	COPP response	
	<ul style="list-style-type: none"> COPP advised will take into account cost benefit analysis for relocation of services for limited amenity COPP commented safety is a major issue on this site as pedestrians step onto roadway or tram tracks COPP commented various stakeholder groups required for consultation 	
2.0	Pedestrian mapping	
2.1	Analyse and describe pedestrian walking patterns as follows: <ul style="list-style-type: none"> Establish hours for pedestrian mapping for each site Establish how pedestrian mapping will be represented – graphically Establish impact of pedestrian mapping on each site and design response 	Refer to attached pedestrian mapping diagram. Frequency of use broken down into categories as follows: <ul style="list-style-type: none"> Weekday Active Use Weekday Passive Use Weekend Active Use The categories are represented with coloured dots. The size of each dot represents frequency of use
	COPP response	
	<ul style="list-style-type: none"> COPP commented approval for representation of mapping 	
3.0	Design	
3.1	Floor plan constraints and opportunities	Identify floor plan constraints and opportunities as follows: <ul style="list-style-type: none"> Extremely restricted location and size of site suggested pre fabricated facility might be best option Limited size of site with restrict facility numbers Excellent visibility from road, footpath and retail premises
3.2	Form & visual bulk constraints and opportunities	Identify building massing issues as follows: <ul style="list-style-type: none"> Excellent pedestrian visibility from north, east, south and west approaches Vehicular visibility from north and south approaches Extremely limited site will determine visual bulk
	COPP response	
	<ul style="list-style-type: none"> COPP commented inadequate facilities provided on restricted site COPP commented single Exeloo facility not particularly attractive as design COPP advised doors to be outward swinging to mitigate people barricading themselves inside cubicles. 	
4.0	Consultants	
4.1	Should this option proceed beyond Concept Design stage, secondary consultants will be required as outlined	<ul style="list-style-type: none"> Land Surveyor Geotechnical Engineer Structural Engineer Civil Engineer Electrical Engineer Quantity Surveyor Graphic Designer
4.2	Specialist consultants will possibly be required as outlined	<ul style="list-style-type: none"> Utilities survey including GPR Ground penetrating radar or GIS Utility and ground mapping
	COPP response	
	<ul style="list-style-type: none"> COPP advised consultants listed above sensible COPP commented builder to engage traffic engineer & existing services survey 	

Definition

COPP Fitzroy Street Amenities Block Feasibility

Area / Space No.

Site 07 Fitzroy Street Central Tram Stop / Site & Facility Data Sheet

Area Title

Gender Neutral Cubicle & Hand Wash Amenities

Environment		Communications	
Open Plan	N	Telephone Outlets / No. Required	N
Closed Room	Y	PABX / Voip	N
External Window / Views	Y	PA System	N
Internal Windows	N	Data Outlets / No. Required	N
Noisy	Y	Sever / Hub	N
Quiet	Y	Internet Access	N
Finishes		Email Access	N
Floor Finishes		Printer	N
• Carpet	N	Monitor / MATV / Video / Streaming	N
• Resilient Flooring	N	Other	N
• Ceramic Tile	C	Structural Issues	
• Stone	N	Compactus	N
• Concrete	C	Other	N
• Other	C	Mechanical Issues	
Wall Finishes		AC / Cooling	N
• Plasterboard	N	AC / Heating	N
• Villaboard / FC Sheet	C	Mechanical Ventilation	N
• Render	C	Natural Ventilation	Y
• Brick	C	Other	N
• Ceramic Tile	C	Hydraulic Issues	
• Stone	N	Hot Water	N
• Concrete	N	Cold Water	Y
• Other	C	Boiling Water Unit	N
Ceiling Finishes		Iced Water Unit	N
• Plasterboard	N	SS Trough or Sink DB / SB	N
• Villaboard	C	Ceramic Basin	N
• Acoustic Tile	N	Stainless Steel Vandal Resistant Basin	Y
• Plywood	N	Ceramic Pan & Plastic Seat	N
• Acoustic	N	Stainless Steel Vandal Resistant Pan	Y
• Concrete	C	Vandal Resistant Seat	Y
• Other	C	Ceramic Cistern & Integrated Flush Buttons	N
Lighting		Concealed Cistern & Separate Flush Button	Y
Natural daylight / Windows	Y	Shower	N
Diffuse Lighting / Skylights	Y	Other	Y
General Lighting	Y	Fire Services	
Special / Task Lighting	N	Regulatory Requirements	Y
Security Lighting	Y	Hydrant & Hose Reel	N
Power		Fire Hose Reel	N
GPO's / No. Doubles Required	N	Extinguishers	N
3 Phase Power	N	Thermal Detectors	N
		Smoke Detectors	N
		Other	N
Security		Signage	
Electronic Key Card Access	N	Individual Space Identification	Y
Key / Masterkey System	Y	Directional / Information Signage	Y
Pad Lock	Y	Flexible Signage / Notices	N
Security Panel	N	Regulatory Signage	Y
Passive Infrared Detectors	N	Building Identifications Signage	Y
Reed Switches	N	Amenities Signage	Y

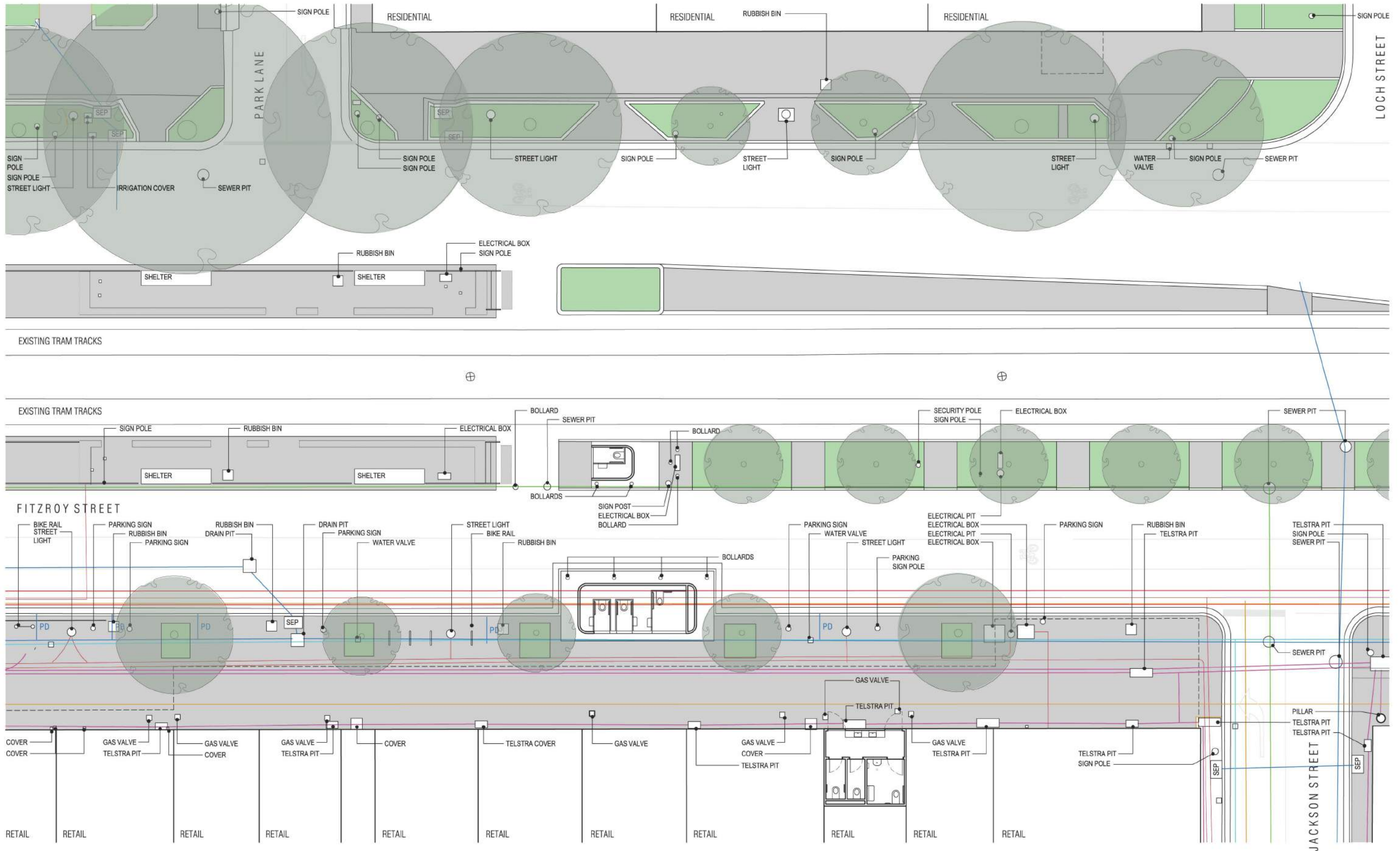
Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Site 07 Fitzroy Street Central Tram Stop / Site & Facility Data Sheet**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

Other	N	Tenant Signage	N
		Illuminated Signage	C
		Non Illuminated Signage	C

Legend	
Y	Yes
N	No
C	Consider



SITE 05 SHOP FRONT / SITE 06 PARKING SPOT / SITE 07 NATURE STRIP
 SCALE 1:200 @ A3

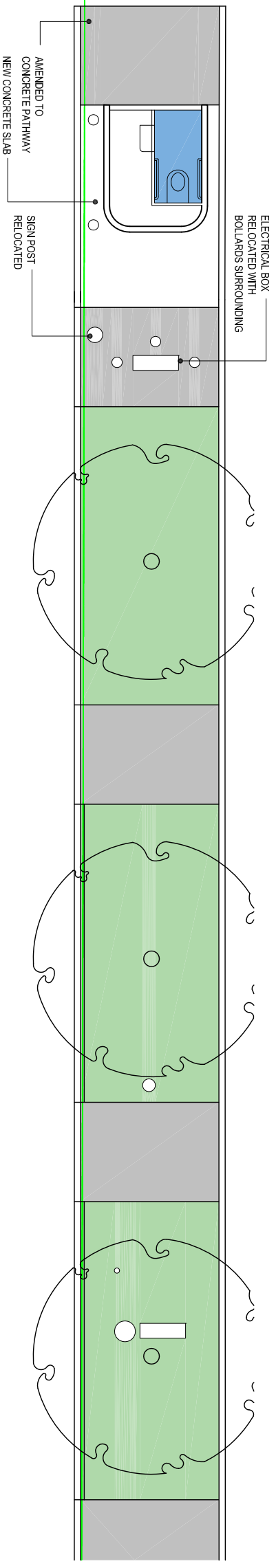
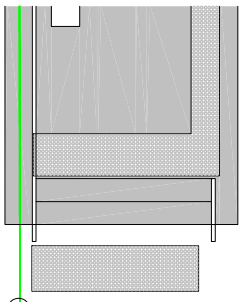
LEGEND

- ASSUMED LOCATION OF EXISTING UNDERGROUND STORMWATER CONNECTION
- ASSUMED LOCATION OF EXISTING UNDERGROUND SEWER LINE CONNECTION
- ASSUMED LOCATION OF EXISTING UNDERGROUND TELSTRA CONNECTION
- ASSUMED LOCATION OF EXISTING UNDERGROUND ELECTRICAL CONNECTION



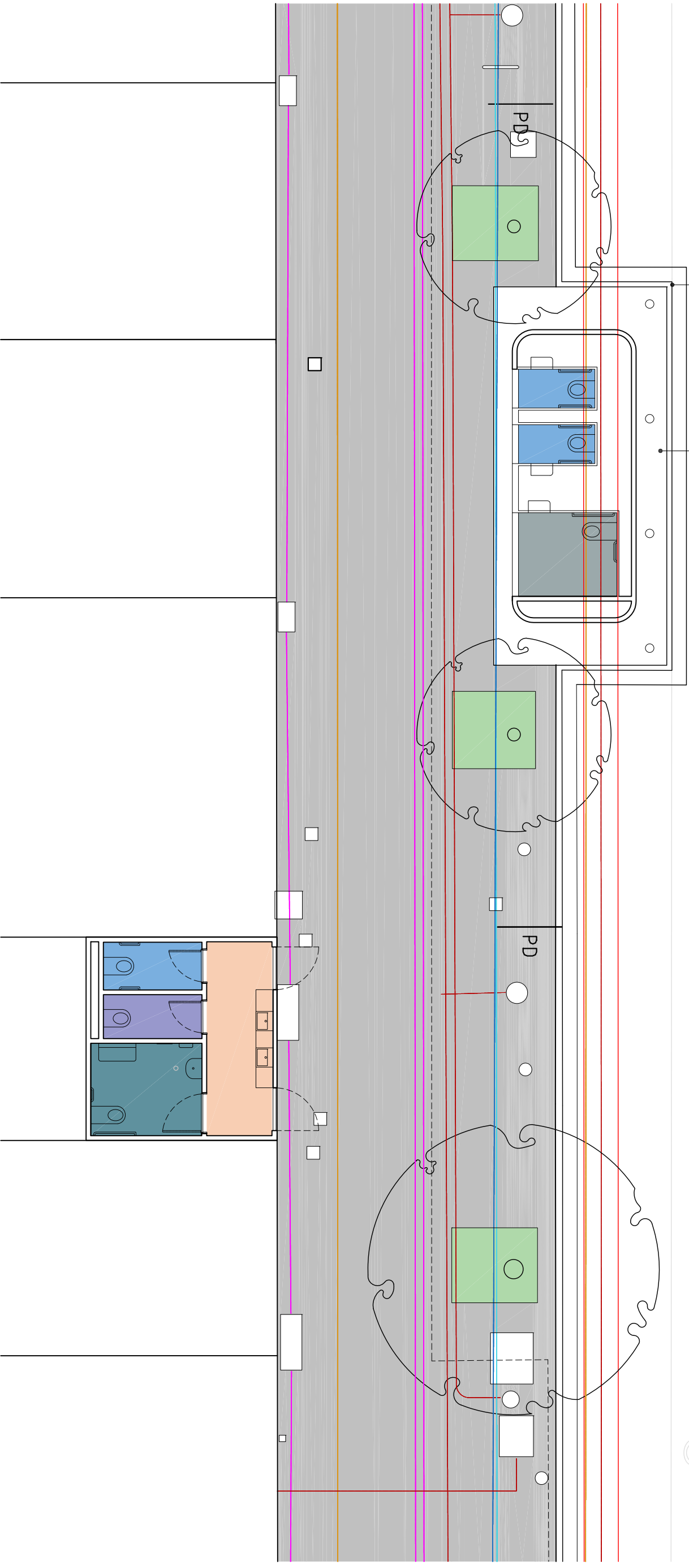
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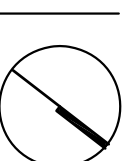


AMENDED KERB TO WRAP
AROUND TOILET BLOCK

NEW CONCRETE SLAB



SITE 05 SHOP FRONT / SITE 06 PARKING BAY / SITE 07 NATURE STRIP
 SCALE 1:100 @ A3



AS 2-05

P-0

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GARNER DAVIS

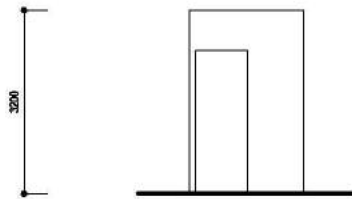
ARCHITECTS

Definition **COPP Fitzroy Street Amenities Block Feasibility**

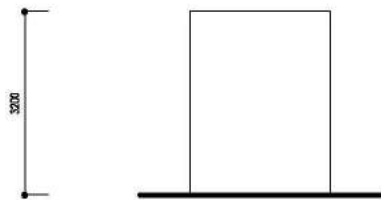
Area / Space No. **Site 07 Fitzroy Street Central Tram Stop / Preliminary Massing Diagram**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

Site 07 Preliminary Massing Diagram



FRONT ELEVATION



SIDE ELEVATION

Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Preliminary Concept Design Selection Criteria & Weighting**

Area /Title **Gender Neutral Cubicle & Hand Wash Amenities**

Preliminary Concept Design Selection Criteria & Weighting Summary

Selection criteria and weighting from highest to lowest as follows:

Site 04 Cleave Gardens Plaza	91%
Site 02 Albert Park	89%
Site 03 Albert Park / Car Parking Space	79%
Site 06 Central Fitzroy Street Car Parking Space	63%
Site 05 Shop Front South End Fitzroy Street	58%
Site 01 St Kilda Bowls Club	52%
Site 07 Fitzroy Street Central Tram Stop	49%

Cost / Benefit Analysis

Until the quantity surveyor provides an estimate of cost for each site, we have filled in the cost analysis based upon a cost / benefit analysis with criteria as follows:

- Flat site with few restrictions, minimal underground services and easy builder access gains most cost / benefit points
- Complex site with restricted builder access and road or tram closure requirements and underground services gains least points

Preliminary Concept Design Selection Criteria & Weighting

Preliminary assessment criteria for site preference as follows:

Site 01 St Kilda Bowls Club

Criteria	Total %	Assessment %
Safety / Visibility (CPTD)	40%	16%
Community Acceptance & Benefit	30%	15%
Potential Usage (Proximity to Activity Areas)	15%	11%
Cost	15%	10%
Total	100%	52%

Site 02 Albert Park

Criteria	Total %	Assessment %
Safety / Visibility (CPTD)	40%	35%
Community Acceptance & Benefit	30%	28%
Potential Usage (Proximity to Activity Areas)	15%	13%
Cost	15%	13%
Total	100%	89%

Site 03 Albert Park / Car Parking Space

Criteria	Total %	Assessment %
Safety / Visibility (CPTD)	40%	35%
Community Acceptance & Benefit	30%	20%
Potential Usage (Proximity to Activity Areas)	15%	11%
Cost	15%	13%
Total	100%	79%

Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Preliminary Concept Design Selection Criteria & Weighting**

Area /Title **Gender Neutral Cubicle & Hand Wash Amenities**

Site 04 Cleave Gardens Plaza

Criteria	Total %	Assessment %
Safety / Visibility (CPTD)	40%	38%
Community Acceptance & Benefit	30%	28%
Potential Usage (Proximity to Activity Areas)	15%	13%
Cost	15%	12%
Total	100%	91%

Site 05 Shop Front South End Fitzroy Street

Criteria	Total %	Assessment %
Safety / Visibility (CPTD)	40%	22%
Community Acceptance & Benefit	30%	15%
Potential Usage (Proximity to Activity Areas)	15%	13%
Cost	15%	8%
Total	100%	58%

Site 06 Central Fitzroy Street Car Parking Space

Criteria	Total %	Assessment %
Safety / Visibility (CPTD)	40%	28%
Community Acceptance & Benefit	30%	14%
Potential Usage (Proximity to Activity Areas)	15%	13%
Cost	15%	8%
Total	100%	63%

Site 07 Fitzroy Street Central Tram Stop

Criteria	Total %	Assessment %
Safety / Visibility (CPTD)	40%	20%
Community Acceptance & Benefit	30%	12%
Potential Usage (Proximity to Activity Areas)	15%	12%
Cost	15%	5%
Total	100%	49%

Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **COPP Consolidated Response to Concept Design Options**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

COPP Consolidated Response to Concept Design Options

Site 01 St Kilda Bowls Club	
Refer to particular site page for references	<ul style="list-style-type: none"> • COPP commented ownership of land is an issue for this site • COPP commented location of toilet facility within bowls club grounds likely to be contentious • COPP commented reduction in BBQ facilities within petanque club grounds likely to be contentious • COPP concerned with visibility of site as 1.3 Visibility & surveillance discussed • COPP commented approval for representation of mapping • COPP commented amount of facilities provided are adequate • COPP commented visually site may present problems with surveillance due to confined space within bowls club BBQ area • COPP noted will take into account site cost with additional requirement to rebuild fence, required retaining wall • COPP commented positively on the in/out doors to washbasin area & option of glazing / lower fences and amended planting to allow surveillance & safety • COPP advised doors to be outward swinging to mitigate people barricading themselves inside cubicles. • COPP advised consultants listed above sensible • COPP commented builder to engage traffic engineer & existing services survey
Site 02 Albert Park	
Refer to particular site page for references	<ul style="list-style-type: none"> • COPP commented location of facility amended to allow large elm to be retained • COPP responded positively to amenities block as gateway to Albert Park / good site access & visibility • COPP noted amenities block can be located further along path • COPP commented approval for representation of mapping • COPP commented no. of facilities provided adequate, site presents option of expanding if usage increases and more amenities required • COPP commented positively on the in/out doors to washbasin area & glazing to allow surveillance & safety, lockable doors for cleaning • COPP advised doors to be outward swinging to mitigate people barricading themselves inside cubicles. • COPP advised consultants listed above sensible • COPP commented builder to engage traffic engineer & existing services survey

Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **COPP Consolidated Response to Concept Design Options**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

Site 03 Fitzroy Street Adjacent to Albert Park	
Refer to particular site page for references	<ul style="list-style-type: none"> • COPP commented site very visible with ease of access • COPP commented approval for representation of mapping • COPP queried possibility of custom built amenities block (design shown is Exeloo) as facilities shown very restricted • GDA responded that custom design option feasible to provide more amenity • COPP commented approval for location of amenities block on nature strip as car parking space was unfeasible • COPP advised doors to be outward swinging to mitigate people barricading themselves inside cubicles. • COPP advised consultants listed above sensible • COPP commented builder to engage traffic engineer & existing services survey
Site 04 Cleave Gardens Plaza	
Refer to particular site page for references	<ul style="list-style-type: none"> • COPP commented site is in a good location that will be used frequently as secondary location to Catani Gardens • COPP commented site has good visibility and close to Fitzroy Street venues • COPP noted existing sewer still on site from previous toilet block • COPP commented approval for representation of mapping • COPP commented design intent of massing started positive conversation starting with interesting concept • COPP commented adequate amenity provided • COPP commented adequate surveillance of the amenities block with view lines throughout • COPP commented holes through roof do not provide enclosure for rough sleepers • COPP commented potential for more amenity if required • COPP advised doors to be outward swinging to mitigate people barricading themselves inside cubicles. • COPP advised consultants listed above sensible • COPP commented builder to engage traffic engineer & existing services survey
Site 05 Shop Front at South End of Fitzroy Street	
Refer to particular site page for references	<ul style="list-style-type: none"> • COPP commented option similar to trial public toilets at Metropol – Metropol public toilets were closed due to safety / hygiene / surveillance issues as public would walk into dead end corridors. • COPP advised due to failures of Metropol, this option does not seem viable • COPP commented approval for representation of mapping • COPP commented due to design providing safety through in/out doors – noted limited use of total retail floor area with no particular use for retail space behind toilets • COPP noted ongoing rental / leasing costs • COPP advised doors to be outward swinging to mitigate people barricading themselves inside cubicles. • COPP advised consultants listed above sensible • COPP commented builder to engage traffic engineer & existing services survey

Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **COPP Consolidated Response to Concept Design Options**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

Site 06 Fitzroy Street Car Parking Space	
Refer to particular site page for references	<ul style="list-style-type: none"> • COPP commented a permanent amenities block adjacent retailer may cause objection due to proximity of toilets to retail.
	<ul style="list-style-type: none"> • COPP advised will take into consideration cost benefit analysis of amenities block as significant services work required
	<ul style="list-style-type: none"> • COPP commented approval for representation of mapping
	<ul style="list-style-type: none"> • COPP commented visual bulk of amenities block may cause safety issues between pedestrians on footpath & car traffic on road
	<ul style="list-style-type: none"> • COPP advised doors to be outward swinging to mitigate people barricading themselves inside cubicles.
	<ul style="list-style-type: none"> • COPP advised consultants listed above sensible
	<ul style="list-style-type: none"> • COPP commented builder to engage traffic engineer & existing services survey
Site 07 Central Nature Strip Adjacent to Tram Stop / East Side	
Refer to particular site page for references	<ul style="list-style-type: none"> • COPP advised will take into account cost benefit analysis for relocation of services for limited amenity
	<ul style="list-style-type: none"> • COPP commented safety is a major issue on this site as pedestrians step onto roadway or tram tracks
	<ul style="list-style-type: none"> • COPP commented various stakeholder groups required for consultation
	<ul style="list-style-type: none"> • COPP commented approval for representation of mapping
	<ul style="list-style-type: none"> • COPP commented inadequate facilities provided on restricted site
	<ul style="list-style-type: none"> • COPP commented single Exeloo facility not particularly attractive as design
	<ul style="list-style-type: none"> • COPP advised doors to be outward swinging to mitigate people barricading themselves inside cubicles.
	<ul style="list-style-type: none"> • COPP advised consultants listed above sensible
	<ul style="list-style-type: none"> • COPP commented builder to engage traffic engineer & existing services survey

Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Existing Conditions Services Plans**

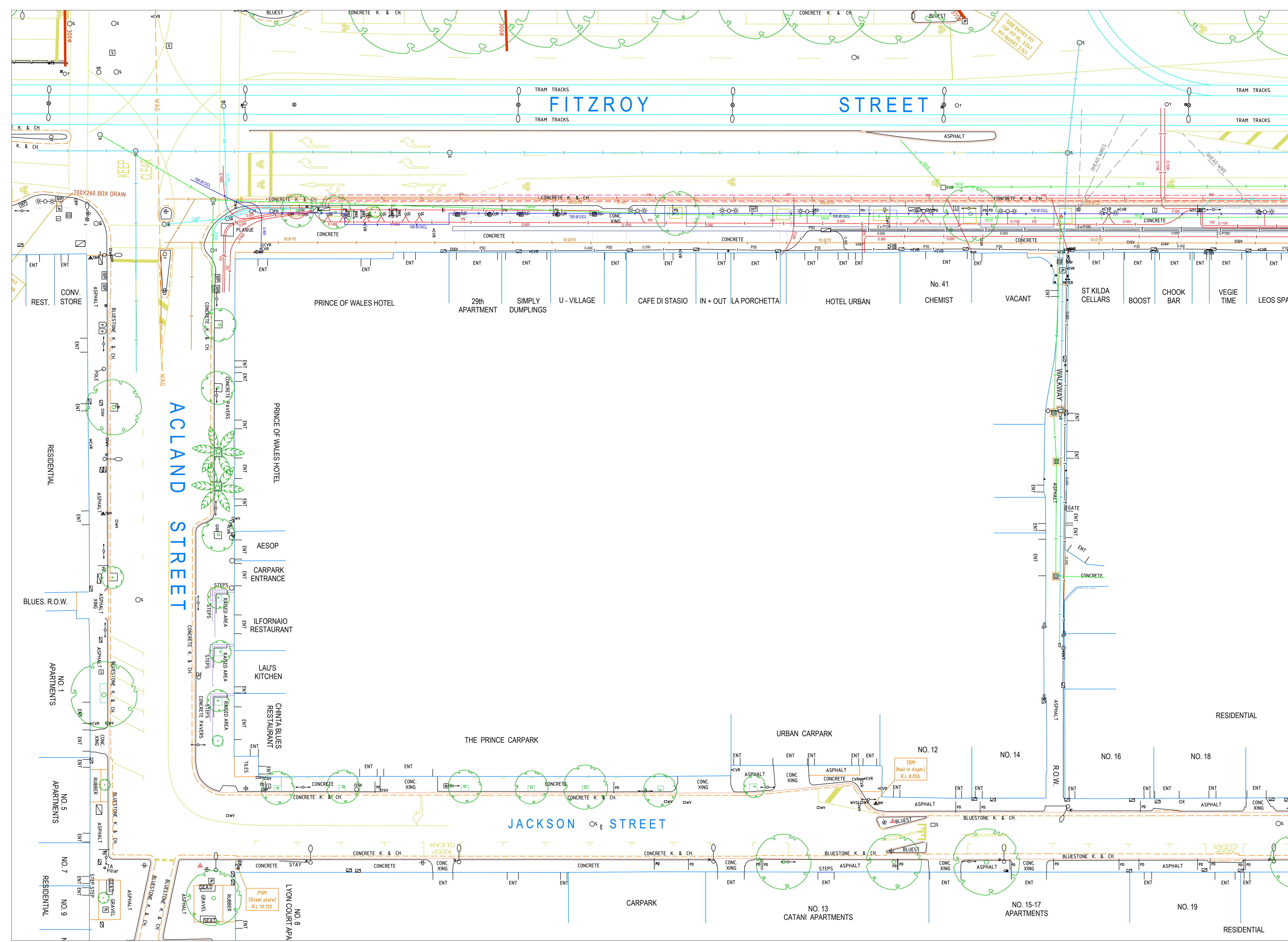
Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

Existing Conditions Services Plans

Fitzroy Street Existing Conditions Services Plan North

Fitzroy Street Existing Conditions Services Plan Central

Fitzroy Street Existing Conditions Services Plan South



FOR CONTINUATION REFER SHEET No. 2

No	DATE	AMENDMENTS	BY

SURFCOAST
 Survey & Drafting Services P/L
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 TORQUAY VIC 3228
 Mobile : 0402 024 011
 Email : peter@surfcoastsurvey.com.au
 http://www.surfcoastsurvey.com.au
 ABN 80 101 114 363

CITY OF PORT PHILLIP

CLIENT CITY OF PORT PHILLIP

PROJECT FITZROY STREET ST KILDA

DRAWING EXISTING CONDITIONS PLAN

STATUS ISSUED

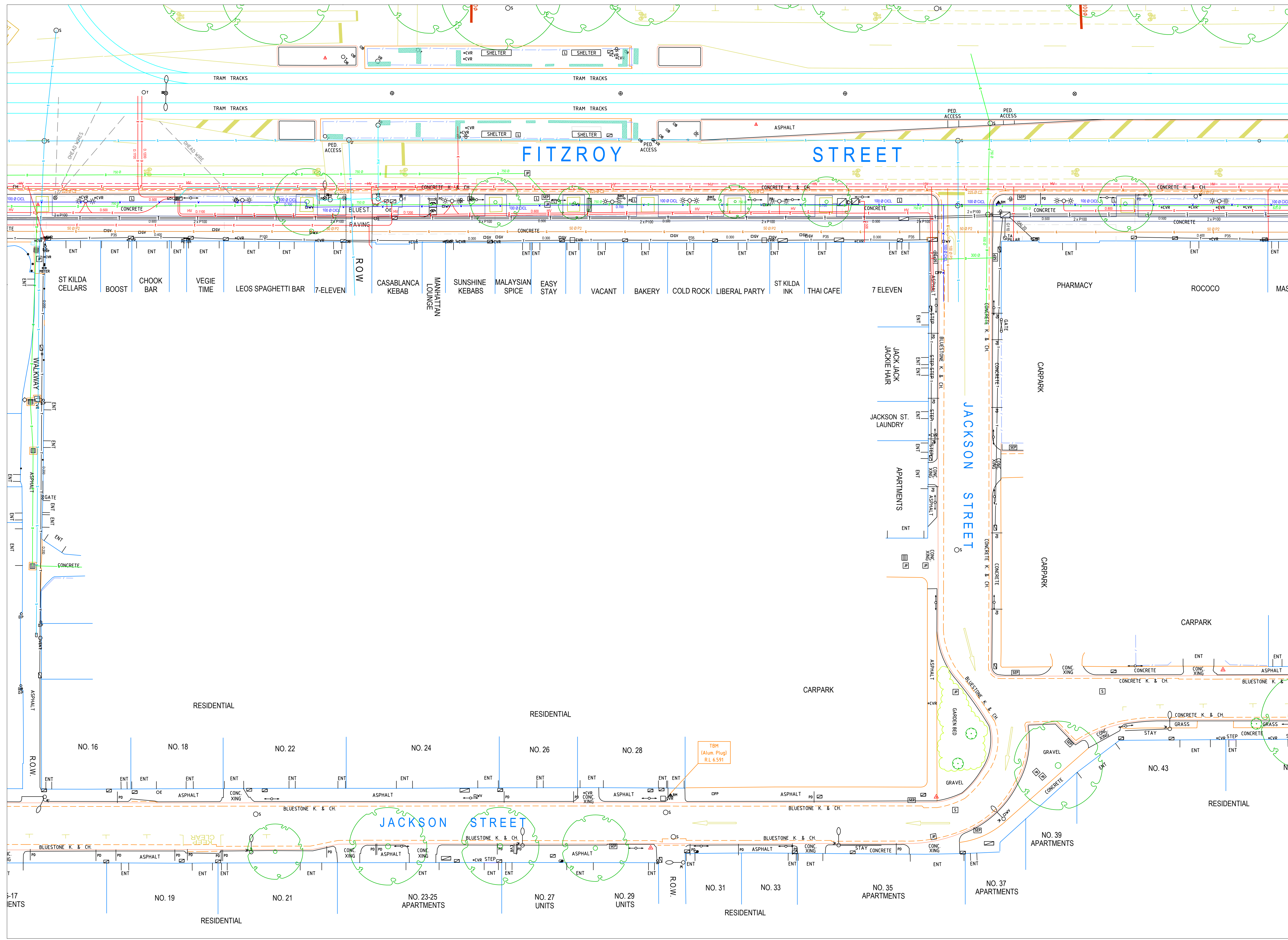
	SURVEYED SURFCOAST	DRAWN SURFCOAST
	DESIGNED	DATUM AHD/MGA
DATE UPDATED FEB 2014	SCALE (A1) 1:250	SCALE (A3) 1:500
DATE UPDATED FEB 2014	APPROVED	
PROJ. NO. 2014 - 213	FILE NAME FITZROY STREET	REV. A
	SHEET No. 1 of 3	

NOTE : DEPTHS AND OFFSETS TO UNDERGROUND SERVICES ARE APPROXIMATE ONLY.
 HAND DIGGING, POT HOLING OR NON DESTRUCTIVE PROVING MUST BE CARRIED OUT PRIOR TO COMMENCEMENT OF WORKS.
 D. 1200 = APPROX. DEPTH (Millimetres)
 EOT = END OF TRACE



UNDERGROUND SERVICE LEGEND

WATER MAIN	W
SEWER MAIN	S
STORM WATER PIPE	D
TELSTRA CABLES	T
GAS MAIN	G
UNDERGROUND ELECTRICITY CABLES	E



FOR CONTINUATION REFER SHEET No. 3

No	DATE	AMENDMENTS	BY

SURFCOAST
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 ABN 80 101 114 363

CITY OF PORT PHILLIP

CLIENT CITY OF PORT PHILLIP

PROJECT FITZROY STREET ST KILDA

DRAWING EXISTING CONDITIONS PLAN

STATUS ISSUED

	SURVEYED SURFCOAST	DRAWN SURFCOAST
	DESIGNED	DATUM AHD/MGA
DATE	SCALE (A1) 1:250	SCALE (A3) 1:500
UPDATED FEB 2014	APPROVED	

PROJ. NO. 2014 - 213	FILE NAME FITZROY STREET	REV. A
SHEET No. 2 of 3		

NOTE : DEPTHS AND OFFSETS TO UNDERGROUND SERVICES ARE APPROXIMATE ONLY.
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 D. 1200 = APPROX. DEPTH (Millimetres)
 EOT = END OF TRACE



UNDERGROUND SERVICE LEGEND

WATER MAIN	— W —
SEWER MAIN	— S —
STORM WATER PIPE	— D —
TELSTRA CABLES	— T —
GAS MAIN	— G —
UNDERGROUND ELECTRICITY CABLES	— E —

Definition **COPP Fitzroy Street Amenities Block Feasibility**

Area / Space No. **Schematic Space Data Sheet Summary**

Area Title **Gender Neutral Cubicle & Hand Wash Amenities**

Schematic Space Data Sheet Summary

Site 02

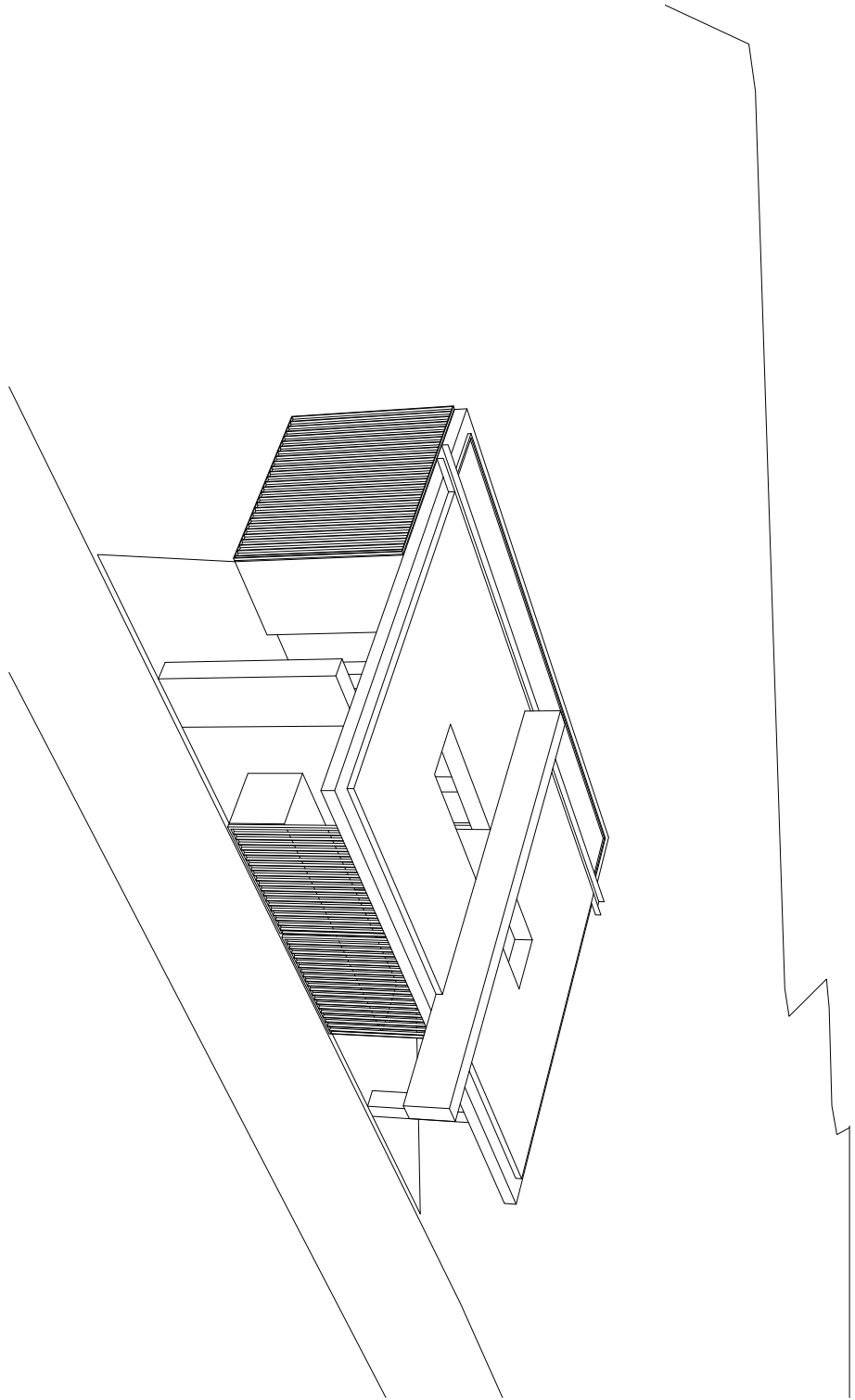
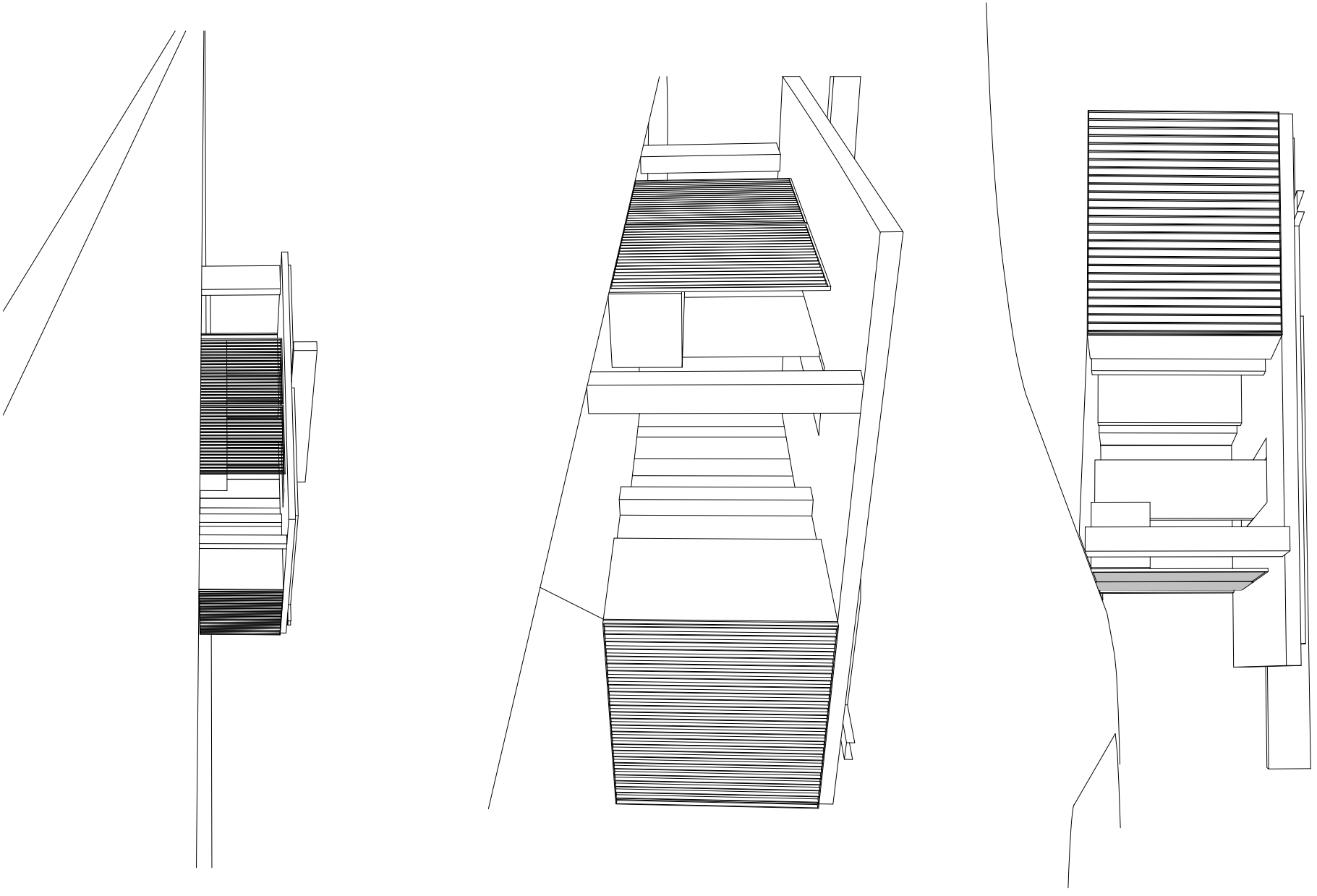
Space No.	Code	Space Title	Occupant no.	No.	Area
01	GNWC	Gender Neutral Cubicle	1	2	3.60
02	GNADC	Gender Neutral Ambulant Disabled Cubicle	1	2	3.60
03	GNUSC	Gender Neutral Unisex Cubicle	1	0	0
04	GNUSBCC	Gender Neutral Unisex & Baby Change Cubicle	1	2	11.20
05	HWA	Hand Wash Area / Basin No.	1	4 Basins	4.60
06	CS	Circulation Space	1	1	39.00
07	PSA	Public Seating Area	1	1	0
08	BB	Bicycle Bay	1	6 Spaces	0
Total					62.00 m2

Site 04

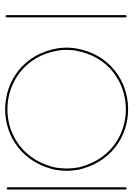
Space No.	Code	Space Title	Occupant no.	Item No.	Area
01	GNWC	Gender Neutral Cubicle	1	5	9.00
02	GNADC	Gender Neutral Ambulant Disabled Cubicle	1	3	5.40
03	GNUSC	Gender Neutral Unisex Cubicle	1	0	0
04	GNUSBCC	Gender Neutral Unisex & Baby Change Cubicle	1	2	11.20
05	HWA	Hand Wash Area / Basin No.	1	4 Basins	4.20
06	CS	Circulation Space	1	1	76.00
07	PSA	Public Seating Area	1	1	0
08	BB	Bicycle Bay	1	6 Spaces	0
Total					105.80 m2

SITE 02

**Albert Park
Schematic Design**



SITE 02 ALBERT PARK
NTS@A3

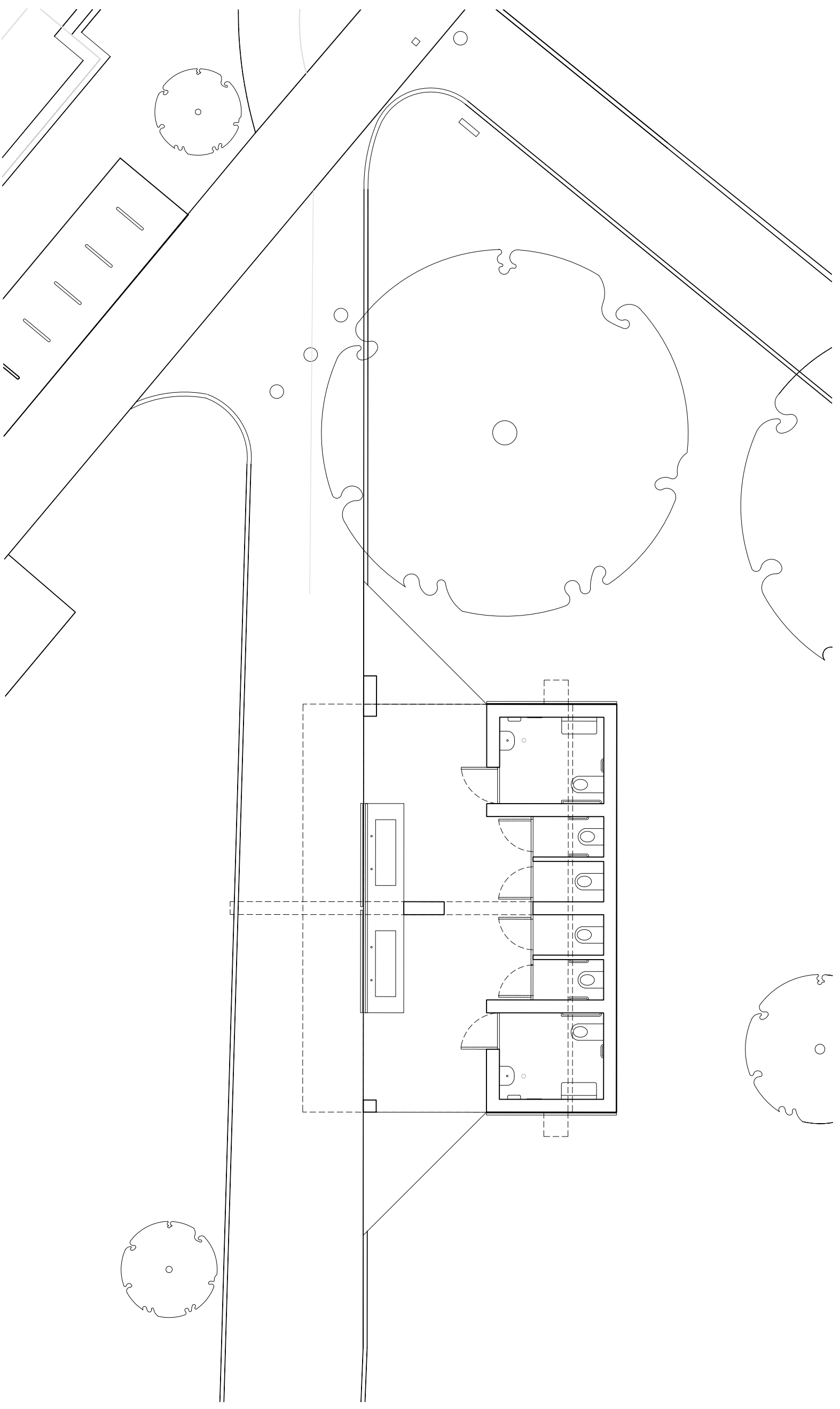


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SITE 02 ALBERT PARK
SCALE 1:100 @ A3



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SOUTH ELEVATION

WEST ELEVATION



NORTH ELEVATION

EAST ELEVATION

SITE 02 ALBERT PARK
SCALE 1:100 @ A3



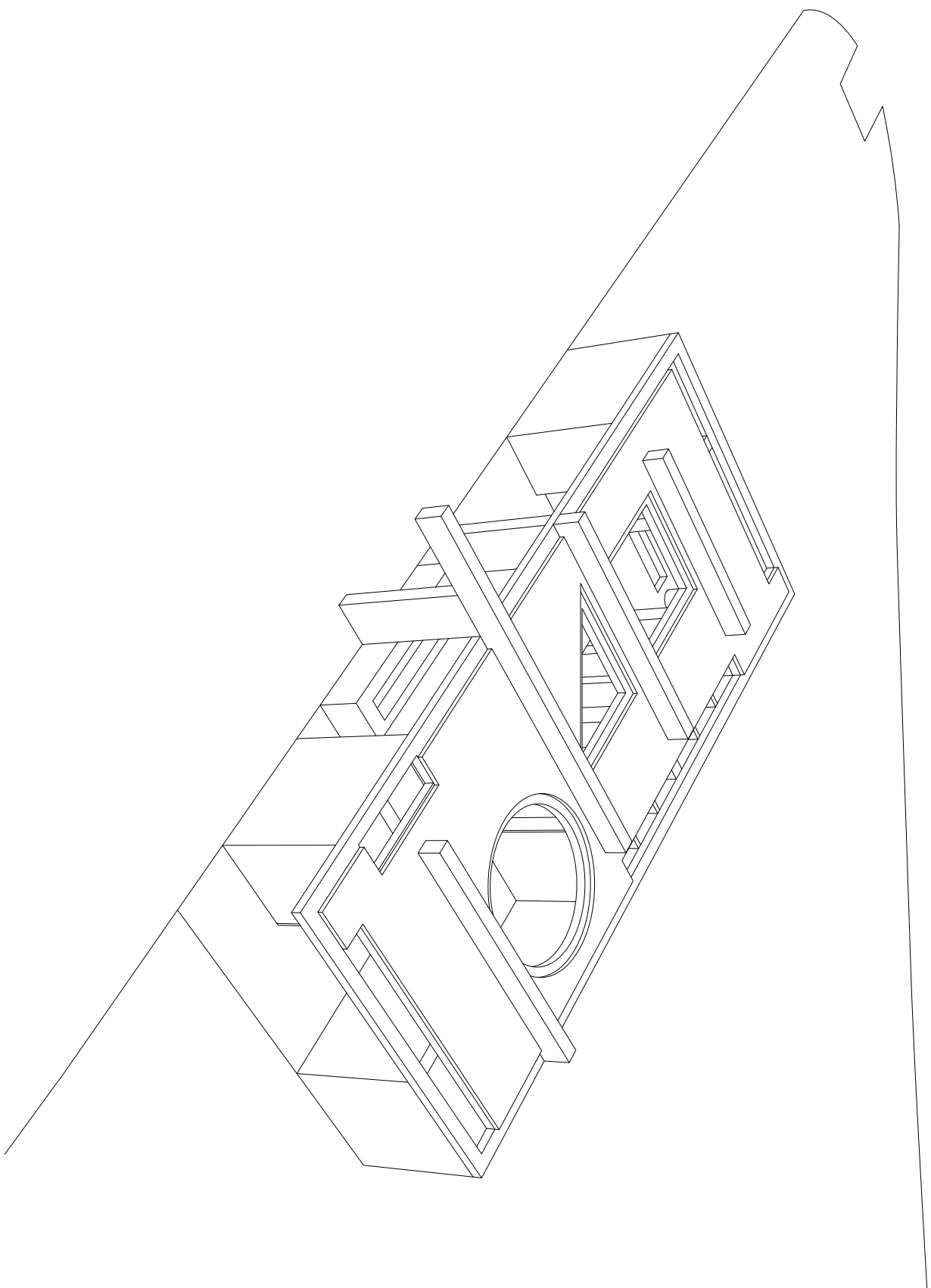
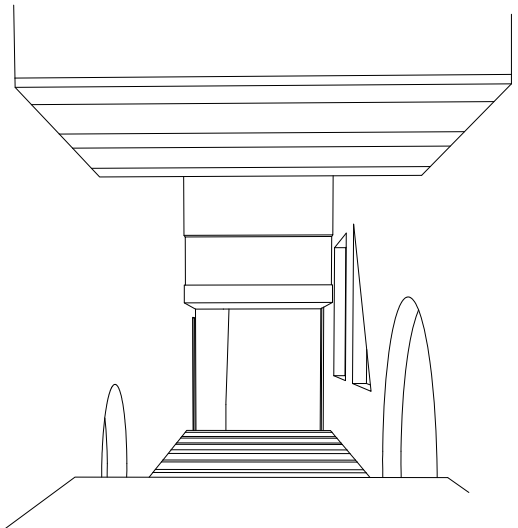
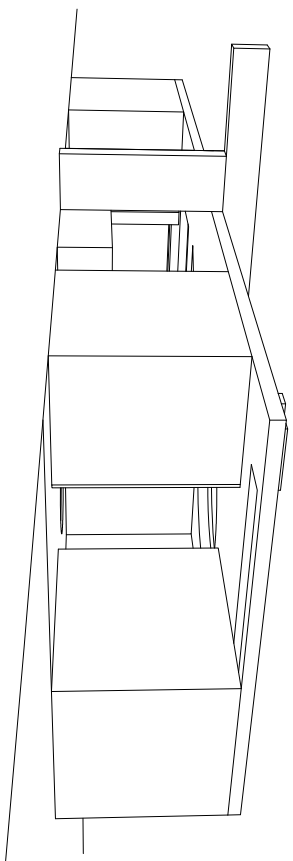
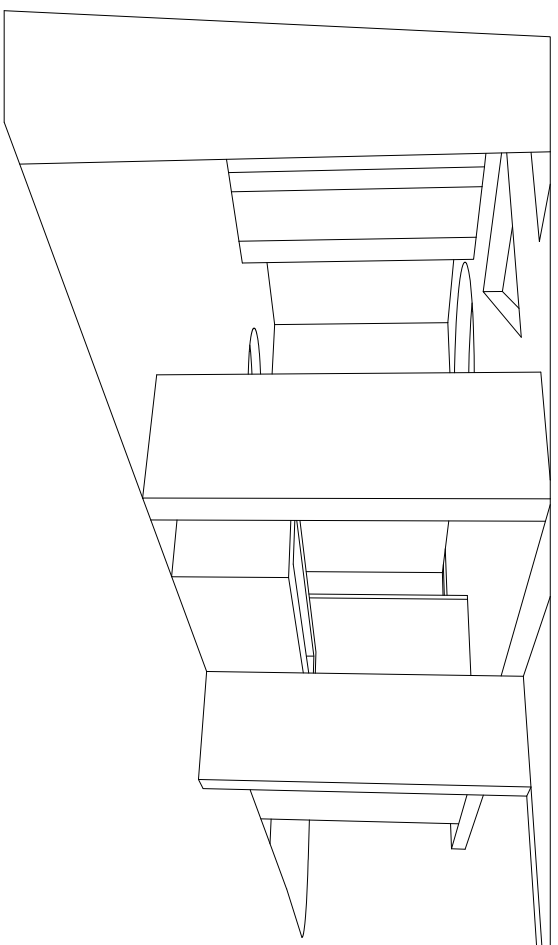
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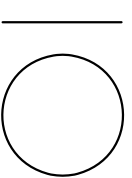
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SITE 04

**Cleave Gardens Plaza
Schematic Design**



SITE 04 CLEAVE GARDENS
NTS @ A3

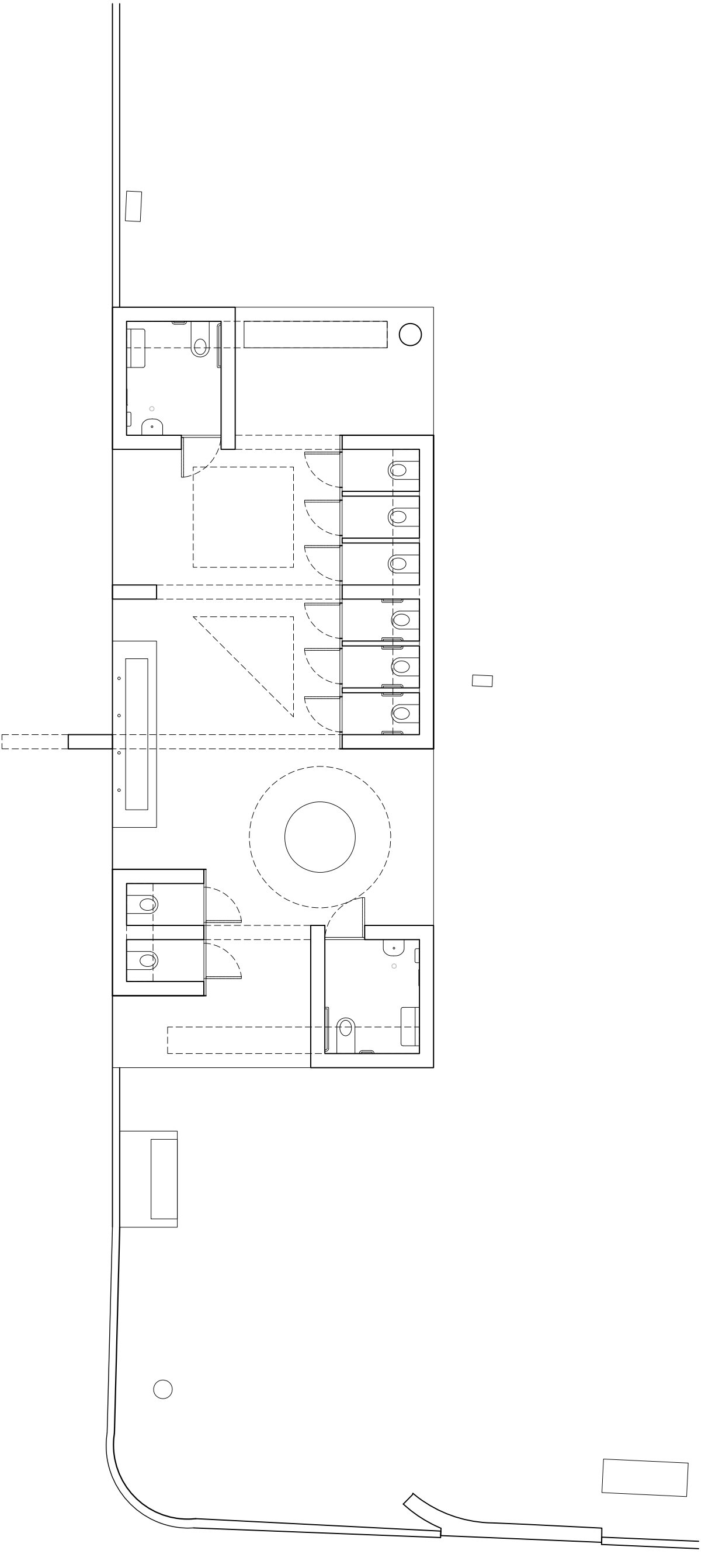


AS 7-02
P-0

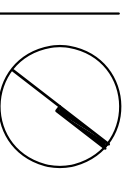
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SITE 04 CLEAVE GARDENS
 SCALE 1:100 @ A3



as 5-02
 P-0

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SOUTH ELEVATION - FITZROY STREET

EAST ELEVATION - ACLAND STREET



NORTH ELEVATION - BEACONSFIELD PARADE

WEST ELEVATION

SITE 04 CLEAVE GARDENS
SCALE 1:100 @ A3



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GARNER DAVIS
ARCHITECTS

INSPIRATION BOARD

**Site 02 Albert Park & Site 04 Cleve Gardens Plaza
Schematic Design**



Tsingpu Yangzhou Retreat, China



Therne, Vals, Switzerland



Therne, Vals, Switzerland



Tsingpu Yangzhou Retreat, China

MATERIALS & FINISHES PROPOSAL

**Site 02 Albert Park & Site 04 Cleve Gardens Plaza
Schematic Design**

Exterior & Interior Materials & Finishes

Proposal

Revision P-0

**City of Port Phillip Amenities Block
at
Fitzroy Street, St Kilda 3184**

19 June 2019

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EXTERIOR & INTERIOR MATERIALS & FINISHES PROPOSAL

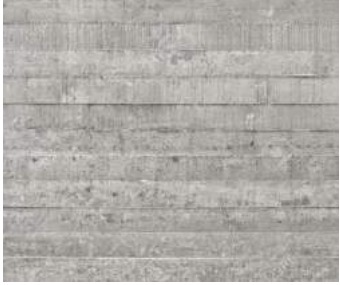



Codes to be read in conjunction with PA, AS/as and AJ/aj Series drawings for allocation of exterior materials and finishes

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Schedule 1a
Exterior walls including doors

<i>Code</i>	<i>Material / Description</i>	<i>Image</i>
BW-1	Brickwork –Type 1 Brickwork to external walls Krause Bricks Emperor Ghost	
TIM-1	Timber - Type 1 Tallowwood or spotted gum timber screen, treated with weathered grey stain and allowed to grey naturally	
SF	Galvanized steel frame Galvanized steel frame components to doors and frames	
GL-1	Glass block windows - Type 1 Obeco 190x190x80mm glass block, La Rochere range / Transparent	
GL-2	Glass block windows - Type 2 Obeco 190x190x80mm glass block, Mulia range / Clear Etched	

Schedule 1b
Roofing including roof plumbing & skylights

<i>Code</i>	<i>Material / Description</i>	<i>Image</i>
CONC-1	Concrete Roof – Type 1 Off form concrete roof	
RWG-1	Rainwater goods Gutter, cappings & flashings Galvanised Steel	
SF	Galvanized steel frame Galvanized steel frame components to skylight	
GL-1	Clear Solar Glass New laminated external glass to skylights Viridian Clear 82 Comfort Plus	

Schedule 1c
Paving

<i>Code</i>	<i>Material / Description</i>	<i>Image</i>
BRICK -2	Brick Paving – Type 2 Brickwork paving Krause Bricks Emperor Ghost	

ESTIMATE OF COST

Site 01, Site 02, Site 03, Site04, Site 05, Site 06 & Site 07

Concept Design

Site 02 Albert Park & Site 04 Cleve Gardens Plaza

Schematic Design