



ACT
Government

MUNICIPAL INFRASTRUCTURE STANDARDS

Part 19a Sportsground Pavilions

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ACKNOWLEDGEMENT OF COUNTRY

Transport Canberra and City Services (TCCS) acknowledge that Aboriginal people are the Traditional Owners of Australia. We acknowledge and pay respect to the Ngunnawal peoples as the custodians of the land and waters that we live and thrive on today here in the ACT.

TCCS acknowledges that Canberra’s cultural and natural heritage was maintained by the Ngunnawal people for many generations before colonial settlement on Australian soil. Aboriginal people’s management of the land preserved the natural balance of local plants and animals. This knowledge of the environment in which we live is critical to the protection and restoration of our land today.

It is our responsibility to preserve and encourage Ngunnawal, Aboriginal and Torres Strait Islander cultural integrity. When using this document, consider opportunities to incorporate Ngunnawal, Aboriginal and Torres Strait Islander culture into Sportsgrounds and Sportsground Pavillions designs.



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1. SPORTSGROUND PAVILLIONS

1.1 Introduction

This ACT Government Design Standard provides information on three levels of community facilities (i.e. Sportsground Toilet Block, Local Sportsground Pavilion, and Regional Sportsground Pavilion) which incorporate either toilets / amenities, change rooms, sportsground and community facilities depending on the level of requirements. The facilities are for the use of multiple sports and provide ideal locations and placement recommendations and suggestions that support the overall sporting participant. This Design Standard provides a preferred area schedule for toilets, change rooms and sportsground facilities and should be read in conjunction with other relevant sporting code facility design guidelines when planning a new building or redeveloping an existing facility.

The design of Sportsground Pavilions must be flexible enough to tolerate evolution of thought in the changing objectives and involvement of different sports in the future and to permit modifications and enlargement easily, if necessary. The design must be appropriate to the function, uses and be adaptable to new technology and different uses and allow for changing social and cultural influences. This is a delicate balance, requiring an organisation with recent experience in the design and completion of Sportsground Pavilions, Sports Facilities, Indoor Practice Facilities and / or Stadia.

The *Disability Discrimination Act 1992* and the *Discrimination Act 1991* make it unlawful to discriminate on the grounds of disability in providing access to or use of premises that the public can enter or use. Public facilities must be designed to be accessible to people with disabilities. Design for public facilities are expected to comply with Australian Standards AS1428.1 and AS1428.2

This document outlines the preferred ACT Government facility requirements for a Sportsground Toilet Block, Local Sportsground Pavilion, and Regional Sportsground Pavilion level facilities. Individual facilities may be larger or smaller depending on specific design requirements on a case by case basis. This document can be used as a key tool during the planning phase of a project and assumes a needs assessment has been undertaken to identify the need for a new / upgraded facility. The document provides relevant guidance, particularly around spatial requirements that can inform concept and / or master plans.

Value for money: The ACT government is looking for best value for money as the most advantageous combination of cost, quality and sustainability to meet the required outcomes. This must consider the whole life cost, be fit for purpose and sufficient to meet the outcomes desired. It must include economic, social and environmental considerations and the materials, fixtures and fittings selected must be based on maximising durability and minimising maintenance requirements. The facilities must adhere to all applicable legislative requirements, standards and codes.

Assumptions: The sizes quoted in the following Design Standard for Sportsground Toilet Block, Local Sportsground Pavilion and Regional Sportsground Pavilions are based upon requirements for a single facility catering for one 'home' and one 'away' team at any given time. Where more than one playing field is to be provided and results in more than two teams operating simultaneously, additional facilities are likely for a facility designated as a Regional Sportsground Pavilion. This may not necessitate a complete duplication of facilities, rather additional core facilities required for players and officials (e.g. Change Rooms, Amenity areas and Referees / Umpires Rooms) will likely be required, along with a review of the overall sizes of other facility components to ensure adequate spaces to cater for multi playing fields (and peak spectators). The key facilities / areas identified in this Design Standard can in cases be consolidated (i.e. change rooms and strapping).

1.2 Related codes of practice and guidelines

1.2.1 Legislation

Include all Commonwealth and ACT Legislation but not limited to consideration of the following:

- > *Australia Capital Territory (Planning and Land Management) Act 1988* (Commonwealth).
- > *Building Act 1972* (ACT Government).
- > The Building Code of Australia: National Construction Code (NCC, formally the BCA), applicable at the time a Construction Certificate is applied for.
- > The National Code of Practice for the Construction Industry and the Australian Government Implementation Guidelines for the Code (Commonwealth).
- > National Standard for Construction Work document, National Occupational Health and Safety Commission, NOHSC: 1016 (Commonwealth).
- > *Disability Discrimination Act 1992* (Commonwealth).
- > *Discrimination Act 1991* (ACT Government).
- > The Human Rights and Equal Opportunity Commission (HREOC): Advisory notes (Commonwealth).
- > *The Environmental Protection and Biodiversity Conservation Act, 1999* (Commonwealth).
- > *Land (Planning and Environment) Act, 1991* (ACT Government).
- > The Territory Plan, Planning and Land Management, Department of Urban Services, Canberra, 2008.
- > National Capital Plan, National Capital Authority, Canberra, February 2001.
- > *Tree Protection (interim Scheme) Act 2001* (ACT Government).
- > *Utility Networks (Public Safety) Regulations 2001* (ACT Government).
- > *Work Health and Safety Acts, 2011* (Commonwealth).
- > *Work Health and Safety Act, 2011* (ACT Government).
- > *Food Act 2001* (ACT Government).
- > *Food Regulations 2002* (ACT Government)

1.2.2 Industry standards

Include all relevant Australian Standards, Reference Documents but not limited to consideration of the following:

- > AS1428.1 – Design for Access and Mobility, Part 1: General Requirements for Access – New Building Work (Standards Australia).
- > AS1428.1 – Design for Access and Mobility, Part 2: Enhanced and Additional Requirements – Buildings and Facilities (Standards Australia).
- > AS1428.1 – Design for Access and Mobility, Part 3: Requirements for Children and Adolescents with Physical Disabilities (Standards Australia).
- > AS1428.1 – Design for Access and Mobility, Part 4: Tactile Ground Surface Indicators for the Orientation of People with Vision Impairment (Standards Australia).
- > AS/NZS 4586 – Slip Resistance Classification of New Pedestrian Surface Materials, Standards Australia.
- > AS/NZS 1158 – Lighting for Roads and Public Spaces (Standards Australia).
- > AS/NZS 1680.0 – Interior Lighting – Safe Movement (Standards Australia).
- > AS2342 – Development, Testing and Implementation of Information and Safety Symbols and Symbolic Signs (Standards Australia).
- > AS2899.1 – Public Information Symbol Signs, Part 1: General Information Signs (Standards Australia).
- > AS2899.2 – Public Information Symbol Signs, Part 2: Water Safety Signs (Standards Australia).

1.2.3 Policy and standards

Include all relevant policy and design standards but not limited to consideration of the following Government policy and standards:

- > ACT Crime Prevention and Urban Design Resource Manual, Planning and Land Management, ACT Department of Urban Services, 2000 (ACT Government).
- > ACT Planning Guidelines for Access and Mobility, PALM, Draft 2001 (ACT Government).
- > Water Sensitive Urban Design, Guidelines for Sustainable Development in Canberra, Urban Services, (ACT Government).
- > Water and Sewerage Standards, ACTEW Corporation, 2000 (ACT Government).
- > Australian New Zealand Food Standards Code.
- > Signage Policy for Urban Parks and Places, Minale Tattersfeild Bryce & Partners, 2001.
- > Basic Specification for Urban Infrastructure, Department of Urban Services, 2001 (ACT Government).
- > MIS 01 Street Planning and Design (ACT Government).
- > MIS 02 Earthworks and Site Grading (ACT Government).
- > MIS 03 Pavement Design (ACT Government).
- > MIS 04 Subsurface Drainage (ACT Government).
- > MIS 05 Active Travel (ACT Government).
- > MIS 06 Verges (ACT Government).
- > MIS 07 Driveways (ACT Government).
- > MIS 08 Stormwater (ACT Government).
- > MIS 09 Bridges and Related Structures (ACT Government).
- > MIS 10 Fences Guardrails and Barriers (ACT Government).
- > MIS 11 Off Street Parking (ACT Government).
- > MIS 12 Guide Signs (ACT Government).
- > MIS 13 Traffic Control Devices (ACT Government).
- > MIS 14 Public Lighting (ACT Government).
- > MIS 15 Urban Edge Management Zone (ACT Government).
- > MIS 16 Urban Open Space (ACT Government).
- > MIS 17 Shopping Centres and Other Public Urban Spaces (ACT Government).
- > MIS 18 Irrigation (ACT Government).
- > MIS 19 Sportsground Design (ACT Government).
- > MIS 20 Street and Park Furniture and Barbeques (ACT Government).
- > MIS 21 Playgrounds and playground equipment (ACT Government).
- > MIS 22 Signage for Urban Parks and Open Space (ACT Government).
- > MIS 23 Public Toilets (ACT Government).
- > MIS 24 Soft Landscape Design (ACT Government).
- > MIS 25 Plant Species for Urban Landscape Projects (ACT Government).
- > Design Standards for Urban Infrastructure, series (ACT Government).
- > Standard Specification for Urban Infrastructure Works, series (ACT Government)
- > TCCS Standard Drawings, Series (ACT Government).
- > TCCS Reference Documents, Series (ACT Government).

1.2.4 Design guidelines

Include all relevant design guidelines but not limited to consideration of the following – refer the latest versions:

- > Community Cricket Facility Guidelines (Cricket Australia).
- > AFL Preferred Facility Guidelines for State, Regional and Local Facilities (Australian Football League).
- > Female Football Club Guide (Australian Football League).
- > Preferred Facility Guidelines for Grassroots Rugby League (National Rugby League).
- > Building Development. Guide to Plan and Delivery Successful Facilities Development Projects (Football NSW).
- > Female Friendly Change Rooms at Sporting Facilities Guideline (ACT Government).
- > Female Friendly Change Room Guide (Victorian Government).
- > Female Friendly Sport Infrastructure Guidelines (Victorian Government).
- > Regional Level Recreation and Sport Facilities Guidelines (South Australian Government).
- > Netball Victoria Facilities Manual (Netball Victoria).
- > Ausplay – Participation Data for the Sports Data (Ausplay).
- > Crime Prevention Through Environmental Design (Victorian Police).
- > ACT Crime Prevention and Urban Design Resource Manual (ACT Government).
- > Food Business Inspection Manual (ACT Government).

1.2 Definitions

1.3.1 Definitions of terms

1.2.4.1 Sportsground Toilet Block

The term **Sportsground Toilet Block** is a facility designed to support both the functional requirements of the playing fields as well as enhancing the use of Sportsgrounds for the public and users when open. They are not public toilets and are only open when the sporting facility is formally hired.

1.2.4.2 Local Sportsground Pavilion

The term **Local Sportsground Pavilion** is a facility designed to cater for local level competition including junior competitions within individual suburbs and are usually the 'home' of one seasonal club with the facilities designed to support both the functional requirements of the playing fields as well as enhancing the use of Neighbourhood Ovals for the public and users when open. Facilities and playing surfaces are provided to home and away competition standards only.

1.2.4.3 Regional Sportsground Pavilion

The term **Regional Sportsground Pavilion** are facilities that tend to service a collection of suburbs or geographic areas and usually cater for more than one sporting club, code or activity often included as part of a broader sport and recreation precinct that incorporates facilities for multiple sports.

1.2.4.4 Sportsground Public Amenities

The term **Sportsground Public Amenities** includes male, female and accessible / disabled toilet facilities including public external toilet access. They are available for use when formally hired.

1.2.4.5 Sportsground Amenities

The term **Sportsground Amenities** Includes the showers and toilet facilities within the pavilion for the use by sportsground hirers.

1.2.4.6 Change Rooms

The term **Change Room**, or locker room, or dressing room is a room or area designated for changing one's clothes and is usually in a sports, theatre or staff context.

1.2.4.7 Referee's / Umpires Change Room

The term **Referee's / Umpires Change Room** refers to a separate change room area for the referee's / umpires of the sporting competition.

1.2.4.8 Sportsground Pavilion

The term **Sportsground Pavilion** refers to the built infrastructure that is used for the purpose of supporting the use of the sporting field.

1.2.4.9 Grandstand

The term **Grandstand** is usually a roofed or unroofed seating area / viewing area or stand commanding the best view for spectators at a sportsground.

1.3.1.10 Bleachers

The term **Bleachers** refers to temporary stands for spectators at a sportsground.

1.2.4.11 Sportsground

The term **Sportsground** refers to the total area provided at any site or complex for organised sport. Sportsgrounds usually comprise a playing surface (typically irrigated grass or synthetic grass) and surrounds that may or may not be irrigated, their size allows multiple options for field layout.

1.2.4.12 Sporting Field

The term **Sporting Field** refers to the marked-out area of one sport. A field can accommodate one game of any sport depending on the line marking.

1.2.4.13 Neighbourhood Oval

The term **Neighbourhood Oval** refers to a sportsground that may be located adjacent to a school or shopping centre. They are usually one basic sport unit in size. Together the land uses generate a focus of activity for the neighbourhood. Usage is for both senior and junior match-play and training as well as use by schools. Informal use by local residents is also significant.

1.2.4.14 Community Recreation Park (CRP)

In suburbs where there is no **District Playing Field**, **District Park** or **School Oval**, a Community Recreation Park may be provided. This space will provide an irrigated play space to support informal physical activity and recreation activities. The construction of the irrigated area will be the same as that used for a **Neighbourhood Oval** or **District Playing Field**.

1.2.4.15 District Playing Fields

The term **District Playing Field** refers to sporting facilities that serve several suburbs and comprise a number of **Fields** with at least one **Pavilion**. They are often associated with a high school and give a total area of at least 8 hectares (usable Sportsground space). **District Playing Fields** are used for training and competition (junior and senior) and may become associated with a particular sporting code, allowing several games to be played concurrently at the one venue for ease of administration and organisation of voluntary officials. The provision of floodlighting allows for evening use by hirers.

1.2.4.16 Enclosed Oval

The term **Enclosed Oval** refers to sporting facilities that are totally fenced to enable the collection of admission fees and to provide security. **Enclosed Ovals** may have larger Pavilions with double **Change Rooms** and with some spectator seating provision.

1.2.4.17 Turf Wicket

The term **Turf Wicket** refers to a number of wickets (usually a block of four or five) that are located on a **District Playing Field** or an **Enclosed Oval**. These wickets would ideally be located between football fields to avoid play on them during the winter. They are constructed with a special clay wicket soil and grassed with a specific couch grass variety.

1.2.4.18 Synthetic Wicket

The term **Synthetic Wicket** refers to a single cricket wicket constructed from concrete and in some cases covered with a synthetic grass. These wickets are located on both **Neighbourhood Ovals** and at some **District Playing Fields** – cricket wickets are not placed on a basic unit if it is to be an AFL field, unless approved by ACT Government Agency, or ACT Government Directorate who will be the asset owner. They must be located between sports fields.

1.2.4.19 Cricket Practice Nets

The term **Cricket Practice Nets** refers to areas dedicated to structures that are usually fenced areas that have several synthetic grass practice cricket wickets within them. These facilities are associated with **Cricket Wickets**.

1.2.4.20 Road

The term **Road** means any way or street (so called), whether in existence or under reserve, open to the public which is provided and maintained for the passage of vehicles, persons and animals and which may include footpaths, community paths, bus lay-bys, light rail tracks, turning areas, or traffic controls.

1.2.4.21 On-site Parking

The term **On-site Parking** refer to a portion of the site available for vehicle parking full or part time that is paved and line-marked that is not part of the road carriageway.

1.2.4.22 Bin Enclosure

The term **Bin Enclosure** refers to a chain link fence enclosure surrounding a paved area that is used for waste bin storage during sportsground non-use times and is available for other purposes during sportsground use. Refer the **Facility Design Template section** of this document for preferred size, layout and relationship to the **Sportsground Pavilions** and finishes. **Bin Enclosures** are applicable to Local and Regional Sportsground Pavilions only.

1.2.4.23 Food Servery Area

The term **Food Servery Area** refers to a room within a **Local Sportsground Pavilion** and **Regional Sportsground Pavilion** that provides package food preparation and service to patrons of the sportsground during use. The **Food Servery Area** is preferred facing the field of play. Refer the **Facility Design Template section** of this document for preferred size, layout and relationship to the **Sportsground Pavilions**, equipment and finishes.

1.2.4.24 Water Refill Station

The term **Water Refill Station** refer to a specific selected water refill point located on the External Covered Walkway area of **Local Sportsground Pavilion** and **Regional Sportsground Pavilion**. Usually only one refill station is provided in each location. Refer the **Facility Design Template section** of this document for preferred selection, layout and relationship to the **Sportsground Pavilions** and finishes.

1.2.4.25 BBQ Storage Area

The term **BBQ Storage Area** refers to a chain link fence enclosure surrounding a part paved area that is used for storage of BBQ and other outdoor equipment used by the patrons of the sportsground. Refer the **Facility Design Template section** of this document for preferred size, layout and relationship to the **Sportsground Pavilions** and finishes. **BBQ Storage Areas** are applicable to **Local Sportsground Pavilion** and **Regional Sportsground Pavilion** only.

1.3 Performance statements

1.3.1 Statements

1.3.1.1 Performance Requirements

The performance requirements for **Sportsground Pavilions** will be outlined in the Brief or Deed Agreement documentation.

1.3.1.2 Objectives

The primary objective of this document is to provide a **Sportsground Toilet Block, Local Sportsground Pavilion, Regional Sportsground Pavilion** with acceptable levels of access, safety, amenity and convenience for all users. This is achieved by addressing the following:

- > Provide the type of sportsground facilities appropriate to ACT Government planning hierarchy;
- > Provide suitably sized facilities appropriate to the standard of the playing field;
- > Provide suitably sized facilities appropriate to user numbers;
- > Orient the Pavilion towards the playing field;
- > Orient the pavilion north and south – generally;
- > Provide buffer distances to adjacent developments;
- > Provide adequate level of safety relative to risk assessment,
- > Provide car parking appropriate to the demand generation;
- > Provide convenient and safe access to sportsground facilities for vehicle, cyclists, pedestrians and disabled persons;
- > Provide appropriate access for emergency and service vehicles;
- > Provide for shade, shelter and a minimum level of amenity landscaping that is appropriate to the facility; and
- > Provide appropriate access for maintenance vehicles and legitimate users, whilst preventing access to unauthorised people.

1.3.1.3 Precedence

Where any document except legislation or the Territory Plan, issued in conjunction with this Design Standard includes technical requirements that conflict with this Design Standard the requirements of this Design Standard takes precedence.

1.3.1.4 Scope of Design

All factors that influence the Sportsground Pavilion design shall be considered, including but not limited to the following:

- > Safety for the variety of user groups likely to use the facility.
- > Environmental considerations;
- > Geometry;
- > Hydrology;
- > Foundation conditions and earth pressures;
- > Constraints on span arrangements and clearances;
- > Vehicle loads, friction forces, earthquake loads and secondary effects;
- > Materials and construction methods;
- > Requirements of affected Authorities;
- > Aesthetics of structure and surrounds;
- > Signage;
- > Lighting;
- > Debris;
- > Use vandal proof materials, fixtures and fittings;

- > Be oriented to the playing field;
- > Be located adjacent to or as near as practical to existing service;
- > Maintain current maintenance regimes; and
- > Provide value for money.

1.3.1.5 Designer's Qualifications

Design of structural elements, civil design, electrical design, mechanical design or combination of these shall only be undertaken by Engineers and qualified Geotechnical Engineers who can demonstrate their current registration on the National Professional Engineers Register. Other consultants such as Hydraulic and Heritage, if required, must demonstrate their current registration of applicable institutes.

1.3.1.6 Consultation

Consult with EPSDD and TCCS and other relevant Authorities during the preparation of design. In addition to the requirements of this Design Standard, identify the specific design requirements of these Authorities (i.e. National Capital Authority where applicable).

1.3.1.7 Utility Services Plans

Existing site conditions: Obtain plans from all relevant government departments, utilities and other organisations whose equipment, services, trees, important ecological habitats or other assets exist within the area of the proposed facilities. Plot this information on the relevant drawings including the plan and elevation views. As a minimum, designs should refer to 'Dial-before-you-Dig' information that is readily available in most areas. As well other inground services typically found at sportsgrounds such as irrigation systems, sportsground lighting, scoreboard electrical and data, voice, data and security services, etc., should also be located and considered.

Responsibility: Confirm service plan accuracy with onsite inspection and potholing if deemed necessary, including inground services typically found at sportsgrounds.

1.3.1.8 Safety in Design

Implement safety in design processes in accordance with the *Workplace Health and Safety ACT*. As a minimum, consider but not be limited to the following aspects:

- > Access requirements during construction;
- > Maintenance and inspections;
- > Public safety;
- > Limit climbing and climbing points;
- > Pre-stressed members;
- > Post-tensioned members;
- > Demolition;
- > Asbestos; and
- > Construction methodologies and materials.

Section 22 of the *Work Health and Safety ACT 2011*, refers to the "Duties of designers of buildings and structures". All designers are to be committed to improving Occupational Health and Safety (OHS) outcomes through Safe Design approaches. Safe design processes must integrate hazard identification and risk assessment early in the facility design and procurement process.

1.3.1.9 Protection of Existing Infrastructure

Obtain drawings, plus inspect and gather information of existing infrastructure including landscaping within and at the interface of the site. Consult with the asset owners, where this is not covered by the Development Application process, to identify asset protection requirements.

Dilapidation survey and report: Carry out inspections of all existing structures adjoining the site. Prepare a report of the existing structural condition including a photographic record of any defects and obtain ACT Government Agency, or ACT Government Directorate who will own the asset sign-off of the report prior to undertaking construction works.

Groundwater control: Identify potential effects of dewatering during construction.

1.3.1.10 Planning Requirements

Review Planning Act Legislation and provisions and ascertain if development approvals are required and obtain when required.

1.3.1.11 Construction Considerations

Include consideration but do not be limited to the following:

- > Materials shall be selected based on maximising durability and minimising maintenance requirements but may be modified, with approval of ACT Government, to satisfy aesthetic criteria – excluding those materials specifically excluded in this document (**refer Section 1.5 – Design Standards**, this document).
- > Where steel components including fixings are necessary or required, they shall be hot-dip galvanised after fabrication. The corrosion protection system shall be to AS2312. Corrosion protection systems, including preparation, are to be shown on the structural drawings. Painting shall be avoided where it is aesthetically acceptable.
- > Timber shall not be used as a structural member regardless of loading. In recommending the timber species for non-structural members, the designer should consider durability, maintenance and local availability. CCA treated timber shall not be used.
- > Minor structures of a temporary nature (design life up to 20 years) may utilise seasoned hardwood that has been treated with preservative. Steel connections shall be hot-dip galvanised.
- > Sustainable products shall be used and selected based on maximising durability and minimising maintenance requirements but may be modified, with approval of ACT Government, to satisfy construction criteria – excluding those materials specifically excluded in this document (**refer Section 1.5 – Design Standards**, this document).
- > Fixtures such as lights, power, water to be on time-controlled devices for minimum usage, maintenance and maximum durability.
- > Selected external structure, wall materials and screens to limit climbing and climbing points.
- > Utility service interruption(s) shall be limited in number and duration and approved by ACT Government Agency, or ACT Government Directorate who will own the asset prior to the interruption. Consider timing and duration of irrigation water interruption to protect sportsground turf areas, particularly during the warmer months and grass growth periods.
- > Material movement to be minimised through control of fill and excavation.

1.3.1.12 Maintenance Considerations

Include consideration but do not be limited to the following:

- > Materials shall be selected with due consideration for durability and resistance to vandalism including graffiti.
- > Provide an Operation and Maintenance manual for all new facilities as required by the brief.
- > Include a schedule of replaceable components and identify consumables manufacturers for all non-standard consumables.
- > Specify any keys or other components that will need to be included at the time of handover.
- > Gutters are not preferred.
- > Roof safety access systems for maintenance purposes should be considered.
- > Provide Work as Executed documentation for all new facilities as required by the brief.

1.3.1.13 Design Considerations

The successful outcomes for Sportsground Toilet Block, Local Sportsground Pavilion, Regional Sportsground Pavilions rests on considered and co-operative design and management approaches. The following examples of problems resulting from inappropriate design and poor management should be considered but should not be limited to the following:

- > Poor casual surveillance of facility if facility is isolation from roads, pedestrian paths and activity generators.
- > Views to the building should not be obscured by topography and vegetation.
- > Dark, maze-like entrances creating uncertainty for patrons and the potential for entrapment.
- > Poor public image and perception of lack of personal safety due to failure to remove physical evidence of anti-social behaviour (i.e. graffiti, drug-use and vandalism).
- > Design that allows inappropriate use of camera devices (i.e. under and over cubicle partitions, seating that allows viewing to within change rooms, etc.).
- > Dark and unpleasant interiors due to lack of natural lighting and ventilation.
- > Poor ventilation.
- > Minimise climbing points to all structures, screens, frames and to the outside walls and attachments.
- > Inappropriate privacy levels.
- > Inadequate bird-proofing and vermin-proofing.
- > Insufficient security safety lighting.

1.4 Design standards

1.4.1 Design principles and scope

Design Principles *“Represent the accumulated wisdom of researchers and practitioners in design and related fields and inform us of how users will likely react to our creations. “KISS” (“Keep It Simple Stupid”) is an example of a principle for minimising confusion by designing for non-experts”.*

Overall Design Principles, include consideration of the following:

- > Nggunnawal, Aboriginal and Torres Strait Islander culture;
- > Pavilion type – provide the type of sportsground facilities appropriate to ACT Government Sportsground Pavilion planning hierarchy or as described in any relevant project brief.
- > Site context – provide appropriately sized sportsground facilities appropriate to the standard of the playing field.
- > Pavilion orientation – sportsground facilities are to face towards the playing field, centred to the playing field and generally oriented north and south.
- > Legibility – present access to the sportsground facilities towards the street or car parking area.
- > Site building surveillance – sportsground facilities should be designed to provide maximum visibility whilst maintaining privacy. They should have clear exterior signage compliant with Australian Standards AS1428.1.
- > Accessibility – sportsground facilities should be located in places that are easily accessible by the general public and near roads or carparks. They should be located on a continuous accessible path of travel from other accessible facilities in the area such as car parks, picnic areas, playing fields and shops.
- > Building siting and location – provide buffer distances to adjacent developments and access to sportsground facilities should be oriented to face passing traffic, to be easily accessible for waste management servicing and access to car parking.
- > Sustainable Design Principles – include sustainable design principles into the sportsground facilities design and layout.
- > Universal Design Principles – sportsground pavilions should provide for the needs of people with disabilities and other special needs. Access for the disabled and wheelchair needs to be considered including necessary access from car parks (proximity to be considered from a capital cost perspective). The facilities should be designed to allow caregivers, including those providing assistance to members of the opposite sex, to provide assistance and supervision.
- > Gender Inclusive design guidelines – sportsground pavilions are to be designed to comply with the ACT Governments female friendly change rooms at sporting facilities guidelines.
- > Flexibility of layout and use – sportsground facilities should be designed to provide maximum flexibility of layout and use.
- > Hierarchy – provide the type of sportsground facilities appropriate to the playing field hierarchy and conditions.
- > Scale, proportion to site and surroundings – facilities should be designed to fit-in and be appropriate to the surrounding site, buildings and flora. The location and appearance of the sportsground facilities should be sympathetic to the surroundings.
- > Building contrast, relationship to context and site – sportsground facilities should be appropriate to the surround site, its relationship to surround roads, playing fields and accessways.
- > Economic reasons for siting and design – sportsground facilities should be designed and sited to generally reduce capital costs and to avoid the need for a rising sewer main. Use of non-sewered toilet systems can be explored where appropriate via agreement with the ACT Government Agency, or ACT Government Directorate who will own the asset.
- > Vandalism of facilities is more likely to occur where facilities are located in remote sites, located in places hidden from public view or have a low average usage. The siting of facilities in places of maximum visibility is therefore of primary importance to protect them from vandalism. Aesthetic

considerations may lead to compromises in the location of facilities, but facilities should not be placed in sites shielded from view by heavy and low foliage and must have adequate lighting.

- > Incorporate Crime Prevention through Environmental Design principles into the design and layout.

1.4.2 Design objectives and issues

Design Objectives are an “outline of good practice in designing, planning, building, maintaining and redeveloping pavilions to make them more socially, environmentally and economically sustainable”.

1.4.2.1 Site Context

Include consideration of the following:

- > Existing site context.
- > Buffering to adjacent developments.
- > Access sited to face passing traffic or to car parking, including DDA access requirements.
- > Access for ambulance.
- > Sportsground access maintained for sporting user groups and maintenance vehicles.
- > Pavilion sited to face the playing field.
- > Consideration of waste services in the site context.
- > Appropriate territoriality.
- > Adequate lighting.
- > Vegetation management.
- > Surveillance and visibility.
- > Pavilion sympathetic to the surroundings.
- > Personalisation.
- > Climatic design.
- > Indoor and outdoor connection.
- > Innovation and normality.

1.4.2.2 Site Building Surveillance

Include consideration of the following:

- > Buffering to adjacent developments.
- > Access sited to face passing traffic or to car parking.
- > Adequate lighting.
- > Vegetation management.
- > Surveillance and visibility.
- > Pavilion siting sympathetic to the surroundings.
- > Crime prevention through environmental design.

1.4.2.3 Accessibility, Equity and Gender Inclusive

Include consideration of the following:

- > Meet code and legislative requirements.
- > Meets needs of people with disabilities.
- > Full access from road or car parking to the sportsground facility.
- > Female friendly change rooms.
- > Located on a continuous accessible path of travel.
- > Inclusion of equity and gender inclusive provisions.
- > Equity of access to existing structures.
- > Designed to allow care-givers access.
- > Designed to allow assistance support access.

- > Provision for assistance and supervision.
- > Crime prevention through environmental design.

1.4.2.4 Building Siting, Location

Include consideration of the following:

- > Existing developments to be considered.
- > Location of existing services to be considered.
- > Pavilions to be sited to face playing fields.
- > Pavilions to have secondary face to road or car parking.
- > Siting to be sympathetic to existing vegetation.
- > Siting to be sympathetic to the surroundings.
- > Waste management access and location.
- > Crime prevention through environmental design.

1.4.2.5 Sustainable Design Principles

Include consideration of the following:

- > Maximise use of cross ventilation into the design of a Pavilion.
- > Maximise natural ventilation into the design of a Pavilion.
- > Maintain indoor environmental quality.
- > Include passive solar design principles into the Pavilion.
- > Site the Pavilions to minimise prevailing weather, rain and wind.
- > Incorporate appropriate material selections.
- > Site the Pavilions to maximise building orientation.
- > Maximise building lifespan through design and selection of materials.
- > Make efficient use of existing resources.
- > Provide an equitable balance between recreational and environmental needs.

Sportsground facilities should be designed in accordance with sustainability design principles, ensuring an equitable balance between sport, recreation and environmental sustainability initiatives are fully considered and appropriate.

1.4.2.6 Universal Design Principles

Include consideration of the following:

- > Designed to accommodate everyone.
- > Designed for maximum user group flexibility.
- > Designed for all age groups.
- > Designed for all genders.
- > Designed for all abilities.
- > Designed for all cultural backgrounds.

Through the adoption of Universal Design Principles, sportsground facilities should be designed to accommodate everyone including all ages, genders, abilities and cultural background

1.4.2.7 Flexibility of Layout and Use

Include consideration of the following:

- > Layout flexibility to accommodate everyone.
- > Layout for maximum user group flexibility.
- > Layout flexibility for use by all age groups.
- > Layout flexibility for use by all genders.
- > Layout flexibility for use by all abilities.
- > Layout flexibility for use by all cultural backgrounds.

- > Layout flexibility as sports use may change over time.
- > Designed to meet a range of compliance requirements.
- > Consider multi and shared use including the timing of seasonality of sports and activities, differing use / user needs, surface choice, lighting levels, maintenance mix and scheduling of concurrent use.
- > Ability to co and cross promote activities as these contribute to user compatibility.
- > Design and layout should promote safe and optimal functionality for identified sports and activities, as well as promoting school, community and event utilisation.

1.4.2.8 Hierarchy

Include consideration of the following:

- > Hierarchical relationship to existing structures.
- > Hierarchical relationship to surrounding context.
- > Hierarchical relationship to surrounding vegetation.
- > Use of sustainable design principles.
- > Inclusion of universal design principles.
- > Flexibility of layout and use.

1.4.2.9 Scale, Proportion to Site and Surroundings

Include consideration of the following:

- > Incorporate within existing site context.
- > Include buffering to adjacent developments.
- > Maximise visibility to and from the Pavilions.
- > Be sympathetic to the surroundings.
- > Improve the relationship to existing structures.
- > Incorporate into the context of the surrounds.
- > Incorporate within the surrounding vegetation.

1.4.2.10 Building Contrast and Relationship to Context and Site

Include consideration of the following:

- > Incorporate within existing site context.
- > Include buffering to adjacent developments.
- > Access sited to face passing traffic.
- > Orientation to playing field.
- > Provide adequate security lighting.
- > Protect existing significant existing vegetation.
- > Maintain visibility to and from the Pavilions.
- > Be sympathetic to the surroundings.

1.4.2.11 Economic Reasons for Siting and Design

Include consideration of the following:

- > Incorporate efficiently into the existing site context.
- > Include buffering to adjacent developments.
- > Access sited to face passing traffic.
- > Orientation to playing field.
- > Provide adequate security lighting.
- > Protect existing significant existing vegetation.
- > Maintain visibility to and from the Pavilions.
- > Be sympathetic to the surroundings.

- > Design, functionality and material selection should consider maintenance, operational, renewal and replacement costs.
- > To support optimum long-term building provision and performance.

1.4.2.12 Value for Money

Include consideration of the following:

- > Most advantageous combination of cost, quality and sustainability.
- > Consider the whole life cost.
- > Be fit for purpose.
- > Sufficient to meet the outcomes desired.
- > Include economic, social and environmental considerations.
- > Materials selected for maximum durability and minimum maintenance.
- > Fixtures selected for maximum durability and minimum maintenance.
- > Fittings selected for maximum durability and minimum maintenance.
- > Adhere to all applicable legislative requirements, standards and codes.

1.4.3 Design criteria to the three types of sportsground pavilions

Design Criteria “Are the explicit goals that a project must achieve to be successful and that designers should meet in designing systems or devices”.

Include consideration of the following:

- > Acknowledgement of Ngunnawal land, people and culture.
- > To comply with Disability Discrimination Act legislation.
- > Adopt Universal Design Principles.
- > Consider equitable access requirements.
- > To comply with Disability Standards and Codes.
- > To comply with authority requirements, standards, codes and legislation.
- > Include female friendly / gender inclusive provisions for participants.
- > Number of shower and toilet cubicles required are to meet user needs now and into the future.
- > Number of shower and toilet cubicles, hand wash basins to be based upon and comply with Building Code provisions.
- > Number of participants per team who will utilise the facilities.
- > Space and amenities required for a referee’s / umpire’s change facilities.
- > Include relevant design standards, including disability access.
- > Include adequate level of safety relative to risk assessment.
- > Include car parking appropriate to the demand generation.
- > Provide convenient and safe access to sportsground facilities for vehicle, cyclists, pedestrians and disabled persons.
- > Accommodate night use.
- > Provide appropriate access for emergency and service vehicles.
- > Crime prevention through environmental design.
- > Provide shade, shelter and amenity landscaping that is appropriate to the use area and facilities.
- > Minimise maintenance and cleaning. Some maintenance will be required but it is desirable to design the area outside the facilities to provide easy access for maintenance vehicles and staff.
- > Allow access for maintenance vehicles and legitimate users, whilst preventing access to unauthorised people.
- > Material selections to be robust. Materials shall be selected based on maximising durability and minimising maintenance requirements but may be modified, with the approval of the ACT Government Agency, or ACT Government Directorate who will own the asset, to satisfy aesthetic criteria.

- > Where structural steel components are necessary or required, they should be hot-dip galvanised after fabrication. The corrosion protection system shall be to AS2312. Corrosion protection systems, including preparation, are to be shown on the structural drawings.
- > Painting should be avoided unless it is aesthetically acceptable and approved by the ACT Government Agency, or ACT Government Directorate who will own the asset.
- > All external materials shall have graffiti proof treatments applied.
- > Timber shall not be used as a structural member. In recommending the timber species for non-structural members, the designer should consider durability, maintenance and local availability. CCA treated timber shall not be used. Minor structures of a temporary nature (design life span up to 20 years) may utilise seasoned hardwood that has been treated with preservative. Steel connections shall be hot-dip galvanised.

1.4.4 Preferred locations and orientation principles

Allow for Site Analysis considerations, including landscaping, car parking, lighting, disability access and safety.

- > Facilities should be located in places that are easily accessible by the general public and near carparks. They should be located on a continuous accessible path of travel from other accessible facilities in the area such as car parks, picnic areas, playing fields and shops. The location and appearance of the facilities should be sympathetic to the surroundings.
- > Optimise energy usage through passive solar design and natural ventilation systems and should consider:
 - . limiting exposure to prevailing weather;
 - . central and perpendicular orientation to the field to maximise views for spectators, players and team staff;
 - . direct access to site entry points and car parking.

1.4.5 Access and equity requirements

Including for Vulnerable Users and Gender Inclusive design inclusions.

- > Facilities should be located in places that are easily accessible by the general public and near carparks. They should be located on a continuous accessible path of travel from other accessible facilities in the area such as car parks, picnic areas, playing fields and shops. The location and appearance of the facilities should be sympathetic to the surroundings.
- > The facilities should provide for the needs of people with disabilities and other special needs. Access for the disabled and wheelchair needs to be considered. The facilities should be designed to allow caregivers, including those providing assistance to members of the opposite sex, to provide assistance and supervision.
- > Adaption of Universal Design Principles. Facilities should be designed to accommodate everyone including all ages, genders, abilities and cultural backgrounds.

1.5 Facility design template

Including standard plans and sketches, standard component (Room) plans & sketches for the areas within the three types of pavilions (i.e. Sportsground Toilet Block, Local Sportsground Pavilion, and Regional Sportsground Pavilion).

1.6.1 Sportsground toilet block

1.5.1.1 Public Toilets, Component Room Requirements

1. Preferred Area:

- > 12.0 square metres – to suit required number of accessible / ambulant / toilets. To suit user needs now and into the future and legislation, codes and standards.

2. Number:

- > 1 x Accessible Toilet plus 2 x Ambulant Toilets per Pavilion – OR; refer Design Brief.

3. Relationship:

- > OUT – To EXTERNAL COVERED WALKWAY.
- > IN – Nil (enclosed rooms).

4. Design Layout Principles:

- > To comply with the Disability Discrimination Act legislation.
- > Provide level transition at entry.
- > Hand wash basins to be within Public Toilet cubicles / room.
- > Shape to maintain visual privacy from external areas to the Public Toilets.
- > Shape to maximize unencumbered free space for required number of accessible and ambulant toilets.
- > Maintain visual privacy from the External Covered Walkway into Public Toilets.
- > Individual toilet rooms (NO urinals).
- > Appropriately located hygiene disposal points.
- > Mirror / vanity / shelving for personal items above wash basins within Accessible Toilets.
- > Size and layout to comply with applicable legislation, codes and standards.
- > External access from playing field.
- > Allow sufficient space within the Accessible Toilet for a Baby Change wall mounted station.

5. Finishes:

- > Floor surfaces finish to be non-slip granulated epoxy chip trowelled grout.
- > Wall linings to be compressed fibre cement, grooved or smooth plywood, or equivalent appropriate to wet area use.

6. Equipment:

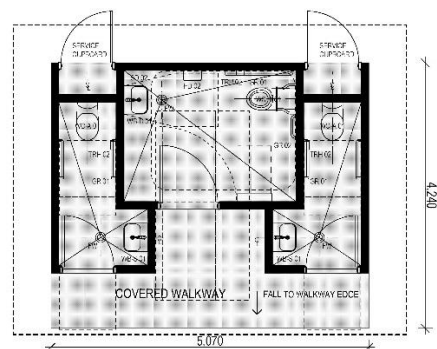
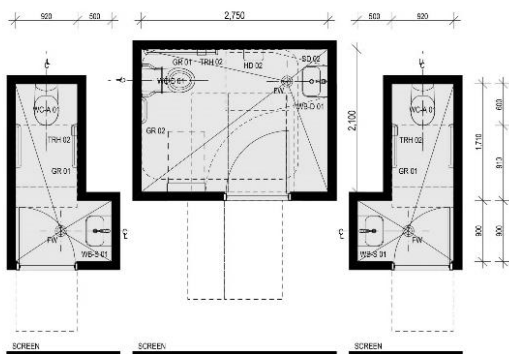
- > Stainless steel standard, accessible and ambulant back to wall toilet pan(s) with accessible and ambulant toilet pan seats – **refer schedule of preferred equipment.**
- > Stainless steel cistern buttons (large buttons) and wall plate(s) – **refer schedule of preferred equipment**
- > Toilet Pans to have direct flush valve operation – **refer schedule of preferred equipment.**
- > Stainless steel wall hand wash basin(s) with shroud – **refer schedule of preferred equipment.**
- > Stainless steel accessible toilet frameless mirror – **refer schedule of preferred equipment**
- > Sanitary bins to be provided to all cubicles – cubicles could be slightly wider to accommodate bins – **refer schedule of preferred equipment.**

- > Stainless steel vanity shelf – refer schedule of preferred equipment.
- > Soap dispenser to each hand wash basin or row of handwash basins – refer schedule of preferred equipment
- > Isolating tap beside / behind stainless steel wall hand wash basin(s).
- > Toilet roll holders (4 rolls) with lockable shelf cover to be robust and lockable – refer schedule of preferred equipment
- > Grabrails to accessible and ambulant facilities to be in accordance with AS1428.1, fixed to structural frame – refer schedule of preferred equipment.
- > Sensor activated stainless steel electric slim-line hand dryer to be installed – in areas of minimal risk of damage – refer schedule of preferred equipment.
- > Floor wastes to be large with removable bucket trap type and open security screw fixed grate. Floor Waste grate to comply with AS1428.1 requirement in accessible toilets and access areas – refer schedule of preferred equipment..
- > All exposed pipework to be stainless steel – no exposed PVC pipes allowable in functional areas.
- > External power point in lockable and weatherproof cover to be provided – refer schedule of preferred equipment.
- > External hose cock in lockable security cover to be provided – refer schedule of preferred equipment.
- > Doors not provided with electronic security lock / access hardware to have slide bolt with pad locks with security shroud over to all external doors – refer schedule of preferred equipment.
- > Doors with electronic lock / access hardware to have stainless steel security strike shields.
- > Outdoor taps to have adjacent in-ground isolating / shut-off tap / valve.

7. Specific Exclusions:

- > No hand wash basins to be external to Public Toilet cubicles / room(s).
- > No unfinished concrete to floors.
- > No floor or skirting tiles to be installed.
- > Do not use face brick or concrete block surfaces.
- > Do not use zinc-coated steel, flat or corrugated wall cladding.
- > No wall tiling to be installed.
- > No emergency panic buttons to be installed.
- > No paper towel dispensers to be installed.
- > No timed light switches.

8. Component Plan Image:



1.5.1.2 External Covered Walkway, Component Room Requirements

1. **Preferred Area:**
 - > 1.6 metre width x length of building.
2. **Number:**
 - > One per Pavilion.
3. **Relationship:**
 - > Attached to field / access side of Pavilion.
4. **Design Layout Principles:**
 - > To comply with Disability Discrimination Act legislation.
 - > External to field of play side.
 - > Shape to maximize unencumbered free space for maximum usable wall length for bench seating.
 - > To provide cover to Public Toilets.
5. **Finishes:**
 - > Concrete floor – non-slip finish.
 - > Covered walkway area to fall to slab edge away from enclosed rooms and external walls.
6. **Equipment:**
 - > External power point in lockable and weatherproof security cover to be provided – **refer schedule of preferred equipment.**
 - > External hose cock in lockable security cover to be provided – **refer schedule of preferred equipment.**
 - > Doors not provided with electronic lock / access hardware to have slide bolt with pad locks with security shroud over to all external doors – **refer schedule of preferred equipment.**
 - > Doors with electronic lock / access hardware to have stainless steel security strike shields.
 - > Outdoor taps to have adjacent in-ground isolating / shut-off tap / valve.
7. **Specific Exclusions:**
 - > Nil.
8. **Component Plan Image:**
 - > Refer Component Plan images above.

1.5.1.3 Sportsground Toilet Block, GENERALLY

1. Preferred Area:

- > Combination of the above rooms and areas plus sufficient wall and circulation space plus external covered walkway (as described above) to the full length to playing field side of the Toilet Block.

2. Number:

- > Sportsground Toilet Block - Generally.

3. Relationship:

- > Visual access from road and / or car parking area.

4. Design Layout Principles:

- > To comply with Disability Discrimination Act legislation.
- > Facilities are to face towards the playing field.
- > Legibility – present access to the sportsground facilities towards the street or car parking area.
- > Sportsground Toilet Block should be designed to provide maximum visibility whilst maintaining privacy. They should have clear exterior signage compliant with Australian Standards AS1428.1.
- > Sportsground Toilet Block should be located in places that are easily accessible by the general public and near roads or carparks. They should be located on a continuous accessible path of travel from other accessible facilities in the area such as car parks, picnic areas, playing fields and shops.
- > Provide buffer distances to adjacent developments and access to Sportsground Toilet Block should be oriented to face passing traffic.
- > Include sustainable design principles into the Sportsground Toilet Block design and layout.
- > Sportsground Toilet Block should provide for the needs of people with disabilities and other special needs. Access for the disabled and wheelchair needs to be considered. The Sportsground Toilet Block should be designed to allow caregivers, including those providing assistance to members of the opposite sex, to provide assistance and supervision.
- > Sportsground Toilet Block should be designed to provide maximum flexibility of layout and use.
- > Sportsground Toilet Block should be designed to fit in and be appropriate to the surrounding site, buildings and flora. The location and appearance of the Sportsground Toilet Block should be sympathetic to the surroundings.
- > Sportsground Toilet Block should be appropriate to the surrounding site, its relationship to surrounding roads, playing fields and accessways
- > Economic reasons for siting and design – Sportsground Toilet Block should be designed and sited to avoid the need for a rising sewer main. Use of non-sewered toilet systems can be explored where appropriate.
- > Minimize in-ground sanitary drainage – use P-traps or side-traps to send sanitary pipework into an access duct or adjacent service room.
- > Roof planes should be angled and orientated to maximize penetration of natural light and ventilation through high-level screened openings.
- > Consider measures to disrupt smooth blank continuous surfaces on external walls – strategies could include multi-coloured murals, that relate to the surroundings.
- > Galvanized steel frame and post, as structure.

5. Finishes:

- > Colour contrasts between vertical and horizontal surfaces required around toilet doors, fixtures, fittings, benches, toilets and signage.
- > Internal wall surfaces to be white-to-mid colour to enhance light levels and create a safer environment.

- > Internal wall linings to be compressed fibre cement, grooved or smooth plywood, or equivalent appropriate to wet area use.
- > External wall linings to be factory pre-painted or full depth coloured compressed fibre cement panels / lining, compressed fibre cement, grooved or smooth plywood, or equivalent.
- > Bird-proof and vermin-proof screening / mesh to all external wall openings. No gaps to all external walls. Avoid creating any areas where birds can land / nest on the building structure (i.e. under the roofline).
- > Aluminium perforated metal or grilles screening above cubicle / room walls and doors for natural ventilation and natural light provision.
- > External walls and screens to be designed to limit footholds for climbing purposes.
- > All external and internal doors to be metal wrapped on all surfaces on waterproof plywood faced solid core doors.
- > Door locks with security shroud to be provided to all external door hardware lock.
- > Doors with electronic lock / access hardware to have stainless steel security strike shields.
- > Incorporate hinges or pivots only – no door closers.
- > Door stops to be floor mounted.
- > Translucent roof sheeting is acceptable – provide security mesh / bar protection underneath.
- > Stainless steel signage / graphics to Australian Standards, NCC / BCA and ACT Government policy.

6. **Equipment:**

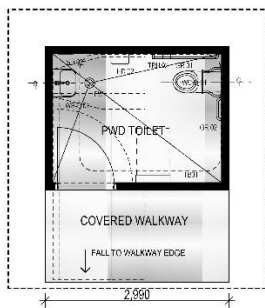
- > Door hardware to toilets and showers to have privacy indicator bolt.
- > Toilet seats to be full, round, secure with colour contrast to the background.
- > Baby change tables to be plastic – **refer schedule of preferred equipment.**
- > Instantaneous electric hot water system to be provided to accessible toilet and change room fittings / taps.
- > Toilet Pans to have direct flush valve operation – **refer schedule of preferred equipment.**
- > Tapware to be fitted with timed flow valve to regulate water consumption – **refer schedule of preferred equipment.**
- > Basin taps to be supplied with potable water in all cases.
- > Smart water meters preferred.
- > Soap dispenser(s) – **refer schedule of preferred equipment.**
- > Stainless steel vanity shelf – **refer schedule of preferred equipment.**
- > Isolating tap behind / beside stainless steel wall handwash basin(s).
- > Toilet to have high-flush bowls – **refer schedule of preferred equipment.**
- > Toilet cisterns should be supplied by roof water and rainwater tanks – if integrated into the design.
- > Internal hose taps to be mounted to allow filling of bigger / taller buckets.
- > External taps to be installed with metal security shrouds – **refer schedule of preferred equipment.**
- > External hose taps to be mounted to allow filling of bigger / taller buckets.
- > External taps to have adjacent in-ground isolating / shut-off tap / valve.
- > Lockage external weatherproof power points to be provided – **refer schedule of preferred equipment.**

7. **Specific Exclusions:**

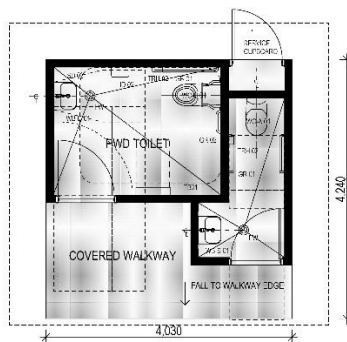
- > No unfinished concrete to floors – internally.
- > No floor or skirting tiles to be installed.
- > Do not use face brick or concrete block surfaces.
- > Do not use masonry with a rendered and painted finish.
- > Do not use zinc-coated steel, flat or corrugated.

- > No wall tiling to be installed.
- > Do not use glass ceramic tiles with epoxy grout to joints to walls.
- > Do not use steel sheet with a two-pack paint finish to walls.
- > Do not use aluminium composite sheeting with an oven-baked paint finish to walls.
- > No gaps to external walls – provide bird-proof and vermin-proof mesh to all gaps.
- > No gutters to roof – unless approved by ACT Government Agency, or ACT Government Directorate who will own the asset.
- > No roof insulation required.
- > Do not use proprietary skylights – translucent roof sheeting is acceptable.
- > Do not post and beam or portal construction. Walls to be load-bearing and braced.
- > No sharps containers to be installed.
- > No paper towel dispensers to be installed.
- > No timed light switches.
- > No mid to dark colour to floors and skirtings.
- > Do not use treated timber wall stud framing.
- > Do not use porcelain fixtures.
- > Do not allow for future additional or upgrade provisions to current access and equity legislation.
- > Do not allow for any additional entry and manoeuvrability area for mobility scooters.

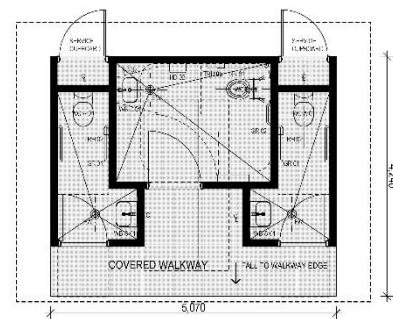
8. Component Plan Images:



PWD Toilet with baby change station plan layout.



PWD Toilet with baby change station + Ambulant toilet with internal wall hand wash basin.



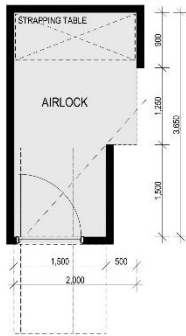
PWD Toilet with baby change station + Two Ambulant toilets with internal wall hand wash basin.

1.5.2 Local and regional sportsground pavilions

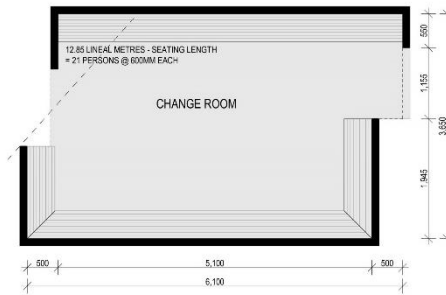
1.5.2.1 Change Room Airlock, Component Room Requirements

- 1. Preferred Area:**
 - > 5.0 square metres – each.
- 2. Number:**
 - > One per Change Room.
- 3. Relationship:**
 - > OUT – to EXTERNAL COVERED WALKWAY.
 - > IN – connected / access to CHANGE ROOM.
- 4. Design Layout Principles:**
 - > To comply with Disability Discrimination Act legislation.
 - > Provide level transition at entry.
 - > Provide generous roof overhang – minimum 2.4 metres – outside Change Room Airlock.
 - > Location and shape depend on the Change Room layout, shape and location.
 - > Shape to incorporate multi-purpose uses.
 - > Shape to maintain visual privacy from the outside to the Change Room.
 - > Entry door, 1200mm minimum width, with magnetic hold-open device wall mounted, door stops and electronic security lock / access hardware.
- 5. Finishes:**
 - > Floor surfaces finish to be non-slip granulated epoxy chip trowelled grout.
 - > Wall linings to be compressed fibre cement, grooved or smooth plywood, or equivalent, appropriate to wet area use.
- 6. Equipment:**
 - > Install magnetic hold-open device wall mounted to hold door in open position when unlocked.
- 7. Specific Exclusions:**
 - > No unfinished concrete to floors.
 - > No floor or skirting tiles to be installed.
 - > Do not use face brick or concrete block surfaces.
 - > Do not use zinc-coated steel, flat or corrugated.
 - > No wall tiling to be installed.
 - > No timed light switches.

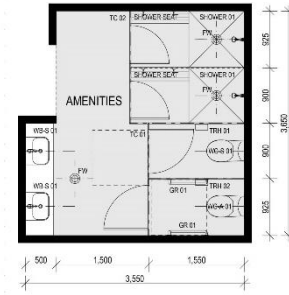
8. Component Plan Images:



Change Room Airlock Component Plan.



Change Room Component Plan.



Change Room Amenities Component Plan.

1.5.2.2 Change Room, Component Room Requirements

1. Preferred Area:

- > 20.0 square metres – each.

2. Number:

- > Two per Facility – OR: refer Design Brief.

3. Relationship:

- > OUT – connected / access to CHANGE ROOM AIRLOCK.
- > IN – connected / access to CHANGE ROOM AMENITIES.

4. Design Layout Principles:

- > To comply with Disability Discrimination Act legislation.
- > Provide level transition at entry.
- > Airlock to be provided between Change Room and external areas.
- > Change room not to open directly onto public / external spaces.
- > Maintain visual privacy to Change Room.
- > Shape to maintain visual privacy from the Change Room airlock to the Change Room and to the Change Room Amenities.
- > Designed to be Gender Inclusive in recognition that some sports often have a mix of female and male participants.
- > Shape to maximize unencumbered free space for maximum usable wall length for bench seating.
- > Change Rooms to be generally located at opposite ends of the Pavilion / Building.

5. Finishes:

- > Floor surfaces finish to be non-slip granulated epoxy chip trowelled grout.
- > Wall linings to be compressed fibre cement, grooved or smooth plywood, or equivalent.

6. Equipment:

- > To Local Sportsground Pavilion – allow for bench seating to maximum wall extents – bench seating **refer schedule of preferred equipment.**
- > To Regional Sportsground Pavilion – allow for bench seating to maximum wall extents – bench seating **refer schedule of preferred equipment.**
- > Install continuous vandal proof clothes hooks on backing rail around walls – clothes hook to be extended length before end turn-up (refer details) to maximum wall extents – **refer schedule of preferred equipment.**
- > Install recycled plastic slats preferred to bench seating – **refer schedule of preferred equipment.**
- > Install weatherproof power points – one double to each side wall.
- > Install power points to ceiling for future installation of ceramic bar type heater suspended / hung from the ceiling – hard-wired in ceiling on timer switches.
- > Floor wastes to be large with removable bucket trap type and open security screw fixed grate – **refer schedule of preferred equipment.**

7. Specific Exclusions:

- > No unfinished concrete to floors.
- > No floor or skirting tiles to be installed.
- > Do not use face brick or concrete block surfaces.
- > Do not use zinc-coated steel, flat or corrugated.
- > No wall tiling to be installed.
- > Do not use treated timber slats to bench seating.
- > Do not use aluminium slats to bench seating.
- > No timed light switches – only timed switches to heaters.

8. Component Plan Images:

- > Component Plan Image – Refer Plan Images Above.

1.5.2.3 Change Room Amenities, Component Room Requirements

1. Preferred Area:

- > 12.0 square metres – to suit required number of showers and toilets. To suit user needs now and into the future and legislation, codes and standards.

2. Number:

- > One per Change Room.

3. Relationship:

- > OUT – connected / access to CHANGE ROOM.
- > IN – nil (enclosed room).

4. Design Layout Principles:

- > To comply with the Disability Discrimination Act legislation.
- > Provide level transition at entry.
- > Shape to maintain visual privacy from the Amenities to the Change Room.
- > Should be designed to be Gender Inclusive in recognition that some sports often have a mix of female and male participants.
- > Shape to maximize unencumbered free space for required number of showers and toilets.
- > To have direct access from / to the Change Room.
- > Individual toilet cubicles (NO urinals) – sized sufficient for sanitary bins and ambulant rails.
- > Individual lockable shower cubicles with non-slip finished change seats inside each cubicle – shower cubicle 1200mm minimum internal width.
- > Appropriately located hygiene disposal points.
- > Mirror / vanity / shelving for personal items above wash basins.
- > Power points for hair dryers and other accessories adjacent to wash basins.
- > Fold-away baby change tables – where possible.
- > Full height walls between Change Room Amenities and the Change Room and other adjacent rooms.
- > Local Sportsground Pavilion – to include a minimum of 2 Showers + 2 Toilets + 2 Hand wash basins (greater numbers will depend on sports use).
- > Regional Sportsground Pavilion – to include a minimum of 2 Showers + 2 Toilets + 2 Hand wash basins (greater numbers will depend on sports use).

5. Finishes:

- > Floor surfaces finish to be non-slip granulated epoxy chip trowelled grout.
- > Wall linings to be compressed fibre cement, grooved or smooth plywood, or equivalent, appropriate to wet area use and shower recess.
- > Compact laminate shower and toilet partition system with privacy latch and coat hook and with tapered edges to cubicle doors for visual privacy.

6. Equipment:

- > Stainless steel standard and ambulant back to wall toilet pan(s) with standard and ambulant toilet pan seats – **refer schedule of preferred equipment.**
- > Stainless steel cistern buttons (Large buttons) and wall plate(s) – **refer schedule of preferred equipment.**
- > Toilet Pans to have direct flush valve operation – **refer schedule of preferred equipment.**
- > Stainless steel multiple wall hand wash basin(s) with shroud – **refer schedule of preferred equipment.**
- > Isolating tap behind / beside stainless steel wall hand wash basin(s).
- > Stainless steel vanity shelf – **refer schedule of preferred equipment.**

- > Stainless steel frameless mirror(s) – **refer schedule of preferred equipment.**
- > Sanitary bin(s) to be provided to all cubicles – cubicles could be slightly wider to accommodate bins – **refer schedule of preferred equipment.**
- > Toilet roll holders (4 rolls) with lockable shelf cover to be robust and lockable – **refer schedule of preferred equipment.**
- > Soap dispenser – **refer schedule of preferred equipment.**
- > Grabrails to ambulant facilities to be in accordance with AS1428.1, fixed to structural frame – **refer schedule of preferred equipment.**
- > Sensor activated stainless steel electric slim-line hand dryer to be installed – in areas of minimal risk of damage – **refer schedule of preferred equipment.**
- > Toilet and shower cubicles to be compact laminate shower and toilet partition system with privacy indicator latches and coat hooks – **refer schedule of preferred equipment.**
- > Floor wastes to be large with removable bucket trap type with open security screw fixed grate. Floor waste grate to comply with AS1428.1 requirement in ambulant toilet and access area – **refer schedule of preferred equipment.**
- > All exposed pipework to be stainless steel – no exposed PVC pipes allowable in functional areas.
- > Hose cock to be provided, mounted higher for larger buckets – **refer schedule of preferred equipment.**
- > Shower head to be wall mounted security type with <15 degree water angle – **refer schedule of preferred equipment.**
- > Access panels to be 600 x 600mm minimum size stainless steel plate with lock for access to in-wall valves, services and cisterns.
- > Diffusers to skylights – **refer schedule of preferred equipment..**

7. **Specific Exclusions:**

- > No unfinished concrete to floors.
- > No floor or skirting tiles to be installed.
- > Do not use face brick or concrete block surfaces.
- > Do not use zinc-coated steel, flat or corrugated wall cladding.
- > No wall tiling to be installed.
- > No emergency panic buttons to be installed.
- > No paper towel dispensers to be installed.
- > No timed light switches.

8. **Component Plan Images:**

- > Component Plan Image – Refer Plan Images Above.

1.5.2.4 Food Servery Area, Component Room Requirements

1. Preferred Area:

- > 15.0 square metres.

2. Number:

- > One per Pavilion – OR; refer Design Brief.

3. Relationship:

- > OUT – FOOD SERVERY AREA roller door access to EXTERNAL COVERED WALKWAY, plus door access to external.
- > IN – access / connected to STORAGE ROOM.

4. Design Layout Principles:

- > To comply with the Disability Discrimination Act legislation.
- > Provide level transition at entry.
- > Connected to communication / store room for security to Storage Room.
- > Servery (Roller Shutter) to face the playing field.
- > Service access from External Covered Walkway or rear of Pavilion.
- > Shape depend on the layout, shape and location.
- > Shape to maximize unencumbered free space for maximum usable wall length for servery bench and shelving / storage.
- > To be generally located to the centre of the Pavilion / Building.
- > Access door conveniently located to allow supply from street, car park but located for maximum visual security when Food Servery Area is in use.
- > Servery counter with two heights / levels – one for patrons with disabilities or small children and second larger length for other patrons.
- > Roller shutter to field face – with security metal gates and pad locks and slide bolts over shutter – refer schedule of preferred equipment.
- > Full height walls surrounding the Food Servery Area.

5. Finishes:

- > Floor surfaces finish to be sheet vinyl with coved skirting – minimum 150mm high coving – top of cove sealed to wall lining.
- > Wall linings to be compressed fibre cement, or equivalent.
- > Full height walls / no gaps or openings to external walls and adjacent internal areas.

6. Equipment:

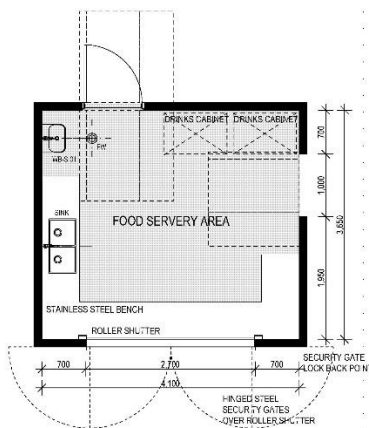
- > Stainless steel Food Servery Area benches with bottom and mid-shelves under, splashback all around – generally 900mm above floor level.
- > Servery bench to be two-heights to opening – one level for disability access.
- > Single bowl stainless steel sink with wet area lip and drainer area.
- > Exposed sink waste pipework is acceptable – stainless steel pipework in exposed areas.
- > Sensor operated stainless steel electric slim-line hand-dryer unit to wall beside sink and hand-wash basin – **refer schedule of preferred equipment.**
- > Stainless steel hand wash basin within room – to be knee-operated hand wash basin, with floor waste adjacent – **refer schedule of preferred equipment.**
- > Roller shutter to be limited in size / height for ease of use by users / club members.
- > Roller shutter to be steel security slat type with internal lock rail and slide bolts, plus vermin proofed all around – **refer schedule of preferred equipment.**
- > Roller shutter to be protected by swing security metal gates with pad locks on slide bolts – lock back to building face – **refer schedule of preferred equipment.**

- > Roller shutter drum where exposed within the Food Servery Area to be enclosed in a dropped ceiling / bulkhead or metal enclosure to health requirements.
- > Roller shutter to have chain hand operation.
- > Power points throughout Food Servery – two double power points to each wall, above and below bench level.
- > Single 20A stand-alone circuit power point to side bench area – 1250mm above floor level.
- > Double 15A stand-alone circuit power point to Refrigerator area – 1650mm above floor level.
- > Install power points to ceiling for future ceramic bar type heaters suspended / hung from ceiling – hard-wired in ceiling on timer switches.
- > Install hold-back wall angles for door / gate slide bolt – for door / gate hold-in-open position, when unlocked.
- > Floor wastes to be large with removable bucket trap type and open security screw fixed grate. Floor waste grate to comply with AS1428.1 requirement in access areas – **refer schedule of preferred equipment.**
- > Soap dispenser to wall hand wash basin – **refer schedule of preferred equipment.**
- > Isolating tap beside / behind stainless steel wall hand wash basin.
- > External doors with electronic lock / access hardware to have stainless steel security strike shields.
- > External doors not provided with electronic security lock / access hardware to have security shroud over door hardware / lock – **refer schedule of preferred equipment.**

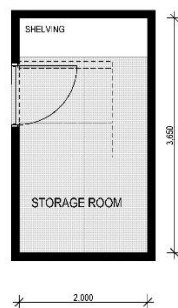
7. Specific Exclusions:

- > No unfinished concrete to floors.
- > No floor or skirting tiles to be installed.
- > Do not use face brick or concrete block surfaces.
- > Do not use zinc-coated steel, flat or corrugated.
- > No wall tiling to be installed.
- > No emergency panic buttons to be installed.
- > No paper towel dispensers to be installed.
- > No timed light switches.
- > No cooking equipment.

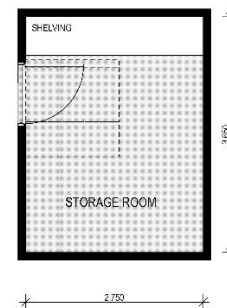
8. Component Plan Images:



Food Servery Area Component Plan.



Storage Room – Local Sportsground Pavilion, Component Plan.



Storage Room – Regional Sportsground Pavilion, Component Plan.

1.5.2.5 Storage Room, Component Room Requirements

1. Preferred Area:

- > 4.5 square metres – LOCAL SPORTSGROUND PAVILION.
- > 7.0 square metres – REGIONAL SPORTSGROUND PAVILION.

2. Number:

- > One per Pavilion – OR; refer Design Brief.

3. Relationship:

- > OUT – connection / access to FOOD SERVERY AREA.
- > IN – nil (enclosed room).

4. Design Layout Principles:

- > To comply with Disability Discrimination Act legislation.
- > Direct access from Food Servery Area.
- > Shape to maximize unencumbered free space for maximum usable wall length for rack / shelving / storage.
- > Security to access door from Food Servery Area.
- > Full height walls surrounding Storage Room.

5. Finishes:

- > Floor surfaces finish to be sheet vinyl with coved skirting – minimum 150mm high – top of cove sealed to wall lining.
- > Wall linings to be compressed fibre cement, or equivalent.

6. Equipment:

- > Allowance for future racking.
- > Power points throughout Storage Room – one double power points to each wall, above skirting level.

7. Specific Exclusions:

- > No unfinished concrete to floors.
- > No floor or skirting tiles to be installed.
- > Do not use face brick or concrete block surfaces.
- > Do not use zinc-coated steel, flat or corrugated.
- > No wall tiling to be installed.
- > No emergency panic buttons to be installed.
- > No paper towel dispensers to be installed.
- > No soap dispensers to be installed.
- > No electronic door lock and not connected to electronic alarm system.

8. Component Plan Images:

- > Component Plan Image – Refer Plan Image Above.

1.5.2.6 Community Storage (External) Component Room Requirements

1. Preferred Area:

- > 10.0 square metres.

2. Number:

- > One per Pavilion – OR; refer Design Brief.

3. Relationship:

- > OUT – access to EXTERNAL COVERED WALKWAY.
- > IN – nil (enclosed room).

4. Design Layout Principles:

- > To comply with Disability Discrimination Act legislation.
- > External access towards playing field.
- > Roller shutter access – roller shutter with metal security gates on external wall with shrouded pad lock on slide bolts.
- > Shape to maximize unencumbered free space for maximum usable wall length for shelving/ storage.
- > Access conveniently located to allow supply from External Covered Walkway but located for maximum visual security when Community Storage in use.

5. Finishes:

- > Sealed concrete floor.
- > Wall linings to be compressed fibre cement, or equivalent.
- > Roller shutter to be steel security slat type with internal lock rail, sliding bolts and pad locks.
- > Roller shutter to be externally protected by metal security gates with shrouded pad lock and slide bolts.

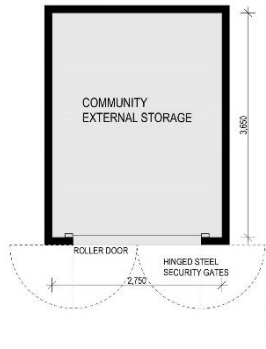
6. Equipment:

- > Power points throughout Community Storage – one double power points to the side and rear walls, above skirting level.

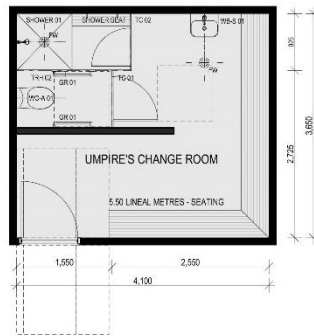
7. Specific Exclusions:

- > No floor or skirting tiles to be installed.
- > Do not use face brick or concrete block surfaces.
- > Do not use zinc-coated steel, flat or corrugated.
- > No wall tiling to be installed.
- > No timed light switches.

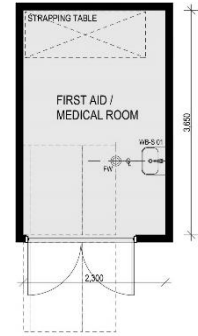
8. Component Plan Images:



Community Storage Area Component Plan.



Referee's / Umpire's Change Room Component Plan.



First Aid / Medical Room Component Plan.

1.5.2.7 Referee's / Umpire's Change Room, Component Room Requirements

1. Preferred Area:

- > 10.0 square metres + 1 Shower + 1 Toilet + 1 Hand wash basin. To suit user needs now and into the future and legislation, codes and standards.

2. Number:

- > One per Pavilion – OR; refer Design Brief.

3. Relationship:

- > OUT – to EXTERNAL COVERED WALKWAY.
- > IN – nil (enclosed room).

4. Design Layout Principles:

- > To comply with the Disability Discrimination Act legislation.
- > Provide level transition at entry.
- > Shape to maintain visual privacy from external areas into the Change Room.
- > Should be designed to be female friendly in recognition that sports often have a mix of female and male participants.
- > Shape to maximize unencumbered free space for required number of showers and toilets.
- > Shape to maximize unencumbered free space for maximum usable wall length for bench seating.
- > Maintain visual privacy from the External Covered Walkway.
- > Individual toilet cubicles (NO urinals) – sized sufficient for sanitary bin and ambulant rails.
- > Individual lockable shower cubicles with non-slip finished change seats inside each cubicle – 1200mm minimum internal width.
- > Appropriately located hygiene disposal points.
- > Mirror / vanity / shelving for personal items above wash basins.
- > Power points for hair dryers and other accessories adjacent to wash basins.
- > Referee's / Umpires Change Room generally located centrally to the Sportsground Pavilion.
- > Local Sportsground Pavilion – to include a minimum of 1 Shower + 1 Toilet + 1 Hand wash basin OR, provide separate combined shower / toilet changing area for enhanced safety and privacy for users (greater numbers will depend on sports use).

- > Regional Sportsground Pavilion – allow for bench seating and lockers, plus include a minimum of 1 Shower + 1 Toilet + 1 Hand wash basin OR, provide separate combined shower / toilet changing area for enhanced safety and privacy for users (greater numbers will depend on sports use).
- > Allow for bench seating to maximum wall extent.
- > Full height walls between Referee's / Umpires Change Room and adjacent rooms.

5. Finishes:

- > Floor surfaces finish to be non-slip granulated epoxy chip trowelled grout.
- > Wall linings to be compressed fibre cement, grooved or smooth plywood, or equivalent, appropriate to wet area and shower recess use.
- > Compact laminate shower and toilet partition system with privacy latch and coat hook with tapered edge to cubicle doors for visual privacy.

6. Equipment:

- > Allow for bench seating to maximum wall extent – recycled plastic bench seating **refer schedule of preferred equipment**
- > Stainless steel standard and ambulant back to wall toilet pan(s) with standard and ambulant toilet pan seats – **refer schedule of preferred equipment**.
- > Stainless steel cistern buttons (large buttons) and wall plate(s) – **refer schedule of preferred equipment**.
- > Toilet Pans to have direct flush valve operation – **refer schedule of preferred equipment**.
- > Stainless steel wall hand wash basin(s) with shroud – **refer schedule of preferred equipment**.
- > Isolation tap behind / beside wall stainless steel hand wash basin.
- > Stainless steel vanity shelf – **refer schedule of preferred equipment**.
- > Stainless steel frameless mirror(s) – **refer schedule of preferred equipment**.
- > Sanitary bin(s) to be provided to all cubicles – cubicles could be slightly wider to accommodate bins – **refer schedule of preferred equipment**.
- > Toilet roll holders (4 rolls) with lockable shelf cover to be robust and lockable – **refer schedule of preferred equipment**.
- > Grabrails to ambulant toilet(s) to be in accordance with AS1428.1, fixed to structural frame – **refer schedule of preferred equipment**.
- > Sensor activated stainless steel electric slim-line hand dryer to be installed – in areas of minimal risk of damage – **refer schedule of preferred equipment**.
- > Toilet and shower cubicles to be compact laminate shower and toilet partition system.
- > Soap dispenser – **refer schedule of preferred equipment**.
- > Floor waste(s) to be large with removable bucket trap type with open security screw fixed grate. Floor waste grate to comply with AS1428.1 requirement in access areas – **refer schedule of preferred equipment**.
- > Power points throughout Referee's / Umpire's Change Room – one double power points to each wall to change area, above skirting level.
- > Install power points to ceiling for future installation of ceramic bar type heaters suspended / hung from ceiling – hard-wired in ceiling on timer switches.
- > Door to have slide bolt with pad lock with security shroud over to all external doors.
- > Install continuous vandal proof clothes hooks on back rail around walls – clothes hook to be extended length before end turn-up (refer details) to maximum wall extent – **refer schedule of preferred equipment**.
- > Install recycled plastic slats preferred to bench seating – refer schedule of preferred equipment.
- > Shower head to be wall mounted security type head with < 15 degree water angle – **refer schedule of preferred equipment**.

- > Access panels to be 600 x 600mm minimum size stainless steel plate with lock for access to in-wall valves, services and cisterns – **refer schedule of preferred equipment.**

7. Specific Exclusions:

- > No unfinished concrete to floors.
- > No floor or skirting tiles to be installed.
- > Do not use face brick or concrete block surfaces.
- > Do not use zinc-coated steel, flat or corrugated wall cladding.
- > No wall tiling to be installed.
- > No emergency panic buttons to be installed.
- > No paper towel dispensers to be installed.
- > No timed light switches – only timed switch to heater.

8. Component Plan Images:

- > Component Plan Image – Refer Plan Image Above.

1.5.2.8 First Aid / Medical Room, Component Room Requirements

1. Preferred Area:

- > 8.0 square metres. To suit user needs, legislation, codes and standards.

2. Number:

- > One per REGIONAL SPORTSGROUND PAVILION – OR; refer Design Brief.

3. Relationship:

- > OUT – to EXTERNAL COVERED WALKWAY.
- > IN – nil (enclosed room).

4. Design Layout Principles:

- > To comply with the Disability Discrimination Act legislation.
- > Provide level transition at entry.
- > Door & one half for stretcher access.
- > Shape to maintain visual privacy from external areas.
- > Should be designed to be female friendly in recognition that sports often have a mix of female and male participants.
- > Shape to maximize unencumbered free space.
- > Shape to maximize unencumbered free space for maximum usable wall length.
- > Maintain visual privacy from the External Covered Walkway.
- > Wall mounted hand wash basin.
- > Mirror / vanity / shelving for personal items above wash basins.
- > Power points for other accessories adjacent to hand wash basin.
- > Full height walls surrounding First Aid / Medical Room.

5. Finishes:

- > Floor surfaces finish to be non-slip sheet vinyl with coved skirting.
- > Wall linings to be compressed fibre cement, or smooth plywood, or equivalent, appropriate to medical area use.

6. Equipment:

- > Stainless steel wall hand wash basin with shroud – **refer schedule of preferred equipment.**
- > Stainless steel frameless mirror – **refer schedule of preferred equipment.**
- > Sensor activated stainless steel electric slim-line hand dryer to be installed – in areas of minimal risk of damage – **refer schedule of preferred equipment.**
- > Floor waste to front of wall hand wash basin. Floor wastes to be large with removable bucket trap type and open grate. Floor Waste grate to comply with AS1428.1 requirement in access areas – **refer schedule of preferred equipment.**
- > Power points throughout First Aid / Medical Room – one double power points to one rear and one side wall above skirting level.
- > Paper towel dispenser to be installed – **refer schedule of preferred equipment.**
- > Soap dispenser to be installed.
- > Install power points to ceiling for future installation of ceramic bar type heater suspended / hung from ceiling – hard-wired in ceiling on timer switches.
- > Isolation tap behind / beside wall stainless steel hand wash basin.
- > Soap dispenser – **refer schedule of preferred equipment.**
- > Stainless steel vanity shelf – **refer schedule of preferred equipment.**

7. Specific Exclusions:

- > No unfinished concrete to floors.
- > No floor or skirting tiles to be installed.
- > Do not use face brick or concrete block surfaces.
- > Do not use zinc-coated steel, flat or corrugated wall cladding.
- > No wall tiling to be installed.
- > No emergency panic buttons to be installed.
- > No timed light switches – only timed switch to heater.

8. Component Plan Images:

- > Component Plan Image – Refer Plan Images Above.

1.5.2.9 Service Cupboard / Plant Room, Component Room Requirements

1. Preferred Area:

- > 5.0 square metres.

2. Number:

- > One per Pavilion.

3. Relationship:

- > OUT - to Pavilion External.
- > IN – nil (enclosed room).

4. Design Layout Principles:

- > External access away from playing field.
- > Service Cupboard shape to maximize unencumbered free space for maximum usable wall length for storage, meters and data rack.
- > Access door(s) conveniently located to allow supply from street / car park but located for maximum visual security when in use.
- > Shape to allow for ICT Rack and access.
- > Shape to allow for hot water units, meters, etc.

5. Finishes:

- > Sealed concrete floor.
- > Wall linings to be compressed fibre cement, or equivalent.
- > Roller shutter to be steel security slat type with internal lock rail and bolts.
- > Roller shutter to be protected by swing metal gates with pad locks on pad bolts – **refer schedule of preferred equipment.**

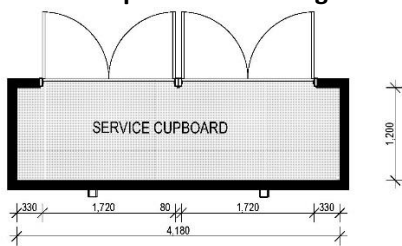
6. Equipment:

- > Hot water unit(s).
- > Water meter(s).
- > Electrical meter.
- > Miscellaneous service and metering equipment.
- > Power points throughout Service Cupboard / Plant Room – two double power points to rear wall, above skirting level.
- > Allowance for future communications / data rack.
- > Possible allowance for future split system air-conditioning for data rack.
- > Doors not provided with electronic security lock / access hardware or located behind security roller shutter to have security shroud over door hardware – **refer schedule of preferred equipment.**

7. Specific Exclusions:

- > No floor or skirting tiles to be installed.
- > Do not use face brick or concrete block surfaces.
- > Do not use zinc-coated steel, flat or corrugated wall cladding.
- > No wall tiling to be installed.
- > No Gas Services.

8. Component Plan Images:



1.5.2.10 Public Toilets, Component Room Requirements

1. Preferred Area:

- > 12.0 square metres – to suit required number of accessible / ambulant / toilets. To suit user needs now and into the future and legislation, codes and standards.

2. Number:

- > 1 x Accessible Toilet plus 2 x Ambulant Toilets per Pavilion – OR; refer Design Brief.

3. Relationship:

- > OUT – to EXTERNAL COVERED WALKWAY.
- > IN – nil (enclosed rooms).

4. Design Layout Principles:

- > To comply with the Disability Discrimination Act legislation.
- > Provide level transition at entry.
- > Hand wash basins to be within Public Toilet cubicles / rooms.
- > Shape to maintain visual privacy from external areas to the Public Toilets.
- > Shape to maximize unencumbered free space for required number of accessible and ambulant toilets.
- > Maintain visual privacy from the External Covered Walkway into Public Toilets.
- > Individual toilet rooms (NO urinals).
- > Appropriately located hygiene disposal points.
- > Mirror / vanity / shelving for personal items above wash basins within Accessible Toilets.
- > Generally located centrally to the Sportsground Pavilion.
- > Size and layout to comply with applicable legislation, codes and standards.
- > External access from playing field.
- > Hand wash basin location preferred within each room.
- > Allow sufficient space within the Accessible Toilet for a Baby Change wall mounted station.

5. Finishes:

- > Floor surfaces finish to be non-slip granulated epoxy chip trowelled grout.
- > Wall linings to be compressed fibre cement, grooved or smooth plywood, or equivalent appropriate to wet area use.

6. Equipment:

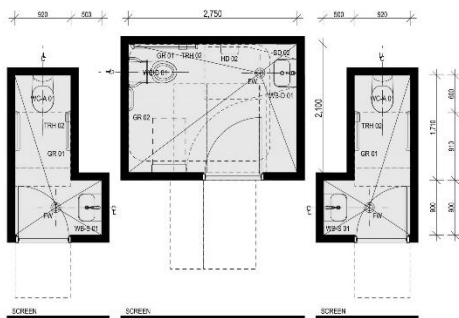
- > Stainless steel standard, accessible and ambulant back to wall toilet pan(s) with standard, accessible and ambulant toilet pan seats – **refer schedule of preferred equipment.**
- > Stainless steel cistern buttons (Large buttons) and wall plate(s) – **refer schedule of preferred equipment.**
- > Toilet Pans to have direct flush valve operation – **refer schedule of preferred equipment.**
- > Stainless steel wall hand wash basin(s) with shroud – **refer schedule of preferred equipment.**
- > Isolating tap behind / beside stainless steel wall hand wash basin.
- > Stainless steel vanity shelf – **refer schedule of preferred equipment.**
- > Soap dispenser – **refer schedule of preferred equipment.**
- > Stainless steel accessible toilet frameless mirror – **refer schedule of preferred equipment.**
- > Sanitary bins to be provided to all cubicles – cubicles could be slightly wider to accommodate bins – **refer schedule of preferred equipment.**
- > Toilet roll holders (4 rolls) with lockable shelf cover to be robust and lockable – **refer schedule of preferred equipment.**

- > Grabrails to accessible and ambulant facilities to be in accordance with AS1428.1, fixed to structural frame – **refer schedule of preferred equipment.**
- > Sensor activated stainless steel electric slim-line hand dryer to be installed – in areas of minimal risk of damage – **refer schedule of preferred equipment.**
- > Floor wastes to be large with removable bucket trap type with open security screw fixed grate. Floor waste grate to comply with AS1428.1 requirement in accessible toilet and access areas – **refer schedule of preferred equipment.**
- > All exposed pipework to be stainless steel – no exposed PVC pipes allowable in functional areas.
- > External power points in lockable and weatherproof security cover to be provided – **refer schedule of preferred equipment.**
- > External hose cock in lockable security cover to be provided – **refer schedule of preferred equipment.**
- > Outdoor taps to have adjacent in-ground isolating / shut-off tap / valve.
- > Doors not provided with electronic security lock / access hardware to have slide bolt with pad lock with security shroud over all external doors – **refer schedule of preferred equipment.**
- > Doors with electronic lock / access hardware to have stainless steel security strike shield.

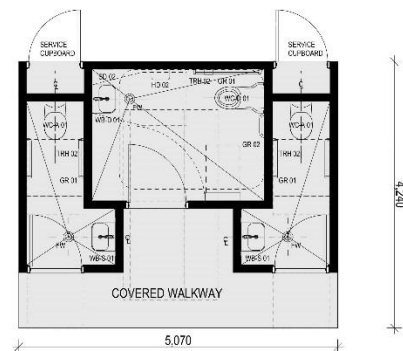
7. Specific Exclusions:

- > No hand wash basins to be external to Public Toilet cubicles / rooms.
- > No unfinished concrete to floors.
- > No floor or skirting tiles to be installed.
- > Do not use face brick or concrete block surfaces.
- > Do not use zinc-coated steel, flat or corrugated wall cladding.
- > No wall tiling to be installed.
- > No emergency panic buttons to be installed.
- > No paper towel dispensers to be installed.
- > No timed light switches.

8. Component Plan Images:



Public Toilet Component Plan.



Public Toilet Layout Option Plan.

1.5.2.11 Bin Store / Enclosure, Component Room Requirements

1. Preferred Area:

- > 10.0 square metres.

2. Number:

- > One per Pavilion.

3. Relationship:

- > External to Pavilion.

4. Design Layout Principles:

- > To comply with Disability Discrimination Act legislation.
- > External access away from playing field.
- > Bin Store shape to maximize unencumbered free space for maximum usable wall length for bin storage.
- > Access gate conveniently located to allow supply / removal from street / car park but located for maximum visual security when in use.

5. Finishes:

- > Concrete floor – non-slip finish.
- > Chain link fence enclosure – 1800mm high, minimum, double gate access on concrete slab.
- > Slab to fall to edges.

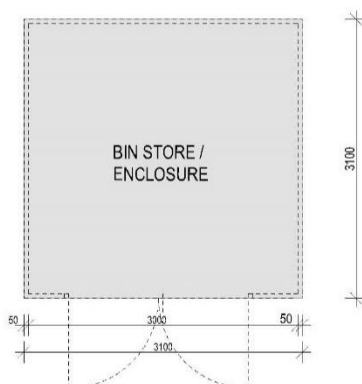
6. Equipment:

- > Gates to have slide bolt with pad locks with security shrouds.
- > Tap adjacent to enclosure on standpipe – steel standpipe, with adjacent in-ground isolating / shut-off tap / valve.

7. Specific Exclusions:

- > No roof to Bin Store / Enclosure.
- > No drainage to Bin Store / Enclosure – subject to authority requirements.

8. Component Plan Images:



1.5.2.12 External Covered Walkway, Component Room Requirements

1. Preferred Area:

- > 2.4 metre wide x length of building.

2. Number:

- > Generally to one side of the Sportsground Pavilion – providing access to and from the Change Room Airlocks to the Referee's / Umpires Change Rooms, Food Servery Area and Public Toilets.

3. Relationship:

- > Attached to Playing Field side of the Sportsground Pavilion.

4. Design Layout Principles:

- > To comply with Disability Discrimination Act legislation.
- > External to field of play.
- > Shape to maximize unencumbered free space for maximum usable wall length for bench seating.
- > To provide cover to Change Room Airlock access, Food Servery Area, Umpires Change Room, and Public Toilets.

5. Finishes:

- > Concrete floor – non-slip finish.
- > External wall linings to be factory pre-painted or full depth coloured compressed fibre cement panels / linings, compressed fibre cement panels / linings with external paint finish, grooved or smooth plywood with stained / painted finish, or equivalent.
- > To fall to edge of slab and away from building face.

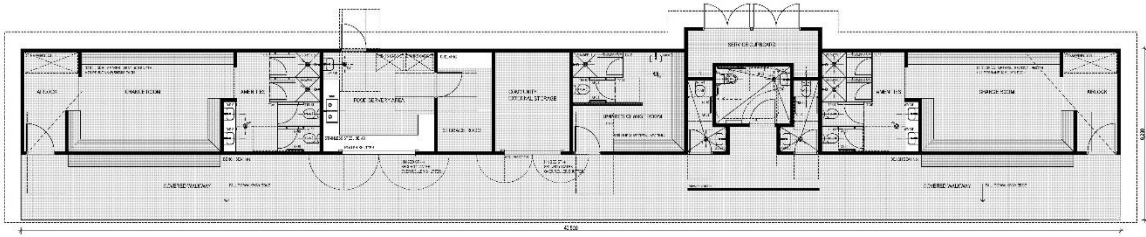
6. Equipment:

- > Bench seating along playing field facing wall of Sportsground Pavilion – maximum length possible – refer schedule of preferred equipment. Recycled plastic slat bench seating – **refer schedule of preferred equipment.**
- > Water Filling Station to be installed – generally central to Sportsground Pavilion on Playing Field side – **refer schedule of preferred equipment.**
- > Metal noticeboard with security pad bolt and padlock to be installed – **refer schedule of preferred equipment.**
- > Doors not provided with electronic lock / access hardware to have slide bolt with pad locks with security shroud over to all external doors – **refer schedule of preferred equipment.**
- > Doors with electronic lock / access hardware to have stainless steel security strike shields.
- > Outdoor taps to have adjacent in-ground isolating / shut-off tap / valve.

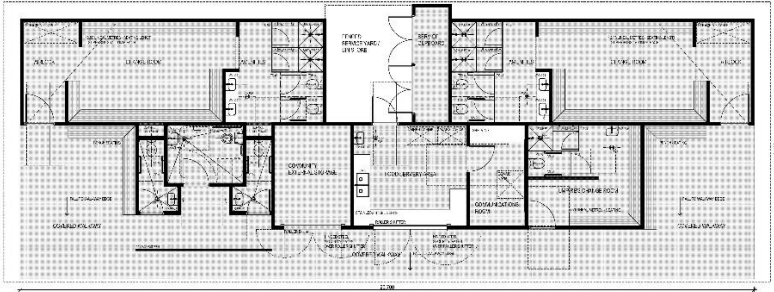
7. Specific Exclusions:

- > Nil.

8. Component Plan Images:



Local Sportsground Pavilion Component Plan Option Layout 1



Local Sportsground Pavilion Component Plan Option Layout 2

1.5.2.13 Local & Regional Sportsground Pavilions, GENERALLY

1. Preferred Area:

- > Combination of the above rooms and areas plus sufficient wall and circulation space plus external covered walkway (as described above) to the full length to playing field side of Local & Regional Sportsground Pavilion.

2. Number:

- > Local Sportsground Pavilion, or Regional Sportsground Pavilion – refer Design Brief.

3. Relationship:

- > To face onto the Playing Field.
- > Visual access from Road and / or car parking area.

4. Design Layout Principles:

- > To comply with Disability Discrimination Act legislation.
- > Local and Regional Sportsground Pavilions are to face towards the playing field, and generally oriented north and south.
- > Legibility – present access to the Local & Regional Sportsground Pavilion towards the street or car parking area.
- > Local and Regional Sportsground Pavilion should be designed to provide maximum visibility whilst maintaining privacy. They should have clear exterior signage compliant with Australian Standards AS1428.1.
- > Local and Regional Sportsground Pavilion should be in places that are easily accessible by the general public and near roads or carparks. They should be located on a continuous accessible path of travel from other accessible facilities in the area such as car parks, picnic areas, playing fields and shops.
- > Provide buffer distances to adjacent developments and access to Local & Regional Sportsground Pavilion should be oriented to face passing traffic.
- > Include sustainable design principles into the Local and Regional Sportsground Pavilion design and layout.
- > Local and Regional Sportsground Pavilion should provide for the needs of people with disabilities and other special needs. Access for the disabled and wheelchair needs to be considered. The Local and Regional Sportsground Pavilion should be designed to allow caregivers, including those providing assistance to members of the opposite sex, to provide assistance and supervision.
- > Local & Regional Sportsground Pavilion should be designed to provide maximum flexibility of layout and use.
- > Local and Regional Sportsground Pavilion should be designed to fit in and be appropriate to the surround site, buildings and flora. The location and appearance of the Local & Regional Sportsground Pavilion should be sympathetic to the surroundings.
- > Local and Regional Sportsground Pavilion should be appropriate to the surrounding site, its relationship to surround roads, playing fields and accessways.
- > Economic reasons for siting and design – Local and Regional Sportsground Pavilion should be designed and sited to avoid the need for a rising sewer main. Use of non-sewered toilet systems can be explored where appropriate.
- > Minimize in-ground sanitary drainage – use P-traps or side-traps to send sanitary pipework into an access duct or adjacent service room.
- > Roof planes should be angled and orientated to maximize penetration of natural light and ventilation through high-level screened openings.
- > Consider measures to disrupt smooth blank continuous surfaces on external walls – strategies could include multi-coloured murals, that relate to the surroundings.
- > Galvanized steel frame and post, as structure.

5. Finishes:

- > Colour contrasts between vertical and horizontal surfaces required around toilet doors, fixtures, fittings, benches, toilets and signage.
- > Internal wall surfaces to be white-to-mid colour to enhance light levels and create a safer environment.
- > Internal wall linings to be compressed fibre cement, grooved or smooth plywood, or equivalent appropriate to wet area use.
- > External wall linings to be factory pre-painted or full depth coloured compressed fibre cement panels / lining, compressed fibre cement, grooved or smooth plywood, or equivalent.
- > Bird-proof and vermin-proof screening / mesh to all external wall openings. No gaps to all external walls. Avoid creating any areas where birds can land / nest on the building structure (i.e. under the roofline).
- > Aluminium perforated metal or grilles screening above cubicle / room walls and doors for natural ventilation and natural light provision.
- > Provide gaps – 75 to 150mm maximum – under internal cubicle doors and walls.
- > Provide gaps – 75 to 150mm maximum – to underside of internal privacy screens.
- > External walls and screens to be designed to limit footholds for climbing purposes.
- > All external and internal doors to be metal wrapped to all surfaces on waterproof plywood faced solid core doors.
- > Door not provided with electronic lock / access hardware to have slide bolt with pad locks with security shroud to all external doors.
- > Doors with electronic lock / access hardware to have stainless steel security strike shields.
- > Incorporate hinges or pivots only – no door closers.
- > Door stops to be floor mounted.
- > Translucent roof sheeting is acceptable – provide security mesh protection underneath.
- > Stainless steel signage / graphics to Australia Standards, NCC / BCA and ACT Government policy.

6. Equipment:

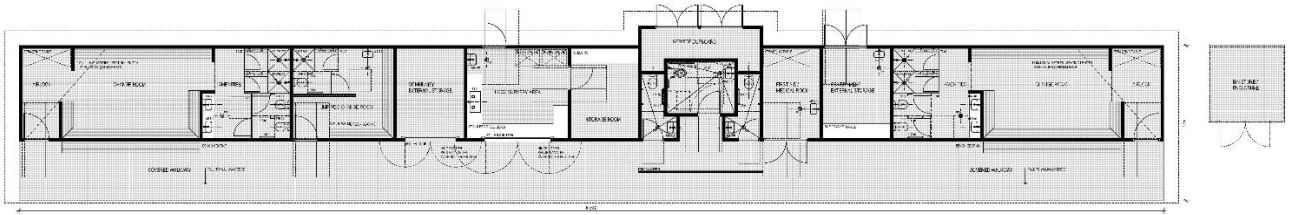
- > Bench seating along playing field facing wall of Local and Regional Sportsground Pavilion – maximum length possible. Wall and screen over height, consider privacy if standing on bench seating.
- > Recycled plastic slat bench seating – **refer schedule of preferred equipment.**
- > Door hardware to toilets and showers to have privacy indicator bolt and hook.
- > Toilet seats to be full, round, secure with colour contrast to the background.
- > Baby change tables to be plastic, semi-recessed change unit – **refer schedule of preferred equipment.**
- > Install hold-back wall angles for door / gate slide bolt – for door / gate hold-in-open position, when unlocked.
- > Instantaneous electric hot water system to be provided to accessible toilet and change room fittings / taps.
- > Toilet Pans to have direct flush valve operation – **refer schedule of preferred equipment.**
- > Tapware to be fitted with timed flow valve to regulate water consumption – **refer schedule of preferred equipment.**
- > Stainless steel knee-operated hand wash basins to Food Servery Area, only – **refer schedule of preferred equipment.**
- > Basin taps to be supplied with potable water in all cases.
- > Soap dispensers – **refer schedule of preferred equipment.**
- > Stainless steel vanity shelf – **refer schedule of preferred equipment.**
- > Isolating tap beside / behind wall stainless steel hand wash basins.

- > Smart water meters preferred.
- > Toilet cisterns should be supplied by roof water and rainwater tanks – if integrated into the design.
- > Internal hose taps to be mounted higher to allow filling of bigger / taller buckets.
- > External taps to be installed with metal security shrouds.
- > Outdoor taps to have adjacent in-ground isolating / shut-off tap / valve.
- > External hose taps to be mounted higher to allow filling of bigger / taller buckets.
- > External drinking water refill & fountain station to be provided – one per Pavilion.
- > Lockage external weatherproof power points to be provided.
- > Install bicycle racks in lieu of bollards.

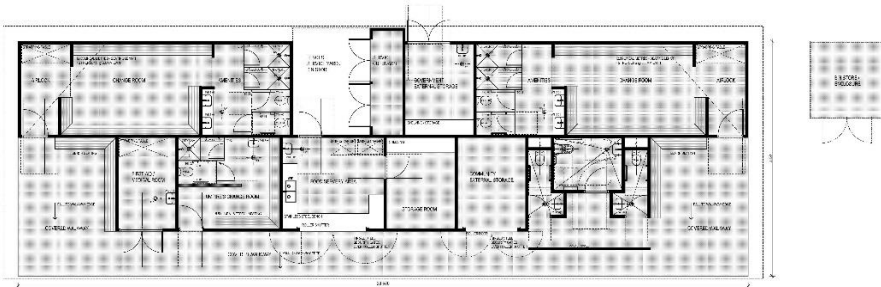
7. Specific Exclusions:

- > No unfinished concrete to floors – internally.
- > No floor or skirting tiles to be installed.
- > Do not use face brick or concrete block surfaces.
- > Do not use masonry with a rendered and painted finish.
- > Do not use zinc-coated steel, flat or corrugated wall cladding.
- > No wall tiling to be installed.
- > Do not use glass ceramic tiles with epoxy grout to joints to walls.
- > Do not use steel sheet with a two-pack paint finish to walls.
- > Do not use aluminium composite sheeting with an oven-baked paint finish to walls.
- > No gaps to external walls – provide bird-proof and vermin-proof mesh to all gaps.
- > No gutters to roof – unless approved by ACT Government Agency, or ACT Government Directorate who will own the asset.
- > No roof insulation required.
- > Do not use proprietary skylights – translucent roof sheeting is acceptable.
- > Do not use post and beam or portal construction. Walls to be load-bearing and braced.
- > No sharps containers to be installed.
- > No paper towel dispensers to be installed.
- > No timed light switches.
- > No mid to dark colour to floors and skirtings.
- > Do not use treated timber wall stud framing.
- > Do not use porcelain fixtures.
- > Do not allow for future additional / upgrade provisions in access and equity legislation.
- > Do not allow for any additional entry and manoeuvrability area for mobility scooters.
- > Do not design all cubicles within Changer Room Amenities for ambulant features.

8. Component Plan Images:



Regional Sportsground Pavilion Component Plan Option Layout 1



Regional Sportsground Pavilion Component Plan Option Layout 2

1.5.3 Minimum preferred room and area schedule

For the three types of buildings (i.e. Sportsground Toilet Block, Local Sportsground Pavilion, and Regional Sportsground Pavilion).

> Refer Preferred Room and Areas Table :

MUNICIPAL INFRASTRUCTURE STANDARD							
PART 19a SPORTSGROUND PAVILIONS							
Revision B (17th January 2019)							
SPORTSGROUND TOILET BLOCK, LOCAL & REGIONAL SPORTSGROUND PAVILION - PREFERRED ROOMS & ROOM AREAS							
CODE	ROOM - DESCRIPTION	Local Facility Room Areas	Regional Facility Room Area	Toilet Block	Local Facility	Regional Facility	NOTES & COMMENTS
AL	Change Room 1 Airlock Change Room 2 Airlock Change Room 3 Airlock Change Room 4 Airlock	5 sqm 5 sqm	5 sqm 5 sqm		Y Y	Y Y	Change Room Airlock location & shape will depend on the Change Room. Change Room Airlock to incorporate multi-purpose uses & shape - maintain visual privacy from external to Change Room. Entry gate 1250mm minimum width.
CH	Change Room 1 Change Room 2 Change Room 3 Change Room 4	20 sqm 20 sqm	20 sqm 20 sqm		Y Y	Y Y	Change Room shape to maximise unencumbered free space for maximum usable wall length for bench seating. Maintain visual privacy from Airlock. LOCAL SPORTSGROUND PAVILION - Allow for bench seating. REGIONAL SPORTSGROUND PAVILION - Allow for bench seating + lockers.
AM	Amenities 1 Amenities 2 Amenities 3 Amenities 4	12 sqm 12 sqm	12 sqm 12 sqm		Y Y	Y Y	LOCAL PAVILION - To include minimum 2 Showers + 2 toilets + 2 Hand Basins REGIONAL PAVILION - To include minimum 2 Showers + 2 Toilets + 2 Basins Location & shape will depend on the Change Room. Maintain visual privacy from Change Room.
UM	Referee's / Umpires Room(s)	15 sqm	15 sqm		Y	Y	Umpires Rooms allow 10sqm for change + 1 Shower + 1 Toilet + 1 Hand Basin.
ST	Strapping / Massage Room 1 Strapping / Massage Room 2						
FA	First Aid / Medical Room Fitness / Training Room		8 sqm			Y	First Aid Room to REGIONAL SPORTSGROUND PAVILION Only.
KI	Food Servery Area	15 sqm	15 sqm				Food Servery to face field of play. Shape to maximise usable wall length.
OF	Office / Admin / Meeting						
ST	Comms / Storage (Internal)	7.5 sqm	10 sqm		Y	Y	Canteen Storage to be attached to or within Food Servery Area.
	Community Storage (External)	10 sqm	10 sqm		Y	Y	Community Storage with external access.
	Government Storage / Shed		10 sqm		Y	Y	Storage to Regional Facility only. For- Synthetic Field Equipment.
CL	Cleaner's / Utility Room		3 sqm			Y	Regional Facility - Cleaner's Sink & Cupboard.
SD	Service Cupb'd / Plant Room	5 sqm	5 sqm	Y	Y	Y	Service / Plant Cupboard to rear of building.
SC	Timekeeping / Scorer's Box						
TU	Third Umpire / Referee Box						
CO	Social / Community Room						
PT	Public Toilet 1	3 sqm	3 sqm	Y	Y	Y	Ambulant Toilet with Internal Basin.
PT	Public Toilet 2	3 sqm	3 sqm		Y	Y	Ambulant Toilet with Internal Basin.
PW	Accessible Toilet						PWD without Baby Change Table.
PWB	Accessible Toilet + Baby Change	6 sqm	6 sqm	Y	Y	Y	PWD with Baby Change Table.
INTERNAL AREAS - ROOMS+PREFERRED AREA		138.5 sqm	162 sqm				
WALLS & CONSTRUCTION AREA (+15%)		20.8 sqm	24.3 sqm	Y	Y	Y	Assumed 15% for walls & construction to internal areas.
VE	External Covered Verandah	90 sqm	90 sqm	Y*	Y*	Y*	Assumed area - Part of roof eaves extensions - facing field.
CV	External Covered Viewing Area						
BS	Bin Store Enclosure	10 sqm	10 sqm		Y	Y	Fenced Open Bin Store Enclosure. Adjacent car Park.
BQS	BBQ Store Enclosure						
TOTAL AREAS (INDICATIVE AREAS)		259.3 sqm	286.3 sqm				
* External Covered Verandah Area - to suit minimum width and length of building. Toilet Block width as required by AS1428.1. Local and Regional Sportsground Pavilion width 2400mm.				Change Rooms:	Maximise lineal wall length for bench seating.		
				Food Servery:	Efficient shape for maximum wall length & person movement.		
				Service Cupb'd:	Location for meters, HWS, WiFi & lighting controls.		
				Covered Area:	Allow bench seating + water refill station - 2.4 m width.		
				Amenities:	Shower, WC & basin numbers to comply with BCA requirements.		
				Toilets:	To comply with BCA & AS1428.1 requirements.		

1.5.4 Minimum and preferred room inclusions

For the three types of buildings (i.e. Sportsground Toilet Block, Local Sportsground Pavilion, and Regional Sportsground Pavilion).

- > To comply with the Disability Discrimination Act legislation.
- > Provide level transition at entry.
- > Room shape to maximise visual privacy from external areas into the Public Toilets and Change Rooms.
- > Room shape to maximise unencumbered free space for required number of accessible and / or standard, ambulant toilets.
- > Room size and layout to comply with applicable legislation, codes and standards.
- > Change Room and Change Room Amenities to be Gender Inclusive in recognition that some sports often have a mix of female and male participants.
- > Change Room shape to maximise unencumbered free space for maximum usable wall length for bench seating
- > Change Room Airlocks, Food Servery Area, Community Storage and Referee's / Umpire's Rooms are to face towards the playing field and have external access from the playing field.
- > Rooms should provide for the needs of people with disabilities and other special needs. Access for the disabled and wheelchair needs to be considered. The rooms should be designed to allow caregivers, including those providing assistance to members of the opposite sex, to provide assistance and supervision.
- > Rooms should be designed to provide maximum flexibility of layout and use.







1.5.5 Fit-out inclusions

For the three types of buildings (i.e. Sportsground Toilet Block, Local Sportsground Pavilion, and Regional Sportsground Pavilion).

- > Stainless steel standard and ambulant back to wall toilet pan(s) with standard, accessible and ambulant toilet pan seats – **refer schedule of preferred equipment.**
- > Toilet pans to be high volume bowels – **refer schedule of preferred equipment.**
- > Toilet pans to have direct flush valve operation – **refer schedule of preferred equipment.**
- > Stainless steel cistern buttons (large button) and wall plate(s) – **refer schedule of preferred equipment.**
- > Stainless steel wall hand wash basin(s) with shroud – **refer schedule of preferred equipment.**
- > Isolating tap beside / behind stainless steel wall hand wash basin.
- > Soap dispenser – **refer schedule of preferred equipment.**
- > Stainless steel vanity shelf – **refer schedule of preferred equipment.**
- > Stainless steel toilet frameless mirror(s) – **refer schedule of preferred equipment.**
- > Sanitary bin(s) to be provided to all cubicles – cubicles could be slightly wider to accommodate bins – **refer schedule of preferred equipment.**
- > Toilet roll holders (4 rolls) to be robust and lockable – **refer schedule of preferred equipment.**
- > Grabrails to accessible and ambulant facilities to be in accordance with AS1428.1, fixed to structural frame – **refer schedule of preferred equipment.**
- > Sensor activated stainless steel electric slim-line hand dryer to be installed – in areas of minimal risk of damage – **refer schedule of preferred equipment.**
- > Toilet and shower cubicles to be compact laminate shower and toilet partition system with tapered edge to cubicle door for visual privacy.
- > Floor wastes to be large with bucket trap type with open security screw fixed grate. Floor waste grate to comply with AS1428.1 requirement in accessible toilets and access areas – **refer schedule of preferred equipment.**

- > Install continuous clothes hooks on backing rail around walls to Change Rooms – clothes hook to be vandal proof of extended length before end turn-up. Refer TCCS details and **schedule of preferred equipment.**
- > Install recycled plastic slats preferred to bench seating – **refer schedule of preferred equipment.**
- > Stainless steel bench with mid-shelf under, splashback all around to Food Servery Area.
- > Food Servery bench at Roller Shutter to be two-height opening – one for disability access.
- > Single bowel stainless steel sink to Food Servery Area with wet lip edge and drainer area.
- > Noticeboard with metal surround and non-scratch able acrylic vision panel, security pad bolt and padlock to be installed – **refer schedule of preferred equipment.**
- > Skylights to match roof profile with steel bar saddled over rafters and under skylight – security bars to painted to match ceiling or underside of roof decking.
- > All doors to be steel sheeted all around over hardwood edged door all around.
- > External doors to be fitted with heavy duty D-pulls on inside face.
- > Food Servery Area door to have barrel bolt to secure door from inside when in use.
- > All external doors not provided with electronic security lock / access hardware to be fitted with external pad bolts in security shroud – **refer schedule of preferred equipment.**
- > Doors with electronic lock / access hardware to have stainless steel security strike shields.
- > Doors should be able to be snibbed into the open position, usually by means of an internal wall mounted device – **refer schedule of preferred equipment.**
- > All roller shutters to have steel security shutters / gates in front – **refer schedule of preferred equipment.**
- > All security shutters / gates require fixing device to hold in open position – locked back onto wall – **refer schedule of preferred equipment.**

1.5.5.1 Fit-out – Preferred Inclusion Examples:

 <p>Accessible stainless-steel wall-faced toilet pan with integral shroud - easier to clean and more secure than those with exposed pipework. High volume bowels. Toilet seat to AS1428.1 requirement.</p>	 <p>Standard stainless-steel wall-faced toilet pan with integral shroud - easier to clean and more secure than those with exposed pipework. High volume bowels. To be matched with appropriate toilet seat.</p>	 <p>Ambulant stainless-steel wall faced toilet pan with integral shroud - easier to clean and more secure than those with exposed pipework. High volume bowels. To be matched with appropriate toilet seat.</p>
 <p>Combination accessible stainless steel grabrails with integrated back-rest – easier fixings and one- piece construction for security.</p>	 <p>Ambulant stainless steel grabrail – refer AS1428.1 for mounting height and layout.</p>	 <p>Stainless steel in-wall toilet cistern buttons (large buttons) and stainless-steel face plate.</p>



Multiple stainless-steel wall-mounted vanity basins with integral shroud - easier to clean and more secure than those with exposed pipework.



Single stainless-steel wall-mounted vanity basins with integral shroud - easier to clean and more secure than those with exposed pipework. Vanity Basins should only be used when integrated with stainless steel bench top. Note robust stainless-steel tap with timed flow valves to avoid water wastage.



Stainless steel integrated Food Servery wall-mounted hand wash basin with knee-operation. For ease of cleaning and operation.



Stainless steel sanitary bin. Plastic sanitary bins are an option.



Plastic sanitary bins are an option.



Sensor activated stainless steel electric slim-line hand dryer.



Stainless steel enclosure to all exposed services.



Continuous coat hooks and mounting rail. Coat hooks with extended length for multiple bag / clothes hanging.



Recycled plastic slats bench seating on stainless steel support frame and legs.



Stainless steel Food Servery bench with under shelving and splashbacks – two levels, one for children and typical for adult participants.



Stainless steel t-shaped shower rail and grabrail combination, with shower head and mixer. Refer AS1428.1 for set-out and mounting heights.



Wall-mounted semi-recess into wall baby change station – plastic casing.



Toilet & Shower Cubicles.



Stainless steel mirror. Refer AS1428.1 for minimum sizes and mounting heights. In all cases to be mounted directly above basin lip / splashback.



Integrated Accessible stainless-steel toilet grabrails with back rest.



Stainless steel support structure with non-slip composite accessible shower seat.



Multiple toilet paper roll holder (4 rolls). With lockable and removable spindle and full-length cover.



External Noticeboard – metal enclosure with non-scratchable acrylic vision panel.



Water refill station



Roller shutter door with slide-bolt, and base security angle slat.



Lockable stainless steel BBQ storage bench and cupboard. Note ant-bed gravel to front in lieu of concrete and waterproof GPO behind.

1.5.6 Preferred internal and external materials and fittings

For the three types of buildings (i.e. Sportsground Toilet Block, Local Sportsground Pavilion, and Regional Sportsground Pavilion).

- > Facilities should be designed to minimise maintenance and cleaning. However, some maintenance will be required, and it is desirable to design the area outside the facilities to provide easy access for maintenance vehicles and staff.
- > Provide appropriate access for maintenance vehicles and legitimate users, whilst preventing access to unauthorised people who may cause vandalism.
- > Material selections that are robust. Materials shall be selected based on maximising durability and minimising maintenance requirements but may be modified, with the approval of the ACT Government Agency, or ACT Government Directorate who will own the asset, to satisfy aesthetic criteria.
- > Where steel components are necessary or required by the ACT Government Agency, or ACT Government Directorate who will own the asset, they should be hot-dip galvanised after fabrication. The corrosion protection system shall be to AS2312. Corrosion protection systems, including preparation, are to be shown on the structural drawings.
- > Painting should be avoided where it is aesthetically acceptable.
- > Timber shall not be used as a structural member. In recommending the timber species for non-structural members, the designer should consider durability, maintenance and local availability. CCA treated timber shall not be used. Minor structures of a temporary nature (design life span up to 20 years) may utilise seasoned hardwood that has been treated with preservative. Steel connections shall be hot-dip galvanised.
- > Floor surfaces finish to be non-slip granulated epoxy chip trowelled grout – except to areas indicated in the above document where sheet vinyl or concrete finishes are required or preferred.
- > Wall linings to be compressed fibre cement, grooved or smooth plywood, or equivalent.
- > Compact laminate shower and toilet partition system, or equivalent.
- > Colour contrasts between vertical and horizontal surfaces required around toilet doors, fixtures, fittings, benches, toilets and signage.
- > Bird-proof and vermin-proof screening / mesh to all external wall openings. No gaps to all external walls.
- > External downpipes to be metal protected (minimum thickness 2.0mm) from roof level to finished ground level.
- > Roller shutter to be steel security slat type with large bottom rail with internal slide lock rail and pad bolts.
- > Roller shutter to be protected by swing metal gates with slide bolts and pad locks with security shroud, lockable to adjacent walls.

1.5.6.1 Floor Finishes – Preferred Materials Examples:



Granulated epoxy chip trowelled grout floor finish to internal areas.



Sealed concrete floor finish to internal areas.



Non-slip concrete floor finish to external areas.

1.5.6.2 Wall Finishes – Preferred Materials Examples:



Compressed fibre cement – panelized wall lining / finish.



Pre-finished compressed fibre cement – panelized wall lining.



Smooth plywood wall lining / finish.

1.5.6.3 Ceiling Finishes – Preferred Materials Examples:



No ceilings – underside roof sheeting and roof support structure exposed.



Eaves linings if required – smooth plywood lining / sheets.



Translucent (frosted) roof panels with security bars / grilles below.

1.5.6.4 Fixtures – Preferred Fittings Examples:



Roller shutter, with security slats and bottom rail with multiple locking pad bolts and padlocks.



Roller shutter, with security gates pad bolts and padlocks.



Food Servery roller shutter, with security gates, pad bolts and padlocks.



External security lockable case / shroud.



External GPO and switch plate security lockable case / shroud. Include 15A GPO separately.



External hose cock with security shroud.



External door with slide bolt / pad bolts and padlocks in security shroud. Door pull handle and Privacy latch.



Stainless steel signage.



External door with slide bolt / pad bolts and padlocks in security shroud.



Metal gate with slide bolt / pad bolt and padlock in security shroud. Gates to be held open with wall mounted bar.



Metal faced and wrapped external doors – doors to be solid core with exterior waterproof plywood facing.



Floor wastes to be large bucket trap type with open grate for ease of clean-out.

1.5.6.5 External Walls Finishes – Preferred Materials Examples:



Compressed fibre cement – panelized wall lining / finish.



Pre-finished compressed fibre cement – panelized wall lining.

1.5.6.6 Envelope Finishes – Preferred Materials Examples:



Perforated metal grilles over door head for natural light and ventilation into internal areas.



Battens over door head for natural light and ventilation into internal areas.



Perforated metal screen wall lining / finish.

1.5.7 Design and material exclusions

For the three types of buildings (i.e. Sportsground Toilet Block, Local Sportsground Pavilion, and Regional Sportsground Pavilion) – including sample images / pictures of not supported or fit for purpose design and materials.

- > No unfinished concrete to floors - internally.
- > No floor or skirting tiles to be installed.
- > Do not use face brick or concrete block surfaces.
- > Do not use zinc-coated steel, flat or corrugated.
- > No wall tiling to be installed.
- > No gutters to roof.
- > No roof insulation required.
- > Do not use post and beam or portal construction. Walls to be load-bearing and braced.
- > Do not install proprietary skylights – translucent roof sheeting is acceptable.
- > No sharps containers to be installed.
- > No paper towel dispensers to be installed.
- > No soap dispensers to be installed.
- > No mid to dark colour to floors and skirtings.
- > Do not use treated timber wall stud framing.
- > Do not use porcelain fixtures.
- > Do not allow for future additional / upgrade provisions in access and equity legislation.
- > Do not allow for any additional entry and manoeuvrability area for mobility scooters.
- > Do not design all cubicles for ambulant features – comply with NCC / BCA requirements.

1.5.7.1 Floor Finishes – Exclusion Examples:

		
Unsealed concrete – Not to be Used.	Floor tiles – Not to be Used.	Tiling – Not to be Used.

1.5.7.2 Wall Finishes – Exclusion Examples:

		
Block walls – Not to be Used.	Wall tiles – Not to be Used.	Skirting tiles – Not to be Used.

1.5.7.3 Ceiling Finishes – Exclusion Examples:

		
Plasterboard sheeting is susceptible to damage – Not to be Used.	Applied or sprayed linings – Not to be Used.	Access panels create security issues – Not to be Used.

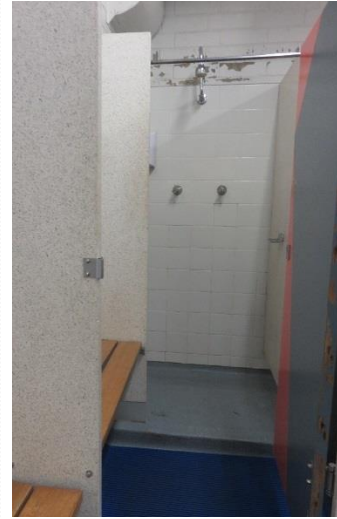
1.5.7.4 Fixtures – Exclusion Example:



Non-stainless-steel fixtures and fittings – Not to be Used.



Non-stainless-steel fixtures and fittings – Not to be Used.



Non-stainless-steel fixtures and fittings – Not to be Used.

1.5.7.5 External Walls Finishes – Exclusion Examples:



Block walls – Not to be Used.



Prefinished metal cladding – Not to be Used.



Painted block walls – Not to be Used.



Perforated metal screens that do not provide privacy – Not to be Used.



External mesh screens that are out of alignment – that have gaps that allow birds and vermin access – Not to be Used.



Unfinished walls – Not to be Used.

1.5.8 Services requirements

For the three types of buildings (i.e. Sportsground Toilet Block, Local Sportsground Pavilion, and Regional Sportsground Pavilion).

1.5.8.1 Services – Lighting and Power:

- > Document power source;
- > Verify adequacy of supply document upgrade to capacity if required;
- > Power circuits to be minimum 20 amps;
- > Light fittings to be energy efficient, high-mounted and vandal-resistant (internally and externally);
- > Light fittings to be sensor activated;
- > Lights to be LED lamps;
- > Lamps should be easily sourced and easily replaceable;
- > Light switches not to be time activated / shut-off – except to ceiling mounted ceramic bar heaters;
- > Provide some 20A and 15A circuits to Food Servery Area;
- > External lighting to be controlled on sensors;
- > Weatherproof external GPO's to be located within a padlock lockable security box, preferable built flush into wall and facing the playing field;
- > Solar / PV for enclosed ovals only;
- > Power generally hard-wired to fixtures;
- > Industry quality extraction fan to be fitted above the bench within the Food Servery Area room;
- > All heaters should be push button timed heaters – thermofilm heatstrip radiant heaters, wall or ceiling mounted with fixed wiring;
- > Install power points to ceiling for future ceramic bar type heaters suspended / hung from ceiling – hard-wired in ceiling on timer switches.

1.5.8.2 Services – Plumbing:

- > Document water supply source, including meter;
- > Document sewer connection;
- > Instantaneous electric hot water system to be provided to PWD Toilet and Change Room fittings / taps – hard-wired on timer switches;
- > All vanities, basins, sinks and pans to be vandal resistant heavy gauge stainless steel, wall-face fixed with concealed fixings and security screws;
- > All basins to have an isolating tap adjacent for cut-off, if required for servicing.
- > All toilet pans to be supplied with injection moulded coloured plastic hinged seat;
- > All accessible and ambulant toilets to be supplied with stainless steel grab rails, back rest to comply with AS1428.1;
- > Cisterns to be in-wall and direct flush, with large buttons or as required to comply with AS1428.1;
- > Tapware to be robust and vandal-proof, with replacements readily available from major manufacturers;
- > Tapware to be vandal resistant, push button fitted with timed flow valve to regulate water consumption;
- > Fixings and access panels to be stainless steel plate, vandal-proof and lockable;
- > Water supply and drainage pipework to be concealed in lockable accessible ducts and ceiling spaces;
- > Toilet cisterns should be supplied by roof water and rainwater tanks – rainwater storage tanks should be integrated into the design;
- > Showers to be timed tap / button controlled.

- > Shower heads are to be vandal resistant and low volume with security type < 15 degree water angle to limit water spray to the shower cubicle recess area. Articulated arms / heads are not to be used;
- > Basins taps should be supplied with potable water, in all cases;
- > Cleaners tap required under vanities;
- > Smart water meters – are preferred;
- > Removeable bucket traps required to all floor wastes – floor waste grates to comply with AS1428.1 requirement in accessible toilets and access areas;
- > Internal hose taps to be mounter higher than usual to allow for filling of bigger / taller buckets;
- > External taps to be installed within a padlock lockable security shroud;
- > External taps to have adjacent in-ground isolating / shut-off tap / valve.
- > External hose taps to be mounter higher than usual to allow for filling of bigger / taller buckets;
- > External to building taps to be mounted on steel standpipes with protection bollards surrounding the standpipe.
- > Knee-operated hand wash basin to Food Servery Area hand wash basins ONLY;
- > All IO points to be accessible. Where in slab or paved areas to have a stainless-steel screw-down cover plate of sufficient diameter for ease of access and use;
- > Water supply line to Sportsground Toilet Bock to be minimum 32mm diameter or greater;
- > Water supply line to Local and Regional Sportsground Pavilions to be minimum 50mm diameter, or greater;
- > All pipework preferred to be hidden. If exposed within toilet areas to be chrome plated metal;
- > Drainage vent stacks are to be internal and hidden. If exposed within toilet areas to be chrome plated metal;
- > ORG covers and exposed drainage inspection points are to have metal screw-down covers;
- > Stormwater run-off from roof must fall onto concrete and feed into dish drain which runs to a sump that is piped into the stormwater main, or to rainwater collection tanks that feed the toilets.

1.7 Further reading

List of Further Reading – refer latest versions:

- > Cricket Australia: Community Cricket Facility Guidelines.
- > Australian Football League: AFL Preferred Facility Guidelines for State, Regional and Local Facilities.
- > Australian Football League: Female Football Club Guide.
- > National Rugby League: Preferred Facility Guidelines for Grassroots Rugby League.
- > Football NSW: Building Development. Guide to Plan and Delivery Successful Facilities Development Projects.
- > ACT Government: Female Friendly Change Rooms at Sporting Facilities Guideline.
- > Victorian Government: Female Friendly Change Room Guide.
- > Victoria Government: Female Friendly Sport Infrastructure Guidelines.
- > South Australian Regional Level Recreation and Sport Facilities Guidelines.
- > Netball Victoria: Netball Victoria Facilities Manual.

1.8 Forms and templates

1.8.1 Briefing document and changes checklist

1.8.1.1 Briefing Document & Changes Checklist – Sportsground Toilet Block

Design Briefing & Change Checklist Form – refer attached:

SPORTSGROUND TOILET BLOCK							
ROOMS:	AREAS:			Additional / Increase / Specific Requirements from Design Guidelines:			
			Req	Areas:	Comment / Description:	Req	
SPORTSGROUND TOILET BLOCK:							
Public Toilet – Accessible	6.0	sqm	<input type="checkbox"/>	sqm			<input type="checkbox"/>
Public Toilet – Ambulant 1	3.0	sqm	<input type="checkbox"/>	sqm			<input type="checkbox"/>
Public Toilet – Ambulant 2	3.0	sqm	<input type="checkbox"/>	sqm			<input type="checkbox"/>
Walls & Circulation (+15%)	2.0	sqm	<input type="checkbox"/>	sqm			<input type="checkbox"/>
			<input type="checkbox"/>				<input type="checkbox"/>
External Covered Verandah	10.0	sqm	<input type="checkbox"/>	sqm	One per Pavilion		<input type="checkbox"/>
TOTAL AREA (INDICATIVE)	24.0	sqm	<input type="checkbox"/>	sqm			<input type="checkbox"/>
Additional Room			<input type="checkbox"/>	sqm			<input type="checkbox"/>
Additional Room			<input type="checkbox"/>	sqm			<input type="checkbox"/>
Exclusions / Inclusions:							
							<input type="checkbox"/>
							<input type="checkbox"/>
							<input type="checkbox"/>
							<input type="checkbox"/>
SITE ASSESSMENT & APPROVALS:							
Site is highly visible			<input type="checkbox"/>	Planning approval			<input type="checkbox"/>
Appropriate surrounding vegetation			<input type="checkbox"/>	Environmental approval			<input type="checkbox"/>
Proximity to existing utilities			<input type="checkbox"/>	Building approval			<input type="checkbox"/>
Capacity of existing utilities			<input type="checkbox"/>				<input type="checkbox"/>
Gradients appropriate for disability access			<input type="checkbox"/>				<input type="checkbox"/>
			<input type="checkbox"/>				<input type="checkbox"/>
			<input type="checkbox"/>				<input type="checkbox"/>
MANAGEMENT, MAINTENANCE & SECURITY:							
Hours of operation considered			<input type="checkbox"/>	Security measures considered			<input type="checkbox"/>
Facility to be locked out of hours			<input type="checkbox"/>	Graffiti management program			<input type="checkbox"/>
Cleaning program arranged			<input type="checkbox"/>				<input type="checkbox"/>
			<input type="checkbox"/>				<input type="checkbox"/>
			<input type="checkbox"/>				<input type="checkbox"/>

1.8.1.2 Briefing Document & Changes Checklist – Local Sportsground Pavilion

Design Briefing & Change Checklist Form – refer attached:

LOCAL SPORTSGROUND PAVILION						
ROOMS:	AREAS:		Additional / Increase / Specific Requirements from Design Guidelines:			
		Req	Areas:	Comment / Description:	Req	
LOCAL SPORTSGROUND PAVILION:						
Change Room Airlock 1	5.0	sqm	<input type="checkbox"/>	sqm	One per Change Room	<input type="checkbox"/>
Change Room Airlock 2	5.0	sqm	<input type="checkbox"/>	sqm	One per Change Room	<input type="checkbox"/>
Change Room 1	20.0	sqm	<input type="checkbox"/>	sqm		<input type="checkbox"/>
Change Room 2	20.0	sqm	<input type="checkbox"/>	sqm		<input type="checkbox"/>
Change Room Amenities 1	12.0	sqm	<input type="checkbox"/>	sqm	One per Change Room	<input type="checkbox"/>
Change Room Amenities 2	12.0	sqm	<input type="checkbox"/>	sqm	One per Change Room	<input type="checkbox"/>
Umpire's Change Room	15.0	sqm	<input type="checkbox"/>	sqm		<input type="checkbox"/>
Food Servery Area	15.0	sqm	<input type="checkbox"/>	sqm		<input type="checkbox"/>
Communications / Storage	7.5	sqm	<input type="checkbox"/>	sqm		<input type="checkbox"/>
Community Storage	10.0	sqm	<input type="checkbox"/>	sqm		<input type="checkbox"/>
Service Cupboard / Plant	5.0	sqm	<input type="checkbox"/>	sqm		<input type="checkbox"/>
Public Toilet – Accessible	6.0	sqm	<input type="checkbox"/>	sqm		<input type="checkbox"/>
Public Toilet – Ambulant 1	3.0	sqm	<input type="checkbox"/>	sqm		<input type="checkbox"/>
Public Toilet – Ambulant 2	3.0	sqm	<input type="checkbox"/>	sqm		<input type="checkbox"/>
Walls & Circulation (+15%)	20.0	sqm	<input type="checkbox"/>	sqm		<input type="checkbox"/>
			<input type="checkbox"/>			<input type="checkbox"/>
External Covered Verandah	90.0	sqm	<input type="checkbox"/>	sqm	One per Pavilion	<input type="checkbox"/>
Bin Store / Enclosure	10.0	sqm	<input type="checkbox"/>	sqm	One per Pavilion	<input type="checkbox"/>
TOTAL AREA (INDICATIVE)	258.5	sqm	<input type="checkbox"/>	sqm		<input type="checkbox"/>
Additional Room			<input type="checkbox"/>	sqm		<input type="checkbox"/>
Additional Room			<input type="checkbox"/>	sqm		<input type="checkbox"/>
Additional Room			<input type="checkbox"/>	sqm		<input type="checkbox"/>
Exclusions / Inclusions:						
						<input type="checkbox"/>
						<input type="checkbox"/>
						<input type="checkbox"/>
						<input type="checkbox"/>
SITE ASSESSMENT & APPROVALS:						
Site is highly visible			<input type="checkbox"/>	Planning approval		<input type="checkbox"/>
Appropriate surrounding vegetation			<input type="checkbox"/>	Environmental approval		<input type="checkbox"/>
Proximity to existing utilities			<input type="checkbox"/>	Building approval		<input type="checkbox"/>
Capacity of existing utilities			<input type="checkbox"/>			<input type="checkbox"/>
Gradients appropriate for disability access			<input type="checkbox"/>			<input type="checkbox"/>
			<input type="checkbox"/>			<input type="checkbox"/>
			<input type="checkbox"/>			<input type="checkbox"/>
MANAGEMENT, MAINTENANCE & SECURITY:						
Hours of operation considered			<input type="checkbox"/>	Security measures considered		<input type="checkbox"/>
Facility to be locked out of hours			<input type="checkbox"/>	Graffiti management program		<input type="checkbox"/>
Cleaning program arranged			<input type="checkbox"/>			<input type="checkbox"/>
			<input type="checkbox"/>			<input type="checkbox"/>

1.8.1.3 Briefing Document & Changes Checklist – Regional Sportsground Pavilion

Design Briefing & Change Checklist Form – refer attached:

REGIONAL SPORTSGROUND PAVILION							
ROOMS:	AREAS:			Additional / Increase / Specific Requirements from Design Guidelines:			
			Req	Areas:	Comment / Description:	Req	
REGIONAL SPORTSGROUND PAVILION:							
Change Room Airlock 1	5.0	sqm	<input type="checkbox"/>	sqm	One per Change Room	<input type="checkbox"/>	
Change Room Airlock 2	5.0	sqm	<input type="checkbox"/>	sqm	One per Change Room	<input type="checkbox"/>	
Change Room 1	20.0	sqm	<input type="checkbox"/>	sqm		<input type="checkbox"/>	
Change Room 2	20.0	sqm	<input type="checkbox"/>	sqm		<input type="checkbox"/>	
Change Room Amenities 1	12.0	sqm	<input type="checkbox"/>	sqm	One per Change Room	<input type="checkbox"/>	
Change Room Amenities 2	12.0	sqm	<input type="checkbox"/>	sqm	One per Change Room	<input type="checkbox"/>	
Umpire's Change Room	15.0	sqm	<input type="checkbox"/>	sqm		<input type="checkbox"/>	
First Aid / Medical Room	8.0	sqm	<input type="checkbox"/>		One per Pavilion	<input type="checkbox"/>	
Food Servery Area	15.0	sqm	<input type="checkbox"/>	sqm		<input type="checkbox"/>	
Communications / Storage	10.0	sqm	<input type="checkbox"/>	sqm		<input type="checkbox"/>	
Community Storage	10.0	sqm	<input type="checkbox"/>	sqm		<input type="checkbox"/>	
Government Store / Shed	10.0	sqm	<input type="checkbox"/>	sqm		<input type="checkbox"/>	
Cleaner's / Utility Room	3.0	sqm	<input type="checkbox"/>	sqm		<input type="checkbox"/>	
Service Cupboard / Plant	5.0	sqm	<input type="checkbox"/>	sqm		<input type="checkbox"/>	
Public Toilet – Accessible	6.0	sqm	<input type="checkbox"/>	sqm		<input type="checkbox"/>	
Public Toilet – Ambulant 1	3.0	sqm	<input type="checkbox"/>	sqm		<input type="checkbox"/>	
Public Toilet – Ambulant 2	3.0	sqm	<input type="checkbox"/>	sqm		<input type="checkbox"/>	
Walls & Circulation (+15%)	24.0	sqm	<input type="checkbox"/>	sqm		<input type="checkbox"/>	
			<input type="checkbox"/>			<input type="checkbox"/>	
External Covered Verandah	90.0	sqm	<input type="checkbox"/>	sqm	One per Pavilion	<input type="checkbox"/>	
Bin Store / Enclosure	10.0	sqm	<input type="checkbox"/>	sqm	One per Pavilion	<input type="checkbox"/>	
TOTAL AREA (INDICATIVE)	286.0	sqm	<input type="checkbox"/>	sqm		<input type="checkbox"/>	
Additional Room			<input type="checkbox"/>	sqm		<input type="checkbox"/>	
Additional Room			<input type="checkbox"/>	sqm		<input type="checkbox"/>	
Additional Room			<input type="checkbox"/>	sqm		<input type="checkbox"/>	
Additional Room			<input type="checkbox"/>	sqm		<input type="checkbox"/>	
Exclusions / Inclusions:							
						<input type="checkbox"/>	
						<input type="checkbox"/>	
						<input type="checkbox"/>	
SITE ASSESSMENT & APPROVALS:							
Site is highly visible			<input type="checkbox"/>	Planning approval		<input type="checkbox"/>	
Appropriate surrounding vegetation			<input type="checkbox"/>	Environmental approval		<input type="checkbox"/>	
Proximity to existing utilities			<input type="checkbox"/>	Building approval		<input type="checkbox"/>	
Capacity of existing utilities			<input type="checkbox"/>			<input type="checkbox"/>	
Gradients appropriate for disability access			<input type="checkbox"/>			<input type="checkbox"/>	
MANAGEMENT, MAINTENANCE & SECURITY:							
Hours of operation considered			<input type="checkbox"/>	Security measures considered		<input type="checkbox"/>	
Facility to be locked out of hours			<input type="checkbox"/>	Graffiti management program		<input type="checkbox"/>	
Cleaning program arranged			<input type="checkbox"/>			<input type="checkbox"/>	

1.8.1.4 Briefing Document & Changes Checklist

Design Briefing & Change Checklist Form – refer attached:

BRIEFING DOCUMENT & CHANGES CHECKLIST			
SITE ASSESSMENT & APPROVALS:			
Site is highly visible	<input type="checkbox"/>	Planning approval	<input type="checkbox"/>
Appropriate surrounding vegetation	<input type="checkbox"/>	Environmental approval	<input type="checkbox"/>
Proximity to existing utilities	<input type="checkbox"/>	Building approval	<input type="checkbox"/>
Capacity of existing utilities	<input type="checkbox"/>		<input type="checkbox"/>
Gradients appropriate for disability access	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
MANAGEMENT, MAINTENANCE & SECURITY ISSUES:			
Hours of operation considered	<input type="checkbox"/>	Security measures considered	<input type="checkbox"/>
Facility to be locked out of hours	<input type="checkbox"/>	Graffiti management program	<input type="checkbox"/>
Cleaning program arranged	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
GENERAL REGULATION & LEGISLATION REQUIREMENTS:			
Complies with DDA Legislation	<input type="checkbox"/>	Comply with Disability Standards 2010	<input type="checkbox"/>
Adopt Universal Design Principals	<input type="checkbox"/>	Female Friendly Change Room provisions	<input type="checkbox"/>
Consider Equitable Access requirements	<input type="checkbox"/>	Amenity numbers to comply with NCC / BCA	<input type="checkbox"/>
Comply with AS 1428.1 requirements	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
BUILDING CONFIGURATION, FOR INCLUSION:			
Post-and-Beam construction	<input type="checkbox"/>	Privacy screen at Change Room entry	<input type="checkbox"/>
Roof insulation	<input type="checkbox"/>	Urinals to specific areas	<input type="checkbox"/>
Proprietary Skylights	<input type="checkbox"/>	Sensor activated Hand Dryers installed	<input type="checkbox"/>
All cubicles to Ambulant requirements	<input type="checkbox"/>	Soap Dispensers installed	<input type="checkbox"/>
Allow for future upgrade provisions	<input type="checkbox"/>	Emergency panic buttons to be installed	<input type="checkbox"/>
Changing Places Facility provided	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
BUILDING FINISHES, FIXTURES & FITTINGS, FOR INCLUSION:			
Face Brick to external walls	<input type="checkbox"/>	Gutters for Rain Water collection	<input type="checkbox"/>
Concrete Block to external walls	<input type="checkbox"/>	Rainwater storage tanks included	<input type="checkbox"/>
Double Bowl Sink to Food Servery Area	<input type="checkbox"/>	Light fittings to be sensor operated	<input type="checkbox"/>
Porcelain fixtures to specific areas	<input type="checkbox"/>	Solar / PV included	<input type="checkbox"/>
Cisterns supplied from Roof Water	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
OTHER ISSUES FOR INCLUSION			
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>
	<input type="checkbox"/>		<input type="checkbox"/>



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