

Item: 10.4

Memorial Square Public Toilet Redevelopment - Concept Plans for Public Consultation

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DIVISION	Environment & Infrastructure Services
ATTACHMENTS	<ol style="list-style-type: none"> 1. For Consultation - Memorial Square Public Toilet Redevelopment - Proposed Public Toilet Layout Plan [10.4.1 - 1 page] 2. For Consultation - Memorial Square Public Toilet redevelopment - Proposed Parking and Pedestrian Con [10.4.2 - 1 page]
PURPOSE	To present concept designs for the Memorial Square Public Toilet Redevelopment for endorsement to go on public exhibition.

1. EXECUTIVE SUMMARY

Concept designs and cost estimates for the redevelopment of the Memorial Square toilets and the incorporation of Changing Places Facility for Colac have been prepared for public consultation. A range of design options were developed over the past 8 months, including consideration of different locations within Memorial Square for the new toilets and potential new parking and access arrangements to the facility.

Preliminary consultation has been undertaken with key stakeholder groups including nearby businesses, bus and taxi companies and the Colac and Surrounds Special Needs Support Group. As a result of the discussions and following formal feedback received from the Colac Special Needs group, the design for the Memorial Square Public Toilets was revised to incorporate a Changing Places Facility, whereas previously the direction had been to explore a facility at Hesse Street Comfort station.

The estimated cost of the Memorial Square Toilet redevelopment (inclusive of detailed design, demolition of the existing facility, parking and pavement upgrades, landscaping, and contingencies) is \$1.16 million. A number of external funding opportunities are currently being explored for the development.

The draft concept designs are proposed to be placed on public exhibition for a period of 6 weeks. Following consideration of public feedback, revised designs and final costs will be prepared for Council endorsement in November. The final plans will be used as a basis for further detailed design and construction of the facility and may assist in attracting external funding towards the development.

2. RECOMMENDATION

That Council:

1. ***Approves placing the Memorial Square Public Toilet Redevelopment Draft Concept Plans on public exhibition for a six-week period, in line with Council's Community Engagement Policy.***
2. ***Considers any feedback from the exhibition and consultation period at a future Council Briefing and Council meeting.***

3. KEY INFORMATION

Background

The Memorial Square public toilets are Council's most heavily used public toilet facility (with the exception of the COPACC toilets). Counters were placed at the entries to the toilets in 2019 (prior to the COVID outbreak) to inform the toilet design. This work showed that approximately 1000 people use the toilets on average per day, with up to 226 in one hour during the most extreme peak times, when up to 4 tour buses arrive at once.

The facility is cleaned/serviced 5 times per day but Council receives periodic complaints about the quality and cleanliness of the facility. This is partially due to the high level of use but also the outdated and poor condition of the internal fit out.

The building itself is in fair condition and does not contain asbestos, however the size of the facility does not cater to demand with regular queues of people waiting to use the toilets during holiday peak times (pre-COVID). The cubicles and internal design of both facilities do not meet current accessibility compliance standards or building code requirements for circulation and ventilation. They also do not meet the requirements of Crime Prevention Through Environmental Design (CPTED) principles, with entries having limited levels of surveillance and dark interiors that make people feel unsafe and uncomfortable and deter usage. The Hesse Street Comfort Station accessible toilet and parking also does not meet DDA requirements.

The replacement of the current facility at Memorial Square was identified as a priority action in the ***Memorial Square Masterplan 2017*** and feedback from disability groups at the time led to the recommendation to incorporate a Changing Places facility at the Hesse Street Comfort Station nearby.

Design Process

Council allocated \$65,000 in 2019/20 to complete concept designs and cost estimates for the Memorial Square public toilets and Hesse Street Changing Places facility.

Experienced community facility planners, Brand Architects, were engaged to undertake the design with sub consultants in traffic engineering and accessibility planning. The scope of services included preparation of concept plans and cost estimates for both facilities including improvements to pedestrian access and parking arrangements that service the facilities, with a particular focus on

ensuring compliant disabled access, minimising congestion from tour buses and other visitor traffic and maximising parking for Memorial Square.

In December 2020 Councillors were provided with a verbal update on the progress of the designs. A further, more detailed, report was requested so that cost implications for construction of these two facilities could be better understood, prior to going on public exhibition with the draft designs.

Designs for both facilities were progressed to 'draft concept' for Memorial Square and 'preliminary concept' for Hesse Street. Cost estimates were also prepared for both. A preferred location for the Memorial Square public toilet facility was determined following an analysis of 6 options and a traffic and parking analysis and improvement plan was undertaken. The proposed Memorial Square toilet location and improvements to parking and pedestrian connectivity were discussed with local businesses, taxi and bus companies with overall support and some minor changes to be explored.

The estimated cost of the Memorial Square Public Toilets based on the initial concept design (not including a Changing Places facility) was \$982,000 ex GST inclusive of all contingencies, escalations, further detailed design and tender documentation and project management.

Four options for Hesse Street were developed with a range of cost implications.

1. Incorporate Changing Places facility within existing waiting area – \$375,000
2. Incorporate Changing Places facility within existing building and refurbish current toilets to meet compliance - \$525,000
3. Fully refurbish current building to meet compliance and improve safety. Extend facility to incorporate Changing Places - \$716,000
4. Rebuild the facility to include Changing Places and Parent Room and meet full compliance and improve safety - \$845,000.

Advantages and disadvantages of each were explored with the determination in May 2021 to pursue alternative, more cost-effective options for the Changing Places facility.

Standalone modular facilities were investigated with a range of suppliers. Costs ranged from \$115,000 to \$165,000 for supply and install only. Total project costs, including demolition costs for the current Hesse Street Comfort Station, associated parking modifications and wayfinding signage, rectification of the surrounding land/ pathways etc, project management costs and contingencies are estimated to be between \$194,000 to \$249,000. These options would cost less than the incorporation of the facility within the current building footprint and therefore present a cost-effective option, however some customisation of the designs would be required to comply with the design overlay and associated planning controls in the precinct. The costs are also greater than the estimate to incorporate the Changing Places Facility at Memorial Square.

Officers met with representatives of the Colac and Surrounds Special Needs Support Group on the 10 June 2021. As a result of the discussion and following formal feedback from the group, the design for the Memorial Square Public Toilets was revised to incorporate a Changing Places Facility and improve the accessible parking within the location.

This option is currently considered to be a cost-effective way of delivering a Changing Places Facility for Colac.

Changing Places or Adult Change Facility?

Accessible Adult Change Facilities (AACF) include an adult size changing bench, mechanical hoist and other features to support toileting by adults with special needs.

A Changing Places Facility (CPF) is a type of AACF. It is not required under any Australian Standards or Codes and is a voluntary initiative. A CPF is slightly more expensive than an AACF.

They have the same dimensions and almost the same fixtures and fittings, however the CPF is often recommended because of the MLAK key that is registered to users. This ensures the facility is accredited by an assessor, protected from misuse or vandalism and more accessible to registered users on a national mapping system. Both facilities can also be included on the National Public Toilet mapping database.

Research has shown that Changing Places Facilities (CPFs) or Accessible Adult Change facilities (AACFs) are best located within a high use area, such as a shopping precinct or regional open space, and AACFs are a requirement in new buildings of a certain class such as galleries, museums, performing arts centres or sports stadiums. They are almost always accessed by car as part of a pre-planned trip.



Image 1 Example of a Changing Places Facility

Memorial Square is considered to be an ideal location for a Changing Places facility within Colac as it is central to the business district and easily accessible by car and foot. There are currently few facilities in the region, with the nearest being 2 in Warrnambool, 1 in Port Campbell, 1 in Winchelsea and 1 in Anglesea. Refer map below (note the Port Campbell facility is not yet shown on the National Map below).



Map 1: Changing Places Facility locations in the south-west region (not including Port Campbell)

Memorial Square Facility Design Considerations

Location Options Assessment

Six location options were explored for the Memorial Square toilet. Key considerations and guiding principles included:

- Complies with the requirements of the Heritage Overlay (H308), in particular: maintain an open public park character and conserve the historic Elm trees.
- Does not interrupt views into the reserve from key vantage points, particularly Murray Street.
- Does not impact the views to or setting of the cenotaph.
- Is sited in a way that encourages visitors to access nearby shops.
- Considers accessibility for visitors arriving by bus or long vehicle, disability access and proximity to parking.
- Preferably in close proximity to the playspace as a key destination within the reserve.
- Preferably in close proximity to existing services (sewer, water, power).
- Preferably retain the existing facility during construction.

Benefits and disadvantages of each option are summarised in the table following, with the preferred option being Option 6 shown in blue on the plan at image 2.

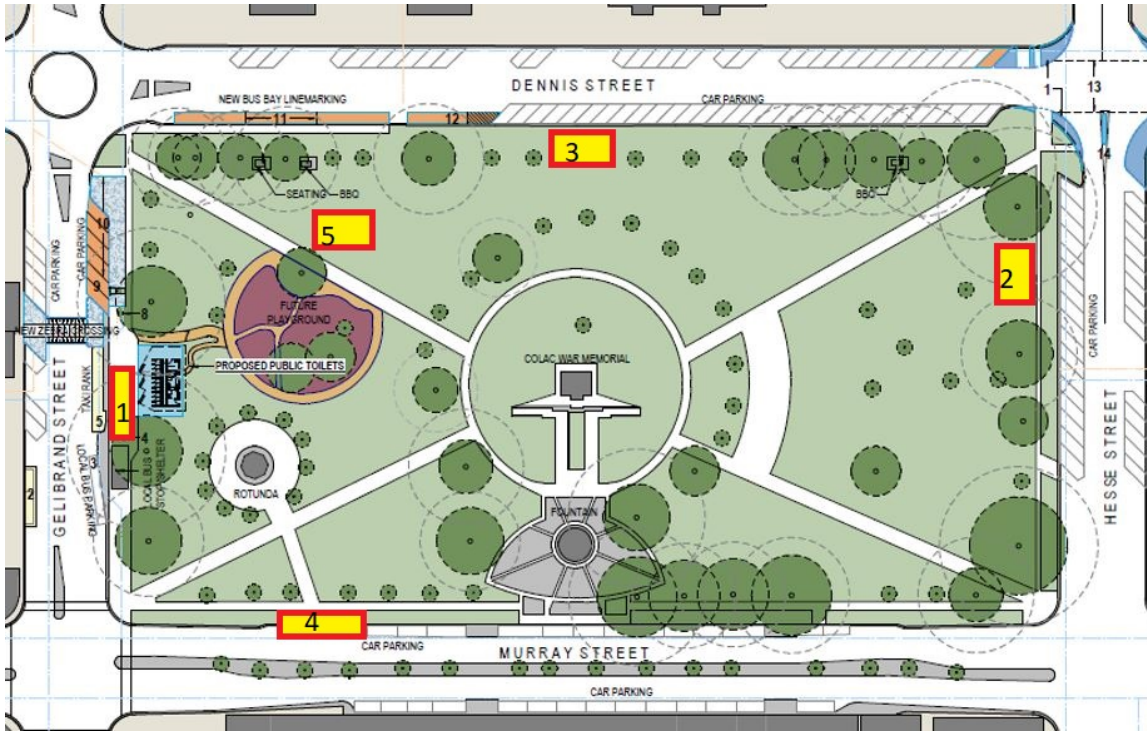


Image 2 Toilet location options 1 to 5 and preferred (6th) location shown in blue.

Location Option	Positives	Negatives
Option 1 – New toilet in existing location	<ul style="list-style-type: none"> - No need for additional services - Potential to combine bus and toilet shelter 	<ul style="list-style-type: none"> - Toilets unavailable during construction (additional cost) - Limited opportunity to improve and maximise parking access on Gellibrand Street
Option 2 – Hesse Street end	<ul style="list-style-type: none"> - Existing sewer connection in proximity - May encourage more use of the eastern end of park - Would service events (note: temp toilets for events are brought in as needed) - Existing toilets available during construction 	<ul style="list-style-type: none"> - Far from playspace and main shopping precinct - Reduction in parking - Hard to see when passing by - Far from bus parking - May encourage traffic turning at Hesse St off Murray (intersection not designed for increased turning/ unlikely to be supported by Regional Roads Victoria) - Requires parking re-configuration
Option 3 – Within reserve at Dennis Street end	<ul style="list-style-type: none"> - Central to reserve - Existing toilets available during construction - Allows for additional, reconfigured parking on Gellibrand St and clear footpath access 	<ul style="list-style-type: none"> - Impacts views to cenotaph (in background from Murray St) - Further from shops - New service connections required

Location Option	Positives	Negatives
		<ul style="list-style-type: none"> - Would not encourage visitors to go to nearby shops (easy to just get on and off bus)
Option 4 – Within reserve at Murray Street frontage	<ul style="list-style-type: none"> - Close to shops - Existing toilets available during construction 	<ul style="list-style-type: none"> - Impedes views into reserve - Impacts views to cenotaph from west direction along Murray St - New service connections required
Option 5 – Within the Square north of the playspace	<ul style="list-style-type: none"> - Close to playspace and bus parking - Allows for additional, reconfigured parking on Gellibrand St and clear footpath access - Existing toilets available during construction 	<ul style="list-style-type: none"> - Further from shops - Disability access inconvenience (further from parking) - Additional servicing needed - Impacts to playspace users if toilets are busy - Impacts open park character
Option 6 – Set back within reserve at Gellibrand Street (Preferred)	<ul style="list-style-type: none"> - Close to playspace, shops, parking and bus parking - Allows for additional, reconfigured parking on Gellibrand St and clear footpath access with dedicated connection to shops - Close to services - Existing toilets available during construction 	<ul style="list-style-type: none"> - Need careful management during construction due to proximity to existing elms

Table 1 – Options comparison Memorial Square Toilets location

Size and layout

The proposed toilet block contains a bank of 10 unisex cubicles, separate urinal, family and baby change room, accessible cubicle, Changing Places Facility, servicing corridor and storage with hand basins external to the cubicles for space efficiency and to reduce queuing times. Refer to Attachment 1. A comparison of the current and proposed facility provision is shown at table 2 below.

Provision	Current	Proposed
Female cubicles	2	0
Male cubicles	1	0
Gender neutral cubicles	0	10
Urinals	2.5m	2.5m
Family – baby change, adult and junior toilet	0	1 (inc. 2 toilet pans)
Changing Places Facility	0	1 gender neutral
Accessible	2 (1 male/1female)	1 gender neutral
Total toilet pans (excluding urinals)	5	14

Table 2 – Comparison of current and proposed toilet provision

The proposed design accommodates a significant increase in service provision, with an additional 9 toilet pans, with very little increase in the building footprint compared to the current facility. The

current facility is 63.9 m² and the proposed facility is 64.5m² (not including roof area), representing a far more efficient use of space and resources.

The new design follows best practice in universal and inclusive design with gender neutral cubicles rather than separate male and female toilets, provision for families and carers with children of different ages, and provision for people with mobility impairment or other special needs in line with DDA (Disability Discrimination Act) requirements.

Determination of cubicle numbers/ provision

Data collected from counters placed on the entry to the male and female toilets at Memorial Square over a 7-month period in 2019 (from June to December) indicates a unique pattern of usage, primarily influenced by tourist buses.

Data showed that the number of male and female users is an approximate 40:60 ratio. Usage is high throughout the week with Saturday and Sunday consistently showing the highest number of visitors. Visitation is most common between 7am and 7pm on all days of the week and throughout all months, however tour buses pull in to use the toilets between the hours of midnight and 5am on Saturdays and Sundays as part of return trips to Melbourne.

During the day (between 7am and 7pm) the average number of people using the toilets (male and female combined) in one hour is 85. If the toilets were designed to cater to these average numbers, presuming demand is spread out over the course of an hour (eg not arriving at once on a tour bus), the proposed number of unisex cubicles would be 4 to ensure no waiting time or 1 minute waiting time on average during busy periods and up to 4 minutes during the busiest times.

This model of calculation cannot be applied to the Memorial Square toilets because of the nature of the visitation by tour buses. The current toilets reach capacity quickly when multiple tour buses arrive at once, causing long queues to develop in a short period (refer image 6 below). At peak times, 2,3 or occasionally 4 x 56 seat tour buses arrive at one time, with up to 226 people needing to use the toilet at the same time. The 4 bus scenario does not happen often (once in 6 months) with the more common occurrence being 1 or 2 buses at one time (56- 112 people).

The National Construction Guidelines (NCC) do not provide occupancy numbers or toilet cubicle calculations for public toilets in parks, so cubicle numbers have been calculated to be able to serve the average peak, being 1 x 56 seat tour bus in one hour. It is assumed that approximately 30 additional users will need the toilets throughout the hour but that this would be spread across the hour. The current design of 10 unisex cubicles, family room, accessible cubicle and urinals is estimated to result in a maximum wait time of 7 minutes when 1 tour bus arrives.

If the facility were designed to cater to 2 buses at once, with a maximum waiting time of 7 minutes, an additional 8 cubicles would be required. It was determined that the spatial and cost implications of that size of facility is not warranted and limits location options.



Image 3 – Queuing at Memorial Square toilets

In addition to the increase in unisex cubicle provision, the new design incorporates a 2.5m long (3 person) separate urinal, external wash basins and a family room to reduce overall waiting times. The idea is that hand washing and caring for children can lead to longer cubicle occupancy rates and urinals allow for quick turnaround.

Architectural Design

In addition to compliance requirements under the Building Code of Australia, the design brief for the architect included:

- Create a visually recessive design that is sensitive to the heritage character and significance of Memorial Square.
- Use colours and materials that complement the current palette.
- Maximise surveillance to entries from all sides, in line with Crime Prevention (CPTED) principles.
- Incorporate a wayfinding map to promote nearby attractions and walking routes.
- Incorporate lighting, signage with universal symbols and braille, and simple layout for ease of navigation for a range of users, abilities and nationalities.
- Incorporate shelter/ undercover areas.
- Simple construction method and easily sourced materials to reduce construction costs eg no curves.
- Materials and fit out to minimise ongoing maintenance and management of the facility.

3D renders of the current concept design are shown at Attachment 1.

Traffic and parking analysis

Current traffic movements and parking arrangements that service the Memorial Square facility were reviewed, to ensure that compliant parking provision was achieved and options for improving parking could be explored. A further consideration during the analysis was the recommendation in the Colac Entrances and CBD Strategy to create a pedestrian shared zone on Gellibrand Street, between Dennis and Murray Streets. Feedback from local businesses indicated strong opposition to this proposal,

however the idea of creating a dedicated, raised pedestrian crossing connecting the Square and shops and slowing traffic was supported.

Consultation has been undertaken with local businesses affected by this proposal and their feedback is summarised in section 4 below. The map at Attachment 2, shows the proposed parking and pedestrian connectivity amendments following consideration of feedback.

A minor modification may be possible to create compliant parking at Memorial Square with the other changes undertaken at a different time to the toilet development. It is recommended however that all changes are undertaken at the same time to limit disruption in the shopping precinct and achieve the optimal outcome. In particular, the Memorial Square facility is seen as a key arrival point to Colac and all effort should be made to encourage exploration of the local area and shopping precinct through wayfinding maps, improved and more direct pedestrian connections, and more efficient parking.

Cost estimate

The preliminary estimate provided by the architect for this facility was \$982,000 ex GST (without a Changing Places Facility). The revised estimate including a Changing Places Facility and all parking and pedestrian improvements is \$1.16 million ex. GST.

This includes all construction costs, demolition of the existing toilet, pavements, signage and landscaping, contingencies, cost escalation, project management, detailed design and tender documentation.

The estimate for the proposed parking and pedestrian connection improvements on their own (not including design or contingency) is \$114,000 ex. GST. This amount is included in the above figure.

4. COMMUNITY CONSULTATION & ENGAGEMENT

Feedback on the Memorial Square public toilets was initially received from the community during the Memorial Square Masterplan development in 2017. The key direction (recommendation) in the Masterplan was to *“construct new amenities (toilet facility) on Gellibrand Street” (Recommendation 17)*. Feedback from disability groups during the master plan process, indicated a strong preference for a Changing Places facility that was not co-located with the new Memorial Square toilets and Hesse Street was identified as the preferred location.

Officers met with representatives of a local disability group, Colac and Surrounds Special Needs Support Group, on the 10 June 2021. As a result of the discussion and following formal feedback received from the group, the design for the Memorial Square Public Toilets was revised to incorporate a Changing Places Facility and improve the accessible parking within the location.

Between January and May 2021, the local bus company, taxi company and eight businesses in the Gellibrand Street precinct were consulted regarding proposed changes to parking and pedestrian connections. They were also consulted on the proposed location of the toilet at Memorial Square.

Four local businesses and groups in the precinct were unable to be contacted.

A range of comments were provided. Unanimously the traders supported the following elements of the proposal:

- No impact to current parking provision and additional parking wherever possible.

- Remove the loading zone adjacent to SLM (all businesses currently load from the rear).
- Minimise impacts during construction – no road or lane closures.
- Relocate taxis out of the Dennis to Murray Street block.

There was overall support for the central, raised pedestrian crossing as long as parking provision was not impacted and the location and colour scheme for the toilets was supported. Some businesses also requested shorter parking times and allowance for longer trade vehicles eg with trailers to be able to pull in easily to grab a coffee or food and move on.

Alternative taxi rank locations were explored at the Union Hotel, Commonwealth Bank corners and adjacent to SLM Law (to replace the existing loading bays). These options were supported by the taxi company as long as a minimum of three spaces is provided in one location. The Union corner does not allow for this but would provide an additional taxi drop off and pick up point for hotel patrons. The Union Hotel prefer that the current loading zone is turned into a taxi zone or parking, as they are concerned about damage to their awning from delivery vehicles in that location.

Next steps

It is proposed that designs shown at Attachment 1 and 2 are placed on public exhibition for a period of six weeks.

Both plans will be made available for viewing and download on Council’s website, with hard-copies provided to directly affected business or emailed to key stakeholders involved in the preliminary consultation.

Supporting information regarding the proposed location, design, Changing Places Facility and parking improvements will be provided on the website. Feedback will be provided via an online form.

The website information will be promoted via local media, radio and Council’s Facebook page. Signage showing the proposed design and directing people to the website, will also be erected at the existing toilets inviting feedback.

5. ALIGNMENT TO COUNCIL PLANS, POLICIES OR STRATEGIES

Alignment to Council Plan 2017-2021:

Theme 1 - Our Prosperity

1. Plan infrastructure, assets and land use with a long-term vision for economic growth.
2. Support a thriving economy and industries.
3. Strengthen partnerships with key stakeholders to benefit the whole community.

Theme 2 - Our Places

1. Assets and infrastructure meet community needs.
3. Towns and places are welcoming and attractive.

Theme 3 - Our Community

1. Increase social connection opportunities and community safety.
5. Foster an inclusive community.

Theme 4 - Our Leadership & Management

2. Openness and accountability in decision making.

Memorial Square Masterplan 2017

The key recommendation which relates to the Memorial Square public toilets in the Masterplan is to “construct new amenities (toilet facility) on Gellibrand Street” (Recommendation 17). This was a high priority action identified in the masterplan which provided a timeframe of implementation of 1-4 years. The masterplan provided cost estimates by way of ‘opinion of probable costs’ based on 2017 prices. The cost estimate to construct new amenities including design, demolition of the existing toilet block and termination of services, and the construction of 6 cubicle unisex toilets plus two disable toilets and two baby change rooms (10 in total) was \$1.4 million. The masterplan supported that more up to date toilets are required if the Square is to continue to be utilised more and hold more events in the future. Toilet capacity cannot cater for the high intensity of use when one or more tour buses arrive at the square and shops for a rest period. “The Memorial Square Master Plan supports the implementation of the Colac Otway Shire – Colac CBD and Entrances Final Report’s actions relating to the redevelopment and construction of new amenities (toilet facility)”.

6. CONSIDERATIONS

ENVIRONMENTAL, SOCIAL & CULTURAL, & ECONOMIC

Public toilets provide an essential piece of community infrastructure which contribute to the enjoyment and amenity of a place. If designed correctly, they cater to all people: residents, workers, visitors, and those experiencing homelessness. They can support increased use of open space, and increased participation in local social, economic and physical activity.

Public toilets also play an important role in tourism. Research has shown that toilets are one of the most important aspects of a holiday experience, particularly for road trips. The location of Colac in relation to its distance from the Great Ocean Road, Melbourne and Warrnambool, and the prominence of Memorial Square in the Colac CBD, lends itself to being an important stop for visitors to our region. People may remember Colac from their public toilet experience which influences future decisions to stop and spend money in Colac.

Regardless of the destination, the need for public toilets is present for all travellers, and the provision of safe, clean and accessible toilets can greatly contribute to positive perceptions of an area among visitors, and even attract new ones.

The Memorial Square public toilets receive high volume of visitors which poses its own challenges. Facilities need to be well designed, well maintained, and well located to have a ‘flow on effect’ for the local economy.

Local disability groups consulted during the Masterplan process expressed that the lack of provision of an adult changing facility within the Colac Otway Shire is a form of discrimination, preventing certain members of the community from enjoying public places and conducting regular daily activities. People’s ability to access public places and spaces throughout the Colac Otway Shire is influenced by the built environment and whilst it is not a legal requirement to provide these facilities, Council should strive to meet universal access standards for all public places and facilities as a matter of social equity.

LEGAL & RISK

There is little risk to Council associated with this project. There is a reputational risk to Council if Memorial Square public toilet facility is not upgraded, as the need was first identified in 2017 during the Memorial Square Masterplan process.

FINANCIAL & BUDGETARY

\$95,000 was allocated in 2018/19 for the design of the Memorial Square and Hesse Street facilities. These funds were carried forward to 2019/20 and split to finalise concept plans and progress the public toilet strategy. \$65,000 was allocated to the toilet designs and \$30,000 allocated to the toilet strategy, in recognition that the full design of both facilities (to tender documentation) would be in excess of the budget, and the \$20,000 allocated to the public toilet strategy in 2018/19 was insufficient to complete the project.

Cost estimate

The architect's estimate based on the current design is \$1.16 million. This includes all construction costs, demolition of the existing toilet, pavements, signage and landscaping, contingencies, cost escalation, project management, detailed design and tender documentation.

The estimate for the proposed parking and pedestrian connection improvements is \$114,000 ex GST and is included in the estimate above.

Following adoption of the concept design, Council will be in a strong position to advocate for funding for the new toilet facility. The Changing Places facility may attract funding for accessibility improvement for public facilities from a range of sources.

A capital works allocation for construction of the facilities was not included in the business case process for the 21/22 budget as costs were unknown and a preferred option for the Changing Places facility was yet to be determined.

Further detailed design and tender documentation is required prior to construction of the redevelopment. These costs are included within the project cost estimate however there is currently no budget allocation in the 21/22 budget for this work. The detailed design component of the project could be funded as part of an external funding contribution and will take approximately 3 – 5 months to complete.

7. IMPLEMENTATION STRATEGY

COMMUNICATION

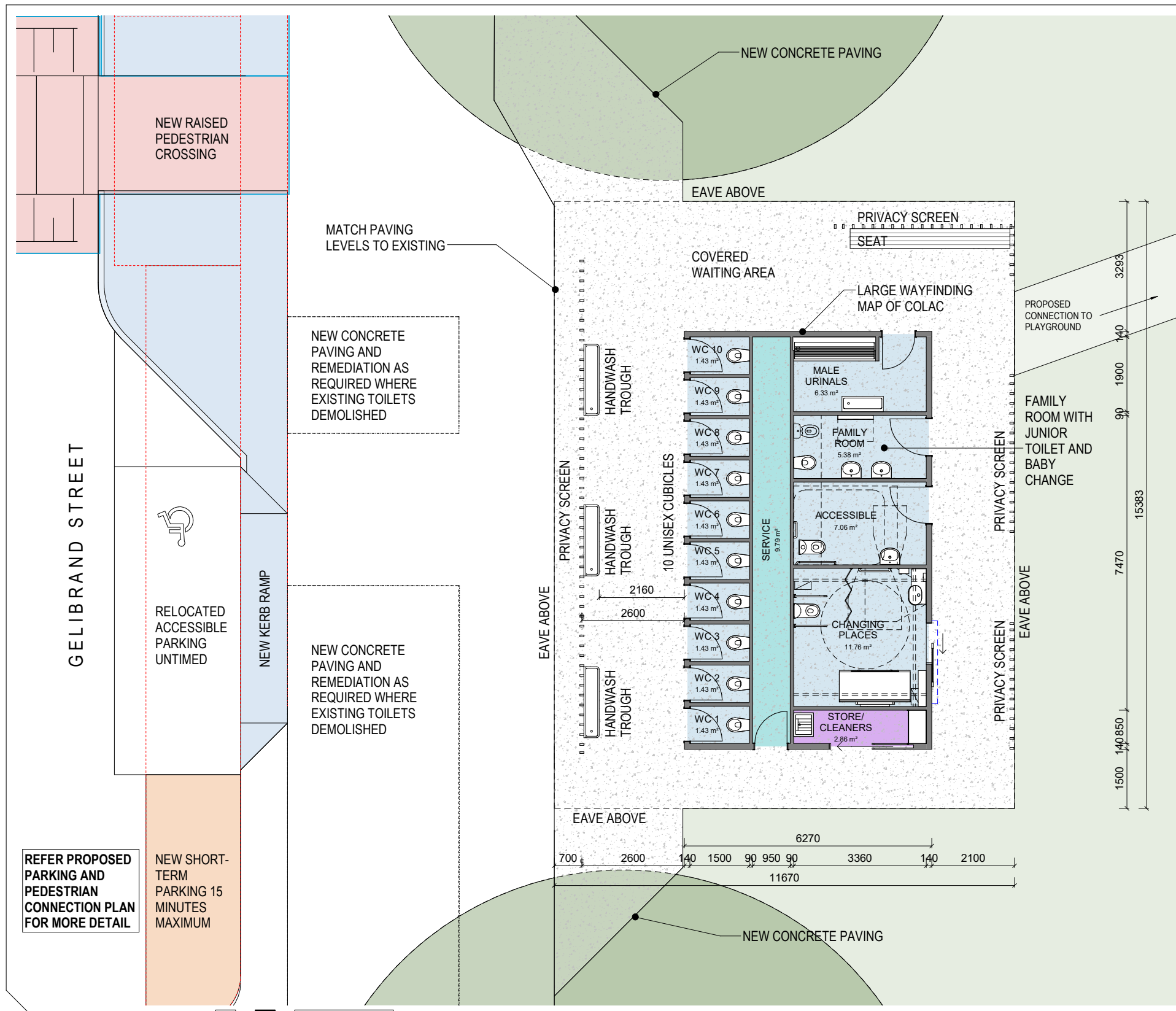
Refer to Section 4 and table below.

TIMELINE

Action	Complete by
Present and endorse draft designs for consultation	August Council meeting
6 week's exhibition period	30 August – 11 October 2021
Updates to designs based on feedback and report to Council with proposed final designs and cost estimates for adoption	November Council meeting 2021
Prepare tender documentation and detailed cost plans based on adopted concepts	3- 5 months subject to funding
Seek external funding contributions and prepare business cases	From December 2021

8. OFFICER DIRECT OR INDIRECT INTEREST

No officer declared an interest under the *Local Government Act 2020* in the preparation of this report.

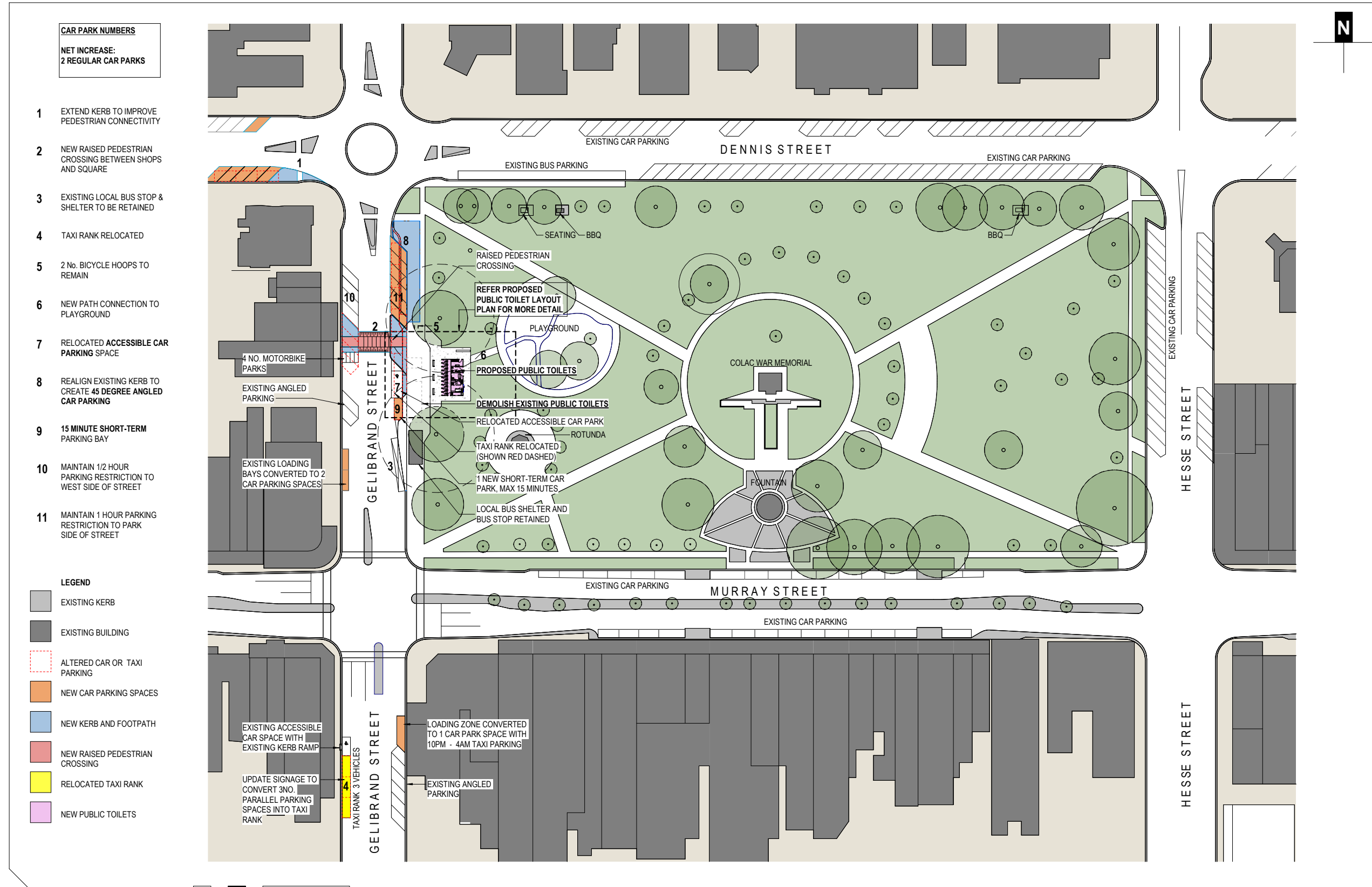


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PROPOSED PUBLIC TOILET LAYOUT PLAN

MEMORIAL SQUARE PUBLIC TOILET REDEVELOPMENT

CONCEPT PLAN FOR CONSULTATION



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DATE: 14/07/2021

PROPOSED PARKING AND PEDESTRIAN CONNECTIONS PLAN
MEMORIAL SQUARE PUBLIC TOILET REDEVELOPMENT CONCEPT PLAN FOR CONSULTATION