

# CASE STUDY



Customer	Toowoomba Regional Council
Product	Custom restroom, shower and kitchen/laundry facilities
Project	Homeless facility
Location	Clewley Park, Water Street, Toowoomba
Designer	Landmark Products in conjunction with Toowoomba Regional Council
Installer	Landmark Products, July 2015
Ref No	25791

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Landmark Products Case Study:

Customer Toowoomba Regional Council

Product Custom restroom, shower and kitchen/laundry facilities

*Western side:*

Consists of three (3) unisex ambulant toilet cubicles and one (1) unisex accessible toilet with shower cubicle. Outside is a accessible wash basin.

The outside path is broom finished concrete which is covered by colorbond Custom Orb XRW and polycarbonate roof sheeting skylights.

All doors are clad in Colorbond for a high level of robustness.

*Fly over design:*

The fly over design keeps a skillion roof aesthetic and blends into the parks existing skillion roof shelters.

The roof line also allows for excellent ventilation from heat build up and water/steam vapours from the shower cubicles.

Screening is rosewood timber using a Cutek oil-baed preservative.

*Undercover area:*

The undercover area is 6.8 x 4.9 metres (33 sq/m) and houses the entry to the service duct.

There is an aluminium notice board and power point with usb connection point.

The floor is broom finished concrete which is covered by Colorbond Custom Orb XRW and polycarbonate roof sheeting skylights.

*Eastern side:*

Consists of two (2) unisex shower cubicles, one (1) unisex accessible toilet with shower cubicle and a kitchen/laundry room.

The outside path is broom finished concrete which is covered by colorbond Custom Orb XRW and polycarbonate roof sheeting skylights.

All doors are clad in Colorbond for a high level of robustness.



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*Unisex accessible shower:*

Main wall linings are Colorbond Custom Orb XRW. Shower walls are Alucobond (aluminium composite material, ACM) for a high level of corrosion protection.

Fit-out items are accessibility compliant.

Flooring is an epoxy stone grip coating over the concrete slab providing R10 slip resistance.

*Unisex ambulant toilet cubicles:*

Wall linings are Colorbond Custom Orb XRW.

Fit-out items are ambulant compliant.

Flooring is an epoxy stone grip coating over the concrete slab providing R10 slip resistance.

*Kitchen/Laundry:*

Other contractors completed this room to to council requirements.

Wall lining is smooth ply with a clear coating.

Flooring is a PVC lino single piece by others.

Kitchen is laminate.

A washer, dryer and microwave completed the fit-out of this room.

*Service duct & Lighting:*

Hidden toilet cisterns, plumbing, three (3) hot water systems and electrical controller.

The floor is broom finished concrete.

Tap provided for wash down/cleaning.

Lighting was provided through a photo electric (PE) cell for a high level of lighting control.



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*Design:*

This amenities building has 1 kitchenette/laundry room, 2 unisex accessible shower cubicles, 2 unisex standard cubicles, 3 unisex ambulant restrooms, 1 service duct with 3 hot water systems, and a common outdoor covered area to cater for caring of the homeless, which is facilitated by Ozcare.

*Site:*

The site at Water Street, Toowoomba was deemed relatively flat however on further site investigation it has a fall of 0.50m so extra back fill and levelling was required. The access was excellent negating any issues.

*Installation:*

The 143m<sup>2</sup> (under roof) building was built in a 6 week period (including the slab and fit out by Landmark Products), however there were additional works in the kitchen/laundry and the surrounding grounds to ensure the whole site provided a place that was comfortably finished.

*Outcome:*

“The recently built Clewley Park Facility (supplied and constructed by Landmark) designed to support homelessness services and people in Toowoomba has been well received by community service organisations. At the launch on the 6th August services toured the new facility and spoke positively about its design, shower and laundry spaces and the ability to support programming out of the undercover areas at the facility”. Cr Sue Englart / Cr Ros Scotney.

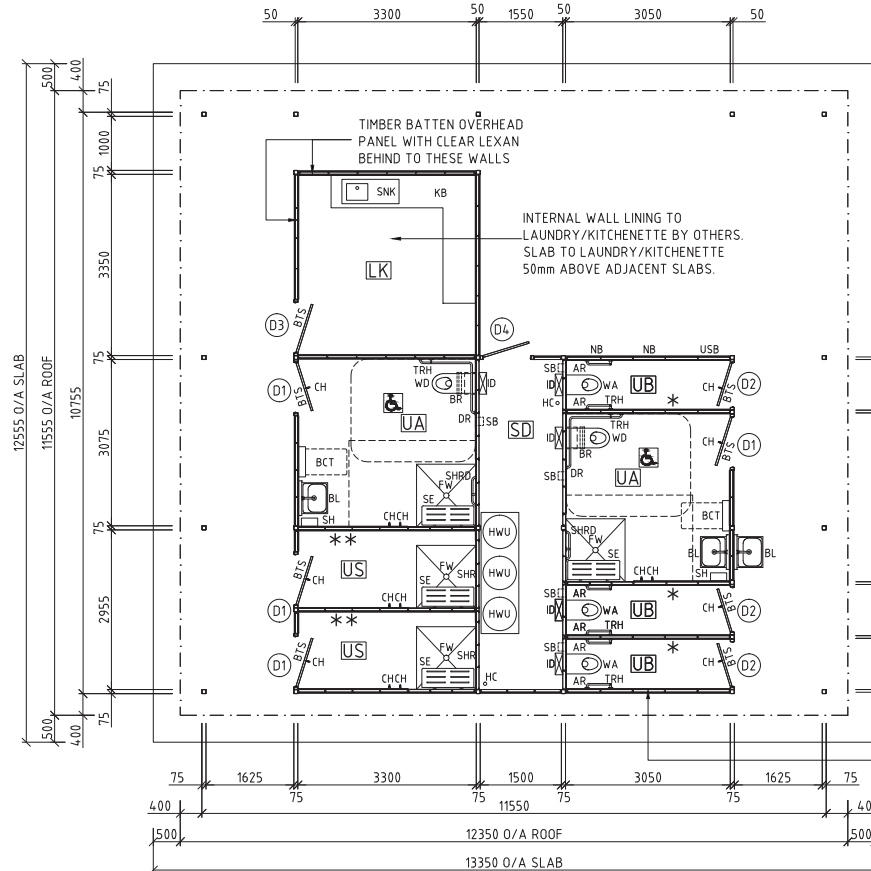


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Floor Layout:



ROOM LEGEND

- LK- LAUNDRY / KITCHENETTE
- UA-UNISEX ACCESSIBLE / SHOWER CUBICLE
- UB-UNISEX AMBULANT CUBICLE
- US-UNISEX SHOWER CUBICLE
- SD-SERVICE DUCT

DOOR LEGEND

- D1-2040x925 COLORBOND CLAD DOOR-STEEL FRAME
- D2-2040x825 COLORBOND CLAD DOOR-STEEL FRAME
- D3-2040x925 COLORBOND CLAD DOOR-STEEL FRAME
- D4-2040x875 COLORBOND CLAD DOOR-STEEL FRAME

FIXTURE LEGEND (SUPPLY BY LANDMARK)

- WD = STAINLESS STEEL DISABLED COMPLIANT PAN
- WA = STAINLESS STEEL AMBULANT COMPLIANT PAN
- ID = INDUCT PLASTIC CISTERN
- BL = STODDART SPPL.WB.03 BASIN
- HWU = 250 LITRE ELECTRIC HOT WATER UNIT
- SHRD = DISABLED COMPLIANT SHOWER HEAD AND GRAB RAIL
- SHR = SHOWER
- SE = 600mm FOLD DOWN SHOWER SEAT
- FW = FLOOR WASTE
- BTS = BRAILLE TACTILE SIGNAGE
- DR = DISABLED COMPLIANT RAILS
- AR = AMBULANT COMPLIANT RAILS
- BR = STAINLESS STEEL COMPLIANT BACK REST
- SH = STAINLESS STEEL SHELF
- CH = COAT HOOK
- TRH = TOILET ROLL HOLDER
- BCT = BABY CHANGE TABLE
- SB = SHARPS DISPOSAL BIN
- HC = HOSE COCK-VANDAL PROOF KEY TAP W/ HOSE MOUNT

FIXTURE LEGEND (SUPPLY BY OTHERS)

- SNK = STAINLESS STEEL SINK
- KB = BENCH AND OVERHEAD CUPBOARD
- USB = USB PHONE & DEVICE CHARGING POINT
- NB = NOTICE BOARD

- ALL EXTERNAL WALLS TO 2110 HIGH WITH TIMBER BATTEN PANEL OVER UNLESS SHOWN OTHERWISE ON ELEVATIONS.
- INTERNAL WALL TO LAUNDRY / KITCHENETTE TO TOP OF RAFTER.
- INTERNAL WALL BETWEEN SERVICE DUCT AND CUBICLES TO TOP OF RAFTER.
- INTERNAL WALL BETWEEN CUBICLES MARKED \* TO 2280 HIGH.
- INTERNAL WALL BETWEEN CUBICLES MARKED \*\* TO 2470 HIGH.
- ALL WALLS TO HAVE 50 GAP UNDER EXCLUDING LAUNDRY / KITCHENETTE.