



CASE STUDY



Changing Places, May Park, Horsham, Victoria



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Case study details

Customer:	Horsham Rural City Council
Product:	Custom Changing Places Public Restroom
Location:	May Park, May Park Terrace, Horsham 3402
Installer:	Landmark Products
Ref No:	29664

Overview

On the Western Highway, almost exactly halfway between Melbourne and Adelaide, Horsham's May Park is a popular stopping point for weary travelers.

Surrounded by iconic takeaway outlets, the park is also popular with locals.

The disability-friendly Changing Places restroom installed by Landmark Products is a smart addition to the park, delivered as part of a major upgrade completed by the local council.

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The May Park Revitalisation was funded by the Victorian Government's Regional Jobs and Infrastructure Funds and Horsham Rural City Council.

In addition to the restroom, updated barbecue areas, landscaping, fencing, closed-circuit television camera and improved parking were also part of the upgrade.



Facility Design

Landmark Products won the Horsham Rural City Council tender for the Changing Places restroom, designing, manufacturing and installing the facility which replaced an aging brick restroom.

The Changing Places restroom in May Park is smart in many ways.

Not only does the facility supply a high-tech 14-square metre cubicle specifically designed for people with profound disability and their carers but makes efficient use of the space by including seven other toilet facilities.

Apart from the Changing Places room, features of the facility include:

- Two male, two female and two unisex ambulant cubicles
- One unisex accessible facility for those using wheelchairs
- A service duct running the length of the facility ensuring all cisterns and pipework are protected from vandalism, and allowing easy maintenance
- Three external vandal-resistant hand basins, also allowing for water bottle refills for locals and travelers.



Drafting and planning

As part of the tendering process, the Landmark Design team produced a render of the proposed facility, together with a basic floor plan (which ultimately were very close to the final product).

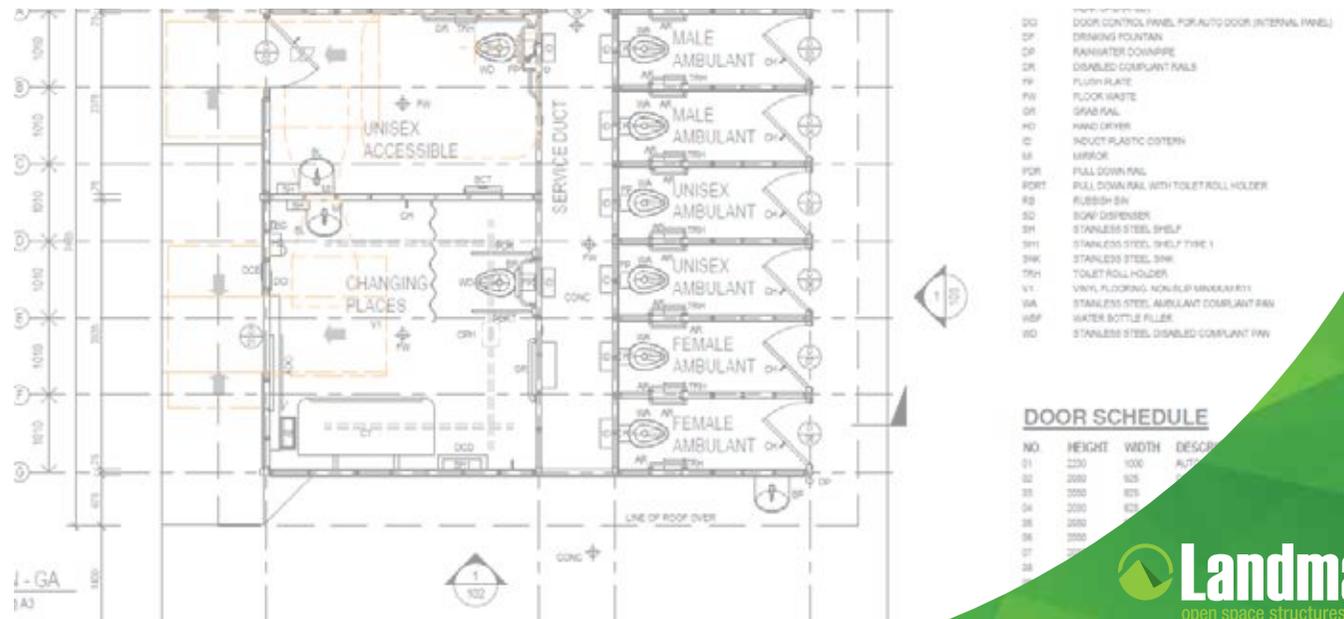
After winning the tender, a full range of drawings for the facility were produced:

- 14-page building application document
- Fit-out list
- Roof design
- Slab design and setout
- Designs for stainless steel, steel and timber
- Wall frame designs
- Designs for aluminium screens

Renders for different colour options of the facility were also produced for comparison.



The original render that formed part of the winning tender





Changing Places fit-out

As with all Changing Places restroom, the main cubicle includes all facilities that meet the needs of people with profound disabilities.

After the completion the facility was inspected by a registered Changing Places assessor to ensure all elements were compliant.

The major components within a Changing Places facility are:

- Height adjustable adult sized changing bench
- Constant charging ceiling track hoist system
- Centrally located peninsula toilet
- Circulation spaces as defined in the design specifications
- Automatic door with a clear opening of 950mm at a minimum
- Other fixtures and fittings as detailed in the design specifications.

The automatic door uses the MLAK system, a master key that fits into specially designed locks allowing 24 hour a day access to any registered Changing Places facility across Australia.

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THE PRODUCT DETAILS

Product	Custom “Changing Places” Restroom
Dimensions	Footprint: 8.5m x 7.6m
Cubicles	1 x unisex Changing Places, 1 unisex disabled, 2 unisex ambulant, 2 male ambulant, 2 female ambulant, central service duct
Materials	Hot-dipped galvanised roof frame and posts, galvanised steel wall frames, Colorbond horizontal orb external wall cladding (XRW grade), Colorbond horizontal maxirib internal wall cladding (XRW grade), pre-cut and pre-curved Colorbond blue orb roof sheeting (XRW grade). Colorbond steel clad hollow core cubicle doors (XRW grade).
Finishes	Colour: Roof and gutters - Pale Eucalypt. Roof frame and posts: Powder-coated Ironstone. External cladding: Windspray. Internal cladding and doors: Surfmist.
Fixings	Landmark stainless-steel anti-vandal fastening system, all remaining fixings are galvanised. All certified Changing Places fitout items, and all compliant fitout to other cubicles.
Engineering	Kit form, engineer certified, building application drawings, footing design and setout plan, and installation instructions.



As with most Landmark products, the facility was delivered on-site in kit-form, that is, all components cut to size and ready to assemble.





Electrical and lighting

While lighting is typically the only consideration for most restrooms, several of the Changing Places components require electrical connection, for example, the height adjustable change table, the ceiling hoist and the automatic door.

The Landmark Design team produced an electrical layout plan as part of the building application drawings as a guide. A separate set-out plan, specifically for all Changing Places components, was also produced.

Roofing

The curved roof for the facility was chosen by the Landmark design team to compliment the park, and a life-like render of the finished project was presented to the Council as part of the overall design proposal.

Installation

Landmark Installations project managed the full installation of the Horsham Changing Places facility from start to finish.

Landmark Installation oversaw the full range of activities – installations of footings, slab work, delivery of the kit, plumbing works, electrical fit-out and final clean-up - using an array of contractors and specialists.

As part of the service, Landmark Products is providing ongoing plumbing maintenance and support through a local sub-contractor.



Comments about facility

Much positive feedback has been received from park users, and it is expected the park will attract even more Melbourne-Adelaide travellers, and thereby support local business.

Victoria's Regional Development Minister Jaala Pulford inspected the upgrade's progress during a visit to Horsham.

Ms Pulford said the improvements, supported by a \$312,000 grant from the State Government's Regional Jobs and Infrastructure Fund, would help provide a boost for the region's businesses.

"May Park is a natural refuge for locals and motorists travelling along the Western Highway," she said.

"By improving the facilities within the park, travellers will be encouraged to stop for longer and take time to spend money in the town's shops and food outlets."

"This project will add to Horsham's existing visitor economy and cement the city as the perfect rest point between Melbourne and Adelaide."

Horsham Rural City Council Director Community Wellbeing Kevin O'Brien said the Changing Places facilities enabled people with severe and profound disabilities, their families and carers to actively participate in all aspects of life.

"For people with profound and severe disabilities, structural barriers, such as a lack of accessible public infrastructure, prevent them from being able to participate in community life," Mr O'Brien said.

"Many people with high support needs find it difficult to leave the house for more than a few hours so they avoid accessing the community for a range of everyday situations that we all take for granted.

"May Park is a popular rest stop on the Western Highway, between Melbourne and Adelaide and now more people can go out for longer and do the things they enjoy," Mr O'Brien said.

Mr O'Brien said people could apply for a Master Locksmiths Access Key (MLAK) that would open all Changing Places in Australia.

