

**Submission
No 53**

INQUIRY INTO PUBLIC TOILETS

Organisation: Exeloo

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Exeloo is a specialist manufacturer of prefabricated public toilets throughout Australia, NZ and America. The method of construction is factory based construction of toilet unit to client's specification in which we have delivered over 3,000 public toilet/changing facilities to councils for the past 35 years.

Before construction starts of the units, we go through design reviews internally and with council, finalise engineering and undertake a safety in design review.

After construction in our factory, a fully formed toilet building with floor and services prewired is transported to site and craned onto prepared strip foundations designed for the soil conditions.

Exeloo intelligent public toilet systems are designed for life. Exeloo products are manufactured to the highest standards and are often designed in-house to address some of the more common issues that can take place in public toilets.

Terms of reference (a):

One key design aspect is Crime Prevention Through Environmental Design (CPTED). Exeloo strives to build in deterrents to criminal behaviour by designing our toilets to influence offender decisions that precede criminal acts.

Exeloo public toilet designs for example are planned in a way that avoids some of the common flaws evident in traditional public toilet design. Here are some examples, including other design features to consider:

1. Screening - Cubicles to open directly to the approach areas ensuring that users can scan the immediate area for others loitering or creating a potential threat.
2. Stalls or, Partition Design - Self-contained single occupancy cubicles to provide greater privacy and have the capability to have timed occupation which prevents unsocial loitering.
3. Poor Lighting - Have white interiors with LED lighting combining power efficiency with a bright environment to deter, interior and exterior lighting to create a bright environment
4. Screening Vegetation - Landscaping around public toilets should be free from vegetation and planting that potentially screen the entrances and creating hiding places for unsocial activities.
5. Monitoring - Exeloo offers a range of external monitoring systems that can be included in our building designs to deter unwanted interactions.
6. Recessed Components - Recessed components such as; paper dispensers, hand dryers, basins, soap dispensers, prevents places to conceal drugs and other unsavoury paraphernalia. They also provide no opportunity for the public to smash components off the wall and ensure longevity for council and public.
7. Viewpoints into cubicles - Don't have gaps at the bottom or top of walls so that public can take photos inside the cubicles of others from the outside.
8. Automation - The use of automated doors so that public don't sleep in cubicles or do things like drug deals. This can be resolved by the cubicles having programmable automated open/close times and timed use so that people can't stay in there for a long period of time.
9. Touchless Elements - Public toilets get dirty so nice to have the experience of not touching doors, basins, soap dispensers etc.
10. Fixtures - Most component breakages happen due to weak hinges, brackets etc. It would be good to have solid stainless steel fixtures so that these don't get broken so often

11. Self-Cleaning - This is a good add on to ensure the cubicle is clean more often. Public toilets aren't the nicest thing to go in regardless so having a more frequent cleaner building will help the user experience, plus reduce the maintenance costs.

12. Doors - Have high grade stainless doors so that they don't get damaged as easily and ensures longevity

13. Wall linings - Use of durable concrete or cement sheets rather than laminate or corrugate to ensure longevity of the toilet and minimal maintenance.

14. Baby change tables - Ensure these are recessed and stainless steel so they are stronger and don't get smashed off the wall either. The use of stainless ensures these aren't flammable - these often get burnt in cubicles.

The durability and quality of the public toilets needs to be prioritised with high grade products that stand the test of time. This is easily backed up by long and strong warranties of over 25 years and up to 50 years durability which Exeloo provides for example.

Another key element to take into account is the minimisation of disruption to public during construction. The best way to achieve this is prefabricated construction so that the building comes fully complete and only requires basic siteworks to connect in services and concrete pathways around (less than a week onsite). This also ensures a unit is fully tested/weathertight before it comes to site and guarantees quality checking, without the risk of another contractor putting the toilet together incorrectly onsite.