

Public Toilet Plan 2023

D23/310177



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Introduction

Overview

The Banyule Public Toilet Plan sets out a framework to guide the future planning and provision of public toilets throughout the municipality.

The City of Banyule plays a central role in the planning and provision of public toilets. In addition to maintaining the public toilets that Council directly owns or manages, there is a potential to also partner with other stakeholders to ensure that there are adequate public toilets in areas with high levels of public activity.

The Plan establishes a vision for public toilets in Banyule, complemented by a series of objectives and principles to guide the renewal, upgrade and decommissioning of existing public toilets. It also identifies where new toilet facilities are required in future. The Plan includes a capital works program to improve the distribution and quality of facilities and a Toolkit to assist Council in determining future priorities and community needs.

This document presents the summary of the Plan and the full Plan is available on Council's website.

The development of the Banyule Public Toilet Plan was originally undertaken over five stages, as illustrated in Figure 1.



Figure 1 – Stages of Developing the Toilet Plan

This 2023 review of the Public Toilet Plan was also undertaken over multiple stages:

Stage 1 involved an extensive review of Public Toilet Plan 2018 and 10 Year Asset Plan. An audit and inspection of each public toilet in Banyule was undertaken to assess the condition and quality of each facility. The audit assessed a number of design and siting considerations such as location, accessibility of toilets, level of cleanliness, safety and condition. Council also carried out a condition audit in 2020 to assess physical condition of each toilet.

Stage 2 included identifying issues and opportunities in preparation of internal stakeholder consultation and community consultation.

Stage 3 focused on community consultation and internal stakeholder consultation. The following methods of engagement were used for community consultation.

- Shaping Banyule survey
- Intercept survey
- Community Advisory Committees
- Banyule social media (Instagram and Facebook)

An overview of the consultation findings is contained in the full Plan.

Stage 4 included preparing the draft Public Toilet Plan incorporating gap analysis, priority and community feedback.

Stage 5 included preparing the Final Public Toilet Plan incorporating gap analysis, priority and community feedback.

The Banyule Public Toilet Plan sets out:

- An action plan for renewal, upgrade, replacement and decommissioning of Council owned and managed public toilets.
- A plan for installing new toilet facilities where required.
- A suite of recommendations and other actions to improve the standard of public toilets in Banyule.
- Best practice siting and design guidelines to improve the provision of toilets.
- A Toolkit to guide the delivery of public toilets outside the capital works plan.

Why Plan for Public Toilets?

Public toilets provide an essential piece of community infrastructure which contribute to the enjoyment and amenity of Banyule. Changing community needs, attitudes and advances in technology have led to different approaches to the design, location and function of public toilets.

The Council Plan identifies six priority themes as follows:

- Our Inclusive and Connected Community
- Our Sustainable Environment
- Our Well-Built City
- Our Valued Community Assets and Facilities
- Our Thriving Local Economy
- Our Trusted and Responsive Leadership

Each of these themes seek to enhance community participation and inclusion through the promotion of safe environments that support the health and wellbeing of all residents and visitors to Banyule.

As Banyule strives for a healthier and more equitable community, there is a greater focus on walkable, accessible and safer public places and spaces. Well located and designed public toilets are an important part of this aspiration.

Council's Approach

Banyule City Council recognises the need for public toilets in areas of high public activity. It is also recognised that Council, is only one of several stakeholders who provide access to toilets.

Role of Council

Council has a responsibility to its ratepayers to ensure prudent use of public funds, and to ensure an appropriate due diligence process is undertaken before embarking on any capital investment in new public toilet infrastructure. On a case-by-case basis Council will ensure:

- There is no unnecessary duplication with commercial, or other public sector toilet providers
- It has investigated the potential for other providers to address community need
- It has identified any potential partners who could share the responsibilities and costs of providing a new public access toilet.

Where does Council Need to Ensure There are Public Toilets?

Key locations where Council have a role in ensuring public toilets are either provided, or adequately sign posted, are:

- In high public use activity nodes, such as commercial areas
- Civic hubs, such as around libraries, municipal offices, community centres, etc.
- Regional and significant neighbourhood parks
- Regional trails
- Sporting hubs
- In public facilities provided by or managed by Council.

Minimising Duplication

A fundamental part of Council's position in relation to the provision of public toilets is to avoid any unnecessary duplications by:

- Developing partnerships and/or agreements with private providers, such as shopping centre owners, local traders groups and other public sector organisations in relation to public toilet provision.
- Providing information to the public on the location of existing public toilets; e.g. maps, brochures, council website. Where possible in partnership with other stakeholders, e.g. traders groups.
- Ensuring there is well located, clear sign posting in high public use areas, where possible in partnership with other stakeholders.

Project Scope

The ownership and governance of public toilets can be complex and there are a variety of stakeholders with a responsibility to provide public toilets. Currently Council is a key stakeholder in the provision of public toilets in Banyule. Council owns and manages 57 public toilet facilities across Banyule as shown in Figure 2. List of the toilets and their numbers are summarised in Table 1 to locate in them in the figure.

There are also other types of toilets which are often available for public use, however these are generally not owned by Council.

Other Public Toilets

There are a range of other public toilets available for use in community buildings and at key locations throughout Banyule. These include libraries, recreation centres and train stations. Not all of these locations are managed by Council and the availability of these facilities is usually limited to opening hours of the facility.

Private Toilets

There are also a range of non-Council toilets distributed throughout Banyule's commercial areas including shops, cafés and entertainment hubs. These toilets are privately owned and are usually located in areas with high volumes of pedestrian activity such as large shopping centres, service stations or food and drink premises.

Although these toilets supplement Council's own network, the usage of these facilities is generally expected in conjunction with a transaction, for example the purchase of petrol or other goods. These facilities are not advertised as 'public toilets' and are intended to service the needs of paying customers.

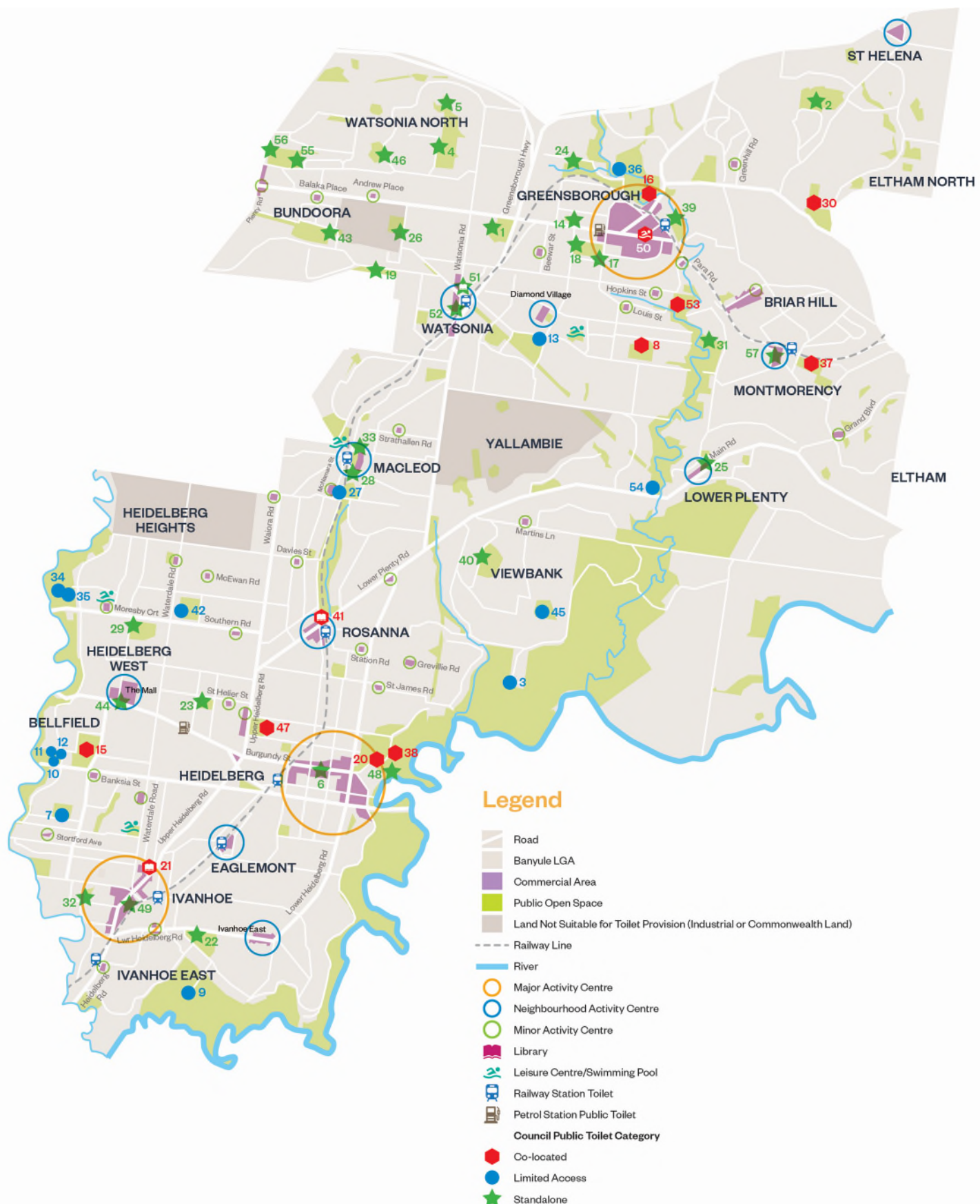


Figure 2: Existing Public Toilet Network in Banyule

Table 1: List of Toilets and Their Numbers to Locate them in the Maps

Toilet Number	Toilet Name/Location	Toilet Number	Toilet Name/Location
1	A K Lines Reserve Public Toilet	30	Malcolm Blair Reserve Public Toilet
2	Anthony Beale Reserve Pavilion Public Toilet	31	Montmorency Park North Oval Public Toilet
3	Banyule Flats Reserve Public Toilet	32	Nellie Ibbott Reserve Public Toilet
4	Binnak Park - Central Public Toilet	33	NETS Stadium
5	Binnak Park - North Public Toilet	34	Olympic Park Pavilion (Kelly Pavilion Public Toilet)
6	Cape Street Car Park Public Toilet	35	Olympic Park South Public Toilet
7	Cartledge Reserve Public Toilet (Part Pav)	36	Partington's Flats Public Toilet
8	Central Park Pavilion Public Toilet (Part Pav)	37	Petrie Park Public Toilet (Part Pav)
9	Chelsworth Park Public Toilet (Part Pav)	38	Possum Hollow Public Toilet
10	Cyril Cummins Reserve Public Toilet	39	Poulter Reserve Public Toilet
11	Cyril Cummins Reserve Public Toilet (Hockey)	40	Price Park Public Toilet
12	Cyril Cummins Reserve Public Toilet (Tennis)	41	Rosanna Station Public Toilet
13	Elder Street Public Toilet (Part Pav)	42	Shelley Park Public Toilet
14	Fell Reserve Public Toilet	43	Telfer Reserve - East Public Toilet
15	Ford Park Public Toilet (Part Pav)	44	The Mall Public Toilets & Shelter
16	Greensborough Park Public Toilet	45	Viewbank Reserve Public Toilet
17	Greensborough War Memorial Park - East Public Toilet	46	Warrawee Park Public Toilet
18	Greensborough War Memorial Park - West Public Toilet	47	Warringal Cemetery Public Toilet
19	Greenwood Reserve Public Toilet	48	Warringal Parklands Public Toilet
20	Heidelberg Park Public Toilet	49	Waterdale Road/Norman Street Public Toilet
21	Ivanhoe Library and Cultural Hub	50	WaterMarc
22	Ivanhoe Park Public Toilet	51	Watsonia Library
23	James Reserve Public Toilet	52	Watsonia Shopping Centre Public Toilet
24	Kalparrin Gardens Public Toilet	53	Willinda Park Public Toilet (Part Store)
25	Lower Plenty Shopping Centre Public Toilet	54	Yallambie Park Public Toilet
26	Loyola Reserve Public Toilet	55	Yulong Reserve - East Public Toilet
27	Macleod Park Public Toilet	56	Yulong Reserve - West Public Toilet
28	Macleod Shopping Centre Public Toilet	57	Montmorency Shopping Centre Public Toilet (Newly Constructed – No assessments conducted)
29	Malahang Reserve Public Toilet		

Existing Facility Assessment

Audits of Council's public toilet facilities included two types of inspections:

- STAR Rating assessment to assess the functionality and suitability of each facility. It helps identify features to be upgraded.
- Condition inspection to understand remaining useful life of toilets. It is required to inform the toilet renewal program.

STAR Rating Assessment

A site audit was undertaken for this updated plan in 2022, utilising a STAR rating system to determine the overall functionality of each public toilet. The results of the audit have contributed to the review and updating of the capital works including upgrade required for each toilet. The STAR rating system was developed by reviewing available practice in other councils and other industry standards. The STAR rating audit utilised six primary themes comprising:

- Sustainable Design
- Crime prevention through Environmental design Principles (CPTED)
- Accessibility
- Structural features
- Cleanliness and Tidiness
- Ancillary Features

Each toilet was assessed within a STAR rating, ranging from 1 to 5 with 5 being the highest rating and 1 being the lowest. Criteria used to assess STAR rating and a sample calculation are included in the full Plan.

The results of STAR rating assessment are shown in Figure 3. It identified that 28 toilet facilities within Banyule are rated 4 - STAR. Banyule's public toilet network is characterised by an aging building stock consisting of many older toilets constructed with a low STAR Rating. Many facilities do not meet modern day expectations or standards in relation to design, accessibility and safety.

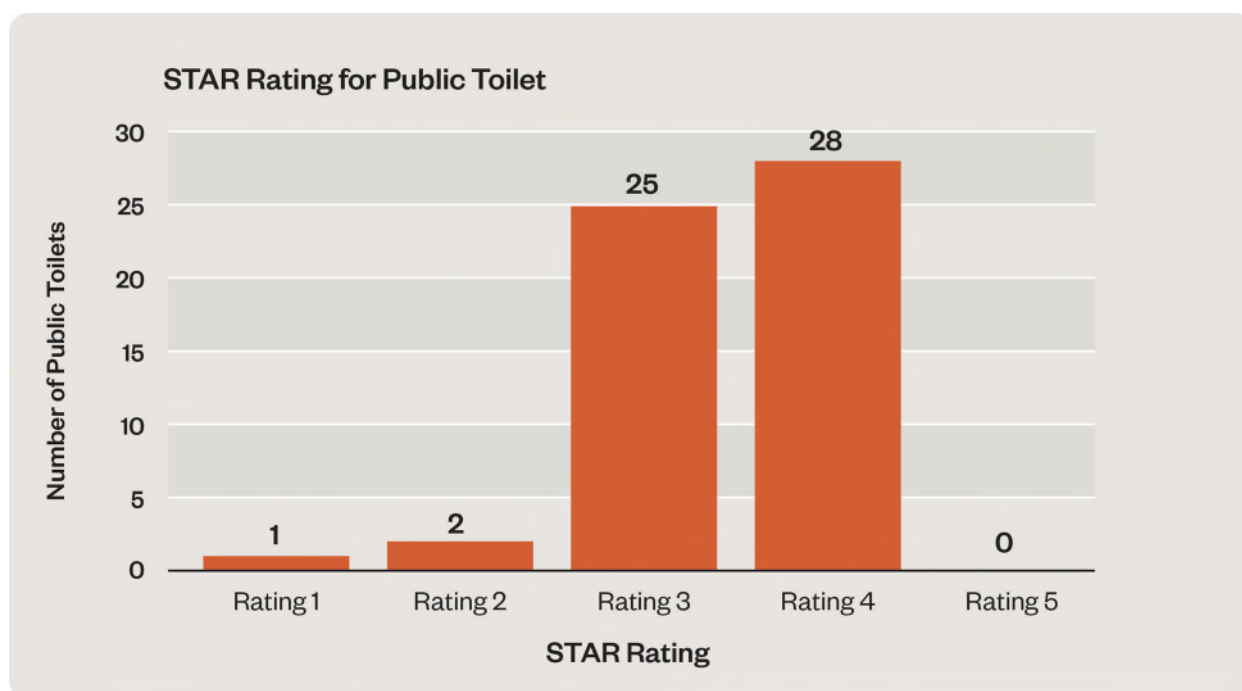


Figure 3 – Summary of STAR Ratings of Public Toilets

The results of the site audit suggest that a number of toilets is not performing to an appropriate standard with many facilities requiring upgrade, renewal or decommissioning/removal. The scale of the challenge highlights Public Toilet Plan 2023

the need for Council to maximise the use of capital expenditure and recurrent maintenance spending through a process of prioritisation. The results also highlight the need for Council to adopt a leadership role in facilitating the provision of public toilets with other stakeholders.

Overall, the key findings from the audit are:

- Half of Council public toilets (50%) in Banyule were identified as having a 4-STAR rating (total of 28 facilities).
- 25 facilities achieved a STAR rating of 3.
- Three facilities (5%) were rated as STAR rating 1 and 2. These facilities scored poorly in safety, accessibility and design assessment criteria.

In relation to specific factors relating to public toilet provision, the audit found that:

- 45 facilities (78%) were found to satisfy best practice design principles for location and siting. They are rated as 4 (35 facilities) and 5 (10 facilities).
- 36 facilities (62%) were found to be accessible to people with disability, with a further 5 facilities (9%) partly supporting people with special access needs.
- 32 facilities (55%) were found to be designed to maximise the safety of patrons and minimise opportunities for vandalism, a further 22 facilities (38%) were found to partly support this objective.
- 28 facilities (48%) duplicate the catchment of other facilities in Banyule considering 400m catchment, suggesting that public toilets are not distributed across Banyule in the most effective manner.
- Facilities that were assessed as in the lowest STAR rating were primarily located in public open spaces.

Condition Rating Assessment

A site audit of Banyule’s existing public toilets was undertaken in 2023 to determine their physical condition. Council undertakes this condition audit every four years. The results of the audit contribute to the development of the capital works program, particularly renewal, replacement and upgrade required for the next 10 years. The audit focuses on visual inspection, not on specific structural conditions of each facility.

Figure 4 indicates the summary of physical condition of the Council’s Public toilet network. The majority are in average condition, whilst no toilet was identified to be in poor condition. This condition rating drives priority of public toilet renewal/replacement in future.

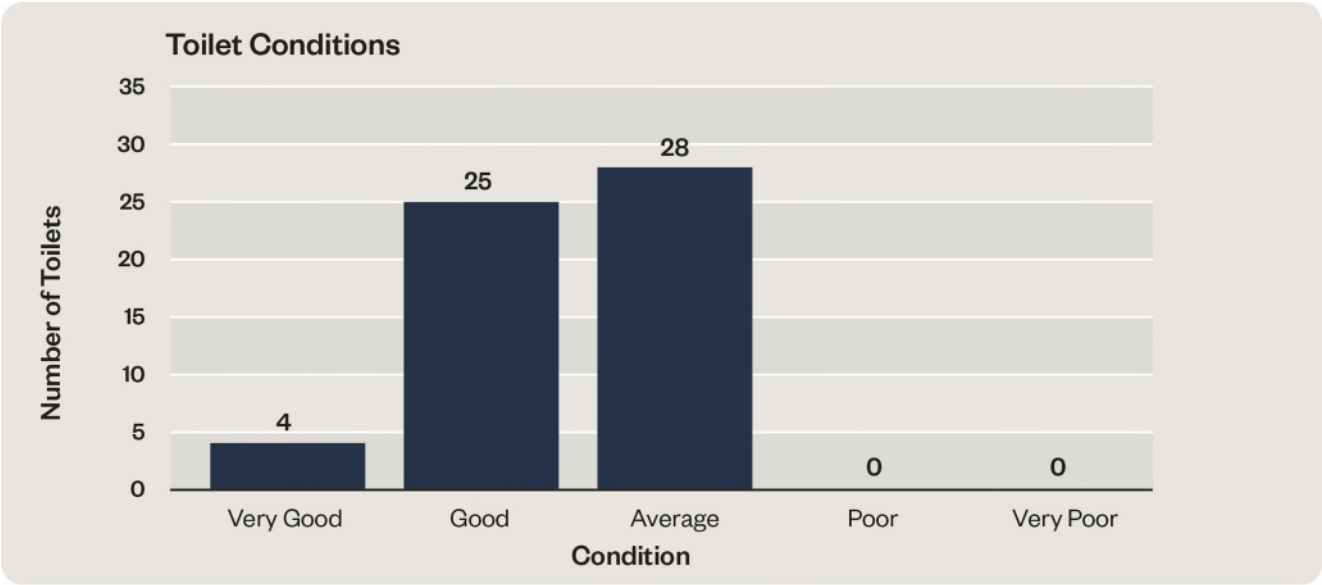


Figure 4 – Toilet Conditions Profile

Figure 5 shows the distribution and overall condition of all Council owned and managed public toilets.



Figure 5: Location of Public Toilets and Condition

Action Plan

An Action Plan has been developed that sets out the key priorities for public toilet upgrades over the next ten years. The Action Plan should be read in conjunction with the vision, objectives and design and siting principles for public toilets in Banyule and contained in the body of this Plan.

Key Actions

Key actions have been divided into:

- Strategic Actions
- Operational Actions

These actions include responsible team and delivery time frame.

Capital Works Plan

The Capital Works Plan is divided into two sections:

- Ten-year action plan
- Ongoing capital works improvements and costs

The actions and locations identified in the plan have been developed with consideration of:

- Community feedback
- Audit results
- Network and spatial analysis
- Existing Council expenditure
- Future funding allocations

Key Actions

Action ID	Action	Classification	Timeline	Responsibility	Cost (per annum)
DISTRIBUTION ACTIONS					
A1	Review this Plan in five years and revise and refine action plan as required.	Strategic	Medium Term	Asset Management	Existing
A2	Should a number of requests for a public toilet arise, apply the assessment frameworks in conjunction with the gap analysis to determine future need.	Strategic	Ongoing	Asset Management	Existing
A3	Where large commercial or public sector developments are proposed in high public activity areas, negotiate the provision of public toilets as part of the development, where additional public toilets are required.	Operational	Ongoing	Strategic Planning	Existing
A4	Advocate with State Government for the provision of public toilets at the Eaglemont Railway Station, Including investigating the opportunity for community access to existing staff toilets.	Strategic	Short Term	Transport and Environment	Existing
A5	Investigate the opportunity of making the Diamond Village Shopping Centre toilets accessible to the community.	Strategic	Medium Term	Economic Development	Existing
A6	Prioritise the provision of new or upgraded public toilets in neighbourhood or regional parks, as informed by the gap analysis and community feedback, for inclusion in the 10-year capital works program.	Strategic	Medium Term	Asset Management	Existing
A7	Install new toilets based on the gap analysis and the residents' requests along the trails and shared paths.	Strategic	Medium Term	Asset Management	In Capital Works Program
A8	Utilise the assessment framework(s) to determine the suitability of consolidating existing facilities.	Strategic	Medium Term	Asset Management	Existing

Action ID	Action	Classification	Timeline	Responsibility	Cost (per annum)
A9	Advocate for the provision of new, or the upgrading of existing, public toilets as part of future park masterplans, public realm improvements and/or other capital works projects.	Strategic	Ongoing	Open Space Planning	Existing
A10	Investigate opportunities to partner with Parks Victoria and other government agencies to improve the provision of public toilet facilities along the Main Yarra Trail and other Parks Victoria land.	Strategic	Short -Medium Term	All Council Departments	Existing
A11	Provide improved wayfinding signage to assist members of the community to locate public toilets. Include the directions to the nearest open toilet when the toilet is closed.	Operational	Ongoing	Operations and Open Space Planning	100,000
USAGE					
A12	Collect usage data for each public toilets for a better understanding and prioritisation of cleaning.	Operational	Ongoing	Asset Management	Existing
A13	Prioritise renewal and upgrade for high usage public toilets in the Capital Works Program.	Operational	Ongoing	Asset Management	In Capital Works Program
A14	Review opening hours of toilets based on the usage.	Operational	Ongoing	Building Maintenance	Existing
HYGIENE & MAINTENANCE ACTIONS					
A15	Review management and contractual arrangements of all co- located facilities to standardise cleaning and maintenance responsibilities.	Operational	Short Term	Cleansing and Building Maintenance	Existing
A16	Review condition audit data every 4 years and STAR Rating assessment in line with the review of this plan.	Strategic	Every 3 and 5 years (ongoing)	Asset Management	Existing
A17	Prioritise cleaning scheduling in accordance with level of usage and community feedback.	Operational	Ongoing	Cleansing	Existing

Action ID	Action	Classification	Timeline	Responsibility	Cost (per annum)
ACCESSIBILITY ACTIONS					
A18	Apply the principles of universal design to all toilet upgrades and new installations.	Capital Works	Ongoing	All Council Departments	In Capital Works Program
A19	Ensure accessible public toilets are included in pavilion and building upgrades.	Strategic	Ongoing	Sports, Recreation and Community Infrastructure	In Capital Works Program
A20	Prepare a Communications Strategy to promote the location of accessible public toilets throughout Banyule.	Strategic	Medium Term	Strategic Planning/ Communications	Existing
A21	Upgrade toilets in key locations to include family friendly facilities.	Strategic	Medium Term	Asset Management	In Capital Works Program
A22	Update information annually about Council owned and managed toilets on the National Public Toilet Map within Banyule, including reconciling with data shown on Apple and Google Maps.	Strategic	Ongoing	GIS	Existing
A23	Update list of public toilets on Council's web page to include information including opening hours and DDA compliance.	Operational	Ongoing	Communications	Existing
A24	Consider the provision of changing places facilities in capital projects in the Capital Works Program.	Strategic	Ongoing	Sports, Recreation and Community Infrastructure	In Capital Works Program
A25	Make the proposed changing facilities in Watermarc accessible to members of the community who require such facilities and register both the Watermarc and Ivanhoe Library and Cultural Hub facilities on the national list.	Strategic	Ongoing	Sports, Recreation and Community Infrastructure	Existing
A26	Explore the feasibility and need for a Changing Place facility in Heidelberg or surrounding areas.	Strategic	Medium Term	Sports, Recreation and Community Infrastructure	Existing
A27	Ensure the provision of all gender toilets when upgrading or building new facilities if the community supports in the proposed area.	Strategic	Ongoing	All Council Departments	In Capital Works Program

Action ID	Action	Classification	Timeline	Responsibility	Cost (per annum)
GENDER IMPACT ASSESSMENT					
A28	Undertake consultation and engagement with the local community and conduct a Gender Impact Assessment prior to renewal of any toilets and installation of a new toilet.	Strategic	Ongoing	City Futures	Existing
A29	Standardise the provision of fixtures and fittings in accordance with the service provision to ensure consistency across the network and achieve a balance between inclusivity, practicality and value for money.	Operational	Ongoing	Asset Management and Capital Works	In Capital Works Program
A30	Investigate an alternative approach for the community to send a request to Council by using QR code for cleaning and maintenance of public toilets.	Operational	Mid Term	Asset Management and Building Maintenance	20,000
DESIGN & SUSTAINABILITY ACTIONS					
A31	Consider upgrading existing toilets to 4 – STAR rating as identified by the community.	Operational	Ongoing	Asset Management	In Capital Works Program
A32	Incorporate features in site specific locations as appropriate to the site (examples include the provision of soap dispensers, hand dryers and baby change tables).	Operational	Ongoing	Asset Management and Capital Works	Existing
A33	Incorporate the principles of Sustainable Building Guidelines when upgrading existing or constructing new public toilets. This should include considerations of energy and water conservation opportunities, such as water tanks and waterless urinals.	Operational	Ongoing	Capital Works	Existing
A34	Utilise the Service Hierarchy framework to determine the typology and minimum level of service provision when planning new or upgrading existing public toilet facilities.	Operational	Ongoing	Asset Management	In Capital Works Program
A35	Consider altering existing co-located toilets in places such as pavilions, to allow for use outside of event hours. This should extend to upgrading existing pavilions and the provision of new pavilions.	Operational	Ongoing	Sports, Recreation and Community Infrastructure	Existing

Action ID	Action	Classification	Timeline	Responsibility	Cost (per annum)
LOCATION AND SITING ACTIONS					
A36	Utilise the Design and Siting Principles (Appendix E) when installing new toilets or upgrading existing toilets.	Operational	Ongoing	Capital Works	Existing
A37	Incorporate CPTED principles into all decision and assessment processes.	Operational	Ongoing	Capital Works	Existing
A38	Record all reports and instances of anti-social behaviour and reactive maintenance and monitor over time to identify key hot spots.	Operational/ Strategic	Ongoing	All Council Departments	Existing
A39	Investigate safety concerns identified by the community at The Mall Shopping Centre public toilet, Heidelberg West and recommend actions to improve community safety.	Strategic	Medium Term	Community Wellbeing	Existing

Capital Works Plan for Existing Toilets

Toilet replacement and upgrade program for including in 10 Year Capital Works Program. Renewal of small components are considered as part of maintenance program.

The replacement program has been developed utilizing the condition data of existing toilets and their usage.

The upgrade works included in 2025/26 is developed based on the STAR rating and to lift all existing toilets to 4 STAR rating, which is included in the next section.

Public Toilet Name	Suburb	Condition	Estimated Cost	Proposed Year
Macleod Shopping Centre	Macleod	Average	\$365,000	2023/24
Watsonia Shopping Centre	Watsonia	Good	Part of Watsonia Town Square	2023/24
Loyola Reserve Public Toilet	Bundoora	Average	\$300,000	2023/24
Yallambie Park Public Toilet	Yallambie	Average	\$300,000	2023/24
Toilet Upgrade Program to bring all 1, 2 & 3 STAR toilets to 4 STAR. (Listed in the Following Table)	City Wide	Not Applicable	\$200,000	2024/25
James Reserve Public Toilet	Heidelberg Heights	Average	\$320,000	2025/26
Greensborough War Memorial Park East ¹	Greensborough	Average	\$430,000	2026/27
Warringal Parklands/Heidelberg Park/Possum Hollow Public Toilets ²	Heidelberg	Average	\$700,000	2027/28
Poulter Reserve Public Toilet	Greensborough	Average	\$450,000	2028/29
Chelsworth Park (Part Pav) ³	Ivanhoe	Average	\$410,000	2028/29
Ivanhoe Park Public Toilet	Ivanhoe East	Average	\$460,000	2029/30
Price Park Public Toilet	Viewbank	Average	\$470,000	2030/31
Kalparrin Gardens Public Toilet	Greensborough	Average	\$480,000	2031/32
Greenwood Reserve Public Toilet	Bundoora	Average	\$490,000	2032/33
Greensborough Park Public Toilet	Greensborough	Good	\$500,000	2033/34

¹ There are two existing sets of public toilets in Greensborough War Memorial Park. More detailed planning and consultation will be undertaken with park users to better understand the public toilet needs across the park, in conjunction with other projects planned for the park. This will confirm whether the East toilets may be decommissioned or potentially relocated.

² Public toilets at Warringal Parkland, Heidelberg Park and Possum Hollow are located within 250m of each other. More detailed planning and consultation will be undertaken with users across the Warringal Park/Heidelberg Park/Possum Hollow precinct to better understand the public toilet needs of the overall area, and where best to locate toilet facilities within the 'cluster' to best meet community needs. As result, Council may decommission one or two toilets, which may bring other projects earlier.

³ Should Council endorse the new pavilion(s) at Chelsworth Park, the renewal of Chelsworth Park Public Toilet (attached to the current pavilion) will be removed from the renewal program for 2028/29.

Upgrade of Existing Toilets

The following table summarises the toilet upgrade program to bring all toilet facilities to 4 STAR rating, which is proposed in 2024/25. Features considered in this upgrade program is aligned with the schedule of fixtures and fittings included in Appendix E. Toilets included in this program are standalone in parks or reserve, and are standard toilets, which do not require baby changing facilities, sanitary bin and other premium accessories.

It is recommended to reassess the requirements of fixtures and fittings during the delivery stage of the works.

Toilet Name	List of Items/Features Required (But Not Limited to)	STAR Rating	Upgrade Cost, \$	Operating Cost, \$/Year
Telfer Reserve - East	Hand dryer, Soap dispenser, Clothing hooks, Mirror, Push button tap, Sky light and Automatic sensor light	2	30,000	500
Fell Reserve	Mirror, Soap dispenser and Automatic sensor light	3	7,000	500
Greensborough Park	Hand dryer, Soap dispenser, Clothing hooks, Mirror and Automatic sensor light	3	15,000	500
Greensborough War Memorial Park - West	Hand dryer, Soap dispenser, Clothing hooks, Mirror and Automatic sensor light	3	15,000	500
Lower Plenty Shopping Centre	Hand dryer, Soap dispenser, Mirror and Automatic sensor light	3	15,000	500
Malcolm Blair Reserve	Hand dryer, Soap dispenser, Clothing hooks, Mirror, Push button tap and Automatic sensor light	3	20,000	500
Poulter Reserve	Hand dryer, Soap dispenser, Clothing hooks, Mirror and Automatic sensor light	3	15,000	500
Warrawee Park	Hand dryer, Soap dispenser, Clothing hooks, Mirror and Automatic sensor light	3	15,000	500
Warringal Cemetery	Soap dispenser, Clothing hooks, Mirror, Push button tap and Automatic sensor light	3	12,000	500
Waterdale Road/Norman Street	Hand dryer, Soap dispenser, Clothing hooks, Mirror, Push button tap, skylight and Automatic sensor light	3	30,000	500
Willinda Park	Hand dryer, Soap dispenser, Clothing hooks, Mirror and Automatic sensor light	3	16,000	500
Yulong Reserve - West Public Toilet	Hand dryer, Clothing hooks, Mirror and Automatic sensor light	3	10,000	0
Total Cost			200,000	5,500

Capital Works Plan for New Toilets

This program proposes six new toilets to be constructed in Banyule over the next 10 years. The following four factors have been used to identify location of new toilets and their priority.

Gap Analysis: Community feedback supports a walking distance of no more than 400 metres from a location of public activity to find a public toilet.

Activity Centre: Major, neighbourhood and minor activity centres have been identified based on the size and volume of usage.

Parks Hierarchy: Regional and Neighborhood parks are locations of high public activity of which public toilets may support their greater use.

Community Feedback: The community were asked to indicate potential locations for new toilets. Numbers of residents' requests have been categorized as follows:

- High number of request (More than 8 request)
- Medium number of requests (4 to 8 requests)
- Low number of requests (Less than 4 requests)

The following table includes the location of new toilets, their driving factors and priority. The gap analysis including existing toilets, activity centres, public open space and proposed toilets are shown in Figure 6.

Public Toilet Location	Driving Factors	Priority
Rosanna Parklands / Macleod Parks*	<ul style="list-style-type: none"> - Outside of 400 m walkability - Regional park with no toilet facilities - High number of community requests 	High
East Ivanhoe Village	<ul style="list-style-type: none"> - Outside of 400 m walkability - Neighbourhood activity centre with no toilet facilities - Medium number of community requests 	High
Aminya Reserve	<ul style="list-style-type: none"> - Outside of 400 m walkability - Neighbourhood park with no toilet facilities - Medium number of community requests 	Medium
Burke Road North Reserve	<ul style="list-style-type: none"> - Outside of 400 m walkability - Neighbourhood park with no toilet facilities - Small number of community requests 	Medium
Sparks Reserve	<ul style="list-style-type: none"> - Outside of 400 m walkability - Regional trail with no toilet facilities - Small number of community requests 	Medium
Plenty River Drive Reserve	<ul style="list-style-type: none"> - Outside of 400 m walkability - Regional trail with no toilet facilities - Small number of community requests 	Medium

**Subject to the investigation of recommissioning the existing public toilet block at Macleod Park (adjacent to the Oval) as a first step prior to committing to a new toilet block in Rosanna Parkland. If a new toilet block in Rosanna Parkland is required, the siting will be determined through the community consultation undertaken as part of preparing the Rosanna Parklands Masterplan.*

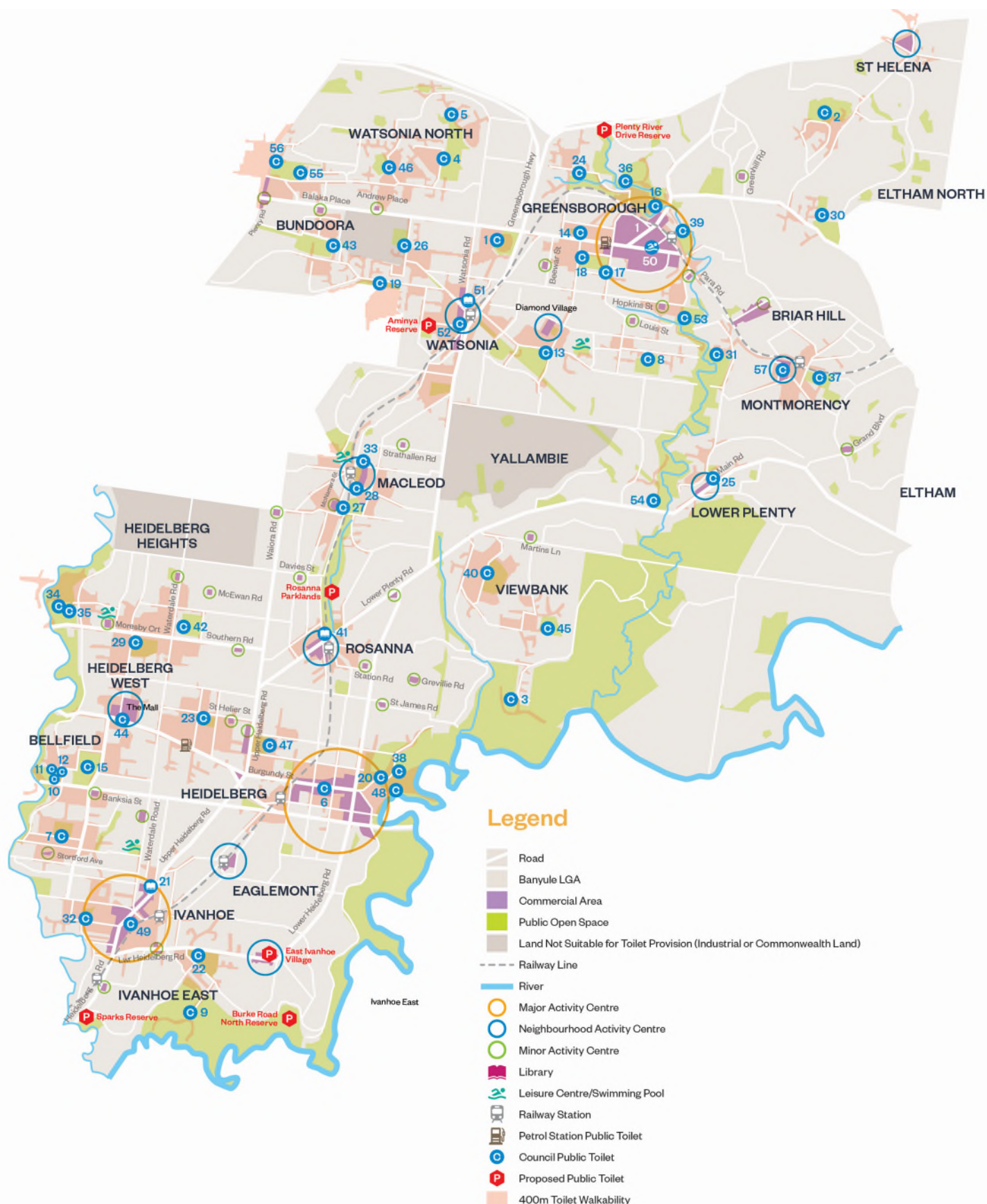


Figure 6: Proposed New Toilets

An indicative 10 years capital works program for new public toilets is summarised in the table below. Three standards (High, Medium and Low) of public toilets have been considered based on their priority for cost estimates.

Requirements of new toilets and their siting will be identified through community consultation and Gender Impact Assessment before finalising the design and scope of each project. Each toilet project is proposed over two years, first year for consultation and design and second year for construction.

Installation year of these proposed new toilets may change subject to community consultation and associated master plan of the precinct.

Public Toilet Location	Suburb	Estimated Cost	Proposed Year
Rosanna Parklands (Design)*	Rosanna	\$30,000	2025/26
Rosanna Parklands (Construction)	Rosanna	\$500,000	2026/27
East Ivanhoe Village (Design)	Ivanhoe East	\$30,000	2027/28
Aminya Reserve (Design)	Watsonia	\$25,000	2028/29
East Ivanhoe Village (Construction)	Ivanhoe East	\$510,000	2028/29
Burke Road North Reserve (Design)	Ivanhoe East	\$25,000	2029/30
Aminya Reserve (Construction)	Watsonia	\$420,000	2029/30
Sparks Reserve (Design)	Ivanhoe	\$30,000	2030/31
Burke Road North Reserve (Construction)	Ivanhoe	\$430,000	2030/31
Plenty River Drive Reserve (Design)	Greensborough	\$30,000	2031/32
Sparks Reserve (Construction)	Ivanhoe	\$450,000	2031/32
Plenty River Drive Reserve (Construction)	Greensborough	\$460,000	2032/33

**Exact location and requirements of the Rosanna Parklands public toilet will be determined during community engagement for the Rosanna Parklands Masterplan.*

Financial Implication

Financial implication of the proposed work program is summarised below.

Year	Replacement & Upgrade		New Installation		Operating Cost Increase	Variation (Current Allocation - Proposed)
	Proposed	Current CWP Allocation	Proposed	Current CWP Allocation		
2024/25	\$200,000	\$575,000	\$0	\$0	\$0	\$375,000
2025/26	\$320,000	\$650,000	\$30,000	\$0	\$5,500	\$294,500
2026/27	\$430,000	\$550,000	\$500,000	\$0	\$5,500	-\$385,500
2027/28	\$700,000	\$365,000	\$30,000	\$0	\$20,500	-\$385,500
2028/29	\$860,000	\$625,000	\$535,000	\$0	\$20,500	-\$790,500
2029/30	\$460,000	\$710,000	\$445,000	\$0	\$35,500	-\$230,500
2030/31	\$470,000	\$650,000	\$460,000	\$0	\$42,500	-\$322,500
2031/32	\$480,000	\$790,000	\$480,000	\$0	\$49,500	-\$219,500
2032/33	\$490,000	\$770,000	\$460,000	\$0	\$56,500	-\$236,500
2033/34	\$500,000	\$770,000	\$0	\$0	\$63,500	\$206,500
Total	\$4,910,000	\$6,455,000	\$2,940,000	\$0	\$299,500	-\$1,694,500

Proposed work program would require an estimated \$1.69 million more in the next 10 years. It includes construction of six new toilets throughout the municipality and increased operating cost due to the provision of new toilets and upgrading other toilets to 4 STAR rating. The additional toilets and upgrade works will improve the level of service significantly.