

BANYULE CITY COUNCIL

ISSUES & OPPORTUNITIES DISCUSSION PAPER

PUBLIC TOILET STRATEGY

October 2016

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1. INTRODUCTION

OVERVIEW

This Paper discusses the issues and opportunities relating to public toilet provision in Banyule. It discusses broadly, the findings to date and sets up opportunities and areas for further analysis and investigation in Stage 3 (Draft Strategy).

It is informed by a number of considerations including:

- Review of relevant background policy
- Review of Council's Public Toilet Management Plan and existing public toilet strategy
- Preliminary audit and site inspection of existing facilities in Banyule

This Paper is structured in six sections:

Chapter 1 provides the background and context to public toilet provision.

Chapter 2 identifies the demographic trends which may influence future provision and priorities.

Chapter 3 outlines the policy context which relates to public toilets and other strategic considerations

Chapter 4 discuses the issues and opportunities relating the public toilet network.

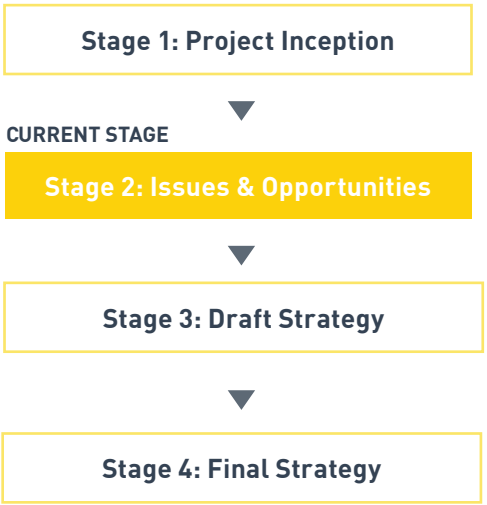
Chapter 5 sets out the issues and opportunities relating to public toilet design in Banyule.

Chapter 6 summarises the findings of this paper and outlines the next steps in developing the Draft Strategy.

ABOUT THE PROJECT

This project is being undertaken in four stages as illustrated in the diagram below. The purpose of the project is to:

- Develop a Public Toilet Strategy that will outline a ten year action plan for the provision of public toilets in Banyule
- Undertake an audit of the existing public toilets
- Develop principles and decision making tools to assist Council in determining priority need
- Produce an action plan which considers the priorities and recommendations



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WHAT IS A PUBLIC TOILET?

Introduced in the late nineteenth century as a move to make cities more sanitary, 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. As Banyule strives for 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.

There are a number of different way public toilets can be classified. This Strategy identifies three categories of public toilets:

- Free standing toilet blocks
- Free standing automated unit
- Co-located toilet block attached to an existing building/pavilion

This Strategy focuses on the above types of public toilet and excludes those located in libraries, civic centres and other council-run buildings.

Toilets located in privately run buildings are also not included within this evaluation. These may include toilets in cafes, large shopping centres or other private recreational buildings.

It is acknowledged that these toilets provide an important service to particular locations and catchments and while this Strategy will not make recommendations for private toilets, it does take into account the role in which they play in overall levels of provision and prioritisation of new facilities.

There is no statutory or legislative requirement for Councils to provide public toilet facilities however Banyule City Council are committed to fulfilling their social and corporate responsibility in supporting health, wellbeing and community vitality and providing public toilets to support the wellbeing of the community in public spaces.

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MUNICIPAL PROFILE

The City of Banyule is a middle-ring municipality located in Melbounre's north-eastern suburbs.

Banyule is bounded by the Yarra River to the east and the Darebin Creek to the west and stretches from between 7 and 21 kilometres from central Melbourne.

A range of high quality, diverse and vibrant commercial and retail centres are distributed around the municipality. Greensborough Principal Activity Centres is the main commercial and retail hub in Banyule. There are also two Major Activity Centres in Banyule located at Ivanhoe and Heidelberg. Banyule falls within the LaTrobe National Employment Cluster and the Heidelberg MAC also is identified as a specialised activity centre and a health precinct with two major hospitals and research centres located within the activity centre boundary.

There are also a number of Neighbourhood Activity Centres identified within the municipality.

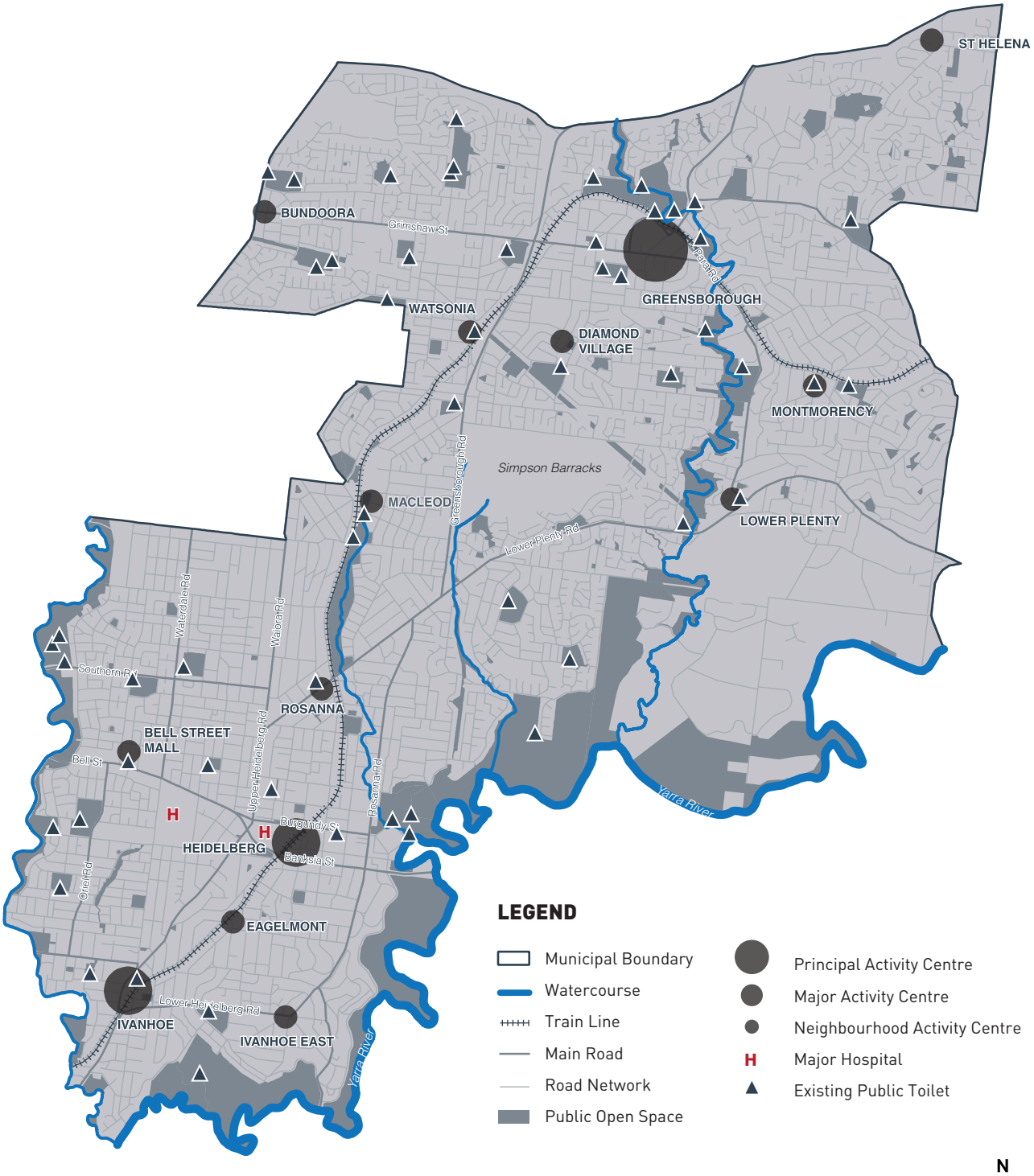
There are three industrial hubs in Banyule in Heidelberg West, Greensborough/Briar Hill, and Bundoora which also are important employment precincts.

Banyule is well serviced by significant tracts of public open space and parklands which provides extensive opportunities for recreation, relaxation and exploration.

Open space in Banyule is anchored by the extensive parklands which run along the Yarra River, Plenty River and Darebin Creek offering some of the best open space in Melbourne. Additionally there is an extensive network of parks, sports fields, bush land reserves and shared trails through the City of Banyule. The quantity and quality of its open space has earned the area reputation for not only being a destination for residents of Banyule but for people from all over Melbourne.

Banyule is also well serviced by public transport comprising a network of buses and trains which connect the municipality to central Melbourne and the surrounding regions.

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MAP 1:
STUDY AREA

2. ACCOMMODATING DEMAND

POPULATION

Demographic and population projection provides information regarding the areas which will experience increased growth over the coming years. This information is useful in determining correlations between population growth and future provision of public toilets.

Areas experiencing increased population however are not necessarily priority candidates for new public toilets. The provision of facilities must be strongly associated with destinations i.e. high use and multi-use locations such as activity centres and public parks and open space.

Population statistics quoted in this chapter are derived from data published by .id consulting, based on the 2011 census data conducted by the Australian Bureau of Statistics.

As of 2015, the City of Banyule was home to 126,232 residents, living in 48,201 dwellings. By 2036, the population is projected to increase to more than 148,095 residents, reflecting a 15.52% increase.

Key population statistics are as follows:

- Total population is 126,232 residents
- There is a smaller proportion of young people and a higher proportion of older people within Banyule.
- There is a smaller proportion of young people aged 5 to 17 than in comparison to greater Melbourne, with 14.9% in Banyule and 15.7% across greater Melbourne.
- 21.70% of people are aged 60 years and over, in comparison just 18.20% of people across Greater Melbourne.
- The proportion of babies, pre-schoolers and primary students (persons aged between 0 to 11 years) in Banyule is similar to that of Greater Melbourne, with 14.40% in Banyule compared to 14.90% across Melbourne.
- Couples without children accounts for 24% of households,
- Single person households account for 19%.
- The proportion of people needing assistance with core activities has increased
- 4.8% of people in the City of Banyule required assistance in their day-to-day lives due to disability (2011).

HIGHEST GROWTH SUBURBS 2036

- Greensborough
- Ivanhoe
- Heidelberg
- Bundoora
- Rosana

LOWEST GROWTH SUBURBS TO 2036

- Ivanhoe East
- Watsonia North
- Yallambie
- Lower Plenty
- Briar Hill

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HOUSEHOLD TYPE

Household typologies provide useful demographic insights into the types of people who may be using or requiring public toilets in the future.

At present,the municipality is experiencing an increase in ageing population and decreasing household sizes.

The proportion of families with children in Banyule (33.8%) is similar to that of Greater Melbourne (33.6%). Additionally, in Banyule there is a higher proportion of lone person households and a higher proportion of couples without dependants than in greater Melbourne. The municipal proportion of lone persons households is 23.2%. The proportion of couples without children in Banyule was 24.4% compared to 23.5% in Greater Melbourne. The proportion of lone person households and couples without dependants is expected to increase between 2011 and 2036, conversely the proportion of couples with families and dependants projected to decline over the same period.

MODES OF TRAVEL

The dominant mode of transport in the City of Banyule is the private motor vehicle with 60.4% of people travelling to work as a driver of a car and a further 3.7% of people travelling to work in a car as a passenger. Travel by train is the next largest category of commuters with 12.4% of people travelling by train to work.

Only 1.7% of people caught a bus. There are lower rates of walking and cycling to work in Banyule with just 2.5% of people walking and 1.0% of people cycling, compared to 2.9% and 1.3% respectively across Greater Melbourne.

BUILDING APPROVALS

It is projected that there will be a 23.7% increase in dwellings in the City of Banyule between 2011 and 2036, resulting in an additional 11,494 dwellings.

Between 2011 and 2036, the suburb of Heidelberg is anticipated to undergo the most dramatic increase in dwellings with a projected 2,836 new dwellings. This growth will be followed by Ivanhoe with a projected increase of 45.4%; and Heidelberg Heights with a rate of 43.3%.

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3. POLICY FRAMEWORK

NAME	OVERVIEW	IMPLICATIONS FOR PTS 2016
Council Plan 2013-2017 (Year 4)	Outlines Council's aims and vision for the future of Banyule. Sets key directions and main priorities for year 4 of the 2013-2017 City Plan. The focus of the plan is on fiscal sustainability, effective communication, environmental focus, community building, investing in infrastructure, prudent planning, good governance, and advocacy.	Provides limited commentary on public toilets in Banyule. Discusses the need to; protect and enhance the natural environment through Council investments; promote and support good health for people of all ages, life stages and backgrounds; creating community hubs, enhancing open spaces and sporting facilities. Specifically mentions the cleaning of public toilets as a key activity and service provided by Council.
Public Open Space Plan 2016-2031 (2016)	Sets key directions and actions for the future planning, provision, design and management of public open space in Banyule. Provides guidance for all types of public open space including both 'green' parks and reserves as well as 'hard spaces'.	Establishes an open space hierarchy, specifies that public toilet facilities should be provided at Regional open spaces. Identifies locations where public toilets could be installed and/or improved. Notes that the provisions of accessible toilets can enhance the accessibility of public open space and that the provision of public toilets within parks and gardens can encourage informal and passive recreation.
Public Open Space Plan – Technical Report 2016-2031 (2016)	Provides a summary of the background information gathered and analysed during the preparation of the Public Open Space Plan.	Identifies specific locations where public toilets could be installed and/or improved. Provides and overview of consultation outcomes, noting that respondents expressed that playground visit duration was affected by the absence of public toilets and that there is a lack of public toilets at Rosanna Parkland.
Recreation Plan 2013-2017	Sets key directions and priorities for sport, leisure and recreation facilities and services in Banyule. The Plan primarily seeks to promote and support health and wellbeing with a specific focus to develop passive and active recreation leisure and arts.	Plan recognises the need to provide public toilets along Banyule's shared trails. Provides passing commentary on other issues relating to recreation and public toilet provision, specifically notes that many sporting pavilions are not fully accessible and do not have accessible public toilets.
Banyule Integrated Transport Plan 2015-2035 (2015)	Outlines Council's long-term vision, objectives and directions for transport and land use decisions for the future of Banyule. The plan seeks to support walking and cycling; reduce dependence on private vehicles; and encourage a mode shift towards public transport.	No specific direction for public toilets, however it discusses the way neighbourhoods with accessible and safe walking and cycling routes increase opportunities for people to walk and cycle. This includes the appropriate provision of supporting infrastructure such as public toilets.

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NAME	OVERVIEW	IMPLICATIONS FOR PTS 2016
Banyule Inclusion Access and Equity Framework (2014)	Provides a framework for including and integrating diverse communities into decision making within Banyule. Seeks to foster inclusion, access and equity in Banyule.	The plan places an emphasis on achieving equity and an outcome of Council's processes. The Plan seeks to deliver a fair and just approach to policy development and distribution of Council services and resources. This approach recognises that people are different and require tailored responses in order for everyone to achieve a fair outcome appropriate with their rights and needs.
Banyule Disability Action Plan 2014-15 (2014)	Reviews the previous Disability Action Plan and provides the strategic direction for the future planning and delivery of an inclusive community in Banyule for people with a disability. The Plan highlights Council's commitment to achieving good health and wellbeing for people with a disability.	The focus of the Plan is centred on health and wellbeing; community participation and economic participation. The plan identifies the development of a plan to conduct capital works that improve the accessibility of council assets as a key action point. Identifies the need to ensure activity centres and public places meet accessibility outcomes. Also notes that consideration of people with a disability is needed for Council's playground strategy.
Lesbian, Gay, Bisexual, Transgender and Intersex (LGBTI) Plan 2014-2017 (2014)	Plan details Banyule's approach to partnering with the LGBTI communities to support an inclusive and diverse community.	Central to the Plan is the strategy for Banyule to be an accessible and equitable organisation that provides inclusive services and practices. This incorporate the actions to offer services and facilities that increase participation and reduce the potential for isolation and exclusion. Using inclusive language, content and imagery in communication processes is also an action of this strategy.
Ford Park Masterplan (2016)	Details an overall masterplan for Ford Park to guide its future development and use. Outlines objectives, strategies and priorities for the implementation of actions from the masterplan. Focuses on the improvement of access, connectivity, improving facilities, maintenance, safety and environment of the park.	Plan seeks to support upgrades to sporting infrastructure and facilities and notes that the need to remove the existing public toilet as a medium term priority (5-10 years) and for a new multipurpose sports pavilion incorporating an accessible public toilet facility attached to the pavilion for increased community use.
Malahang Reserve Masterplan (2016)	Details an overall masterplan for Malahang Reserve to guide its future development and use.	Plan identifies the location of a public toilet in the north west corner of the park with a frontage to Oriel Road in close proximity to the existing play space and carpark.

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4. PUBLIC TOILET NETWORK

DISTRIBUTION

There is a consistent spatial distribution of public toilets in Banyule which, in first instance, suggests a wide coverage of facilities across the municipality.

There are a total of 56 public toilets in Banyule located in a variety of parks, open space areas and activity centres.

Analysing the distribution patterns of public toilets provides preliminary insights into locations where there may be spatial or provisional gaps. These locations should be further interrogated to determine their geographical context and surrounding land uses.

Benchmarking the provision of public toilets by suburb provides a cursory method of assessing the distribution and spread of public toilets across the municipality. Of the 21 suburbs in Banyule, the following do not contain public toilets:

- Eaglemont
- Yallambie
- St Helena
- Eltham North

Further investigation is required to assess the strategic context of each of these locations to determine the requirement of a facility.

Catchment analysis provides an alternative way of understanding distribution patterns. When assessing the catchment reach of existing facilities (shown in **Map 2**) the following spatial patterns emerge:

- Two clusters around Bundoora, Greensborough where there are 3 or more facilities within 400m
- A 400m linear overlap of facilities connecting Heidelberg, Bellfield and Ivanhoe
- Provisional gaps around the Rosanna Parklands, Montmorency Park and along the Yarra River environs (based on the 400m catchment)
- An 800m catchment analysis shows provisional gaps around Lower Plenty, St Helena, Eltham North and around the Yarra Flats Park environs.

The patterns of public toilet distribution in Banyule are influenced by other considerations such as:

- Land use patterns
- Availability of other toilets libraries, community centre and at train stations
- ParksVictoria owned and operated public toilets
- Availability of toilets located within privately owned and managed buildings/facilities

Whilst this Strategy does not make recommendations for these types of facilities, their contribution to municipal supply should be taken into consideration when considering future priorities.

Map 2 highlights the distribution of public toilets in relation to free standing facilities and co-located. Preliminary site visits indicate that many co-located facilities were not accessible during the week. Further analysis needs to be undertaken to determine the 'relative' network and distribution of facilities with regard to their availability.

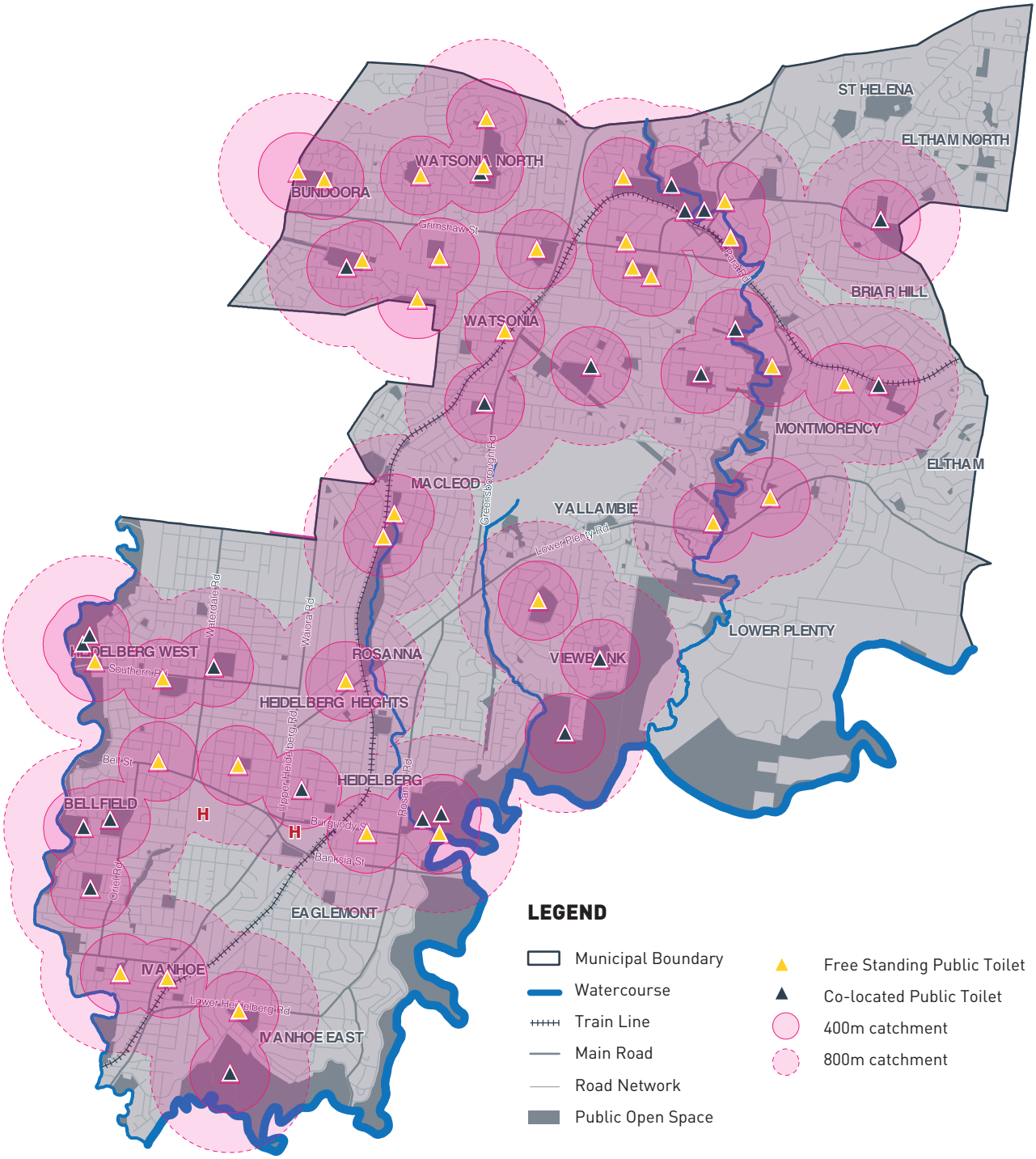
ISSUES

- Not all suburbs have direct access to a public toilet.
- There are provisional gaps around the Rosanna Parklands, Montmorency Park and the Yarra River environs
- Toilets in other public and private buildings are not reflected in this assessment however influence municipal provision
- Network distribution may be less than 'actual' number of facilities due to availability

OPPORTUNITIES

- Review the requirement for public toilets in locations where there are provisional gaps
- Strengthen the existing spatial clusters of toilets
- Increase the distribution of the public toilet network
- Review the distribution of public toilets in line with the Open Space Strategy and other strategic work.

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MAP 2:
DISTRIBUTION & CATCHMENTS

LOCATION

The location of public toilets is important in influencing levels of usage and is strongly correlated with other factors such as perceptions of safety, levels of crime and anti-social behaviour.

Public toilets co-located within or adjacent to existing buildings, for example community centres or libraries, are often more positively perceived than stand alone facilities. This behavioural perception is important in considering future typologies.

Public toilets in Banyule are located in the following types of spaces:

- Commercial/activity centres
- Public parks, open space & sport reserves

In first principle, large activity centres and high-use public parks and multi-use reserves should be priority locations for public toilets.

Banyule has two Major Activity Centres (MACs) in Heidelberg and Ivanhoe. There are also a number of Neighbourhood Centres distributed across the municipality however not all of which contain public toilets. There are no public toilet facilities located within the Greensborough Principal Activity Centre (PAC). Map 3 shows the distribution of co-located and free standing toilets in relation to existing activity centres.

Initial analysis reveals that some public toilets located within Banyule's activity centres are poorly sited and located away from the main 'high street' spine. Further investigation is required to determine the priorities for relocating or repositioning public toilets in more prominent locations within Activity Centres.

There are six structure plans which apply across Banyule's activity areas which contain recommendations for public toilet improvements or installations. These recommendations should be reviewed in the Draft Strategy to determine their relevance within the context of future provision.

The Public Open Space Plan sets out a hierarchy of parks and playspaces based on size, function, experience and type. Higher order public spaces are usually associated with large playgrounds. In these locations public toilets should be provided.

The POS Plan makes a number of recommendations for public toilet improvements across a number of parks and reserves in Banyule. This list should be further interrogated and reviewed in line with the pending recommendations of this Strategy.

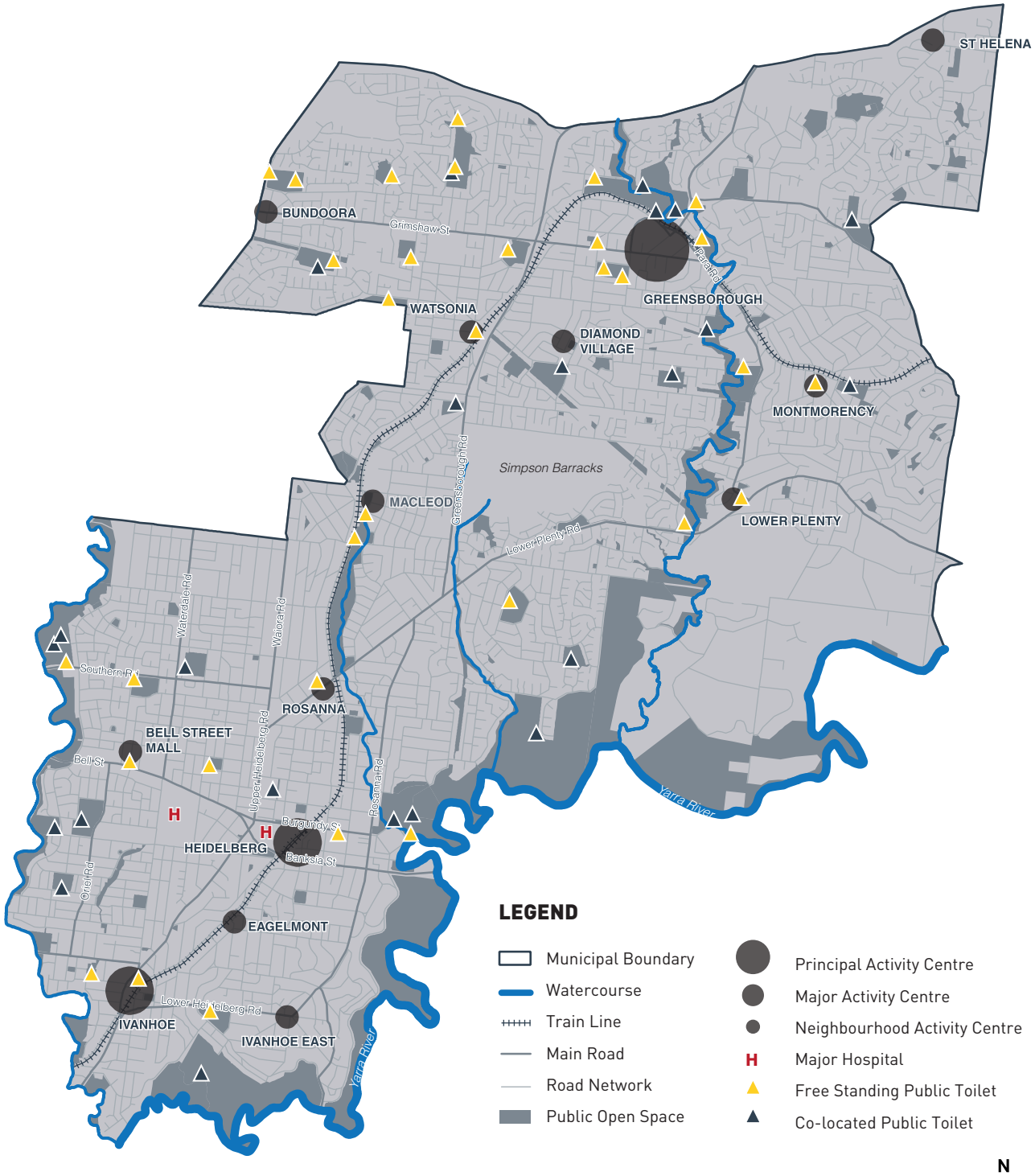
ISSUES

- Some facilities are difficult to find due to poor siting, overgrown vegetation and dense landscaping which obscure some facilities
- Location of entrances on some toilet blocks are orientated away from public space
- Co-located facilities are difficult to distinguish from private buildings
- There are no public toilets within the Greensborough PAC and some Neighbourhood Centres

OPPORTUNITIES

- Locate new toilets in locations with high visibility
- Ensure public toilets are sited to maximise circulation spaces and avoid 'dead areas'
- Review the role and function of each activity centre regional/neighbourhood park and to determine level of provision
- Map the hierarchy of public open space and correlate with existing facilities
- Develop a decision making framework to determine the priority locations for public toilet provision
- Review the recommendations of existing structure plans and other strategic documents with relation to public toilet provision
- Identify other high-use and multi-use locations outside activity centre and public open space

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MAP 3:
LOCATION & TYPE

4. PUBLIC TOILET DESIGN

TYPOLOGY

Public toilets in Banyule are either free standing or co-located adjacent or within another building. Within these classifications three types of public toilets have been identified:

- Free standing toilet blocks
- Free standing automated units
- Co-located toilet block attached to an existing building/sporting pavilion

The majority of facilities were either free-standing or co-located toilet blocks. There is only one automated unit in Banyule.

Toilet block design originated in the early twentieth century as a move to make public spaces more sanitary. The construction and roll-out of toilet blocks across metropolitan Melbourne in the past often did not consider the integration of the facility into the surrounding environment. The current design of many toilet blocks reflects a sense of permanency and inflexibility which has become to be associated with a range of undesirable behaviours. These have contributed to negative perceptions of safety and hygiene in some locations. Whilst toilet blocks are commonplace around Banyule, they present a number of design challenges including:

- Require large footprints of land
- Often do not meet Crime Prevention through Environmental Design (CPTED) principles
- Are not DDA compliant or accessible by people with disabilities or mobility difficulties
- Poor levels integration into surrounding environment
- Negative perceptions of anti-social behaviour and reduced levels of safety and hygiene
- Inflexible design
- Lack internal or natural light or passive ventilation (if roofed)

These considerations noted, there are a number of options and cost-effective solutions to refurbish older and under-performing toilet blocks to improve their integration into the environment.

ISSUES

- Older toilet blocks present numerous design challenges and contribute to negative perceptions and/or connotations
- There is only one automated public toilet in Banyule
- Toilets co-located with sport pavilions can be perceived as 'private' facilities and not accessible by the public
- Inconsistent design language across Banyule
- Stand alone facilities offer no shade or weather protection
- Older stock of toilet blocks require regular maintenance, cleaning and service provision

OPPORTUNITIES

- Develop a framework to defined preferred typologies for Banyule which consider locational, contextual and levels of usage
- Establish design and siting principles for new public toilets to ensure new and existing facilities integrate into the surrounding environment
- Identify opportunities to refurbish older and under-performing facilities
- Review best practice public toilet design principles to inform future typology recommendations



TYPE 1: FREESTANDING TOILET BLOCK



TYPE 2: FREESTANDING AUTOMATED UNIT



TYPE 3: CO-LOCATED TOILET BLOCK



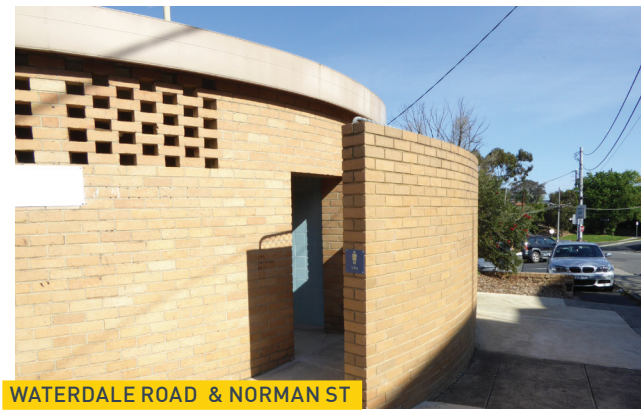
GREENSBOROUGH WAR MEMORIAL PARK WEST

'Bus Style' toilet block, commonly found across Banyule



PIONEER RESERVE

Toilet Block with pitched roof structure and bluestone brick cladding



WATERDALE ROAD & NORMAN ST

Variation on Toilet Block, curved brick construction



CYRIL CUMMINGS RESERVE

Toilets under sports pavilion, integrated into the building

ACCESSIBILITY & SITING

The accessibility of public toilets is intrinsically linked to the design and siting of the facility. Integral to the discussion about accessibility is equality. Access for all should strike a balance between providing services to accommodate peak demand whilst ensuring there is an adequate provision of accessible facilities.

Access considers both external and internal accessibility. External accessibility includes considerations around visibility and signage, pathways and surface levels and orientation of entrances. Internal accessibility concerns relates to the design of the facility including circulation spaces, door widths, fixtures and fittings.

The siting of a public toilet is as important as its location. The siting of public toilet considers the following factors:

- Site visibility
- Street placement
- Visibility of entrances
- Levels of casual surveillance
- Site lines
- Integration into surrounding environment.

As discussed previously, toilet block design presents a number of challenges regarding accessibility. Their inflexible design often does not cater for people with disabilities nor for families with young children.

In some instances, public toilets were assessed as DDA compliant however access into the actual facility was non-compliant for example, physical barriers.

Site observations indicate that levels of signage both indicating the location of the facility was limited. In most instances, opening hours or contact information was not provided on each facility.

Facilities co-located with sport reserves were often locked and open only on weekends or during sport events. This restricts public accessibility and impacts on overall municipal distribution.

Opportunities to improve the accessibility of existing facilities as well as set out principles to achieve DDA compliance for future facilities should be explored in the Draft Strategy.

ISSUES

- Many facilities non-compliant with DDA requirements
- Environmental constrains limiting and restricting access into facilities
- Some facilities are poorly sited in the middle of reserves and restrict access to some users
- 'Dead areas' behind some facilities create inefficient space and allows for places to loiter
- Lack of signage on facilities which provides contact information and opening hours
- Limitations on internal circulation space within some toilet blocks
- No 'Changing Places' facilities.

OPPORTUNITIES

- Improve the accessibility of existing facilities
- Establish principles to achieve DDA compliance for future facilities
- Improve signage and wayfinding to existing and new facilities
- Increase levels of passive surveillance around toilets by developing siting principles
- Review the role and function of co-located facilities with regard to usage, operating hours and location
- Advocate for Changing Places Facilities.

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MALANHANG RESERVE
Access into facility not properly DDA complaint



LOYOLA RESERVE
Incongruous siting with lack of pathways to the toilet block



JAMES RESERVE
Unsurveilled spaces behind facilities creates areas for anti-social behaviour and litter collection



GREENSBOROUGH WAR MEMORIAL PARK WEST
Toilet poorly sited and hidden behind dense vegetation

SAFETY & HYGIENE

Safety and hygiene are important factors when considering the future design requirements for public toilets. As discussed previously, the location and design of public toilets can significantly affect the perceived and actual safety of public toilet facilities. User safety can be greatly improved by increased visibility of toilet entrances and the facility as a whole.

An indication of overall hygiene can be determined by the level of graffiti, vandalism and the internal and external cleanliness. In first instance, the health, safety and wellbeing of users should be prioritised.

Emphasis on achieving improved casual surveillance, appropriate street placement, facilities proximity to the other buildings, internal and external lighting and orientation toward high pedestrian activity will assist in increasing the overall safety of public toilet facilities for users.

Facilities of high and frequent use or during peak times must be maintained on a far more regular basis, to ensure the standard of hygiene does not drop and continues to meet the needs of users at all times.

Toilets in Banyule are generally safe and hygienic and it was observed that there is a general correlation between the age of the facilities and the perceived level of safety and cleanliness.

Opportunities to improve the safety and hygiene should be explored throughout the development of this Strategy.

ISSUES

- Average level of cleanliness associated with many facilities
- Lack of natural light and open air ventilation in many facilities, particularly those co-located with sports pavilions.
- Evidence of litter, graffiti and odour in many facilities, detracting from overall perceptions of cleanliness
- Age and overall condition of some toilet blocks below average
- Lack of facilities within toilet such as soap dispensers, hand drying outlets

OPPORTUNITIES

- Identify 'hot spot' locations through a priority ranking system to determine facilities which require priority attention
- Review maintenance practices and cleaning frequencies
- Ensure public toilets are designed and sited to prioritise safety and wellbeing of users
- Undertake annual audits of facilities
- Improve the overall levels of safety and hygiene

MANAGEMENT

The management of public toilets should be considered as part of capital works and life cycle planning.

The maintenance issues associated with existing public toilets includes:

- General lack of cleanliness
- Strong presence of odour in some facilities
- Lack of toilet paper is some facilities
- Broken door locks or damaged cubicles
- Co-located facilities being used as store rooms and were cluttered with cleaning and sport equipment

Opportunities exist to clarify management and maintenance responsibilities to direct priority to facilities which achieve a below average level of cleanliness.

There are also opportunities to explore further management agreements with sporting clubs to improve the standard of facilities co-located with pavilions.

Many of Banyule's existing facilities provide paper dispenser. Whilst this may be cheaper and more cost effective, it requires regular maintenance and replacement.



PARINGTONS FLAT
Locked facility integrated into the pavilion

ISSUES

- Poor levels of maintenance evident across a number of facilities in Banyule
- Levels of cleanliness indicates frequency of usage

OPPORTUNITIES

- Direct priority to facilities which achieve a below average level of cleanliness
- Explore opportunities to development agreements with existing sport club tenants to streamline management and maintenance of facilities

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5. CONCLUSION

SUMMARY

The key findings are:

- There is a good distribution and provision of public toilets in Banyule, however this is often reduced by facilities which are locked or unavailable during certain times of the week.
- Some public toilets are poorly integrated into the surrounding environment, are difficult to find or obscured by landscaping.
- Some facilities appear poorly maintained and are under-performing.
- Many facilities are in poor to average condition with regard to cleanliness, hygiene and perceived levels of safety.
- There is no consistent design language across the facilities and lack of signage

NEXT STEPS

This Paper has identified a number of issues and opportunities related to the network and design of public toilets in Banyule.

Further analysis and investigation is required to determine the high priority locations for public toilet improvements.

Following this Paper, further detailed investigations into the existing facilities will be undertaken including more detailed spatial mapping analysis which will inform the Draft Strategy, recommendations and Action Plan. Consultation with a broad spectrum of Council representatives will be undertaken after this Paper has been issued. This consultation will further inform the high priority locations and provide additional insight from a variety of experienced departments across Council.

The issues and opportunities identified in this Paper will be refined into objectives, actions and principles which will inform the Draft and Final Strategy and eventually inform Council's decision making process.

The Draft Strategy will provide commentary around the audit results and rank each facility with regard to priority and condition.

The Final Strategy will include strategic recommendations and key actions to improve the provision of public toilets. The Action Plan will also incorporate design and siting recommendations, preferred typologies and indicative costings to inform a future investment program.

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