



Bayside City Council

# Public Toilet Strategy (draft)

2019 - 2023



September 2018

## Background

Publicly accessible public toilets represent an important amenity servicing the community and visitors of Bayside, supporting recreation, business, and tourism throughout the municipality. There are 62 public toilets located within Bayside, located in civic areas, sportsgrounds, parks, and along the foreshore. Since the endorsement of the *Public Toilet Strategy 2012* there has been a guided effort to upgrade and improve facilities, with several new facilities being implemented. The Strategy is due for review in line with Bayside City Council's standard review process.



**Figure 1: Public Toilets managed by Bayside City Council**

The objective of the *Public Toilet Strategy 2019-2023* is to manage public toilet facilities to the highest standard, with the greatest emphasis on those that are in highest demand, most sensitive locations (e.g. activity centres, tourism nodes, foreshore), poorest condition, poor accessibility, and a lack of perceived safety. This methodology recognises that those toilets with the most urgent or immediate need for upgrade become a priority. A key output from the strategy review shall be to recommend a forward program of works over the next four years.

This Strategy covers all public toilet facilities within Bayside, with the exception of those already under construction, recently implemented, or scheduled for construction within the near future. Throughout the course of this review, Council has engaged internally with its Urban Design, Open Space, Recreation, Disability Inclusion, and Assets and Investigation teams, and consulted with the Bayside community.

## **Public Toilet Strategy 2012 in review**

Since the adoption of the *Public Toilet Strategy 2012*, Bayside City Council has been active in building new/upgraded public toilet facilities throughout the municipality. These include new standalone toilets that are currently in the design/construction phase, or have already been implemented. Some projects that Bayside has recently delivered include:

- Two new facilities at Dendy Park, adjacent to the playground and barbeque areas;
- A new public toilet at the Middle Brighton Baths;
- A new high profile facility to replace an older facility on Jetty Road (shown on cover page of strategy);
- A new high-profile facility on Jetty Road, adjacent to an existing kiosk business;
- A new facility on the foreshore at the end of Southey Street to replace the existing building (currently under construction).

Bayside's Sportsground Pavilion Improvement Plan has resulted in modern public toilet facilities being attached to new sporting pavilions throughout the municipality. Minor works have also been undertaken focused on improving aging facilities in terms of amenity, lighting, signage, and access for people with disabilities.

The intent of the *Public Toilet Strategy 2012* was to provide simple high-quality facilities that are easily managed and considered comfortable by the broader community. Council has begun to replace older automated facilities, which have been expensive and difficult to manage and maintain, being prone to electronic and mechanical breakdown. This work will continue as these assets reach the end of their useful life, or are deemed unable to provide an adequate service to the community.

The standard design for a new facility is based on the Middle Brighton Baths public toilet. New facilities are designed to be robust yet of high quality, simple to manage, and inexpensive to construct and maintain. In some high profile areas, a more architecturally innovative design can be used. An example of this is the two new facilities at Jetty Road.

Council has had less success implementing new facilities along the foreshore where despite an identified need for public facilities in the Strategy, proposals have not been supported during the foreshore master planning process.

## Identifying Demand for New Public Toilets

For a new facility to be considered, it needs to satisfy one or more of the following criteria:

- Located in a busy or high-profile node (e.g. Activity Centre or Transport Hub), or a location of high demand generally,
- Where there is an existing or predicted demand that needs to be satisfied, or where the need for a new facility is identified through community engagement (such as the process for the development of a foreshore Masterplan);
- Distance from a busy node to the nearest public toilet is unreasonable, or the siting of an existing facility (from a Crime Prevention Through Environmental Design (CPTED) perspective), is considered 'unsafe';
- An existing facility is not considered to be accessible within the meaning of the *Disability Discrimination Act 1992*, and is unable to be suitably upgraded;
- A lack of public toilets encourages unacceptable antisocial behaviour (e.g. public urination/defecation).

Using these criteria, a new public toilet facility identified has been recommended for:

- **Green Point foreshore** – A new facility located at the northern end of the carpark to service the needs of beachgoers. Such a facility would need to be of low visual impact;

## Rationalisation of Facilities

Council will consider the removal or short-distance relocation of existing facilities to provide new toilets that are more visible, accessible, and feel safer. It is also proposed that the public toilet at **Table Rock** be closed to the general community, and that a key be made available to the nearby scouting group for their exclusive use (being under the supervision of adults). Alternatively, the facility may be relocated to a more visible location within the vicinity.

It is also proposed that consideration be given to a rationalisation of the toilets at the **Ricketts Point** foreshore. Council has three public toilet facilities in this location, and it is proposed that the existing 'exeloo' facility be removed. The distance between the two remaining facilities would be approximately 600m.

## Accessible Facilities for Everyone

Following consultation with Council's Disability Inclusion Officer, a demand for highly accessible changing places has been identified, where people with disabilities and their carers have access to specialist amenities. It is proposed that a minimum of two high-level changing places be installed at strategic locations in the municipality, preferably in proximity to popular recreational and open space reserves, and adjacent to existing public toilet facilities.

Several location locations that are deemed suitable for such a facility include:

- **Northpoint** (North Road foreshore) in the northern suburbs of Bayside is a popular recreational area with an existing public toilet and car parking. While there is no beach, there are extensive open space and walking paths. A changing place facility would be located in close proximity to the existing public toilets and carpark;
- **Thomas Street Reserve** is an open space area located in the geographic centre of Bayside. The north end of this site (adjacent to existing public toilets) is in close

proximity to the Sandringham Athletics facilities and proposed all-abilities playground (to be constructed in 2019/20);

- **Ricketts Point or Half Moon Bay** along the southern foreshore. A disabled divers group operates during summer months near Ricketts Point, with some infrastructure in place to enable beach access. Half Moon Bay also offers a range of services and may be a suitable alternative, subject to available space;

A changing place should consist (at a minimum) of an adult sized change table, a hoist, and a shower. It is estimated that such a facility would cost approximately \$120,000 to outfit and require a floor area of approximately 3.5m x 3.5m.

While further investigation and consultation is required, it is proposed that a single facility be implemented on the North Road foreshore, adjacent to the existing public toilet. It is recommended that Bayside City Council apply to deliver such a facility under the 'Changing Places' funding program, introduced as part of the Victorian State Government's *Absolutely Everyone: State Disability Plan 2017-2020*.

It is proposed that further upgrades be carried out on existing toilets within foreshore and open space to make existing facilities more compliant and accessible for the Bayside community. This may include a short-distance relocation of an existing facility, improvements to pathways and signage, and upgrade of car parking spaces.

## Determining Priorities

As part of this Strategy review, Bayside City Council engaged an independent consultant to inspect each public toilet in the municipality, and assess each facility against several criteria. The most significant of these criteria were how the facility was considered in terms of demand, performance, accessibility, and safety. For each criteria, a ranking between 1 and 5 was given; a higher score indicates a driver for renewal/upgrade.

The four primary criteria for determining priorities were defined as follows:

- **Demand** – the user-driven demand of the facility, including sensitivity of the location. High scores indicate a high profile building that will be regularly used and/or seen;
- **Performance** – a measure of the comfort, physical condition, and quality of the facility and its internal fittings. A high score indicates a facility in excellent condition that is comfortable and suits the needs of the user;
- **Accessibility** – a measure of how accessible the facility is for people with disabilities, and the compliance of the facility with modern standards. A high score indicates a facility with sufficiently wide entrance and internal space, a level pathway, and nearby accessible parking;
- **Safety** – a measure of the safety of the facility in terms of its physical location, lighting, opportunities for concealment, and measure of casual surveillance by those passing by. A high score indicates an easily visible facility, with no obstructions that offer concealment, located near an activity node or high traffic area, and that is perceived by users to be safe;

Using this methodology, 20 public toilet facilities deemed to be the highest priority for works are shown below in Table 1. An equal weighting has been assigned to each of the criteria.

Several public toilet facilities throughout Bayside have already been identified for upgrade/renewal under different programs, such as the Sportsground Pavilion Improvement

Plan, or various Council Masterplans. These facilities are shaded in grey in Table 1, and shall not be proposed for upgrade/renewal under the *Public Toilet Strategy 2018*.

Toilet #	Location	Demand	Performance	Access	Safety	Average Score
39	Sandringham Athletics Pavilion	5	4	5	3	<b>4.1</b>
32	Southern Baseball Assoc. Tulip Street	5	3	5	3	<b>4.1</b>
30	Key Street	4	4	5	3	<b>3.9</b>
6	Trevor Barker Oval Pavilion	4	4	5	3	<b>3.9</b>
35	Beumaris Foreshore (LSC)	4	3	5	3	<b>3.9</b>
10	Billilla Historic House	4	3	5	3	<b>3.8</b>
1	Elsterwick Park, St Kilda Street Car Park	3	4	5	3	<b>3.8</b>
45	Sillitoe Reserve	4	3	4	3	<b>3.7</b>
11	Black Rock Gardens Foreshore x 2	2	4	5	4	<b>3.7</b>
31	Brighton Beach Foreshore (Kinane Street)	3	4	5	4	<b>3.7</b>
57	Spink street	4	3	5	3	<b>3.7</b>
40	Spring Street Football Pavilion	3	4	5	3	<b>3.6</b>
53	Well Street Car Park	3	3	5	3	<b>3.6</b>
42	Trevor Barker Oval Shelter	3	3	5	3	<b>3.6</b>
51	Thomas Street Car Park	3	4	5	3	<b>3.6</b>
37	Ricketts Point Foreshore	4	4	5	3	<b>3.5</b>
50	Thomas Street Reserve	2	3	5	3	<b>3.4</b>
24	Green Point	3	3	4	3	<b>3.4</b>
15	Brighton LSC, Keith Court	1	4	5	3	<b>3.2</b>
13	Half Moon Bay SLC	2	3	4	3	<b>3.0</b>

**Table 1: High priority facilities for upgrade/renewal**

## Moving Forward

The list of high priority facilities in Table 1 is expected to guide Bayside's capital works program with respect to public toilets over the next four years, and focus on those facilities which are considered to be poorly performing and/or in high profile locations.

The key output of this Strategy is to propose a forward program of works, which reflects Council's priorities and delivers the greatest benefit to the community. A four-year draft program is proposed below in Tables 2 and 3 below; Table 2 shows proposed renewal/upgrade of existing facilities, and Table 3 shows new facilities which have been proposed. It is recommended that the facilities in Table 2 be the focus of Bayside's public toilet renewal program between 2019/20 and 2022/23. It is further recommended that the Council consider opportunities for new facilities based upon the locations shown in Table 3. New facilities will be subject to community consultation prior to construction.

The *Public Toilet Strategy 2019-2023* shall be revisited in four years as part of Bayside's ongoing strategy review process.

## Proposed Four-Year Program

Toilet Number	Location	Primary driver/s for renewal	Proposed design solution	2019/20	2020/21	2021/22	2022/23
50	Thomas Street Reserve	Poor performance and accessibility	Demolish existing facility and replace with new public toilet (consider along with changing place facility as per Table 3. Improve pathway and accessibility of adjacent parking space	\$200,000			
57	Spink Street	Poor accessibility	Demolish existing and replace with new public toilet	\$200,000			
42	Trevor Barker Oval Shelter –South Side	Poor accessibility	Refurbish facilitate and improve access and signage		\$65,000		
51	Thomas Street Car Park, Hampton	Poor performance and accessibility	Demolish existing and replace with new public toilet		\$200,000		
31	Brighton Beach Foreshore (Kinane Street)	Poor performance. Building is located in a high profile area	Refurbish facilitate and improve access and signage. Extend existing roof to provide additional shelter		\$50,000		
6	Trevor Barker Oval Pavilion	Poor performance and accessibility	Refurbish interior, and improve access and signage		\$13,000		
35	Beaumaris Foreshore (LSC)	Poor accessibility	Refurbish interior, and improve access and signage		\$25,000		
24	Green Point (South Road foreshore)	Poor accessibility	Refurbish interior, and improve access and signage		\$20,000		
13	Half Moon Bay LSC	Poor accessibility	Refurbish interior, and improve access and signage		\$50,000		
53	Well Street Car Park	Poor accessibility	Reconfigure layout to improve accessibility and refurbish interior. Alternatively, consider replacement of existing building			\$200,000	
30	Key Street	Poor performance and accessibility	Demolish existing and replace with new public toilet			\$200,000	
10	Billilla Historic House	Poor accessibility	Refurbish interior, and improve access and signage				\$25,000
39	Sandringham Athletics Pavilion	Poor performance and accessibility	Demolish existing and replace with new public toilet				\$200,000
37	Ricketts Point Foreshore	Poor performance and accessibility	Demolish existing and replace with new public toilet. Consider with changing place facility as per Table 3.				\$200,000
<b>Total program spend by year of program</b>				<b>\$400,000</b>	<b>\$423,000</b>	<b>\$400,000</b>	<b>\$425,000</b>

**Table 2: High priority facilities for upgrade/renewal**

Toilet Number	Location	Primary driver/s for new facility	Proposed design solution	2019/20	2020/21	2021/22	2022/23
-	Thomas Street Reserve	Provide highly accessible changing place facility	Construct new accessible 'change place' facility adjacent to new playground and existing public toilet	\$200,000*			
-	Green Point (North)	Lack of convenient public toilet for beach users	Construct new public toilet facility at northern end of existing car park		\$200,000		
-	North Point/North Road	Provide highly accessible changing place facility	Construct new accessible 'change place' facility adjacent to (or under same roof as) existing public toilet			\$200,000*	
-	Ricketts Point Foreshore or Half Moon Bay	Provide highly accessible changing place facility	Construct new accessible 'change place' facility adjacent to (or under same roof as) existing public toilet				\$200,000*
<b>Total program spend by year of program</b>				<b>\$200,000</b>	<b>\$200,000</b>	<b>\$200,000</b>	<b>\$200,000</b>

**Table 3: Proposed new public toilet facilities**

(\* Council to apply for additional DHHS 'Changing Places' funding)