

Public Toilet Strategy



Kingborough Council

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1 EXECUTIVE SUMMARY

The purpose of this Strategy is to provide a framework for the provision and refurbishment of public toilets in Kingborough. Council plays a key role in providing public toilets that are safe, accessible, clean and environmentally sustainable. The provision and management of appropriately located, quality public toilets enhances community well-being and the enjoyment of the Municipal Area by tourists and visitors alike.

The key considerations in relation to the provision of public toilet facilities are demand, accessibility, environmental impact and cost. In response to higher community expectations, this Strategy establishes processes that will:

- Ensure the provision of public toilets support all demand activities within the municipality;
- Provide and maintain a safe, accessible, high quality and sustainable network of public toilets;
- Improve the accessibility of public amenities;
- Meet current expectations of safety and security; and
- Allow strategic consideration of replacement, upgrades or additions to Council's public toilets.

In developing this Strategy, an assessment of all of Council's public toilets has been undertaken that includes details of usage, age, condition, aesthetics and environmental sustainability. The key findings of this assessment process are listed below:

- The majority of Council's public toilets are over 30 years old;
- Most facilities are structurally sound but their design is dated;
- Very few facilities have fully compliant disability access;
- There is poor natural lighting in most facilities;
- The cleanliness of toilets is generally very good;
- Directional signage for some facilities is poor or non-existent;
- There are issues with waste water disposal systems for toilets in coastal areas; and
- There is a need for more regular/scheduled building inspections and maintenance.

In response to the above, the key recommendations contained within this Strategy are as follows:

- Provision be made in the Capital Works budget to replace/refurbish at least one public toilet per year over the next ten years to bring facilities up to modern standards;
- The priority schedule for replacements be based on a matrix of usage, condition, accessibility and environmental sustainability;
- Minor works be undertaken to improve accessibility, signage, natural lighting and efficient use of water; and
- A building maintenance schedule be implemented for public toilet facilities.

2 INTRODUCTION AND STRATEGIC CONTEXT

The provision of public toilets improves local amenity and supports activity areas throughout the municipality. There are currently 23 dedicated public toilets owned and managed by the Council and numerous other toilets available to the public in other privately owned facilities. There is a need for Council to have a clear policy direction on how to manage these assets.

A public toilet can be defined as a toilet that is freely available for the general public to use. They can also be temporary facilities provided for a specific one off purpose such as a community event. Public toilets can be provided on private property, as long as they are freely available for general use.

Consideration of the demand, level of service, level of accessibility, environmental impacts and costs of public toilet provision is required to inform a policy position and strategy for the future provision of this service.

This Strategy has been developed to complement existing policies and works in alignment with Key Strategic Objectives outlined in the Kingborough Council Strategic Plan (2015-2025). This plan has a vision for Kingborough as:

A vibrant, diverse and connected community with well managed natural and physical assets and a wide range of economic and lifestyle opportunities.

The specific strategies identified in Council's Strategic Plan to achieve this vision that are related to the provision of public toilets are as follows:

- *Key Priority Area 1 – Enhance the use of existing public spaces through initiatives that improve safety and enjoyment experienced by all ages (1.4.2);*
- *Key Priority Area 2 – Review future needs, plus maintain and develop recreational and sporting facilities (2.2.6);*
- *Key Priority Area 3 – Undertake proactive measures in order to identify and improve the condition of local water quality resources (3.1.1);*
- *Key Priority Area 4 – Identify and upgrade critical tourism infrastructure (4.2.2);*
- *Key Priority Area 5 – Engage with the community and keep it informed about Council activities and proposals; and*
- *Key Priority Area 6 – Provide strategic plans, policies and particular programs that assist Council plan for the future.*

Other strategic and policy documents relating to the development of the Kingborough Public Toilet Strategy include:

- Long Term Financial Plan 2016
- Long Term Asset Management Plan 2016
- Asset Management Strategy 2012
- State of the D'Entrecasteaux Channel and the Lower Huon Estuary Report 2012
- Bruny Island Destination Action Plan 2016
- Bruny Island Tourism Strategy 2014
- Kingborough Access Policy

3 VISION, OBJECTIVES AND PRINCIPLES

3.1 Vision

The vision for this Strategy is:

To provide safe, accessible, clean, and environmentally sustainable public toilets across the Kingborough Municipal Area

3.2 Objectives

The aims of this Strategy are as follows:

1. **Location** – Ensure that appropriate public toilets are located in areas of demand.
2. **Condition** – Ensure that facilities are accessible, safe, functional and environmentally sound.
3. **Hygiene** – Ensure that facilities are cleaned to an accepted standard.
4. **Design** – Ensure a consistency of design and quality standard for public toilets.
5. **Information** – Ensure that accurate information is provided to the community on public toilet availability and location.
6. **Maintenance** – Ensure that facilities are inspected and maintained to an appropriate standard.

3.3 Principles

Guidelines and actions identified through this strategy will be guided by principles of:

- Visual amenity;
- Environmental sustainability;
- Equity of access;
- Public health and safety;
- Financial Responsibility; and
- Best practice.



4 BACKGROUND

4.1 Location

There are 23 Council owned and managed public toilets throughout the municipality. In addition, there are facilities provided in Council owned buildings including community halls, sporting clubrooms, the Kingborough Sports Centre, Bruny Island Service Centre and the Civic Centre. Whilst these are accessible to the public, their use is restricted to when the respective facility is open for use. As such, they fall outside the scope of the Strategy. There are also a number of toilets provided at shopping centres, service stations, stores and hotels. These are privately owned spaces that are available are generally only available to the patrons who use the establishment. Finally, there are public toilets provided by other service providers, such as the facilities at the Bruny Island ferry terminals at Kettering and Roberts Point.

The location of Council's public toilet facilities is shown below:



Key:

1. Taroona Foreshore
2. Christopher Johnson Park
3. Kingston Beach
4. Blackmans Bay Beach
5. Tinderbox Boat Ramp
6. Dennes Point (Nebraska Beach)
7. Adventure Bay Hall
8. Alonnah Foreshore
9. Lunawanna Hall
10. Gordon Oval
11. Middleton Boat Ramp
12. Silverwater Park
13. Woodbridge Hall
14. Trial Bay
15. Kettering Oval
16. Coningham Beach
17. Snug Foreshore
18. Dru Point Park
19. Dru Point Kiosk
20. Margate Oval
21. Sandfly Oval
22. Sandfly Hall
23. Leslie Vale Oval

4.2 Cleaning and Maintenance programs

The majority of Council's public toilets are cleaned via two separate cleaning contracts (one for Bruny Island and the other for the "mainland" facilities) in accordance with specifications provided by Council. The exception is the public toilets at Dru Point that are cleaned as part of a contract for the package of services provided at this site. The cleaning schedule is set to reflect levels of usage and varies between summer and winter. Contract cleaning has proven to be the most cost effective means of ensuring the cleanliness of Council's facilities and has been in place for the past 15 years. File records indicate a low level of public complaint in relation to the cleanliness of Council's facilities, suggesting that the current system of contract cleaning is achieving the desired aim. In 2016/17, Council's operational budget for public toilet cleaning totalled \$216,000.

Maintenance of facilities has historically been undertaken by Council's Building Maintenance staff and has largely been reactive in approach. A number of facilities on septic tanks are pumped out on a scheduled basis by a contractor, whilst those reliant on tanks for their water supply are serviced via a contract water carter on an as needs basis. There is a need for a more strategic approach to the maintenance of public toilet facilities, including more regular inspections, compliance with the provisions of the *Building Act 2016* in regard to annual maintenance statements and the development of a forward maintenance schedule. In 2016/17, the maintenance budget for public toilet facilities was \$42,000.

4.3 Previous Reviews

In 2008, a review of Council's public toilets was undertaken that included consideration of such issues as structural integrity, wastewater disposal, disability access and usage. Each facility was given a score to produce an overall ranking to assist in determining priorities for upgrade/replacement. A summary of the outcomes of this review is shown below:

	Structural Integrity	Internal condition / ease of cleaning	Overall condition	Popularity / usage	Wastewater status	Location	Water supply	Volume of water supply	Number of facilities appropriate	Disability access	Sign posting/ prominence	Maintenance frequency	Strategic planning	Visual amenity	SCORE	PRIORITY LISTING
Adventure Bay	1	4	3	4	4	4	4	4	3	3	4	4	4	2	48	2
Alonnah	1	1	1	3	2	1	4	1	1	4	1	1	1	1	23	
Dennes Point	1	2	2	3	3	1	4	1	1	4	4	2	4	3	35	
Lunawanna Hall	3	3	3	4	4	4	4	1	1	4	4	4	4	3	46	
Blackmans Bay	1	1	1	4	1	1	1	1	1	1	4	4	1	1	23	
Coningham	3	3	3	3	4	3	4	4	3	4	3	4	3	3	47	3
Gordon Jetty	4	4	4	3	3	4	4	4	4	4	4	4	4	4	54	1 relocated to oval
Gordon Oval	3	3	3	4	3	1	4	4	1	4	4	4	1	2	41	
Kettering Oval	1	1	1	2	2	4	4	1	1	4	4	2	4	1	32	
Trial Bay	2	3	3	4	2	1	4	1	1	4	4	2	4	2	37	
Kingston Beach	1	4	4	4	1	1	1	1	1	1	4	3	1	4	31	
Kingston Hall	2	4	3	1	1	4	1	1	1	4	4	3	4	4	37	
Sandfly Hall	1	4	3	3	2	2	4	1	4	4	4	2	4	2	40	
Sandfly Oval	2	4	3	2	2	4	4	1	1	4	4	2	4	4	41	
Dru Point Reserve	1	1	1	4	1	1	1	1	4	1	1	4	1	1	23	
Margate Oval / Hall	2	4	3	4	1	3	1	1	1	4	4	2	4	2	36	
Middleton Foreshore	1	3	3	3	2	2	4	1	1	4	4	2	4	2	36	
Snug Foreshore	3	4	3	3	1	1	1	1	1	4	4	2	1	4	33	
Taroona Beach	2	4	3	3	1	1	1	1	1	4	4	2	1	4	32	
Woodbridge Hall	3	3	3	4	1	1	4	4	1	4	4	4	1	3	40	
Silverwater Park	1	3	2	3	1	1	4	1	1	4	4	2	1	2	30	
Woodbridge Oval	3	3	3	3	2	1	4	1	1	4	4	1	4	4	38	
Ferguson Rd, Tinderbox	2	3	3	3	2	1	4	1	1	4	4	2	4	4	38	
Tyndall Beach	2	4	3	4	1	1	1	1	1	4	4	4	1	4	35	
Leslie Vale Oval	2	2	2	1	2	4	4	1	1	4	4	1	4	4	36	
Point score is based on 1 to 4. Higher the score higher the priority.																

As a result of this review, a new toilet block was constructed at the Gordon Oval in 2010 and the old facility at the Gordon Jetty was demolished. The following year, the public toilet facilities at the Adventure Bay Hall were upgraded and those on the foreshore decommissioned. However, the recommended allocation of \$250,000 in Capital Works funding per annum to address the condition of the remaining facilities was not progressed. In 2014 a further report was provided to Council that highlighted the need for the development of a strategy to address the condition of Council's public toilets and added a current usage rating to the score derived in the 2008 report.

Location	Score	Ranking	*Use ranking
Coningham Beach	47	1	3
Lunawanna Hall	46	2	14
Sandfly Oval	41	3	19
Sandfly Hall	40	4	17
Woodbridge Hall (external)	40	5	7
Tinderbox	38	6	8
Trial Bay	37	7	9
Kingston Beach Hall (external)	37	8	18
Leslie Oval	36	9	20
Middleton Foreshore	36	10	15
Margate Hall (external)	36	11	5
Dennes Point	35	12	16
Tyndall Beach	35	13	4
Snug Foreshore	33	14	12
Kettering Oval	32	15	11
Taroona Beach	32	16	6
Kingston Beach	31	17	1
Silverwater Park	30	18	10
Dru Point Reserve	23	19	2
Alonnah (Civic Centre)	23	20	13
* Subjective rating only			

4.4 Facility Demand

Kingborough has a resident population of some 35,000 people, the majority of whom reside in the suburban areas of Kingston, Taroona and Blackmans Bay. In recent years, population growth in Kingborough has been the fastest of any municipal area in the State, creating additional demands on all forms of public infrastructure, including public toilets. Of particular relevance is the age profile of the Kingborough Community, with ABS projections indicating that the number of residents aged over 60 years will increase to 30.37% of the population by the year 2022. An ageing population is associated with a higher level of physical impairment and hence there is a need for public toilet amenities to meet accessibility standards – both in terms of the access into the facility and the fixtures contained therein.

5 MANAGEMENT AND DESIGN

The provision of safe, accessible, clean, and environmentally sustainable public toilets across the Municipal Area, requires consideration of the following management and design considerations:

5.1 Design

Objective – To ensure that facilities are accessible, well presented and easy to clean.

Historically, public toilets tended to be bland in design and often hidden away from public view. The current trend is for public toilets to be aesthetically pleasing in design and located in areas with high levels of public surveillance. Contemporary toilet facilities tend to occupy smaller footprints with fewer cubicles, are more likely to be gender neutral and fully-accessible for people with a disability. They tend to be designed so they have a natural light source, are well ventilated and are clearly identifiable. Included in the design of contemporary toilet facilities are environmentally sustainable design features and fittings for easy or automated cleaning and technology for remote management. The age and condition of Council's current public toilets indicates that there is a need to undertake significant refurbishments and/or replacements in the coming years. In addition, many of the existing public toilets have not been designed to provide disability access, because at the time of construction, disability access provisions were not required. To assist with the design, siting and upgrading of new and existing public toilets in Kingborough, the following design principles are recommended.

Siting:

- Located close to high use public facilities and/or pedestrian traffic.
- Easy to access, including an accessible line of travel to and from car parks or other nearby facilities.
- Located close to car parking, including dedicated disabled access parking.
- Located to maximise public surveillance.
- Maximise natural light and ventilation.
- Orientation with north facing roof where possible to facilitate future solar power installation.

External Features:

- Clearly identifiable as a public toilet.
- Aesthetically in keeping with the surrounding streetscape/environment.
- Landscaping used to have a maximum growth height of 1 metre.
- Automated energy efficient lights.
- Directional and identifying signage.
- Durable (vandal and graffiti resistant).

Internal Features:

- Number of cubicles to meet site demand.
- Separate male and female or unisex cubicles.
- Baby change facilities and children's toilet facilities (junior toilets and hand basins) in high use areas.
- Contact details clearly displayed to enable reporting of damage or usage problems.
- Easily cleaned and maintained walls where appropriate.
- Water efficient fixtures including dual flush cisterns and taps fitted with flow regulators.
- Toilets of stainless steel construction with a seat and lid.
- Sharps disposal units.
- Vandal resistant surface finishes and graffiti proof coating.
- High level of natural light and ventilation.

5.2 Location

Objective – To ensure that appropriate public toilets are located in areas of demand.

Areas of Kingborough that potentially have high levels of public usage that warrant the consideration of the provision of public amenities include shopping centres, towns, beaches, sports grounds, boat ramps, reserves and tourist destinations. Analysis of the current locations of public toilets indicates that there are no major gaps in terms of the availability of facilities in high use areas. Shopping centres are covered through the provision of privately owned facilities required as part of the development approval for these areas. There is at least one public toilet available in each of the main towns in Kingborough and facilities provided at the most popular beaches (Taroona, Kingston, Blackmans Bay, Coningham and Middleton). All of Council's sportsgrounds are serviced by either an externally available public toilet or have facilities available inside the respective clubroom or changeroom. There are facilities available in close proximity to the main boat ramps at Kingston, Tinderbox, Dru Point, Trial Bay, Woodbridge, Middleton and Dennes Point), whilst the highest use reserves (Taroona, Christopher Johnson Park, Dru Point and Silverwater Park) are also covered.

In regard to tourist destinations, the most obvious high needs area is Bruny Island, with the current construction of a new facility at Alonnah going some way towards addressing this need. As identified in the review undertaken in 2014, the upgrade of the public toilets at the Lunawanna Hall remains a high priority, whilst the Bruny Island Tourism Strategy 2016 identifies the provision by Council of new facilities at Barnes Bay as being desirable. This strategy also recommends the upgrading of facilities at Roberts Point and the Bruny Island Lighthouse by the State Government as priority actions and highlights the importance of developing public toilets at East Cove in Adventure Bay as part of the commercial tourism development at this site.

The most obvious gap in terms of the location of Council's public toilet facilities is in the Kingston Central Area, where all of the existing facilities are provided by the private sector. The toilets within the Civic Centre receive a moderate level of public use during office hours, which combined with staff usage brings into question the adequacy of these facilities. However, the construction of the Community Hub in Kingston Park will see the provision of high quality, contemporary public toilet facilities that will go some way towards addressing this issue. Other locations in which community feedback has suggested the need for public toilets include the following:

- Kingston Mountain Bike Park – the increasing popularity of this facility warrants consideration of public toilets. The nearest available amenities are at the Kingborough Sports Centre, which is some 500m away and access is limited to when the centre is open.
- Sedgebrook Reserve (Bonnet Hill) – it has been suggested that a public toilet should be constructed at the top of Bonnet Hill to provide for cyclists who like to take a break at this point. Given the low level of usage of this reserve, it is currently difficult to justify the provision of a facility that caters exclusively for one particular user group. However, with the Alum Cliffs Track now extending from Taroona to Kingston, this location may warrant further consideration.
- Longley Reserve – the Longley Reserve Masterplan proposed the construction of public toilet facilities as part of the upgrade of this reserve. Implementation of this plan has been incremental and the installation of toilet facilities should be programmed within the next ten years.

The forthcoming development of the Kingborough Public Open Space Strategy may identify additional areas in which public toilet amenities should be considered.

5.3 Cleaning

Objective – To ensure the cleaning of the public toilets occurs to the accepted standard.

The current cleaning regime of public toilets in Kingborough is tailored around usage levels for each toilet and is shown in the table below:

Facility	Cleaning Frequency	
	Summer	Winter
Adventure Bay Hall	Daily	3 x p/w
Alonnah (Service Centre)	Daily	3 x p/w
Blackmans Bay Beach	Daily	Daily
Christopher Johnson Park	Daily	Daily
Coningham Beach	Daily	3 x p/w
Dennes Point	Daily	3 x p/w
Dru Point (Kiosk)	Daily	Daily
Dru Point (Reserve)	Daily	Daily
Gordon Oval	Daily	3 x p/w
Kettering Oval	3 x p/w	3 x p/w
Kingston Beach	Daily	Daily
Leslie Vale Oval	2 x p/w	2 x p/w
Lunawanna Hall	Daily	1 x p/w
Margate Hall	Daily	Daily
Middleton Boat Ramp	Daily	3 x p/w
Sandfly Hall	2 x p/w	2 x p/w
Sandfly Oval	2 x p/w	2 x p/w
Silverwater Park	Daily	Daily
Snug Beach	Daily	Daily
Taroona Beach	Daily	Daily
Tinderbox Beach	Daily	3 x p/w
Trial Bay	Daily	3 x p/w
Woodbridge Hall	Daily	Daily

The cost of the cleaning is a relatively high ongoing operational expense for Council, so good design that recognises this is important in terms of minimising the ongoing lifecycle costs of the public toilet units. Evidence suggests that there is a greater level of respect for an asset that is maintained in better condition. Appropriate cleaning regimes are therefore important to ensure better presentation and ongoing lower operational costs. However, it is often the case that a toilet is only as clean as the last person who used it, giving the impression that a toilet has not been cleaned for a long period when in fact it has been recently cleaned. The installation of 'last cleaned' signage can address such circumstances. The signage can also provide a contact number to be called to enable poor presentation, damage or graffiti to be reported.

5.4 Information

Objective – To provide accurate information to the community on public toilet availability and location.

Appropriate signage of public toilets is essential to ensure that residents and visitors know where facilities are located. Signage and promotion is just as important as the provision of a facility. Whilst most people look for public toilets when they need them, many users, such as people with a disability, older people and families with small children need to plan their activities before leaving home. They require up-to-date information that can be sourced online through websites, online maps or Apps.

The National Public Toilet Map shows the location of more than 16,000 public and private public toilet facilities across Australia. The Toilet Map is funded by the Australian Government, Department of Health and Ageing. It provides useful information on publicly available toilets such as location, opening hours, availability of baby change rooms, accessibility for people with disabilities and the details of other nearby toilets. It can be viewed at www.toiletmap.gov.au. There is also a free National Public Toilet Map iPhone application that provides a similar service to that provided on the website. Currently the Toilet Map does not have a complete list of all the Council provided public toilets and associated information. There is an opportunity to improve the quality of data about Council's public toilets through an annual review and update of information on the site.



The audit of Council's public toilets indicated a number of deficiencies in terms of both directional and identifying signage. Where signage does exist, there is a lack of consistency in the style, with symbols used in some signs and text in others. It is recommended that this be addressed for all facilities in which the existing signage is inadequate or non-existent. Directional signage should be supported by well-located prominent signage on the toilet building in a uniform colour scheme. There is also an opportunity to improve information relating to the location and availability of public toilets in the Municipal Area via Council's website.

6 FACILITY DETAILS

6.1 *Adventure Bay Hall*



Address – 5 Kellaway Road, Adventure Bay, Bruny Island

Description – Recently upgraded facilities in excellent condition. Good natural lighting, with modern fittings and fixtures.

Open – 24hrs

Usage – High (particularly in summer months)

Construction – Concrete slab floor, timber framing with weather board cladding.

Water Supply – Tank

Waste Disposal – Septic

Accessibility – Fully compliant disability access. External access paths are in good condition.

Signage – There is directional signage from the main road and identifying signage on the facility.

Issues – The aesthetics of the facility could be improved with some landscaping around the building but otherwise no issues are identified.

Recommendations:

1. Landscaping around building.

6.2 Alonnah Service Centre



Address – 3893 Main Road Bruny Island

Description – Single unit cubicles located at rear of Service Centre. Older style in fair condition.

Open – 24hrs

Usage – Moderate (High in summer months)

Construction – Concrete slab floor, timber framing with weather board cladding.

Water Supply – Tank

Waste Disposal – Septic

Accessibility – Signage indicates that the facility is accessible to people in wheelchairs but it does not meet standards in terms of door width, handrails and manoeuvring space. The concrete access paths to the facility are in poor condition.

Signage – There is directional signage from the road and identifying signage on the facility.

Issues – Given the construction of a new, fully accessible facility on the Alonnah foreshore, it could be argued that there is no need in the future for facilities at the Service Centre. However, given the high level of usage and the fact that it is proposed that these facilities will be utilised by the Bruny Men's Shed, there is a need to retain them for the foreseeable future.

Recommendations:

1. Remove accessibility signage.
2. Install spring loaded taps.
3. Update fittings and fixtures.

6.3 Blackmans Bay Beach



Address – 24 Ocean Esplanade Blackmans Bay

Description – Four unisex disabled access toilets and external showers. Relatively modern design in good condition. Well lit and ventilated.

Open – Locked at 9pm daily.

Usage – Moderate

Construction – Pre-cast concrete panel walls on a concrete slab. Steel framing with polycarb roof.

Water Supply – Town

Waste Disposal – Sewer

Accessibility – All cubicles are disability access compliant. External access paths are in good condition.

Signage – There is directional signage from the road and identifying signage on the facility.

Issues – The facility is showing signs of corrosion due to the salty air environment in which it is located, as well as evidence of vandalism. In general however, it is in good condition and meets the needs of the community for the foreseeable future.

Recommendations:

1. Install spring loaded taps.
2. Address corrosion issues.
3. Install vandal proof shower heads.
4. Improve directional signage from the road.
5. Refurbish internally.

6.4 Christopher Johnson Park



Address – Tyndall Road, Kingston Beach

Description – Older style facility in fair condition. Structurally sound but fittings are dated. Well ventilated with adequate levels of natural lighting.

Open – 24hrs

Usage – High (particularly in summer months)

Construction – Concrete slab floor, timber framing with stone tiling and iron roof.

Water Supply – Town

Waste Disposal – Sewer

Accessibility – Could be made compliant with minor work. The concrete access paths to the facility are in average condition.

Signage – There is directional signage from the carpark and identifying signage on the facility.

Issues – The structure of the facility is sound but it needs maintenance and updating internally.

Recommendations:

1. Replace roof, barge boards and flashing.
2. Fix stone tiling.
3. Update fittings and fixtures.
4. Improve disability access.
5. Refurbish internally.

6.5 Coningham Beach



Address – Coningham Beach Foreshore

Description – Older style concrete block facility in poor condition. Poor natural lighting and ventilation. No artificial lighting.

Open – 24hrs

Usage – Moderate (low in winter months)

Construction – Concrete block on slab with zincalume roof (relatively new).

Water Supply – Concrete tank filled by water carter as required

Waste Disposal – Septic

Accessibility – Non-compliant with no external access paths.

Signage – There is directional signage from the road and identifying signage on the facility.

Issues – The absorption trenches for the septic tank have filled with sand and tree roots and are not working. In effect, effluent from the septic is working its way through the beach sand and into the water. Given the popularity of Coningham Beach for swimming, this represents a significant environmental health issue. The facility presents poorly and is inaccessible to the mobility impaired. The lack of water catchment to supply the tank represents an ongoing operational cost to Council.

Recommendations:

1. The existing toilet block be demolished and replaced with a disability compliant, unisex facility located in the vicinity of the carpark.
2. Details of the design and location of the facility to be determined in consultation with the Coningham and Lower Snug Community Association.

6.6 Dennes Point



Address – Nebraska Road, Dennes Point, Bruny Island

Description – Standard older style concrete block facility in good condition with adequate natural lighting and ventilation.

Open – 24hrs

Usage – Moderate

Construction – Concrete block on slab with concrete roof. The external blockwork has recently been rendered and the floors sealed. Fittings and fixtures have recently been replaced.

Water Supply – Tank

Waste Disposal – Septic

Accessibility – No disability access facilities provided.

Signage – Identifying signage on the facility and from main road.

Issues – Although an older style facility, recent upgrades mean that it presents reasonably well and is adequate to meet the current demands. Disability access is the main issue to be addressed.

Recommendations:

1. Improve disability access.
2. Refurbish internally.

6.7 Dru Point (Kiosk)



Address – Dru Point Reserve

Description – Sandstone block facility in average condition.

Open – Open 24hrs

Usage – Moderate

Construction – Sandstone block on concrete slab with iron roof.

Water Supply – Town

Waste Disposal – Sewer

Accessibility – Standalone disability access facility. External access paths in good condition.

Signage – There is directional signage from the road and identifying signage on the facility.

Issues – The building is structurally sound and in reasonable condition. With some minor maintenance and paintwork to improve its presentation, the facility can continue to meet the needs of users of the Dru Point Reserve.

Recommendations:

1. Update fittings and fixtures.
2. Seal external block work.
3. Repaint internally.

6.8 Dru Point (Park)



Address – Dru Point Park

Description – Two unisex disabled access cubicles. Contemporary design in excellent condition. Well ventilated with good natural light.

Open – Open 24hrs

Usage – Moderate

Construction – Steel frame on concrete slab with colourbond cladding and alsynite roof.

Water Supply – Town

Waste Disposal – Sewer

Accessibility – Fully disability access compliant with the exception of an external access path from the carpark.

Signage – There is directional signage from the road and identifying signage on the facility.

Issues – As expected for a recently constructed facility (2016), there are no issues identified with this facility other than the lack of an access path from the carpark. This means that users must make their way across an area of grass in order to access the facility.

Recommendations:

1. Install concrete access path from the carpark.

6.9 Gordon Oval



Address – Gordon Oval Reserve, Channel Highway, Gordon

Description – Four unisex cubicles (two with disability access) in excellent condition. Contemporary design with good natural light and ventilation.

Open – Open 24hrs

Usage – Very high in summer months when the reserve is heavily used by campervans. Moderate at other times.

Construction – Timber frame with colourbond and timber cladding. Colourbond and alsynite roof.

Water Supply – Tank

Waste Disposal – AWTs

Accessibility – The facility is disability access compliant but lacks a concrete access path from the carpark.

Signage – There is directional signage from the road and identifying signage on the facility.

Issues – The facility was constructed in 2010 and is functioning well in terms of meeting the needs of users of the reserve. Some preventative maintenance is required but otherwise there are no issues with this facility

Recommendations:

1. Install spring loaded taps.
2. Oil timber cladding.

6.10 Kettering Oval



Address – 2693 Channel Highway, Kettering

Description – Older style facility located underneath Kettering Hall. Single male and female cubicles.

Open – Open 24hrs

Usage – Low

Construction – Concrete block and slab.

Water Supply – Tank

Waste Disposal – Septic

Accessibility – Attempts have been made to improve accessibility to the facility through the provision of a concrete ramp but it does not meet standards.

Signage – There is directional signage from the road and identifying signage on the facility.

Issues – The building is structurally sound and in reasonable condition. Whilst it is of simplistic design, the facility serves its purpose and with a minor upgrade is sufficient to meet the needs of the community for the foreseeable future.

Recommendations:

1. Install spring loaded taps.
2. Update fittings and fixtures.
3. Modifications to meet accessibility requirements.

6.11 Kingston Beach



Address – 25 Osborne Esplanade, Kingston Beach

Description – Older style facility in poor condition.

Open – Open 24hrs

Usage – High

Construction – Concrete block with concrete roof and floor.

Water Supply – Town

Waste Disposal – Sewer

Accessibility – Standalone disability access facility that does not meet standards. Access paths are in poor condition.

Signage – There is directional signage from the road and identifying signage on the facility.

Issues – This facility is clearly a priority for replacement given its high level of usage and poor condition. It is in a prominent location and any new facility should incorporate an aesthetically pleasing design with the full suite of high quality fixtures and fittings. Negotiations with a private developer and the Kingston Beach Surf Life Saving Club are continuing in relation to the replacement of this facility.

Recommendations:

1. Facility to be demolished and replaced.

6.12 Leslie Vale Oval



Address – 550 Leslie Road, Leslie Vale

Description – Old style facility in poor condition.

Open – Open 24hrs

Usage – Very low

Construction – Besser block on concrete slab with iron roof.

Water Supply – Tank

Waste Disposal – Septic

Accessibility – Does not meet access standards. No access paths from the carpark.

Signage – Directional signage on the facility only.

Issues – The facility is a relic from the days of when the oval was used for formal sport. The oval and the adjoining children's playground are rarely used other than by local residents. The oval requires major work before it could be used as a venue for sport again in the future. Nonetheless, the reserve has the potential to see an increase in usage in the future and the provision of amenities is desirable.

Recommendations:

1. Usage of the facility to be monitored to determine future requirements.

6.13 Lunawanna Hall



Address – 4586 Bruny Island Main Road, Lunawanna

Description – Single unit older style facility in average condition.

Open – Open 24hrs

Usage – Moderate

Construction – Timber frame clad in weatherboards. Timber and concrete floor with iron roof.

Water Supply – Tank

Waste Disposal – AWTS

Accessibility – Does not meet access standards. External access paths in good condition.

Signage – There is directional signage from the road and identifying signage on the facility.

Issues – The building is structurally sound but its design is dated. It is the only facility available for users of the adjacent Lunawanna Hall and is well used by visitors travelling to the south of Bruny Island. Given its condition and level of usage, it is recommended that it be replaced with contemporary style facility, with the final design and location to be determined in consultation with the Lunawanna Hall Management Committee.

Recommendations:

1. Existing building to be demolished and replaced.

6.14 Margate Hall



Address – 1744 Channel Highway Margate

Description – Older style brick facility at rear of Margate Hall in average condition. Poor natural light levels.

Open – Open 24hrs

Usage – Moderate

Construction – Brick walls, concrete floor and iron roof.

Water Supply – Town

Waste Disposal – Sewer

Accessibility – No disabled access facility.

Signage – Identifying signage on the facility is poor and non-existent from both the road and the side of the hall.

Issues – The building is dated and presents poorly. However, it is structurally sound and with an internal makeover is sufficient to meet community needs for the foreseeable future.

Recommendations:

1. Replace fittings and fixtures (including spring loaded taps).
2. Improve natural lighting.
3. Repaint internally.
4. Investigate options for provision of an accessible unisex facility.
5. Install directional signage at front of hall.

6.15 Middleton



Address – Esplanade Road, Middleton

Description – Brick facility in average condition with poor natural lighting.

Open – Open 24hrs

Usage – Low. Primarily services users of the Middleton Boat Ramp. And adjacent beach.

Construction – Brick walls, concrete floor and iron roof.

Water Supply – Tank

Waste Disposal – Septic

Accessibility – No dedicated disabled access facility and poor access from the carpark.

Signage – Identifying signage on the facility is lacking.

Issues – The steel frame of the building is showing signs of corrosion, along with the roof and gutters. It is noticeably dark inside and has poor disability access. Minor maintenance will ensure that the facility is adequate to meet the needs of users in the short term but ultimately, it should be replaced with a facility that is fully accessible and of contemporary design.

Recommendations:

1. Install spring loaded taps.
2. Replace alsynite roof sheets to improve lighting.
3. Replace galvanised tank with larger poly tank.
4. Update fittings and fixtures.

6.16 Sandfly Oval



Address – 770 Sandfly Road, Sandfly

Description – Very old style brick facility in poor condition.

Open – Open 24hrs

Usage – Low

Construction – Brick walls, concrete floor, iron roof.

Water Supply – Tank

Waste Disposal – Septic

Accessibility – Non-compliant. External access paths in average condition.

Signage – There is no directional signage from the road and poor identifying signage on the facility.

Issues – The building is in very poor condition and presents poorly both inside and out. It is predominantly used when there is sport being played on the oval and in this regard but nonetheless requires an upgrade.

Recommendations:

1. Repaint.
2. Refurbish internally

6.17 Sandfly Hall



Address – 811 Sandfly Road, Sandfly

Description – Weatherboard facility adjoining Sandfly Hall. Male toilet only is externally accessible.

Open – 24hrs

Usage – Low

Construction – Timber frame with weatherboard cladding on concrete slab.

Water Supply – Tank

Waste Disposal – Septic

Accessibility – Non compliant. Concrete access path in reasonable condition but there is stepped entry into the facility.

Signage – Both directional and identifying signage is lacking.

Issues – The most pressing issue is the septic system which has failed due to collapsed absorption trenches. There is insufficient land available to install an effective septic or alternate wastewater treatment system and hence the only available option is a holding tank that is pumped out as required.

Recommendations:

1. Replace failing septic system as a matter of urgency.
2. Internal modifications to improve accessibility.
3. Restrict access to the facility to when the hall is in use.

6.18 Silverwater Park



Address – 3473 Channel Highway, Woodbridge

Description – Older style brick facility in fair condition. Well ventilated but poor natural light levels.

Open – 24hrs

Usage – Moderate.

Construction – Steel frame with brick and timber cladding on concrete slab with iron roof.

Water Supply – Tank

Waste Disposal – Woodbridge Treatment Plant.

Accessibility – Non compliant. Concrete access paths in average condition.

Signage – There is directional signage from the road (erroneously indicating disability access) and identifying signage on the women's facilities only.

Issues – With some minor maintenance, the facility can continue to operate effectively to meet the needs of the community in the short term. However, its design is dated and it is non-compliant in terms of disability access. It is therefore recommended that it be replaced with a fully accessible facility of contemporary design.

Recommendations:

1. Install spring loaded taps.
2. Replace alsynite roof sheets to improve lighting.
3. Replacement or major refurbishment in the longer term.

6.19 Snug Beach



Address –

Description – Older style concrete block facility in average condition. Includes changerooms and separate disabled access facility.

Open – 24hrs

Usage – Moderate

Construction – Concrete block on slab with concrete roof.

Water Supply – Town

Waste Disposal – Sewer

Accessibility – Access paths to the facility are gravel only and in poor condition. The accessible cubicle does not meet standards.

Signage – There is no directional signage from either the Channel Highway or Beach Road.

Issues – The building is showing signs of age and presents poorly. On account of the level of usage of the facility, its current condition and lack of accessibility, it is recommended that it be listed for replacement with a fully accessible facility of modern design.

Recommendations:

1. Install spring loaded taps.
2. Replacement or major refurbishment in the medium term.

6.20 Taroona Beach



Address – Taroona Park Foreshore

Description – Older style concrete block facility in average condition. Includes disused changerooms.

Open – 24hrs

Usage – Moderate (high in summer months)

Construction – Concrete block on slab with concrete roof.

Water Supply – Town

Waste Disposal – Sewer

Accessibility – There is no dedicated disability access facility and the main block does not meet standards. Access paths are in poor condition.

Signage – There is identifying signage on the facility but improved directional signage from the road is required.

Issues – The facility is dated and presents poorly. It is dark internally and has a considerable amount of disused space. It is functional in the short term but should be listed for replacement with a fully accessible, modern facility.

Recommendations:

1. Install spring loaded taps.
2. Replacement or major refurbishment in the longer term.

6.21 *Tinderbox*



Address – 24 Fergusson Avenue, Tinderbox

Description – Small but functional older style facility in reasonable condition.

Open – 24hrs

Usage – Moderate. Primarily services users of the Tinderbox Boat Ramp and adjoining reserve.

Construction – Concrete block on slab with iron roof.

Water Supply – Tank

Waste Disposal – Septic

Accessibility – No disability access facility and main block does not meet standards. Concrete access paths from the carpark are in good condition.

Signage – There is identifying signage on the facility but a need for directional signage from Tinderbox Road.

Issues – Disability access issues aside, the facility is adequate to meet current needs.

Recommendations:

1. Install spring loaded taps.
2. Update fittings and fixtures.

6.22 Trial Bay



Address – Channel Highway, Trial Bay

Description – Old style stone facility in average condition.

Open – 24hrs

Usage – Moderate to high. Services users of the Trial Bay Boat Ramp and picnic area. Is a popular spot for tourists to stop when travelling the Channel Highway.

Construction – Timber framing with rock cladding on concrete slab. Iron roof with valley gutters in poor condition.

Water Supply – Tank

Waste Disposal – Septic

Accessibility – No separate disability access facility and main block does not meet standards. Gravel paths providing access to the facility are in average condition.

Signage – There is directional signage from the road and identifying signage on the facility.

Issues – The facility is located next to a well-used picnic area and is close to the popular Trial Bay Boat Ramp. The stone walls present slightly better than the concrete block style facilities but the v-shaped roof design and valley gutters are unsuitable given the large trees surrounding the building. Ventilation inside the facility is good but natural lighting is poor and there are no artificial lights. On account of the level of usage of the facility, its current condition and lack of accessibility, it is recommended that it be listed for replacement with a fully accessible facility of modern design.

Recommendations:

1. Install spring loaded taps.
2. Replace alsynite roof sheets to improve lighting.
3. Demolish and replace in longer term.

6.23 Woodbridge Hall



Address – 3405 Channel Highway, Woodbridge

Description – Small, single cubicle facility adjoining Woodbridge Hall. Dark, with poor ventilation and dated fittings and fixtures.

Open – 24hrs

Usage – Low

Construction – Concrete block on slab with weatherboard cladding and iron roof.

Water Supply – Tank

Waste Disposal – Woodbridge Treatment Plant

Accessibility – Non-compliant. Stepped entry from the road and no access paths.

Signage – Identifying signage on facility.

Issues – The existing facilities have no disability access, are dated and need replacing.

Recommendations:

1. Provide fully accessible facility in consultation with the Woodbridge Hall Management Committee.

7 Implementation Program

7.1 Operational

The following general recommendations apply to all facilities and will be addressed via the operational annual maintenance budget:

1. Replace identifying signage compliant with ISO 7001:2007.
2. Review directional signage to facilities and install uniform signs as necessary.
3. Implement “last cleaned” signage into tender specifications for public toilet cleaning contracts.
4. Develop maintenance schedule for public toilet buildings.
5. Install spring loaded water saving taps.
6. Review and update information on the Public Toilet Map website.
7. Provide up to date information on Council’s public toilet facilities on Council’s website.

7.2 Capital Works

The recommended capital works schedule for the replacement, upgrading and provision of new facilities for the next five years is listed below. The costs listed are estimates, with detailed costings to be determined following resolution of the design and scope of works for the respective facilities in the lead up to each financial year. NB this table was updated following a review by Council in March 2020.

Budget Year	Facility	Works	Funding
2020/21	Kettering Hall	Refurbishment and compliant disability access	\$45,000
	Woodbridge Hall	Replacement of existing	\$100,000
	Adventure Bay Hall	Pump out system	\$73,000
	Christopher Johnson Park	Refurbishment	\$60,000
	Blackmans Bay Beach	Refurbishment	\$85,000
	Dennes Point Hall	Refurbishment and compliant disability access	\$80,000 (State Govt)
2021/22	Longley Reserve	New Facility	\$125,000
	Taroona Beach	Replace/Refurbish Existing	\$250,000
2022/23	Snug Beach	Refurbish Existing	\$150,000
	Margate	Refurbish Existing	\$100,000
2023/24	Trial Bay	Replace Existing	\$200,000
2024/25	Silverwater Park	Replace/Refurbish Existing	\$150,000
2025/26	Sandfly Hall	Refurbish	\$100,000

Appendix A – Summary of Recommendations

The following table provides a summary of the recommended works for each facility:

Facility	Recommendations
Adventure Bay Hall	External landscaping
Alonnah (Service Centre)	Update fittings and fixtures.
Blackmans Bay Beach	Minor maintenance
Christopher Johnson Park	Replace/Refurbish
Coningham Beach	Replace
Dennes Point	Improve disability access
Dru Point (Kiosk)	Update fittings and fixtures
Dru Point (Reserve)	Install access path
Gordon Oval	Minor maintenance
Kettering Oval	Improve disability access
Kingston Beach	Replace
Leslie Vale Oval	Monitor usage
Lunawanna Hall	Replace
Margate Hall	Improve disability access
Middleton Boat Ramp	Minor maintenance
Sandfly Hall	Refurbish
Sandfly Oval	Refurbish
Silverwater Park	Replace/Refurbish
Snug Beach	Replace/Refurbish
Taroona Beach	Replace/Refurbish
Tinderbox Beach	Update fittings and fixtures
Trial Bay	Replace
Woodbridge Hall	Replace/refurbish