

Manningham Public Toilet Plan Final February 2021



Interpreter service

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MANNINGHAM

Executive Summary

Manningham's Public Toilet Plan is a ten year plan to ensure a network of safe, accessible, well maintained and sustainable toilet facilities across Manningham to support community participation in public life.

The key recommendations of the Plan are:

- Opening up five existing toilets to provide new public toilet facilities
- Constructing new public toilet facilities in eleven locations
- Upgrading older style toilets to improve safety and be gender inclusive
- Conduct accessibility audits and upgrade access paths to public toilet facilities
- Provide Changing Places at major destinations around Manningham
- Provide public toilets along linear trails at regular intervals as site conditions permit
- Investigate a program of artworks on blank walls of toilet buildings to raise awareness of our toilet facilities, improve perceptions of safety and activate public spaces.

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Figure 1 Existing Manningham Public Toilets**Error! Bookmark not defined.**

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1 INTRODUCTION

1.1 Purpose

Toilets allow people to spend more time in public spaces to socialise, exercise, recreate, learn, support local businesses and to engage with their community. Where these facilities are not provided, or not welcoming and accessible to all, our residents and visitors are restricted in the places they can visit and the amount of time they can spend there. Equitable access is critical for the health, wellbeing and diversity of a community.

The purpose of the Manningham Public Toilet Plan is to ensure safe, accessible, well maintained and sustainable toilet facilities across Manningham to support community participation in public life.

This Plan focuses on key regional and district open spaces, activity centres and civic spaces.

This Plan determines:

- The current status of public toilet provision across Manningham
- Standards for the provision of toilet infrastructure by location, catchment and usage
- Where additional or upgraded facilities are required
- Other changes to improve the safety, equity, amenity and sustainability of public toilet amenities
- Priority actions

This is Manningham's first Public Toilet Plan.

Ensure a network of safe, accessible, well maintained and sustainable toilet facilities across Manningham to support community participation in public life.

1.2 Definitions and Acronyms

Public Toilet: A toilet which is freely available for use by the general public for the majority of the day. For the purposes of this Plan those which are only available for customers or members of a specific group, or for very limited hours, have not been included.

Non-Council/other public toilets:

Public toilets provided in Manningham by parties other than Council. Typically in Manningham these are provided by Parks Victoria or private shopping centre management.

Changing Places:

These are fully accessible toilets with adult change tables and hoists for people with profound disabilities. They are accessed by a specific key held by those who meet required criteria for access. Their provision allows people with very specific needs to visit, access services, undertake leisure activities and engage with the community. They can also have economic benefits as they are tourism drawcards for this sector.

Automated Toilet:

Fully automated toilet facilities. These have automated doors, flushing, paper, soap, water dispensing and air drying. They clean automatically at programmed times, and after a set number of uses. Currently Council has a number of these supplied by Exeloo.

District Reserve:

Public open spaces that serve a catchment of one or more suburbs and attract visitation beyond walking distance, providing facilities of a broader scale than those with a local focus. Most reserves with sporting fields are district reserves. Each reserve's catchment is determined in Manningham's *Open Space Strategy 2014*.

Regional Reserve:

Public open spaces that cater to a broad Manningham-wide catchment of visitors, as well as the local community. They may also attract visitors from other municipalities to shopping, tourism or sporting destinations and events. Each reserve's catchment is determined in Manningham's *Open Space Strategy 2014*.

AC	Activity Centre
CPTED	Crime Prevention through Environmental Design
DDA	Disability Discrimination Act
NELP	North East Link Project
UDGV	Urban Design Guidelines for Victoria

1.3 Plan Alignment

The provision of public toilets is supported by:

- Australian Human Rights Commission Act 1986
- Disability Discrimination Act, 1992
- National Disability Strategy 2010-2020
- Victorian Disability Act, 2006
- State Disability Plan 2017-2020 – Absolutely Everyone
- The United Nation Global Age Friendly Cities Guide
- Council Plan 2017-2020
- Healthy City Strategy 2017-2021
- Manningham Open Space Strategy 2014
- Age Friendly Declaration with Municipal Association of Victoria
- Access Equity and Diversity Strategy 2014-2017
- Arts and Culture Action Plan 2020-2024
- Active for Life Recreation Strategy 2010-2025
- Management plans, masterplans and structure plans for specific reserves and precincts

Design standards for public toilets are informed by:

- Urban Design Guidelines for Victoria
- Design Standard for Urban Infrastructure: 18 Public Toilets, Australian Government
- Accessibility Design Guide: Universal Design Principles for Australia's Aid Program
- Disability (Access to Premises – Buildings) Standards 2010, Building Code of Australia
- National Construction Code and associated standards

1.4 Consultation

1.4.1 Community views

The 2019 Park Scape Benchmark Park User Satisfaction Survey for Manningham found an overall park satisfaction rating of 8.2/10 with comments on this rating related to dissatisfaction highlighting the lack, or condition, of toilets in parks. Overall satisfaction with park maintenance was rated at 8.1. Of 100 people surveyed who offered specific comments, five requested more toilets, five requested more frequent cleaning of busy facilities, and one requested additional facilities for people with disabilities.

As part of the *Imagine Manningham* 2040 research on community views and values, a workshop were held at the November 2019 Manningham Seniors Forum. Toilets were identified as an important issue for elder citizens, people living with disability and their carers.

Recorded customer service requests to Council from the community identified key issues involving:

- Maintenance and cleanliness
- Facility provision, including specific toileting needs due to ageing, physical or health issues, intellectual ability, babies and toddlers, or other access requirements and need for more cubicles.

Over a third of complaints related to five automated toilets: at Jackson Court AC, Tunstall Square AC, Macedon Square AC, Mullum Mullum Reserve and Thomsons Road/Manningham Road intersection. Complaints about automated toilets relate to poor cleaning, wet floors from the automated cleaning, closure during cleaning, difficulty with use, waiting times for a single toilet and vandalism. Each of these toilets, except Thompsons Road (double) is a single cubicle, meaning if the cubicle is unusable for any reason the whole facility is out of service until attended.

1.4.2 Internal consultation

Many parts of Council have been involved in the preparation of this plan.

Areas include:

- Building Maintenance
- Social Planning (health planning, community safety, access and inclusion)
- Business and Events (activity centres, business development, tourism)
- Aged and Disability Services
- Recreation (Sports pavilions)
- Children's Services
- Urban Design
- Parks

Officers have liaised with their networks and provided insight on all aspects of public toilet needs, issues, provision and maintenance.

We have also liaised with Victoria Police and Transgender Victoria to understand any existing issues and recommendations they had in relation to public toilets.



2 EXISTING CONDITIONS

2.1 Existing Council Provision

Manningham City Council owns and maintains 34 public toilet facilities in open spaces and activity centres across the municipality. These toilets fall into four categories:

- A. Older-style standalone facilities with separate male and female toilets accessed via a foyer/ablutions space.
- B. Standalone facilities with individual self-contained toilets, typically unisex. Manually maintained.
- C. Standalone facilities with individual self-contained toilets, typically unisex. Automatically cleaned 'Exeloo' facilities.
- D. Facilities attached to a pavilion, but independently and externally accessed. Various arrangements of gendered and unisex toilets.

A full list of existing toilets is provided in **Figure 1**.

2.2 Other Public Toilets

Public toilets are also provided in council buildings such as libraries, in privately managed shopping centres and in open space managed by Parks Victoria. These are only available when the associated facility is open.

Council also has an agreement with Beasley's Nursery that their facilities be available to the general public during opening hours.



A. Older style standalone facility with gender segregated toilets.



B. Standalone facility with unisex self-contained toilets – manually maintained.

1. Manningham Civic Centre, Doncaster
2. MC2 Building, Doncaster
3. Bulleen Library, Bulleen
4. The Pines Library, Doncaster East
5. Warrandyte Library, Warrandyte
6. Bulleen Plaza Shopping Centre, Bulleen
7. Westfield Shopping Centre, Doncaster
8. The Pines Shopping Centre, Doncaster East
9. Beasley's Nursery, Warrandyte
10. Nine toilets provided by Parks Victoria (or on Parks Victoria managed land), all located in the vicinity of the Yarra River corridor:
 - a. Westerfolds – Canoe Launch
 - b. Westerfolds – Ridge Picnic Area
 - c. Westerfolds – Porter Street Picnic Area
 - d. Petty's Orchard
 - e. Banksia Park
 - f. Birrarung Park
 - g. Longridge Park (bookings only)
 - h. Warrandyte State Park – Pound Bend
 - i. Warrandyte State Park – Jumping Creek

The National Public Toilet Map also lists a number of petrol stations that have been registered by their owners as public toilets.



C. Standalone facility with unisex self-contained toilets – automated maintenance.



D. Independently accessed toilet facilities, under same roof as a pavilion or other building. Mix of unisex and gendered toilets.



Existing Manningham Public Toilets

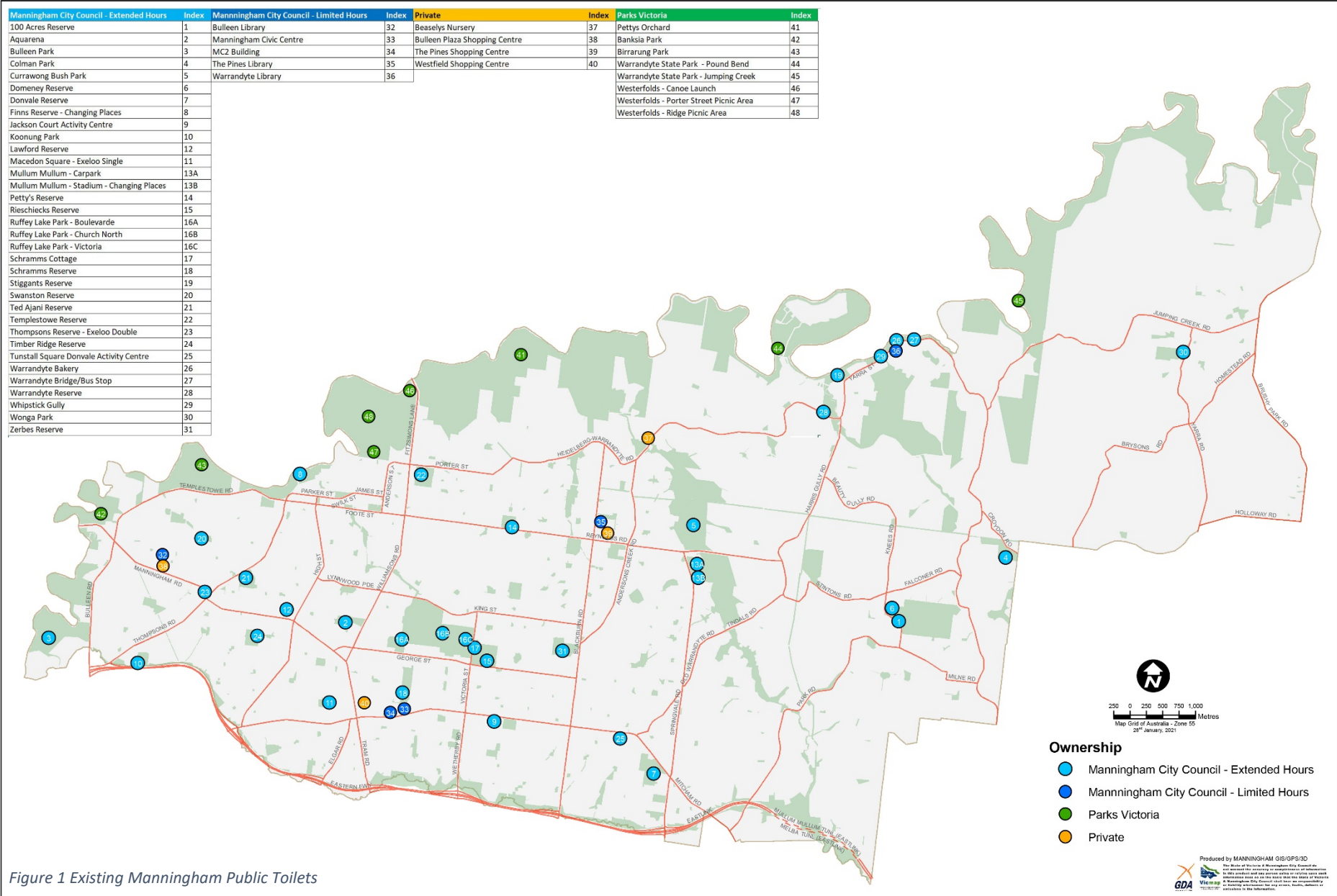


Figure 1 Existing Manningham Public Toilets

2.3 Issues noted

Key issues noted were:

- Information about Manningham’s toilet facilities is not always accurate, accessible or easy to use.
- Provision of toilets is limited in Manningham’s green wedge, with Donvale and Wonga Park each having only one facility.
- Paths linking carparks or streets to public toilets were sometimes absent or in poor condition, meaning buildings with facilities designed for accessibility were in reality not accessible.
- Many toilets do not meet current urban design standards for Crime Prevention Through Environmental Design (CPTED).
- Gender segregated toilets are common, and unnecessarily limit usage and can exclude our LGBTIQ community.
- Provision of public toilets is inconsistent across our open space network. Consistent provision in district and regional reserves would give the community confidence in the availability of toilet facilities.
- Single cubicle facilities are insufficient in moderate or high use areas.
- Automated facilities are unpopular and some users have difficulty with the automated elements.
- Changing Places adult change facilities need to be provided in a range of high profile locations across the municipality.
- Templestowe Village Activity Centre has no public toilet facilities.
- Donburn Shopping Centre has no public toilet facilities.



3 PRINCIPLES FOR PROVISION OF PUBLIC TOILETS

The following principles will inform the future provision of public toilet facilities in Manningham:

3.1 Universal Design Principals

Equitable Use:

The design is useful and marketable to people with diverse abilities.

Flexibility in Use:

The design accommodates a wide range of individual preferences and abilities.

Simple and Intuitive Use:

Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level.

Perceptible information:

The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.

Tolerance for Error:

The design minimizes hazards and the adverse consequences of accidental or unintended actions.

Low Physical Effort:

The design can be used efficiently and comfortably and with a minimum of fatigue.

Size and Space for Approach and Use:

Appropriate size and space is provided for approach, reach, manipulation, and use regardless of user's body size, posture, or mobility.



3.2 Location

Public toilets should be provided as follows:

- At all regional open spaces, as designated in the Open Space Strategy 2014
- At all district open spaces, as designated in the Open Space Strategy 2014, that support sports grounds or diverse recreational facilities
- At all Neighbourhood Activity Centres
- On or near Linear Trails at a maximum spacing of every 3.0 km, where site conditions permit
- Changing Places facilities should be provided at major destinations including
 - major activity centres
 - civic centre
 - popular recreational and tourism destinations including Ruffey Lake Park, Finns Reserve and Warrandyte township.
- Where possible facilities will be collocated under the same roof as other buildings in open spaces, but be independently accessible.

3.3 Siting

- In accessible and active areas (UDGV)
- Where there are opportunities for informal surveillance from nearby activities (UDGV)
- Visible from a distance, with clear sightlines to the toilet entries
- Adjacent to busy pedestrian routes (UDGV)
- Cubicles on a single frontage
- Accessible by a clear, open path. In natural settings this may not be sealed but should be sufficiently smooth to be comfortable for wheelchairs and prams



3.4 Layout

- Provide self-contained toilets catering to all genders
- Provide a minimum of two toilets, unless an alternative is available close by
- At least one cubicle to be fully accessible
- Where more than three cubicles are provided, consider providing one female-only toilet
- Provide shelter from wind, rain and sun
- Provide lighting to all sides and avoid creating concealed areas, including sensor lighting as appropriate
- Provide signage in the vicinity directing to the facility

3.5 Features

- Good natural lighting plus internal and external lights. Solar and sensor operated lighting as site conditions permit
- Good natural ventilation
- CCTV/surveillance cameras to entrances/vicinity
- Change tables at all locations
- Soap in all facilities, and hand dryers in highly used locations
- Automated or flick mixer taps to minimise hand contact
- Design doors to be operated with minimum hand contact
- Sanitary napkin disposal units in all female and unisex designated cubicles



- Well placed, clear and inclusive signage to include:
 - toilet symbol instead of gender symbols, except where a gender specific toilet is provided
 - braille and tactile information at accessible heights
 - opening hours
 - nearest alternative toilet location
 - Contact numbers for maintenance issues
- Manually maintained toilets in preference to automated cleaning facilities
- Automatic door locking system for closed hours where required
- Appearance to be:
 - sympathetic to its surrounds
 - clearly communicate the building's function
 - Where possible contribute to and reflect the character of its location, through quality design or art.
- Sharps disposal units at all public toilets
- Drinking fountain nearby, with tap for water bottle refill and dog bowl.
- Facilities at a range of accessible heights
- Provide sitting benches where space permits as additional support for people with disabilities
- Consider providing hand washing facilities outside cubicles, where they are located near playspaces
- Do not provide glass mirrors
- Do not provide urinals. Replace existing urinals with cubicles

3.6 Hours of Operation

- Public toilets should be available 6am-9pm as a minimum. Where appropriate, toilets in prominent locations may be available 24 hours.
- Where toilets are adjacent to bus interchanges, opening hours should match the hours of bus services, as a minimum.

Currently only two toilet facilities automatically lock overnight, while Aquarena and Mullum Mullum Stadium are open extended hours.

3.7 Sustainability

Apply sustainable building design and construction principles including:

- Maximising site potential, including co-locating with existing buildings
- Minimising energy usage
- Responsible water consumption and disposal
- Minimise the life cycle impacts of materials
- Minimise maintenance requirements



4 RECOMMENDATIONS

Opportunities for improved amenity and access to public toilet facilities across Manningham relate to the following key areas:

- **Awareness:** the availability of toilets in some locations is not immediately obvious, even when in an open space or activity centre. For those needing to plan outings and event around toilets, easy access to information is critical.
- **Accessibility:** access can be difficult in Manningham's hilly terrain, but improvements are possible in a number of locations. Many toilets are currently accessed via unsealed paths or multiple doorways.
- **Availability:** Some parts of the municipality have very few public toilets. Some existing facilities only have one toilet: if one is out of service there is no alternative. Single toilets in activity centres can result in queuing outdoors. Our major bus exchanges have limited hours for toilet access, or none at all.
- **Safety:** older style toilet blocks often provide poor surveillance and safety. Co-locating toilets with other buildings provides better visibility in open spaces.
- **Inclusivity:** Welcoming spaces have multiple benefits. In addition to physical accessibility improvements, upgraded signage could include people of diverse genders and those with English as a second language or limited literacy. Attractive buildings are welcoming and can contribute to neighbourhood and landscape character.
- **Consistency:** Currently Manningham has an inconsistent approach to provision and opening hours, with some pavilions supporting public toilets and others not. A consistent approach would give residents confidence and encourage outdoor activity.

- **Linear Trails:** public toilets should be provided at regular intervals (maximum 3.0 km) along or nearby these trails to enable extended use.
- **Changing Places:** These should be provided at major destinations around Manningham taking into consideration nearby services and attractions, and topographical constraints.

The Action Plan lists specific actions related to these areas.

"When we talk about liveable cities, and when we talk about accessibility, what we're talking about, in part, is public bathrooms."

Lezlie Lowe

No Place to Go: How Public Toilets Fail our Private Needs

4.1 Action Plan

#	Action	Cost year (\$'000)										Ongoing maintenance cost (per annum)	Responsible Council department	
		1	2	3	4	5	6	7	8	9	10			
1. Awareness														
1.1	In large sites, provide signage to assist with awareness of and navigation to toilet facilities.		3	3	2								existing operational	CD
1.2	Launch the Public Toilet Plan to improve awareness of facilities.	2											n/a	C&E, CD
1.3	Prepare a brochure listing Manningham's public toilet facilities. Make available in hard copy and online.	8											0.4	C&E, CD
1.4	Update the National Public Toilet Map and Changing Places data to provide clear, accurate information on Manningham's facilities.	3											n/a	SP&CE, CD
2. Accessibility														
2.1	Provide a continuous accessible path of travel from carparks and other major path networks. This should be sealed where possible, though in some locations this may not be appropriate due to surrounding environmental values		20	20	20	20	20						existing operational	CD, R&I
2.2	Upgrade as a priority toilets where wheelchair accessible toilets have poor site access, including:													
	- Yarra River Bridge, Warrandyte		40	250									existing operational	CP, CD
	- Ruffey Lake Park (Church Road North), Doncaster	250											existing operational	
2.3	Undertake accessibility audits of Council's existing older public toilet blocks to determine the priority for upgrade works, including:	8												
	- Colman Reserve, Warrandyte													
	- Domeney Reserve, Park Orchards													
	- Donvale Reserve, Donvale													
	- Koonung Park, Bulleen													

#	Action	Cost year (\$'000)										Ongoing maintenance cost (per annum)	Responsible Council department	
		1	2	3	4	5	6	7	8	9	10			
	- Mullum Mullum Reserve carpark, Donvale													SP&CE
	- Warrandyte Bridge Bus Stop, Warrandyte													
	- Warrandyte River Reserve -(Stiggants), Warrandyte													
	- Warrandyte River Reserve -(Whipstick Gully), Warrandyte													
	- Warrandyte Reserve, Warrandyte													
3. Availability														
3.1	Open externally accessible pavilion toilets at five reserves for use as public toilet facilities, with associated maintenance funding:													BM
	- Templestowe Leisure Centre (Netball pavilion), Templestowe	1											3	
	- Doncaster Reserve, Doncaster	1											5	
	- Wilsons Reserve, Doncaster	1											3	
	- Park Reserve, Doncaster	1											3	
	- Boronia Reserve, Doncaster East	1											3	
3.2	Provide eleven new public toilet facilities across Manningham over ten years, including:													CP, CD
	- Templestowe Activity Centre, Templestowe			350									5	
	- Sheahans Reserve, Bulleen									150			3	
	- Green Gully Linear Park, Jenkins Park, Templestowe		150										3	
	- Serpells Community Reserve, Templestowe	250											3	
	- Anderson Park, Doncaster East				150								3	
	- Cat Jump Park, Doncaster East									150			3	
	- Donburn Shopping Centre, Doncaster East #					250							5	
	- Park Orchards Reserve, Park Orchards							150					3	
	- Wittons Reserve, Wonga Park								250				3	
	- Mullum Mullum Trail at Park Road, Donvale						150						3	
	- Templestowe Soccer Facility (future reserve)	NELP to provide, timing TBC										3		
3.3	Ensure facilities in busy locations provide at least two cubicles, one fully accessible and one ambulant as a minimum, including:													CP, B&E, CD

#	Action	Cost year (\$'000)										Ongoing maintenance cost (per annum)	Responsible Council department
		1	2	3	4	5	6	7	8	9	10		
	- Tunstall Square Activity Centre		250									existing operational	CP, B&E, CD
	- Jackson Court Activity Centre			250								existing operational	
	- Macedon Square Activity Centre				250							existing operational	
3.4	Provide information on all toilets advising opening hours and nearby alternative public toilet/s.		20										CD
3.5	Advocate for provision of public toilets at key public transport hubs, to be accessible all hours public transport is available, including:												
	- Park n Ride facility – Doncaster Road (PTV/NELP)												SP, CD
	- Park n Ride facility – Bulleen Road (PTV/NELP)												SP, CD
	- Westfield Doncaster (PTV/Westfield)												B&E, SP&CE
	- The Pines Shopping Centre (PTV/Stockland)												B&E, SP&CE
4. Safety													
4.1	Upgrade or replace older style toilet blocks to provide individual cubicles directly accessible from the outdoors. Note that replacement may at times be more cost effective than retrofitting; both options should be investigated on a site-by-site basis.												
	- Colman Park, Warrandyte South										250	existing operational	CP, CD
	- Domeney Reserve, Park Orchards									150		existing operational	
	- Donvale Reserve, Donvale							250				existing operational	
	- Warrandyte Bridge Bus Stop, Warrandyte		See action 2.2	See action 2.2								existing operational	
	- Warrandyte River Reserve (Whipstick Gully), Warrandyte							250				existing operational	
	- Warrandyte River Reserve -(Stiggants), Warrandyte									250		existing operational	
	- Warrandyte Reserve, Warrandyte					250						existing operational	

#	Action	Cost year (\$'000)										Ongoing maintenance cost (per annum)	Responsible Council department	
		1	2	3	4	5	6	7	8	9	10			
4.2	Consider colocation of toilets at time of building upgrade to reduce hidden spaces and buildings in public open space.													R, CD, CP
	- Colman Park, Warrandyte South	At time of building upgrade										existing operational		
	- Donvale Reserve, Donvale	At time of building upgrade										existing operational		
	- Koonung Park, Bulleen	At time of building upgrade										existing operational		
	- Warrandyte Reserve, Warrandyte	At time of building upgrade										existing operational		
	- Wonga Park Reserve, Wonga Park	At time of building upgrade										existing operational		
4.3	Establish a program of public art on walls of toilet facilities in prominent locations, to reflect and enhance the surrounding landscape and community character and improve perceptions of safety. (Up to 15 locations)	10	10	10	10	10	10	10	10	10	10	10	0.5	A&C, CD, BM
5. Inclusivity														
5.1	Replace male and female signage symbols with toilet symbols. Where a toilet is allocated to a specific gender, provide this in addition.	6											Existing operational	CD, BM
5.2	Provide a change table in at least one cubicle at each toilet facility, accessible to all genders.		3	10									Existing operational	BM
5.3	When providing new or upgraded facilities, include additional internal movement space and low benches for adult change where space permits.	ongoing										Existing operational	CP, CD, R	
6. Consistency														
6.1	Seek to provide public toilet facilities at all sporting ovals for consistency.*	See actions 3.1, 3.2										See actions 3.1, 3.2	CP, CD, R	
7. Linear Trails														
7.1	Provide a toilet on the southern stretch of the Mullum Mullum Trail, near the intersection of Park Road and Conos Court, Donvale					See action 3.2							See action 3.2	CP, CD
8. Changing Places														

#	Action	Cost year (\$'000)										Ongoing maintenance cost (per annum)	Responsible Council department
		1	2	3	4	5	6	7	8	9	10		
8.1	Provide Changing Places facilities at key Manningham destinations, including:											2	CP, CD, SP&CE, R
	- Ruffey Lake Park (Boulevard)	120										2	
	- Finns Reserve (Wombat Bend Playspace)	Funds 19/20											
	- Manningham Templestowe Leisure Centre					Part of stadium upgrade						As part of stadium upgrade	
	- Warrandyte (location to be confirmed)									200		2	
8.2	Advocate for changing places facilities at Major Activity Centres, including:												B&E, SP&CE
	- Westfield Shopping Centre												
	- The Pines Shopping Centre												
		662	496	643	682	530	430	410	510	510	410	60.5	
		Capital & Operational TOTAL											\$5,283,000
		Maintenance TOTAL*											\$60,500
		*(per annum, once all capital actions have been completed)											

N.B. Some district or regional reserves have not been recommended for toilet facilities:

- Reserves with significant environmental values which would be impacted
- Reserves located close to other existing or proposed facilities
- Reserves with a limited range of recreational opportunities leading to less usage, and as such are a lower priority for toilet provision.

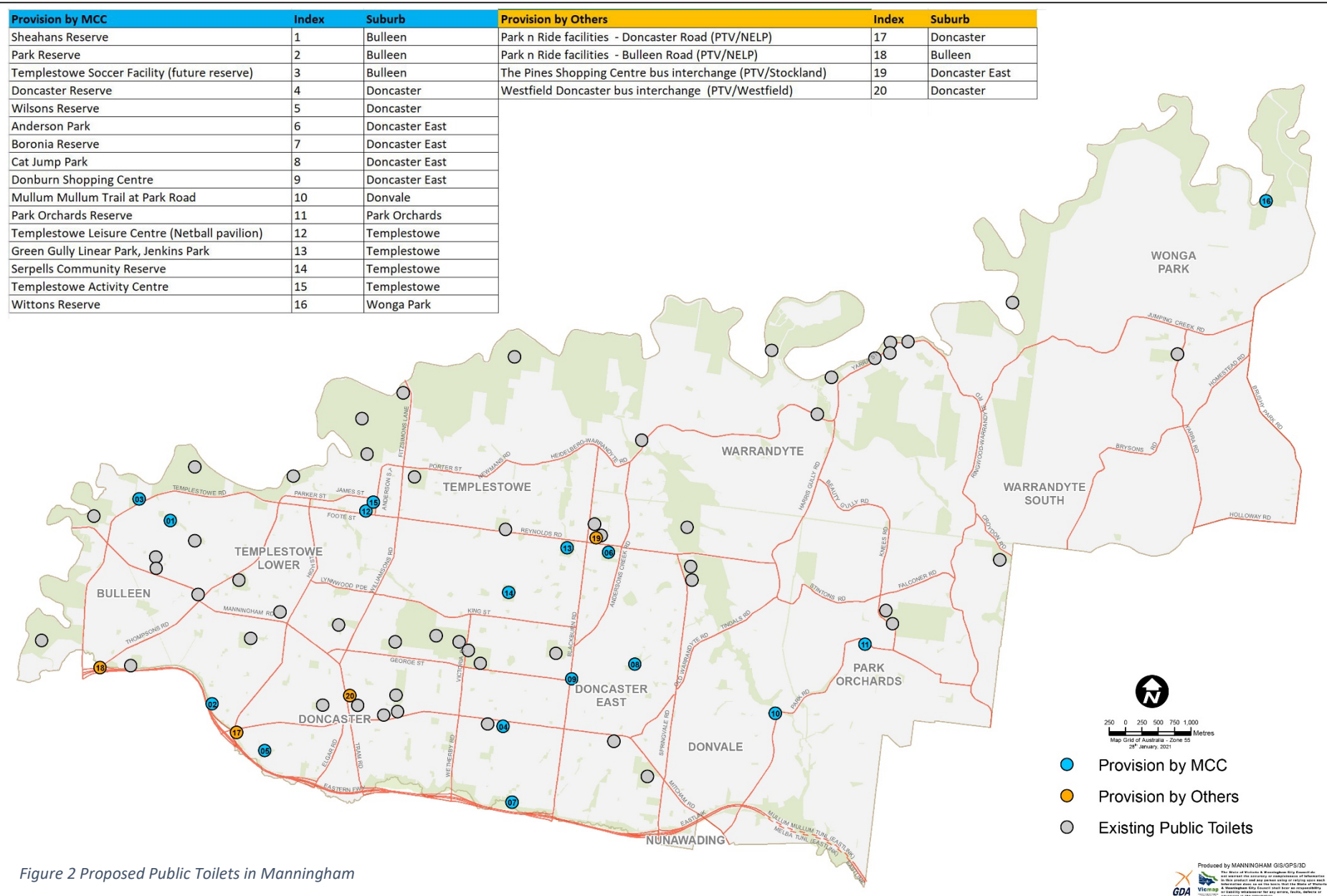
May be as part of any future community building on Council land in the Donburn Shopping Centre

Responsible Council Department – acronyms:

A&C	Arts and Culture	R&I	Roads and Infrastructure
B&E	Business and Events	SP	Strategic Planning
C&E	Communications and Engagement	SP&CE	Social Planning and Community Engagement
CD	City Design		
CP	City Projects		
R	Recreation		



Proposed Public Toilets in Manningham



5 IMPLEMENTATION

5.1 Prioritisation

The action plan and implementation plan have considered the following priorities:

1. Regional Catchment – a site which attracts visitors from across the municipality and beyond. These include stadiums and major attractions such as Ruffey Lake Park and Warrandyte River Reserve.
2. District Catchment – a site which either
 - has facilities or is large enough to attract visitation from across the suburb: reserves which have ovals and pavilions are a typical example, or
 - contains significant environmental values which support the wider ecology and habitat values of Manningham.
 - Recommendation of an adopted Management Plan or Masterplan – larger and more complex reserves may have a management plan which supports their future development and use. These are prepared in consultation with the community and endorsed by Council. If these recommend provision of public toilet facilities this should be implemented.
 - Existing facilities – existing buildings which should also support public toilet facilities to be available when the building is not in use.

- Building upgrades have typically been prioritised as follows:
 - Safety and/or accessibility issues
 - Standalone buildings with no potential to be upgraded or consolidated as part of a pavilion upgrade.
 - Standalone buildings that could be consolidated to form an independently accessed extension to a nearby building.
 - Facilities which are part of an existing pavilion: upgrade should occur when the pavilion is next upgraded.

5.2 Scheduled works

The following upgrades are already scheduled in the 2020-2024 capital works plan:

- Schramms Cottage Toilets: Demolition of the existing toilets, and replacement as part of a new Visitors' Centre building for Schramms Cottage museum.
- Ruffey Lake Park – Boulevard toilets: Major upgrade to CPTED standards, to include a space for a future Changing Places facility.
- Ruffey Lake Park – Church Road north: construction of a new toilet facility and decommission of the existing facilities.
- Pettys Reserve - demolition of toilet facilities, to be replaced as part of a new pavilion development.
- Boronia Reserve - new pavilion with external toilet.

6 COST

At the time of writing, costs are estimated as follows:

- New toilet facility (2 cubicles): \$150,000
- Upgraded existing toilet facility: \$250,000
- Relocated/co-located toilet facility: \$150,000

Costs vary significantly according to the site conditions, number of cubicles and the availability of services including electricity, water and sewer.

The cleaning regime for toilets varies according to usage levels. Maintenance (cleaning) costs for additional toilets in reserves is estimated at \$3,000-\$5,000 per annum, while new toilets at Templestowe Activity Centre would cost some \$11,500 per annum. The average cost for cleaning and maintenance for each of Council's Exeloo facilities last financial year was \$10,603 each (excl GST).

Other significant costs are associated with paving upgrades to toilet surrounds, and a proposed public art program.

A Business Plan will be prepared following endorsement of the plan, to seek funds for implementation.