

1.6 PUBLIC TOILET STRATEGY UPDATE

Responsible Directors: Peter Panagakos Director City Development
Jarrod Doake Chief Operating Officer

RECOMMENDATION

That Council;

- 1. Notes that 12 public toilets identified in the Public Toilet Strategy were opened over the daylight savings months.*
- 2. Notes that the public toilet at Federal Reserve required further maintenance and will be able to be opened during future daylight savings months.*
- 3. Notes that the public toilet at Ashwood Reserve Pavilion was not opened as there are refurbishment works required and Council allocates \$50,000 in the 2022-23 budget to enable these works so that it may be opened during daylight savings months.*
- 4. Notes that there is sufficient budget for security, cleaning and maintenance costs associated with the opening of the identified public toilets over the daylight savings months.*
- 5. Notes that the identified public toilets will be opened on an ongoing annual basis during daylight savings months.*

INTRODUCTION

The purpose of this report is to provide Council with an update on the opening of existing public toilet facilities to the public, and the investigation works to scope potential refurbishment required to enable public access and/or to address increased demand. This follows on from Council's adoption of the *Monash Public Toilet Strategy* (MPTS) at the October 2021 Council meeting.

BACKGROUND

At its ordinary Council meeting on 26 October 2021, Council resolved to adopt the Public Toilet Strategy. Its resolution was follows;

RECOMMENDATION

That Council:

1. *Notes the summary of community feedback and proposed responses to submissions outlined in Attachment 1: Draft Public Toilet Strategy Community Consultation Report.*
2. *Adopts the draft Public Toilet Strategy inclusive of the changes made in response to the community consultation.*
3. *Notes the indicative Implementation Plan acknowledging its delivery is subject to consideration as part of Council's annual budget process.*
4. *Noted that there is the opportunity to open up, and plan for a refresh/refurbishment of existing facilities as identified in the implantation plan in the public toilet strategy, noting the need to negotiate a change to the terms of the existing licences/leases with the licence/lease holder.*
5. *Allocates the following budget amounts within the current years budget to facilitate the opening up, or investigation/design of existing facilities:*
 - a) *\$22,500 (for a 6-month period) to facilitate the opening of the Category 1 facilities as identified in implantation plan from the 21/22 financial year and accommodate an ongoing \$45,000 p.a for security and cleaning costs and minor maintenance costs;*
 - b) *\$25,000 to facilitate the feasibility required for refresh of these facilities;*
 - c) *\$30,000 to facilitate the feasibility required to refresh/refurbishment for the Category 3 facilities and those facilities identified in point 6.4.*
6. *Notes that Council will receive an update, following completion of discussions for the Category 1 locations, a report at its February 2022 Council meeting regarding the Category 2 facilities and a report at its April 2022 meeting on the Category 3 facilities as well as those identified in point 6.4. These reports will identify the scope of works, associated costs and officer recommendations with regard to each category of facility.*

This report is response to resolution 6.

DISCUSSION

As part of the development of the Monash Public Toilet Strategy the service gap analysis together with feedback from the community consultation process enabled the identification of four strategic priorities for service provision improvements.

The four strategic priorities are:

- 6.1 Provision of New Standalone Public Toilets
- 6.2 Provision of New Public Toilets within New Pavilion in line with pavilion program
- 6.3 Opening existing Facilities to Public
- 6.4 Existing facilities require potential refurbishment to enable public access

This report focuses on the following areas.

- 6.3 Opening Existing Facilities to Public
- 6.4 Existing facilities require potential refurbishment to enable public access

Update - Opening Existing Facilities to Public

The Implementation Plan identified three categories of facilities to be considered for opening for public use:

- Category 1 – Readily openable
- Category 2 – Facilities requiring a refresh
- Category 3 – Facilities expected to require refurbishment

The public toilet strategy identified 14 public toilets that were either readily openable or required a refresh, refurbishment or some further investigation. The current status of these facilities are shown in the table below.

All of these toilets except for Federal Reserve and Ashwood Reserve were opened for public use over the daylight savings months and have received refresh/refurbishment works where required to ensure that they were suitable for used. Works have been undertaken at Federal Reserve and this toilet will be available to be opened during future daylight savings months.

The toilet at Ashwood Reserve pavilion remains closed and unavailable as it requires refurbishment due to its previous use being an umpires change room. A refurbishment to open this toilet can be completed in 2022/23 at a cost of approx. \$50,000. The terms of existing license agreement have been re-negotiated with the tenant to allow for the toilet to be opened to the public during daylight savings hours when the required works have been undertaken.

The status of these facilities in Category 1 -3 during the recent daylight savings period are summarised below:

Reserve site	Open/closed	Comments
<i>Category 1 – Readily openable</i>		
Scammell Reserve	Open	
Gardiners Reserve	Open	Minor maintenance repairs completed
Ashwood Reserve	Closed	Umpires change room requires alterations to convert to an accessible toilet @ Est\$50,000
<i>Category 2 – Facilities requiring a Refresh</i>		
Fregon Reserve	Open	Repair to step access completed.
Lum Reserve	Open	Minor maintenance repairs completed
Batesford Reserve	Open	Minor maintenance repairs completed

Tally Ho Reserve	Open	Separation of toilet and shower with full height wall. Installation of solid core door and lock to umpires change room.
Federal Reserve	Closed	Minor maintenance repairs completed and will be available to be opened in the future during daylight savings months.
<i>Category 3 – Facilities expected to require a refurbishment</i>		
Southern Reserve	Open	Skylight to roof decking. Cleaning, graffiti removal, light replacement completed
Mt Waverley Reserve	Open	Minor maintenance repairs completed
Wellington Reserve	Open	Door replaced. Shower isolated

Update - Existing facilities require potential refurbishment to enable public access

In total there were three facilities which required further investigation prior to opening. This was done and all three facilities were opened to the public during daylight savings and the current status of these facilities are shown in the table below.

<i>Strategic Priorities: Section 6.4</i>		<i>These facilities were identified as requiring further investigation. All facilities open for public use.</i>
Davies Reserve	Open	Toilet has been repainted
Gladeswood Reserve	Open	Minor maintenance repairs completed
Warrawee Park	Open & signed	Requires re-signing to designate male and female toilets as unisex facilities to support service provision to reserve playground.

CONSULTATION

There has been no additional consultation associated with the delivery of the Implementation Plan and the opening of these facilities.

SOCIAL IMPLICATIONS

The opening of existing facilities during daylight savings months for community use will enable more people to spend more time at key Monash destinations. The resultant increase in patronage and pedestrian activity at these locations has the potential to deliver significant and positive impacts upon physical and mental health and perceptions of safety.

GENDER EQUITY ASSESSMENT

Addressed previously, as part of the Strategy development process.

FINANCIAL IMPLICATIONS

The funding allocated as part of Council's resolution of 26 October 2021 has been fully allocated to the refresh and refurbishment process associated with the opening of twelve public toilets. There is sufficient budget in future years to cover the costs associated with opening the toilets identified above during daylight savings months.

Additional Budget Implications

The implementation of the plan to date has expended the current budget allocation. The following matter remains from the implementation plan that requires additional funding:

- An allocation of \$50,000 for the refurbishment of the remaining unopened toilet at the Ashwood Reserve pavilion.
- Any further or future refurbishment/renewal of these facilities that may be required will be proposed and considered by Council under its annual budget process. With the exception of Ashwood Reserve, there are no further works that are required to any other toilet in the short term to enable them to open.

CONCLUSION

The first stage of implementation has been successful in delivering the upgrade and opening twelve existing facilities for the Monash community.