

Asset Management Plan

Appendix 1.5

Public Toilets 2009

1. Introduction

This plan covers the management of all public toilets maintained by Council and the demand for services in this area, throughout the Shire.

Public toilets in Moira Shire are classified as follows:

- Category A – high use catering for the main shopping area of towns on highways
- Category B – medium use catering for significant parks and smaller shopping areas
- Category C – low use due to location or catering for specific events

Generally there will be a public toilet within 600m from any location within the CBD. The location of all Council's public toilets and their classification are provided at the end of this plan

Toilets for use by the public are also available at recreation reserves, cemeteries, saleyards and the aerodrome; these toilets have not been included in this Asset Management Plan.

Council has developed a methodology to assess Public Toilets by inviting community feedback on the importance of features in toilets. This methodology and its results are provided in Attachment 1.

2. Levels of Service

2.1 Based on the above methodology, Council endeavours to reach the following scores:

- Category A Toilets – minimum score 100
- Category B Toilets – minimum score 70
- Category C Toilets – minimum score 45

2.2 The following features will be available in all toilets:

- Toilet paper
- Private cubicles
- Hand wash facilities
- Litter bins in or near toilets
- Roofing of cubicles

- 2.3 Council provides all abilities facilities at all Category A public toilets
- 2.4 All category A and B toilets will be lit and signed.
- 2.5 Toilets will be opened 24 hours per day, except where vandalism is prevalent. At these locations toilets will be opened between 7am and 10pm.
- 2.6 All toilets will be regularly cleaned.
- All Category A toilets will be cleaned daily (minimum).
- All Category B toilets will be cleaned up to 7 times per week if required, but generally as follows
- May, June, July & August, twice per week
 - Other times, 3 times per week
- Other toilets will be cleaned weekly (minimum), up to 3 times per week as required.
- 2.7 Should Council construct a new toilet facility, the following additional features will be provided:
- Signage
 - Internal lights
 - External lighting
 - Low flush toilets
 - Good path
 - Fully roofed
- 2.8 Syringe disposal containers will only be provided at locations where a need is evident.
- 2.9 Generally Council does not provide baby change tables at Public Toilets but may provide them in other public buildings, e.g. libraries, Maternal Child Health Care Centres.
- 2.10 The following features have been identified as of low importance by the community and will generally not be provided in public toilets:
- Mirrors
 - Hot water
 - Wall tiles
 - Floor tiles

2.11 It is noted that Council generally does not provide public toilets at communities of less than 100 persons or where other facilities are available e.g.:

- Wilby
- Lake Rowan
- Kotupna
- Yarroweyah
- Invergordon
- Bearii

3. Future Demand

Additional public toilets may be required at commercial developments away from the CBD. Where required, Council may require developers to provide public toilets as part of the planning conditions.

4. Asset Portfolio

Council's public toilets are listed at the end of this AMP. They are also recorded in Council's corporate asset data base – Conquest.

5. Risk Management

Additional inspections / maintenance may be carried out as a result of a customer requests. Works are prioritised based on a risk assessment, as per Council's Asset Management Defect Assessment Methodology.

6. Acquisition Plan

New assets will be acquired and developed by Council only where there is significant community support for the facility and a demonstrated need.

7. Operations & Maintenance

Currently, Council spends \$0.20M operating and maintaining public toilets.

8. Renewals / Replacement

Renewals / replacements of public toilets are funded on an annual basis. Financial planning is incorporated in the building renewal / replacement program. When toilets are replaced, the physical service standard will be assessed, for the new toilet based on previous usage. The physical service standard includes the following

- Roofing the facility
- Lining the walls and ceiling
- Hand drying facilities
- Glassed windows
- Lighting
- Access paths

9. Disposal

Should use of a public toilet drop substantially, Council will determine the future of the facility.

10. Financial Summary

To continue to clean the public toilets to the existing standards, ongoing maintenance expenditure of \$0.20M pa is required.

11. Monitoring & Improvement Program

The service levels adopted in this AMP are based on community priorities and Council resources. These service levels will be reviewed in accordance with the Asset Management Plan Strategy (to be finalised).

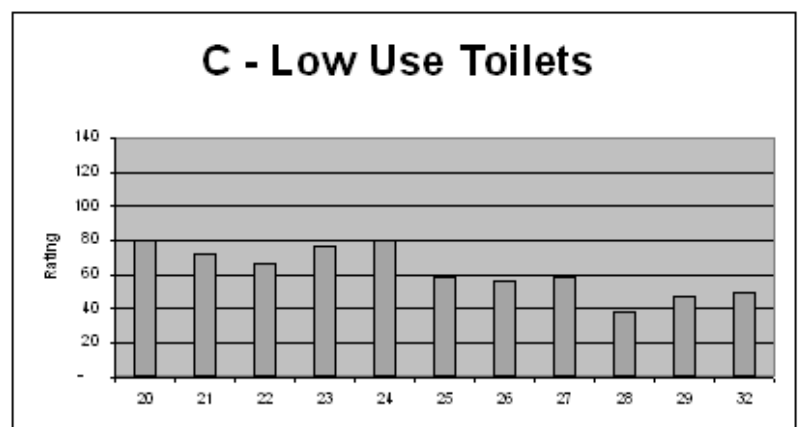
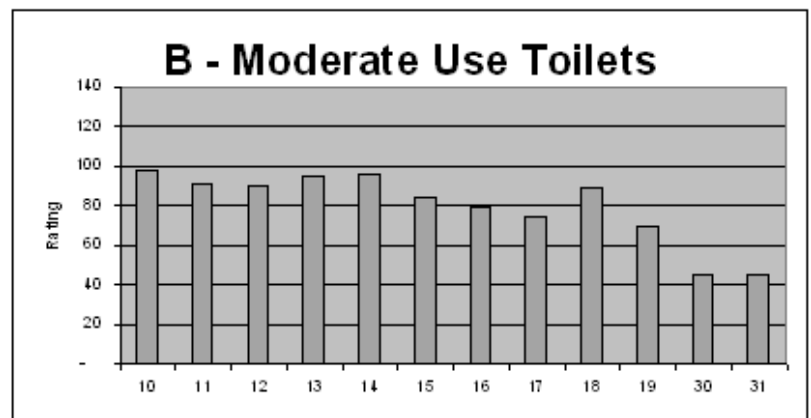
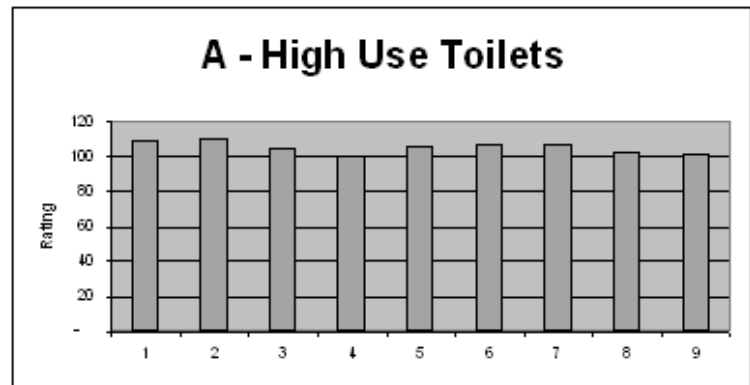
12. Future Works

The Levels of Service described in this document requires that the following be carried out

- negotiations be held with the recreation reserve committee to enable Picola Public Toilet to be closed and the toilets in the recreation reserve be used in its place;
- works be initiated to upgrade the existing public toilets at Wunghnu to comply with disability standards;
- the existing toilets behind the Senior Citizens Building at Tungamah be replaced (this is being done as part of the 2009/10 budget);
- a project to replace the existing toilets at Katunga (servicing the park and the RSL hall) be initiated and scored in PPAM;
- litter bins be place at or near the public toilets at Katunga (estimated cost \$500); and
- at Mivo Park public toilets, despite the availability of suitable features, the facility requires periodic make-over which includes floor sealing, wall painting in an aesthetically pleasing colour scheme and an "annual" clean to remove grime and cobwebs from the ceilings and windows (this is being done as part of the 2009/10 budget)

Council Maintained Public Toilets

Category	No	Description	Score
A	1	Yarrowonga Foreshore Reserve - new	109
A	2	Wunghnu George Graham Park	110
A	3	Cobram Mivo Park	105
A	4	Nathalia Water Tower Park	101
A	5	Strathmerton Lions Park Toilet	105
A	6	Yarrowonga Town Hall Exterior toilet	107
A	7	Yarrowonga Rotary Park (town centre)	107
A	8	Katamatite Tennis Courts	103
A	9	Numukah Newman Square	101
B	10	Cobram Thompson's Beach	98
B	11	Tungamah Tennis Courts	91
B	12	Yarrowonga Foreshore Reserve (brick next to stone toilet)	90
B	13	Quinn St (adj to bus stop)	95
B	14	St. James Rose Garden	96
B	15	Barmah Jack Edwards Park	85
B	16	Numukah Apex Park	79
B	17	Nathalia Memorial Gardens	75
B	18	Tungamah Memorial Hall	89
B	19	Yarrowonga Hammon Park	70
B	30	Katunga R.S.L Park	46
B	31	Tungamah Snr Citz Public Toilet	46
C	20	Numukah Netball Courts Park	81
C	21	Nathalia Apex Park	72
C	22	Bundalong Pasley Street Toilet Block	66
C	23	Nathalia Uncle Bob's Park	76
C	24	Woodlands - Woodlands Park	80
C	25	Yarrowonga Yacht Club Foreshore Reserve	58
C	26	Yarrowonga Fenwick Place	56
C	27	Yarrowonga Kennedy Park (stone)	58
C	28	Picola	39
C	29	Yarrowonga Foreshore Reserve (stone next to brick toilet)	47
C	32	Waiaia (behind general store)	49



See Attachment 1 for details of scores

Attachment 1

Summary of Methodology

1. Identify all of the assets within the group
2. Classify the assets (according to the level of service they may provide)
3. Determine features of asset group
4. Consult community to determine importance of these features across the asset group
5. Officer to simply rate the performance of these features (0,1,2)
6. Calculate score for each public toilet
= sum of (importance x rating) for all features
7. Analyse range of results
8. Determine Levels of Service (scores) which can be achieved with available resources
9. Develop a list of outcomes required to meet these levels of service.

Survey Form

Community Rating of Public Toilets

Level of importance
(please circle the appropriate number)

Features:	very low	low	moderate	high	very high
internal lights	0	1	2	3	4
roofed	0	1	2	3	4
windows	0	1	2	3	4
tiled floor	0	1	2	3	4
tiled walls	0	1	2	3	4
private cubicles	0	1	2	3	4
all abilities facilities	0	1	2	3	4
regular cleaning	0	1	2	3	4
graffiti free	0	1	2	3	4
damage free	0	1	2	3	4
litter bins in or near toilets	0	1	2	3	4
lowflush toilets	0	1	2	3	4
toilet paper	0	1	2	3	4

Comments:

Level of importance
(please circle the appropriate number)

Features:	very low	low	moderate	high	very high
well located	0	1	2	3	4
well signed	0	1	2	3	4
modern exterior	0	1	2	3	4
good external lighting	0	1	2	3	4
good path	0	1	2	3	4
well landscaped	0	1	2	3	4
suitable size	0	1	2	3	4
syringe disposal	0	1	2	3	4
baby change table	0	1	2	3	4
hand drying	0	1	2	3	4
mirrors	0	1	2	3	4
hand wash facilities	0	1	2	3	4
hot water	0	1	2	3	4

Comments:



Community Rating of Public Toilets

Moirashire would like your opinion about what makes a good public toilet.

Your answers will help us to make public toilets in Moirashire better.

Should you require any further information please contact the Assets Department at Moirashire Council

Thank you for your time and assistance

Contact Details (Optional)

Name

Postal Address

Town Postcode

Email

Phone Number

Results of Survey

