

HOBART CITY COUNCIL

PUBLIC CONVENIENCE STRATEGY

*A report on the management, administration and future direction of
Council's public convenience facilities*



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Approved by Council 26 April 2004

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1.0 EXECUTIVE SUMMARY

Public convenience facilities are an extremely important component of any community.

Council currently provides 66 public conveniences throughout the Hobart Municipal Area. This report provides a strategic assessment of the facilities and offers suggestions for their future development. Proposals contained within this strategy have been developed to ensure the existing facilities meet current community expectations. In addition new facilities are being considered for the community of Mount Stuart.

It is essential that the public convenience facilities provided by the Capital City are of the highest standards. Council needs to ensure the facilities offered are safe and risks are minimal.

The discussion and recommendations contained within this strategy are aimed at meeting the objectives which have been identified to underpin the sustainable delivery of a quality service to the community.

This strategy has been prepared taking account of the existing strategic framework of Council. It has been developed to help achieve the vision articulated in the City of Hobart Strategic Plan 2001-2005.

The strategy is two parts the first addresses a number of issues relating to location and design, and other management issues, whilst the second considers the future improvement of existing facilities.

Key recommendations in relation to **Management of the Public Conveniences** (Section 5) in the city are as follows:-

1. Locate newly developed facilities near busy areas that have a high incidence of passing traffic, both pedestrian and vehicular.
2. Provide hand washing facilities in a manner that best suits the environment and locality of the facilities.
3. Provide baby change table facilities only in selected toilets (and where possible separately to equal access toilets).
4. Investigate the provision of Unisex toilet facilities in areas anticipating low to medium usage and ensure those facilities are fully accessible.
5. Provide sharps containers in all public convenience facilities.
6. Provide safe sex, drug and alcohol education information in all public convenience facilities. The content and display of this information trailed in selected facilities following consultation with the Council's Drug and Alcohol Reference Group.

7. That all new (or refurbished) facilities include the provision of the following:
 - Electric hand dryers
 - Mirrors (or similar reflective materials)
 - Liquid soap dispensers
 - Waste paper and where appropriate sanitary waste bins
 - Air freshener units
 - Adequate lighting (natural and artificial)
 - Ventilation (natural and/or artificial)
8. Provide no attendants in any public convenience.
9. Investigate provision of surveillance cameras in the common areas of selected “high usage” public conveniences taking into account the need to adequately address any privacy issues that might arise.
10. Investigate the provision of dual flush cisterns as a water saving measure. This suggestion applies in particular to facilities provided where reticulated water is not available (ie Mt Wellington).
11. Movement activated urinal flushing mechanisms be installed.
12. Alternative options to treat effluent be considered for facilities where reticulated sewerage is not available.
13. Locations of facilities to be mapped with the information gathered to be appropriately publicised.
14. Proposals included within this strategy be incorporated in the revision of the mobility map.
15. Information relating to the public conveniences be included on brochures developed for community usage.
16. Accessibility to public conveniences is to be incrementally improved in line with budget provisions and the implementation schedule included in part two of this Strategy. Improvements to be based on the advice received from the Council’s Access Advisory Committee.
17. A range of facilities will be opening at differing times depending on location and utilisation. These times may vary depending on the season. Consultation is to take place with key stakeholder organisations (including TasCAHRD) initially to assist in determining which facilities should remain open overnight in the City.
18. The cleansing program associated with public conveniences is to be regularly reviewed to achieve optimum outcomes.
19. Cleansing audits are to be undertaken to monitor the presentation of Council’s public conveniences.
20. Adequate annual funding is to be provided to enable an appropriate building maintenance program to be developed and administered.
21. Annual building maintenance programs be further developed for public convenience facilities to enable presentation of a high standard at all times.
22. Building maintenance audits are to be undertaken to monitor the presentation of Council’s public conveniences.

The following key recommendations in relation to the **Facility Improvement Program** (Refer Section 6) are proposed for the short-term (within five years). It is noted that each of the facilities will be programmed for ongoing maintenance (building and landscaping) and signage improvements where appropriate. Full details of the recommendations are contained at Section 6).

1. Minor maintenance to improve the internal presentation of the Long Point facilities at Lower Sandy Bay is to be undertaken. The facilities will be locked overnight.
2. Proposal to close the Prossers Restaurant facilities (Sandy Bay), the Swan Street (North Hobart), Melville Street car park and the Harrington Street facilities.
3. Refurbishment of the Life Saving Facilities, Lower Sandy Bay is to be undertaken in the 2006/07 and 2007/08 financial years and they are to be locked overnight.
4. Refurbishment of the St David's Park facilities are programmed for the 2005/06 financial year.
5. Consideration be given to the provision of additional facilities at Princes wharves one and two when the future of the area is known.
6. Negotiations are to be progressed with the Hobart Ports Corporation to identify opportunities for increased public access to the facilities owned by the Corporation.
7. Proposal to demolish the toilet facilities at West Hobart Oval, with an allocation of \$30,000 in the 2004/05 financial year for the refurbishment of the change rooms (including toilets). Monitoring to be undertaken on the adequacy of facilities in the West Hobart area.
8. Proposal to progressively restrict full public access the facilities located at the rear of the Domain Tennis Centre, the John Colvin Stand at the Domain Regatta Grounds, Bell Street and Washington Street facilities.
9. Overnight locking of the facilities located at Lower Sandy Bay, Marieville Esplanade, Friends Park (West Hobart) Caldew Park, TCA (northern end), the Domain Cross Roads Oval, the Domain Athletics Centre, the Domain Regatta Ground, Soundy Park, Queens Walk, Cascade Gardens and Parliament Street Oval facilities is proposed.
10. The management of the Bell Street facilities (near the Tasmanian Hockey Centre) is to be offered to the Southern Tasmanian Hockey Centre and made available for use only when sports are being played in the area.
11. Proposed to commence planning and construction of new facilities at Cornelian Bay in the 2003/04 financial year.
12. Facilities at Wellesley Park Oval to be locked and only opened for events being held at the site.
13. Proposal to demolish the toilets at Self's Point and the toilets at St Johns Avenue, New Town Oval.

14. Refurbishment of toilets at Burnett Street is proposed for the 2004/05 financial year.
15. Undertake a full review of all toilet facilities at North Hobart Oval.
16. Refurbishment of Franklin Square facilities scheduled for 2007/08 and 2008/09 financial years.
17. Review of the appropriateness of opening for day use the Waterside Pavilion toilets.
18. Funds for the construction of new facilities at Mount Stuart Park is proposed for allocation in the 2005/06 and 2006/07 financial years.
19. Retiling and internal refurbishment of the Salamanca Square facilities to be undertaken during 2003/04 financial year.

2.0 INTRODUCTION

2.1 Background

Council has the responsibility of providing high quality, safe, clean and accessible public convenience facilities throughout the Hobart Municipal Area.

Increasing visitation levels to Tasmania's Capital City, together with the increasing expectation of users requires Council to pro-actively address the issue of the provision of public conveniences.

Community need for public conveniences tends to fall into the following categories:

- Central business district whilst shopping or passing through;
- Sporting & recreational venues;
- Parks;
- Beaches and picnic areas; and
- Playgrounds.

With numerous high quality parks, playgrounds and recreational facilities enjoying high visitation levels, Council finds it has a large number of public convenience facilities distributed throughout the municipal area. The existing facilities vary in quality, suitability and compliance with legislative requirements. Some are old and (due to location resulting from former use) may be in excess of need, whilst many do not have appropriate access for disabled persons.

Vandalism and anti-social behaviour continues to be a major challenge which needs to be managed on a regular basis. Graffiti and damage is not acceptable to the user and must be addressed as a priority. However challenging, a key element of this strategy will be the rapid response to damage as it occurs.

The public conveniences identified and included within this strategy do not include facilities directly associated with community halls.

Each of the existing 66 public conveniences provided by Council has been subject to a detailed review (information in this regard follows) and has enabled this strategy document to be developed. This strategy has not taken into account the mobile toilet facilities provided by Council. The facilities can however be utilised to compliment services as and where needed on a short term basis (ie special events).

2.2 Scope of Project

The public conveniences included in this document are all those owned and operated by the Hobart City Council.

2.3 Consultation

The process associated with the development of this strategy has been as follows:

- Initial drafting of strategy by officers of the Parks and Recreation Unit;
- Consideration of the feedback provided on Public Conveniences in the Hobart Park's Survey of 1998;
- Desk top audit of asset listings and service agreements;
- Site audit of all facilities by officers of the Parks and Recreation Unit;
- Initial consideration by Council;
- Release for public comment;
- Final consideration by Council; and

Reference to the following:

- Council's Drug and Alcohol Reference Group
- Group Manager Surveying and Asset Services
- Building Services Manager
- Group Manager Environmental Services and Civic Solutions
- Manager Environmental Health

Reference has also been made to Council Officers involved in the implementation of the Drug and Alcohol Strategy 2002 and the reprint of the mobility map.

Following initial consideration of the proposals by the Council in October 2003 the draft strategy was released for community comment. The comments received following this process have been incorporated in the final draft.

2.4 Report Structure

This document has been separated into the following four sections:

Objectives

This section lists the objectives, which the Hobart City Council is aiming to achieve in the development and implementation of this strategy. The statements are considered to be the overriding concepts that will direct the Council in relation to the management and development of public convenience facilities.

Strategy Detail

This section provides specific strategy detail. The strategies are those to be followed to ensure the objectives are met.

Implementation

This section identifies time frames for works to be undertaken to underpin the strategies detailed.

Evaluation

This section details a monitoring system, which will be utilised to evaluate the effectiveness of the strategy in meeting the stated objectives.

2.5 Limitations

This report has been developed utilising information and advice available. Cost estimates detailed are preliminary and determined to be relevant at the time of preparing the report.

Condition reports are current as at the time of the site audits undertaken. It is accepted that certain facilities may have undergone minor change since that time.

2.6 Acknowledgments

This strategy has been drafted in-house by the Council and directly involved Officers from the Parks and Recreation Unit.

Information has also been incorporated from the July 2002 Toilet Management report developed by the Melbourne City Council.

2.7 Glossary

Public convenience	A building containing ablution facilities accessible by and for the use of the general community.
Disabled Access	Accessibilty to the facility as prescribed by the Disability Discrimination Act 1992.
Unisex Facility	A public convenience constructed to serve both males and females.

3.0 STRATEGIC FRAMEWORK

This strategy has been developed to help achieve the vision articulated in the City of Hobart Strategic Plan 2001-2005:

“As the capital city of Tasmania, Hobart will be a vibrant, progressive, prosperous, efficiently managed, human-scale City that provides for the best possible lifestyle opportunities.”

The implementation of this strategy is aimed to achieve the Strategic Outcomes articulated in the City of Hobart Strategic Plan 2001-2005 :

“A liveable City that is safe and convenient place for people”

Council’s involvement in the provision of public convenience facilities is based on a desire to meet community need in accordance with Key Area 2 of Council’s Strategic Plan 2001-2005 which is to develop Hobart as:

“A City with improved management and maximised performance of existing infrastructure assets.”

“A City with strategic asset management policy and plans to meet the City’s needs now and into the future.”

The implementation of this strategy will also help council achieve priority action 10.1.6:

“Conduct a risk a management audit for the organisation and implement a range of measures necessary to diminish risk.”

This strategy has been prepared to take account of actions detailed in Council’s Drug and Alcohol Strategy 2002.

4.0 OBJECTIVES

The objectives in this section have been developed to guide the Public Convenience Strategy and ensure the Council consistently and effectively fulfils it's responsibilities to the community in respect to the provision of public convenience facilities.

OBJECTIVE 1 To have public convenience facilities strategically located throughout the City to enable easy and safe access by members of the community.

OBJECTIVE 2 To have the Council owned public convenience facilities developed and maintained to a high standard, which ensures safety and minimises risk to members of the community.

OBJECTIVE 3 To improve access to public convenience facilities by community members with disabilities.

OBJECTIVE 4 To effect immediate repair to any damage or defacement of facilities.

OBJECTIVE 5 To develop public convenience facilities to a consistent high standard with optimum life cycle costing and to minimise future maintenance needs.

OBJECTIVE 6 To ensure the Council's public convenience facilities are sign posted and promoted in an appropriate manner.

5.0 STRATEGY DETAIL

5.1 Location Issues

Historically a number of public convenience facilities have been located away from active areas so as to minimise their visibility. A view has also prevailed that there should be separation between the facility and active spaces to avoid community members coming into contact with undesirable behaviour. Experiences in more recent times however suggests this approach may in fact encourage anti-social behaviour by reducing visibility of the facility in question.

The option for consideration is therefore, that facilities be located adjacent to high traffic areas. Such locations means that the toilets are close to the needs of users and under the watchful eye of the wider community. Rather than “inflicting” antisocial behaviour on the occupants of an area it could be argued that the anti social behaviour (which it’s self requires a degree of privacy) is discouraged.

It is not suggested that toilets be located without serious thought being given for the users of the entire locality however to ensure other use conflicts are avoided.

Recommendation

Locate newly developed facilities near busy areas that have a high incidence of passing traffic, both pedestrian and vehicular.

5.2 Design

It is considered appropriate that new (and refurbished facilities) are aesthetically pleasing. Too often the “grey block” facility tucked away in the back corner invites a wide range of significant management issues. Whilst grand architectural flair may not be required it is suggested that the facilities be attractive and in keeping with their immediate environment.

Recent media reports have detailed the positive impact to the economy of Campbell Town following the establishment and operation of new attractive public conveniences.

Design Principles of CPTED

The design of new facilities should comply with the principles of the Crime Prevention Through Environmental Design Program (CPTED). The proposed redesign of existing facilities should also be the subject of a CPTED review. Facilities should be kept as small as possible whilst ensuring service provision needs are met.

Landscaping

Landscaping of facilities is also an issue to be given careful consideration. In order that visibility of the facility is maximised landscaping should be planned to avoid dense vegetation close to the building.

Vandalism

As vandalism is a major factor influencing the design of public conveniences, there is a need for construction materials and fittings to be extremely robust. There is, however, a necessity to strike the balance between durability, attractiveness and having a facility that offers a welcoming environment to the legitimate user.

Lighting

The provision of adequate lighting is essential. The use of translucent materials on approach screens can improve visibility and the feeling of safety. Doors and internal cubicle walls need not be continuous from the floor to the ceiling which also serves to reduce inappropriate behaviour.

Fixtures

Contemporary users expect an increased range and standard of fixtures to be available. Such fixtures include baby change facilities, and good quality hand washing facilities, sharps disposal containers, mirrors (or similar reflective material), sanitary bins, air freshener units, soap dispensers, refuse bins and hand drying facilities. It is noted that not all fixtures will be provided in every toilet, location will dictate the components provided.

Advice received from the Council's Manager Environmental Health also recommends that all internal surfaces be sealed to become impervious to water absorption. This will enhance cleansing and reduce future maintenance issues.

Information is available on configuration alternatives for the actual building including the following:

5.2.1 Location of Hand Washing Facilities

Options

- Provide hand washing facilities inside the cubicle
- Provide hand washing facilities inside the facility yet outside the individual cubicles
- Provide external hand washing facilities outside the building

Recommendation

Provide hand washing facilities in a manner that best suits the environment and locality of the facilities.

5.2.2 Provision of Baby Change Facilities

Options

- Provide baby change facilities in all public conveniences through the city.
- Provide no baby change facilities in any of the facilities
- Provide baby change facilities only in toilets designed to provide equal access
- Provide baby change facilities only in selected toilets (but separately to equal access toilets)

Recommendation

Provide baby change table facilities only in selected toilets (but where possible, separately to equal access toilets).

5.2.3 Provision of Unisex Toilet Facilities

Options

- Provide unisex toilet facilities in areas anticipating low usage
- Provide no unisex toilets in, or at any site
- Provide unisex facilities only when developing separate equal access toilets
- Design future facilities so that all are unisex

Recommendation

Investigate the provision of unisex toilet facilities in areas anticipating low to medium usage and ensure those facilities are fully accessible.

5.2.4 Sharps Disposal

Options

- Provide sharps containers in all public convenience facilities
- Provide no sharps disposal facilities in any public convenience
- Provide sharps disposal facilities only in toilets open 24 hours per day

Recommendation

Provide sharps containers in all public convenience facilities.

5.2.5 Safe Sex, Drug and Alcohol Education Information

Options

- Provide Safe Sex, Drug and Alcohol education information in all public conveniences.
- Provide no Safe Sex, Drug and Alcohol education information in any public conveniences.
- Provide Safe Sex, Drug and Alcohol education information only in public conveniences open 24 hours.

Recommendation

Provide safe sex, drug and alcohol education information in all public conveniences. The content and display of this information be developed in consultation with the Drug and Alcohol Reference Group.

Following initial consideration of the draft strategy (during the public comment period) the document was considered by the Council's Drug and Alcohol Reference Group. It was agreed that the display of the educative material be trailed in the following toilets:

Franklin Square
Centre Point car park
Life Saving Facility at Lower Sandy Bay
Tennis Centre car park (Domain).

It is intended that the displays as proposed will be arranged by 30 September 2004.

5.2.6 Other Fixtures

Recommendation

That all new (or refurbished) facilities include the provision of:

- **Electric hand dryers**
- **Mirrors (or similar reflective materials)**
- **Liquid soap dispensers**
- **Waste paper and sanitary waste bins**
- **Air freshener units**
- **Adequate lighting (natural and artificial)**
- **Ventilation (natural and/or artificial)**

5.3 Security and Risk Management

A full risk assessment should be undertaken for each facility as and when refurbishment or redevelopment is to proceed.

Risks to be identified include a threat to person, staff, property or the environment. During this assessment consideration can also be given to the potential for vandalism and graffiti.

Consideration will also be given to access (particularly for those with disabilities) and workplace safety issues. Such considerations will impact on the planning and design associated with the upgrade.

Suggestions have been made to the Council proposing the introduction of toilet attendants or security cameras in various facilities as an option to decrease anti social behaviour and help with safety concerns. Whilst the idea may have some merit, it is suggested that the placement of attendants in public conveniences is a thing of the past. Issues relating to expense, job satisfaction

and work place facility requirements means that this suggestion is no longer feasible.

5.3.1 Provision of Toilet Attendants

Options

- Provide attendants in all public conveniences
- Provide attendants in selected public conveniences
- Provide no attendants in any public convenience.

Recommendation

Provide no attendants in any public convenience

5.3.2 Surveillance

Options

- Provide surveillance cameras in all public conveniences
- Provide no surveillance cameras in any public convenience
- Investigate provision of surveillance cameras in the common areas of selected “high usage” public conveniences taking into account the need to adequately address any privacy issues that might arise.

Recommendation

Investigate provision of surveillance cameras in the entrance areas of selected “high usage” public conveniences taking into account the need to adequately address any privacy issues that might arise.

5.4 Environmental Considerations

Environmental sustainability is also an issue to be considered. Dual flush cisterns and movement activated urinal flushing mechanisms helps to minimise water utilisation.

The majority of facilities located throughout the City are connected to reticulated sewerage and water. Exceptions are those in Wellington Park and Fern Tree. These facilities have alternative effluent disposal systems and are serviced by tank water.

Recommendations

- **Investigate the provision of dual flush cisterns as a water saving measure. This suggestion applies in particular to facilities provided where reticulated water is not available (ie Mt Wellington).**
- **Movement activated urinal flushing mechanisms be installed.**
- **Alternative options to treat effluent be considered for facilities where reticulated sewerage is not available.**

5.5 Mapping

Thought needs to be given to ensure facilities are identified on maps and directional information. The location of all facilities will be included on the Council's Geographical Information System. Information will also be provided to the Commonwealth Toilet Mapping Project which can also be accessed via the internet.

Recommendation

- **Locations of facilities is to be mapped with the information gathered to be appropriately publicised.**
- **Proposals included with this strategy be incorporated in the revision of the mobility map.**
- **Information relating to public conveniences be included on brochures developed for community usage.**

5.6 Access Management

Access to public conveniences must be a prime consideration when determining the effectiveness of the service to be provided by the Council. Access issues relate to all facility users including those who are mobility impaired (or wheel chair users). In particular the following applies:

5.6.1 Disabled Access

There is a need for ongoing and close liaison with the Council's Access Advisory Committee to help determine priority in terms of the facilities to be upgraded and the works to be undertaken. Where required, separate cubicles which comply with Australian Standard 1428.2 will be provided. The approach to the site will also comply with the 1:14 gradient and appropriate car parking provision should be made.

Recommendation

Accessibility to public conveniences to be incrementally improved in line with budget provisions and the Implementation Schedule (refer Part 2) of this Strategy. Improvements to be based on the advice received from the Council's Access Advisory Committee.

5.6.2 Opening and Closing

Traditionally most facilities in the City have been open to the community 24 hours per day, 7 days per week. In view of the inherent difficulties associated with the management of facilities of an evening, it is now proposed that 24 hour access be restricted, dependant on the location and need for the facility.

Some facilities associated with a sporting venue will only be open when the venue is in use. Similarly beach side facilities may have opening hours dependant on the season.

Consideration will be given to the feasibility of the installation of electronic locking devices with timers, which would have the capacity to reduce long term recurrent costs.

Options

- Have all facilities open and available for community use at all times. ie 24hrs per day, 7 days per week.
- Have all facilities closed between the hours of 9.00pm and 7.00am during the Summer period and 6.00pm and 7.00am during the Winter.
- Have facilities on, or associated directly with sporting facilities (ie New Town Oval, or Domain Athletics Centre) closed for general public access, except when the sporting facility is in use.
- Have a range of facilities open at differing times depending on location and utilisation, these times may vary depending on the season.

Recommendation

- **Have a range of facilities open at differing times depending on location and utilisation, these times may vary depending on the season.**

- **Consultation take place with key stakeholder organisations (including TasCAHRD) initially to assist in determining which facilities should remain open overnight in the City.**

5.7 Cleansing

The Council's Parks and Recreation Unit has a Service Level Agreement with Civic Solutions which specifies the cleansing requirements associated with public conveniences. The agreement specifies the actions to be followed by those undertaking cleansing duties. Each facility (covered by the agreement) is specified, together with the associated cleaning frequency and times. This service agreement is to be subject to a review to ensure consistency with the actions resulting from the approval and implementation of this strategy.

Other arrangements are in place regarding the cleansing of Wellington Park and Fern Tree facilities as well as the facilities located in Salamanca Square, Tattersall's Hobart Aquatic Centre and those located in major car parks.

The cleansing and maintenance costs associated with public conveniences in Hobart for the 2002/03 financial year totalled \$285,296. This excludes costs associated with the cleaning of facilities located in the major car parks and the Tattersalls Hobart Aquatic Centre.

The cleansing of public conveniences is a contentious issue and one which currently results in a number of negative approaches being made to the Council. Whilst it is true that the facility can only be as clean as it's most recent user, this cannot be an excuse for a lax approach. It is vital that the quality of the fittings and finishings within the toilets are of a high standard to enable a good cleansing result to be achieved. The implementation of this strategy will see an improvement of the fixtures and fittings enabling cleansing to improve accordingly.

In addition to the regular cleaning regime, it is proposed that the Council graffiti hot line be utilised to ensure the rapid removal of all graffiti from the internal and external walls of facilities.

Recommendation

- ***The cleansing program associated with public conveniences is regularly reviewed to achieve optimum outcomes.***
- ***Cleansing audits be undertaken to monitor the presentation of Council's public conveniences.***

5.8 Building Maintenance

The Council's Parks and Recreation Unit has a Service Level Agreement with City Services Division - Tecton Projects which specifies the building maintenance requirements associated with public conveniences. The agreement specifies the actions to be undertaken throughout each financial year and remains flexible to enable vandalism to be quickly addressed. Each facility is specified in the agreement which will undergo a review to ensure consistency with the actions resulting from the approval and implementation of this strategy.

The use of good quality and durable fittings (as proposed in this strategy) will enable building maintenance efficiency to be improved.

Recommendation

- ***Adequate annual funding be provided to enable an appropriate building maintenance program to be developed and administered.***
- ***Annual building maintenance programs be further developed for public convenience facilities to enable presentation is to a high standard at all times.***
- ***Building maintenance audits be undertaken to monitor the presentation of Council's public conveniences.***

5.9 Existing Facility Index

Area	Facilities
Lower Sandy Bay	Long Point Road Prossers Restaurant Life Saving Pavillion Nut Grove Beach
Sandy Bay	Queenborough Oval - Front - Rear - Lambert Avenue - Female - Male (Peel St)
Mount Wellington	Pinnacle Springs Fern Tree
Battery Point	Marieville Esplanade Princess Park
Salamanca	Salamanca Square Salamanca Alcove St Davids Park - Male - Female
West Hobart	Friends Park West Hobart Oval - Male - Female Caldew Park John Doggett
Domain	Tennis Centre Car Park TCA - (Northern End) - (Ladies) Domain Athletics Centre Cross Roads Oval Tattersalls Hobart Aquatic Centre Regatta Grounds John Colvin Stands
New Town/Cornelian Bay	Bell Street (near Hockey Centre) Cornelian Bay Foreshore Clare Street Oval Queens Walk Selfs Point New Town Oval - Main - Female - Male
North Hobart	Burnett Street Cultural Park Soudy Park Swan Street North Hobart Oval - 5 Blocks
City Centre	Franklin Square Waterside Pavillion Argyle Street Centrepoint Harrington Street Hobart Central Car Park Hobart Ports facilities Melville Street
South Hobart	Cascade Gardens Fitzroy Gardens Parliament Street Oval Washington Street South Hobart Oval Wellesley Park Waterworks Reserve - Block 1 - Block 2
Mount Nelson	Mount Nelson Oval
Lenah Valley	John Turnbull Oval Lady Franklin Museum

6.0 FACILITY IMPROVEMENT PROGRAM

The recent audit of public conveniences has identified the opportunity exists to review the physical presentation of a number of the Council managed facilities located throughout Hobart as well as the management practices associated with those facilities.

Detail regarding management practices (together with the appropriate recommendations has been referred to previously in this paper. Issues relating to each of the facilities is now provided. The facilities have been grouped into the respective geographical locations

6.1 LOWER SANDY BAY

There are four separate public convenience facilities located within Lower Sandy Bay at Long Point Road, Prossers' Restaurant (showers and toilets), Life Saving Pavilion, Nutgrove Beach as set out below:

These facilities range in quality from poor to fair. All have limited (if any) disabled access and all lack directional signage. In view of the close proximity of the facilities in this area some rationalisation is proposed. As plans associated with the refurbishment of the foreshore area are progressed and implemented the need to consider the public conveniences in this area will become acute.

Following the release of the draft strategy for public comment a meeting was held with representatives of the Lower Sandy Bay Progress Association. Members of the Association offered views on the need to keep the facilities open each day. It was also suggested that the refurbishment of the life saving pavilion facilities be given a higher priority than the Long Point facilities.

6.1.1 Long Point Road

This is the most significant facility in the Lower Sandy Bay area. Recently painted (also housing a storage area for local workmen) the facility is basic and will require internal refurbishment to keep pace with the expectations of the high number of users in this busy location. The location of the facility is good in as much as the facilities serve the beach, open space, nearby playground and are located to enable accessible parking nearby.

Retention of this facility is proposed and it is listed for substantial refurbishment in the period 20013 to 2023. It is also proposed that this facility be locked overnight.

6.1.2 Prossers' Restaurant

The facilities located in the former Regatta Pavillion are very close to the Long Point Facilities (within 200 meters). There are male and female showers located at the front of the building and toilets to the rear. These facilities are offered free to the community and are open 24 hours per day.

The Council currently meets the electricity costs associated with the showers which are utilised by both the local windsurfers and those enjoying water sports.

Closure of these facilities is proposed.

Some recent interest has been expressed by a commercial operator who is considering a proposal to lease the area in question to operate a kite/wind surfing business. It is possible the operator might assume management of the showers and continue the provision of this service on a commercial basis.

Should the current proposal not proceed it is suggested that an alternative proposal for this area be sought.

6.1.3 Life Saving Pavilion

These facilities are of poor quality and are the subject of high levels of anti-social behaviour. The continuance of the provision of these facilities in their current level of presentation is not considered appropriate for what is fast becoming one of the prime locations in Hobart.

It is accepted that visitation to the area is likely to increase and the numbers of visitors during the summer may warrant the retention of these facilities.

It is proposed that the facilities undergo refurbishment during the 2006/07 and 2007/08 financial years. It is noted that the building has heritage values as such significant refurbishment will need careful planning.

It is also intended that this facility be locked overnight to minimise vandalism.

6.1.4 Nutgrove Beach

This is a relatively small facility located on the reserve off Nutgrove Beach adjoining a dwelling. The facility has no disabled access and would require significant reconstruction to achieve same. There is no signage to indicate the locality of the toilet and it does suffer from vandalism.

It is acknowledged that this toilet is very “handy” to the popular beach and if kept in good repair would be well utilised during the Summer months.

It is considered appropriate that these facilities be closed overnight. It is suggested that appropriate signage (including directions to the nearest fully accessible toilet) be erected. A further review of this facility is proposed to be undertaken in the 2009/10 financial year when funds have been identified to enable a refurbishment to be undertaken.

6.2 SANDY BAY

There are three separate public convenience facilities located at Woolworths Shopping Centre (open 7 days per week), Mayfair Shopping Centre (accessed off the rear car park) and Magnet Court (available for restaurant patrons only) in Sandy Bay.

In view of the provision of these facilities it is not proposed that the Council consider the construction of additional toilets. It is noted, however, that negotiations have been progressed with the respective facility owners to improve public access to the sites.

It is also noted that signage promoting the locality of the facilities offering a service to the public have recently been improved in the Sandy Bay area.

6.3 QUEENBOROUGH

The facilities located at the Queenborough Ovals have been built to meet the needs of those who attend the sporting activities on the site. The facilities are a unique design and have been effectively duplicated to enable use by the patrons attending separate sporting events at the upper or lower ovals. Whilst an innovative approach at the time, the need for such strict delineation seems to have passed and the facilities now appear to be extravagant.

In addition to the main toilets there are a number of other facilities at the site. Some are locked and others are considered to be surplus to need. It is noted that that Upper Queenborough Oval is leased by the Council to The Hutchins School. This lease includes the toilet facilities associated with this oval. It is proposed that a further review of these facilities be undertaken in the period 2013 to 2023 (in conjunction with the lessee) with a view of rationalising facilities determined to be surplus to need. An allocation of \$100,000 has been earmarked, however the requirements will be determined following negotiations with The Hutchins School.

6.4 MOUNT WELLINGTON

The three facilities in the Mount Wellington/Fern Tree area are also the subject of increased utilisation, this is especially the case in view of the expanded walking track network within Wellington Park. Detail in relation to the existing facilities is as follows:

6.4.1 Pinnacle

The toilet facilities located at the pinnacle of Mount Wellington have proven to be inadequate for the numbers of visitors who attend this most important tourist facility. Planning has been under way for some time to enable the construction of a replacement facility. Planning has been progressed by the Council's Bushland and Reserves Unit in close consultation with the Wellington Park Management Trust.

Consultation has taken place with the Council's Equal Access Advisory Committee and the new facility will be fully accessible. Adequate sign posting is in place and access to the Pinnacle is restricted each evening.

Replacement facilities provide some challenge in regard to effluent disposal however, it is intended that the construction will be completed during the 2004/05 summer period.

6.4.2 Springs

The public toilets at the Springs are of fair quality. Their location is good in relation to the picnic area and they are well sign posted. A development is however planned for the Springs site which will involve the provision of new toilets. Should the development not proceed some future allocation will be required to provide for the refurbishment of the existing toilets.

Some minor maintenance will be undertaken in the short term to ensure that the quality of the existing toilets is kept to a reasonable standard whilst considerations associated with the new development proceed.

6.4.3 Fern Tree

The facilities at Fern Tree are co-located with the barbecue and picnic hut located at the site known as the Bower. The toilets are basic with a single pan provided for men and women. The building is rustic having been constructed from bluestone and is considered very appropriate for the location.

Disabled access is not an option at this steep site.

An upgrade has been proposed for the Fern Tree facilities in the 2013 - 2023 period. This upgrading will involve the provision of hand basins and may result in the provision of additional pans if the need at that time is considered appropriate.

6.5 BATTERY POINT

There are currently two sets of public conveniences located in the Battery Point area. Detail and future proposals for the facilities in this locality are as follows:

6.5.1 Marieville Esplanade

The facilities located at Marieville Esplanade are of reasonable quality. Externally the facilities present well and suit the high profile and heavily utilised site. There is an accessible toilet available at the site, however there is a need for signage and internal refurbishment which is proposed for the 2009/10 financial year. The facilities do suffer from some minor vandalism, as such locking overnight is proposed.

6.5.2 Princes Park

The facilities located in Princes Park are of fair quality, however they are not fully accessible and lack signage. Future refurbishment of these facilities is proposed. The planning associated with the proposed upgrading should be progressed in close consultation with the Council's Equal Access Advisory Committee to ensure the appropriate compliance is achieved. Funding of \$80,000 has been identified for the period 2013 to 2023 to enable refurbishment to take place.

6.6 SALAMANCA

The very high number of visitations to Salamanca puts a lot a pressure on the public conveniences located in that area. Whilst the three facilities detailed below are adequate for most of the year, the peak requirements of the weekly market and the numbers visiting the site over the Summer months mean that management is difficult at times.

6.6.1 Salamanca Square

Receiving very heavy usage these facilities are of basic quality. There is good access available and the fittings are new. The cleaning regime associated with these facilities (particularly of a Saturday) is intense with cleaning taking

place every 90 minutes. The internal concrete finish is durable, however it can create the perception that the facility is not as clean as it should be. The location is good, signage is in place and the facilities are locked each evening. Internal refurbishment is to take place in the 2003/04 financial year to address the shortcomings identified.

6.6.2 Salamanca Alcove

Located in a lane off Salamanca place these facilities are also of a good standard. As with the other facilities located within Salamanca Place, area usage is high as is the cleaning requirements. These facilities are also locked each evening. No immediate upgrading needs have been identified for these facilities however signage should be reviewed to ensure ease of access by members of the community.

6.6.3 St David's Park

The facilities located in historic St David's Park are poor quality and have issues relating to anti social behaviour, signage and access. St David's is one of Hobart's most visited parks and the need for the provision of high quality toilet facilities is high.

It is proposed that planning proceed to have a substantial refurbishment of the existing facilities in St David's Park commence in the 2005/06 financial year. It will be necessary that this planning be undertaken in consultation with the Council's Equal Access Advisory Committee. Care will also be needed to ensure the new facilities respect the historical nature of the area.

6.6.4 Additional Facilities

The Council has received requests for the provision of additional public conveniences within the Salamanca Place area. These requests have some merit, particularly during peak visitation times over the Summer months. At present temporary facilities are provided in the forecourt of Princes Wharf 1. These facilities are open for the Salamanca market and special events. It is suggested that further consideration to the provision of permanent toilet facilities take place when the future of Princes Wharves one and two are known. It could be the case that a developer refurbishing the wharves will also include the provision of public conveniences which will also help to meet the needs of passengers on visiting cruise ships.

Any development within the wharves would also address the deficit of facilities on the northern side of the Salamanca area.

6.7 WEST HOBART

There are four separate public convenience facilities located within West Hobart, detail on those facilities is set out below.

At this stage there has been no pressure to provide additional facilities in the West Hobart area.

6.7.1 Friends Park

These toilets located to the immediate rear of a bus stop on the edge of the Friends Park are of poor quality. Some refurbishment of these facilities is proposed to be undertaken in the 2013/2023 period. In the mean time overnight locking will be progressed. Directional signage to promote the availability of this facility will also be installed.

6.7.2 West Hobart Oval

Two old and totally inappropriate facilities remain at the West Hobart Oval. The facilities are considered unsuitable for retention. Discussions have been held with the Council's Heritage Officer who advises that the facilities have limited heritage significance and as such their demolition in the near future is proposed. It is noted that the change-rooms facilities can meet any need of those using the Oval.

This matter will be monitored to establish the adequacy of the services in this area. Should the need justify additional facilities, the expansion of the toilets located in the change rooms (together with public access to these toilets) will be explored. An allocation of \$30,000 has been identified in the 2004/05 year for this refurbishment.

6.7.3 Caldew Park

Facilities at Caldew Park are good, although they are in need of some refurbishment inside and minor external maintenance. The design is appropriate and they are fully accessible. Signage at the exterior of the Park to indicate the availability of the toilets is considered to be appropriate.

At present the toilets are open 7 days per week (24 hours per day) closure of an evening will take place to help prevent inappropriate after hours usage of this popular children's park.

6.7.4 John Doggett

The toilet facilities located at the John Doggett Park are of a good standard. Unfortunately the building has been subject to a high degree of vandalism, which means that maintenance costs have been significant. The facilities are in need of some minor refurbishment, installation of directional signage and should be locked each evening.

Apart from these works no major change is proposed for the facilities at the John Doggett site.

6.8 QUEENS DOMAIN

The Queens Domain has a number of public conveniences provided. The majority of these facilities are co-located with sporting facilities, are not sign posted, and are currently open 24 hours per day 7 days per week. The Council has received a number of approaches regarding antisocial activities taking place within the facilities located on the Queens Domain. The approaches to the Council primarily relate to homosexual activities and have been the subject of a large number of complaints over a long period of time.

Detail and recommendations relating to the specific facilities are as follows:

6.8.1 Domain Tennis Centre Car Park

The facilities located to the immediate rear of the Domain Tennis Centre are poor quality, not sign posted and are not accessible. At present approximately half of the building is closed although it houses a large toilet facility. The remainder is utilised as a storage space. The building is located in the proximity of the Aberdeen Street playground, however this is not seen as a positive due to the antisocial behaviour experienced to date.

Discussions have been held with Domain Tennis Centre Officials who also note the “reputation” of the facility whilst open to the public. The Domain Tennis Centre has previously approached the Council suggesting that their fence be extended and encompass the toilet effectively closing it to the general public.

In view of the design, location, presentation and behaviours within the facility the suggestion by the Tennis Centre is supported. It is also noted that a more modern public

convenience block is proposed at the Southern end of the TCA (just across the road from this site).

The planning associated with the provision of the additional facilities at the TCA are however not due to commence until the 2010 financial year. In view of the circumstances it is proposed to open the larger and better quality facilities and lock up the existing small (poor quality) area in the short term. Signage at the site will be improved and the facilities will be locked overnight.

Once the new TCA facilities are provided the closure of this facility to the general public and the transfer of the facility to the Domain Tennis Centre is proposed.

6.8.2 TCA (Northern End)

The public conveniences located at the northern end of the TCA Grounds are of reasonable quality. It is proposed that these facilities undergo internal refurbishment and be locked overnight. In view of the locality to the TCA and associated storage facilities additional general public access (by other than those attending functions at the TCA) will not be encouraged.

To discourage anti social behaviour, however it is recommended that the facilities be locked each evening.

6.8.3 TCA (Ladies) - (Southern End)

The ladies toilet facilities located under the Ladies Stand at the TCA are sub standard, inaccessible and of very poor quality. As there are issues with the slope providing access to this area there is some doubt that refurbishment of the lower area of the building would provide an appropriate longer term solution to the problem.

It is suggested that instead, planning take place for the longer-term construction of a new toilet block on the southern side of the ground. This new facility can be constructed to enable access by those using the TCA ground as well as the wider community effectively replacing the toilets located in the Domain Tennis Centre Car Park.

Only minor refurbishment of the ladies toilet is proposed until the longer term needs of this area can be met through the construction of the new toilet block proposed to commence in 2010/11 financial year.

6.8.4 Domain Athletics Centre

Toilet facilities at the Domain Athletic Centre are of reasonable quality and (at this stage) are open 7 days a week (24 hours a day) to the public. The toilets do not have disabled access. However there is a separate (unisex) toilet, which is fully accessible and located nearer to the change rooms. This toilet is locked except when an event takes place at the venue. The change room facilities at the Centre also have toilets within them.

There are concerns held by the Domain Athletics Centre community that the change rooms do not have adequate ventilation. Cost estimates for the provision of mechanical ventilation have been obtained and found to be very high.

The Council's Access Advisory Committee also holds concerns regarding the adequacy of the change room facilities, as a number of those competing in the athletic events do have disabilities. Planning is progressing on another front to prepare plans to refurbish the change rooms to enable both the ventilation and access issues to be resolved. Once this work is undertaken the accessible toilet can be made available for public usage as the competitors will be accommodated within the respective change rooms.

Only minor works are required to the public toilet facilities such as painting and the installation of directional signage within the Domain Athletics Centre area. It is proposed that access to the facilities by the general public be discouraged and these toilets be open only when events are taking place at the Centre. It is noted that the nearby facilities located at the Cross Roads Oval are proposed to be open and available to the community.

6.8.5 Cross Roads Oval

The public convenience facilities located at the Cross Roads Oval are currently in poor condition, they are open 7 days per week (24 hours per day) have no directional signage, have very poor pedestrian access and no disabled access.

Given the location of the facilities (in relation to Davies Avenue) and their capacity to serve the large number of users of the Upper Domain area, as well as members of the K9 Defence League (using one of the nearby ovals) the retention and upgrade of these facilities is proposed.

It is proposed that the facilities be locked each evening however they be open 7 days per week and be sign posted from the road to improve accessibility.

Interim minor works are proposed to improve access and presentation of these facilities with a major upgrade proposed to take place in the 2013/23 period.

6.8.6 Tattersall's Hobart Aquatic Centre

There are male and female toilet facilities located within the Tattersall's Hobart Aquatic Centre. These facilities are of a high quality, accessible and adequate to meet the needs of the patron's of the Centre.

No works or change in the current operation of these facilities is proposed.

6.8.7 Regatta Grounds

Facilities located at the Regatta Grounds site are open 7 days per week (24 hours per day). The facilities provide for the large number of patrons attending the annual regatta and are in a number of sections. There are two accessible toilets (separate male and female). Change room and showers which also contain a number of pans (separate facilities for males and females). In addition there are additional areas that provide extensive urinal facilities for males (with a dual entry system) and an area for females fitted with a number of pans (with a similar dual entry).

The quality of the facilities are described as fair, accessibility is good, however presentation needs attention.

Currently there is no signage to direct the community to the facilities.

The facilities are located near the Inter-city Cycleway, the Regatta Grounds and the nearby Cenotaph. All these areas receive high usage as such a major refurbishment of these facilities is proposed to commence in the 2009/10 financial year. Interim works to improve signage and presentation will proceed in the short term.

These facilities will remain open 7 days per week however will be closed overnight.

6.8.8 John Colvin Stand

Poor quality facilities are located under the John Colvin Stand, the management of which has recently returned to Council following the termination of the long term lease with the Royal Hobart Regatta Association. The facilities are not sign posted, at present locked and public access prevented. These facilities would require a major upgrade should they ever be considered to be re opened.

In view of the recommendations associated with the nearby Regatta Ground facilities it is proposed that the facilities under the John Colvin Stand remain locked.

6.9 NEW TOWN / CORNELIAN BAY

The New Town/Cornelian Bay area is serviced in the main by public conveniences that are associated with various sporting facilities. The exception to this is the facilities which are located on the foreshore at Cornelian Bay. Detail is provided on the facilities below. It is noted that some improvement is required to ensure facilities meet the required standard.

6.9.1 Bell Street

Facilities are located off Bell Street, very close to the Tasmanian Hockey Centre, they are of a basic design, besser block construction and serve the needs of those who play sport at the nearby grounds. At present there is no signage to promote the location of the facilities and they are not fully accessible. In view of the facilities located at Cornelian Bay Foreshore and Queens Walk the need for the retention of these facilities should be questioned.

At present the facilities are open 24 hours per day 7 days per week.

There is no proposal to undertake work on these facilities at this stage. It is, however proposed that discussions be held with the Board of Hockey South to determine their interest in assuming management of the facilities and restricting all future access by the general public.

6.9.2 Cornelian Bay

The facilities at Cornelian Bay are heavily utilised and are of very poor quality. The old besser block walls are “propped” with steel supports to prevent them falling and in view of the number of children users (a very popular playground near by) this is an issue of concern. In view of the questionable structural integrity of the existing building refurbishment is

not considered to be an option worth pursuing. The facilities are unsightly and of poor design.

Requests for the replacement of these facilities have been received from a number of community members with the most recent comments being provided from the Cornelian Bay Management Plan Committee.

Replacement of these toilets is proposed. It is also proposed that the design be developed in consultation with the Cornelian Bay Community Group (referred to earlier) as well as other community groups in the area. The design should be consistent with the CPTED principals referred to earlier in this report.

Planning for the new facilities and commencement of the construction is proposed to commence in the 2003/04 financial year.

6.9.3 Clare Street Oval

The facilities provided at the Clare Street Oval are very basic and their condition is best described as fair. Built to primarily serve the sporting activities at the oval, the toilets lack disabled access and have no directional signage to alert members of the community (not attending an event at the oval) of their existence.

Some refurbishment of these facilities is proposed to commence in the 2011/12 financial year and it is suggested that they be locked and only open when an event is planned to take place at the oval.

6.9.4 Queens Walk

Facilities located at the Queens Walk Oval are of a good standard. The toilets provide a service to the users of the adjacent oval as well as adjoining a car park used extensively by those attending the funeral home across the road. At present however there is no directional signage to provide an indication of the location or availability of the facilities.

Apart from some minor maintenance and the installation of the signage, no other works are proposed at this time. It is suggested however, that the facilities be locked each evening to restrict anti social behaviour and vandalism.

6.9.5 Self's Point

The toilet facilities located at the former oval at Self's Point are open but unusable. The facilities have been utilised as an informal storage area and are obviously surplus to the present need.

It is suggested that the building be emptied and locked in the short term. Some interest has been expressed in the possible purchase of the (adjoining) former Parks depot by the Southern Regional Cemetery Trust. The potential to include these facilities in that purchase (if it proceeds) is proposed. In the event that the sale does not proceed consideration should be given to the demolition of this building and the recycling of the fittings etc contained therein.

6.9.6 New Town Oval (Main)

The facilities located at the New Town Oval are unique in design as they also have the capacity to be opened to provide additional toilet capacity for the (adjoining) Southern Tasmania Netball Centre. At present this access is prevented as the relevant doors are secured.

The toilets themselves have no disabled access are of poor quality and although currently open 7 days per week (24 hours a day) have no directional signage to promote their location.

Significant refurbishment of these facilities is proposed to be undertaken in the 2012/13 period, minor internal improvements will be undertaken in the short term. It is also proposed that the facilities only be opened during the use of the Oval to avoid the incidences of vandalism experienced in this area previously.

6.9.7 New Town Oval

The old male and female toilet facilities located at the New Town Oval (St Johns Ave side) are in poor condition, sub standard and require demolition. The removal of these facilities is proposed to take place in the short term.

6.10 NORTH HOBART

6.10.1 Burnett Street

The Burnett Street toilets are located in the heart of the North Hobart shopping area. The design of the facilities is reasonably new and disabled access is provided.

Directional signage is also in place and the facilities are locked each evening.

Refurbishment of these facilities is proposed in the 2004/05 financial year to improve their appearance and overall quality.

6.10.2 North Hobart Cultural Park

Toilet facilities provided at the North Hobart Cultural Park are new. The facilities are well designed and fully accessible. The facilities are located adjacent to the busy skate park facility and are well utilised.

These facilities are locked overnight and it is intended that this practice should continue.

Apart from the installation of some directional signage, it is suggested that refurbishment of the internal cladding take place to improve longer term maintenance requirements.

6.10.3 Soundy Park

Soundy Park is one of the newer of the inner city parks and has a relatively new set of public conveniences. The facilities are fully accessible and well designed.

There are no major works proposed for these facilities, however there is a need for the installation of directional signage. Arrangements will also be made for the facilities to be locked overnight.

6.10.4 Swan Street

The ladies toilet located at the rear of the North Hobart Post Office, in Swan Street are old and are not fully accessible. There are no facilities available for men and it is considered that the toilets receive limited use.

It is proposed that these facilities be closed and locked. It is likely that the buildings have heritage values, as such demolition is not proposed.

6.10.5 North Hobart Oval (5 Blocks)

The North Hobart Oval is home to five separate blocks of toilets as well as the various change rooms on the site.

Rather than offering specific suggestions in this report it is proposed that a review of the toilet facilities at the North Hobart Oval be undertaken to determine future needs. This

process will also “dove tail” with the review now under way of the accessibility of all major sporting facilities within Hobart.

Funds have been identified in the 2013/2023 period to enable the upgrading of the facilities to take place in the site which remains the home of football in Tasmania.

6.11 CITY CENTRE

6.11.1 Franklin Square

The facilities located on Elizabeth Street and backing on to Franklin Square receive very high usage, this is especially the case with the increasing popularity of the waterfront (especially over the Summer months). The facilities are large and presently offer showers as well as toilets. The building is also home of a “crib room” and storage facility for the gardeners working in Franklin Square.

There is directional signage in place and disabled access is possible, however further works in this regard are required.

The main toilets are locked every evening and smaller (conjoined) toilets are open throughout the night, this practice is proposed to continue.

The overall condition of these facilities is considered fair, however improvements are needed to ensure they meet the future needs of the local and visiting community.

Opportunity may also exist to attract a private developer to establish a coffee shop on the upper deck of the building. The progression of this suggestion would help promote the utilisation of Franklin Square and offer a service in this popular area.

Funds have been identified in the 2007/08 and 2008/09 financial years to enable a major refurbishment of this facility to take place.

6.11.2 Waterside Pavilion

The newly developed Waterside Pavilion has excellent toilet facilities. These facilities have an entry that can be opened to enable community access. Whilst the toilets (at present) are only available for those visiting the interior of the building, it is suggested that the possibility of opening the facilities (during the day only) for general community be explored. This would provide another set of accessible and

high quality public conveniences in an area where additional facilities are required.

6.11.3 Hobart Ports Facilities

The potential to increase public access to the facilities owned by the Hobart Ports Corporation has recently been considered.

This issue will now be the subject of further negotiations and reports to Council.

6.11.4 Argyle Street Car Park

Possibly the toilet with the highest visitations in Tasmania. The facility is fully accessible, sign posted and maintained well. No refurbishment of this facility is proposed.

6.11.5 Centre Point Shopping Centre

Located in the busy Centre Point Shopping Centre this facility is fully accessible and well designed. The introduction of 7 day trading has further intensified the need for this facility.

There was an urgent need for the re-tiling of this facility as such the works have recently been undertaken. Investigations will also be undertaken to determine the adequacy of the directional signage currently in place at this site.

6.11.6 Harrington Street

Located only a short distance from Centre Point Shopping Centre it is considered that this set of toilets are well passed their use by date. The facilities are not fully accessible and require a significant refurbishment to bring them up to an acceptable standard.

In view of the close proximity of the Centre Point Shopping Centre facilities the retention of these facilities is not supported.

6.11.7 Hobart Central Car Park

The new, well designed, fully accessible and high quality facility located in the Hobart Central Car Park has no immediate upgrading needs. A close review of the directional signage associated with the toilet is proposed to ensure members of the community are aware of it's location.

6.11.8 Melville Street

Located only a short distance from Hobart Central Car Park it is considered that this set of toilets are passed their use by date. The facilities are not fully accessible and require a significant refurbishment to bring them up to an acceptable standard.

In view of the close proximity of the Hobart Central (now open 7 days per week) the retention of these facilities is not supported.

6.12 SOUTH HOBART

6.12.1 Cascade Gardens

The toilet facilities located in the Cascade Gardens are of a fair quality. There is no disabled access, and signage is not provided on the approach to the Gardens to indicate the presence or location of the toilet.

The toilet is, however, well utilised by those who visit the gardens to take advantage of the barbeques, picnic facilities and the playground. The toilets require refurbishment to ensure they meet the expectation of users and are fully accessible. As such funding has been identified in the 2013/2023 period to enable the refurbishment to take place. Overnight locking of these facilities is proposed.

6.12.2 Fitzroy Gardens

As with the facilities located at Cascade Gardens, the Fitzroy Gardens facilities are of a fair quality. The facilities are located in the centre of the gardens and are not presently fully accessible. Again directional signage is required to promote the location of these facilities as is the overnight locking.

To improve the quality of the facilities funding has been identified in the 2013/2023 period to enable refurbishment to take place.

6.12.3 Parliament Street Oval

The facilities located in the corner of the Parliament Street Reserve provide change room facilities as well as toilets. The facilities are dark and the existing landscape does not prevent loitering.

It is understood that the change room facilities have little usage whilst the toilets are utilised more extensively. A refurbishment of these facilities has been proposed to take place in the 2012/2013 financial year. In the short term, it is proposed that the landscaping at the site be reviewed and the facilities be locked each evening.

It is also intended that directional signage be installed to promote the location of these facilities.

6.12.4 Washington Street

The toilets provided in Washington Street are of poor quality. They are old and accessed by a series of steps. The facilities are in close proximity to the South Hobart Park, however there is no directional signage and those accessing the toilets from the Park need to go out onto the street.

This is an issue for children. As the Park also adjoins the South Hobart Oval which also has toilet facilities (detail follows) alternatives to the current Washington Street facilities are proposed.

This matter has been the subject of discussions with members of the South Hobart Community Association and it has been agreed that further consultation take place with the Association before final decisions in relation to the provision of facilities in this area are effected.

6.12.5 South Hobart Oval

The toilet facilities currently provided at the South Hobart oval are of poor quality. At present the facilities serve those attending sporting activities at the oval. It is proposed that they be open 7 days a week and locked each evening. As detailed in 6.12.4 these facilities are located in very close proximity to the toilets in Washington Street.

It is considered preferable to have one high quality set of facilities rather than two of lesser standard. In view of this and following the discussions with members of the South Hobart Community Association planning should proceed for the development of one significant facility to serve the entire location. It is proposed that the public conveniences in the area be upgraded in the 2013/2023 period.

It is also proposed that the new facilities, when established be locked each evening.

6.12.6 Wellesley Park Oval

The facilities located at Wellesley Park Oval are adjoined to the back of the existing club rooms of the South Hobart Soccer Club. At present the toilets are not fully accessible and are of poor quality. The construction of these facilities is grey block and the interior is unpainted.

The toilets are not sign posted and whilst open 7 days per week, (24 hours per day) substantive usage only takes place when activities are being held at the oval. The facilities have been the subject of vandalism due to their remote location, limitations of access to the facilities is proposed.

Discussions have been held with representatives from the South Hobart Soccer Club who have expressed an interest in assuming responsibility for the maintenance of the facilities and only opening them for use when the oval itself is in use.

The allocation of funds in the 2013/2023 period is proposed to enable refurbishment of these facilities after which access be restricted to such times as when the oval is in use and the maintenance and cleaning be negotiated with the South Hobart Soccer Club (who also lease from the Council the adjoining club facilities).

6.12.7 Waterworks Reserve (Blocks 1 & 2)

Facilities located at Waterworks Reserve are considered to be appropriate to meet the current needs of the users of the reserve. No upgrading or further development of these facilities are proposed within this strategy.

6.13 MOUNT NELSON

6.13.1 Mount Nelson Oval

The facilities located adjacent to the Mount Nelson Oval provide a service for the oval, the nearby playground and barbeques. The facilities are located near Nelson Road and are therefore suitable to also provide a service for the visitors to the area.

The facilities are better block construction, are not fully accessible and are only of fair quality. At present there is little directional signage to promote the location of the facilities, which are open 7 days per week (24 hours per day).

In view of the location of these facilities, retention and refurbishment is considered appropriate. Funds have been identified to be allocated in the 2013/2023 period for the refurbishment proposed. It is suggested that the operation of the facilities (ie open 24/7) remain until the upgrading is complete.

It is also proposed that directional signage be installed in the short term to help promote the location of the conveniences.

6.14 MOUNT STUART

6.14.1 Mount Stuart Park

The Mount Stuart Park is one of the few parks of a significant size without the provision of public conveniences. The Mount Stuart Progress Association has made several approaches to Council urging consideration be given to the provision of the facilities in view of the Park's popularity.

It is noted that the Park is home to a high quality playground, barbeque facilities and a large playing field. The suggested heavy utilisation of the Park has been validated and the suggestion for the provision of toilet facilities is supported.

In providing a facility to this area, it is suggested that a unisex fully accessible single unit be provided. This type of installation complies with the design proposals detailed earlier in this report and is consistent with current trends followed by mainland urban Council's when providing toilet facilities within Parks and Gardens.

An allocation has been identified in the 2005/06 and 2006/07 financial years to enable the development to proceed.

6.15 LENA VALLEY

6.15.1 John Turnbull

Facilities provided in the John Turnbull Park are of good quality. The toilets are accessible and adjoin both the Park as well as a car park. At present the toilets are not sign posted and it is suggested that this matter be addressed in the short term. It is also proposed that the toilets be locked each evening to discourage vandalism and anti-social behaviour.

No other refurbishment of these facilities is proposed at this time.

6.15.2 Lady Franklin Museum

The facilities providing a service to those enjoying a visit to the Lady Franklin Museum and the Acanthe Park are very old and substandard. As the museum is popular and there is a number of visitors to the park (and walks nearby) replacement facilities are suggested. It is proposed that planning for the provision of a new toilet facilities proceed, to that end an allocation has been identified in the 2013/23 period.

Following refurbishment it is suggested that the facilities have the appropriate signage installed and they be closed each evening.

7.0 EVALUATION

Monitoring and evaluation will be undertaken to establish the effectiveness of this strategy and provide input into the Council's continuous improvement program.

Site audits will be undertaken twice yearly (during November and May) to monitor the condition.

The previous practice of surveying the users of Hobart's Parks will be continued and the information received will be considered in light of earlier survey results to identify improvement or change.

Location	Facility	Total	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013-2023
Lower Sandy Bay													
	Long Point Road	100000											100000
	Prossers' Restaurant	0											
	Life Saving Pavilion	150000				73000	77000						150000
	Nut Grove Beach	50000							50000				
Sandy Bay													
	Lower Queenborough	100000											100000
Mount Wellington													
	Pinnacle	100000	50000	50000									
	Springs	75000	45000	30000									
	Fern Tree	50000											50000
Battery Point													
	Marieville Esplanade	25000							25000				
	Princes Park	80000											80000
Salamanca													
	Salamanca Square	0											
	Salamanca Alcove	0											
	St David's Park	130000			102000	28000							
West Hobart													
	Friends Park	75000											75000
	West Hobart Oval	35000	5000	30000									
	Caldew Park	0											
	John Doggett	0											
Domain													
	Tennis Centre Car Park	2000	2000										
	TCA (Northern end)	0											
	TCA (Ladies) Replacement	150000								50000	100000		
	Domain Athletics Centre	0											
	Cross Roads Oval	70000											70000
	THAC	0											
	Regatta Grounds	100000							25000	75000			
	John Colvin Stand	0											
New Town / Cornelian Bay													
	Bell Street Hockey Centre	0											
	Cornelian Bay	130000	70000	60000									
	Clare Street Oval	65000									20000	45000	
	Queens Walk	0											
	Selfs Point	0											
	New Town Oval	50000										50000	

Location	Facility	Total	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013-2023
North Hobart													
	Burnett Street	10000		10000									
	Cultural Park	0											
	Soundy Park	0											
	Swan Street	0											
	North Hobart Oval	160000											160000
City Centre													
	Franklin Square	120000					19000	101000					
	Waterside Pavilion	0											
	Argyle Street Car Park	0											
	Centre Point	35000	35000										
	Harrington Street	0											
	Hobart Central	0											
	Melville Street	0											
South Hobart													
	Cascade Gardens	80000											80000
	Fitzroy Gardens	80000											80000
	Parliament Street Oval	75000										75000	
	Washington Street	0											
	South Hobart Oval	80000											80000
	Wellersley Park	20000											20000
	Waterworks Reserve (Block 1)	0											
	Waterworks Reserve (Block 2)	0											
Mount Nelson													
	Mount Nelson Oval	60000											60000
Lenah Valley													
	Benjafield Terrace	120000			90000	30000							
	John Turnbull Park	0											
	Lady Franklin Hall	95000											95000
Annual Refurbishment	To be scheduled annually	528000	13000	20000	23000	24000	24000	24000	25000	25000	25000	25000	300000
Totals		3000000	220000	200000	215000	155000	120000	125000	125000	150000	145000	195000	1350000
Asset Replacement Funding		2705000	125000	120000	125000	125000	120000	125000	125000	150000	145000	195000	1350000
New Asset Program		295000	95000	80000	90000	30000							
Total		3000000	220000	200000	215000	155000	120000	125000	125000	150000	145000	195000	1350000