Maribyrnong
CITY COUNCIL

Maribyrnong
Public Toilet Plan 2019 - 2029



1.0 INTRODUCTION

1.1 Objective

The objective of the Maribyrnong Public Toilet Plan is to ensure that the most popular parks and public places within the City have an equitable provision of public toilets that are accessible to all.

Public toilets make an important contribution to the liveability of the City by supporting the health and wellbeing of residents and visitors participating in leisure and shopping activities.

The City of Maribyrnong encourages heathy and active lifestyles and encourages walking and cycling. Public toilets will support these activities and encourage more people to visit and stay.

The Public Toilet Plan will focus the provision of toilets in spaces that support extended stays. This will include key regional and municipal open spaces where amenities such as barbecues , park shelters and large playgrounds attract family groups. Similarly, in activity centres where it can be demonstrated that a high proportion of visitors come from outside the City for a diverse range of experiences and services, such as central Footscray.

Public toilets in the City will be;

- Safe
- Accessible to all
- Well located and presented
- Well maintained



Pipemakers Park

1.2 Strategy Alignment

The provision of public toilets is supported by the;

- Maribyrnong Open Space Strategy 2014 that notes that public toilet facilities are appropriate to Regional, Municipal and Neighbourhood open spaces where there are facilities that encourage longer stays.
- Maribyrnong Strategy for Children 2015-18 that highlights the need for public toilets
- Maribyrnong Disability Policy 2015-18. Strategic Action 1 Access. “We want accessible public amenities and areas.
- Council Plan 2017-21.
- Adopted open space masterplans for Footscray Park, Quarry Park, Braybrook Park and River Edge Masterplan.

1.3 Community Views

The Maribyrnong Open Space Strategy 2014 provides guidance on the development and expansion of the open space network in the City. The actions and priorities stemming from the strategy were influenced by public feedback received through a comprehensive community engagement program.

Public toilets featured in many of the comments and highlighted several key issues indicating;

- A low level of satisfaction with facility provision
- Issues of personal safety including location and lighting
- Lack of passive surveillance
- A perception of undesirable activities including antisocial behaviour
- Low level of satisfaction with maintenance and cleanliness
- Public sentiment that Council toilets are unsafe and unclean
- Lack of awareness of location of public toilets (way finding and signage)

The 2017 Annual Community Survey indicates;

- The level of importance of public toilets decreased slighty to 8.59 (8.64 in 2016) with the service ranked eighteenth out of 35 services.
- The level of satisfaction with public toilets increased slightly to 6.28 (6.02 in 2016) and is ranked thirty second out of 35 services.

The maintenance of public toilets remain an ongoing issue with more frequent cleaning being requested.

1.4 Principles for the Provision of Public Toilets

The following principles shall be used to guide the provision of public toilet facilities:

Public toilets should be;

- Located in accordance with the park hierarchy tabled in the Maribyrnong Open Space Strategy 2014 including regional and municipal parks. Refer to Section 7.8.4
- Provided where an adopted open space masterplan or policy nominates such a facility.
- Provided in close proximity to key public spaces in major activity centres
- Provided in host facilities, such as sporting pavilions where the reserve also accommodates other park facilities such as playgrounds, barbecues and multi courts.

2.0 EXISTING CONDITIONS

2.1 Existing Provision

There are nine public toilets located within the City. These are located in open spaces and activity centres, seven of which will remain.

Existing public toilets in open space include;

- Coulson Gardens Reserve, Maribyrnong
- Pipemakers Park, Maribyrnong
- Yarraville Gardens
- Footscray Park Playground
- Braybrook Park (To be completed MId-2019)

Existing public toilets in activity centres include;

- Birmingham Street, Yarraville (Bus Interchange)
- Paisley Street, Footscray
- Byron Street, Footscray
- Council Offices - Hyde Street, Footscray

All toilets are standalone facilities with the majority of recent installations being a fully automated facility.

There are also toilets located within Council buildings such as libraries and neighbourhood houses. For the purpose of the Public Toilet Plan, these facilities are not included as they are only available when the host buildings are open and are unlikely to be available in peak usage times.



Yarraville Activity Centre


Maribyrnong River
CITY OF MOONEE VALLEY
MARIBYRNONG
Coulson Gardens
CORDITE AV
RALEIGH RD
Pipemakers Park
HAMPSTEAD RD
BALLARAT RD
MAIDSTONE
BRAYBROOK
Braybrook Park (Complete 2019)
CITY OF MELBOURNE
BALLARAT RD
Footscray Park
FOOTSCRAY
Byron Street
SUNSHINE RD
WEST FOOTSCRAY
Paisley Street
GEELONG RD
Footscray Town Hall
NAPIER ST
SEDDON
TOTTENHAM
KINGSVILLE
CITY OF BRIMBANK
Yarraville Gardens
Yarraville Activity Centre
YARRAVILLE
WHITEHALL ST
CITY OF HOBSONS BAY
FRANCIS ST
DRAWING KEY
EXISTING OPEN SPACE
ACTIVITY CENTRES
SUBURB BOUNDARY
EXISTING TOILETS

2.2 Existing Facilities

	Toilet Location	Type	Date	Condition	Comments
	**Yarraville Activity Centre, Birmingham Street**	Bus shelter with inbuilt Exeloo	2004	Good	Toilet is in good condition but internal refurbishment should be programmed.
	**Footscray CBD Byron Street**	Exeloo (inbuilt)	2017	Excellent	New facility constructed as part of the Little Saigon car park building.
	**Footscray CBD Paisley Street**	Exeloo	2010	Good	Facility well located in the car park
	**Pipemakers Park, Maribyrnong**	Exeloo	2016	Excellent	Toilet re-located from Leeds Street.
	**Yarraville Gardens**	Exeloo (inbuilt)	2004	Good	Current condition requires repair.
	**Coulson Gardens Maribyrnong**	Exeloo	2012	Very Good	Old facility was replaced with a new Exeloo in 2012. Very well used.
	**Footscray Park Playground Footscray**	Custom built	2018	Excellent	New facility with 4 toilets. Very well used.
	**Braybrook Park Braybrook**	Custom built (Modular)	Mid 2019		Replaces old facility removed in 2016.

3.0 IMPLEMENTATION PLAN

3.1 Criteria for Prioritisation

To determine priority actions, the provision of public toilets has been assessed against the following criteria.

	Criteria	Description
A	Regional Park or Major Activity Centre	Attracts very high levels of visitation from within and outside the municipality involving extended length of stay.
B	Municipal Reserve or Neighbourhood Activity Centre	Attracts high levels of visitation from local areas across the municipality and neighbouring Councils.
C	Adopted Masterplan	Commitment to install a public toilet as detailed in a Council adopted Master Plan
D	Visitation	Park features in the Maribyrnong Open Space Strategy as a park with high visitation.
E	Associated with other major facilities	Associated with regional or municipal level playgrounds, barbeque and picnic facilities and shared trails.
F	Associated with other minor facilities	Associated with municipal or local level playgrounds, barbeque and picnic facilities and multi-use courts.
G	Not reliant on a host building	Standalone facility does not need to align with the construction of future buildings.
H	Replacing existing toilet	Replacing an existing or previously existing toilet that was / is to be removed due to poor location and condition.
I	Site readiness	Supports sites that are nearing completion of their adopted masterplan or landscape plans.

3.2 Priority Locations

The Public Toilet Plan seeks to deliver 8 new public toilets over a 10 year period and 2 existing toilet upgrades.

The Action Plan outlines a range of short, medium and long term priorities. They will be reviewed annually to accomodate changes to facilities provision and the level of use.

Criteria and Weighting											
	A - Regional Park or Major Acitivy Centre (15%)	B - Municipal Reserve or N'hood Activity Centre (10%)	C - Adopted Masterplan (15%)	D - Visitation (10%)	E Associated with Major Facility (15%)	F - Associated with Minor Facility (10%)	G - Not reliant on a host building (10%)	H - Replacing existing toilets (10%)	I - Site readiness (5%)	Total from 100%	
Grimes Reserve Footscray (N)	15		15	10	15		10			**65**	Immediate 1-3 yrs
Hansen Reserve West Footscray (N)		10	15	10	15			10	5	**65**	
Cruikshank Park Yarraville (N)		10	5*	10		10	10		5	**50**	
Yarraville Gardens (U)		10	15	10				10		**45**	Medium Term 4-6 yrs
Cranwell Park (N)	15					10	10		5	**40**	
Birmingham Street, Yarraville (U)		10		10		10		10		**40**	
Quarry Park (N)		10	15				10			**35**	Long Term 7-10 yrs
Johnson Reserve, West Footscray (N)		10		10		10			5	**35**	
Dobson Reserve Maidstone (P)		10				10			5	**25**	
Robert Barrett Reserve Maribyrnong (P)		10				10			5	**25**	

Legend

(N) - New (U) - Upgrade to Existing (P) - New, associated with other activity / purpose

* Masterplan in progress

3.3 Hours of Operation

All park toilets shall be open;

- 7am to 7pm in non daylight savings periods
- 7am to 9pm in daylight savings periods

Toilets in Activity Centres shall be open;

- 7am to 9pm

3.4 Consultation

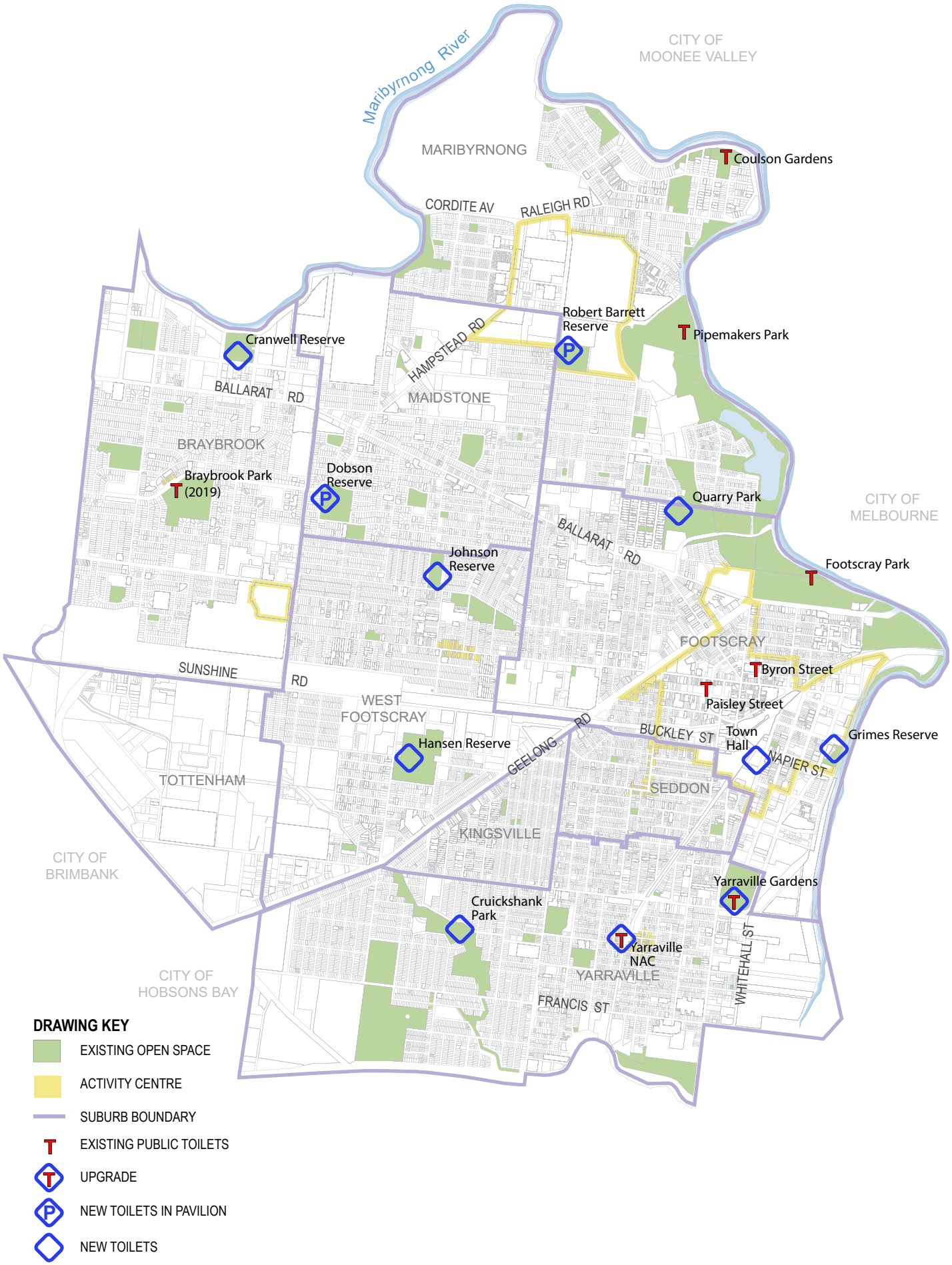
Prior to the installation of a public toilet, residents and businesses in close proximity to the preferred location will be consulted. Information on the actual location, design, appearance and the number of units will be distributed and feedback sought prior to final consideration.

The final toilet locations will be listed on the Public Toilet Map, a website and app which provides information on over 16,000 publicly available toilets across Australia.

www.toiletmap.gov.au



Yarraville Gardens



MARIBYRNONG PUBLIC TOILET PLAN	Proposed Public Toilet Locations	NTS @ A3
		APR 2019

4.0 DESIGN PRINCIPLES

4.1 Siting and Design Considerations

Siting can greatly influence the community's satisfaction and use of public toilets. Well sited toilets are in keeping with the principles of Crime Prevention Through Environmental Design (CPTED) including;

- Highly visible with doors facing a street or major trail.
- Out in the open where passive surveillance improves perception of safety
- Located to avoid the need for users to cross roads and car parks where feasible
- Not surrounded by vegetation or contain seating or fencing nearby.
- Located to take advantage of existing street lighting or park lighting where available
- Located to take advantage of existing paths or trails
- Located to minimise nuisance to neighbouring residents or businesses
- Where relevant, integrated with other buildings
- Well signed

If a public toilet is located within a public building, the same siting criteria applies

Good design can make public toilets appealing structures in a street or park. They must be centrally located and encourage use by all ages and abilities and complement their surrounding.

Well designed toilets should incorporate;

- Unisex facilities providing Access for All, including the provision of at least one fully accessible unit catering to a range of disabilities (including circulation space for motorised scooters, carers etc) and one ambulant facility at all locations.
- Sensor lighting to the exterior to deter use or access after operational hours.
- Wash basins in highly visible areas, including the exterior of the toilet.
- Automatic opening and locking doors.
- An external expression or detailing which should communicate its purpose and complement the character of the site, particularly open spaces.
- Features and details in accordance with relevant Australian Standards including AS1428 Design for Access and Mobility.
- Materials, fittings and fixtures that are robust to withstand vandalism, be easily cleaned and maintained.
- Adequate airflow to reduce odour.

- Clear openings to the bottom 200mm of exterior walls to ensure there is a discreet view line to deter gatherings in the unit.
- ESD initiatives and fixtures appropriate to the setting
- Change table facilities, sharps disposal units, sanitary disposal units, external signage, braille and tactile information, hand dryers and soap dispensers.
- Taps providing potable water and bottle refill stations, preferably on the outside of the unit.
- Principles of Universal Design including:
    - Equitable use: Useful and marketable to people with diverse abilities
    - Flexibility in use: Accommodates a wide range of individual preferences and abilities
    - Simple and intuitive: Use is easy to understand, regardless of the knowledge, language skills or concentration levels
    - Perceptible information: Necessary information effectively communicated to the user, regardless of ambient conditions or users' sensory abilities
    - Tolerance of error: Minimise hazards and the adverse consequences of accidental or unintended actions
    - Low physical effort: Efficient and comfortable use with a minimum of fatigue.
    - Size and space of approach: Appropriate size and space provided for approach, reach, manipulation and use regardless of body size, posture or mobility.

5.0 COSTINGS

5.1 Costing Summary

The cost of eight new toilets and two upgrades is estimated at $3,500,000. Individual site costs may vary amongst each locality due to the availability of water, sewer and electrical services.

The maintenance and cleaning of each toilet is estimated at $17,000 per annum (based on daily cleaning on fully automated systems).

The final plan will be submitted to the Capital Works Program for funding consideration.

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