



City of Ballarat

Public Toilet Planning Framework

2015

Contents

1.0 EXECUTIVE SUMMARY	4
2.0 INTRODUCTION	5
3.0 BACKGROUND	6
4.0 DOCUMENTS CONSIDERED	8
5.0 CURRENT TOILET LOCATIONS	14
6.0 SPATIAL ANALYSIS	15
Central Business District	15
North	16
South	16
7.0 BENCHMARKING	17
8.0 KEY DESIGN CONSIDERATIONS	21
Building Configuration	22
Interior Design Considerations	25
External Design Considerations	29
Location	32
Access and Accessibility	33
Other	34
9.0 CLEANING AND MAINTENANCE	37
10.0 HOURS OF OPERATION	40
11.0 COMMUNITY CONSULTATION SUMMARY	41
12.0 PROMOTION	42
13.0 RATIONALISATION	43
14.0 ACTION PLAN	44
APPENDIX 1	51
(Public Toilet Maps)	51
APPENDIX 2	59
(Public Toilet Condition Ratings)	59
APPENDIX 3	86
Community Consultation	87
Ballarat Imagine	87
Key Stakeholder Interviews	87
Written Submissions	90
Listening Posts	91
Survey	94
Demographics	94
Usage	94
Quality of existing public toilets	96
Important design features or inclusions for new public toilets	96
Location for public toilets	97
APPENDIX 4	98
Demographic Analysis	99
Birthplace and Languages Spoken	100
Employment and Income	101
Households	101
Home Ownership	101
Transportation	101

1.0 EXECUTIVE SUMMARY

Intent

This Public Toilet Planning Framework is intended to provide a guide to assist with the decision making and implementation strategies for maintaining and upgrading public toilet facilities and infrastructure across the City of Ballarat for the next five years, based on an evidence approach. It also intends to provide a snap-shot of the City of Ballarat's current public toilet facility stock, their location (mapped) and associated condition rating.

The City of Ballarat's Public Toilet Planning Framework has been developed by:

- reviewing policies and strategic directions of various City of Ballarat documents
- reviewing demographic projections and growth areas of the municipality
- assessing national and international public toilet trends
- undertaking a spatial analysis of the distribution of public toilets
- undertaking a community engagement process to identify gaps and opportunities
- utilising best practice information to prepare design guidelines
- benchmarking against other Local Government Authorities
- undertaking a condition report of existing public toilets

The Planning Framework recommends:

- the construction of nine new public toilets in key activity zones and growth areas
- the renewal/upgrade of 24 public toilets
- the replacement of five public toilets
- the closure and demolition of two public toilet facilities poorly located and / or do not meet Disability Discrimination Act requirements or safer by design principles
- continued maintenance of all other existing public toilets
- improved promotion and signage of existing toilets
- review of opening hours and parking around public toilets
- consideration of installation of child sized toilets in strategic locations
- partnerships with local businesses to provide public toilets

A key component of the Planning Framework includes design considerations. It outlines basic toilet configurations, and gives direction on specific design criteria to be implemented where the upgrade/renewal of an existing facility, or construction of a new facility, is being considered.

Specific design considerations are separated into the following categories:

- interior design
- exterior design
- location considerations
- access and accessibility
- other considerations (ESD, parking, paths, etc.)

An Action Plan has also been developed to provide details and costings of all works identified in priority order.

2.0 INTRODUCTION

Although there is no legal requirement for City of Ballarat to provide public toilets, except in some of its own facilities as required by building regulations, they are generally provided to improve local amenity and support active participation in recreational, social and commercial activity within the municipality for visitors and residents alike.

Public toilets can be expensive to construct and maintain. Toilets rarely used are costly to maintain, particularly those frequently targeted with graffiti and vandalism.

Asset management principles guide Council in decisions regarding the provision of all facility assets. Due to the maintenance and operating costs involved it is important to determine if an existing toilet block should be:

- closed and demolished;
- renewed;
- replaced; or
- upgraded;

Complete lifecycle costs must be considered prior to determining the final decision on any of these four actions.

City of Ballarat has a commitment to maintain its physical infrastructure. Within the 2014/15 Capital Budget, the City of Ballarat has committed \$150,000 to the renewal of public toilets. In general terms, this equates to the complete re-build of one medium sized toilet facility, and a basic internal renewal of another. This capital allocation will double to \$300,000 in the 2015/16 financial year (pending Council approval).

Cleaning of public toilets (including associated public BBQ's) is managed by the City of Ballarat's Facility Management unit, and costs the City of Ballarat in the order of \$28,500/month.

Historically, there has been an ad hoc approach to the level of public toilet amenity provision in the City of Ballarat. The City has installed or inherited a range of facilities with no obvious minimum standards for service provision. The City of Ballarat has recently completed a condition audit of its 660 facility assets, including its 54 public toilets. It is now in a position to develop an integrated approach to public toilet provision and plan for appropriate levels of service, and types of facilities.

3.0 BACKGROUND

The City of Ballarat manages 54 public toilets (current at August 2014). Eight of these are located on public streets (predominantly around commercial shopping areas) and 46 are located within reserves, parks and gardens. They are a combination of separated male/female units, unisex joined units, and single stand-alone units.

As well as the public toilets managed by the City of Ballarat, there are many toilets available through eateries, car parks, shopping complexes and retail stores. These are privately owned spaces which are publicly available. They supplement the municipal public toilets although they are often only available to patrons of the establishment and may have no advertisement of their public availability.

From a demographic perspective, we need to be mindful of areas experiencing high growth as these areas may also be the focus of community infrastructure development such as parks, sport / recreation facilities, halls / community hubs, schools, shops, etc in the near future. Each of these facilities, depending on their size, location and proximity to existing public toilets may require the construction of new toilet facilities.

Areas to particularly focus on are:

- Delacombe
- Alfredton
- Cardigan - Lucas - Bunkers Hill
- Sebastopol
- Miners Rest - Mitchell Park
- Bonshaw - Smythes Creek
- Mount Clear - Mount Helen

The rate at which additional public toilets are required in these areas will be dependent upon how quickly these areas are developed.

Another factor which may impact on where public toilets are developed in the City of Ballarat, is the '10 Minute City' concept. As part of this concept, the City of Ballarat aspires to provide access by foot, bicycle or car to 'activity centres' for the majority of local residents within ten minutes of their home, depending on where they live. It is the community's desire that even as the city grows, local residents will still have access to activity centres within 10 minutes of their home. Activity centres are located in the following areas:

- Principal Activity Centre - CBD
- Major Activity Centre - Wendouree and Glenelg Highway
- Large Neighbourhood Activity Centre - Sebastopol, Lucas, Midvale and Buninyong
- Neighbourhood Activity Centre - Northway, Alfredton East, Pleasant Park, Carngham Road, Redan and Sebastopol South
- Bulky Goods Centre - Wendouree

Such activity centres are likely to include some of all of the following services and infrastructure, depending on their classification:

- Cycling and walking
- Local parks and playgrounds
- Local shops and services
- Diversity of housing types
- Employment hubs
- Schools and childcare centres
- Local transport services
- Community centres
- Shared community open space

Public toilets are likely to feature in each activity centre as part of community centres and shared open space and potentially at other municipal or regional level facilities such as along cycling / walking paths, in parks and playgrounds and at shopping centres if they happen to be located in activity centres.

Our demographics show a slightly higher number of young people 0-9 years of age and a higher number of older people than the Victorian average. People in each of these groups, along with people with disabilities, often require relatively fast access to public toilets. Refer to the appendix for a full demographic analysis.

We also need to be mindful of the cultural background of our residents and visitors to our region, as this may impact on people's ability to understand various symbols / signs on and in public toilets and may also influence their preference for different types of toilets.

In addition to considering growth areas and the demographics of our community, we need to consider trends in public toilets occurring nationally and internationally. Some of the trends related to the design and usage of public toilets over the last ten to twenty years include:

- Public art on and around public toilets
- Increasing number of unisex toilets
- Greater use of stainless steel pans and mirrors
- Increased use of hand dryers
- Increased number of accessible toilets, including those with hoists and adult change tables
- Increased number of public toilets with baby change facilities
- Greater use of portable and pop up toilets for events
- Design of materials such as urine repellent paint
- Introduction of semi-automated toilets with a self-cleaning function
- Introduction of flushable paper toilet seat covers
- Installation and maintenance of public toilets by private firms (mostly in the US and Europe) who use the external surface of the toilet for advertising
- Installation of sensor operated fixtures and lighting
- Focus on low maintenance, vandal resistant materials
- Focus on environmentally sustainable design features such as low flow taps, timer taps, dual flush toilets, waterless urinals, water recycling, low energy lighting, natural light, etc
- Partnerships between Local Government Authorities and shopping centres

Some trends sourced from: https://en.wikipedia.org/wiki/Public_toilet

4.0 DOCUMENTS CONSIDERED

This section provides a summary of key background documents and research material that has helped inform the Public Toilet Planning Framework.

Key documents reviewed include:

City of Ballarat (2014) Council Plan

This plan identifies the City of Ballarat's strategic direction for 2014-2017.

Two themes of relevance include:

1. Growth & Development

Commitment to Health and Wellbeing:

- *'We will create urban and rural environments which are safe, attractive and accessible using design elements to improve the health and wellbeing of residents.'*

Strategic Objectives:

- Increase amenity through infrastructure renewal of physical and environmental and recreational assets, including Ballarat's valuable heritage features.

Actions:

- Implement the Public Toilet Strategy to provide for an adequate level of amenity across the city, adopting accessibility and safety design elements.

2. People & Communities

Commitment to Health and Wellbeing:

- *'We will work towards increased personal and community safety and more equitable access to health & community services through greater awareness and monitoring.'*

Strategic Objectives:

- Facilitate personal and community safety through appropriate planning and design, and regulatory measures, including adaption for climate change.

Actions:

- Implement the Community Safety Strategic Plan 2014-17

The plan states the City of Ballarat will "invest in a significant asset maintenance and renewal program to make sure current infrastructure is maintained at the best standard possible." It lists public toilets as one of the focus areas of this investment.

A specific action arising from the plan is:

“Implement the Public Toilet Strategy that provides for an adequate level of amenity across the city, adopting accessibility and safety design elements.”

Key tasks identified for 2014/15 include:

“As a component of the Public Toilet Strategy deliver a public toilet in Howitt Street Wendouree. Consideration is also to be given to a review of the current strategy to include outer suburbs of the City. Funding received to deliver a public toilet in Delacombe in 2014.”

City of Ballarat (2014) Sport & Recreation Strategy

This strategy provides a framework for the provision of sport and recreation in the City of Ballarat and describes how its assets and resources can be best utilised to achieve its vision. Specific comments of relevance to the Public Toilet Strategy include:

- A current leisure trend is to remove urinals in preference for additional toilet pans at sport and recreation facilities.
- The Equestrian Precinct Master Plan (2007) notes the need for additional toilet facilities.
- The Victoria Park South and Ballarat Livestock Selling Centre Precinct Plan (2007) notes the need for more public toilets in the southern precinct of Victoria Park.

A priority of the plan is to construct additional toilets at Ballarat Regional Tennis Centre.

The report also notes the following trends and development considerations:

5.3.5 - Open Space Design/Development Trends

- Increasing community expectations regarding the standard of facilities and maintenance.
- Increasing recognition of risk management and minimisation initiatives, including public safety (e.g. lighting).

5.5.2 – Facilities & Infrastructure

- Future facility and service provision will need to be cognisant of recent industry trends in terms of design, operation and open space development (e.g. maximising opportunities for multi-use, the development of ‘service hubs’, partnerships with developers, establishment of a hierarchical approach to facility provision linked to defined service levels and asset management planning etc.).
- Facility and infrastructure developments will need to consider an improved emphasis on quality, not just quantity of facilities.
- New and refurbished facility provision should consider opportunities to support social gathering spaces, multi use and incorporating a high degree of environmental sustainability in design, development and operation.

City of Ballarat (2008) Open Space Strategy

This document defines a hierarchical approach to classification of reserve spaces into a number of categories. Development standards have been developed to ensure the open space areas within the City of Ballarat are attractive, sustainable and add to the liveability of the community.

Each open space category defines expectations for provision of services and infrastructure. Specifically, regarding public toilet provision:

Open Space Category	Expectation regarding public toilets
Local Recreation Parkland (0.1-0.4ha)	<i>Should not</i> have public toilets
Neighbourhood Recreation Parkland (0.5-1.0ha).	<i>Should not</i> have public toilets
District Recreation Parkland (1.0ha-10.0ha).	<i>Should</i> have public toilets
Conservation Parkland (bushland, native grassland and wetland)	<i>Might</i> have public toilets
Sport Open Space (4.4-10.0ha)	<i>Might</i> have shared pavilion/toilet/change room – with public toilets incorporated into buildings

The report also notes:

- Public toilets are seen to be important or very important components of a park by 92% of Ballarat residents, but only 59% are satisfied or very satisfied with the standard of toilets provided.
- An Open Space Landscape and Infrastructure Policy should be prepared and should include consideration of built infrastructure for related activities on open space (e.g. public toilets).

City of Ballarat (2010) CBD Strategy

This Strategy provides a long-term plan to guide growth and change in the Central Business District over the next 20-25 years. Specific actions of relevance included within this plan are:

- *“Ensure the provision of adequate, clean, family friendly and well-signed public toilet facilities throughout the CBD, particularly in the core retail areas around the Bridge Mall.*
- *Identify specific locations on public land where toilet facilities could be provided, and include within multi-deck car park developments.*
- *Negotiate with developers for the inclusion of public facilities within developments that are available out of hours (i.e. with external access, security and lighting).*
- *Consider using self- cleaning and / or waterless toilets.”*

City of Ballarat (2010) CBD Public Toilet Strategy and Feasibility

The aim of this strategy is to:

- Identify best practices in terms of public toilet asset provision, maintenance and cleaning in the CBD
- Assess the condition of the four existing public toilets in the CBD
- Identify key issues to be addressed to achieve best practice in the provision of public toilets
- Provide recommendations on the existing facilities and new locations to address current concerns and trends

Key recommendation arising from this strategy are:

- Lease and construct a shop front facility in Lydiard Street in which to develop a public toilet
- Retrofit the existing Little Bridge Street Facility to provide an Enhanced Accessible Facility (includes an adult change table, lifting apparatus and larger entry and circulation spaces)
- Demolish Armstrong Street toilet facility and replace with transportable/relocatable facility (if possible) to cater for possible future redevelopment
- Undertake upgrade works to toilets located at Albert Street and Big W

Other noteworthy points from this strategy are:

- Should provide two female cubicles to every one male cubicle
- Males spend approximately 1.2 minutes in a cubicle and women spend approximately 2 minutes in a cubicle
- A walking distance of 400-500 metres is considered as the maximum spacing between public toilets in public spaces
- Lydiard Street late night precinct has a public urination issue, partly due to the fact that no toilets are open after hours in that area
- Crime Prevention Through Environmental Design (CPTED) design principles should be considered to maximise the safety of public toilet users. The focus needs to be on: visibility; access; light; location and proximity to other buildings; orientation; landscaping; building materials and finishes; building design and cubicle configuration; and management, maintenance and security
- Immediate removal of graffiti as opposed to 'target hardening' to make toilets unattractive and uncomfortable to users is considered the preferred option
- A study undertaken by an LGA in metropolitan Melbourne calculated a full automated public toilet cost \$6,000 per annum to clean compared with \$10,000 for a traditional toilet
- Consider ESD principles, e.g. timer taps, waterless urinals, low volume flushing toilets, black and grey water recycling, water harvesting, solar power and low energy lighting
- The DDA (Disability and Discrimination Act) requires the first cubicle in a toilet block to be compliant to allow for wheelchair use. Any second cubicle needs to be equipped for use by people who have ambulant disabilities
- Where councils have replaced old toilets with automated toilets, major issues with sexual activity have been resolved
- Public toilets should incorporate family friendly facilities including baby change facilities and/or a family cubicle where a parent can supervise their entire family
- Council should consider including additional features in its public toilets such as soap dispensers, hand dryers and/or paper towels. Needle and syringe bins and baby change facilities should be considered where appropriate
- All public toilets should be dual flush cisterns and pans that use a maximum of six litres per full flush and three litres per half flush (average four litres per flush). Where the fully automated toilets are installed, timed water flow taps to reduce water usage and use an average of 10 litres per occupancy (eight litres for pan, one litre for hand wash and one litre for auto wash)

City of Ballarat (2011) Disability Access and Inclusion Plan

This plan provides a framework for Council and the community from 2011-2013 to address access and inclusion issues for people with a disability. Although public toilets are not specifically mentioned as part of this plan, reference is made to ensuring the built environment is accessible for people with disabilities and that strategies are in place to enhance access to community events, activities and tourist attractions.

Key Priority Areas:

3.0 Built Environment

- Develop policies to provide a consistent, organisation-wide approach to improve access to new and existing City of Ballarat infrastructure.
- Continually improve access to existing City of Ballarat buildings, roads, footpaths and open spaces.

City of Ballarat (2012-14) Environmental Sustainability Strategy

This plan provides a framework to guide the City of Ballarat towards a more sustainable future. Whilst there was no specific mention of public toilets, the strategy identifies the need to conserve water and to reduce waste as key themes under the direction 'reducing our resource consumption and everyday impact' as outlined below:

Section:

Sustainability Culture.

Actions across City of Ballarat:

Develop a Sustainable Building Design Policy and Guidelines to incorporate sustainable building design and waste wise principles for new and existing City of Ballarat buildings, including heritage buildings.

Comment:

Retrofit existing City of Ballarat buildings with water and energy saving features as extensions and renovations occur with consideration given to installing renewable energy systems where feasible. Promoted as models of sustainable development. Installation of rainwater tanks at City of Ballarat facilities for use in buildings and garden areas and water efficient appliances.

City of Ballarat (2014-17) Community Safety Strategic Plan

Councils Role: Safety principles are important in how council goes about managing land use, community assets, open space, social and recreational planning to influence the development of safe public spaces, facilities, activity centres, roads and neighbourhoods.

Five Community Safety Leadership Opportunities have been identified by community and key stakeholders following an analysis of available evidence, assessment of key strengths and capacities and opportunities for influence. Relevant to public toilets:

- Community Safety Leadership Opportunities: CBD (Central Business District) Public Safety

City of Ballarat (2014) Play Space Planning Framework

This plan provides a framework to guide the City of Ballarat in the improvement and development of play spaces. In terms of public toilet provision, this plan recommends that family friendly public toilets are only provided in regional and district play spaces, not neighbourhood or local play spaces. It also mentions that public toilets should be part of regional and district youth spaces. The plan states that *“existing toilet facilities adjacent to play spaces are to meet accessible and child friendly toilet specifications where possible.”*

City of Ballarat Children’s Consultation Outcomes – Playspaces

This document identified children’s ideas on how to improve play spaces. A variety of different ideas were suggested, including the need for more public toilets.

Australian Government National Public Toilet Map

Australian Government – Department of Social Services, provides the National Public Toilet Map (a project of the National Continence Program). According to The National Public Toilet Map there are 16,600 public toilets spread across Australia. (<https://toiletmap.gov.au/>)

Department of Sustainability and Environment (2005) Safer Design Guidelines for Victoria

The Safer Design Guidelines for Victoria are designed to facilitate the planning and design of safer urban environments. They specifically aim to:

- Increase community usage of public places, in the daytime and evening
- Achieve connection and integrate of streets and public places
- Reduce opportunities for crime and anti-social behaviour
- Improve the quality of life for the community by improving perceptions of public places
- Create more liveable and sustainable environments

The Safer Design Guidelines are incorporated in to the State Planning Policy Framework of the Victorian Planning Provisions and must be considered in planning decisions.

When assessing the design and built for or new developments, Local Government Authorities must have regard to the Guidelines of the State Planning Policy Framework – specifically Clause 11.01-2, 15.01-2 and 15.01-4. The key components of these guidelines that relate to public toilets are as follows:

OBJECTIVE 8.2

To provide public toilets in highly visible and accessible locations to promote their use and enhance people’s perception of safety.

DESIGN SUGGESTION 8.2.1

Locate public toilets adjacent to high traffic areas rather than in isolated areas and ensure that entrances are clearly visible.

DESIGN SUGGESTION 8.2.2

Do not position seats and public telephones next to toilets as this legitimises loitering.

DESIGN SUGGESTION 8.2.3

Design approaches and entrances to public toilets to be highly visible so that people cannot loiter or enter unseen.

DESIGN SUGGESTION 8.2.4

Ensure facilities are well maintained and graffiti promptly removed to promote a perception of safety. Consider robust materials to deter vandalism and surfaces to ensure graffiti can be promptly removed.

There are numerous other design suggestions contained within the guidelines that are of relevance to public toilet design, including:

- Lighting
- Landscaping
- Signage
- Fences and walls

http://www.dtpli.vic.gov.au/__data/assets/pdf_file/0004/231619/Safer_Design_Guidelines.pdf
(viewed 15 June 2015).

5.0 CURRENT TOILET LOCATIONS

A map giving the location of the 54 public toilets operated by the City of Ballarat is provided as Appendix 1.

This is broken into 3 separate areas:

- North
- Central (including CBD)
- South

The maps show location of City of Ballarat public toilets, as well as other toilets that may be utilised by the public, depending on open hours and service utilisation. These are:

- Public Toilets (Existing) –toilets open to all public users
- Public Toilets (Proposed New) –locations where this planning framework has proposed a new toilet be constructed
- Public Toilets (Proposed Demolition) –locations where this planning framework has proposed to demolish an existing toilet
- Pub/Hotel Toilets – toilets provided by Pubs or Hotels that are typically provided for the exclusive use of patrons, but may be accessible to the public in some circumstances
- Fast Food Venues – toilets that form part of a commercial operation, and are generally only available to patrons of that operation (e.g. – McDonalds)
- National Public Toilet Database – toilets that appear on the National Toilet Map

NB: The National Toilet Map, is a project of the National Continence Management Strategy, and provides the location online, of all public toilets throughout Australia.

6.0 SPATIAL ANALYSIS

One tool used to determine whether or not there is a gap or oversupply in the provision of public toilets is an assessment of the spatial distribution of toilets in key locations. In order to undertake this assessment, maps of the Central, Northern and Southern parts of the City have been produced, with public toilets clearly identified. A circle has been drawn around each of the public toilets. This represents a radius of 400 metres, which generally equates to five minutes of walking. A visual inspection of the map shows areas of overlap and areas where there is a gap in provision. This assessment alone is insufficient to make a judgement, but is certainly part of the suite of tools used. The spatial analysis does not cover the entire municipality. Instead, it is restricted to:

- The Central Business District
- Shopping / community precincts in suburbs or outlying towns
- Key areas of public open space, e.g. lakes, parks, playgrounds and recreation reserves

An analysis of public toilet distribution in the City of Ballarat shows:

Central

The central map incorporates the most populated residential areas within the City, along with the Central Business District area and key recreational areas such as Lake Wendouree, the Ballarat Botanical Gardens, Victoria Park, Morshead Park and the Ballarat Showgrounds.

Overlaps in the distribution of public toilets are most noticeable in the CBD area in the Bridge Mall precinct between Doveton Street and Main Road; at Eastern Oval; at the showgrounds; and on the western side of Lake Wendouree.

Given that the Bridge Mall area attracts a significant number of shoppers on a daily basis, there is justification in maintaining each of these toilets. Similarly, the Ballarat Show Grounds attracts large numbers of people to events on site, hence several public toilet blocks can be justified.

Eastern Oval features a number of different sporting facilities including a football / cricket oval, netball courts and soccer fields. The rationale for the City of Ballarat maintaining three public toilet blocks (separate male and female blocks on the western side and a combined male / female block on the east side) on site needs to be determined, especially when the majority of other committees of management of recreation reserves are responsible for maintaining their own toilet blocks.

There are two toilets in close proximity on the northern side of Lake Wendouree. One is located next to the lake and the other is located in the Howitt St Shopping Precinct. Each of these can be justified as they service completely different groups and are in completely different precincts.

The toilet that is surplus to needs in its current location is the underground toilet at Lake Wendouree. This toilet should be closed and demolished. New toilets proposed for the Australian Ex-Prisoners of War Memorial site and Victoria Park will service this space and provide much improved access for people of all abilities. However, power, water and sewerage outlets should remain at the underground toilet site so that a block of temporary toilets can be installed when large events take place around Lake Wendouree or the Botanical Gardens. Two other toilet blocks are required around Lake Wendouree: one further to the east of the underground toilet along Wendouree Parade near the playground (St Patricks Point) and one on the north east corner of the lake near the Wendouree Parade / Cardigan St / Haddon St roundabout.

North

The northern map of the City of Ballarat predominantly shows farmland and larger residential blocks, interspersed with townships. Public toilets located in this region are situated to the north and east of Lake Burrumbeet, in Miners Rest, in Invermay and around Lake Learmonth. From a spatial perspective the key areas of public open space and shopping precincts are well covered. There is however an over-lap of public toilets at Lake Learmonth. Only one toilet is required to service the needs of Learmonth residents and users of the lake in this location. It is suggested that the toilet block that is in the worst condition, closer to the end of its lifespan and less able to meet DDA, Safer by Design, CPTED principles, Australian Standards and the Australian Building Code is closed and demolished. According to the condition report, this is the toilet block opposite the speedboat club.

Another area where a public toilet is required is Cardigan Village. This will help to encourage people to spend time in the public space and to use existing community infrastructure such as BMX, tennis, BBA, playground and neighbourhood facilities. An additional toilet block should also be considered at Macarthur Park to service the needs of people using the regional level shared trail network and the new BBQ facilities in this area.

Sebastopol township area has an overlap of public toilets, but this can be justified. One of the toilets is in Victory Park, which features a skate ramp and playground and attracts users of the park. The other is incorporated into the Sebastopol Library which meets the needs of library users.

Marty Busch Reserve is a large recreation reserve featuring two sports ovals, cricket practice nets, netball courts, clay target facilities, velodrome, BMX facilities and playground. It also features three public toilet facilities (one adjacent to the main gates, one adjacent to the gun club, and one encompassed within the second change room building), plus two privately owned toilets (managed by sports clubs on the site). According to the condition report, the public toilets at Marty Busch are in fair condition. If activities change at the site in the future, it may be worth considering rationalising at least one of these toilet blocks.

South

The southern map of the City of Ballarat includes the township of Buninyong, and areas such as Scotchman's Hill.

Buninyong is well covered in terms of spatial distribution of public toilets, except for the youth space. It is therefore recommended that an additional public toilet is considered as part of the existing tennis club facility or the swimming pool building.

7.0 BENCHMARKING

A benchmarking exercise was undertaken with a number of Local Government Authorities around Victoria to determine how the City of Ballarat measures up against similar organisations in the provision of public toilets.

	Questions	Ballarat	Greater Bendigo	Geelong	Shepparton	Wodonga
1	How many people live in your LGA?	100,000	100,000	(No data provided at this time)	63,269	38,000
2	How many public toilets are provided by your LGA?	54 1:1,923	55 1:1,818		27 (plus 9 sports use only toilets – clubs are responsible for cleaning these and pick up maintenance costs themselves) 1:2,343	18 1:2,111
3	If known, how many public toilet facilities are provided by private organisations, e.g. shopping centres, fast food restaurants, hotels, etc that are accessible to the public in your LGA?	Unknown, but some are mapped.	Not known. Toilets provided by private organisations are usually located in areas of high traffic. Council also maintains toilets for other organisations, e.g. multi-story car park.		Not known	Not known
4	How frequently are the public toilets in your LGA maintained by Council?	Varies depending on location and utilisation of toilet. Group 1 sites: 3-4 cleans per day, 7 days per week; Group 2 sites: 1 daily clean; Group 3: periodic clean – once or twice per week.	Depends on usage, amount of water used and locale. High use toilets may be cleaned 2-3 times daily and low use toilets once per week. Some toilets in outlying areas are cleaned by local committees who are provided with a small grant by Council to do so.		High use toilets are cleaned daily and low-use toilets are cleaned weekly.	High profile sites are cleaned three times a day. Other toilets are cleaned daily.
5	What is your annual maintenance budget for public toilets?	\$342,000 (but includes public BBQ's - approximately 5% of contract.	Difficult to ascertain, but in the hundreds of thousands of dollars.		Not known	\$15,000 each. Including cleaning, security and maintenance.
6	What is your annual capital works budget for public toilets?	\$300,000 for renewal \$250,000 for new	Not known		\$150,000 this financial year	\$300,000 in 2014/15 \$150,000 in 2015/16

	Questions	Ballarat	Greater Bendigo	Geelong	Shepparton	Wodonga
7	What assessment criteria do you use to determine the need for additional public toilets in your LGA?	Public Toilet Planning Framework	<p>Base decisions on requests from the public (particularly in new areas); condition reports and accessibility.</p> <p>Council builds or replaces two new toilets every year and refurbishes four.</p>		<p>Gaps in spatial distribution in high profile CBD area (i.e. 500m radius).</p> <p>Gaps in provision of toilets in rural areas (i.e. one public toilet every 20 minutes drive in rural areas).</p> <p>Toilets to be available at all sporting facilities.</p> <p>Political pressure / requests from the public.</p>	Public feedback and recreational planning.
8	What are the key design features that you prefer to incorporate into new public toilet developments in your LGA?	<p>Good passive surveillance</p> <p>Stainless steel pans</p> <p>In wall cisterns</p> <p>Timed taps</p> <p>Eliminate corridors and hiding places</p> <p>Doors open out to public space</p> <p>Only minimal screening of doors</p> <p>Good ventilation</p> <p>All doors open outwards</p> <p>Gap above and below doors</p> <p>Good lighting</p> <p>Located in public and high activity areas</p> <p>Easy to maintain surfaces</p> <p>Solid surfaces (avoid corrugated steel)</p> <p>Hand dryers</p> <p>Syringe receptacles</p> <p>Unisex facilities</p>	<p>Safety, ease of maintenance, whole of life costs, accessibility, located in the right spot, fit for purpose, environmentally sustainable design.</p>		<p>Follow Crime Prevention Through Design Principles (CPTED) principles, e.g. lighting, access.</p> <p>In rural areas generally provide unisex toilets. Larger towns may provide traditional style toilets – depends on number of users.</p> <p>Other factors include equitable use, easy to follow universal signage, low physical effort required to use toilets, natural light and ventilation, low flow water taps, local materials where practical, hand dryers (but not soap or hand towels), serviceability</p>	Ease of access, family friendly, vandal proof, safety and security.

	Questions	Ballarat	Greater Bendigo	Geelong	Shepparton	Wodonga
9	Have you noticed any particular trends in the provision of public toilets in your LGA or other LGAs in recent years? If so, please explain.	Move away from toilet blocks with corridors and single entrance – more individual units opening onto open space Better lighting Located in activity areas (good passive surveillance) Good natural ventilation More concrete walled structures More accessible toilets provided. Some include adult change tables and hoists Unisex options more accepted	Use of environmentally sustainable materials (but not solar panels); not necessarily constructing toilets to last 150 years; ensuring that toilets are not an eyesore.		There has been a trend towards semi-automated toilets. These require less maintenance as they have a self-cleaning function, thereby reducing maintenance costs and time. However, community members are reluctant to use them. Public Toilet Strategy does not recommend installation of any more of these toilets. CPTED has become a major influence on design. Greater focus on accessibility and unisex toilets. Facilities that are located near a public toilet can influence how much it is vandalised.	No
10	What outcomes would you expect to see/ have you seen by upgrading public toilet facilities in your LGA?	Less graffiti, anti-social/illegal activity. Less maintenance requests More positive feedback Less complaints re cleanliness	From a Council perspective have been able to significantly reduce water costs by installing timed taps and by reducing water flow from taps – now only use 8 litres per minute compared with 14 litres in the past.		Unisex toilets are well used. Appears to be less vandalism in refurbished toilets.	Increased usage of the local area as a result of the provision of new or upgraded toilets. Increased safety due to more people using public toilets.
11	If your LGA has a public toilet strategy, what are the key directions identified?	TBA	Hope to undertake a public toilet strategy in next financial year.		Strategy delivers a 10 year work plan. Raising the profile of the need for change rooms for adults with disabilities was an outcome. As yet no hoists have been installed though. One third of survey respondents stated that they don't use public toilets and some people only ever use one toilet facility.	Replacement, refurbishment and construction of new facilities

	Questions	Ballarat	Greater Bendigo	Geelong	Shepparton	Wodonga
12	Do you have any other comments that you would like to make about public toilet provision? If so, please explain.	More regular cleaning may improve both cleanliness and anti-social behaviour. Council will need to consider this cost in providing increased levels of service – which seems to becoming more frequently requested by public. Smelly, old unsafe toilets are no longer accepted by the public.	<p>Toilets are sometimes closed on advice from police of trouble in that location.</p> <p>Council needs to consider installation of hoists for disabled adults in at least one toilet.</p> <p>Australia needs to rely on proven toilet technologies – currently lags 10-15 years behind Europe.</p> <p>Need to ensure that larger shops / shopping centres comply with toilet provision.</p>		<p>Good signage is important.</p> <p>Don't use soap in toilets due to cost and maintenance issues.</p> <p>Hard to know if people are or are not satisfied with public toilets as they don't necessarily complain to Council.</p>	No

Based on the benchmarking exercise, it appears that:

- the ratio of provision of public toilets per capita in the City of Ballarat is consistent with the level provided by other Local Government Authorities (LGAs) benchmarked against
- frequency of maintenance of high use public toilets is a little higher in the City of Ballarat compared with other municipalities (i.e. up to four times per day compared with between one and three times per day at other LGAs)
- the City of Ballarat's public toilet annual capital works budget is higher than some LGAs and slightly less than others (depending on the year)
- preferred design features are similar for all LGAs
- similar public toilet trends have been noted across all LGAs
- outcomes of public toilet upgrades have been similar across LGAs, and overall very positive
- LGAs are taking a more strategic approach to upgrading public toilets

8.0 KEY DESIGN CONSIDERATIONS

The measures in the following guidelines must be considered in determining the lifetime operational costs of the facility, and implementing measures to reduce the resource consumption (energy, water, materials) and waste generation expected from the facility.

These guidelines provide design principles for the construction of new public toilets, or the refurbishment of existing public toilets, within the City of Ballarat. The guidelines are not meant to be a technical manual, and should be read in conjunction with relevant building codes, legislation and planning schemes. The guidelines have not been made too prescriptive to allow design personnel to think creatively within the basic design principles detailed and allow for future industry advances.

There is a close relationship between design and management. Besides catering for the apparent need of the toilet facility, design choices should be made that allow for easy cleaning and management, resistance to vandalism, and low maintenance requirements. Design and material choices need to ensure that the life requirement of the structure can be realised.

Toilets should be specified and constructed in accordance with Environmentally Sustainable Design (ESD), Crime Prevention Through Environmental Design (CPTED), Equity (access and usability) and Efficiency (cost over time) principles.

Wherever possible, new public toilets should be integrated into existing (or new) buildings, rather than creating a stand-alone toilet facility. This reduces the opportunity for external vandalism and graffiti, and provides an improved sense of public safety to users. It is acknowledged that this is not always possible, particularly in parks and reserves, where no other facility may exist in the identified area of need.

This document seeks to guide the design of further public toilet facilities, and the refurbishing process of existing public toilets, both freestanding facilities and facilities incorporated into other buildings.

Building Configuration

There are three common ways in which public toilets are configured:

1. Enclosed building with common access

This is the traditional style of public toilet. Generally they have separate gender entries, maze style entry, a larger shared internal area for hand basins and the like and a number of separate cubicles off the internal common area. An accessible toilet is usually built into the facility which has a separate external entry. This traditional design usually has a lack of clear sight lines and hidden internal corners which is not considered safe by contemporary standards.

Preference should dictate that this design form be avoided in future new toilet construction or refurbishment.



2. Self-Contained Cubicles

The emerging preference for public toilet design is for self-contained cubicles that face onto active space. The features of this toilet design are:

- Toilet and wash facilities are within the one cubicle
- Individual cubicle lighting
- Door locked from the inside
- Door opens outward onto open space
- Ambulatory entrance



The safety aspects of this design are that there is no need for shared space and users can feel confident when occupying the toilet.

3. Enclosed building with wash facilities outside

The design intent of this form is to remove the requirement for an enclosed communal space. Features of the design are:

- Visible cubicles
- A form of screening (could be translucent) to provide discretion for users
- Visible and external wash facilities
- An ability to secure the facility
- This structure is visible and users are accountable



Interior Design Considerations

Design intent should be to maximise patron visibility and minimise opportunity for collision and conflict. There should be open sight lines and no blind corners. Use of colour contrast is recommended for people with low vision.

Cubicles

These should be spacious, vandal resistant, well lit and easy to clean. To discourage inappropriate activities, it is important that there be limited internal privacy in public toilet facilities and no areas for congregation. This may involve the removal of barriers or doors at the entry to toilets to provide clear sightlines of the cubicles. Cubicle doors (within toilet buildings) should be hinged to open when not locked closed.

Internal Doors

It should be noted that this section only applies to retrofit projects as no new designs shall include internal doors.

Internal doors are to be robust, scratch resistant and easily repainted or relined. Hinges are to be heavy duty and fitted with one-way screws or bolts that are welded to nuts or hinges welded to frames. Self-opening hinges or other methods employed for automatically opening doors when cubical is not occupied should be used.

All doors internally are to be 100mm minimum above floor level to facilitate easy washing out of the toilet. Internal doors should not be floor to ceiling. They should provide an internal lock for privacy and denote usage. Internal doors should incorporate design features that allow for easy access if a person collapses behind the door (for example outwards opening doors or inwards opening doors with hinges that allow the door to be lifted clear), whilst still remaining vandal resistant.

Walls

Should be light coloured and bright, solid and vandal resistant. Walls are to be generally flat smooth surfaces that can have graffiti removed easily, and/or be easily painted over. Anti-graffiti management is essential to discourage graffiti. Where possible, graffiti should be removed the day after it has occurred (or earlier). If brick walls are used, mortar joints are to be rodded (round) and not raked so that the brickwork can be easily painted if graffitied. Brickwork should either be painted in one colour that is easy to match for painting over graffiti, or have an anti-graffiti coating applied prior to finishing construction (refer Facility Management for preferred material types).

Graffiti resistant and easy to clean materials such as corrugated iron or similar metal sheeting should be considered. However, it is not advisable to use them at a height where they could be easily damaged. In toilets not prone to vandalism, wall tiles can be considered, however the use of wall tiling is to be minimised as future tile replacement is often difficult to match the tiles and the tile grout absorbs graffiti paint. If tiles are used, light coloured tiled walls are the easiest to clean, reflect light and offer a sense of space.

Floor

The use of non slip tiles or other floor coatings that are easy to clean and vandal resistant are to be considered. Concrete flooring, if used, is to be finished with a non-slip epoxy paint or similar material that is hardwearing, suitable for hosing down and fire proof. Floors should slope slightly to an internal drain to reduce water pooling where possible. Floor drainage is to be provided for cleaning and should preferably be located near the hand basins. The drainage grate should have a vandal proof stainless steel removable top.

Ceilings

Ceilings should be avoided, but if required should be light coloured and vandal resistant. Exposed beams should also be avoided where possible.

If applicable, ceilings should be a minimum of 2700mm high of a material resistant to hole penetrations. 'Colorbond' metal cladding is the preferred material for ceilings, or alternatively, 9mm compressed cement sheet.

Ceilings should be light coloured, vandal and fire resistant and provide natural light and ventilation. Ceilings may be required to support ventilation and lighting systems.

Windows and mirrors

Window and mirror glass is to be avoided (exception – a mirror may be required in the case of accessible toilets, to meet standards compliance). The use of perforated or expanded type mesh can be used as an alternative to glass and provide large areas of ventilation and light. Polished stainless steel should be used as an alternative to mirrors.

Sharps Disposal

Should be provided in each cubicle that opens onto open space. Must be fitted at least 1600mm from floor, out of reach from children (refer Facility Management Unit for supply and maintenance details).

Signage must be displayed identifying their use and should be placed according to recommended heights of the Australian Standards.

Toilet Paper Supply

Toilet paper holders must be robust and secured well. They shall be of the loose leaf type with storage for 2 boxes minimum and be constructed from stainless steel. The Facilities Management unit has developed a preferred toilet roll holder they can supply to any new or existing facility upon request.

Loose leaf has been selected by the Facility Management Unit as the standard supply for public toilets after many years of maintenance experience, and consultation with other municipal public toilet managers. This is primarily due to the reduced likelihood of it causing sewer drain blockages, the reduced likelihood of theft, and the reduced creation of toilet litter from misuse.

The Public Toilets throughout the City of Ballarat have been fitted with "Folded Leaf Type" paper and dispensers since the early 1990's. The change away from "Roll Type" paper was driven by operator misuse and vandalism issues.

These factors included:

- Excessive use of paper by the public which caused:
 - Cost blow out of consumables.
 - Large amounts of paper left in the cubicles and on floor, leaving bad visual message.
 - Regular pan and sewer blockages resulting in toilet shutdowns & high plumber costs.
- High costs in replacement of vandalised paper dispensers:
 - Average cost of a leaf type is \$30. Average cost of a strong roll type \$120.
- Roll type paper had much higher theft rates than Leaf Type paper.
- As an example, a change to Roll Type Paper in the Botanic Gardens Toilets is estimated to cost Council up to \$3,000 per annum, depending on the number of additional sewer blockages and vandalism.

Sanitary bins

Sanitary bins are to be provided in at least one female (or unisex) toilet. They need to be robust and securely fixed in position to prevent unauthorised removal (refer Facility Management Unit for supply and maintenance details).

Pans

Toilet pans are to be of stainless steel construction to avoid vandalism, and securely fixed with no exposed piping, preferably with a moulded toilet seat or a heavy duty solid PVC seat fixed to the pan in the case of pans for people with disabilities. Toilet lids are not to be installed.

Cisterns

Toilet cisterns are to be the in-duct type, with space provided for service by maintenance personnel.

If a service duct cannot be provided, in-wall cisterns may be used in certain situations but need to have heavy duty access panels, preferably stainless steel plate fixed with recessed hex head screws. Cisterns that require the maintenance to be undertaken via removal of the button panel are not acceptable.

Each cistern is to be fitted with stop taps to isolate each toilet, within the service duct or in-wall cavity.

In-duct cisterns are to be installed with remote or extended buttons. Robust, vandal resistant dual flush buttons should be easily reachable to able bodied users and people with disabilities. Any piping should be stainless steel.

Urinals

Urinals should be stainless steel, fitted to the wall and floor, and where possible should be waterless, or fitted with waterless disposal fixtures.

Urinal troughs should be avoided, but where a urinal trough is deemed necessary, only non-step troughs shall be installed to facilitate easy washing out of the toilet. A removable step grate shall be provided, at a height flush with ground level.



Hand Basins

Hand basins should be stainless steel, wall hung with heavy duty steel support frames. If possible, hand basins should be recessed into the wall cavity. No visible piping or fixings is preferred. Use of any steel brackets or frame shall be stainless steel or hot dipped galvanised, with galvanised or stainless steel bolts, screws and fixings. Any exposed pipe work is to be chrome plated.

It would be preferable for automatic hand washing facilities to be provided where possible to minimise health hazards.

Water efficient tap ware must be selected with a minimum AAAA rating. Taps are to be satin stainless steel, vandal proof taps. They should be timed to regulate water usage. Flow regulators must be installed to conserve water. Push down taps are preferred and they must be easy to reach and use. In the case of hand basins for people with disabilities they must be installed in compliance with AS1428.

Hand drying

Electric hand dryers are preferred to loose leaf paper towel dispensers. Electric hand dryers need to be directly wired and securely fixed to walls. If possible, driers should be recessed into the wall cavity, to further reduce opportunities for vandalism.

If paper towel dispensers are used they should preferably be the stainless steel recessed type, and a firmly fixed stainless steel bin must be provided.

Ventilation

Passive ventilation is preferred by means of openings above and below walls and doors. If mechanical ventilation is required, the fan must be configured to only operate during occupancy of the toilet.

Fire Prevention

Non-flammable material should be selected in the design of public toilets. Opportunities to start fires should be removed, and the opportunity for the flame to spread should be minimised.

Automated Fittings

Where usage volumes are high, consideration should be given to installing automated fittings as a water conservation feature.

Water Conservation

Where practicable, grey water or rain water from tanks should be used for flushing of toilets.

Provision of change tables

Where feasible, and on an as needs basis, assessments in current public toilet facilities can be made for the installation of change tables for babies and adults with a disability requiring a change table.

The installation of change tables in any new facilities, and of suitable disposal methods for used nappies, can be assessed on an as needs basis.

A baby changing bench is to be considered for incorporation into any accessible toilet, with appropriate consideration given to circulation space for wheel chair users. The baby change bench is to be in close vicinity to the hand basin (refer Facility Management Unit for supply and maintenance details). Where possible they should be recessed into the wall.

Service duct

A service duct is to be used for maintaining in-duct cisterns. Service ducts are to be a minimum 700mm wide.

Lighting

Natural lighting provided by translucent roofing materials is preferred.

Artificial lighting, where required, should be high mounted and vandal resistant, and be consistent with Australian Standards. Blue (ultraviolet light) is not acceptable. Timers or sensors for lighting control should be considered where practicable, as well as low energy fixtures.

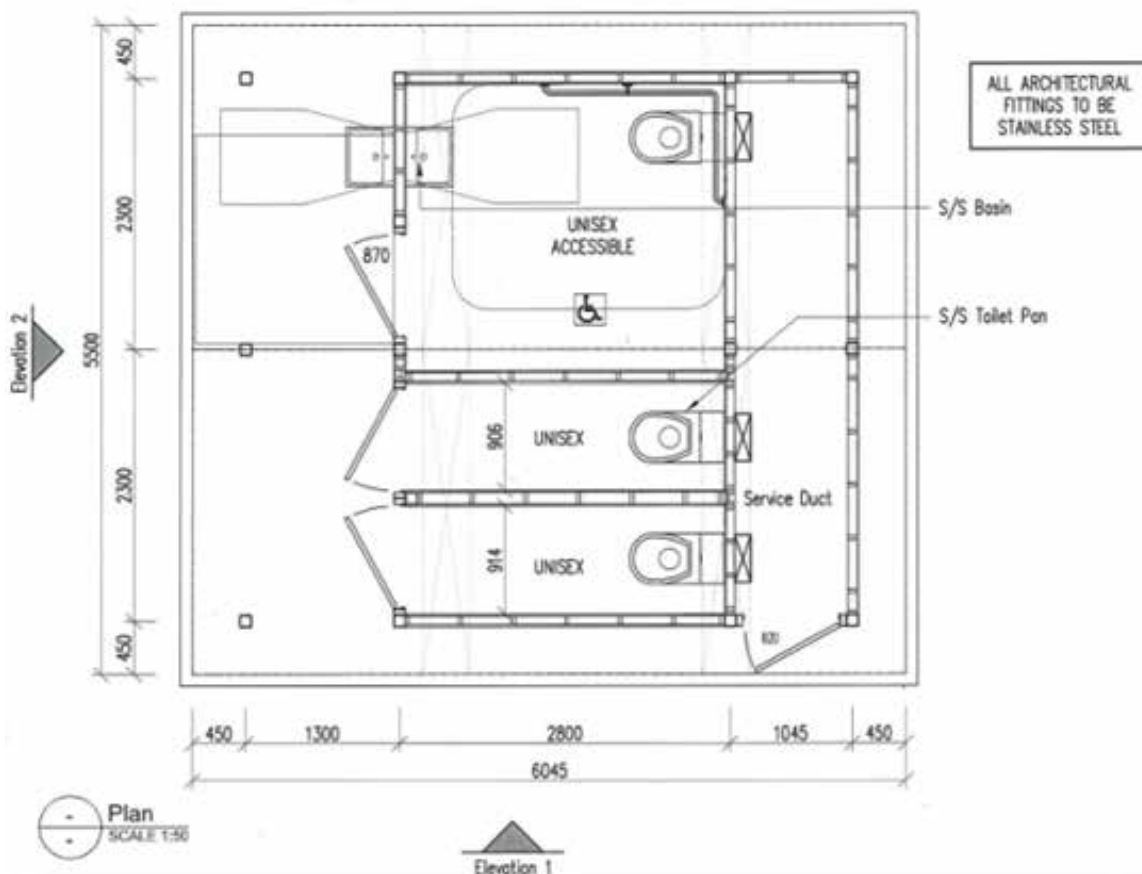
Wide entrances, light coloured and reflective internal surfaces, gaps under doors and exterior walls, grills and batons below the roofline, will all assist to maximise the use of natural light and minimise the requirement for artificial lighting during the day.

External Design Considerations

The overall external design should consider the surrounding environment, architecture, place or design guidelines set out in any relevant master plans or neighbourhood planning.

The building exterior should be well presented, clean, well-managed, welcoming and will ensure that users feel safe.

When a toilet is first considered, the number of cubicles (Capacity) and gender designation should be determined. Preference should be given to providing multiple unisex/disabled toilet cubicles to separate male/female cubicles. These aspects should again be considered with public safety and future management in mind.



Materials

The use of standard and available building materials is preferred. However, alternative robust products and methods of construction should always be considered, particularly with public toilets prone to vandalism. Properly designed and constructed new or refurbished toilet buildings do not often attract vandalism, but public toilet buildings are generally retained for a long period of time and the use of long lasting and robust materials is necessary.

External Walls

Walls are to be generally flat surfaces that although may form a blank canvas for graffiti, can be easily painted over. Anti-graffiti management is essential to discourage graffiti. Where possible, graffiti should be removed the day after it has occurred (or earlier).

It is preferable that there is also a continuous gap in the wall between the wall and roof. This gap can be covered with a grill or batons (batons should not be able to be climbed) for ventilation and light.

If brick walls are used, mortar joints are to be rodded (round) and not raked so that the brickwork can be easily painted if graffitied. Brick exteriors should either be painted in one colour that is easy to match for painting over graffiti and/or have an anti-graffiti coating applied prior to finishing construction.

Any other wall types should also be coated with a protective coating that will hinder graffiti attempts. Graffiti resistant and easy to clean materials such as corrugated iron or similar metal sheeting should be considered. However, it is not advisable to use them at a height where they could be easily damaged.

Wherever possible walls should be resistant to etching also as this cannot be painted over easily.

External Doors

External doors are to be robust, scratch resistant and easily repainted or relined. Hinges are to be heavy duty and fitted with one-way screws or bolts that are welded to nuts or hinges welded to frames. External doors should be wide enough to enable easy access for all users, including twin prams and wheelchairs. All doors externally are to be 100mm minimum above floor level to facilitate easy washing out of the toilet. It is not necessary for doors to fill the door frame. Opaque and semi-translucent materials can be used in sections of the door for ventilation and natural light.

External doors should incorporate design features that allow for easy access if a person collapses behind the door, (for example outwards opening doors or inwards opening doors with hinges that allow the door to be lifted clear), whilst still remaining vandal resistant.

Entrance doors may need a lock if the facility is not intended for use at night.

Appearance

Public toilets are part of the built form of the area. They can be designed to support the sense of place. Opportunities should be taken to create an aesthetically pleasing structure which integrates within the character of the area. Key considerations include graffiti management, maintenance, access, image and security.

Cleaning, maintenance, graffiti and vandalism may all impact upon a person's perception about the level of safety in a public toilet. Thus, it is important that at all times public toilets are well maintained, clean and free of graffiti, vandalism and hazardous material.

Entrance Orientation

Stand-alone toilet facilities should face public areas such as footpaths, roads or ovals with high usage. Entry to the toilets should be from the publicly oriented face.

Carers should be able to watch children walk to the toilet from the picnic area or car park and to ensure that no one else enters the cubicle. Also, once the cubicle door is open, the public toilet facility should be designed in such a way that there is a minimum distance to exit or call for help when threatened or in difficulty.

Security

The toilet should be able to be locked to prevent access. The entire structure should be fully enclosed with either a roof or security mesh and external gates/doors (where applicable) should be able to be secured in both the locked shut and open positions.

Toilets should be provided with clear sight lines for casual surveillance around the toilet. Shrubs and plants should not be allowed to grow greater than 700mm in height.

Lighting

Where after dark use is provided, adequate lighting must be provided to the toilets and along all access paths. Lighting should be consistent and even to enhance safety. It is not recommended to provide lighting when after dark use is not proposed.

It is preferred that natural or solar lighting is used as opposed to electrical lighting. The toilet design should incorporate the use of as much natural light as possible through skylights, gaps, grilles, reflective panels, gaps under doors and other passive design features. The provision of lighting after dark may attract undesirable activity.

This Planning Framework recommends that the majority of public toilets will not require lighting after dark except in specific sites where toilets will be used at night. In this case, it is important for lighting to be provided for the surrounding area and along any direct access areas to the toilet and entrance.

Any artificial lighting that is needed should be high-mounted and vandal resistant. Multiple light fittings may be considered, to provide an even spread of light where natural light is not possible.

Roof

Installations of skylights that provide natural lighting are recommended. Any skylights installed need to be reinforced with extra roof purlins and/or steel safety mesh to prevent collapse under body weight.

Gaps between the roof and wall can provide light and ventilation. The roof should also provide shelter from the direction of prevailing weather. Roof design should also be considered (e.g. northerly aspect, loading) to maximise opportunities for solar utilisation, either now or in the future.

Opportunities for storm water collection should also be considered in roof design. This should be decided on a project-to-project basis taking into consideration the height of the roof, storm water connection, probability of vandalism to guttering etc. and nearby trees.

Roof materials should be kept to matching 'Colorbond' or Zinalume sheeting and flashing where possible and installed to manufacturer's recommendations.

Roof shape should be designed taking into consideration the surrounding environment, in particular the roof lines of surrounding buildings if applicable.

Water

A water bubbler and drinking facility for pets may be provided in close proximity to the public toilet to avoid people unnecessarily having to enter the toilet.

Signage & Information

The toilet gender should be clearly identified by the use of internationally recognised symbols for unisex, male, female and disabled. Information should also be provided in braille. Signage should be manufactured and installed to Australian Standards.

Opening, closing and cleaning times should also be provided along with Council's contact number to report problems.

Directional signage should provide users with clearly visible directions to indicate the toilet location. Signage should consider people with vision impairments and language constraints.

Signs should be protected to resist graffiti and damage, and should enable easy cleaning in the case of graffiti.

Location

Toilet provision has evolved from a time when toilets were intentionally designed to be out of public view, to where they are now placed in locations where they can be seen and are most likely to be used.

With due regard for the privacy of the public when using toilet facilities, the key principle for consideration in siting public toilet facilities in future should be locating for maximum visibility. Public toilets should be located for casual and informal surveillance from passing pedestrians and motor vehicles, and shop and office windows. Toilets should also be located close to roads and footpaths, in areas of high activity and in clear view avoiding isolated or hidden locations. This is a major consideration for public toilet facilities located in parks and open space. It is important that the public feel safe when entering, leaving and/or using the toilet facility.

With regard to the siting of public toilets in parks the same principles apply. Public toilet facilities should not be placed in secluded areas in the middle of a reserve. Toilets need to be sited for maximum surveillance, close to picnic areas and car parks. It is important that public toilets are accessible directly and are visible from public space. Entrances to public toilets in parks must be close to roadways, playgrounds and picnic areas. There should be no dense bushes and shrubs surrounding the facility.

Toilet location should be chosen to avoid "legitimising" opportunities for loitering. Seating, notice boards and public telephones should not be located near toilet or vice-versa. Finding the most appropriate location of public toilets is important to ensure maximum use of the facility and for personal safety. The greater the legitimate use of a toilet, the greater the feeling of security.

Public toilets should only be located where the following criteria can be met:

- High traffic and high pedestrian volume
- Picnic and BBQ or site of frequent public/sporting activity
- Opposite or adjacent to a building that provides the opportunity for casual surveillance
- Highly visible from all or most directions
- Close as practicable to streets, footpaths and car parking areas

Access and Accessibility

The simplest access issue relates to the level of toilet provision within the municipality and availability of these toilets. Sufficient public toilet amenity is required by the general public, particularly in areas of high pedestrian traffic and park usage.



Members of the community most affected by an inadequate provision of public toilets include those who are unable to access other toilet facilities in a private venue such as a theatre or restaurant. This group also includes those people who are most likely to be reliant on public transport or need to use the toilet more frequently, such as people on low incomes, people with incontinence or inflammatory bowel disease, children, young people, ageing people, pregnant women and people with a disability.

The current provision of separate toilet facilities for disabled people has recognised the economy of not duplicating facilities in both male and female toilets and provisions for a carer or assistant who is not of the same gender.

Ideally, public toilet facilities should be designed for people with a disability and other special needs. In future, any new facilities built within the City of Ballarat must comply with the Australian Standard AS1428.

Preferably, public toilet facilities should be located adjacent to taxi ranks, pick up and drop off bays, five minute parking access, and bus interchange facilities where feasible. The distance from and access to parking spaces for people with a disability also needs to be considered.

Access for mobility impaired or wheel chair users must be considered. Cubicles that conform to Australian Standard AS1428 need to be provided. The cubicles must be directly accessible from the outside activity area. All new public toilets are required to have at least one compliant accessible cubicle. Additionally, as older public toilets are upgraded, accessibility must be considered and addressed.

Thought should be given to designing public toilets in such a way that caregivers and parents can wait immediately outside or enter the cubicle easily to provide assistance regardless of gender. Consideration of this issue may increase access for people who feel unsafe in other toilets.

If a facility with only one cubicle provided it should be a unisex wheelchair accessible toilet. Ambulant accessible facilities should also be provided when required by AS1428.

Steps and ramps are to be avoided, however compliant ramps may be used where steeper gradients do not permit access.

Rainwater gutters, drains and pooling is to be avoided at entrances to the toilet and hose down water from within the building should be adequately drained to prevent pooling on access pathways.

Other

Vegetation

Public toilets should not be located near thick vegetation as this provides a concealment opportunity for loitering and impedes clear sight lines. Shrubs and garden beds around the toilet block should not exceed 700mm high. Mature trees can remain around public toilets however they should be maintained to ensure that their branches and foliage are kept above 2000mm to maintain sight lines.

Vegetation selection criteria should also consider the likelihood of root invasion of footings and pipes and the higher maintenance requirements of deciduous trees.

When design decisions are being discussed regarding surrounding vegetation and landscaping it is important that Parks & Gardens Management staff are involved to help determine the best approach.

Car Parking

Public toilets should be located in close proximity to car parks where appropriate. It is recommended that at least one car park for people with a disability is provided close to a public toilet block in accordance with Australian Standard AS1428

Bike Racks

In instances where there is a high proportion of cyclists expected to use the facility, provision for locking of bicycles should be provided.

Environmentally Sustainable Design (ESD)

Toilets should be designed to minimise their energy needs.

Some ESD initiatives have been categorically included below:

Energy

- High degree of natural light (e.g. skylights and other passive design features such as wide entrances)
- Low energy fixtures
- Timers/sensors on lighting
- Solar power (where electricity is required)
- Use of natural ventilation
- Light coloured and reflective internal surfaces

Water

- Dual flush systems or retrofit single flush
- Time controlled taps
- Flow regulators on taps
- Waterless, automated, or low-flow urinals
- Greywater use or stormwater collection for flushing
- Water efficient fixtures with a minimum AAAA rating
- Recycling of stormwater for flushing

Orientation

- Maximise natural light and ventilation
- North facing roof with good design to facilitate solar power (now or in the future)

Materials

- Preference for materials that are recycled, recyclable and renewable
- Local materials where appropriate
- Reuse of materials upon refurbishment or demolition of toilets
- Materials that use less energy in the manufacturing, processing and transport (i.e., embodied energy)
- Durability – translates into minimal additional resource use

Alternative design

- Composting and waterless toilets
- Greywater use
- Stormwater collection
- Solar power

It is preferable that roof water is collected and used in toilet flushing where deemed appropriate. If a water tank is being used it is desirable to house it internally in a service duct. The collecting tank is to be at least 2000lt and preferably at high level to allow gravity feed to the cisterns. If a gravity feed is not possible a pump is required. The pump is to have solenoid valve with connection to town water supply.

Lifecycle Considerations

Designs should factor in lifecycle issues. The structure should be durable and robust, not be adversely affected by high levels of cleaning and vandalism and not readily depreciate. The policy is to consider low lifecycle cost installations in all locations and in high use locations, factor in the option of self-cleaning to the lifecycle cost benefit analysis.

Alternative Toilet Types

Composting or waterless toilet technology has advanced in recent years. These toilets rely on the natural composting processes of organic waste to treat the effluent. They have buffer distance requirements from watercourses and are generally located at remote sites where usage is usually low. No further research has been completed on the appropriateness of their use in the Ballarat municipality at this stage.

Safety

In this context, safety refers to the potential or actual threat from another person, or the incidence of crime, not to the possibility of physical harm from accidents, for example, falling on slippery surfaces.

There is growing community concern about a range of community safety issues relating to public toilet facilities. Concerns have been expressed about inappropriate use of the City's public toilet facilities. Public toilets have been used as beats for inappropriate behaviour, and there has been periodic concern about paedophilia activities. In more recent times, there have been increasing community concerns at the level of illicit drug activity within public toilet facilities. This has led to concern for the personal safety of people wishing to use public toilet facilities as well as concern for the health and safety of illicit drug users.

In the past safety issues have not been as significant a factor in the location and design of public toilets. A typical management response has been to temporarily close toilet facilities to address safety concerns or frequent incidents of vandalism.

The location of public toilets has a direct impact on safety and access. Safety is decreased where toilets are located in places with less natural surveillance, away from busier areas and further from help if it is needed. Traditionally, public toilets have been designed and located away from direct surveillance, both internal and external.

Other safety issues relate to safety within toilet facilities and levels of privacy. Cleaning, maintenance, graffiti and vandalism may all impact on a person's perception of how safe a public toilet is. Personal safety concerns increase at facilities where usage levels are low.

Opening and closing times

Opening and closing times will be site specific. Most sites should not require access after 8pm. Shopping areas around the Central Business District (CBD) will require public toilets to be open during business hours.

Major sporting facilities will require toilets to be open during daylight hours. Generally, Councils public toilets are only open during day light hours. Exact opening and closing times are subject to arrival of cleaners and security (respectively) as they travel between facilities to complete their rounds.

Security

Security arrangements will be site specific. If the toilet block is not intended to be used at night it will not be lit in the aim of deterring unwanted activity. Processes will need to ensure the safety of cleaners, which would probably involve the facility being closed during cleaning.

All cleaners should be provided with a mobile phone from their employer. Cleaners should be trained upon commencement of employment of the procedures for avoiding and encountering a dangerous situation.

Establishing the Need for a Toilet

Public toilets can be expensive to provide and are resource intensive to clean and maintain. Toilets that are rarely used may be causing an unnecessary cost to up keep, particularly those that are frequent recipients of graffiti and vandalism.

It should be noted that some toilets may currently attract poor usage levels because of their condition, rather than their location.

Due to the maintenance and operating (water, energy, materials) costs involved it is important to determine if a toilet block should be closed and demolished or be refurbished or replaced in accordance with the recommendations outlined in this Planning Framework.

9.0 CLEANING AND MAINTENANCE

City of Ballarat contracts cleaning services for all public toilets within the municipality. Contracted staff will be required to clean the toilets on a regular basis as specified in the cleaning contract. Cleaning should relate to the frequency of use. Cleaners will also be required to replace toilet paper and other expendable items. Cleaning of sharps and sanitary disposal units will not be the responsibility of the cleaners, but will come under a different contract arrangement. Cleaners will need to have workplace health and safety training to learn how to deal with issues such as discarded needles and other hazards and safety concerns.

The City of Ballarat's toilets are categorised into three groups for specification of cleaning services. The level of cleaning service is dictated by the visitation rates. The following tables indicate the current contracted cleaning specification and frequencies. These may change without notice, as operational requirements alter.

Group One Toilets that are the City of Ballarat's most used, and high profile, public toilets. They may receive up to 4 cleans per day.

Group 1 Sites (Multiple Cleans per Day)	
Complete Full Clean Duties	
Sweep and / or Mop all hard floors as required	
Empty waste bins and remove rubbish from site.	
Walk perimeter of building - pick up rubbish, remove graffiti, clean any dirt, food, vomit etc.	
Clean Waste Bins as required and replace Waste bin liners if soiled	
Fully clean all wet areas (floors wet mopped)	
Replenish paper products, soaps, urinal tablets etc.	
Remove spider webs and insects as required (including around light fittings)	
Fully clean & disinfect pans, basins, urinals, hand dyers etc.	
Clean dirt, hand prints etc. from all doors, door furniture and other surfaces as required	
Spot Clean Duties	
Spot clean hard floors as required	
Empty waste bins if near full and remove rubbish from site.	
Replenish paper products, soaps, etc.	
Spot pick up of rubbish, etc. as required	
Spot clean all wet areas as required	
Spot clean pans, basins, urinals, hand dyers etc. as required	
Spot clean dirt, hand prints etc. from all doors, door furniture and other surfaces as required	
Scheduled Cleaning (Monthly)	
Clean all external windows (inside & out including frames & seals)	
Steam clean / Pressure wash all hard surfaces, remove grime build up	
Public Facilities - Group 1 - Site Locations / Frequency	
4 = Complete Full Clean (am) before opening prior to 7-00 am & Spot Cleaned at 10-00 am and 1-00 pm & 4-00 pm	
3 = Complete Full Clean (am) before opening prior to 7-00 am & Spot Cleans at 11-00 am and 3-00 pm	
All Group 1 Sites are Locked by Security after Dusk and opened by Cleaning staff prior to 7-00 am X 7 days / week	
Sites with 4 Cleans per Day, 7 days per Week	
Lt Bridge St Toilets	Little Bridge St Ballarat
Albert St Toilets	Albert St Ballarat (at rear of 39 Sturt St)
Town Hall Disability Access Toilet	Town Hall Sturt St (at rear)
"Big W" Public Toilets	Curtis St ("Big W" Shopping Centre)
Sites with 3 Cleans per Day, 7 days per Week	
Armstrong St Public Toilets	38 Armstrong St Nth (in car park)
Drummond St Public Toilets	(Shell Service Station Cnr Drummond & Sturt Sts)
Howitt St Public Toilets	Howitt St Shopping Centre Car Park
Grammar Boat Shed Public Toilets	Wendouree Pde (opposite Forest St)
Canoe Club Public Toilets	Wendouree Pde (opposite Mill St)
Ballarat Yacht Club Public Toilets	Wendouree Pde (opposite Pleasant St)
Underground Public Toilets	Wendouree Pde (opposite Morrison St)
Victoria Park Public Toilets	Wendouree Pde (opposite Hamilton Ave))
South Gardens Public Toilets	Wendouree Pde (opposite Windmill Dr)
North Gardens Public Toilets	Wendouree Pde (opposite Lake Pavilion Restaurant)

Group Two Toilets considered 'medium' utilised toilets. They receive a daily clean, 7 days per week.

Group 2 Sites (Daily Cleans)	
Daily Clean Duties	
Sweep and / or Mop all hard floors as required	
Empty waste bins and remove rubbish from site.	
Walk perimeter of building - pick up rubbish, remove graffiti, clean any dirt, food, vomit etc.	
Clean Waste Bins as required and replace Waste bin liners if soiled	
Fully clean all wet areas (floors wet mopped)	
Replenish paper products, soaps, urinal tablets etc.	
Remove spider webs and insects as required (including around light fittings)	
Fully clean & disinfect pans, basins, urinals, hand dyers etc.	
Clean dirt, hand prints etc. from all doors, door furniture and other surfaces as required	
Toilets to be Unlocked before 8-00 am each day as listed below	
Scheduled Cleaning (Monthly)	
Clean all external windows (inside & out including frames & seals)	
Steam clean / Pressure wash all hard surfaces, remove grime build up	
Cleaning of BBQ's	
Fully Clean & Sanitise all Hot Plates and surrounding bench tops	
Clean BBQ' structure and hard floor surfaces surrounding the BBQ facility	
Pick up any rubbish, litter etc. adjacent the BBQ and remove from site	
Supply and maintain appropriate fat collection containers under BBQ Hot Plates.	
Empty and clean fat collection containers as required & remove fat from site	
Test each Hot Plate for operation. If not operating, check and reset any accessible circuit breakers	
Public Facilities - Group 2 - Site Locations / Frequency	
Daily Full Clean and Unlock (before 8-00 am), 7 Days per Week. (Security to lock after Dusk)	
De Soza Park Public Toilets & Rotunda	De Soza Park 502 Warrenheip St Buninyong
Eureka Hall Public Toilets	Stawell St Ballarat East
Russell Square Public Toilets	Stawell St Nth East Ballarat
Len T. Fraser Reserve Public Toilets	Main Rd Ballarat
Sebastopol Library Public Toilets	181 Albert St Sebastopol
Victory Park Public Toilet	Victory Park Vickers St Sebastopol
Morshead Park Public Toilets	Rubicon St Redan (at rear of Ballarat Dog Club)
Weeramar Park Public Toilets	Cnr Gillies St & Norman Sts Wendouree
Daily Full Clean of BBQ's, 7 Days per Week	
Eureka Gardens Reserve (X 2 Shelters)	Stawell St Ballarat East
Russell Square (X 2 Shelters)	Stawell St Nth East Ballarat
Len T. Fraser Reserve	Main Rd Ballarat
Weeramar Park	Cnr Gillies St & Norman Sts Wendouree
De Soza Park	De Soza Park 502 Warrenheip St Buninyong
Victoria Park (X 3 Shelters)	Wendouree Pde (opposite Hamilton Ave))
South Gardens (X 3 Shelters)	Wendouree Pde (opposite Windmill Dr)
North Gardens	Wendouree Pde (opposite Lake Pavilion Restaurant)

Group Three Toilets considered as 'low' utilised toilets. They receive up to two cleans per week.

Group 3 Sites (Periodic Cleans)								
Periodical Clean Duties								
Sweep and / or Mop all hard floors as required								
Empty waste bins and remove rubbish from site.								
Walk perimeter of building - pick up rubbish, remove graffiti, clean any dirt, food, vomit etc.								
Clean Waste Bins as required and replace Waste bin liners if soiled								
Fully clean all wet areas (floors wet mopped)								
Replenish paper products, soaps, urinal tablets etc.								
Remove spider webs and insects as required (including around light fittings)								
Fully clean & disinfect pans, basins, urinals, hand driers etc.								
Clean dirt, hand prints etc. from all doors, door furniture and other surfaces as required								
Scheduled Cleaning (Quarterly - August, November, February, May)								
Clean all external windows (inside & out including frames & seals) where fitted								
Steam clean / Pressure wash all hard surfaces, remove grime build up								
Cleaning of BBQ's								
Fully Clean & Sanitise all Hot Plates and surrounding bench tops								
Clean BBQ structure and hard floor surfaces surrounding the BBQ facility								
Pick up any rubbish, litter etc. adjacent the BBQ and remove from site								
Supply and maintain appropriate fat collection containers under BBQ Hot Plates.								
Empty and clean fat collection containers as required & remove fat from site								
Test each Hot Plate for operation. If not operating, check and reset any accessible circuit breakers								
Public Facilities - Group 3 - Site Locations / Frequency								
Periodical Cleaned Public Toilets		M	T	W	T	F	S	S
Western Oval Public Toilets	Cnr Pleasant & Eyre Sts Ballarat							
Brown Hill Reserve Public Toilets	Brown Hill Reserve Brown Hill							
White Flat Public Toilets	Hickman St Ballarat							
Alfredton Reserve Public Toilets	Cuthberts Rd Alfredton							
Marty Busch Res Public Toilets X 3	Burnett St Sebastopol							
Eastern Oval Public Toilets X 3	Scott Pde Ballarat							
C. E. Brown Reserve Public Toilets X 3	Norman St Wendouree							
City Oval Public Toilet	Mair St Ballarat (behind grandstand)							
Mt Pleasant Reserve Public Toilets	Cnr Humfray & Morton Sts Mt Pleasant							
Golden Point Lookout Public Toilets	off Magpie St (behind Sovereign Hill)							
Buninyong Botanical Gardens Toilets	Scott St Buninyong							
Mt Buninyong Public Toilets	Mt Buninyong							
Lake Esmond Public Toilets	off Lal Lal St East Ballarat							
Lake Learmonth Yacht Club Public Toilet	Foreshore Rd Lake Learmonth							
Lake Learmonth Ski Club Public Toilets	Foreshore Rd Lake Learmonth							
Alexander Park Learmonth Public Toilets	Alexander Park Learmonth							
Miners Rest Public Toilet	Miners Rest Reserve Albert St Miners Rest							
Periodically Cleaned BBQ's								
Brown Hill Reserve BBQ	Brown Hill Reserve Brown Hill							
Alfredton Reserve BBQ	Cuthberts Rd Alfredton							
Buninyong Botanical Gardens BBQ	Scott St Buninyong							
Lake Esmond BBQ	off Lal Lal St East Ballarat							
Alexander Park Learmonth BBQ	Alexander Park Learmonth							
Cardigan Village Reserve BBQ	Dallas Ave Cardigan Village							
Inkerman Gully Reserve BBQ	off Simpson St North Ballarat							
Canadian Lakes BBQ	Canadian Lakes Boulevard Canadian							
Doug Dean Reserve BBQ	Doug Dean Res off Warrina Dr Delacombe							

Maintenance

Long term maintenance problems need to be considered, as this is where significant costs are associated. Facilities are audited frequently to assess wear (condition) and maintenance requirements (defects).

Councils asset management system is utilised to register, track, and record information on works associated with each toilet facility, as well as to record condition audit information.

Maintenance services are currently provided by Council's Facility Maintenance unit, using a combination of in-house and contracted resources.

When wear is evident, maintenance should be provided to avoid equipment failure.

Cleaning staff are critical to this, and are required to report maintenance problems directly to the Facility Management Unit.

Independent audits are conducted by the Facility Management Unit to ensure the toilets are being well cleaned. A contact phone number for maintenance issues should be present on a sign outside all toilet facilities, to enable members of the public to report graffiti, inadequate conditions or maintenance requirements. Issues such as plumbing that impact on the operation of the facility will require an immediate response.

Current Asset Condition

As reported in Councils Building Asset Management Plan 2014, Councils public toilet assets are valued at around \$6.18M. The average condition is 'Good to Fair'.



Example Photo



No. in Category	54
Value of Category	\$6,185,000
Average Condition	Good to Fair
Comment	OK

10.0 HOURS OF OPERATION

Whilst all of Councils public toilets are only open during day light hours, there continues to be reports that night time closure of toilets has resulted in people urinating and defecating in lanes and shop doorways in the central business district.

This was investigated further in 2011, and a 'CBD Public Toilet Strategy and Feasibly Study' was produced.

This issue was recognised by Council during the 2015/16 budget review process, and a submission for funding of a 'Late Night Precinct' public toilet was successful.

It is expected that this public toilet will be constructed towards the end of 2015, and be commissioned for use in time for the 2015/16 summer period. The location identified for this toilet is Alfred Deakin Place.

11.0 COMMUNITY CONSULTATION SUMMARY

An extensive community consultation program was undertaken as part of this Planning Framework to identify:

- Preferred design considerations for public toilets
- Gaps in the spatial distribution of public toilet provision in the municipality
- Barriers and enablers for public toilet use
- Issues of concern.

Two hundred and seventy-six local residents and service providers took part in the consultation. A summary of each of the methods used follows, and a full overview is provided in Appendix 3:

Tool	Details	Key Issues
Imagine Ballarat	Survey across the municipality, administered by other areas of the City of Ballarat. Key issues were identified and provided to the project team for consideration. 20 residents commented on public toilets.	<p>Need for additional toilets in locations such as:</p> <ul style="list-style-type: none"> • City Library • Mt Clear Reserve • Parents Place Civic Hall • Bridge Mall • Visitor Information Centre • Victoria Park • Playgrounds <p>Additional opening hours requested for Parents Place.</p>
Key Stakeholder Meetings	Interviews with Council staff, various disability and community safety committees and a range of community groups, e.g. senior citizens, businesses, health related organisations, etc. 51 participants.	<ul style="list-style-type: none"> • Planning considerations – co-location with existing facilities; safety is a priority; unisex toilets supported; accessibility and child friendly toilets are important; toilets need to be open in CBD late night precinct after 2.30am; toilets should be attractive; consider art work; partnerships between Council and the retail sector. • Rationalisation – Lake Wendouree underground toilet and one toilet at Lake Learmonth • Signage – need improved signage • New toilets – various locations suggested, e.g. Cardigan Village, Buninyong Youth Space, Alfred Deakin Place, Yorkdale, Lake Wendouree, Victoria Park, McArthur Park • Accessibility – accessible toilets strongly supported and some design features noted • Design – ESD, unisex, child friendly, etc • Safety – hygiene and concern over young boys using public male toilets • Maintenance – Big W toilet needs improved maintenance • Promotion – apps and better promotion.
Written Submissions	Written submissions were received from 2 organisations	<ul style="list-style-type: none"> • Identified need for public toilet in Cardigan Village • Desire for improved information and signage • Identified barriers to use • Noted several toilets in poor state of repair • Noted several design features.
Listening posts	Listening posts were held in Bridge St Mall, at Ballarat Library and in the street in Buninyong. A total of 88 people were involved.	<p>Key issues:</p> <ul style="list-style-type: none"> • Cleanliness of toilets impacts on usage • Improved signage is required • Coles and Big W toilets identified as in poor condition • Preference by a number of people to use toilets in shopping centres rather than public toilets • Preference by a number of people to go home and use their own toilet rather than a public toilet • Mixed reactions to automated toilets • Good lighting in public toilets is important • Preference for soap and paper towels / hand dryers in public toilets • New toilets suggested for CBD and Lake Wendouree • De Soza toilet in Buninyong identified for an upgrade • Lack of awareness of new Bridge St Mall public toilet.

Tool	Details	Key Issues
Community survey	A survey, available both in electronic and hard copy format was distributed through various organisations and networks in April, 115 completed surveys .	<ul style="list-style-type: none"> • 42% of survey respondents use public toilets at least once per week • Main reason for not using public toilets is that they are not clean enough (53%) • 44% of people will use the closest public toilet when out in public • 43% of people are willing to walk 1-2 minutes to a public toilet and 38% up to five minutes • People mostly concerned about appearance of public toilets and poor signage • The most important features in relation to design are: toilets open on weekends, safety, accessibility, toilets located in areas where there are a lot of people and activities, good signage and good lighting

12.0 PROMOTION

Promotion and better signage of existing public toilet facilities, along with other toilet facilities provided by businesses should be a priority. This not only increases people's awareness of the location of public toilets, it may encourage them to spend more time in the CBD and in public places, thereby contributing further to the local economy, making social connections and simply enjoying the parks, gardens, lakes and streetscapes of the City of Ballarat. It also has the added benefit of reducing the need for additional public toilets. Some key ways to promote the location of existing public toilets include:

- Undertake a signage strategy to ensure that people of all abilities and non-English speakers are able to find public toilets when required and are informed how to use them appropriately. The strategy needs to include:
 - Directional / wayfinding signage (particularly around Lake Wendouree and to the new Bridge St toilet)
 - Information about whether or not the toilet is male, female, unisex or accessible
 - Information about correct usage if required, e.g. no standing on toilets or how to operate semi-automated toilets
 - Information on toilet maintenance procedures and who to call should there be an issue
- Provide information on the City of Ballarat's website about the location of public toilets throughout the municipality.

Information to include:

 - A map with street address
 - A photo of each toilet
 - Opening / closing hours
 - Any relevant information, e.g. baby change facilities, adult change table, toilets for people with disabilities, disabled parking, etc.
- Ensure, or continue to ensure, that all public toilets in the City of Ballarat are included in the National Toilet Database, on the Mobility Map and any other relevant websites or smart phone apps.

13.0 RATIONALISATION

Most Local Government Authorities have limited resources to allocate to the construction and maintenance of community assets. The City of Ballarat wants to ensure that it continues to provide quality public toilets throughout the CBD, shopping /community precincts and in public open space areas using the resources available, but recognises that at times it will need to rationalise some assets, particularly if the asset:

- Is not located or no longer located in an appropriate place and is subsequently used infrequently
- Is in poor condition and is at the end of its useful lifespan (without strong demand evidenced for its replacement)
- Achieves more cost related issues than positive benefits
- Is poorly designed and doesn't meet DDA requirements, Safer by Design principles, CPTED, Australian Standards, Australian Building Code, etc
- Is located in an area where more suitable facilities are already provided (i.e. oversupply of public toilets)

Based on the review of the location, use and condition of existing toilets, as well as community and stakeholder feedback, it is recommended the following toilets be decommissioned and ultimately demolished, for the following reasons:

Name of toilet	Reason for rationalisation
Lake Wendouree – underground toilet	This toilet block does not meet DDA, CPTED or Safer by Design principles and has been clearly identified through public consultation as a toilet that people are afraid to or do not like to use. Rather than replace the toilets on site, it is recognised that two accessible toilets proposed for construction in close proximity to the existing underground toilet will better meet the needs of people at this location, i.e. Victoria Park and the POW Memorial. It is also proposed that another toilet be constructed near the playground on the Sturt St side of Lake Wendouree (St Patricks Point area) to better meet the spatial distribution of public toilets around the lake. It is however recommended that the existing site of the underground toilet retains outlets for power, water and sewerage and a dump point, to enable this site to be used for the placement of portable toilets when large events are held at Lake Wendouree or in the Botanic Gardens.
Lake Learmonth - public toilet opposite the speed boat club on Foreshore Road at Lake Learmonth	This toilet is rated poorly in terms of condition and is considered surplus to requirements as another more modern toilet facility in much better condition is located within close proximity of this block (adjacent to the yacht club).

There will however be a net gain of public toilets, and those that are constructed will be located in more appropriate positions and designed to reflect safe design features.

14.0 ACTION PLAN

The following recommendations have been made based on:

- Existing policy statements or strategic directions from previous City of Ballarat strategies
- Condition reports of existing public toilet facilities in the City
- Levels of use currently experienced by public toilets
- Community consultation and feedback
- A spatial analysis of the distribution of public toilets in the City
- Best practice and trends in relation to public toilet provision, management and maintenance
- Demographic analysis, including future population projections.

Each of the actions has been prioritised according to the following timelines:

- High: actions that should be completed, where possible, in 0-2 years
- Medium: actions that should be completed where possible, in 2-4 years
- Low: actions that should be completed, where possible, in 4+ years
- Ongoing: actions that are continually implemented or worked on.

In order to develop costings for the action plan, the following assumptions have been made, based on existing practices (using Doug Dean toilet as a typical example). Note that these figures can only be used as an indicative guide as actual costs will be determined by the size of the toilet facility, its various components and market prices.

Type of works	Indicative cost
Average cost of maintaining a public toilet	\$5,000
Average cost of refurbishing a public toilet	\$30,000
Average cost of upgrading a public toilet	\$40,000
Average cost of replacing a public toilet	\$100,000
Average cost of closing and demolishing a public toilet	\$8,000
Average cost of developing a new public toilet	\$150,000

Public toilets listed in the action plan have a summary of their condition score listed in brackets afterwards (if the assessment contained 'fair', 'poor' or 'fail' as a descriptor. Where the public toilet was rated as 'good' or 'excellent', nothing has been included in brackets afterwards.

No.	Focus	Scope / definition / rationale	Actions	Resources	Priority
1.0	Promotion of public toilet locations	Promotion of public toilets refers to the various means in which people are made aware of the location of public toilets and the components that they feature.	<p>1.1 Undertake a signage strategy to ensure that people of all abilities and non-English speakers are able to find public toilets when required and are informed how to use them appropriately. The strategy needs to include:</p> <ul style="list-style-type: none"> • Directional / wayfinding signage (particularly around Lake Wendouree and to the new Bridge St toilet) • Information about whether or not the toilet is male, female, unisex or accessible • Information about correct usage if required, e.g. no standing on toilets or how to operate semi-automated toilets • Information on toilet maintenance procedures and who to call should there be an issue 	<p>Staff time</p> <p>Signage budget (currently unallocated)</p>	High
			<p>1.2 Provide information on Council's website about the location of public toilets throughout the City of Ballarat. Information to include:</p> <ul style="list-style-type: none"> • a map with street address • a photo of each toilet • opening / closing hours • any relevant information, e.g. baby change facilities, adult change table, toilets for people with disabilities, disabled parking, etc. 	Staff time	High
			<p>1.3 Ensure, or continue to ensure, that all public toilets in the City of Ballarat are included in the National Toilet Database, on Council's Mobility Map and any other relevant websites or smart phone apps.</p>	Staff time	Ongoing
2.0	Design of public toilets	Design of public toilets refers to the layout of a public toilet, the materials used to construct the toilet, where they are constructed and the key components that they feature.	<p>2.1 Ensure that all public toilet developments, refurbishments and upgrades meet / address:</p> <ul style="list-style-type: none"> • Disability Discrimination Act (DDA) requirements • Universal Design principles • Safer by Design principles • Crime Prevention Through Environmental Design principles • Environmentally Sustainable Design (ESD) principles • Occupational Health and Safety regulations • Australian Standards • Building Code of Australia regulations • The Key Design Considerations for fittings and fixtures as articulated in this Public Toilet Planning Framework (Section 8) • A standard of attractiveness and comfort in accordance with the location and level of use a toilet is likely to receive (i.e. visually appealing toilets, provision of toilet seats, soap, hand drying facilities, baby change facilities, sharps containers) 		
			<p>2.2 Review parking around public toilets and where required, allow for 10 minute parking in front of selected toilets in the CBD area.</p>	Staff time	High

No.	Focus	Scope / definition / rationale	Actions	Resources	Priority
			2.3 Review the opening hours of existing toilets and identify any that may be required to be open later to allow greater access to community spaces in the evening for residents and visitors to the area.	Staff time	High
			2.4 Investigate the opportunity to develop a child sized toilet at the Parents Place in Albert St and at other high use toilets as part of a family change / toilet facility and as part of the City of Ballarat's commitment to a Child Friendly City.	Staff Time (Unbudgeted est. \$25k)	Medium
3.0	Development of new public toilets	New toilets are those that are constructed at a location which has not previously had public toilets.	3.2 Develop a new public toilet block in Victoria Park enclosed within the proposed all abilities play space. This toilet should be accessible for people with disabilities and should include an adult change table and hoist.	(Underway – part of accessible playground build)	High
			3.3 Develop a new public toilet near the playground on the Sturt St side of Lake Wendouree (St Patricks Point area). This toilet should be accessible for people with disabilities. It will provide a better spatial distribution of toilets around the lake and will replace the underground toilet which has been highlighted for demolition.	Staff Time (Unbudgeted est. \$150k)	Low
			3.4 Construct a new public toilet on the north east corner of Lake Wendouree near the Wendouree Parade / Cardigan St / Haddon St roundabout. This will enable people to walk / jog / cycle around Lake Wendouree with a toilet available every 400 metres.	Staff time	High
			3.5 Construct a new public toilet facility in Cardigan Village (Mitchell Drive area) to support existing community infrastructure (e.g. BMX, tennis, BBA, playground and neighbourhood facilities) and to encourage people to spend time in the public space.	Staff Time (Unbudgeted est. \$150k)	Medium
			3.6 Consider the development of new public toilets in the future (subject to demand and feasibility) in: <ul style="list-style-type: none"> • Macarthur Park (to support regional trails and the existing BBQ facilities in this area) • Buninyong Youth Space (to support activities such as skating, basketball, BMX, etc) – preferably developed as part of the tennis club facility or the swimming pool facility • Yorkdale estate area when a community hub is established (possibly in partnership with developers) • Lucas as part of the community centre the City of Ballarat is building near the playground and park (possibly in partnership with developers). 	Staff Time (Unbudgeted est. \$150k each)	Medium -Low

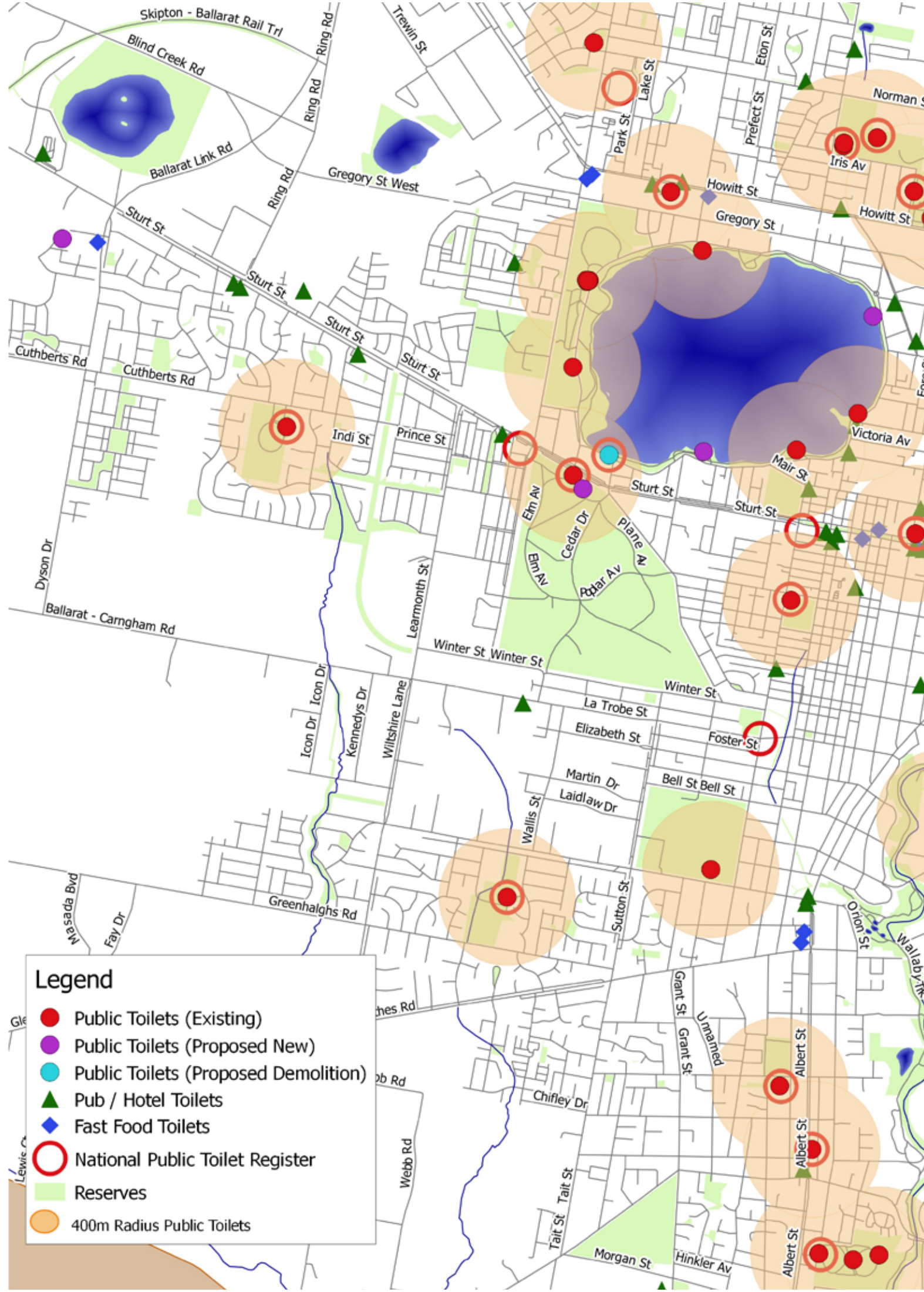
No.	Focus	Scope / definition / rationale	Actions	Resources	Priority
5.0	Renewal/Upgrade of public toilets	<p>Renewed/Upgraded toilets are those that may have significant changes to them, e.g. replacement of pans, installation of hand dryers, new roof, etc.</p> <p>*Renewal – maintain existing levels of service</p> <p>**Upgrade – raise existing levels of service</p>	<p>5.1 Renew/Upgrade the following public toilets in the City of Ballarat:</p> <p>High:</p> <ul style="list-style-type: none"> • *Alfredton Recreation Reserve – Alfredton (6 fair / 1 poor) • *Ballarat Showgrounds toilets and showers – pending current planned development of the Showgrounds (3 fair / 1 poor) • *Eastern Oval both female toilets – Ballarat East - pending current planned development of the site (7 fair) • *Marty Busch Reserve (adjacent to main gate) - Sebastopol (7 fair) • **Marty Busch Reserve (adjacent to gun club) - Sebastopol (7 fair) • *Marty Busch Reserve (number two change rooms) - Sebastopol (6 fair) • **Curtis St (Big W) – Ballarat Central <p>Medium:</p> <ul style="list-style-type: none"> • *Llanberris Athletics Reserve – Golden Point (2 fair) • **Llanberris Athletics Reserve disabled toilet – Golden Point (2 fair) • *Eastern Oval male toilets – Ballarat East (6 fair) - pending current planned development of the site • *Lake Wendouree Reserve – Canoe Club public toilets – Lake Wendouree (6 fair) • *Sebastopol offices public toilets – Sebastopol (6 fair / 1 poor) - pending current planned development of the site • *Victoria Park – Newington (3 fair / 1 poor). Works are programmed for 2015/16 <p>Low:</p> <ul style="list-style-type: none"> • *Brown Hill Reserve – Brown Hill (4 fair) • *Moorshead Park – Redan (2 fair) • *Drummond St North – Ballarat Central (1 fair) • *Golden Point Lookout – Golden Point (1 fair) • *Lake Learmonth (adjacent to yacht club) – Lake Learmonth (1 fair) • *Len T Frazer Reserve – Ballarat East (1 fair) • *North Gardens Reserve – disabled toilet – Lake Wendouree (1 fair) • *Scotsburn Hall Reserve – Scotsburn (1 fair) • *Weeramar Park – Wendouree West (1 fair) • *Mount Pleasant Reserve – Mt Pleasant (4 fair). • *Miners Rest Reserve – Miners Rest 	<p>Staff Time</p> <p>(Un-costed – will be incorporated into Facility Renewal capital expenditure)</p>	<p>High</p> <p>Medium</p> <p>Low</p>

No.	Focus	Scope / definition / rationale	Actions	Resources	Priority
6.0	Replacement of public toilets	Replaced toilets are those that may be partially or completely demolished, but rebuilt at the same site, potentially in a new style, e.g. unisex cubicles to replace a traditional toilet block style, or incorporated into an adjacent existing building.	<p>6.1 Replace the following public toilets in the City of Ballarat:</p> <p>High:</p> <ul style="list-style-type: none"> • Little Bridge St – Ballarat Central (Coles toilet) – large number of complaints from community and building identified as not meeting current design practices • Charles Edward Brown Reserve male toilets – Wendouree (3 poor / 1 fail) • Charles Edward Brown Reserve female toilets – Wendouree (1 fail) • Charles Edward Brown Reserve (adjacent to sports club) – Wendouree (3 fair / 1 fail). Expected to be incorporated into new Lakers Pavilion development. • Howitt St Shopping Centre Public Toilets – Wendouree. Works are programmed for 2015/16. <p>Medium:</p> <ul style="list-style-type: none"> • Western Oval Reserve – Ballarat Central (3 fair / 3 poor) • White Flat Oval Reserve – Ballarat Central (4 fair / 2 poor) <p>Low:</p> <ul style="list-style-type: none"> • De Soza Park – Buninyong (2 fair) 	(Un-costed – will be incorporated into Facility Renewal capital expenditure)	High Medium Low
7.0	Closure and demolition of public toilets	Closed and demolished toilets are those that are removed from their current location and will not be replaced at that location.	<p>7.1 Close and demolish the underground toilet block at Lake Wendouree. This toilet block does not meet DDA, CPTED or Safer by Design principles and has been clearly identified through public consultation as a toilet people are afraid to or do not like to use. Rather than replace the toilets on site, it is recognised two accessible toilets proposed for construction in close proximity to the existing underground toilet will better meet the needs of people at this location, i.e. Victoria Park and the War Memorial. It is also proposed that another toilet be constructed near the playground on the Sturt St side of Lake Wendouree to better meet the spatial distribution of public toilets around the lake. It is however recommended that the existing site of the underground toilet retains outlets for power, water and sewerage and a dump point, to enable this site to be used for the placement of portable toilets when large events are held at Lake Wendouree or in the Botanic Gardens.</p>	Staff Time (Est. \$25k)	Medium
			<p>7.2 Close and demolish the public toilet opposite the speed boat club on Foreshore Road at Lake Learmonth (2 fair / 5 poor). This toilet is rated poorly in terms of condition and is considered surplus to requirements as another more modern toilet facility in much better condition is located within close proximity of this block (adjacent to the yacht club).</p>	Staff Time (Est. \$8k)	High

8.0	Ongoing Maintenance Only	Maintenance of public toilets involves regular cleaning of facilities, removal of rubbish and replacement of items such as toilet paper and soap.	<p>8.1 Continue to maintain the following existing toilets in the City of Ballarat:</p> <ul style="list-style-type: none"> • Albert St – Ballarat Central • Alexander Park – Learmonth • Armstrong St – Ballarat Central • Buninyong Botanic Gardens – Buninyong • Eureka Stockade – Eureka • Lake Burrumbeet Reserve – Burrumbeet • Lake Esmond Botanical Park – Canadian • Lake Wendouree Reserve (Ballarat Grammar Shed public toilets – Lake Wendouree – Yacht Club public toilet – Wendouree • Midlands Reserve – Ballarat North • Mount Buninyong – Buninyong • North Gardens Reserve (male and female) – Lake Wendouree • Russell Square – Brown Hill • South Gardens Reserve – Lake Wendouree • Victory Park – Sebastopol. 	Staff Time (Incorporated within ongoing Facility Maintenance budget)	Ongoing
			<p>8.2 Increase the maintenance regime for both the Big W and Little Bridge Street public toilets. These toilets were highlighted through community consultation as being well located but poorly maintained. An increase in the frequency of maintenance is likely to result in increased use of these facilities by the general public and increased levels of satisfaction.</p>	Staff Time (Est. \$10k/year)	High
9.0	Partnerships	Partnership refers to working together with other organisations, businesses or individuals to share resources to achieve common goals.	<p>9.1 Work in partnership with local businesses in key locations to encourage them to open up their toilets to the general public. This practice can not only bring more custom to local businesses, but also reduce the number of toilets Council needs to provide, manage and maintain.</p>	Staff time	Ongoing

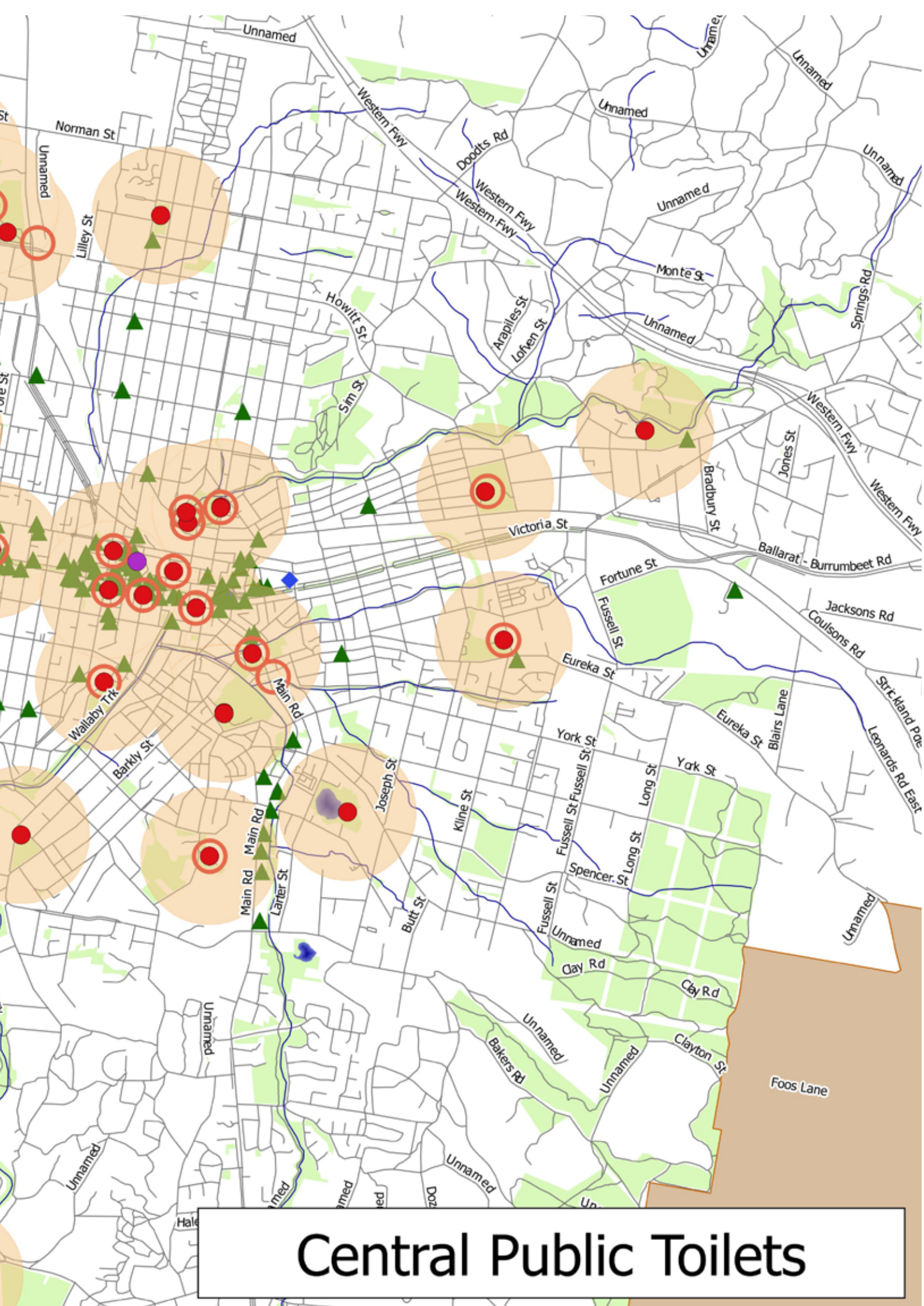
APPENDIX 1

(Public Toilet Maps)

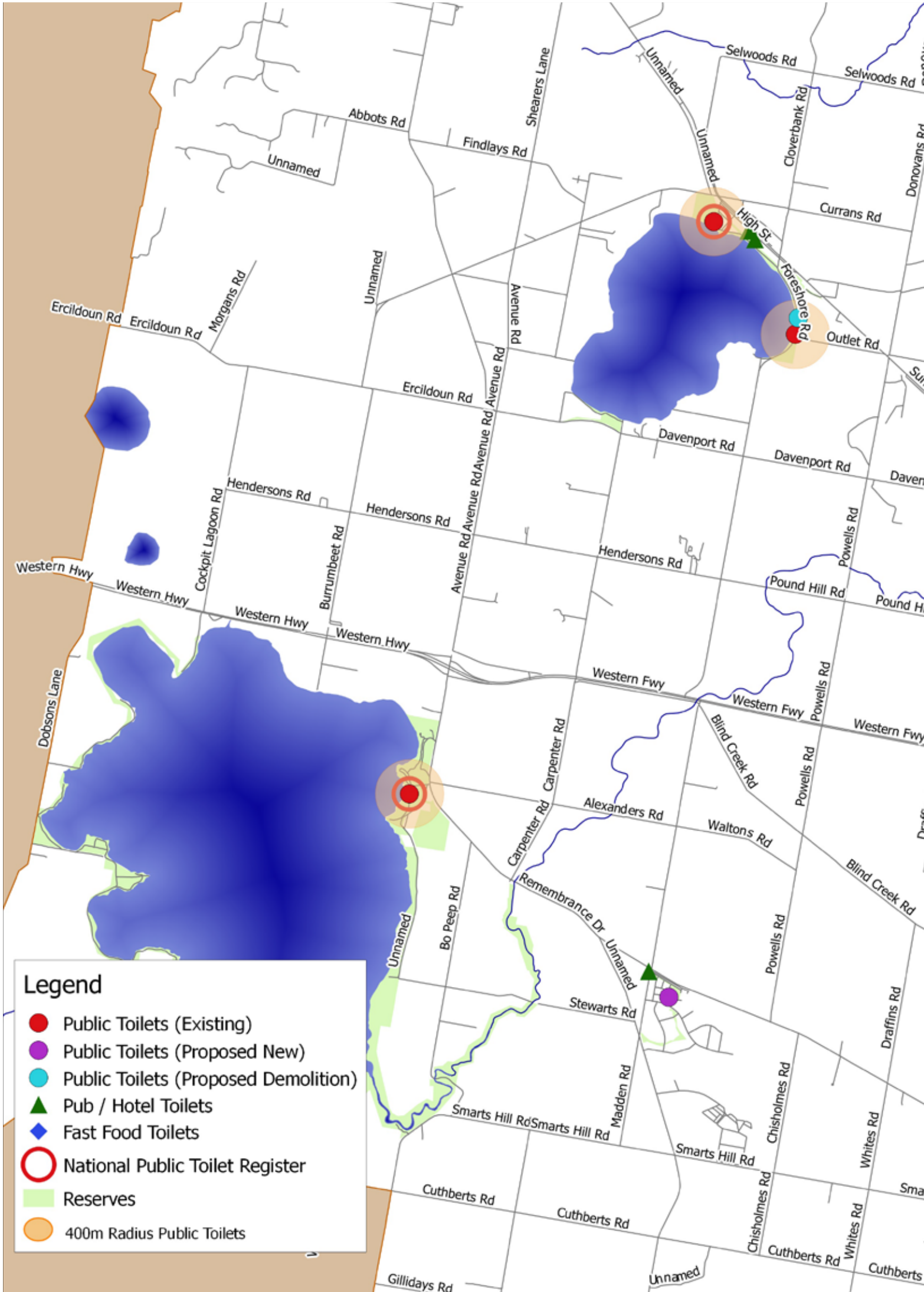


Legend

- Public Toilets (Existing)
- Public Toilets (Proposed New)
- Public Toilets (Proposed Demolition)
- ▲ Pub / Hotel Toilets
- ◆ Fast Food Toilets
- National Public Toilet Register
- Reserves
- 400m Radius Public Toilets



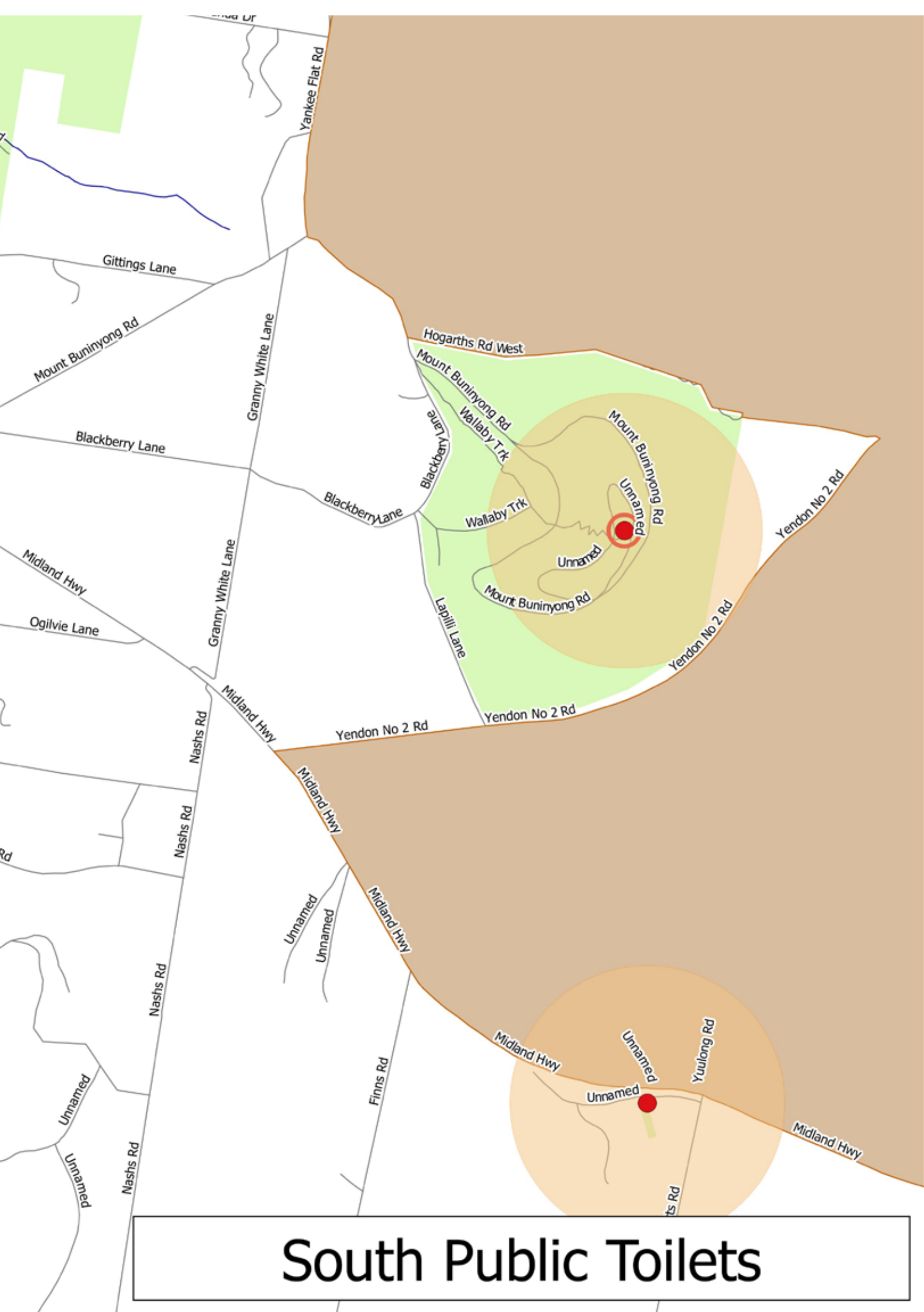
Central Public Toilets





Legend

- Public Toilets (Existing)
- Public Toilets (Proposed New)
- Public Toilets (Proposed Demolition)
- Pub / Hotel Toilets
- Fast Food Toilets
- National Public Toilet Register
- Reserves
- 400m Radius Public Toilets




APPENDIX 2


(Public Toilet Condition Ratings)

BUILDING CONDITION LIST

No. Buildings: 54, No. Observations: 392

Building Feature Type:	B-Public Toilet	Return to Building Conditions Report ↗
Observation Type:	All	
Condition:	All	Open Plain Text Report ↗

Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Albert Street Toilets	B-Public Toilet	00036362			Public Toilets (Rear of 39 Sturt St) Albert St Ballarat Central	Timber	B-Doors General Condition	Good
							B-Footing Condition	Good
							B-Paint Condition	Good
						Metal Tray	B-Roof Cladding Condition	Good
						Timber	B-Roof Structure Condition	Good
						Render	B-Wall Cladding Condition	Good
						Brick	B-Wall Structure Condition	Good
							General Overall Condition	Good


Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Alexander Park	B-Public Toilet	00036635			Public Toilets Laidlaw St Learmonth	Timber	B-Doors General Condition	Good
							B-Footing Condition	Good
						Metal Sheet	B-Roof Cladding Condition	Good
						Steel	B-Roof Structure Condition	Good
						Brick	B-Wall Cladding Condition	Good
						Brick	B-Wall Structure Condition	Good
							General Overall Condition	Good

BUILDING CONDITION LIST

No. Buildings: 54, No. Observations: 392





Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Alfredton Recreation Reserve	B-Public Toilet	00036644			Public Toilets 89 Cuthberts Rd Alfredton	Timber	B-Doors General Condition	Fair
							B-Footing Condition	Good
							B-Paint Condition	Fair
						Metal Sheet	B-Roof Cladding Condition	Fair
						Timber	B-Roof Structure Condition	Fair
						Brick	B-Wall Cladding Condition	Fair
						Brick	B-Wall Structure Condition	Fair
							General Overall Condition	Poor


Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Armstrong Street Toilets	B-Public Toilet	00036364			Public Toilets 38 Armstrong St Nth Ballarat Central		B-Footing Condition	Good
							B-Paint Condition	Good
						Metal Tray	B-Roof Cladding Condition	Good
						Timber	B-Roof Structure Condition	Good
						Brick	B-Wall Cladding Condition	Good
						Brick	B-Wall Structure Condition	Good
							General Overall Condition	Good

BUILDING CONDITION LIST

No. Buildings: 54, No. Observations: 392

Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Ballarat Showgrounds	B-Public Toilet	00036663			Toilets Cnr Creswick Rd & Howitt St Wendouree	Timber	B-Doors General Condition	Good
							B-Footing Condition	Good
							B-Paint Condition	Fair
						Metal Tray	B-Roof Cladding Condition	Good
						Timber	B-Roof Structure Condition	Good
						Brick	B-Wall Cladding Condition	Good
						Brick	B-Wall Structure Condition	Good
							General Overall Condition	Fair

Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Ballarat Showgrounds	B-Public Toilet	00225876			Toilets (adj. White Ave) Cnr Creswick Rd & Howitt St Wendouree		General Overall Condition	Poor


Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Big W Toilets	B-Public Toilet	00036481			Public Toilets Curtis St (Big W) Ballarat Central		B-Paint Condition	Good
							General Overall Condition	Good

BUILDING CONDITION LIST

No. Buildings: 54, No. Observations: 392



Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Brown Hill Reserve	B-Public Toilet	00036686			Public Toilets 373 Humffray St Nth Brown Hill	Steel	B-Doors General Condition	Good
							B-Footing Condition	Good
							B-Paint Condition	Fair
						Metal Sheet	B-Roof Cladding Condition	Fair
						Timber	B-Roof Structure Condition	Fair
						Masonry	B-Wall Cladding Condition	Good
						Masonry	B-Wall Structure Condition	Good
							General	Fair

Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Buninyong Botanic Gardens	B-Public Toilet	00036494			Public Toilets Scott St Buninyong	Steel	B-Doors General Condition	Good
							B-Footing Condition	Good
							B-Paint Condition	Good
						Metal Sheet	B-Roof Cladding Condition	Good
						Timber	B-Roof Structure Condition	Good
						Timber	B-Wall Cladding Condition	Good
						Steel	B-Wall Structure Condition	Good
							General Overall Condition	Good

BUILDING CONDITION LIST

No. Buildings: 54, No. Observations: 392


Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Charles Edward Brown Reserve	B-Public Toilet	00036722			Public Toilets (adj Sports Club) 238 Dowling St Wendouree	Timber	B-Doors General Condition	Fair
							B-Footing Condition	Good
							B-Paint Condition	Failed
						Metal Sheet	B-Roof Cladding Condition	Fair
						Timber	B-Roof Structure Condition	Good
						Brick	B-Wall Cladding Condition	Good
						Brick	B-Wall Structure Condition	Good
							General Overall Condition	Fair

Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Charles Edward Brown Reserve	B-Public Toilet	00036723			Public Toilets Male (adj Dowling St) 238 Dowling St Wendouree	Timber	B-Doors General Condition	Good
							B-Footing Condition	Good
							B-Paint Condition	Failed
						Brick	B-Roof Cladding Condition	Good
						Brick	B-Roof Structure Condition	Good
						Brick	B-Wall Cladding Condition	Poor
						Brick	B-Wall Structure Condition	Poor
							General Overall Condition	Poor

BUILDING CONDITION LIST

No. Buildings: 54, No. Observations: 392




Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Charles Edward Brown Reserve	B-Public Toilet	00036725			Public Toilets Female (adj Dowling St) 238 Dowling St Wendouree	Timber	B-Doors General Condition	Good
							B-Footing Condition	Good
							B-Paint Condition	Failed
						Brick	B-Roof Cladding Condition	Good
						Brick	B-Roof Structure Condition	Good
						Brick	B-Wall Cladding Condition	Good
						Brick	B-Wall Structure Condition	Good
							General Overall Condition	Good


Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
De Soza Park	B-Public Toilet	00036750			Public Toilets / Shelter 502 Warrenheip St Buninyong	Timber	B-Doors General Condition	Fair
							B-Footing Condition	Good
							B-Paint Condition	Fair
						Metal Tray	B-Roof Cladding Condition	Good
						Timber	B-Roof Structure Condition	Good
						Timber	B-Wall Cladding Condition	Good
						Timber	B-Wall Structure Condition	Good
							General Overall Condition	Good

BUILDING CONDITION LIST

No. Buildings: 54, No. Observations: 392

Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Doug Dean Reserve	B-Public Toilet	00237362		B-Capital New	Public Toilet (2015) Doug Dean Reserve Greenhalghs Road Delacombe	Not Applicable	B-Doors General Condition	Excellent
							B-Footing Condition	Excellent
							B-Paint Condition	Excellent
						Metal Sheet	B-Roof Cladding Condition	Excellent
						Steel	B-Roof Structure Condition	Excellent
						Concrete	B-Wall Cladding Condition	Excellent
						Concrete	B-Wall Structure Condition	Excellent
							General Overall Condition	Excellent

Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Drummond Street North Toilets	B-Public Toilet	00036520			Public Toilets Drummond St Nth Ballarat Central		General Overall Condition	Fair

Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Eastern Oval	B-Public Toilet	00036770			Public Toilets Female (adj Ebden St) 211 Peel St Nth Ballarat East	Timber	B-Doors General Condition	Fair
							B-Footing Condition	Good
							B-Paint Condition	Fair
						Metal Sheet	B-Roof Cladding Condition	Fair
						Timber	B-Roof Structure Condition	Fair
						Brick	B-Wall Cladding Condition	Fair
						Brick	B-Wall Structure Condition	Fair
							General Overall Condition	Fair

BUILDING CONDITION LIST

No. Buildings: 54, No. Observations: 392




Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Eastern Oval	B-Public Toilet	00036771			Public Toilets Female (adj Peel St) 211 Peel St Nth Ballarat East	Timber	B-Doors General Condition	Fair
							B-Footing Condition	Good
							B-Paint Condition	Fair
						Metal Sheet	B-Roof Cladding Condition	Fair
						Timber	B-Roof Structure Condition	Fair
						Brick	B-Wall Cladding Condition	Fair
						Brick	B-Wall Structure Condition	Fair
							General Overall Condition	Fair

Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Eastern Oval	B-Public Toilet	00036772			Public Toilets Male (adj Creek) 211 Peel St Nth Ballarat East	Timber	B-Doors General Condition	Fair
							B-Footing Condition	Good
							B-Paint Condition	Fair
						Metal Sheet	B-Roof Cladding Condition	Fair
						Timber	B-Roof Structure Condition	Fair
						Brick	B-Wall Cladding Condition	Fair
						Brick	B-Wall Structure Condition	Fair
							General Overall Condition	Fair

BUILDING CONDITION LIST

No. Buildings: 54, No. Observations: 392

Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Eastern Oval	B-Public Toilet	00038031			Public Toilets Male (Adj Peel St Nth) 211 Peel St Nth Ballarat East	Timber	B-Doors General Condition	Fair
							B-Footing Condition	Good
							B-Paint Condition	Fair
						Metal Sheet	B-Roof Cladding Condition	Fair
						Timber	B-Roof Structure Condition	Fair
						Brick	B-Wall Cladding Condition	Fair
						Brick	B-Wall Structure Condition	Good
							General Overall Condition	Fair

Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Eureka Stockade	B-Public Toilet	00036782			Public Toilets 525 Eureka St Eureka	Timber	B-Doors General Condition	Good
							B-Paint Condition	Good
						Metal Tray	B-Roof Cladding Condition	Good
						Timber	B-Roof Structure Condition	Good
						Render	B-Wall Cladding Condition	Good
						Brick	B-Wall Structure Condition	Good
							General Overall Condition	Good

BUILDING CONDITION LIST

No. Buildings: 54, No. Observations: 392



Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Golden Point Lookout	B-Public Toilet	00036532			Public Toilets off Magpie St (West side Sovereign Hill) Golden Point	Timber	B-Doors General Condition	Good
							B-Footing Condition	Good
							B-Paint Condition	Fair
						Metal Sheet	B-Roof Cladding Condition	Good
						Steel	B-Roof Structure Condition	Good
							General Overall Condition	Good

Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Howitt Street Shopping Centre	B-Public Toilet	00036535			Public Toilets Car park of Howitt St Shopping Centre 1221T Howitt Street Wendouree	Steel	B-Doors General Condition	Good
							B-Footing Condition	Good
						Metal Tray	B-Roof Cladding Condition	Good
						Timber	B-Roof Structure Condition	Good
						Brick	B-Wall Cladding Condition	Good
						Brick	B-Wall Structure Condition	Good
							General Overall Condition	Good

BUILDING CONDITION LIST

No. Buildings: 54, No. Observations: 392


Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Lake Burrumbeet Reserve	B-Public Toilet	00036808			Public Toilet East Shore, Lake Burrumbeet Burrumbeet	Timber	B-Doors General Condition	Good
							B-Footing Condition	Good
							B-Paint Condition	Good
						Metal Sheet	B-Roof Cladding Condition	Good
						Steel	B-Roof Structure Condition	Good
						Metal Sheet	B-Wall Cladding Condition	Good
						Steel	B-Wall Structure Condition	Good
							General Overall Condition	Good

Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Lake Esmond Botanical Park	B-Public Toilet	00036815			Public Toilets 233 Larter St Canadian	Steel	B-Doors General Condition	Good
							B-Footing Condition	Good
						Metal Sheet	B-Roof Cladding Condition	Good
						Steel	B-Roof Structure Condition	Good
						Metal Sheet	B-Wall Cladding Condition	Good
						Steel	B-Wall Structure Condition	Good
							General Overall Condition	Good

BUILDING CONDITION LIST

No. Buildings: 54, No. Observations: 392




Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Lake Learmonth	B-Public Toilet	00036819			Public Toilets (opp Speed Boat Club) Foreshore Road Learmonth	Timber	B-Doors General Condition	Poor
							B-Footing Condition	Fair
							B-Paint Condition	Poor
						Metal Tray	B-Roof Cladding Condition	Poor
						Timber	B-Roof Structure Condition	Fair
						Brick	B-Wall Cladding Condition	Poor
							General Overall Condition	Poor

Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Lake Learmonth	B-Public Toilet	00036820			Public Toilets (adj Yacht Club) Foreshore Road Learmonth	Steel	B-Doors General Condition	Good
							B-Footing Condition	Good
						Metal Tray	B-Roof Cladding Condition	Excellent
						Steel	B-Roof Structure Condition	Excellent
						Brick	B-Wall Cladding Condition	Good
						Brick	B-Wall Structure Condition	Good
							General Overall Condition	Fair

BUILDING CONDITION LIST

No. Buildings: 54, No. Observations: 392

Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Lake Wendouree Reserve	B-Public Toilet	00036854			Ballarat Grammer Shed Public Toilets Wendouree Pde Lake Wendouree	Timber	B-Doors General Condition	Good
							B-Footing Condition	Good
							B-Paint Condition	Good
						Metal Sheet	B-Roof Cladding Condition	Good
						Timber	B-Roof Structure Condition	Good
						Weatherboard	B-Wall Cladding Condition	Good
						Timber	B-Wall Structure Condition	Good
							General Overall Condition	Good

Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Lake Wendouree Reserve	B-Public Toilet	00036855			Canoe Club Public Toilets Wendouree Pde Lake Wendouree	Timber	B-Doors General Condition	Fair
							B-Footing Condition	Fair
							B-Paint Condition	Good
						Metal Sheet	B-Roof Cladding Condition	Fair
						Timber	B-Roof Structure Condition	Fair
						Weatherboard	B-Wall Cladding Condition	Fair
						Timber	B-Wall Structure Condition	Good
							General Overall Condition	Fair

BUILDING CONDITION LIST

No. Buildings: 54, No. Observations: 392




Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Lake Wendouree Reserve	B-Public Toilet	00036856			Underground Public Toilets Wendouree Pde Lake Wendouree	Steel	B-Doors General Condition	Good
							B-Footing Condition	Good
							B-Paint Condition	Good
						Concrete	B-Roof Cladding Condition	Good
						Concrete	B-Roof Structure Condition	Good
						Brick	B-Wall Cladding Condition	Good
						Brick	B-Wall Structure Condition	Good
							General Overall Condition	Good

Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Lake Wendouree Reserve	B-Public Toilet	00093019			Ballarat Yacht Club Public Toilet Wendouree Pde Wendouree	Timber	B-Doors General Condition	Good
							B-Footing Condition	Good
							B-Paint Condition	Good
						Metal Sheet	B-Roof Cladding Condition	Good
						Timber	B-Roof Structure Condition	Good
						Compressed Sheet	B-Wall Cladding Condition	Good
						Timber	B-Wall Structure Condition	Good
							General Overall Condition	Good

BUILDING CONDITION LIST

No. Buildings: 54, No. Observations: 392

Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Len T Frazer Reserve	B-Public Toilet	00036878			Public Toilets 10B Barkly St Ballarat East	Steel	B-Doors General Condition	Good
							B-Footing Condition	Good
							B-Paint Condition	Good
						Metal Tray	B-Roof Cladding Condition	Good
						Steel	B-Roof Structure Condition	Good
						Metal Sheet	B-Wall Cladding Condition	Fair
						Steel	B-Wall Structure Condition	Good
							General Overall Condition	Good

Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Little Bridge Street Toilets	B-Public Toilet	00036545			Public Toilets Cnr Little Bridge St & Peel St Sth Ballarat Central	Timber	B-Doors General Condition	Good
							B-Footing Condition	Good
							B-Paint Condition	Good
						Metal Sheet	B-Roof Cladding Condition	Good
						Timber	B-Roof Structure Condition	Good
						Brick	B-Wall Cladding Condition	Good
						Brick	B-Wall Structure Condition	Good
							General Overall Condition	Good

BUILDING CONDITION LIST

No. Buildings: 54, No. Observations: 392





Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Llanberris Athletics Reserve	B-Public Toilet	00036890			Public Toilets York St Golden Point	Timber	B-Doors General Condition	Fair
							B-Footing Condition	Good
							B-Paint Condition	Fair
						Metal Sheet	B-Roof Cladding Condition	Good
						Timber	B-Roof Structure Condition	Good
						Brick	B-Wall Cladding Condition	Good
						Brick	B-Wall Structure Condition	Good
							General Overall Condition	Good

Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Llanberris Athletics Reserve	B-Public Toilet	00036891			Public Toilets Disabled York St Golden Point	Timber	B-Doors General Condition	Good
							B-Footing Condition	Good
							B-Paint Condition	Fair
						Metal Sheet	B-Roof Cladding Condition	Fair
						Timber	B-Roof Structure Condition	Good
						Brick	B-Wall Cladding Condition	Good
						Brick	B-Wall Structure Condition	Good
							General Overall Condition	Good

BUILDING CONDITION LIST

No. Buildings: 54, No. Observations: 392

Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Marty Busch Reserve	B-Public Toilet	00036912			Public Toilets (adj Main Gates) Burnett St Sebastopol	Timber	B-Doors General Condition	Fair
							B-Footing Condition	Good
							B-Paint Condition	Fair
						Metal Tray	B-Roof Cladding Condition	Fair
						Steel	B-Roof Structure Condition	Fair
						Brick	B-Wall Cladding Condition	Fair
						Brick	B-Wall Structure Condition	Fair
							General Overall Condition	Fair

Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Marty Busch Reserve	B-Public Toilet	00036914			Public Toilets (adj Gun Club) Burnett St Sebastopol	Timber	B-Doors General Condition	Fair
							B-Footing Condition	Good
							B-Paint Condition	Fair
						Metal Tray	B-Roof Cladding Condition	Fair
						Timber	B-Roof Structure Condition	Fair
						Brick	B-Wall Cladding Condition	Fair
						Brick	B-Wall Structure Condition	Fair
							General Overall Condition	Fair

BUILDING CONDITION LIST

No. Buildings: 54, No. Observations: 392



Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Marty Busch Reserve	B-Public Toilet	00137572			No 2 Change Rooms Public Toilets Burnett St Sebastopol	Timber	B-Doors General Condition	Fair
							B-Footing Condition	Good
							B-Paint Condition	Good
						Metal Tray	B-Roof Cladding Condition	Fair
						Timber	B-Roof Structure Condition	Fair
						Brick	B-Wall Cladding Condition	Fair
						Brick	B-Wall Structure Condition	Fair
							General Overall Condition	Fair

Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Midlands Reserve	B-Public Toilet	00228173			Toilet / Plant Room Midlands Res. Water Play Space Doveton Street North Ballarat North	Not Applicable	B-Doors General Condition	Excellent
							B-Footing Condition	Excellent
						Metal Sheet	B-Roof Cladding Condition	Excellent
						Steel	B-Roof Structure Condition	Excellent
						Steel	B-Wall Cladding Condition	Excellent
						Steel	B-Wall Structure Condition	Excellent
							General Overall Condition	Excellent

BUILDING CONDITION LIST

No. Buildings: 54, No. Observations: 392

Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Miners Rest Reserve	B-Public Toilet	00036922			Public Toilets 19 Albert St Miners Rest	Steel	B-Doors General Condition	Good
							B-Footing Condition	Good
							B-Paint Condition	Good
						Metal Sheet	B-Roof Cladding Condition	Good
						Steel	B-Roof Structure Condition	Good
						Brick	B-Wall Cladding Condition	Good
						Brick	B-Wall Structure Condition	Good
							General Overall Condition	Good

Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Morshead Park	B-Public Toilet	00137573			Public Toilets (Ballarat Dog Club) Cnr Pleasant St Sth & Rubicon St Redan		B-Footing Condition	Good
							B-Paint Condition	Good
						Metal Sheet	B-Roof Cladding Condition	Fair
						Timber	B-Roof Structure Condition	Fair
						Masonry	B-Wall Cladding Condition	Good
						Masonry	B-Wall Structure Condition	Good
							General Overall Condition	Good

BUILDING CONDITION LIST

No. Buildings: 54, No. Observations: 392




Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Mount Buninyong	B-Public Toilet	00036934			Public Toilets Mt Buninyong Reserve Buninyong	Timber	B-Doors General Condition	Good
							B-Footing Condition	Good
						Metal Tray	B-Roof Cladding Condition	Good
						Steel	B-Roof Structure Condition	Good
						Metal Tray	B-Wall Cladding Condition	Good
						Steel	B-Wall Structure Condition	Good
							General Overall Condition	Good

Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Mount Pleasant Reserve	B-Public Toilet	00036937			Public Toilets 900 Barkly St Mt Pleasant	Timber	B-Doors General Condition	Fair
							B-Footing Condition	Good
							B-Paint Condition	Fair
						Metal Sheet	B-Roof Cladding Condition	Fair
						Timber	B-Roof Structure Condition	Good
						Brick	B-Wall Cladding Condition	Good
						Brick	B-Wall Structure Condition	Good
							General Overall Condition	Fair

BUILDING CONDITION LIST

No. Buildings: 54, No. Observations: 392


Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
North Gardens Reserve	B-Public Toilet	00036943			North Gardens Reserve Public Toilets Male 411 Wendouree Pde Lake Wendouree		B-Footing Condition	Good
							B-Paint Condition	Good
						Tiles	B-Roof Cladding Condition	Good
						Timber	B-Roof Structure Condition	Good
						Brick	B-Wall Cladding Condition	Good
						Timber	B-Wall Structure Condition	Good
							General Overall Condition	Good


Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
North Gardens Reserve	B-Public Toilet	00036944			North Gardens Reserve Public Toilets Female 411 Wendouree Pde Lake Wendouree		B-Footing Condition	Good
							B-Paint Condition	Good
						Tiles	B-Roof Cladding Condition	Good
						Timber	B-Roof Structure Condition	Good
						Brick	B-Wall Cladding Condition	Good
						Timber	B-Wall Structure Condition	Good
							General Overall Condition	Good

BUILDING CONDITION LIST

No. Buildings: 54, No. Observations: 392




Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
North Gardens Reserve	B-Public Toilet	00036946			North Gardens Reserve Public Toilets Disabled 411 Wendouree Pde Lake Wendouree	Steel	B-Doors General Condition	Good
							B-Footing Condition	Good
							B-Paint Condition	Fair
						Metal Sheet	B-Roof Cladding Condition	Good
						Steel	B-Roof Structure Condition	Good
						Timber	B-Wall Cladding Condition	Good
						Steel	B-Wall Structure Condition	Good
							General Overall Condition	Good

Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Russell Square	B-Public Toilet	00036979			Public Toilets Stawell St Nth Brown Hill	Steel	B-Doors General Condition	Good
							B-Footing Condition	Good
							B-Paint Condition	Good
						Metal Sheet	B-Roof Cladding Condition	Good
						Timber	B-Roof Structure Condition	Good
						Brick	B-Wall Cladding Condition	Good
						Brick	B-Wall Structure Condition	Good
							General Overall Condition	Good

BUILDING CONDITION LIST

No. Buildings: 54, No. Observations: 392

Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Scotsburn Hall Reserve	B-Public Toilet	00036984			Toilets Midland Hwy Scotsburn	Timber	B-Doors General Condition	Good
							B-Footing Condition	Good
							B-Paint Condition	Good
						Metal Tray	B-Roof Cladding Condition	Good
						Timber	B-Roof Structure Condition	Fair
						Masonry	B-Wall Cladding Condition	Good
						Masonry	B-Wall Structure Condition	Good
							General Overall Condition	Good

Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Sebastopol Offices	B-Public Toilet	00036607			Public Toilets 181-183 Albert St Sebastopol	Aluminium	B-Doors General Condition	Fair
							B-Footing Condition	Good
							B-Paint Condition	Fair
						Metal Tray	B-Roof Cladding Condition	Poor
						Timber	B-Roof Structure Condition	Fair
						Brick	B-Wall Cladding Condition	Fair
						Brick	B-Wall Structure Condition	Fair
							General Overall Condition	Fair

BUILDING CONDITION LIST

No. Buildings: 54, No. Observations: 392





Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
South Gardens Reserve	B-Public Toilet	00036995			South Gardens Reserve Public Toilets 401 Wendouree Pde Lake Wendouree	Steel	B-Doors General Condition	Good
							B-Footing Condition	Good
							B-Paint Condition	Good
						Tiles	B-Roof Cladding Condition	Good
						Timber	B-Roof Structure Condition	Good
						Brick	B-Wall Cladding Condition	Good
						Brick	B-Wall Structure Condition	Good
							General Overall Condition	Good

Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Victoria Park	B-Public Toilet	00037020			Public Toilets Sturt St Newington		B-Footing Condition	Good
							B-Paint Condition	Fair
						Metal Sheet	B-Roof Cladding Condition	Poor
						Timber	B-Roof Structure Condition	Fair
						Brick	B-Wall Cladding Condition	Good
						Brick	B-Wall Structure Condition	Good
							General Overall Condition	Fair

BUILDING CONDITION LIST

No. Buildings: 54, No. Observations: 392

Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Victory Park	B-Public Toilet	00150685			Public Toilets (2012) 253 Vickers St Sebastopol	Steel	B-Doors General Condition	Excellent
							B-Footing Condition	Good
						Metal Sheet	B-Roof Cladding Condition	Good
						Steel	B-Roof Structure Condition	Good
						Metal Sheet	B-Wall Cladding Condition	Excellent
						Steel	B-Wall Structure Condition	Good
							General Overall Condition	Excellent

Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Weeramar Park	B-Public Toilet	00037041			Public Toilets Cnr Gillies St Nth & Norman St Wendouree West	Timber	B-Doors General Condition	Good
							B-Footing Condition	Good
							B-Paint Condition	Fair
						Metal Sheet	B-Roof Cladding Condition	Good
						Timber	B-Roof Structure Condition	Good
						Render	B-Wall Cladding Condition	Good
						Brick	B-Wall Structure Condition	Good
							General Overall Condition	Good

BUILDING CONDITION LIST

No. Buildings: 54, No. Observations: 392



Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
Western Oval Reserve	B-Public Toilet	00037049			Public Toilets Cnr Pleasant St Sth & Eyre St Ballarat Central	Timber	B-Doors General Condition	Fair
							B-Paint Condition	Poor
						Metal Sheet	B-Roof Cladding Condition	Poor
						Timber	B-Roof Structure Condition	Fair
						Brick	B-Wall Structure Condition	Fair
							General Overall Condition	Poor

Building Site Name	Building Feature Type	Building CID	Photo	Activity Log	Building Location	M Type	Observe Type	Condition
White Flat Oval Reserve	B-Public Toilet	00037053			Public Toilets Hickman St Ballarat Central	Timber	B-Doors General Condition	Fair
							B-Paint Condition	Fair
						Metal Sheet	B-Roof Cladding Condition	Poor
						Timber	B-Roof Structure Condition	Fair
						Brick	B-Wall Structure Condition	Fair
							General Overall Condition	Poor

APPENDIX 3

Community Consultation

Imagine Ballarat

The City of Ballarat undertook a process, called Imagine Ballarat, to seek feedback from local residents about their ideas for Ballarat in the future. Twenty residents provided feedback about existing toilets and locations for future toilets. Key issues and opportunities identified included the need for additional toilets in locations such as playgrounds, the CBD, Mt Clear Reserve and Victoria Park, and the need to keep the toilets at Parent's Place open for longer periods of time. Other comments related to cleanliness and general maintenance of public toilets.

Specific comments included:

Issue / opportunity	Details
City Library	<ul style="list-style-type: none"> • Upgrade toilets and instigate a more regular maintenance program which provides for cleaning, soap and paper towel
Mt Clear Reserve	<ul style="list-style-type: none"> • Need public toilets
Parent's Place	<ul style="list-style-type: none"> • Needs toilets and longer hours of operation (4)
General	<ul style="list-style-type: none"> • Need more public toilets (4) • Need more toilets at playgrounds (2) • Need public toilets open all hours • Need to ensure public toilets are not vandalised • Need clean toilets around playgrounds • Need to install gender neutral toilets
Civic Hall	<ul style="list-style-type: none"> • Need public toilets
Bridge Mall	<ul style="list-style-type: none"> • Need accessible public toilets
Visitor Information Centre	<ul style="list-style-type: none"> • Need a public toilet
Victoria Park	<ul style="list-style-type: none"> • Need more public toilets; need toilets at the south end

Key Stakeholder Interviews

Key stakeholder interviews were held at the Ballarat Town Hall on Friday 27 March and also on Friday 17 April. Various Council staff and community based organisations attended these interviews during the day. Several others who were unable to make it took part in a telephone interview. Two workshops were also held with services focused on disability and community safety areas. A total of 51 people took part, representing the following organisations:

- City of Ballarat – Community Development Co-ordinator, Rural Access Co-ordinator, Positive Ageing Co-ordinator, Community Safety and Wellbeing Officer, Early Years Community Facilitator
- Department of Health and Human Services
- Ballarat Regional Tourism
- Committee for Ballarat
- Senior Citizen of the Year 2014
- Citizen of the Year 2014
- Bridge Mall Traders Association
- Vision Australia
- Men's Shed
- PINARC
- Uniting Care

- Cardigan Village Community Group
- JD's Sports Bar
- Ballarat City Senior Citizens
- Ballarat North Senior Citizens
- Ballarat Polish Senior Citizens
- Brown Hill Senior Citizens
- Sebastopol Senior Citizens
- Disability Advisory Committee (15 people)
- Community Safety Advisory Committee (14 people)

Participants involved in these interviews identified the following issues and opportunities:

Issue / opportunity	Details
Planning considerations	<ul style="list-style-type: none"> • Public toilets in late night entertainment precinct need to be open after 2.30am lockout as otherwise people urinate in the street and against shop frontages. • Need to ensure toilets are accessible and child friendly. • Toilets need to be designed to be attractive and sympathetic with the site in which they are located • Consider using public art to beautify public toilets and their surrounds • Need to consider developing public toilets as part of co-location with existing infrastructure such as the library to take advantage of existing parking, passive surveillance, etc • Need to consider developing public buildings which also provide external access to public toilets within these buildings • Need to consider sharing of toilets within community precincts • Refer to Open Space Strategy for details on toilet provision • Lake Wendouree toilets are considered to be the benchmark • Passive surveillance and good lighting will help to reduce vandalism • Install drinking fountains outside public toilets • Consider using paint that repels urine in the CBD area • Building should blend in with its surrounds • Single unisex toilets are supported (including by transgender members of the community) • Toilets should be well maintained and easy to clean • People need to feel safe • Toilets should be provided at regional play spaces • Children are often scared of the noise a hand dryer makes • Female toilets should be located at the front of the toilets, not along a corridor at the rear • Consider installation of vending machines that sell condoms, etc • Consider installation of token operated showers in some toilets for homeless people • Consider installation of a squat toilet in areas frequented by large numbers of people • Toilets need to be within 500m or a 5 minute walk from each other in key public areas • Children likely only able to walk about 1 minute to a public toilet before needing to go • Toilets should be open until 9pm • Where you create a community hub, you need to provide public toilets • Need to provide child friendly facilities as part of City of Ballarat's commitment to being a Child Friendly City • Consider use of motion sensor lights • Need to have decent toilet facilities available for events, such as Heritage Week • Encourage development of public toilets that are accessible from both indoors and outdoors at recreation reserves • Consider development of partnership between Council and the retail sector to deliver toilets that are accessible to the public
Rationalisation	<ul style="list-style-type: none"> • Consider rationalising one of the three public toilets around the lake at Learmonth • People don't like the underground toilet at Lake Wendouree – consider getting rid of it

Issue / opportunity	Details
Signage	<ul style="list-style-type: none"> • Need a sign to show location of new Bridge St toilets • Need better signage to and on all public toilets • Need to improve signage and use consistent images / wording • Consider how to communicate messages to non-English speakers • Toilets next to Town Hall have lots of buttons with poor labelling • Placement of signs is important. Has to be at the right height. • Australian Standards exist for public toilets with Braille. Braille sign needs to be on left side of door. • Size and font of signs are important. • Some directional signs are required. • Need a map / sign at the train station informing people of the location of public toilets in the CBD • Poor signage around Lake Wendouree to public toilets
New toilets	<ul style="list-style-type: none"> • Need a new toilet on the median strip on Sturt St (if there are sewer lines) or on Sturt St near Lydiard St • Need toilets in the late night precinct area • Consider relocating taxis to Camp St and providing a big toilet there for late night precinct visitors • Need two more toilets around Lake Wendouree (one with a hoist and large change table for adults with disabilities) • Need new toilet opposite Target car park • Need a toilet between St Patrick's Church on Dawson Street and Pleasant Street • Need to install a public toilet block at Macarthur Park to support the regional trails in this area. • Additional public toilets required in Victoria Park • The toilets in the rotunda at De Soza Park in Buninyong are no longer suitable and need to be replaced. • Youth space in Buninyong needs toilets to support other activities there, i.e. parcour, BMX, skating and basketball. • Need to develop a public toilet in Cardigan Village to support existing community infrastructure (e.g. BMX, tennis, BBA, playground and neighbourhood facilities) and to encourage people to spend time in the public space. • Instead of building new toilets, we need to encourage businesses to open up their toilets to the general public. This was recommended in the Positive Ageing Strategy • New toilet required against the art gallery in Alfred Deakin Place as more and more events are being held in this area and it could be used by late night precinct visitors. Should be constructed of stainless steel and should include one continuous urinal and one pan in the male toilet, four cubicles in the female toilet and a disabled toilet. As it's in a heritage precinct, due consideration needs to be given to its surrounds. • Toilets required at Invermay Park • Consider more public toilets in outer suburbs • Yorkdale will require a public toilet in the future
Accessibility	<ul style="list-style-type: none"> • Toilets need to be large enough for people with scooters to drive in to and should have parking for scooters immediately outside the toilet • Lighting of toilets is very important for people with vision impairments. Most toilets in Ballarat are poorly lit. Can use sensor lights. • Contrast is important for wash basins and urinals. Stainless steel makes it very difficult to discern things. Location of basins and taps should be easy to find • Provide 10 minute parking bays near public toilets to make them more accessible • Parking is difficult near the Town Hall accessible toilet • Need to keep the Town Hall accessible toilet open until 11pm so people who need to use it can go out at night more comfortably • Often there isn't enough space in a cubicle for two people (i.e. carer and person with a disability) • Semi-automated toilets can be confusing for people with disabilities • Place rails on both sides of a toilet • Install baby change facilities at Town Hall toilet • Need space for prams • Need more spaces for nursing mothers in CBD area • Ensure provision is made for fathers / males who are responsible for changing babies and toddlers • Council's Mobility Map needs more information about opening hours of toilets as well as the actual features available in toilets for people with disabilities, e.g. hoists • Promote the availability of a disability hoist for hire from 'Changing Places' to event organisers • Accessible toilets require higher levels of maintenance

Issue / opportunity	Details
Design	<ul style="list-style-type: none"> • Prefer single unisex toilets over male and female blocks • Don't like toilet doors that go from the floor to the ceiling • Some people are claustrophobic with self-closing doors • Toilets in Armstrong St, Albert St and Little Bridge St are all hidden away • May need to provide more cubicles in women's toilets • Consider environmentally sustainable design principles – solar panels, etc • Consider installation of recharging stations for electric wheelchairs, mobile phones, etc • Consider introducing toilets people have to pay to use • Need taps / benches children can reach • Toilets should all have seats • Consider installation of some composting toilets
Safety	<ul style="list-style-type: none"> • Concern about safety for older men and young boys in male toilet blocks • Desire to have soap in toilets • Need to provide appropriate bins and nappy disposal bins
Maintenance	<ul style="list-style-type: none"> • Big W toilet is considered a 'toilet of last resort' • Need to place signs in public toilets to let the public know who is responsible for maintenance
Promotion	<ul style="list-style-type: none"> • Consider developing a public toilet app for Ballarat that also includes information about baby change, hours of operation, accessible features, etc. Businesses could sign up to this and pay to be featured on it. App should feature a photo of the front of each public toilet to help with easy recognition • Consider placing a toilet app on Council's website • Need to provide better promotion of public toilets

Written Submissions

Two written submission were received – one from Cardigan Village Committee of Management and the other from Ballarat and District Nursing and Healthcare (BDNH). These submissions highlighted the following issues and opportunities:

Issue / opportunity	Details
Cardigan Village Information and signage	Need a public toilet in the park to:
Safety concerns	<ul style="list-style-type: none"> • encourage people to stay in the park area for longer periods of time • reduce requests from the general public to use the hall toilets while private events are being held or toilets at the Cardigan Lodge Motel or the Windermere Hotel
Victoria Park Factors that detract from use of public toilets	<ul style="list-style-type: none"> • service cyclists / walker who use the trail through Cardigan Village and the BMX track • prevent people using the corner of the building behind the tanks or the steps that used to lead to the toilets from the courtyard when they need to go to the toilet • Need improved information via maps, signage and online sources so people are more aware of existing public toilets.
Toilets in a poor state of repair	<ul style="list-style-type: none"> • Promote the National Toilet Database app • There is a perception of danger at toilets in Wendouree West and near some of the supermarkets
Lack of public toilets	<ul style="list-style-type: none"> • Toilets are not clean, lack soap and lack adequate lighting
Design	<ul style="list-style-type: none"> • Doors don't lock • No hand drying facilities • Lack of soap • Poor lighting • Lack of cleanliness • Fear of personal safety around dusk and in the evening • Poor visibility around toilets • Isolated toilets • Poor condition • Inability to find a car park near by • Big W • Albert St • Morton St • Pleasant / Eyre St • Ballarat North / Black Hill area • Need to consider access to public toilets for people with incontinence issues, particularly sit down toilets for men and the ability to discreetly dispose of continence aids.

Listening Posts

Listening posts were held at Bridge Street Mall from 9.30am – 11.00am (25 participants) and Ballarat Library from 2.00pm – 4.00pm on Friday 17 April 2015 (30 participants). Another listening post was held outside the bakery and chemist in Buninyong on Wednesday 22 April from 10.30am – 12.10pm (33 participants). The purpose of listening posts is to speak with people passing by in the street about their particular views. A total of 88 people took part. There was a good distribution of ages, although the majority of males and females were aged between approximately 50-79 years of age. 57% of people who spoke with the project team were female and the remaining 43% were males.

Key issues identified included:

- 23% of people stated the standard of cleanliness and maintenance of toilets impacted on whether or not they are used
- 20% of people felt improved signage is required directing people to the location of toilets
- 16% stated the Big W toilets are in poor condition and a further 14% stated the Coles toilets are in poor condition
- 14% of people stated they prefer to use toilets in shopping centres rather than other types of public toilets
- 11% of people said they would rather go home and use their own toilet than a public toilet.

More specific feedback includes:

Usage

- Cleanliness / maintenance of public toilets is an issue and impacts on use (20)
- Prefer to use toilets in shopping centres, cafes, restaurants – generally clean and in good condition (12)
- Don't use / like public toilets – prefer to go home instead (10)
- Don't use toilets due to safety concerns (4)
- There are already enough public toilets (2)
- Lack of public toilets limits people's mobility (1)

Building design considerations

- Don't like automated toilets (6)
- Like automated toilets (4)
- Toilets need to be well lit – perhaps with motion sensor lighting inside and outside (4)
- Don't like unisex toilets – prefer separate male and female blocks (2)
- Construct vandal resistant toilets (2)
- Like unisex toilets (1)
- Need to be more inviting (1)
- Need more toilets for women than for men (1)
- Toilets need to be visible – not tucked away (1)
- Install lights, fans and music on timers (1)
- Toilets need to be well protected from inclement weather (1)
- Parking should be provided for anticipated type of use, e.g. for people in caravans and motor homes (1)

Internal features liked

- Soap (6)
- Paper towel (4)
- Hand dryers in public toilets (3)
- Better quality toilet paper (3)
- Automated taps (2)
- Hand sanitizer dispensers (2)
- Sharps containers (1)

- Defibrillators (1)
- Plenty of toilet paper (1)
- Porcelain urinals (1)
- Paper toilet seat covers (1)
- Proper mirrors (1)
- Doors you don't have to touch (1)

Internal features not liked

- Stainless steel toilets or stainless steel seats (7)
- Doors too high off the ground (1)
- Heavy doors (1)
- Toilets with limited circulation space in waiting area (1)
- Toilet bowls are too wide, e.g. Lake Wendouree and Dana St (1)

Where new toilets should be located

- Sturt St – north side, near Myer (7)
- Around Lake Wendouree, e.g. next to playground and on other side (6)
- Late night precinct (3)
- Around the shopping precinct and major supermarkets (2)
- Lydiard St (1)
- near Civic Hall (1)
- Dawson Street (1)
- North end past Central Square (1)
- Opposite Loretto College for people travelling in from Ararat (1)
- Bowling side of City Oval (1)
- Near the large arch (1)
- Sebastopol (1)
- Delacombe (1)
- Victoria Park (1)
- Sparrow Ground (corner of Spencer and Kline Streets) (1)
- Near the train station (1)
- Near the NQR store (1)
- Externally accessible toilet near the library

Toilets that need to be upgraded

- De Soza Park, Buninyong (4)
- Howitt St in Wendouree (1)
- Armstrong St (1)
- Toilets at sporting grounds (1)

Toilets in good condition or are liked by people

- Bridge St Mall toilet (5)
- Library (1)
- Botanic Gardens (1)
- Lake Wendouree (1)

Toilets people don't like

- Big W - needs to be better maintained (14)
- Coles – needs to be better maintained (12)
- Bridge St Mall – located in wrong place, concern re door opening, hard to use (9)
- Underground toilets at Lake Wendouree (4)

Toilets no longer required

- Old toilets at Woodman's Hill (1)

Family change / feeding facilities

- Feeding room at UFS is used by many people, although there is a fee to become a member (3)
- Need more family change toilets so males can change babies / toddlers (2)
- Wendouree Village family room is good (2)
- Parents Place needs a child friendly toilet (1)
- Need more baby change and feeding facilities (2)

Accessible toilets

- Need to provide accessible toilets (5)
- Install more hydraulic lifts in toilets for adults with disabilities (1)
- Some cubicles are too narrow for a walking frame (1)

Signage / awareness

- Need better signage on public toilets (19)
- Not aware toilet exists in Bridge St Mall (6)
- Need to provide signs explaining maintenance regime for toilets (1)
- Develop a local app which lists locations of toilets (1)

Management

- Need more public toilets in general that are well distributed (9)
- Satisfied with general standard (3)
- Consider introduction of fees to use toilets in specific locations (2)
- Don't introduce fee paying toilets (1)
- Need to extend opening hours of some toilets beyond 9pm (1)
- Toilets in key locations should be manned (1)
- Graffiti needs to be removed quickly (1)
- Toilets shared between families and people with disabilities don't work well as both groups need quite some time in the cubicle (1)
- Toilets at Royal Park, Buninyong need to be open more frequently (1)
- Albert St toilets are facing the wrong way (1)
- Need to retrofit older buildings so they have the required number of toilets (1)
- Install a shower in some public toilets for homeless people, operated with a card (1)

Survey

A survey, available both in electronic and hard copy format was distributed through various organisations and networks in April, with a closing date of 8 May. There were 115 completed surveys returned.

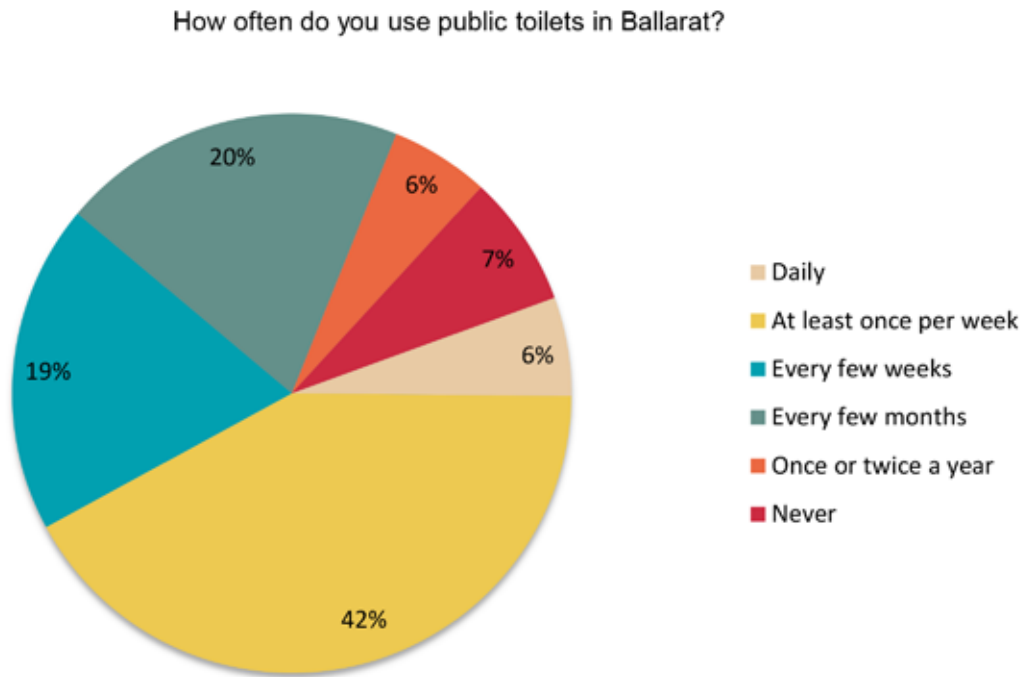
Demographics

The majority of respondents are female (70%) and most are aged 25-34 years (20%), followed by 35-44 years (19%); 45-54 years (18%), and 65-74 years (15%). The suburbs and towns where the majority of residents reside include Ballarat Central, Sebastopol, Mount Clear, Mount Pleasant and Alfredton.

Respondents were asked to identify how they would describe themselves (from a standard list of responses). They could select more than one response. The three groups most represented in the survey are people who regularly visit the CBD shopping precinct during the day time (84 people or 73%); a person who regularly visits parks, gardens or playgrounds; and a person who looks after young children (52 people or 45%). Twenty people (17%) look after someone with mobility issues and 9 of the 115 respondents (8%) have mobility issues. A further 16 people (14%) regularly visit the CBD late night precinct.

Usage

Almost half of the survey respondents use a public toilet at least once per week.

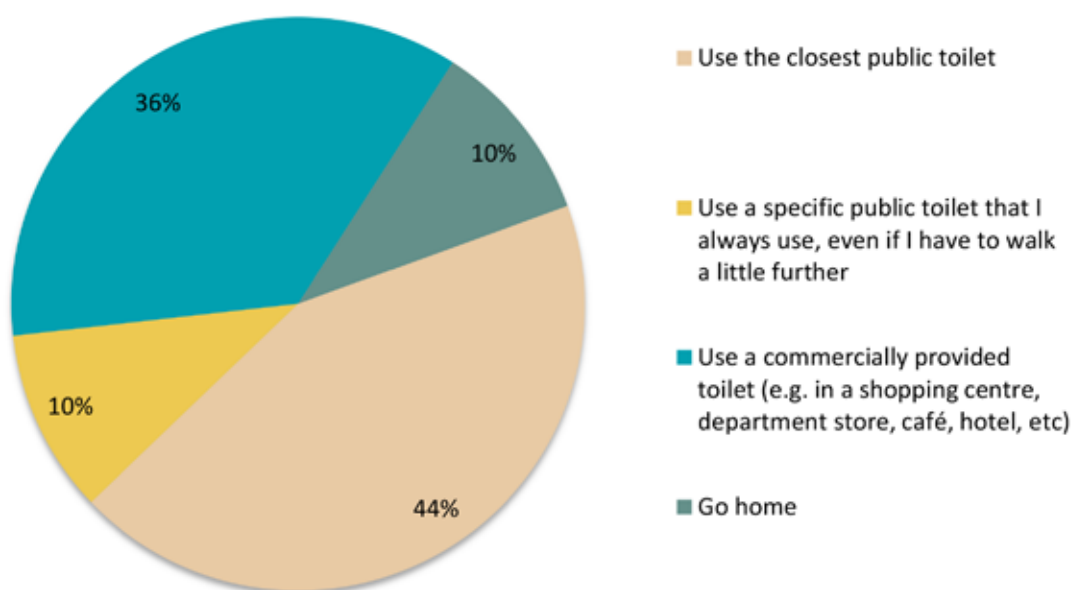


For those who rarely or never use public toilets (13%), key reasons for non-use include:

- they are not clean enough (61 people or 53%)
- the toilets have a bad odour (48 people or 42%)
- don't feel safe using public toilets (44 people or 38%)
- prefer to use toilets located in shopping centres, cafes (42 people or 37%)
- prefer to go home than use public toilets (39 people or 34%)
- need to walk too far to reach a public toilet (38 people or 33%)
- don't know where public toilets are located (27 people or 23%)
- toilets are not well lit (25 people or 22%).

For those who need to go to the toilet when out in the CBD or at a park / garden / playground, 44% will use the closest toilet; 36% will use a commercially provided toilet (e.g. in a shopping centre); 10% will use a specific toilet they tend to use most of the time; and 10% will go home to use their own toilet.

If you are in the Ballarat CBD, or at a park / garden / playground



The distances people are willing to walk to a public toilet are:

Time	Percentage of respondents
Less than one minute	6%
1-2 minutes	43%
5 minutes	38%
More than 5 minutes	13%

Quality of existing public toilets

Respondents were asked to rate the quality of existing public toilets in Ballarat. The majority of features were rated as satisfactory, with only signage and attractiveness rated predominantly as poor. Other responses elicited a reasonable number of poor or unacceptable ratings include: cleanliness, odour, convenience of location, accessibility, sense of safety and graffiti.

The most common response against each feature is listed in the table below:

Topic	Most common response	Number of responses	Percentage of responses
Attractive facilities	Poor	42	37%
Signage	Poor	33	29%
Facilities operationally working	Satisfactory	51	44%
Opening times	Satisfactory	50	43%
Lighting	Satisfactory	47	41%
Odour	Satisfactory	41	36%
Convenience of location	Satisfactory	40	35%
Sense of safety	Satisfactory	38	33%
Accessible for people of all abilities	Satisfactory	36	31%
Free from graffiti	Satisfactory	35	30%
Cleanliness	Satisfactory	34	30%

Important design features or inclusions for new public toilets

Respondents were asked to rate specific design feature or inclusions for new public toilets. The most important features as identified by respondents are:

- toilets open on weekends
- safety
- accessibility
- toilets located in areas where there are a lot of people and a lot of activities
- good signage
- good lighting

The following table lists the most popular answer against each potential feature:

Feature	Most common response	Number of responses	Percentage of responses
Open on weekends	Very important	42	37%
Designed to make people feel safe	Very important	61	53%
Accessible for people of all abilities	Very important	60	52%
Located in areas where there are a lot of people and a lot of activities	Very important	55	48%
Well signed	Very important	52	45%
Well lit	Very important	52	45%
Supplied with soap, mirrors and dryers	Very important	42	37%
Open in the evenings	Very important	40	35%
Conveniently located	Very important	39	34%
Separate male and female toilets / entrances	Very important	37	32%
Free from graffiti	Very important	30	26%
Supplied with needle / sharps disposal container	Very important	27	23%
Large enough to have small or no queues	Important	44	38%
Attractive facilities	Important	33	29%
Visible from all or most directions	Important	31	27%
Supplied with baby change tables	Important	31	27%
Unisex – can be used by either males or females	Neutral	28	24%

Location for public toilets

Respondents were asked to identify how they would prioritise certain types of locations for the development of public toilets in the City of Ballarat. In priority order, respondents identified:

- Parent Place
- CBD late night precinct
- Libraries
- Major transport hubs
- Sports grounds
- Large parks / lakes
- CBD shopping area
- Large playgrounds.

APPENDIX 4

Demographic Analysis

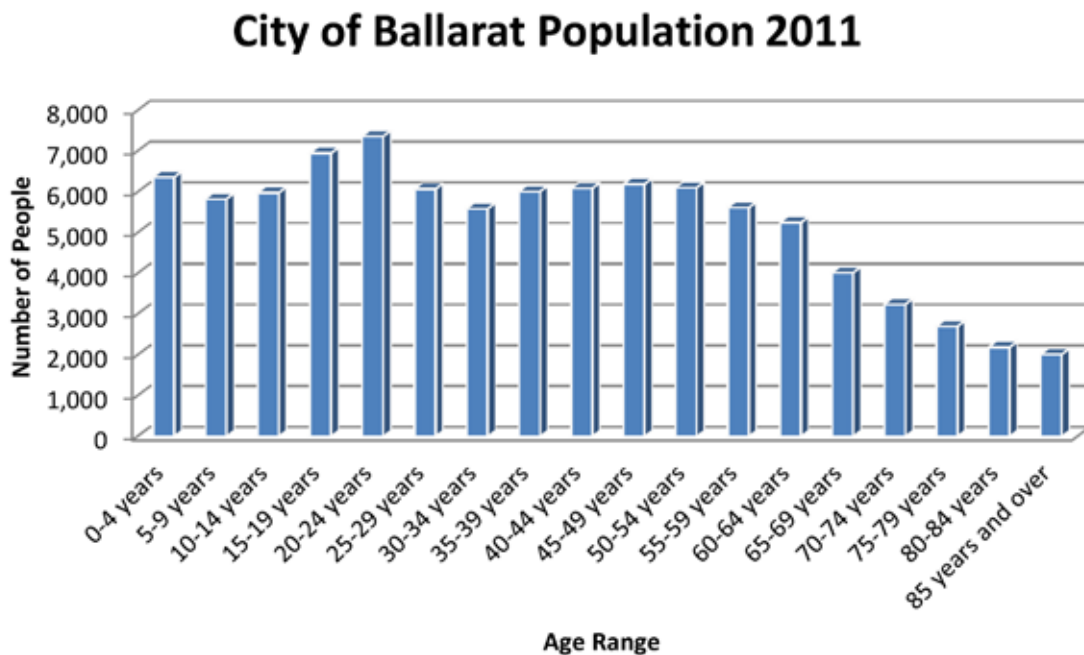
Demographic data provides information which can be used by organisations to understand the current make-up of the community. Potential markets and population growth can be determined according to the number of people in specific age groups. Other details such as household income may help decision making in terms of setting fees and languages spoken at home may indicate a need to have information translated into other languages for example.

A brief summary of the demographic make-up of the City of Ballarat follows.¹

Population and Age

The City of Ballarat (Local Government Area) comprises 93,501 people – 44,879 males and 48,622 females. The median age is 37 (the median age is 37 for both Victoria and Australia).

There are 23,939 families in the City of Ballarat, with an average of 1.9 children. Compared with Victorian figures, the City of Ballarat has no large discrepancies when it comes to the number of people in age groups compared to Victoria. It has a higher percentage of people aged between zero and 24 years (34.7% compared to Victoria's 25.1%) and a slightly lower percentage of people aged between 25 and 54 years (38.5% compared with 42.2% for Victoria). From the age of 55 years, the City of Ballarat has slightly higher percentages of people than Victoria (26.8% compared with 25.6% for Victoria).



1. Australian Bureau of Statistics. 2011 QuickStats. Ballarat(LGA). Website: http://www.censusdata.abs.gov.au/census_services/getproduct/census/2011/quickstat/LGA20570?opendocument&navpos=220 (Viewed 29 April 2015)

According to projections from Forecast i.d.², the population of the City of Ballarat is expected to grow by 27.27% between 2015 and 2031, or from 100,834 to 128,331. Forecast residential development between 2011 and 2031 is expected to be most prominent in Alfredton, Cardigan, Delacombe, and Sebastopol. By 2031, the Cardigan – Lucas – Bunkers Hill areas will see the greatest increase in defined age groups (0-4 yrs, 5-9 years, 10-14 years, 15-19 years, 20-24 years, 25-39 years, 40-54 years, 55-69 years, and 70+ years). Other areas showing the most growth are Bonshaw-Smythes Creek (up until the age group 40 – 54 years) and Delacombe which features the most growth in the age groups 20-24 years, 55-69 years and 70+ years).

<http://forecast.id.com.au/ballarat/population-age-structure-map>

Forecast residential development: 2011-2031

City of Ballarat	Change in dwellings between 2011 and 2031 ³	
Area	Number	%
City of Ballarat	+13,032	+32.0
Alfredton	+2,125	+79.0
Ballarat Central - Bakery Hill	+40	+1.4
Ballarat East - Brown Hill (West) - Eureka	+437	+11.4
Ballarat North - Invermay Park	+214	+8.4
Bonshaw - Smythes Creek	+638	+370.3
Buninyong - Rural South	+176	+11.4
Cardigan - Lucas - Bunkers Hill	+2,117	+701.0
Delacombe	+2,685	+136.9
Golden Point - Mount Pleasant - Canadian	+654	+19.7
Lake Wendouree - Newington - Lake Garden	+64	+2.3
Miners Rest - Mitchell Park	+819	+57.5
Mount Clear - Mount Helen	+599	+27.3
Redan	+29	+1.8
Rural East	+600	+66.6
Rural West	+51	+6.3
Sebastopol	+1,353	+31.1
Soldiers Hill - Black Hill - Nerrina (South)	+151	+5.9
Wendouree	+280	+5.6

Indigenous Peoples

Indigenous people make up 1.2% of the population compared with 0.7% for Victoria and 2.5% for Australia.

Birthplace and Languages Spoken

The majority of residents were born in Australia (86.4% compared with the national figure of 69.8% and a state figure of 68.6%). 2.1% of residents were born in England, 0.7% born in New Zealand, 0.6% born in the Netherlands, 0.5% in India and 0.4% in China. The remaining 9.3% of residents were born in other countries.

The majority of residents only speak English at home (91.7%). Of those who speak languages other than English at home, the most common languages are Mandarin (0.4%), Italian (0.3%), Arabic (0.2%), Greek (0.2%), and German (0.2%).

2. <http://forecast.id.com.au/ballarat/population-age-structure-map>

3. Population and household forecasts, 2011 to 2031, prepared by .id, June 2012. <http://forecast.id.com.au/ballarat/residential-development> viewed 29 April 2015.

Employment and Income

20.4% of people over 15 years of age in the City of Ballarat carried out voluntary work for an organisation in the last 12 months, compared with 17.7% for Victoria, and 71.3% did unpaid domestic work compared with 69.3% for Victoria.

44,904 people were in the labour force at the time of the 2011 ABS Census. 55.9% of these people worked full-time; 32.3% worked part-time; 5.9% were away from work; and 5.8% were unemployed. Compared with Victorian and Australian statistics, there are slightly less people working full-time and part-time, more away from work and unemployed.

Key employment industry sectors are hospital (6.9%); school education (5.9%); cafes, restaurants and take away food (4.7%), supermarket and grocery stores (2.8%) and tertiary education (2.5%).

The highest category of occupational types in 2011 is managers (20.9%) compared to 13.2% in Victoria overall, followed by technicians and trades workers (15.2%); clerical and administrative workers (13.4%); sales workers (10.8%); community and personal service workers (10.7%); managers (10.7%), labourers (10.5% and machinery operators and drivers (5.8%).

The median weekly household income is \$988 compared with the Victorian median household income of \$1,216. 28.7% of City of Ballarat households earn less than \$600 gross per week (compared with 23.8% of Victorian households) and 5.6% earn more than \$3,000 gross per week (compared with 10.4% of Victorian households).

Households

66.3% of households in the City of Ballarat are family households (compared with 71.2% for Victoria). The percentage of lone households in the City of Ballarat is higher than for Victoria overall (28.6% compared with 24.5% for Victoria).

The most common form of family household composition is a couple family with children (41% compared with Victorian figures of 46.0%), followed by a couple family without children (38.6% compared with 36.7% in Victoria). One parent families make up 18.9% of families, (compared with the Victorian figure of 15.5%).

Home Ownership

There is lower home ownership (i.e. owned outright, or owned with a mortgage) in the City of Ballarat (67.2% compared with 70.1% for Victoria) and a higher percentage of homes rented (29.4% compared with 26.5% for Victoria).

For those paying off homes, the median home loan repayment in the City of Ballarat is \$1,307 per month, compared with \$1,700 for Victoria overall, and for those who are renting homes, the median weekly rental amount is \$200 compared with the Victorian median of \$277.

Transportation

There is an average of 1.7 vehicles per dwelling. Only 3.1% of employed people travelled to work by public transport on the day of the 2011 Census, 73.9% travelled by car, either as driver or passenger. 3.3% walked.

