

Alexandrina Council



Public Toilet Management Plan 2024–2034





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Executive summary

Public toilets provide a conventional community facility to support the well-being of our residents, tourists and businesses and promote a Liveable Alexandrina through supporting the use and accessibility of the Council's open and public spaces.

This plan will provide a strategic approach to the provision of Public Toilet facilities within the Alexandrina Council district.

Council currently has 38 locations serviced by public toilets with a total capital value of \$5.7 Million. Much of the stock is ageing and in average to poor condition.

Council has reviewed the service provision and identified criteria to determine the location of public toilets within the Council area.

The review and identified service level has resulted in two toilets being demolished at end of life and four additional toilets to be constructed. Other opportunities exist for further rationalisation, subject to ongoing review of usage and demand.

Noting there is a high provision through the main street and wharf precinct of Goolwa, the toilet amenities at the Goolwa Sports Ground will become toilets to service the sports ground events and activities only and not an additional public toilet facility.

An action plan identifying key activities and priorities has been developed to direct the outcomes of this plan.

The plan aims to address the outcomes of the Disability Access and Inclusion Plan 2021-2024 through the use of Universal Design principles when constructing or renewing public toilet facilities.

Purpose and strategic alignment

Vision

The vision of this management plan is to support the Council Objective of a Liveable Alexandrina by identifying a long term management plan for the ongoing provision of public toilet amenities across the Council to provide community benefit, including the local economy, prioritising safety and accessibility for all users and to support our key destinations.

Purpose

The purpose of the Alexandrina Council Public Toilet Management plan is to provide a strategic approach to the provision of Public Toilet facilities to meet the needs of the community, growing businesses, tourism and pedestrian activities. The management plan will:

- Establish principles to guide decision making in determining future provision of public toilet facilities on the basis of identified need.
- Provide service standards for the different locations and amenity including activity centres, public open spaces, tourist locations and other areas across the Council.

- Identify a forward action plan which provides a prioritised works program for management and implementation of public toilet facilities across Council.

Council's role

Whilst it is not a specifically regulated requirement for Councils to provide public toilets, the Local Government Act 1999 states in part that key relevant functions of a Council include;

- to provide services and facilities that benefit its area, its ratepayers and residents, and visitors to its area.
- to provide for the welfare, well-being and interests of individuals and groups within its community.
- to provide infrastructure for its community and for development within its area (including infrastructure that helps to protect any part of the local or broader community from any hazard or other event, or that assists in the management of any area).



Council demographic/trends

The Alexandrina Council area comprises of 182,684 hectares. It extends from the north-western side of Lake Alexandrina to the Murray Mouth and the western end of the Coorong - taking in river communities of Langhorne Creek, Milang, Clayton Bay, Goolwa and Hindmarsh Island. It extends along the south coast to Port Elliot and inland to Mount Compass and Strathalbyn.

The Alexandrina community encompasses many townships, villages and rural areas, with two major hubs of Strathalbyn to the north-east (edge of the Adelaide Hills) and Goolwa (to the south at the end of the River Murray). The Alexandrina area is one of the fastest growing regional areas in South Australia – experiencing peri-urban trends while also noted for its high-quality agricultural production (the second largest industry in the region).

Alexandrina Council area has a population of about 28,730 as at 2021 which has been steadily increasing by about 600–700 people per year over the last 5 years. The population is forecast to grow 30.6% and reach 39,400 by 2041.

The median age has increased from 51 in 2016 to 53 in 2021 with an increase in older couple without children increasing by 2% to be 22% of the population.

The largest changes in age structure within Alexandrina between 2016 and 2021 were in the age groups:

- 70 to 74 (+779 persons)
- 75 to 79 (+503 persons)
- 80 to 84 (+389 persons)
- 60 to 64 (+356 persons)

Demographic Location Summary

Township/district	Population	Population change 2016–2021	Median age 2021	Age change 2016–2021
Goolwa - Goolwa Beach	7,365	649	63	+3
Hindmarsh Island - Mundoo Island	1,833	436	60	+1
Middleton and District	1,627	256	49	+1
Mount Compass - Kuitpo and District	2,961	91	42	0
Port Elliot and Chiton	2,771	219	61	+3
Strathalbyn District	5,854	636	49	+3
Strathalbyn Town	6,300	556	46	+2
Alexandrina Council	28,730	2,852	53	+2
Regional SA	390,834	12,756	47	+2



Council and other key influences

A2040

Liveable Alexandrina is defined by distinctive townships, places, spaces and transport networks that support active lifestyles, vibrant cultures and productive enterprise.

Green Alexandrina is climate-ready, a place where nature is valued, and resources are managed sustainably and creatively to support a new economy.

Connected Alexandrina is created for, with and by the community. We are safe, healthy and all enjoy accessible infrastructure and services.

Community Inclusion

Design and locate community infrastructure to ensure safe, inclusive and convenient access for communities and individuals. Deliver our Disability Access and Inclusion Plan (DAIP) in 2021 and monitor progress through annual village conversations for each township.

Disability Access and Inclusion Plan 2021–2024 - Goal 3 Accessible Communities

1. Integration of Universal Design principles and goals into new and renewal capital works programs including footpaths, car parks, buildings, recreation and open space and other major projects – 2021–2024.

- Capital works meet legislative requirements around accessibility and include Universal Design approaches.
- Universal design evident in key projects like Goolwa Wharf Revitalisation project and Strathalbyn Streetscapes.
- Project scope documents clearly identify the access improvements which are relevant to the project.

2. Improve beach access and pedestrian movements through the Goolwa Beach Master Plan and investigate other opportunities for accessible beaches and river access – 2022–2023.

- Goolwa Beach project delivered and incorporates universal design and accessibility outcomes.
- Beach and river access improvements identified at other locations for inclusion in future upgrade projects.

3. Prepare strategic reviews and access audits of Council assets (including footpaths, public toilets, playgrounds, community buildings, and the availability of accessible car parks). 2021–2024.

- Asset audits include disability access and have been completed in line with council's audit program.
- Description of access improvements achieved.

Tourism and Visitor Management plan 2017–2022

Goals:

1. Create welcoming, accessible public spaces around natural and built environments.

Community Wellbeing Action Plan 2022–26

Enrich our places and spaces

Key Actions Yamalaitji ngopan:

- Deliver professional management of recreation and arts venues to enhance community use, supported by a simple booking system.
- Explore potential for a Sport and Recreation Management plan that provides long term planning for our community's future recreation.
- Collaborate with others to seek funding opportunities to support infrastructure upgrades that include universal design goals.



Asset Management Policy

Key principles

1. **Community benefit:** development of levels of service and standards to ensure assets provide a balance of village priorities/community expectations, equity and the objectives of Council.
2. **Financial Sustainability:** investment decisions for new and upgraded infrastructure will consider whole of life costs including of construction, operating, maintaining, renewing, and disposal of assets to ensure the asset cost over its life is appropriately budgeted and provided for in annual and long-term financial plans.
3. **Environmental Sustainability:** efficient use of resources and protection of the natural environment will be embedded into asset life cycle planning to support the environmental sustainability and climate change response objectives of the Council.
4. **Continuous Improvement:** commitment to advancing asset management practices throughout the council including the use of smart technology to optimise decisions, performance and reporting.
5. **Evidence Based Decision Making:** development and maintenance of an asset management information system and data to best support effective asset lifecycle analysis, sound financial management and sustainable management of infrastructure assets and service delivery.

Why we need a management plan

The Alexandrina Council is committed to creating a Liveable, Green and Connected Council that provides a high-quality experience for its residents and visitors.

This experience is supported by providing public toilets that are well located, safe, clean, easy to find and accessible to the community.

Provision of public toilets is considered a conventional service that promotes health and well-being and makes a practical difference to our residents and visitors actively enjoying our community facilities and open spaces such as foreshore reserve areas, parks and playgrounds. It can also play a major role on the Council's image to its residents and visitors.

The needs of our community are changing with an ageing demographic profile. The importance of ensuring our toilet facilities provide the appropriate amenity is becoming increasingly important particularly noting the age profile of the current public toilet network.

Public toilets also play a key role in tourism. Safe clean and accessible public toilets can greatly influence visitors and travelling tourists' perception of the area and contribute to retuning visits and attract new visitors.

The Council has a variety of public toilets that have been constructed over the last 50 plus years and range in style, compliance with accessibility standards, age and condition. The location of public toilets has been considered and determined based on the need at that time. As the community has grown, demands have changed, and some toilets may now not be situated in the best location to service the community.

This management plan provides a strategic approach for the ongoing provision and improvement of public toilets across the Council area and will assist with the planning and programming of capital improvements and investment over the next 10 year period.



Our key principles

1. Public toilets are provided where needed

- a. Public toilets are strategically and equitably located throughout the Council through the replacement, upgrade and provision of new amenities and decommissioning;
- b. 5 minutes or 400 meters is generally considered a walkable distance. Public toilets are to be located within about 400 meters of most of council's high use public/visitor locations including;
 - i. Parks and reserves where infrastructure supports longer stays
 - ii. Key coastal destinations supported with car parking facilities
 - iii. Main streets within town ships
 - iv. Significant tourist locations

2. Public toilets are accessible, safe and well designed

- a. The replacement, upgrade and provision of toilet facilities incorporate Crime Prevention through Environmental Design (CPTED) and Ecologically Sustainable Design (ESD) principles.
- b. Public toilets are accessible and consider the needs of different ages, abilities and cultures.
- c. Changing Places facilities will be provided at key locations across the Council area.
- d. Open times will be determined to meet the individual location requirements.

3. Public toilets can be found

- a. Consistent wayfinding signage and information on public toilet availability and location is promoted and accessible to the community.

4. Our Public toilets are fit for use

- a. Public toilets are cleaned, open and maintained appropriately to meet service standards to ensure they are available to service the community as required.



Existing provision

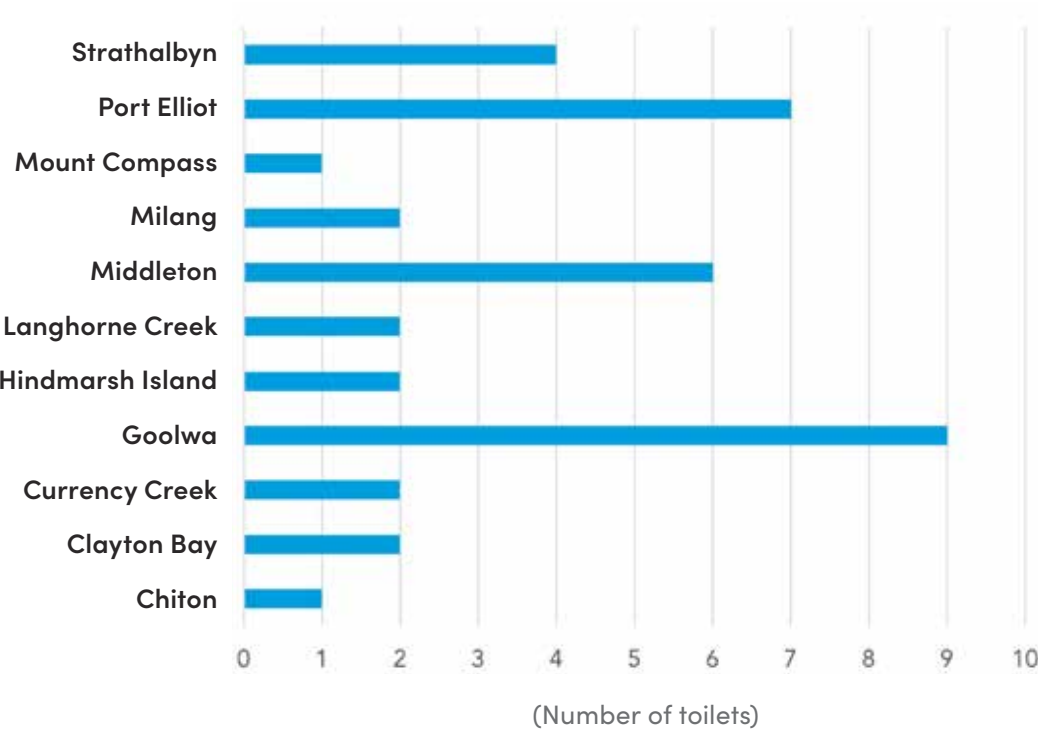
The Alexandrina Council has 38 public toilet locations that are owned and maintained by Council.

A full listing of the council’s owned and managed public toilets are identified in Appendix 1 including maps identifying their location within each area and highlighting the 400 metre coverage.

There are also additional public toilet facilities available to users, patrons and general public within the many supermarkets, retail shops, service stations, cafes, hotels and business.

Public toilet facilities have been constructed in a variety of locations depending on the demand at the time and availability of space. Facilities located in activity centres are generally on streets and are highly visible from the streetscape. Toilets located in open spaces and along the foreshore areas can be in isolated locations and are used more during weekends or events.

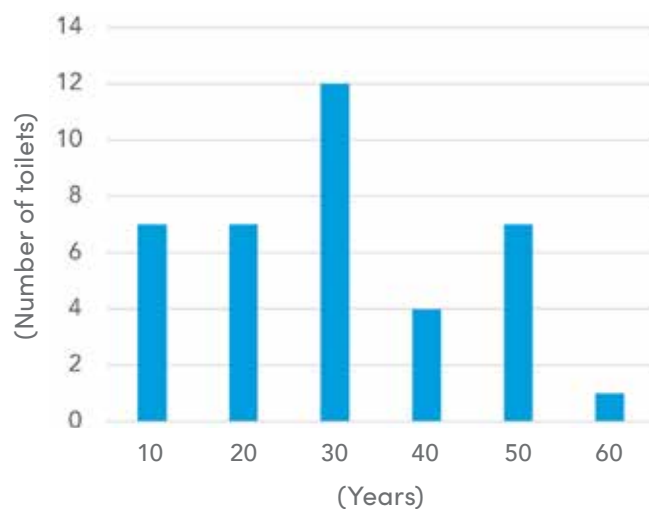
Locations





Age profile

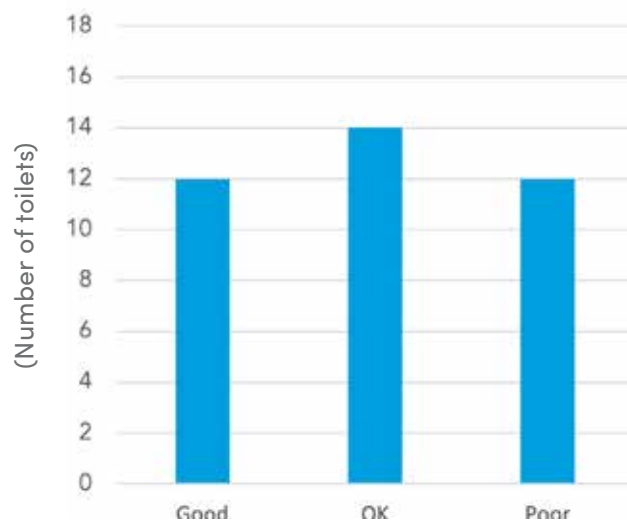
About 32% of Councils Public toilets are 30 years plus and 63% are greater than 20 years.



Condition profile

About 32 % of the public toilets are considered in poor condition and 68% percent are considered okay to poor.

*Note: These condition ratings are not observational and relate to the Overall Condition Scores detailed within the Fixed Asset Register.



Financial

The following table identifies the current costs and value of Councils network of public toilet facilities.

Summary

Capital	Asset values (in '000's)
Current replacement value	\$5,700
Written down value	\$2,400
Annual depreciation charge	\$260

Operating	Asset values (in '000's)
Annual maintenance estimated cost	\$100
Annual cleaning charges	\$210

The written down value is 42% of the capital value indicating the asset network of public toilets is ageing, which is supported by the age profile indicating that about 60% of the Councils toilet facilities is 20 years or older, with 10 facilities being 40 years plus.



Level of service

The key principles set the values that underpin the provision of public toilets within the Alexandrina Council.

Whilst there are no particular standard to determine the number of public toilets, there are a number of factors to be considered in determining the need to provide a public toilet facility.

Level of service - Provision

The provision of public toilets will be provided at locations through the council area based on the following principles:

- 1. At key destinations, coastal locations supported with car parking and key tourist activity nodes with facilities available within 400 metres (5 minutes walking distance) of the key destination.**
- 2. At all regional, district level parks that attract high level of visitation and longer stays.**
- 3. Within townships located in key shopping business/tourist location.**



Hierarchy

The hierarchy for toilets is broken up into three categories based on the area they located and potential users of the facility. The classification will determine the standard of facility provided at individual locations.

Premium (Civic/tourist locations)	• Located within town centres, business/shopping precincts, major rural tourist attractions and destinations. • Site specific high quality designed facility which may either be architecturally designed or a high quality off the shelf facility. • Two to four cubicle units will be appropriate for most sites. Design will include accessible and ambulant requirements. • Toilets to be available no further than a 5 minute walk within main centre. • Daily cleaning.
Foreshore	• Located on reserve land adjoining popular beach, lake and river destinations, where usage and demand warrant the need for a toilet facility Generally, they will be associated with other coastal developments associated with beach access and use, i.e. car parks, picnic facilities, playgrounds. • Toilet facilities will be designed and constructed with materials based on the environmental conditions of the location to maximise the life of the facility and fixtures. • Locations and toilet system will meet the requirements of SA Health. • Toilets to be provided within a 5 minute walk from most highly used beaches, lake access points and major boat ramps. • 1-2 unisex cubicles meeting accessible/ambulant standards. Additional cubicles will be provided at high use sites e.g. Milang foreshore. • Foreshore facilities will include external showers, seating and towel racks. • Daily cleaning during summer and peak periods. Cleaning to be reduced at other times to meet the demand.
Standard	• Toilets located within parks is determined by the facilities provided at the park and where facilities promote longer periods of stays times (i.e play/recreational equipment (including BMX/Skate Parks), BBQ's, turf play area, sportsground) or along a key recreational linear links and trails. • These will generally be provided in Regional and District level parks and be informed by the Recreation and Open Space Strategy, where the park infrastructure provides activities for extended stay. • These toilets may be provided at other rural or unique locations. • Design and construction will be based on the location, local influences and environmental conditions. • Minimum of one unisex accessible cubicle will be provided. Additional cubicles will be provided to meet needs at regional level parks. • Daily cleaning during summer and peak periods. Cleaning to be reduced at other times to meet the demand.
Changing places facilities	• Changing places toilets are purpose built and engineered facilities for individuals with more acute disabilities and may include features such as mechanical lifting devices. • Changing places facilities to be provided at major visitor and local resident visitation locations. Minimum of one to be provided at a coastal location where supporting beach access is available.

Action plan

No	Action	Description	Priority*	Est. Cost
1	Monitor usage	Invest in smart technology, tools and processes to enable data collection on toilet demand and usage, e.g. counters.	High	\$20k
2	Design guidelines	Develop standard designs and fitting for the 3 different classifications of toilets.	High	\$5k
3	Capital programming	Develop forward capital program for new and renewal of public toilets to feed into 24-25 to 2033-34 budget processes.	High	Internal^
4	Long term planning	Incorporate into the Building Asset Management Plan and Long-Term Financial Plan for new and renewal requirements.	High	Internal^
5	Changing places	Identify optimum locations for changing places toilets within key tourist destinations.	High	\$10k
6	Clayton Bay - Warburton Street	Review demand to determine ongoing need.	Med	Internal^
7	Maintenance reporting	Establish separate chart of accounts to better track maintenance cost for individual public toilets.	Med	Internal^
8	Parks/trails/reserves	Review outcomes from the Recreation and Open Space Strategy to align new, and removal of, existing toilets to identified regional and district level parks and reserves. Update management plan if required.	Med	Internal^
9	Wayfinding	Review wayfinding signage.	Med	\$5k

*Priority: high 1-2 years, med 2-4 years, low 4 plus years.

^Can be undertaken within existing staff capacity.



Appendix 1 – Current toilet facilities

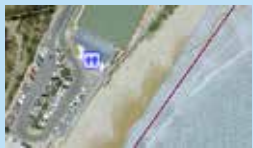
No.	Asset name	Road name	Suburb	Location	Hierarchy	Condition*	Action^	Photo
1	Chiton Rocks Carpark – Public Toilets	Sixth Avenue	Chiton		Foreshore	4	Renew as required	
2	Clayton Bay Foreshore – Public Toilets	Boat Ramp Road	Clayton Bay		Standard	4	Renew 2024	
3	Old Clayton Bay Warburton Street – Public Toilets	Lowther Street	Clayton Bay		Standard	#	Review usage to determine ongoing need	
4	Currency Creek Cemetery – Public Toilets	Peel Road	Currency Creek		Standard	3	Level of service does not include cemeteries. Review provision when reaches end of life	
5	Currency Creek Lions Park – Public Toilets	Alexandrina Road	Currency Creek		Standard	3	Renew as required	

No.	Asset name	Road name	Suburb	Location	Hierarchy	Condition*	Action^	Photo
6	Goolwa Bristow-Smith Reserve - Public Toilets	Barrage Road	Goolwa		Premium	1	Renew as required	
7	Goolwa Cadell Street - Public Toilets med centre	Cadell Street	Goolwa		Premium	3	Renew as required	
8	Goolwa Jet Ski Site - Public Toilets	Barrage Road	Goolwa		Foreshore	4	Renew as required	
9	Goolwa Liverpool Road - Public Toilets	Liverpool Road	Goolwa		Standard	2	Renew as required	
10	Goolwa Memorial Gardens - Public Toilets	Railway Terrace	Goolwa		Standard	4	Renew as required	
11	Goolwa Recreation Oval - Public toilets	Goolwa Oval Access Road	Goolwa		Standard	2	Revert to oval facility and not public toilet due to coverage provided by main street toilets.	

No.	Asset name	Road name	Suburb	Location	Hierarchy	Condition*	Action^	Photo
12	Goolwa Surf Life Saving Club - Public Toilets	Beach Carpark	Goolwa		Foreshore	2	Renew as required	
13	Goolwa Wharf - Public Toilets	Wharf Precinct	Goolwa		Premium	4	Renew as required	
14	Goolwa Wharf Railway Station - Public Toilets	Wharf Precinct check responsibility	Goolwa		Standard	3	Constructed on as part of railway. Review ongoing provision at end of life and coverage by new Wharf toilets	
15	Hindmarsh Island Captain Sturt Parade - Public Toilets	Captain Sturt Parade Boat Ramp Loop	Hindmarsh Island		Foreshore	3	Renew as required	
16	Hindmarsh Island Mundoo Channel Drive - Public Toilets	Mundoo Channel Drive	Hindmarsh Island		Foreshore	3	Renew as required	
17	Langhorne Creek Community Hall - Public Toilets	Meechi Road	Langhorne Creek		Premium	1	Renew as required	

No.	Asset name	Road name	Suburb	Location	Hierarchy	Condition*	Action^	Photo
18	Langhorne Creek Frank Potts Reserve - Public Toilets	Potts Reserve Road	Langhorne Creek		Standard	3	Renew as required	
19	Middleton Abbott Reserve - Tennis Clubroom Toilets	Ellensford Terrace	Middleton		Standard	4	Renew as required	
20	Middleton Arts and Crafts - Disabled and Public Toilets	Port Elliot Road	Middleton		Premium	5	Renew as required	
21	Middleton Basham Beach - Public Toilets	Basham Beach Road	Port Elliot		Foreshore	5	Renew as required	
22	Middleton Foreshore - Public Toilets and Change Rooms	Mill Terrace	Middleton		Foreshore	4	Renew as required	
23	Middleton Ocean Parade - Public Toilets	Ocean Parade	Middleton		Foreshore	5	Remove coverage provide by toilets 21 and 22.	

No.	Asset name	Road name	Suburb	Location	Hierarchy	Condition*	Action^	Photo
24	Middleton Ratalang Basham Beach Conservation Reserve - Public Toilets	Caravan Park Access Road	Port Elliot		Standard	3	Renew as required	
25	Middleton Surfers Parade - Public Toilets	Surfers Parade	Middleton		Foreshore	4	Renew as required in alternative location closer to Bondi Street car park	
26	Milang Foreshore - Public Toilets	Woodrow Drive	Milang		Foreshore	1	Renew as required	
27	Milang Soldiers Memorial Gardens - Public Toilets	Coxe Street	Milang		Standard	3	Renew as required	
28	Mount Compass - Public Toilets	Victor Harbor Road	Mount Compass		Premium	2	Renew as required	
29	Port Elliot Boomer Beach - Public Toilets	Railway Terrace	Port Elliot		Foreshore	5	Renew as required	

No.	Asset name	Road name	Suburb	Location	Hierarchy	Condition*	Action^	Photo
30	Port Elliot Commodore Reserve - Public Toilets	Basham Parade	Port Elliot		Foreshore	2	Renew as required	
31	Port Elliot Continental Park - Public Toilets	The Strand	Port Elliot		Standard	3	Review location of public toilets at end of life to serve The Strand and North Terrace	
32	Port Elliot Horseshoe Bay - Public Toilets	The Cutting	Port Elliot		Foreshore	2	Renew as required	
33	Port Elliot Lakala Reserve - Public Toilets	Young Street	Port Elliot		Standard	2	Renew as required	
34	Port Elliot The Strand - Public Toilets	The Strand	Port Elliot		Premium	3	Review location of public toilets at end of life to serve The Strand and North Terrace	
35	Strathalbyn Commercial Road - Public Toilets	Commercial Road	Strathalbyn		Premium	2	Renew as required	

No.	Asset name	Road name	Suburb	Location	Hierarchy	Condition*	Action^	Photo
36	Strathalbyn High Street - Public Toilets	Grey Street	Strathalbyn		Standard	3	Renew as required	
37	Strathalbyn Soldiers Memorial Gardens - Public Toilets	Colman Terrace	Strathalbyn		Standard	4	Renew as required	
38	Strathalbyn Visitor Information Centre - Public Toilets	South Terrace	Strathalbyn		Standard	2	Renew as required	

*Scale: 1 - very good, 2 - good, 3 - fair, 4 - poor, 5 - very poor.

^Funding is subject to future Annual Business Plan and Budget approval.

Appendix 2 – New toilet facilities

No	Location	Road Name	Suburb	Hierarchy	Status
39	Middleton Chapman Road	Chapman Road Carpark	Middleton	Foreshore	Placed within long term financial plan, will be undertaken pending Council approval
40	Sugars Beach Boat Ramp	Sugars Avenue	Hindmarsh Island	Foreshore	Placed within long term financial plan, will be undertaken pending Council approval
41	Pipers Crest Reserve	Braemar Drive	Strathalbyn	Standard	Placed within long term financial plan, will be undertaken pending Council approval
42	Mount Compass Recreation Park	Basin Reserve, Wave Court	Mount Compass	Standard	Being constructed 2024
43	Strathalbyn Cemetery	Parker Avenue	Strathalbyn	Standard	Placed within long term financial plan, will be undertaken pending Council approval



Appendix 3 – coverage

The following maps identify the location of toilets and coverage they provide.

The circle identifies coverage of about 400 metre walk equivalent to about 5 minute walk time.



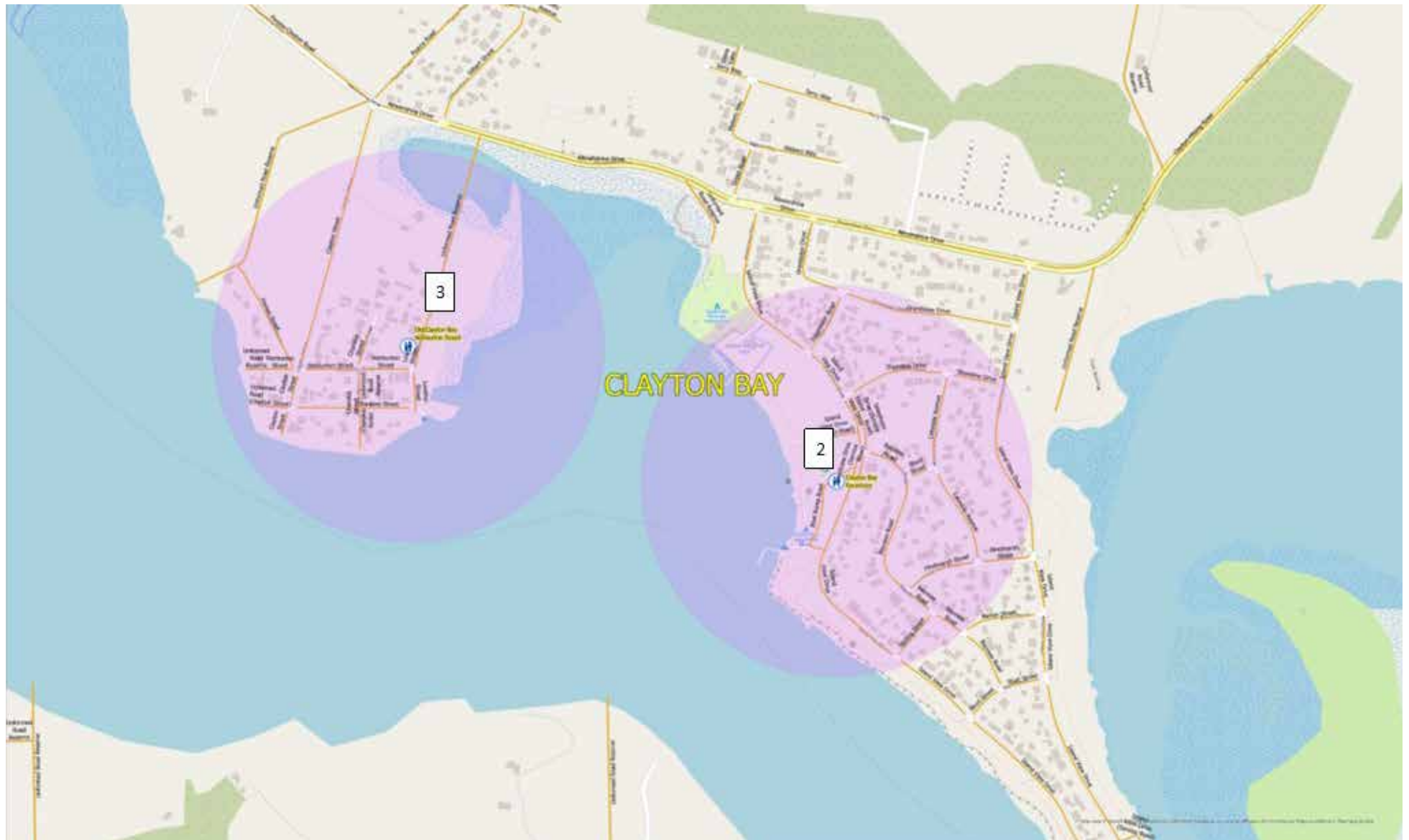
Identifies coverage for existing public toilets



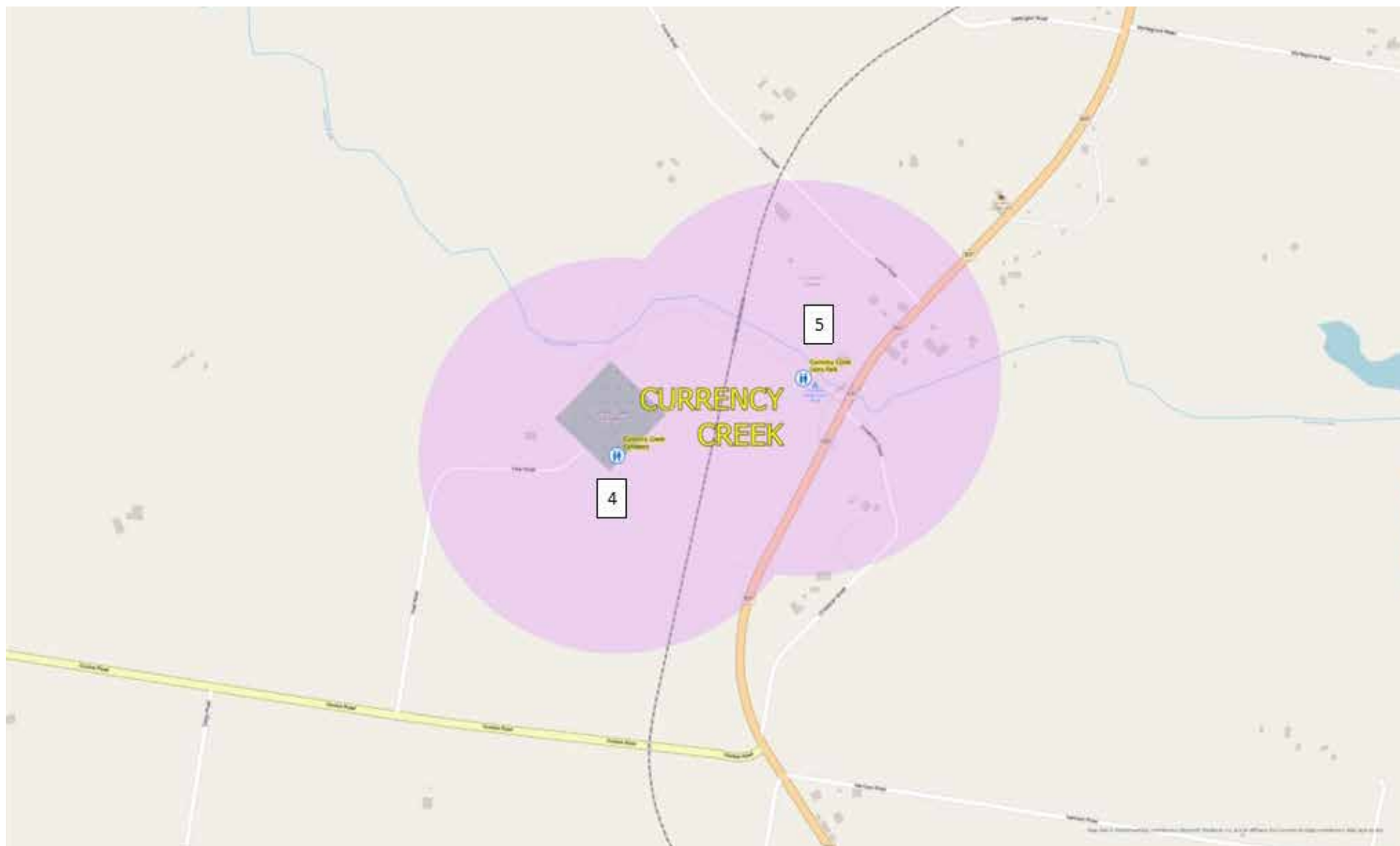
Identifies new coverage either through the construction of a new toilet or where an existing toilet has been repositioned



Clayton Bay



Currency Creek



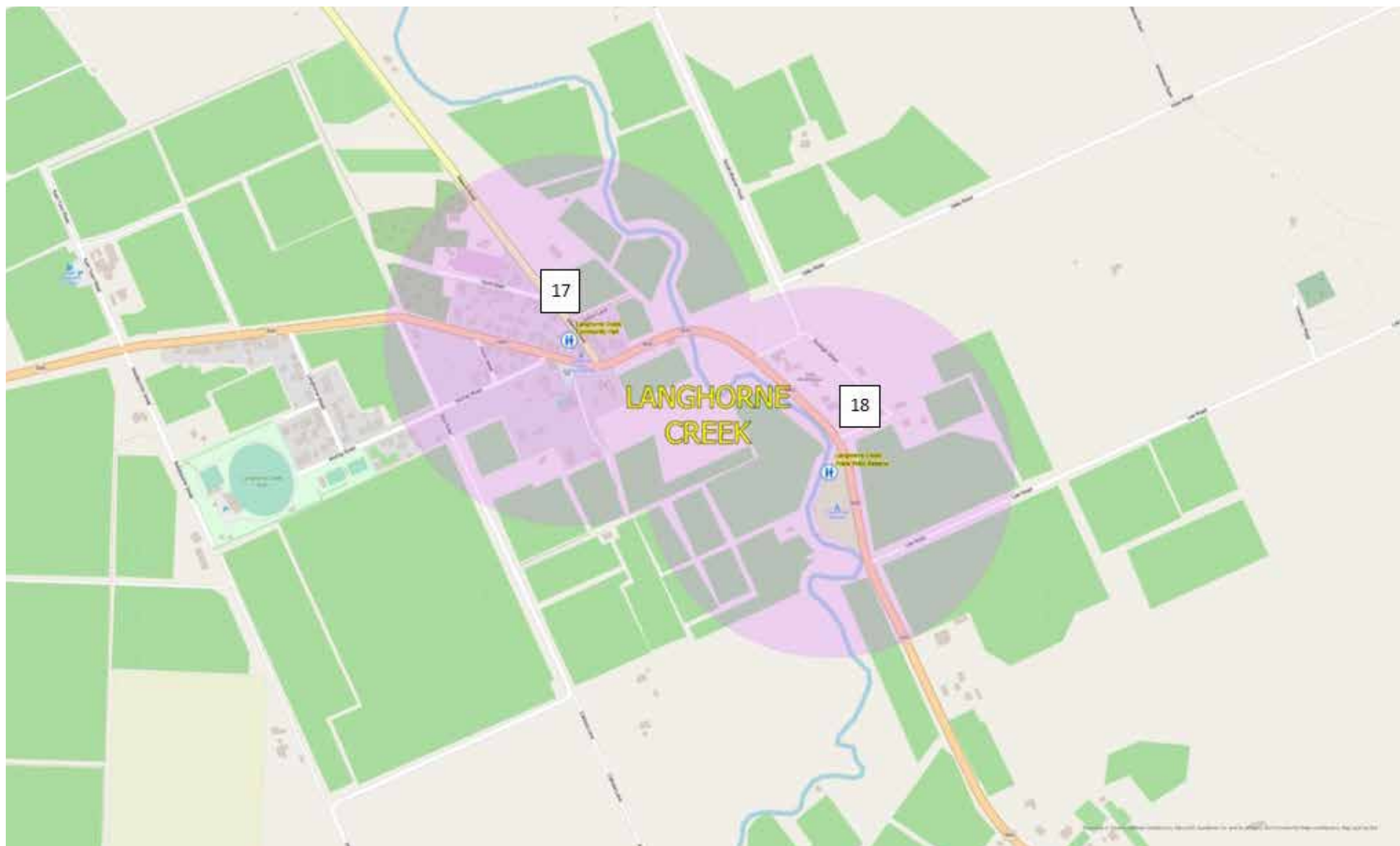
Goolwa



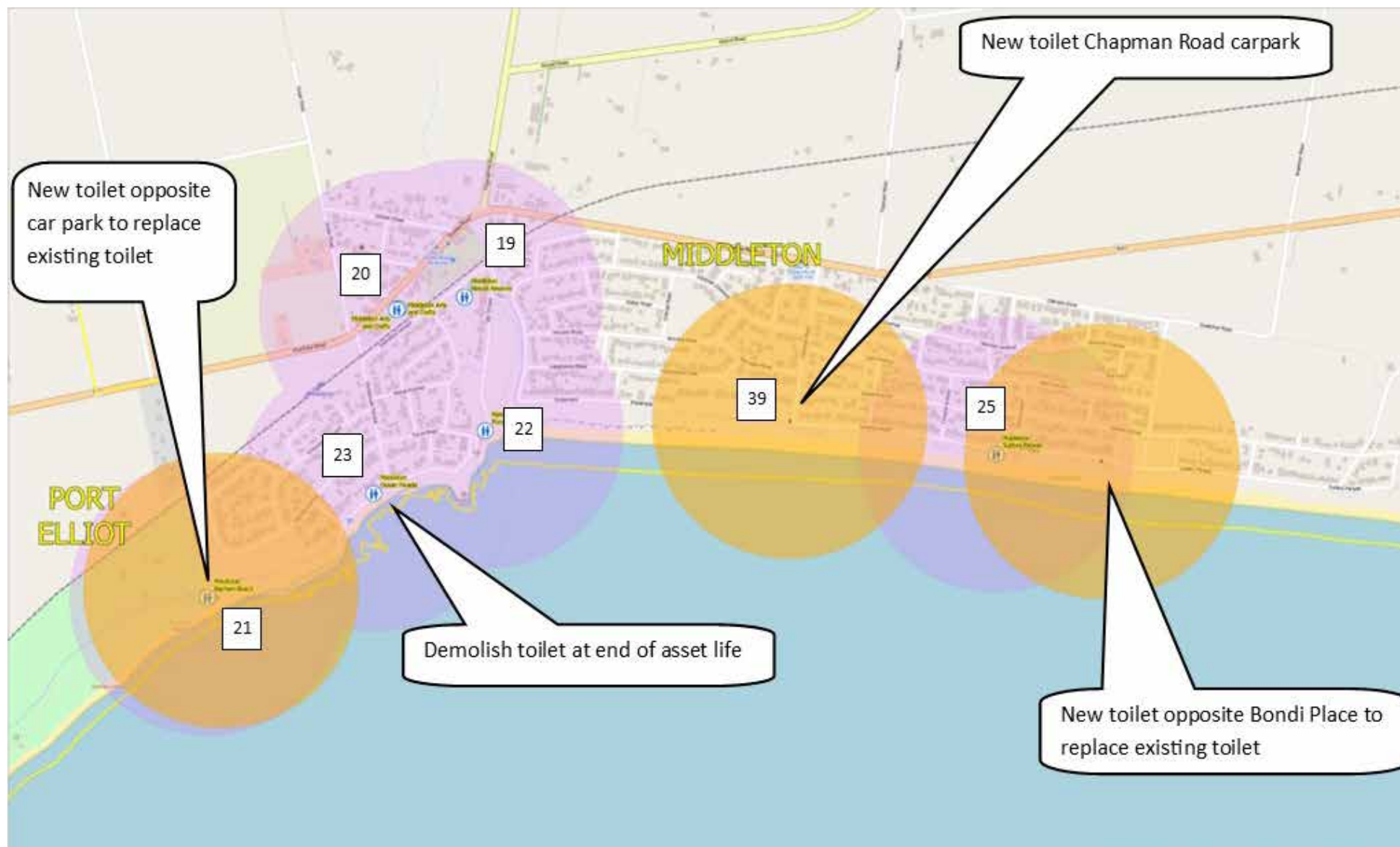
Hindmarsh Island



Langhorne Creek



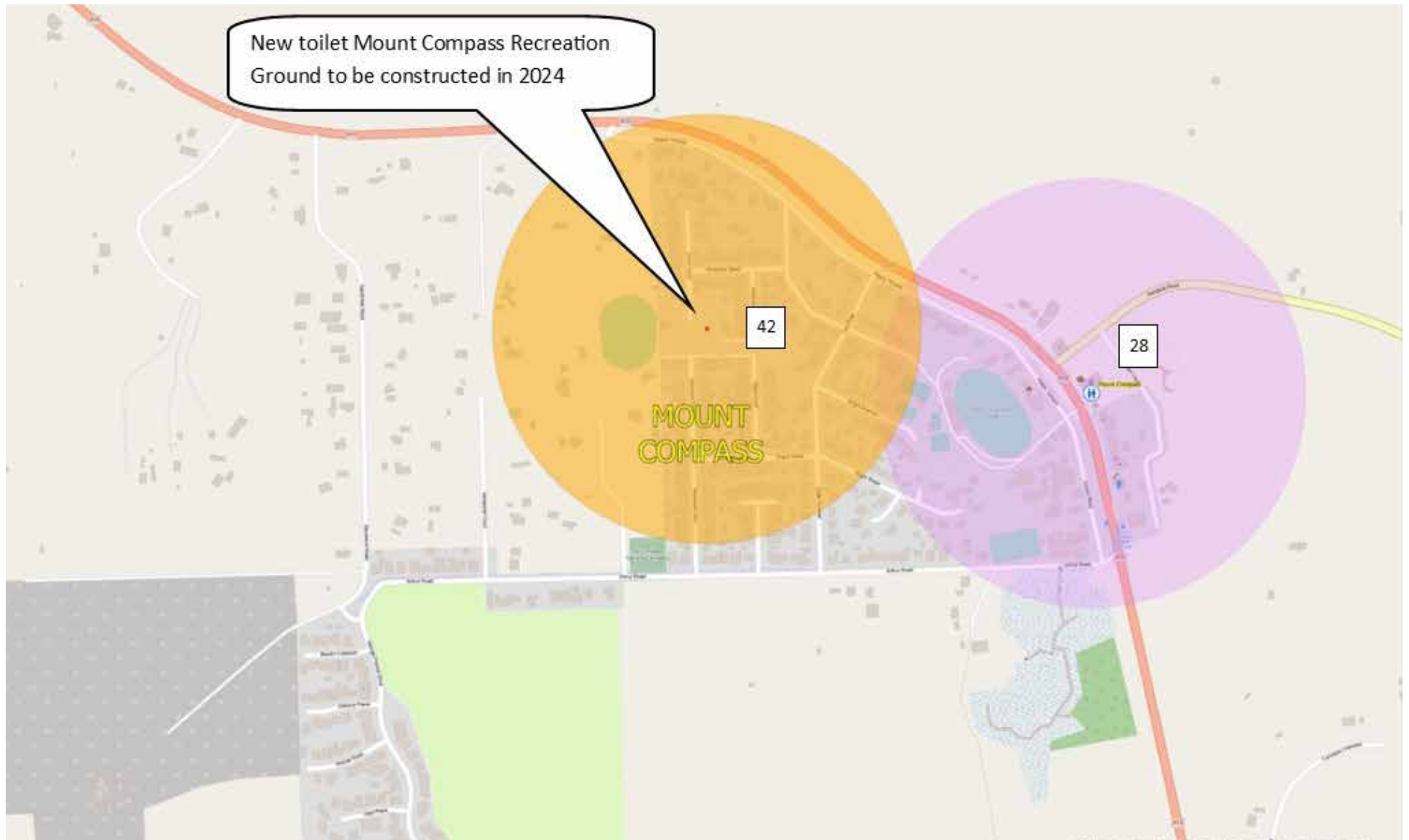
Middleton



Milang

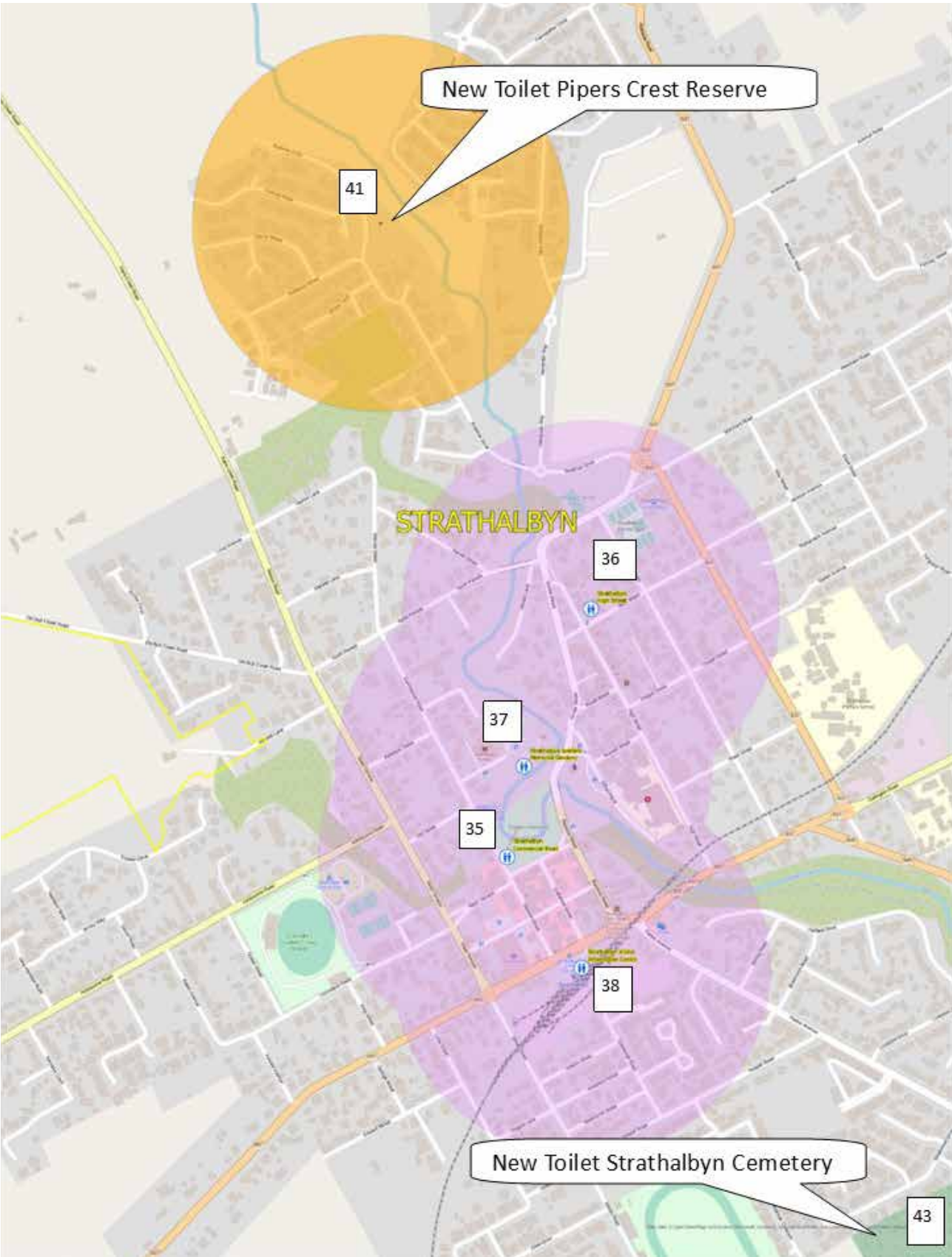


Mount Compass



Port Elliot/Chiton









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