CITY OF ARMADALE

AGENDA

OF **TECHNICAL SERVICES COMMITTEE** TO BE HELD IN THE **COMMITTEE ROOM**, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON **MONDAY, 6 MAY 2013 AT 7:00 PM.**

A meal will be served at 6:15 p.m.

PRESENT:

APOLOGIES: Cr G Nixon (Leave of Absence)

OBSERVERS:

IN ATTENDANCE:

PUBLIC:

*"For details of Councillor Membership on this Committee, please refer to the City's website – **www.armadale.wa.gov.au/your council/councillors**."*

DISCLAIMER

The Disclaimer for protecting Councillors and staff from liability of information and advice given at Committee meetings to be read.

DECLARATION OF MEMBERS' INTERESTS

QUESTION TIME

DEPUTATION

CONFIRMATION OF MINUTES

RECOMMEND

Minutes of the Technical Services Committee Meeting held on 3 April 2013 be confirmed.

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6 MAY 2013

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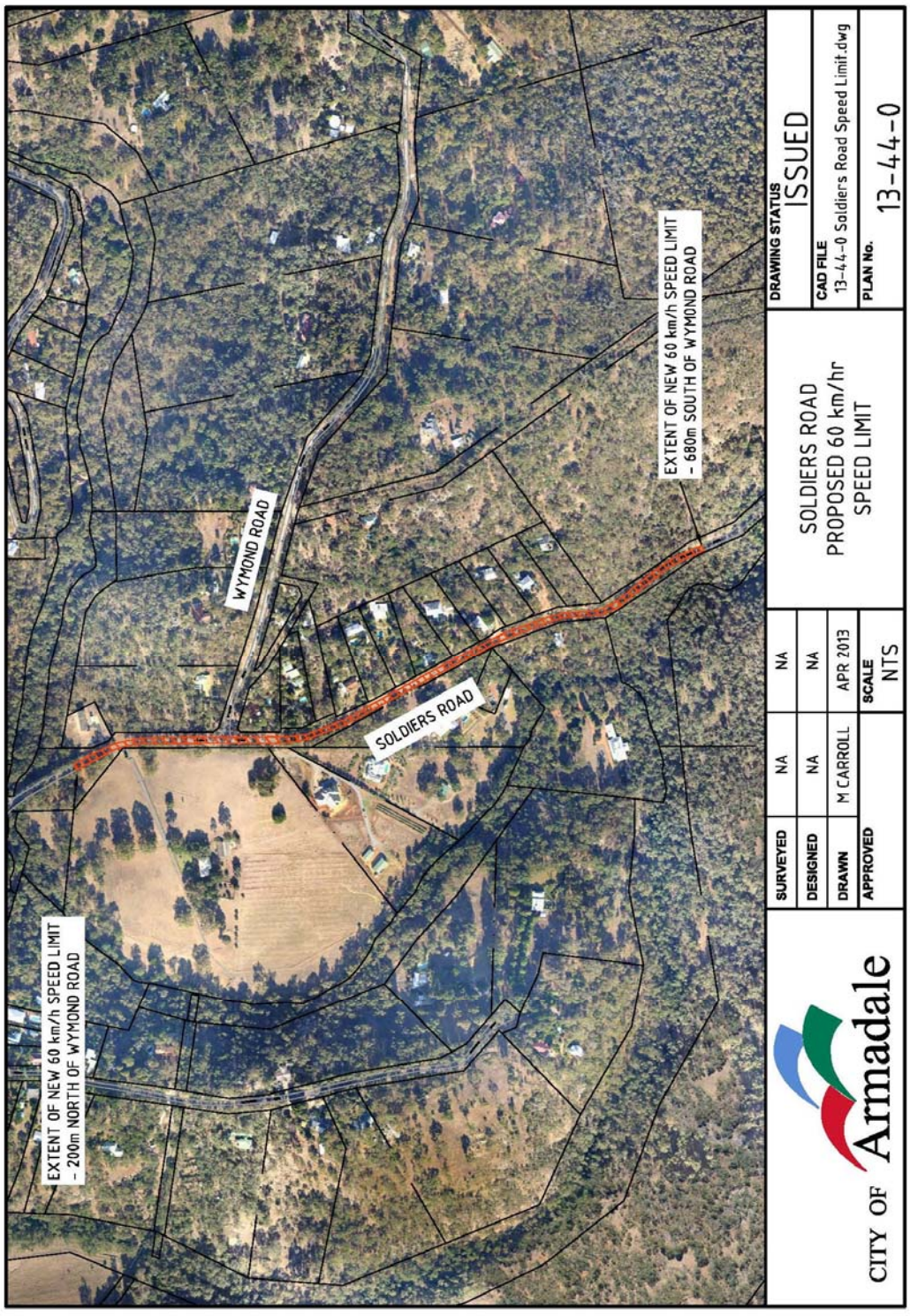
EXTENT OF NEW 60 km/h SPEED LIMIT
- 200m NORTH OF WYMOND ROAD
WYMOND ROAD
SOLDIERS ROAD
EXTENT OF NEW 60 km/h SPEED LIMIT
- 680m SOUTH OF WYMOND ROAD
CITY OF Armadale
SURVEYED NA NA
DESIGNED NA NA
DRAWN M CARROLL APR 2013
APPROVED SCALE NTS
SOLDIERS ROAD
PROPOSED 60 km/hr
SPEED LIMIT
DRAWING STATUS ISSUED
CAD FILE 13-44-0 Soldiers Road Speed Limit.dwg
PLAN No. 13-44-0

1.1 - SOLDIERS ROAD - WYMOND ROAD INTERSECTION - REDUCTION IN SPEED LIMIT

WARD	:	JARRAH
FILE No.	:	M/270/13
DATE	:	18 April 2013
REF	:	SF
RESPONSIBLE MANAGER	:	Executive Director Technical Services

In Brief:

- The City has received a request from Main Roads Western Australia (MRWA) to extend the 60 km/h speed limit further south on Soldiers Road, from Wymond Road (Approximately 680m).
- **Recommend:**

  That Council consent to an extension of the 60 km/h speed zone along Soldiers Road, from 200m north to approximately 680m south of Wymond Road.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

2. Enhanced Natural and Built Environments
   - 2.5 Safe and efficient movement of goods, services and people.
     - 2.5.1 Provide a safe and efficient movement network, including local and arterial roads and associated infrastructure.

Legislation Implications

General assessment of relevant legislation has not revealed any restrictions.

Council Policy/Local Law Implications

General assessment has not revealed any applicable Policies/Local Laws.

Budget/Financial Implications

No cost to the City, installation by Main Roads (MRWA).

Consultation

Main Roads (MRWA).

BACKGROUND

In 2012, the City received a number of speeding complaints along Soldiers Road and requested Main Roads (MRWA) review the posted speed limits along Soldiers Road, Roleystone.

DETAILS OF PROPOSAL

The letter of reply from MRWA was as follows:

I refer to your letter dated 26 March 2012 seeking a review of the speed limit along Soldiers Rd from Brookton Hwy to Wymond Rd. The information provide (sic), including vehicle speed data within your correspondence to substantiate the request is acknowledged and assisted the assessment.

As you are aware, Main Roads is the authority responsible for determining speed zones on roads within Western Australia and uses Australian Standards and best practice from other state road authorities to develop the departments' speed zoning guidelines. This provides users with guidance on determining the most appropriate speed limits to be applied, the types of signage required, the most suitable locations etc.

In general terms, the setting of speed limits is based on speed zoning studies which are primarily concerned with the management of vehicle speeds in order to control traffic flow, maximize road capacity, minimize overtaking manoeuvres, and reduce the level of crash risk for all road users. When these studies are undertaken every effort is made to apply appropriate speed limits that are considered reasonable by the majority of motorists.

While the control of speed is an important aspect in effective traffic management it should not necessarily be assumed that the imposition of a lower speed limit will resolve all perceived safety problems on a road.

I wish to advise that an assessment has been completed based on the department's current speed zoning guidelines and practices. At this stage, Main Roads considers the existing 60km/h posted speed limit along Heritage Dr to be appropriate and in keeping with the road environment, motorists expectations and is consistent with other similar roads within the immediate vicinity such as Croyden Rd, Heritage Dr, Peet Rd etc.

However, the assessment identified an opportunity in this instance to consider extending the 60km/h posted limit further south to encompass the extent of the residential properties. This reduced speed limit adjacent to these properties will assist owners entering/egressing driveways, reduce vehicle carry through speeds and increase safety for all road users.

Main Roads recommends the existing 60km/h speed zone be extended along Soldiers Rd, from 200m north of Wymond Rd to approx. 680m south of Wymond Rd (an extension of approx. 880m). Part of the assessment process also involved a drive-by along the section being considered. It would appear that having driven the abovementioned section of Soldiers Rd at 60km/h, it was concluded that a lower speed limit did not appear unreasonable for the environment.

The assessing officer also conducted a curve survey and any horizontal curves identified substandard, as per Australian Standards 1742 pt 2 Section 4.4, will be addressed accordingly.

As with all proposed speed limit amendments affecting Local Government controlled roads, Main Roads seek Councils agreement for:

60 km/h speed zone be extended along Soldiers Rd, from 200m north of Wymond Rd to approx. 680m south of Wymond Rd.

COMMENT

Council's concurrence with this proposal has been sought by MRWA, as Soldiers Road is a local road. The requested speed reduction is in line with the local road environment and is supported by Technical Services. Further, the City will soon be undertaking resurfacing works along Soldiers Road, from Brookton Hwy to Wymond Road, and it would be best to change the speed limit at the same time as these new works.

CONCLUSION

It is recommended that because of the reasons stated in the MRWA letter of 6 June 2012, Council agree to the extension of the 60 km/h posted speed limit on Soldiers Road, to 680m south of Wymond Road.

RECOMMEND

That Council consent to the extension of the local 60 km/h speed zone along Soldiers Road, from 200m north to approximately 680m south of Wymond Road.

ATTACHMENTS
There are no attachments for this report.

2.1 - CITY OF ARMADALE PUBLIC TOILET STRATEGY 2013

WARD	:	ALL
FILE No.	:	M/266/13
DATE	:	18 April 2013
REF	:	KM
RESPONSIBLE MANAGER	:	Executive Director Technical Services

In Brief:

- After distribution of the draft public toilet strategy to all Councilors, comments received were incorporated in this final report with the view that Council adopts the report as the City of Armadale Public Toilet Strategy 2013.
- **Recommend:**

  That Council adopt the City of Armadale Public Toilet Strategy 2013.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

1. Community Wellbeing
   - 1.2 Optimum quality of life for all citizens
     - 1.2.4. To advocate and support equitable access to services and facilities for those with special needs.

2. Enhance Natural and Built Environments
   - 2.1 Long term planning and development that is guided by a balance between economic, social and environmental objectives.
   - 2.4 Attractive and user friendly streetscapes and open spaces.
     - 2.4.1. Implement townscape, streetscape and parkland improvements to enhance the distinctive character of the City.
     - 2.4.2. Maintain and improve, where required, the quality, amenity and accessibility of open spaces.

Legislation Implications

- Town Planning and Development Act 2005.
- Land Administration Act 1997.
- Local Government Act 1995 (as amended).

Council Policy/Local Law Implications

A general assessment has not revealed any applicable policies or local laws.

Budget/Financial Implications

There are no immediate financial implications with the adoption of the recommendations contained in this report.

There are, however, longer term (5-15 year plan) implications, which would require consideration during the discussions relating to the compilation of the 2013/2014 budget and the 15 Year Financial Plan finalisation.

Consultation

- The Cities of Canning, Cockburn, Gosnells and South Perth and the Shire of Kalamunda.
- Intra Directorate.

COMMENT

A comprehensive report relating to the public toilets within the City of Armadale has been prepared with the view that Council adopt the report as the City of Armadale Public Toilet Strategy 2013.

See Attachment 1 for the complete report.

DETAILS OF PROPOSAL

The City of Armadale Public Toilet Strategy details the following:

Intent of the document

Although the City has no legislative responsibility to provide public toilets, the City of Armadale has formulated The ***City of Armadale Public Toilet Strategy*** (referred to as "***the Strategy***") in the context of creating pleasant public amenities and regard these as an investment to support economic growth in activity centres. The City of Armadale will endeavour to provide public toilets at strategic locations and will manage and provide alternatives to prevent public toilets from becoming havens for anti-social behaviour and crime. ***The Strategy*** provides Council with a 15 year strategy for the upgrade, replacement or the possible removal of existing public toilets, for inclusion in the Strategic Community Plan and 15 Year Financial Plan.

Analysis of existing conditions

The Strategy provides an analysis of the public toilets across the City: both stand-alone types and those which are incorporated within other community facilities. The toilets vary from the traditional layout of 1938 to a new fully automated toilet provided during 2011. Council provides toilets in many other buildings, but where the toilet is confined to staff or patrons of the facility only, they are not defined as public toilets for the purpose of this strategy. Guided by an analysis of each facility, ***the Strategy*** makes various recommendations regarding renovation, relocation or removal of the existing facilities. (refer to Part 4, Figure 9 of ***the Strategy***).

New public toilets

The Strategy also recommends the prioritisation of locations for the provision of new public toilet facilities within the City and provides a rational assessment for future provision of public toilets. The following staged decision-making process is recommended for use regarding proposed public toilet facilities:

- Stage One takes cognisance of the City's current Strategic Community Plan;
- Stage Two evaluates existing studies and decisions;
- Stage Three gives consideration to the City's Parks and Reserves hierarchy;
- Stage Four considers site-specific information, using a proposed assessment tool (Attachment 3 of ***the Strategy***); and
- Stage Five evaluates funding/resources in terms of the 15 Year Financial Plan.

Comment from Councillors

At its Ordinary Meeting of 11 March 2013, Council considered the matter of the Public Toilet Strategy and the resolution (T10/3/13) is as follows.

RECOMMEND

1. *That Council circulate the draft City of Armadale Public Toilet Strategy to all Councillors for a comment period closing on 15 April 2013, and that applicable comment received be included in the final document.*

2. *That the final report be submitted to Technical Services Committee at the 6 May 2013 meeting for consideration.*

The requested comment on the Strategy was received from four councillors, which comment related mainly to the possibilities of the provision of a toilet at a specific location, with comments received both for and against such provision.

None of the comments have had an influence on the content or context of the report, and the report is presented to Council unchanged from the initial submission.

Implementation

The Strategy proposes several recommendations to be taken into account over the next 15 years to improve the performance of Armadale's public toilets. (Refer to Recommendations - Part 4 no. 20 within ***the Strategy***).

Design Guidelines

To conclude, ***the Strategy*** provides design guidelines and criteria, incorporating crime prevention through environmental design (CPTED) principles, which should be considered for the provision, upgrading and siting of all future public toilet facilities to align to the recommendations of the Strategy (refer to Appendix 1 of ***the Strategy***).

OPTIONS

1. Council could resolve to adopt the City of Armadale Public Toilet Strategy.

2. Council could resolve not to adopt the City of Armadale Public Toilet Strategy.

CONCLUSION

The initial presentation to Council has been resubmitted in the same format, as comment from Councillors has not required any amendment to the original submission.

RECOMMEND

That Council adopt the City of Armadale Public Toilet Strategy 2013.

ATTACHMENTS

1. City of Armadale Public Toilet Strategy 2013 - 29042013
2. Park Facility Assessment

2.2 - ASSESSMENT OF PARK LOCATIONS TO DETERMINE PRIORITY FOR PROVISION OF PUBLIC TOILETS

WARD	:	ALL
FILE No.	:	M/238/13
DATE	:	9 April 2013
REF	:	KM
RESPONSIBLE MANAGER	:	Executive Director Technical Services

In Brief:

- The Draft City of Armadale Public Toilet Strategy provides a strategic process to assess all regional and district facilities to determine the priority for provision of a public toilet at such locations.
- Assessment utilising the assessment methodology has been completed by a panel of technical officers.
- **Recommend:**

  1. That Council approve that public consultation be carried out relating to the provision of public toilets at:

     Fancote Park;
     Don Simmons Reserve; and
     Borrello Park.

  2. That a report on the outcome of the public consultation be reported to the Technical Services Committee.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

1. Community Wellbeing
   1.2. Optimum quality of life for all citizens
      1.2.4. To advocate and support equitable access to services and facilities for those with special needs.

2. Enhance Natural and Built Environments
   2.1. Long term planning and development that is guided by a balance between economic, social and environmental objectives.
   2.4 Attractive and user friendly streetscapes and open spaces.
      2.4.1. Implement townscape, streetscape and parkland improvements to enhance the distinctive character of the City.
      2.4.2. Maintain and improve, where required, the quality, amenity and accessibility of open spaces.

Legislation Implications

- Town Planning and Development Act 2005.
- Land Administration Act 1997.
- Local Government Act 1995 (as amended).

Council Policy/Local Law Implications

A general assessment has not revealed any applicable policies or local laws.

Budget/Financial Implications

No specific funding has been provided for the installation of public toilets at any of these locations. Allocation of monies for this purpose can be made from remaining available funds from the Public Open Space (POS) Strategy for any Precinct.

Consultation

- Intra Directorate.

BACKGROUND

Over the past months, Council has been in the process of considering a strategy for the provision of public toilets in the City of Armadale. Of particular interest is the growing demand and usage of public open spaces. This is particularly relevant as the City has over the past years been in the process of upgrading their facilities and providing a wider range of infrastructure at these locations. This has led to greater usage in terms of both numbers of persons visiting these locations, as well as the length of stay being increased. Both these factors provide consideration for the provision of toilet facilities in these locations.

There are, however, real and perceived issues relating to public toilets, these being mainly around costs of provision and operating costs, and the alleged attraction that public toilets have for undesirable elements of the community. There is also a strong perception that public toilets are prone to vandalism and associated costs to repair and maintain.

Council has also received some petitions for and against such provisions, and has resolved to await the outcome of the assessments presented in this report before responding to the petitioners.

DETAILS OF PROPOSAL

The City of Armadale Draft Parks Facilities Strategy 2013 determines that toilet facilities should be prioritised for regional parks. Under this determination, the following regional parks were assessed:

- Alfred and William Skeet Ovals.
- Bob Blackburn Reserve.
- Creyk Park.
- Gwynne Park.
- John Dunn Oval.
- Morgan Park.

In exceptional cases however, some district parks could be included for assessment in terms of the need for public toilet facilities considering the following criteria:

- The POS comprises sufficient space to accommodate a variety of concurrent uses, including unstructured sport, children's play, picnicking, dog exercising, social gatherings and individual activities;
- The POS includes a combination of spaces such as bushland, open parkland for casual play and other recreational activities;
- The POS accommodates multiple user groups ensuring the space is activated at different times by people of different ages and abilities;
- The POS has a variety of existing park infrastructure; and
- The POS has a significant number of users throughout the year comparable to regional parks.

Based on the above criteria, the following district parks were identified as relevant for inclusion in the assessment:

- Borrello Park.
- Don Simmons Reserve.
- Fancote Park.
- Reg Williams Reserve.

Karragullen Oval, Cross Park, Frye Park, Memorial Park and Rushton Park already provide toilets for public use and are therefore not included in this assessment.

ANALYSIS

A comprehensive review was undertaken by representatives from Technical Services Parks, Development Services and Community Services – who are well acquainted with the context, history, usage and existing considerations/studies related to all of these facilities. Each location was individually assessed against weighted criteria using the assessment tool included in the approved strategy.

As indicated in the Draft City of Armadale Public Toilet Strategy, the following score ranges were allocated:

- 80% Plus - Provision of public toilet recommended
- 60% - 80% - Provision considered, but public consultation required
- Below 60% - No consideration

Further to the assessment tool and the score achieved, the following criteria were also taken into account during the assessment to provide clarity regarding the relative suitability and priority for the specific location:

- The City's current Strategic Community Plan; and
- Existing studies and decisions.

COMMENT

Please refer to Attachment 2 for aerial view, usage and general comments on each location.

Outcomes of the assessment can be summarised as follows:

LOCATION	ASSESSMENT SCORE	PUBLIC TOILET CONSIDERRED
Alfred & William Skeet Ovals	59%	No consideration
Bob Blackburn Reserve	54%	No consideration
Borrello Park	61%	Provision considered, but public consultation required.
Creyk Park	57%	No consideration
Don Simmons Reserve	62%	Provision considered, but not recommended.
Fancote Park	60%	Provision considered, but not recommended.
Gwynne Park	51%	No consideration
John Dunn Oval	42%	No consideration
Morgan Park	48%	No consideration
Reg Williams Reserve	58%	No consideration

The assessment indicated that the parks associated with structured sport attract bigger crowds during an event with the toilets provided within the pavilions deemed sufficient and fit for the purpose in terms of public use. Three evaluated scores were at the lower end of the marginal range, and indicated that Fancote Park, Don Simmons Reserve and Borrello Park be further considered. In this report, the following comment is provided.

Don Simmons Reserve

A recent community engagement relating to the provision of infrastructure using POS funding, by way of a resident survey and a community day event at the reserve, indicated that public toilets were not identified as being a priority for the application of the POS funds. Considering the outcome of this public consultation and the high levels of vandalism and anti-social behaviour apparent on the infrastructure installed in the reserve, provision of a public toilet at this location is not recommended by officers.

However, in terms of the Toilet Strategy, further public consultation is recommended to determine whether the community is in support of a toilet being provided in this location.

Fancote Park

This location includes a combination of recreational activities, such as BBQ facilities, a playground and fitness equipment. The car park and footpaths have been upgraded and sufficient lighting installed along the paths. Due to the provision of the associated recreational infrastructure and general upgrades, the park attracts a significant number of multiple user groups throughout the year who tend to stay longer than parks with fewer facilities.

However, provision of public toilets is not recommended by officers at present due to the following reasons:

- There are public toilets in the Kelmscott (Stargate) shopping centre within 500 metres walk;
- Page Road is not considered a major barrier to cross in order to reach the available public toilets;
- Similar facilities in the area are Frye Park and Rushton Park, both providing public toilets on the premises although these are recognised as being too far to be considered a viable alternative; and
- Surveillance of the park is very poor (located at the rear side of the shopping centre, with no residential properties overlooking the park).

However, in terms of the Toilet Strategy, further public consultation is recommended to determine whether the community is in support of a toilet being provided in this location.

Borrello Park

Borrello Park is an attractive setting in Roleystone and appears to have become more popular following the upgrade of the playground. Various feasibility studies and reports regarding provision of a public toilet facility at this location have been tabled in the past.

The outcomes of these studies can be summarised as follows:

- Results from the previous community survey were marginal, with no clear preference either for or against provision of a public toilet.
- Technical issues relating to the provision of such a facility include the lack of water-borne deep sewer in the area, the proximity of the park to the intermittent stream and possible environmental contamination.
- Petitions have been received by Council both for and against provision of public toilet facilities at this location.

Apart from these investigations and the opinion of the local community, it is important to take into account that this park will, in all probability, be more heavily utilized once the barbeque facilities at this location have been replaced. BBQ's have been reflected in the Park's budget since removal of the previous facilities and are included in the 5 year Parks budget.

Installation of the new BBQ facilities is likely to not only increase utilisation of the park, but will in all probability increase the length of stay of park users which, in turn, may directly influence the existing demand for a public toilet in the future.

It is recommended that further public consultation is recommended to determine whether the community is in support of a toilet being provided in this location.

OPTIONS

1. Council can approve that community surveys be conducted for each of the three locations (Fancote, Don Simmons, Borrello) relating to the provision of a public toilet.

2. Council can approve that community surveys be conducted at only one or two of the above locations relating to the provision of a public toilet.

3. Council can not approve the provision of a public toilet at any of the above locations.

CONCLUSION

In terms of the Toilet Strategy assessment matrix, only the following locations warranted further assessment through a public consultation process, being:

Fancote Park;
Don Simmons Reserve; and
Borrello Park.

RECOMMEND

1. That Council approve that public consultation be carried out relating to the provision of public toilets at:

Fancote Park;
Don Simmons Reserve; and
Borrello Park.

2. That a report on the outcome of the public consultation be reported to the Technical Services Committee.

ATTACHMENTS
There are no attachments for this report.

3.1 - THE INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALIA (IPWEA) BIENNIAL INTERNATIONAL PUBLIC WORKS CONFERENCE - DARWIN 11-15 AUGUST 2013

WARD : ALL

FILE No. : M/814/12

DATE : 7 November 2012

REF : LG

RESPONSIBLE MANAGER : Executive Director Technical Services

In Brief:

- The Institute of Public Works Engineering Australia (IPWEA) will host its biennial International Public Works Conference on 11-15 August 2013 in Darwin.
- **Recommend**:

  That Council:

  1. Nominate Councillor …… as a delegate to the Institute of Public Works Engineering Australia (IPWEA) Biennial International Public Works Conference, to be held in Darwin on the 11-15 August 2013.

     OR should no nomination be received, then the recommendation is as follows:

     Make no nomination for attendance at the Institute of Public Works Engineering Australia (IPWEA) Biennial International Public Works Conference.

  2. Note the attendance of the Executive Director Technical Services as delegate to the Institute of Public Works Engineering Australia (IPWEA) Biennial International Public Works Conference, to be held in Darwin on the 11-15 August 2013.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

2. Enhanced Natural and Built Environments
   - 2.4 Attractive and user friendly streetscapes and open spaces.
   - 2.5 Safe and efficient movement of goods, services and people.
   - 2.6 Council buildings and facilities that meet community needs.
   - 2.7 Assets and infrastructure managed over the long term to meet current and future needs.

Legislation Implications

General assessment of relevant legislation, eg Local Government Act 1995 (as amended), has not revealed any restrictions.

Council Policy/Local Law Implications

Assessment of Policies/Local Laws indicates that the following are applicable:

- Council Policy ADM3 – Conferences and Training.
- Council Policy EM1 – Reimbursement of Councillors' Expenses.

Budget/Financial Implications

Attendance costs can be accommodated within the adopted 2012/2013 Annual Budget.

Consultation

- Chief Executive Officer.
- Intra Directorate.

BACKGROUND

The Institute of Public Works Engineering Australia (IPWEA) hosts a biennial international public works conference, with the 2013 conference to be held in Darwin on the 11 August 2013, to Thursday, 15 August 2013.

This prestigious event attracts industry leaders and high caliber keynote speakers, all of whom contribute to the stream of quality presentations, which cover a diverse range of current and relevant themes.

The Conference brings together a wide array of people in the public works industry, providing an opportunity for networking that only occurs once every two years. This year's Conference is expected to attract more than 600 delegates from Australia and overseas, and will form the basis of three conferences in one, namely:

- The largest public works conference in Australia with six streams over three days.
- Largest asset management conference in Australia with two streams over three days.
- Special one day "Tech-Talk" stream, with focus on issues for public works engineers in the Northern Territory.

Conference topics will include:

- Asset Management;
- Climate Change;
- Community and Safety;
- Parks and Recreation;
- Road Safety;
- Traffic Management; and
- Waste Management.

COMMENT

The issues of public works and asset management are of significant interest to the City, and as such, attendance at this Conference would be beneficial. It is important that the City is well represented, as the public works industry has considerable influence on how the City carries out its business. This Conference will offer the opportunity of staying up to date and informed on all current and relevant aspects in each of these disciplines.

The Conference will be attended by the Executive Director Technical Services.

RECOMMEND

That Council:

1. **Nominate Councillor …… as a delegate to the Institute of Public Works Engineering Australia (IPWEA) Biennial International Public Works Conference, to be held in Darwin on the 11-15 August 2013.**

   ***OR* should no nomination be received, then the recommendation is as follows:**

   Make no nomination for attendance at the Institute of Public Works Engineering Australia (IPWEA) Biennial International Public Works Conference.

2. **Note the attendance of the Executive Director Technical Services as delegate to the Institute of Public Works Engineering Australia (IPWEA) Biennial International Public Works Conference, to be held in Darwin on the 11-15 August 2013.**

ATTACHMENTS
There are no attachments for this report.

3.2 - NATIONAL COMMUNITY SAFETY & SECURITY CONFERENCE

WARD : ALL

FILE No. : M/249/13

DATE : 10 April 2013

REF : SG

RESPONSIBLE MANAGER : Executive Director Community Services

In Brief:

- The National Community Safety & Security Conference is to be held in Melbourne on the 4 & 5 June 2013.
- Matters to be covered should be of relevance to Armadale
- **Recommend**:

  That Council:

  1. Note the attendance of an Officer from Community Services at the National Community Safety & Security Conference on the 4th and 5th June, 2013

  2. Nominate Cr _____ to attend the National Community Safety & Security Conference on the 4th and 5th June, 2013 with costs to be charged to the Elected Members Development Account.

  Or

  3. If there is no nomination at the Community Services Committee or the Ordinary Meeting of Council on 13 May 2013, then the recommendation be as follows:

     That no nomination be made for an Elected Member to attend the National Community Safety & Security Conference to be held in Melbourne on the 4th and 5th June 2013.

Tabled Items

Nil.

Officer Interest Declaration

Nil.

Strategic Implications

Learnings from this conference will have relevance to the following aspects of the City's Strategic Plan as they relate to community safety;

1.1.2 Support and strengthen community groups, organisations and volunteer services
This has relevance to groups such as Neighbourhood Watch and other organisations involved in community safety initiatives

1.6.3 Promote and support planning and activities that encourage a safe and responsible Community

1.6.4 Consider opportunities for neighbourhood renewal and improvement projects that contribute to the sense of safety and wellbeing

Legislation Implications

Nil.

Council Policy/Local Law Implications

- Council Policy ADM-3 - Conferences, Seminars & Training.
- Council Policy EM1 - Reimbursement Councillor's Expenses.

Budget/Financial Implications

It is anticipated that an Officer from Community Services will be attending the conference. The City officer's attendance has been allowed for in the current Budget and sufficient funds are available. Elected members attendance can be accommodated from the current year's Members Development Budget.

Conference Fees - $900 full registration.
Accommodation - $600 to $1100 depending on choice of hotel.
Air fares – Estimated between $360 return to $1065 return depending on the availability of discount flights and options.

Background

The National Community Safety & Security Conference is being held on the June 4 & 5 2013 at The Hotel Windsor, Melbourne.

A copy of the Conference Brochure is included in the attachments to this report.

Details of Conference

The National Community Safety & Security Conference will provide the attendees with expert knowledge and practical solutions for improving public safety and security in local communities.

The Conference will present practical case studies and expert advice to delegates from participating local governments and other community organisations and will address crime and safety issues in their community.

The Conference presenters are:

- Alan Peucker — Chief Executive, Australian Safe Communities Foundation
- Gill Metz — State Manager, Neighbourhood Watch, Victoria
- Tony Barnden — Manager, Community Development, Blacktown City Council
- Stephen Williamson — Community Services Safety Field Officer, Rockdale City Council
- Anthony McFadden — Southern Cross University
- Debbie McGenniskin — Team Leader and Family Counsellor, Eastern Access Community Health

Conference topics will include:

- Strategies for improving public safety
- Community crime prevention programs
- Creating safer public spaces through improve urban design
- Use of CCTV, public lighting and other crime prevention technologies
- Achieving successful community engagement
- Tackling Graffiti and Vandalism
- Working with young people to reduce crime and anti-social behavior
- Reducing violence in the community

Conclusion

An officer from Community Services is to attend the National Community Safety and Security Conference and this matter is brought to the attention of Council to determine if it wishes to nominate a Councillor to attend.

RECOMMEND

That Council:

1. **Note the attendance of an Officer from Community Services at the National Community Safety & Security Conference on the 4th and 5th June, 2013**

2. **Nominate Cr _____ to attend the National Community Safety & Security Conference on the 4th and 5th June, 2013 with costs to be charged to the Elected Members Development Account.**

Or

3. If there is no nomination at the Community Services Committee or the Ordinary Meeting of Council on 13 May 2013, then the recommendation be as follows:

That no nomination be made for an Elected Member to attend the National Community Safety & Security Conference to be held in Melbourne on the 4th and 5th June 2013.

ATTACHMENTS

1. National Community Safety and Security Conference

COUNCILLORS' ITEMS

Nil

EXECUTIVE DIRECTOR TECHNICAL SERVICES REPORT

Nil

MEETING DECLARED CLOSED AT _____

TECHNICAL SERVICES COMMITTEE

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6 MAY 2013

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Public Toilet Strategy 2013
CITY OF Armadale

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1. City of Armadale Public Toilet Map
2. Toilets in Armadale City Centre
3. Criteria determining demand for public toilet at a certain location

EXECUTIVE SUMMARY

1 INTENT

The lack of compulsion of local authorities to provide public toilets has led to a high level of variability of standards and availability of public toilets across Australia. Although the City has no legislative responsibility to provide public toilets, the City of Armadale has formulated The *City of Armadale Public Toilet Strategy* (referred to as "*the Strategy*") in the context of creating pleasant public amenities and regards these as an investment to support economic growth in activity centres. The City of Armadale will endeavour to provide public toilets at strategic locations and will provide alternatives to prevent public toilets from becoming havens for anti-social behaviour and crime. *The Strategy* provide Council with a 15 year strategy for the upgrade, replacement or the possible removal of existing public toilets that do not meet the relevant current standards – for inclusion in the Strategic Community Plan and 15 year Financial Plan.

2 ANALYSIS OF EXISTING CONDITIONS

The Strategy provides an analysis of the thirteen public toilets across the City: seven stand-alone types and six which are incorporated within other community facilities. The toilets vary from the traditional layout of 1938 to a new fully automated toilet provided during 2011. Council provides toilets in many other buildings, but where the toilet is confined to staff or patrons of the facility only, they are not defined as public toilets for the purpose of this strategy. Guided by an analysis of each facility, *the Strategy* makes various recommendations regarding renovation, relocation or removal of the existing facilities. (Refer to Part 4, Figure 10).

3 NEW PUBLIC TOILETS

The Strategy also recommends the prioritisation of locations for the provision of new public toilet facilities within the City and provides a rational assessment for future provision of public toilets. The following staged decision-making process is recommended for use regarding proposed public toilet facilities:

Stage One take cognisance of the City's current Strategic Community Plan;
Stage Two evaluate existing studies and decisions;
Stage Three gives consideration to the City's Parks and Reserves hierarchy;
Stage Four consider site-specific information, using a proposed assessment tool (Attachment 3); and
Stage Five evaluate funding/resources in terms of the 15 year plan.

4 IMPLEMENTATION

The Strategy proposes several recommendations to be taken into account over the next 15 years to improve the performance of Armadale's public toilets by ensuring better accessibility, greater safety for users and to lift the perception of Armadale's existing and future public toilets as being clean and conveniently located. (Refer to no. 20 – Recommendations)

5 DESIGN GUIDELINES

To conclude, *the Strategy* provides design guidelines and criteria, incorporating crime prevention through environmental design (CPTED) principles, which should be considered for the provision, upgrading and siting of all future public toilet facilities to align to the recommendations of the Strategy (refer to Appendix 1)

PART ONE:

6 INTRODUCTION

Public toilets are a necessity for anyone who wants access to pleasant public spaces. Access to good quality public toilets is something that we should all value – not just in terms of public health and sanitation, but because they help to create attractive, inclusive and welcoming places. The business case for investment in good toilet provision has been shown to increase retail turnover, tourist numbers, and economic growth.

"You cannot cost PT's simply on what the loo paper and bricks might end up costing, you have got to see it as part of a broader context of a neighbourhood that is supporting and enabling its members to take part and get out and about." [1]

In the past public toilets were designed to be out of public view, often without forethought for safety, aesthetic or accessibility concerns. With the changing requirements from today's community, however, toilet facilities are now required to fulfil greater expectations of the public ... to be modern, well appointed, light filled, close to focal activities, clean and functioning properly, and most importantly, located with clear and open sight lines so that people of all ages and physical abilities can use them without encountering threatening or anti-social behaviour. Public toilets are even more important to certain sections of our society, including older people, disabled people, women, families with young children and tourists.

The City of Armadale therefore has to be responsive to a range of current issues in order to fulfil these expectations and demands and to provide alternatives to prevent public toilets from becoming havens for anti-social behaviour and crime.

7 OUTLINE OF DOCUMENT

This document is divided into four parts:

Part One provides the context by investigating a global perspective on public toilets and the function, roles and responsibilities of Western Australian local governments pertaining to public toilets.

Part Two will describe the approach, aims and methodology followed to draft a public toilet strategy for the City of Armadale.

Part Three will provide an overview of the existing situation and issues pertaining to public toilet facilities, management and maintenance in the City of Armadale. This part includes an analysis of the potential resources on the City of Armadale Asset Register.

Part Four will discuss strategic choices in terms of future decisions and provide the implementation plan in terms of recommendations regarding establishment and disestablishment of existing public toilet facilities and recommendations in general.

[1] Pamela Holmes, Head of charity organisation "Help the Aged"

8 GLOBAL PERSPECTIVE

Automated Public Toilets have become popular around the world as they promote sanitation (perceived cleanliness because of hands-free operation) and hard fixtures are designed to minimise vandalism. Research and development has created a range of automated toilet suppliers and products that are valued for their ease of maintenance and code compliance.

"Automated toilets have been common fixtures on European sidewalks for decades. But they have been less popular in American cities, where concerns including their appearance cleanliness and tendency to attract illegal activity have slowed their installation. In Seattle, problems arose almost immediately. Users left so much trash behind that the automated floor scrubbers had to be disabled, and prostitutes and drug users found privacy behind the toilets' locked doors.
Seattle officials say the project here failed because the toilets, which are to close on Aug. 1, were placed in neighbourhoods that already had many drug users and transients.
Rather than automated toilets, some cities are looking for cheaper alternatives that would be cleaned by human attendants." [2]

"Although they are not the cause of problems in the neighbourhood, they are contributing to problems. They give people a place to hide out, to duck out of sight."[3]

However, in Europe and many other countries throughout the world, the APT concept has been acknowledged as addressing issues such as vandalism, security and environmental impact.
It is more likely nowadays to believe that no unsupervised installation can prevent vandalism. Even with the most vandal resistant appliances, an unsupervised facility will eventually become sub-standard.

Over the last 20 years, designers and architects worldwide have begun to see the need to plan and build public toilets with the real or potential threat of crime in mind and to incorporate Crime Prevention Through Environmental Design (CPTED) principles (see Appendix 1) in the original design phase of all public toilets.

It is also part of the Australian Toilet Organisation's (ATO's) vision to create public pride in public toilets, thereby creating local guardianship of public toilets. Their main goal, locally, is to transform the public's expectations of and relationship to public toilets by raising awareness about issues and providing solutions.

9 ROLE AND RESPONSIBILITY OF LOCAL GOVERNMENTS

9.1 Mandate to provide public toilets

Times have changed, as have the pressures and duties on local authorities. While much of the new provision is on a smaller scale than that it replaces, there are many instances of the total withdrawal of toilet facilities. The lack of compulsion of local authorities to provide public toilets, together with a perception of nuisance associate with them, has arguably resulted in a steady decline in the provision of public toilets in recent years. What was an essential service is now a desirable, discretionary and non-statutory function that competes for finite resources.

Although the City has no legislative responsibility to provide public toilets other than those associated with building regulations for the stock of Council owned public buildings, they have shown to improve local amenity and support active participation in recreational, social and commercial activity within the City for visitors and residents alike.

[2] Christopher Maag, The New York Times, 17 July 2008

[3] Seattle (Washington, USA) City Council member, Sally Clark, at a news conference, March 2008

9.2 Comparative Analysis

The City of Armadale's peer group/neighbouring Council's policies/practices have also been reviewed in order to establish key trends and best practice for specific aspects of public toilet provision. For the purposes of this report, the peer council group comprised City of Gosnells, City of Cockburn, City of Canning and Shire of Kalamunda.

9.2.1 City of Gosnells

The City of Gosnells does not have a Public Toilet Strategy for their 13 (approx.) public toilets of which one is a composting type located in the hills area, which exudes a pungent odour and another that is fully automated. The latter incurs high maintenance costs given that specialist repairers are required, not a standard plumber. Currently the City is changing over to lightless, windowless, stainless steel, and seat less systems with the cistern placed in ducts and the toilet roll holders in locked containers. Most toilets are cleaned and inspected daily except those in high use areas, which may be cleaned twice a day. All external doors are protected by security cages. The measures the City has adopted has restricted vandalism to a "limited" status.

9.2.2 City of Cockburn

The City of Cockburn does not have a Public Toilet Strategy nor do they have any automated toilets amongst their eight stand-alone public toilets. Except in vandalism "hot spots" toilets are open 24 hours per day, the excepted locations open at 6am and close at 8pm or 9.30pm winter and summer respectively. Vandalism is on average at a medium to high level. In high usage locations, stainless steel pans are preferred but traditional porcelain elsewhere.

9.2.3 City of Canning

The City does not have a Public Toilet Strategy for their 12 (approx.) public toilets. It has also historically avoided automated and stainless steel opting for what it feels is the more cost effective porcelain toilet pans and it will continue with its current management regime. Whilst there are some "hot spots" concerning vandalism, in the main such is at a manageable level.

9.2.4 Shire of Kalamunda

The Shire does not have a Public Toilet Strategy nor do they have any toilet amongst their twelve stand-alone, traditional style public toilets which is connected to water-borne deep sewer. All public toilets are connected to conventional septic tanks with leach drains. Although three vandalism "hot spots" were identified by the Shire, the level of vandalism is considered to be average.

9.3 Range of options to deliver the service

How local authorities function and the cost of directly employed and/or contract services has also changed significantly. Labour is no longer a cheap asset. The base cost and on-costs of employing a toilet attendant are prohibitive, as are other labour costs, which, in some cases, outweigh the cost of the 'seat itself'.

Often a suggested solution is to charge the public, who use the facilities. However, charging for these facilities is a complex matter. There is public resistance to charging, particularly if the facilities are not then in pristine condition. In many circumstances, the cost of collecting, counting and transporting the money as well as the minor discouragement to those who would wish to misuse the facility, prove this option not to be enduring and certainly not acceptable for a service that many users already believe should be free.

Another course of action for the local authorities is Community Toilet Schemes (CTS). The local government work in partnership with local businesses to provide access for the public to clean, safe toilets and may

provide a payment to participating local businesses. However, one of the terms and conditions of the CTS should state that the Service Provider/Proprietor retains the right in exceptional circumstances to refuse any member or members of the general public (e.g. large numbers needing the toilet at the same time) admission to their premises and/or use of their toilet facilities. This means that the toilets are not public in the same sense that municipal toilets are public; the scheme's toilets are open to the public, if the service provider is prepared to accept them. In CTS schemes, it is important that the signage needs to be extremely clear and welcoming to the public. When local authorities start such a scheme, the initiative should be heavily publicised in the local media.

Although successful in several councils overseas, CTS are not known to be used by any Council in Australia.

10 CONCLUSION

The lack of compulsion of local authorities to provide public toilets has inevitably led to a high level of variability of standards and availability of public toilets across the country. Some local authorities are less committed to the maintenance or provision of public toilets, while many others – concerned about the decline in public toilet provision – seeks to stimulate discussion, to achieve better provision, to promote a positive shift in attitudes and approaches to the whole issue of toilet provision and use by formulating and adopting a strategic approach. The City of Armadale formulates this public toilet strategy in the context of creating pleasant public amenities and regards it as an investment to support economic growth in activity centres. As the Americans say, "Bathrooms means business".

PART TWO

Part Two will describe the approach, aims, and methodology followed to draft a public toilet strategy for the City of Armadale.

11 APPROACH

In order for the City of Armadale to *"maintain and improve, where required, the quality, amenity and accessibility of open spaces and to provide and maintain Council buildings, facilities and public amenities"* (2010-2014 Strategic Plan); the City should consider the provision of a sustainable network of well-located public toilets that provide all users with a convenient, safe and positive experience.

The approach to deliver the most appropriate network of public toilets relies on strategic objectives that take cognisance of current resources (refer to Part Three); prioritise certain spatial areas in the City of Armadale (refer to Part Four) and benchmark best practice (refer to Appendix 1).

This Public Toilet Strategy responds to the challenges highlighted in this report by providing a series of guidelines for the construction and maintenance of public toilets within the City, with the key aims of the strategy outlined below.

12 AIM

The key aims of this report are to:

- Provide Council with a 15 year strategy for the upgrade, replacement or the possible removal of existing public toilets that do not meet the relevant current standards – for inclusion in the Strategic Community Plan and 15 year Financial Plan.
- Recommend and prioritise locations for the provision of new public toilet facilities within the City;
- Provide a framework for the ongoing management and upgrade of public toilets throughout the City; and
- Provide design guidelines and criteria to establish standards for the provision of new and upgraded amenities.

13 METHODOLOGY

The process to formulate the strategy included the following stages:

13.1 Step One: Inspection

Each toilet has been individually inspected and its location recorded. External photographs of the toilets were taken in order to provide context (accessibility, location, design, signage); internal photographs were taken (where possible) to aid further assessment in terms of the facilities availability (condition, appearance).

13.2 Step Two: Assessment

Following completion of the fieldwork, a comprehensive review was undertaken in which each toilet was individually assessed against selected criteria. This process has taken into account the inputs received from key stakeholders gathered through liaison, information collection and personal communication.

The following options were then assessed:

- Retention of existing toilet
- Upgrade/refurbishment of existing toilet
- Removal and replacement of existing toilet in current location
- Removal and replacement of existing toilet to alternate location
- Removal of existing toilet with no replacement

13.3 Step Three: Report

Based on the fieldwork and research carried out in previous stages, this report has been prepared which includes a comprehensive inventory and review of existing Council-owned public toilet facilities, a review on possible locations for the provision of new toilet facilities and a recommended strategy/design guidelines for the upgrade, redesign or provision of public toilets for the next 15 years.

13.4 Concurrent research

Concurrent with the above two stages, research was undertaken, investigating the following:

- Review - a global perspective on public toilets
- Comparative analysis of local governments in the metropolitan area surrounding the City of Armadale
- Options for establishing new toilet facilities in typically active reserves, which provide other associated amenities such as playgrounds, and barbeque facilities
- Strategic decision-making process determining demand for establishment of new PT facilities
- Options for co-location and public-private partnerships
- Management of PT facilities – maintenance, costs
- Establishing the useful lifespan of existing assets
- Alternative options for public toilet provision during community events
- Application of CPTED principles (see Appendix 1); and
- Design guidelines for future provision of public toilets (Appendix 1)

PART THREE

Part Three will provide an overview of the existing public toilet facilities within the City of Armadale as well as management and maintenance by the City. This part includes an analysis of the potential resources on the City of Armadale Asset Register.

14 REVIEW OF PUBLIC TOILETS WITHIN THE CITY OF ARMADALE

The City of Armadale Public Toilet Map (**Attachment 1**) indicates the location of all public toilets within the City of Armadale which include those managed and maintained by the City as well as public toilets within the City, not owned by the City.

14.1 Public toilets not owned by the City

The following locations, such as railway stations, shopping centres, service stations etc. are not owned or managed by the CoA, but also provide toilet facilities to the public. Location of these facilities is also indicated in blue on the CoA public toilet map (**Attachment 1**) as follows:

14. Armadale Railway Station – PTA
15. Armadale Central Shopping Centre
16. Armadale City Shopping Centre
17. *BP Service Station South Western Highway
18. BP Service Station Albany Highway
19. Champion Drive Shopping Centre
20. Kelmscott Railway Station – PTA
21. Roleystone Shopping Centre
22. Stargate Shopping Centre, Kelmscott
23. Westfield Shopping Centre
24. Yule Do Service Station, Albany Hwy
25. Churchman's Brook Dam (Water Corporation)
26. Wungong Dam (Water Corporation
27. *Peak Service Station, Karragullen
28. Petrol station Roleystone CBD
29. *Caltex Service Station, Roleystone
30. Kelmscott Shopping Centre
31. Haynes Shopping Centre
32. Caltex petrol station, Seville Grove
33. Peak petrol station, Forrestdale
34. Southern River Shopping Centre

* These facilities are equipped with toilet facilities, but a purchase from the shop is required by customers in order to use them.

14.2 History of public toilet provision by the City of Armadale

Most of the City of Armadale's existing public toilets were provided between the 1960's and the 1980's and reflect this era in style and construction. Some toilets were intentionally designed to be out of public view, often without forethought for safety, aesthetic or accessibility concerns.

The provision of these toilet facilities have been based mainly on historic use patterns, community demands and the development of the parks and reserves infrastructure. The approach to the provision of public toilets for the City of Armadale relied on various (and some instances rapid) changes to these use patterns and changing expectations.

With the progressive residential development of the City in areas such as Harrisdale, Piara Waters, Forrestdale, Haynes and Hilbert, a significant impact on the use and popularity of recreational areas and the associated facilities, of which public toilets is one, will occur.

The City is expected to be responsive to the demand, level of service, level of accessibility, environmental impacts and costs of public toilet provision.

14.3 Review of the City's public toilet facilities

Armadale City Council currently manages 13 toilet facilities that are available to the public. Toilets within the Armadale Arena and the two libraries (Kelmscott and Seville Grove) have also been included in this study, as the public regularly uses these facilities and staff working at these facilities is well aware of this trend.

Council provides toilets in many other buildings than listed below, but where toilets are decommissioned or where the use of the toilet is confined to staff or patrons of the facility only, they are not defined as public toilets for the purpose of this strategy.

The following public toilet facilities are currently managed and maintained by the CoA:

14.3.1 Armadale Arena

14.3.1.1 Type/Location

These toilets are incorporated in the Armadale Arena, a significant sporting complex located within a residential area west of the Armadale City Centre. There is no other public toilet facility within 1km of this venue.

14.3.1.2 Condition/Appearance

Although attached to a public facility, this toilet does not provide access to facilities for the disabled people or child changing, or receptacles for sanitary towels or sharps, however the toilets are clean and bright.

14.3.1.3 Safety/Anti-social behaviour

The toilets are situated within the body of the complex. Public users therefore pass patrons and staff. Openings between cubicle walls and the floor minimises the possibility of using the toilets for other than their intended purpose.

14.3.1.4 Level of use / Fit for purpose?

The main purpose of this facility is to provide toilet, shower and changing facilities for people using the various sporting facilities However, the public are not prevented from using the toilets should the need arise even though they may not be patrons of the arena at the time. Figures of public use are not available but it is suggested that such use is minimal. Toilet facilities are more than adequate for both of these purposes.

14.3.2 Armadale Town Hall

14.3.2.1 Type/Location

This Traditional Stand Alone toilet is located in the south west corner of the car park adjacent to the Armadale Town Hall in Jull Street.

14.3.2.2 Condition/Appearance

Although adjacent to a public facility which contains its own toilets, this toilet does not provide disabled access, child changing, or receptacles for sanitary towels or sharps. The concrete floor and exposed brickwork of the interior creates a dull appearance.

14.3.2.3 Safety/Anti-social behaviour

Whilst the facility does not have any external doors and is therefore open 24 hours per day vandalism appears to be minor. Entrances are not clearly visible from the surrounding public areas such as the car park and Jull St. The building could provide places for people to hide, with users feeling unsafe, especially at night.

14.3.2.4 Level of use / Fit for purpose?

This is an old style design which does not make provision for people with disabilities. The fittings and location of the toilet are no longer compliant with Australian standards.

Specific usage figures are not available but it is suggested that given its location legitimate usage by the public would be minimal.

14.3.3 Armadale City Council

14.3.3.1 Type/Location

This new facility, incorporated within the City's main administration building off the entrance foyer, is under construction and will be available for use from May 2013. The facility upstairs, which services community meetings, council meetings and public events, has been reconstructed to comply with the current accessibility code (AS1429.1-2009) and can be accessed via the ramp shown on the picture above.

14.3.3.2 Condition/Appearance

The fit out will be modern and inclusive of a baby changing table.

14.3.3.3 Safety/Anti-social behaviour

Due to full-time staff at the City's information desk and facing a publicly trafficked area, the entrance to this facility will be highly visible and therefore unlikely to be subjected to random anti-social behaviour.

14.3.3.4 Level of use / Fit for purpose?

The facility is located in a prime position for those visiting Council's offices, Modern fittings and clean appearance will make this facility more than adequate and is likely to be well used.

14.3.4 Champion Lakes Recreation Park

14.3.4.1 Type/Location

This conventional but modern, stand-alone toilet is situated at the foreshore of the Champion Lakes rowing complex , between the car park and a small park off Henley Drive.

14.3.4.2 Condition/Appearance

This is a relatively new purpose built structure. A playground or barbeque facilities are not in proximity to this area of the park, therefore the toilet block does not provide for child changing. Viewed from the car park or the road there is nothing to indicate its purpose as a public toilet.

14.3.4.3 Safety/Anti-social behaviour

Although usually busy at weekends, this venue tends to be quiet during office hours with its open aspect combined with its opening and closing hours, vandalism tends to be kept to a minimum. Graffiti is occasionally found but openings between cubicle walls and the floor minimises the possibility of anti-social behaviour.

14.3.4.4 Level of use / Fit for purpose?

A sufficient number of cubicles with modern stainless steel fittings and fixtures makes this facility more than adequate and applies with all relevant Australian Standards. It is suggested that the facility is mainly used at weekends when the public facilities associated with the park and beach area are more intensively used.

14.3.5 Cross Park South

14.3.5.1 Type/Location

This conventional but modern stand-alone facility is located south of the Cross Park oval, replaced the older non-compliant toilet block north of the oval, which is now disestablished in terms of public use.

14.3.5.2 Condition/Appearance

Apart from the untiled, concrete floor, the overall appearance is clean and tidy.

14.3.5.3 Safety/Anti-social behaviour

Regardless of the proximity of the building to the oval and associated car park, with all entrances being highly visible, vandalism is reported on a regular basis. Openings between cubicle doors and the floor minimise the possibility to use toilets as a hiding place.

14.3.5.4 Level of use / Fit for purpose?

Good sized cubicles with modern, stainless steel fittings - all compliant with current standards. All toilets, including disabled, are well signed but access to the disabled toilet is poor. No sharps and sanitary towel receptacles or a child changing facility are provided. Given the proximity to a recreational area the facility is well used.

14.3.6 Frye Park

14.3.6.1 Type/Location

These pavilion type toilets are incorporated in the Frye Park clubrooms and are only available for users of the playground and park during the week. At weekends the pavilion is open for the various sporting activities which provides the users with their own facilities and are therefore also open to the general public.

14.3.6.2 Condition/Appearance

The white tiled walls and porcelain fittings generate a very clean and tidy overall appearance.

14.3.6.3 Safety/Anti-social behaviour

The toilets are part of the pavilion, but their entrances are highly visible. A high rate of vandalism was experienced after the initial opening, but subsequently reports of anti-social behaviour are rare.

14.3.6.4 Level of use / Fit for purpose?

These toilets are located at a prime and very popular sporting facility with a well-equipped playground. The toilets are thus often used and provision is more than adequate.

14.3.7 Karragullen Hall

14.3.7.1 Type/Location

This traditional, stand-alone building is adjacent to an equally old public facility, the Karragullen Hall, adjacent to the Karragullen football/cricket oval and the Lance Morgan Pavilion.

14.3.7.2 Condition/Appearance

Adequate toilets and hand basins, but due to the concrete floor and old style building with direct external access, the overall appearance doesn't seem to be very clean.

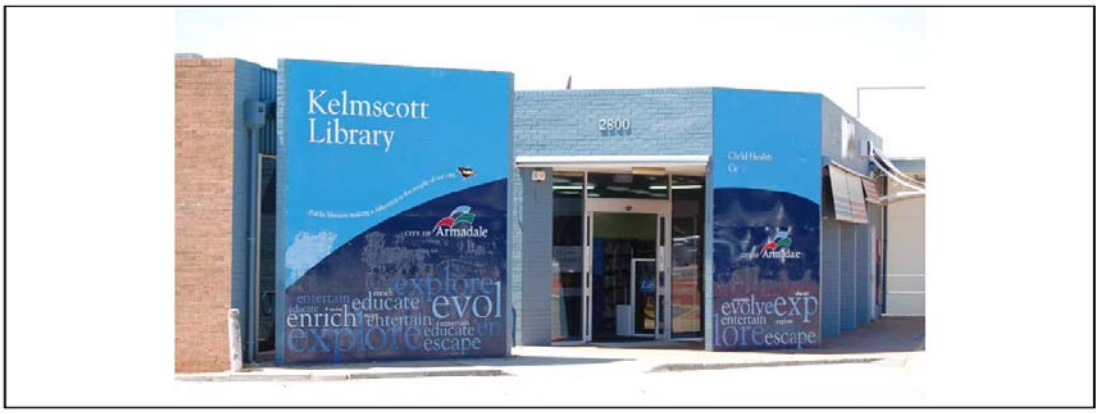
14.3.7.3 Safety/Anti-social behaviour

This facility is mainly used by the Scouts, who lease the Karragullen Hall, users of the Lance Morgan Pavilion (mainly gymnasts) and sporting codes using the Karragullen Oval (mostly during weekends). Despite its old fashioned and out of the way location, vandalism seems to be minimal.

14.3.7.4 Level of use / Fit for purpose?

With no provision for people with disabilities, the fit out of this facility is no longer compliant with Australian Standards but being the only toilet facility available for the Scouts and the sportsman/supporters attending the Karragullen oval and the Lance Morgan pavilion, it's being used on a regular basis.

14.3.8 Kelmscott Library



14.3.8.1 Type/Location

These toilet facilities are incorporated inside the Kelmscott library, off Albany Highway. Male, Female, disabled toilets and baby changing facilities are provided.

14.3.8.2 Condition/Appearance

The toilets are in good working order and the appearance is good.

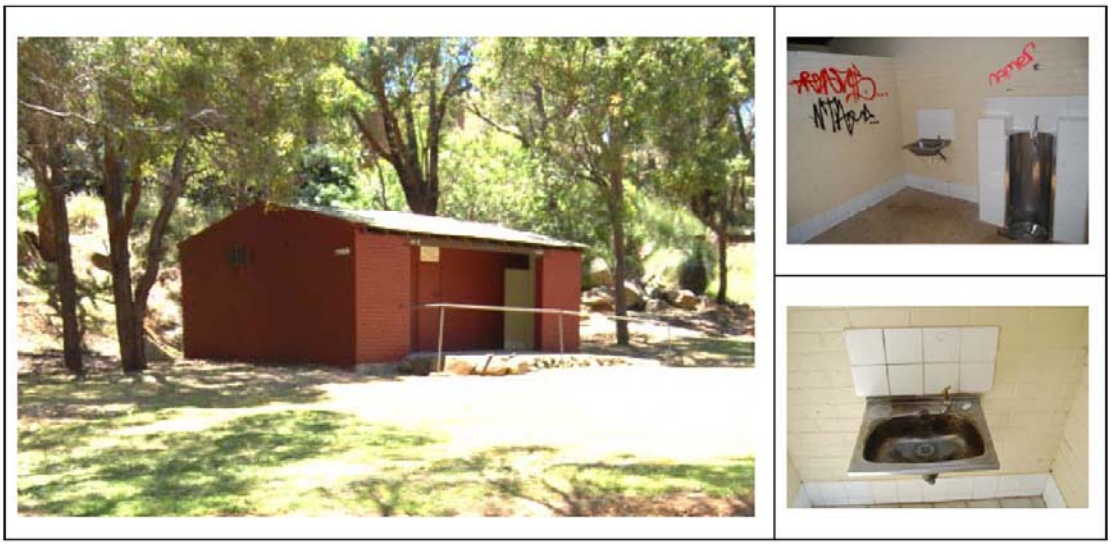
14.3.8.3 Safety/Anti-social behaviour

Vandalism often occurred in the past but calmed down lately.

14.3.8.4 Level of use / Fit for purpose?

The toilets are used by library patrons and the general public on a regular basis. Provision is adequate but noise attenuation measures should be taken to improve privacy for the disabled toilet.

14.3.9 Lions Park



14.3.9.1 Type/Location

The older style, stand-alone building is situated in Carradine Park. The playground equipment, which was located in front of the toilet block, has been removed due to its contribution to loitering and other undesirable activities.

14.3.9.2 Condition/Appearance

The exterior as well as interior is extremely unattractive from a user's perspective with vandalism (particularly graffiti) regularly occurring, especially inside. Toilet equipment is in an acceptable condition but some of the hand basins are in poor condition. No disabled or child changing facilities are provided.

14.3.9.3 Safety/Anti-social behaviour

The siting is very poor in terms of visibility from public spaces. Although a lovely picnic area, the location of the toilet facility is problematic from a CPTED perspective (See Appendix 1). Its natural surveillance is low; it has no public guardianship and has a significant access problem as regards possible entrapment. The facility provides many internal and external hiding places with regular anti-social behaviour evident.

14.3.9.4 Level of use / Fit for purpose?

The facility might be very conveniently located for users of the venue enjoying a picnic in this tranquil park, but anti-social behaviour and may put users at risk.

14.3.10 Memorial Park

14.3.10.1 Type/Location

A modern, automated, unisex public toilet facility, located within the north-eastern corner of the popular Memorial Park located within the Armadale city centre.

14.3.10.2 Condition/Appearance

This is the only APT (automated public toilet) provided by the City with a user attractive exterior and modern, stainless steel interior. The running water and self-locking system of the door are fully automated.

14.3.10.3 Safety/Anti-social behaviour

Regardless the well-located position of this unit, being visible from several surrounding public areas, vandalism still occurs on a regular basis including graffiti (spray-paint on the interior stainless steel walls), the removal of the child changing bench and damage to the automated system operating the self-locking door.

14.3.10.4 Level of use / Fit for purpose?

This toilet facility meets all current Australian Standards and is clean in appearance (external and internal), as vandalism is immediately dealt with. The location provides sufficient distance between the toilet and the playground equipment. The single, unisex facility is sufficient (as it is unusual for queuing to occur) and functional in terms of access to both moms and dads or carers of opposite gender of disabled people.

14.3.11 Minnawarra Park

14.3.11.1 Type/Location

A traditional, stand-alone facility next to the History House, east of the City of Armadale's main administration building and south of Minnawarra Park. The park often hosts community events.

14.3.11.2 Condition/Appearance

The structure blends well with the surrounding environment. The mostly modern, stainless steel fittings are adequate well maintained and clean.

14.3.11.3 Safety/Anti-social behaviour

The current layout is not ideal from a CPTED perspective as the toilet cubicles are not directly accessed from a public space with the entrances being secluded.

14.3.11.4 Level of use / Fit for purpose?

No provision of child changing facilities and no receptacles for sanitary towels or sharps.
The park is for passive use therefore usage, except for special events, is usually moderate.

14.3.12 Rushton Park

14.3.12.1 Type/Location

This older style, pavilion type facility is located on the eastern side of the Rushton Park grounds which are used for football, cricket and tennis. This toilet block was at one time adjacent to the old swimming pool, which has now been filled in and paved over. Kelmscott Agricultural show is held annually on these grounds.

14.3.12.2 Condition/Appearance

These toilets do not provide disabled access, child changing facilities or receptacles for sanitary towels or sharps. Toilets have been the subject of concerted graffiti attacks in the past.

14.3.12.3 Safety/Anti-social behaviour

The facility is located some distance from the nearby playground and does not enjoy particularly good natural surveillance.

14.3.12.4 Level of use / Fit for purpose?

Other than within peak hours, when the facilities are well used or during the annual Agricultural Show, the toilets are moderately well used.

14.3.13 Seville Grove Library

14.3.13.1 Type/Location

This facility is located inside the library in Champion Drive. There are male, female, disabled toilets and baby changing facilities.

14.3.13.2 Condition/Appearance

The building is more than 20 years old but the toilets function adequately.

14.3.13.3 Safety/Anti-social behaviour

Given the location within a public facility, anti-social behaviour is minimal.

14.3.13.4 Level of use / Fit for purpose?

The toilets are used by library patrons and the general public on a regular basis. Provision is adequate but noise attenuation measures should be taken to improve privacy of all toilets used by the public.

14.4 Summary of the City's public toilet facilities

Figure 1 provides a summary of the facilities described above. The Armadale Town Hall was constructed as early as 1938, with renovations to the free standing block and construction of the internal toilet facilities in 1965. The latest addition, the toilet facility in the City of Armadale reception area, was constructed mainly in 2012 and will be available in March 2013.

Figure 1: Summary of the City's existing public toilets:

Public Toilet	Construction Date	Type/ Style	M/F/ Unisex	Disability Access	Location
Armadale Town Hall	1938	Traditional Stand Alone	M & F	No	Lot 31, Jull St, Armadale
Rushton Park	1965	Traditional Stand Alone	M & F	Yes	Lot 30 River Road, Kelmscott
Karragullen Oval	1970	Traditional Stand Alone	M & F	No	Lot 60 Saunders Way, Karragullen
Armadale Arena	1985	Shared Facility	M & F	No	Lot 1 Forrest Road, Armadale
Kelmscott Library	1985	Shared Facility	M & F	Yes	2800 Albany Highway, Kelmscott
Minnawarra Park	1987	Traditional Stand Alone	M & F	Yes	Lot 411 Albany Highway, Armadale
Lions Park	1987	Traditional Stand Alone	M & F	No	3265 Albany Highway, Armadale
Seville Grove Library	1989	Shared Facility	M & F	Yes	64 Champion Drive, Seville Grove
Cross Park South	2008	Free Standing Modern	M & F	Yes	44 Jarrah Road, Roleystone
Champion Lakes Recreation Park	2009	Free Standing Modern	M & F	Yes	Lot 9001 Lake Road, Champion Lakes
Frye Park	2010	Pavilion	M & F	No	Lot 251 Clifton St, Kelmscott
Memorial Park	2011	Automated	Unisex	Yes	Lot 16 Neerigen St, Armadale
Armadale Council (Foyer)	2012	Shared Facility	M & F	No	7 Orchard Avenue, Armadale

15 MANAGEMENT OF EXISTING FACILITIES

The seven freestanding facilities as well as the six shared facilities (toilets incorporated within other structures) are located throughout the City's geographical area.

15.1 Current Investment

Details of the above assets are kept in a multi-functional asset management system. The physical conditions of these assets are monitored periodically. Medium to long term capital, renewal and maintenance works programs are developed to ensure that assets are maintained optimally throughout their useful life.

15.1.1 Free Standing

The seven council owned free standing public toilets has a combined estimated value of $974 500 (refer to Figure 2). These facilities normally operate to support any activity in the vicinity of the toilet block, which can be shopping centres, recreational or organised sporting activities.

Figure 2: Information on the seven free standing toilet block facilities in the City of Armadale:

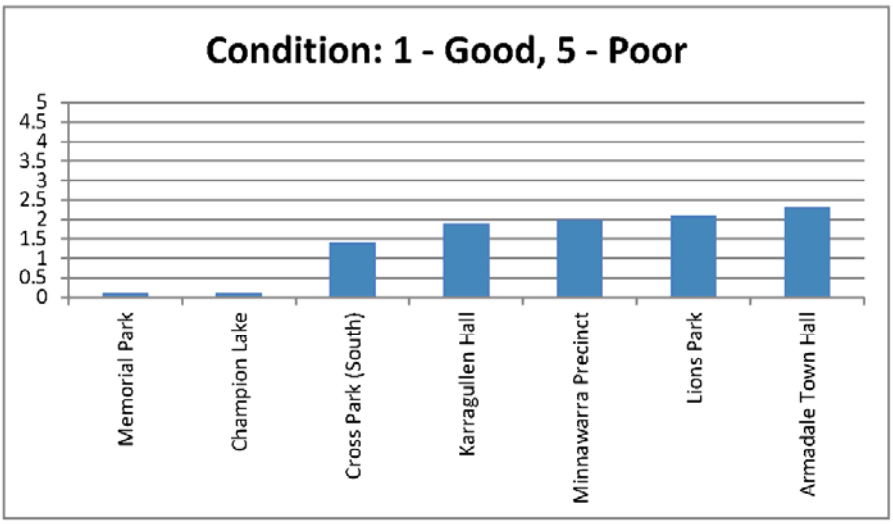
Location	Size m^2	Replacement Value	Year of construction	Condition rating	RUL A	RUL B
Memorial Park Public Toilet	6.6	$ 180 000	2011	0.1	79	79
Champion Lake	48	$ 170 000	2009	0.1	77	77
Cross Park, Roleystone South	37	$ 130 000	2008	0.1	76	76
Karragullen Hall	20	$ 70 000	1970	1.9	38	50
Minnawarra Precinct	38	$ 130 000	1987	2	55	48
Lions Park	51	$ 180 000	1987	2.1	55	46
Armadale Hall, Jull Street	33	$ 120 000	1965	2.3	33	43
Total		**$ 980 000**				

Notes

1. *Useful life of 80 years assumed for super and sub structure.*
2. *Remaining Useful Life (RUL A) is based on the date of construction.*
3. *Remaining Useful Life (RUL B) is based on the actual condition.*
4. *The condition rating as shown represents the average rating for the super and sub structure components of the asset. Condition ratings are also available for sub components i.e. services – plumbing, electrical, interior and exterior finishes etc. These components each have been scheduled for renewal throughout the lifecycle of the asset as they reach their intervention level. Good – 1, Poor - 5.*
5. *A unit rate of $ 3 500 / m^2 (Rawlinson's) was applied to determine the replacement cost of the buildings (except in cases where construction cost is available). This rate is inclusive of professional fees and is current as at December 2012.*
6. *Replacement value is the cost to replace the toilet unit only and excludes cost of any ancillary works such as roads, paths etc.*

Figure 3 shows the current condition of all seven toilet blocks to be below average and with a remaining useful life that ranges between 43 and 79 years when based on the actual condition.

Figure 3: Condition of Council freestanding toilet blocks



Memorial Park, Champion Lake and Cross Park (South Block) have a longer life expectancy based on the actual condition, which means that the rate of deterioration is slower than expected. Lions Park and Minnawarra Park on the other hand are deteriorating faster than expected which might require renewal of components or replacement of the entire facility to be brought forward (refer to Figure 4).

Figure 4: Current deterioration level of facilities and expected year of replacement for each:

Location	Year construct	RUL A	% Deterioration	Replacement Year	RUL B	% Deterioration	Renewal Date
Memorial Park Public Toilet	2011	79	2.5	**2087**	79	2.5	**2087**
Champion Lake	2009	78	2.5	**2086**	78	2.5	**2086**
Cross Park, Roleystone South	2008	76	2.5	**2089**	76	2.5	**2089**
Karragullen Hall	1970	38	52.5	**2046**	50	37.5	**2063**
Minnawarra Precinct	1987	55	31.25	**2063**	48	40	**2056**
Lions Park	1987	55	31.25	**2065**	46	42.5	**2054**
Armadale Hall, Jull Street	1965	33	58.75	**2041**	43	46.25	**2051**

Notes

1. *Useful life of 80 years assumed for super and sub structure.*
2. *Remaining Useful Life **(RUL A)** is based on the **date of construction**.*
3. *Remaining Useful Life **(RUL B)** is based on the **actual condition**.*
4. *% Percentage deterioration refers to level of deterioration compared to either the date of construction (straight line projection) or the actual condition rating.*

15.1.2 Shared Facilities

The City has also identified a further six facilities which are incorporated within other community facilities such as sports clubs etc. These facilities, which will be referred to as shared facilities, are normally available to members of the public when the community facility is open for social activity, recreational or sporting event (refer to Figure 5).

Figure 5: Information on the shared facilities in the City

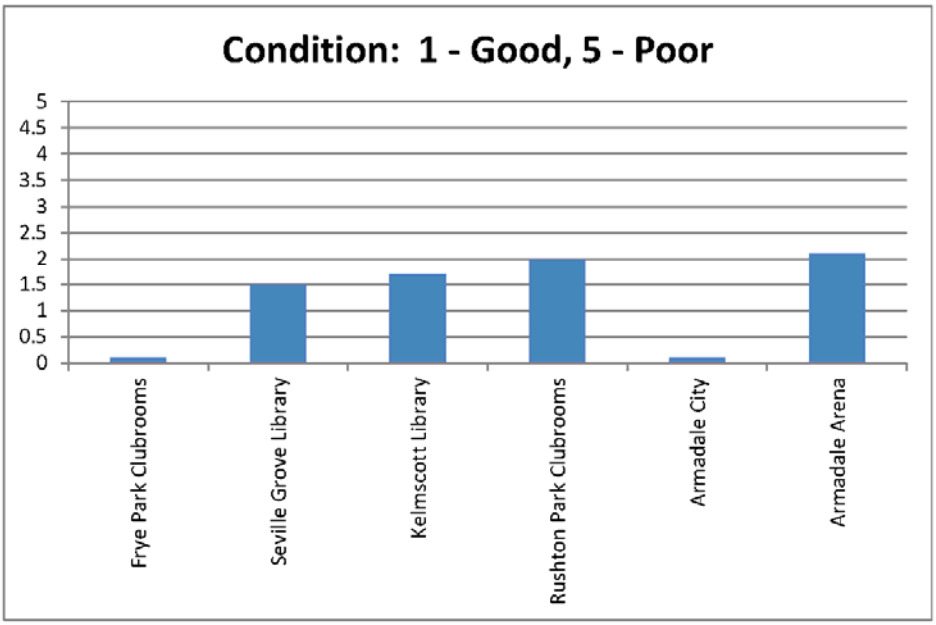
Location	Year of construction	Condition rating	RUL A	RUL B
Frye Park Clubrooms	2010	0.1	79	79
Seville Grove Library	1989	1.5	56	56
Kelmscott Library	1985	1.7	53	48
Rushton Park Clubrooms	1965	2	33	48
Armadale Council	2013	0.1	79	79
Armadale Arena	1985	2.1	53	48

Notes

1. *Useful life of 80 years assumed for super and sub structure.*
2. *Remaining Useful Life (RUL A) is based on the date of construction.*
3. *Remaining Useful Life (RUL B) is based on the actual condition.*

Figure 6 shows the overall condition of the community facilities, which include toilets. The condition of all the facilities is below average with a remaining useful life of between 48 and 80 years.

Figure 6: Condition of community facilities- including toilet facilities



15.2 Maintenance

To align with the *Asset Management Strategy* all infrastructure assets and components thereof should undergo regular condition assessments to determine the need for scheduled maintenance or renewal. Annual maintenance and renewal programs enable the City to achieve this objective and to ensure that assets perform optimally throughout their useful life, in accordance with the needs of the community.

Vandalism is one of the major challenges the City is faced with in terms of maintaining its infrastructure assets, especially buildings. It not only has the potential to temporarily disable vital community facilities but it adds to the annual maintenance and overall (life cycle) cost of that facility. Lions Park and Minnawarra Park experienced high levels of vandalism. The City is constantly working on strategies to combat vandalism in general in an attempt to minimise the excessive maintenance costs.

15.3 Cleaning

The City of Armadale maintains high service standards to ensure that its facilities are fully functional and accessible when needed. CoA staff and private contractors are responsible to ensure that all toilet facilities (free standing and shared) are cleaned regularly (refer to Figure 7).

Figure 7 also includes a level of service component numbered 1 – 5, where:

1 = Excellent;
2 = Good;
3 = Fair;
4 = Poor; and
5 = Unacceptable.

Figure 7: Public toilet cleaning schedule and responsibility

PUBLIC TOILET FACILITY	SUBURB	OPENING HOURS	CLEANING	CURRENT LOS	EXPECTED LOS
Armadale Arena	Armadale	Week: 6am – 8:30pm Saturday: 8am – 1pm Sunday: 8am – 11am	Daily, CoA cleaners	1	1
Armadale City Council	Armadale City Centre	8:15am – 4:45pm	Daily, CoA cleaners	1	1
Armadale Town Hall	Armadale City Centre	24 Hours (no external door)	Daily, CoA cleaners	4	3
Champion Lakes Recreation Park	Champion Lakes	Managed by Metropolitan Redevelopment Authority – in process of being incorporated into CoA		2	1
Cross Park South	Roleystone	Winter: 6am – 6pm Summer: 6am – 8pm	Daily, CoA cleaners	2	1
Frye Park	Kelmscott	6am – 6pm Winter & Summer	Weekdays: Contractor Weekend: CoA cleaners	1	1
Karragullen Hall	Karragullen	24 Hours (no external door)	Once per week, CoA cleaners	4	3
Kelmscott Library	Kelmscott	Mon – Fri 9am – 6pm Sat 9am – 12pm	Daily, CoA cleaners	3	2
Lions Park	Armadale/Carradine Park	24 Hours (no external door)	Daily, CoA cleaners	5	3
Memorial Park	Armadale City Centre	Winter: 6am – 6pm Summer: 6am – 8pm	Daily, CoA cleaners	2	1
Minnawarra Park	Armadale	Winter: 6am – 6pm Summer: 6am – 8pm	Daily, CoA cleaners	2	1
Rushton Park	Kelmscott	Winter: 6am – 6pm Summer: 6am – 8pm	Daily, CoA cleaners	3	2
Seville Grove Library	Seville Grove	Mon – Fri 9am – 6pm Sat 9am – 12pm	Daily, CoA cleaners	3	2

The cleaning regime encompasses all of the public toilets and treats them similarly, whereas a comparison between the toilet at Armadale Hall which is cleaned once a day and Memorial Park which may require cleaning more than once per day highlights the necessity to review the cleaning regime on an individual toilet basis.

15.4 Opening and closing

The toilets directly under the City's management are opened by the cleaners in the morning and closed by security guards in the evening.

16 TOURISM

There are direct benefits to local authorities providing public toilets, of which tourism is one. Well planned toilets, which are properly designed, regularly maintained, clearly signposted and available when people (especially visitors) want to use them, can contribute to local economies by creating town and city centres where people want to spend their time and consequently their money.

The City of Armadale recognises the growing importance of tourism to the local economy. In October 2010 the City commissioned a *Tourism Destination Marketing Strategy*, which summarised the current tourism strengths of the region as follows:

- An excellent range of parks and picnic areas;
- Great destination for the "weekend drive"
- Lots of galleries, cafes and fresh produce outlets;
- Historic collections and heritage buildings
- Selection of cycling/walking trails;
- The appeal of the Darling Scarp ("The Hills");
- The dams – Canning, Churchman's Brook and Serpentine.

Coupled with the region's geographic location in respect of transport networks and the proximity to the major Perth metropolitan area market base, these strengths ideally position Armadale for a day visitor market.

In relation to public toilets, the railway stations need to be addressed from a tourism perspective: many visitors arrive by train and both Armadale and Kelmscott stations provide public toilet facilities. No public toilets are provided at the two railway stations between Kelmscott and Armadale: Challis and Sherwood. Armadale station is directly west of the Armadale city centre with Jull Street Mall being the first impression of Armadale any first time visitor arriving by train is exposed to. This area is to be revitalised as part of the Jull Street Activation Project, promoting improved urban design. The location of all toilets also needs to be signposted in prominent places.

Attachment 2 indicates all the public toilets within the Armadale city centre. Some of these are public toilets by definition, whilst others (indicated in red) are more client/visitor orientated.

17 TOILET PROVISION FOR EVENTS

Armadale hosts a number of significant events throughout the year. Some of these events attract people from throughout the metropolitan area and beyond.

The provision of toilet facilities at an event is the responsibility of the event organiser. Where portable toilets are to be provided, details concerning the number and their location are required to be submitted to the City for approval, at least four weeks prior to the event.

The City will require toilet facilities to be provided in accordance with Figure 7, based on Department of Health recommendations:

Figure 8: Required toilet facilities at events

Total Attendance at any one time	Number Toilet Facilities Required
500 – 1,000	1 x toilet per 100 people
1,000 – 2,500	10 toilets plus 1 x extra toilet per 250 people
2,500 – 4,000	16 toilets plus 1 x extra toilet per 500 people
4000 +	19 toilets plus 1 x extra toilet per 1000 people

When other temporary or relocatable toilets are required, satisfactory arrangements are to be made for their servicing. These arrangements shall be submitted in writing to the City at least four weeks prior to any event.

The City requires that at least one accessible toilet (toilet for people with disabilities) is provided at every event. Where the event has an attendance of less than 500 and access to the City's existing toilet facilities is adequate the event organiser may make use of these facilities. A cleaning fee will apply.

Usual hours of opening for the City's public toilet facilities may be extended at the discretion of the City upon application by the event organiser.

PART FOUR

Part Four will discuss strategic choices in terms of future decisions and provide the implementation plan in terms of recommendations regarding establishment and disestablishment of existing public toilet facilities and recommendations in general.

18 STRATEGIC CHOICES

When considering whether a specific public toilet facility within the City of Armadale should be established; decommissioned; or continue with or without minor or major modifications, a staged decision-making process will be used regarding existing and proposed public toilet facilities:

18.1 Stage One – The City's current Strategic Direction

The City of Armadale 2010-2014 Strategic Plan, replaced by the Strategic Community Plan, provides the key direction for this Public Toilet Strategy through strategic commitments, in particular:

- Optimum quality of life for all citizens – to advocate and support equitable access to services and facilities for those with special needs. (1.2.4)
- Enhance Natural and Built Environments - long term planning and development that is guided by a balance between economic, social and environmental objectives. (2.1)
- Attractive and user friendly streetscapes and open spaces - Implement townscape, streetscape and parkland improvements to enhance the distinctive character of the City (2.4.1); and to maintain and improve, where required, the quality, amenity and accessibility of open spaces. (2.4.2)

18.2 Stage Two – Existing studies and decisions

Part Three described the existing situation in the City of Armadale. Various Council decisions have also been taken regarding public toilets which have been or are being implemented. The current Council decisions and quality of a specific facility and its management arrangements will be used to determine whether a facility should be decommissioned or continue with or without modifications.

18.3 Stage Three – The Parks and Reserves hierarchy.

Should the proposed location for a new facility be within a public open space, the third consideration will require alignment to the parks and reserves hierarchy. The *Parks Facilities Strategy for the City of Armadale* provides a park hierarchy, categorising parks in Regional, District or Neighbourhood Parks and Estates.

The *Parks Facilities Strategy* determines that toilet facilities should be prioritised for regional parks. In exceptional cases, district parks might be considered and assessed in terms of the need for public toilet facilities under the following conditions:

- The POS consists of sufficient space to accommodate a variety of concurrent uses, including unstructured sport, children's play, picnicking, dog exercising, social gatherings and individual activities
- The POS includes a combination of spaces such as bushland, open parkland for casual play and other recreational activities
- The POS accommodates multiple user groups ensuring the space is activated at different times by people of different ages and abilities

- The POS has a variety of existing park infrastructure; and
- The POS has a significant number of users throughout the year comparable to regional parks.

Time spent in these locations by users would normally be longer than in neighbourhood parks.

18.4 Stage Four – Site-specific information

Relevant information to aid in the assessment of the site must be obtained, based on criteria such as:

18.4.1 Establishment Criteria:

- Accessibility to other public toilet facilities in the vicinity.
- Associated recreational infrastructure (barbeque/picnic/play equipment)
- Level and likelihood of anti-social behaviour in the surrounding area
- Significant surveillance by the public
- Median length visitors/users will stay at the location
- Current and future demand – number of existing and projected site users
- Level of supporting services infrastructure (sewer, water, electricity)
- Future operating and maintenance cost

Proposed public toilet sites can be prioritised in terms of an assessment chart, with values associated to the establishment criteria above, to provide clarity regarding the relative suitability and priority of the specific location.

These assessment criteria are weighted in a table presented in **Attachment 3**. The locations/parks with the highest total score should be considered as the highest priority. The following score ranges and associated actions should be considered:

- 80% Plus - Provision of toilet facility recommended
- 60% - 80% - Provision considered, but public consultation required
- Below 60% - No consideration

Further to the criteria, as outlined in the table (Attachment 3), the following should be noted:

- Future demand will also be influenced by the contribution of the toilet block to the success of the facility or an existing Strategy. Existence of an appropriate planning framework such as urban development framework or master plan will also be taken into account.
- Council could consider providing a new public toilet close to any existing toilet facility, if the existing toilet is deemed redundant or the proposed toilet is associated with the creation of a major new activity such as a Skate park or Regional playground;
- Regarding the number of potential users, the normal length of stay at the activity and the potential to generate users of the toilet: In establishing these conditions, absolute numbers are less important than numbers relative to existing facilities as the aim of this process is to rank projects that are already within the strategy.

18.4.2 Disestablishment Criteria:

Existing public toilet facilities within the City's District that have been assessed as unsuitable for use due to condition of structure, location or other factors, shall be subject to one of the following courses of action:

- Renovate subject to condition assessment and cost
- Replace subject to condition assessment and cost
- Relocate: subject to condition assessment and changes in demand/use
- Remove subject to condition assessment and changes in demand/use

Consideration should be given to each toilet as to the merits of each of the above options/courses of action, based on criteria such as:

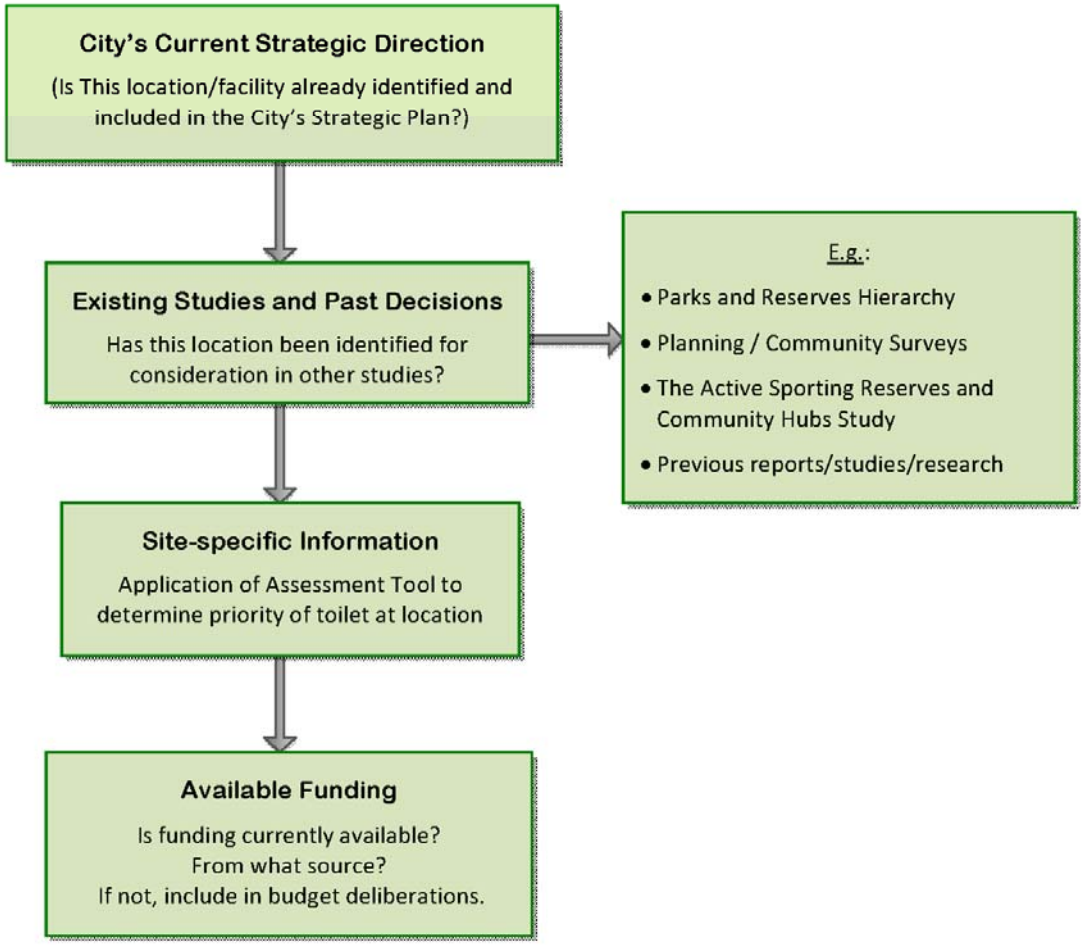
- Levels of use.
- Location/surveillance levels
- Cost of operation/maintenance
- Compliance to Australian Standards
- Current condition of facility/level of vandalism

18.5 Stage Five – Available Funding and Resources

Once specific works and priorities have been determined, available funding for the remedial works and on-going maintenance costs would need to be identified and included in the 5, 10 or 15 year financial plan. These funding sources can vary from municipal funds, POS Strategy funds, State and Federal grants or Reserves funds. The availability of funding will be a main determinant of the timeframe in which any new toilet facility can be provided.

In summary, the following flowchart demonstrates the process which is recommended to determine the demand, priority and timeframe of the provision of a toilet facility at a specific location.

Figure 9: Five stages within the decision-making process, determining demand for a new toilet facility at a specific location



19 IMPLEMENTATION OF THE STRATEGY

Due to adequately addressed provision of public toilets at Council buildings/facilities at present, the only remaining aspect to consider is the provision of toilet facilities in Parks and Reserves.

19.1 Existing Parks and Reserves

Most of the City's regional parks are associated with sporting facilities which provide public toilets incorporated within the pavilions. The only regional parks not providing toilets for public use are:

- Alfred Skeet Reserve
- Bob Blackburn Reserve
- John Dunn Reserve
- Morgan Park; and
- William Skeet Reserve

All of these have been listed to be reviewed as part of *The Active Sporting Reserves and Community Hubs Study (2010)*, identifying 12 community and sporting hub sites for future master planning to guide redevelopment, including recommendations to provide new public toilet facilities or to upgrade existing public toilet facilities.

The Active Sporting Reserves and Community Hubs Study (2010) is being done in three stages:

Stage one (2012) incorporated:

- Cross Park
- John Dunn Reserve
- Rushton Park; and
- Springdale Park

The Cross Park, Rushton Park and John Dunn Reserve draft master plans all indicate retention of the existing toilets at these locations. See figure 10 of this study for further recommendations regarding Cross Park and Rushton Park.

The toilet facility at John Dunn Reserve, however, is on the periphery of the facility and remote. Demand for use of this toilet facility only occurs during events. The toilet is thus currently locked during the day as it doesn't comply with Crime Prevention through Environmental Design (CPTED) principles (See Appendix 1) during these times. Consideration (possible relocation) should be considered during further staged development of the John Dunn Reserve.

Stage 2 of will comprise:

- Alfred Skeet Reserve
- William Skeet Reserve
- Bob Blackburn Reserve; and
- Gwynne Park

Stage 3 will comprise:

- Creyk Park
- Frye Park
- Karragullen Oval
- Morgan Park

20 RECOMMENDATIONS

20.1 Recommendations: Development of new facilities or destinations

20.1.1 Sporting Reserves

It is crucial that in all future master plans, as identified by *The Active Sporting Reserves and Community Hubs Study (2010)*, the viability of provision for public toilets needs to be considered, assessed and discussed in the light of this strategy.

20.1.2 Prioritisation of new facilities

It is suggested that the clearly defined process as presented in Stages 1-5 above (refer to point 18) been implemented in the assessment of new sites considered for provision of public toilets, including district and regional parks. This will reduce needless subjective debates, reports and community and political lobbying during the decision-making process.

20.1.3 General Recommendations: Provision of new facilities

In addition to the specific recommendations made above, it is also recommended that the City of Armadale consider the following:

Recommendation 1. That the Council toilet map be further updated to identify the toilets with disability access and be placed on Council's web site and provided to the *"National Toilet Map"*.

Recommendation 2. Where only one public toilet facility can be provided at a location, that a disabled unisex toilet - which is accessible to dependent users (elderly, children and people with disabilities) as well as care providers of children (parents) and dependent adults, even if they are not from the same gender - should be provided.

Recommendation 3. Provide international signage, in accordance with Part 5 to all new facilities.

Recommendation 4. Assess and advocate accordingly to State Government for the provision of public toilet facilities at Challis and Sherwood stations if/when required.

Recommendation 5. All new facilities be designed and constructed with Crime Prevention through Environmental Design (CPTED) principles (See Appendix 1) and in accordance with the design guidelines as set out in part 5.

20.2 Recommendations: Improvement of existing public toilet facilities

The following actions and timeframes are recommended for works to the City's existing public toilets as described in Part 3:

Figure 10: Recommendations regarding the City's existing public toilets:

PUBLIC TOILET FACILITY	TIMEFRAME	RECOMMENDATIONS (REFERRING YEAR: 2013)
Armadale Arena		None
Armadale City Council		None
Armadale Town Hall	2013/2014	Lock during day time and use as overflow facility for functions, providing well-lit, covered pathway.
	2-5 Years	Retain roof and exterior walls, as they blend in with the hall, but refurbish and modernise interior to include one unisex disability toilet, complying with current Australian standards.
	15 Years	Demolish and re-assess for replacement.
Champion Lakes Recre-ation Park	2013/2014	Provide signage on back side of the building, clearly visible from the car park and from Henley Drive.
Cross Park South	Immediate	Sharps container to be provided externally. Review provision of CCTV and signage thereof. More frequent security patrols
Frye Park		None
Karragullen Hall	2-5 Years	Redesign access points from the hall and provide walkways accordingly.
	5-10 Years	Refurbish and upgrade facility to comply with relevant standards.
Kelmscott Library	2013/2014	Noise attenuation measures to be taken to improve privacy of disabled toilet.
Lions Park	Immediate	Demolition with no replacement at this location.
Memorial Park		None
Minnawarra Park	2013/2014	Removal of some vegetation and privacy walls to improve visibility of the entrance. Provide a child changing facility in both male and female rooms.
Rushton Park	2-5 Years	Upgrade interior with modern, anti-vandal fixtures.
	5-10 Years	Provide new additional facility closer to community facilities to comply with CPTED principles and only unlock current facility during events.
Seville Grove Library	2013/2014	Noise attenuation measures to be taken to improve privacy of all toilets available to the public.

20.3 General Recommendations: Improvement of existing toilet provision

Recommendation 1. Close high risk and/or low use public toilets and demolish any decommissioned toilets that are subject to repeated acts of vandalism and not suitable for any alternative uses.

Recommendation 2. Any minor works to improve a facility should be undertaken subject to funding and provided that the public toilet has not been identified for major works in the near future.

Recommendation 3. Ensure all renewal or upgrading works to existing toilets will include compliance with the standards relevant at the time.

Recommendation 4. Where any redevelopment is undertaken as a result of any recommendations from other strategies and activity master or structure plans, then existing toilets, either within buildings or stand alone, should also be renewed or replaced at the same time.

Recommendation 5. Provide signage in accordance with Part 5 to assist locating the public toilets, to provide information on reporting of anti-social behaviour and to indicate provision of security camera's where appropriate.

Recommendation 6. Progressively upgrade the older public toilet stock and install new, more vandal proof fixtures and facilities with greater emphasis on ease of cleaning.

Recommendation 7. Cleaning frequencies seem to be sufficient in most instances, but this should be reviewed on an individual toilet basis. Some facilities (such as Memorial Park) might need an extra/second cleaning service during the day.

Recommendation 8. All the public toilets within the Armadale city centre need to be signposted in convenient places within Jull Street Mall and the rest of Jull Street as part of the Jull Street Activation Project.

21 CONCLUSION

The performance by The City of Armadale in regard to the provision and maintenance of its public toilets cannot be faulted particularly when taken in light of its ratio of public toilets per capita, which exceeds that of surrounding Local Authorities.

Several existing toilets, especially some of the older facilities, have a dingy, dark appearance which would benefit from the use of modern designs and improved finishes including light or bright colours on walls thereby presenting the facility as more appealing or inviting.

Only one toilet, Lions Park, has been recommended for demolition, as overall the City provides public toilet facilities that in the main are above average. However, there are some others, particularly those of substantial age, such as Karragullen Hall and Armadale Town Hall which, if they are not to be significantly remodelled should be demolished and replaced if/where required.

APPENDIX 1 – DESIGN GUIDELINES

The City of Armadale should use the following design elements for the upgrading and provision of all future public toilet facilities:

1. APPLICATION OF CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) PRINCIPLES.

One of the major challenges for the City in providing public toilet facilities is to strike a balance between security and practicality on the one hand and aesthetics on the other. Too much security promotes a fortress mentality. Environmental design must reduce criminal activity while maintaining aesthetic standards sought by architects.

CPTED is a multi-disciplinary approach to deterring criminal behavior through environmental design. CPTED strategies rely upon the ability to influence offender decisions that precede criminal acts.

In terms of effectiveness, a more accurate title for the strategy would be crime deterrence through environmental design. Research demonstrates that offenders cannot be literally prevented from committing crimes by using CPTED, as it relies upon changes to the physical environment that will cause an offender to make certain behavioral decisions. Those changes are crafted so as to encourage behavior, and thus they deter rather than conclusively "prevent" behavior.

Beyond the attraction of being cost effective in lowering the incidence of crime, CPTED typically reduces the overall costs of preventing crime. Retrofitting an existing public toilet to meet CPTED can sometimes be costly, but when incorporated in the original design phase of facility planning, cost of designing to CPTED principles are often lower than with traditional approaches. Operational costs are often lower also, as CPTED lighting designs can significantly lower energy use. Also adding to the attraction of CPTED principles to the provisions of public toilets is that it lowers liability.

This can also be achieved by *Natural surveillance:* in which residents or adjacent landowners/shopkeepers casually observe and monitor public toilets in their environment and intercept those who do not belong. Practically, people must be able to see all the non-private parts of the toilet facility if they are to help prevent crime.

Many existing public toilets within the CoA were not designed with CPTED in mind and will require significant changes or even removal. Although modification might be expensive, it is recommended that the Design Guidelines, as outlined below, be taken into account when Council design or redesign public toilet facilities.

2. LOCATION AND SITING

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
- Clearly visible from all or most directions
- As close as practicable to streets, footpaths and car parking areas
- On sites with the capacity/necessary services to handle the effluent.

Co-location: Where possible, public toilets should be integrated with existing facilities such as clubrooms, leased facilities, recreational and sport facilities.

3. ACCESSIBILITY

- Public toilets should be easily accessible with provisions for the elderly, disabled and young children.
- Cubicles that conform to the Australian standards and all legal requirements relating to access for people with disabilities should apply.
- There should be a sealed footpath for wheelchair users and parents with prams/strollers.
- Steps are to be avoided; however compliant ramps may be used where steeper gradients do not permit access.

4. AVAILABILITY

- Operating hours of public toilets need to correspond to public demand and user expectations.
- Standard hours of accessibility (6am to 6pm in winter and 6am to 8pm in summer) shall be applicable wherever possible.
- In public parks and retail spaces, public toilets will be open during daylight hours and occasionally evenings (as dictated by events, sports tournaments, etc.)
- Details of toilet locations should be incorporated into Council publications such as the website, maps, guides and leaflets in order to improve knowledge of public toilet availability and enhance the perception of the City of Armadale as a visitor-friendly location.

5. SAFETY

- Public toilets should be situated in high activity areas, especially foot traffic, to reduce the likelihood of undetected anti-social and unwanted behaviour.
- Entrances to toilets should be a highly visible area, orientated towards the most frequently used public area and with minimal vegetation to avoid obstructed lines of sight.
- Additional safety precautions such as no-slip floors and vandal-proof equipment shall be used.
- Where possible, new toilets should be constructed using the Crime Prevention through Environmental Design (CPTED) principles.

6. LIGHTING

- The interior of public toilets should be adequately lit.
- The toilet design should incorporate the use of as much natural light as possible through skylights, high windows and other relevant features (including solar lighting).
- Any artificial lighting that is needed should be high-mounted and vandal resistant. Multiple light fittings should be installed to provide an even spread of light where natural light is not possible.
- The lighting should be photo sensor or timer activated yellow or white light to provide high contrast for vision impaired users and sufficient enough so that the public do not have to move in and out of adequate light, according to appropriate Australian Standards.
- The majority of the City's public toilets do not require interior lighting after dark. In the case of specific sites, it is important for lighting to be provided for the surrounding area and along direct access areas to the toilet.

7. SIGNAGE

- Location of toilets should be signposted in prominent places along major traffic or pedestrian routes and, where toilets are not immediately visible, distance to these shall be indicated
- The entrance is to be easily recognisable and apparent, considering people with vision impairments.
- Opening hours shall be clearly visible and posted outside toilets, as well as Council's contact details to report damage, repairs or other issues.
- International symbols for male, female, unisex and disabled should be used.
- All signs should be protected to resist graffiti and damage and should enable easy cleaning in the case of graffiti.

8. DESIGN

- High quality design that is aesthetically consistent with the surrounding environment is recommended.
- Special consideration should be given to conservation and sustainability principles to minimise environmental impact (e.g. use of natural light, passive ventilation, water-saving devices, etc.)

9. MAINTENANCE AND CLEANING

- All public toilets should be clean, hygienic and well-maintained.
- Public toilets will be regularly serviced. Servicing frequency will vary depending on the level of use.
- Regular monitoring and inspections will be carried out to guarantee adequate levels of sanitation and to assist with determining priorities for upgrades and renewals.
- Necessary maintenance should be carried out immediately and graffiti will be removed as soon as possible - preferably within 48 hours of notification. Frequency of reactive and programmed repairs and maintenance will ensure minimum disruption to the facilities and services available to users.

10. ADDITIONAL FIXTURES AND FITTINGS

10.1 Baby Change Tables

Parents need baby changing facilities. Baby change tables should be provided in unisex accessible facilities in locations that families are likely to use. Baby change tables should be vandal resistant (preferably stainless steel) and installed in accordance with Australian Standards. Where possible they should be recessed into the wall.

10.2 Sharp Disposal Bins

Sharps disposal bins should be placed in all public toilet facilities and signage must be displayed identifying their use and should be placed according to recommended heights of the Australian Standards.

10.3 Sanitary bins

Sanitary bins are to be provided in at least one female toilet. They need to be robust and securely fixed in position to prevent unauthorised removal.

10.4 Urinals

Only male toilets with high usage should provide a single urinal which is to be waterless or automated and designed to prevent a build-up of uric acid.

11. BLUE LIGHTING POLICY

In theory, blue light makes it difficult for injecting drug users to find a vein to inject into. However, Council does not install blue lights in public toilets because blue monochromatic light:

- creates an eerie and, to some people, threatening environment
- creates extra problems for people with impaired vision
- has a lighting level of less than 80 lux, which contravenes Australian lighting standards
- does not deter most injecting drug users
- does not get rid of the problem; it simply moves it to another location

ATTACHMENT 2: ASSESSMENT OUTCOMES AND RECOMMENDATIONS ON PROVISION OF PUBLIC TOILETS

FACILITY	AERIAL VIEW	USAGE	SCORE	COMMENTS	RECOMMENDATION
ALFRED & WILLIAM SKEET OVALS Forrestdale		Soccer Football Cricket Tennis Playground	59%	• Poor surveillance when no events are held. • Internal toilets are made available to public during events. • $660K Developer Contribution for future upgrade, including skate park construction, car park resurfacing and construction of a female change room • Possible Regional Sporting Complex to be developed.	No consideration for provision of Public Toilet
BOB BLACKBURN RESERVE Seville Grove		Hockey Playground (Aquatic, Shopping, Library)	54%	• Poor surveillance when no events are held. • Toilets within pavilion are made available to public during events. • To be reviewed as part of The Active Sporting Reserves and Community Hubs Study, Stage Two.	No consideration for provision of Public Toilet
BORRELLO PARK Roleystone		Playground Picnic	61%	• Previous community consultation (random phone survey) didn't provide clear outcome either for or against provision of a public toilet • Given the site constraints, alternative effluent disposal systems have been assessed, with total cost to provide toilet facility estimated around $340K	Provision considered, but public consultation required
CREYK PARK Armadale		Football Scouts (Cricket)? Playground	57%	• Poor surveillance when no events are held. • Toilets within pavilion are made available to public during events and are fit for purpose. • To be reviewed as part of The Active Sporting Reserves and Community Hubs Study, Stage Three.	No consideration for provision of Public Toilet
DON SIMMONS RESERVE Armadale		Playground BBQ	62%	• High level of vandalism and anti- social behaviour. • Community engagement occurred by way of a resident survey and community day event at the reserve and public toilets were not identified as being required or a priority (report – 27 Feb 2012 , D12/2/12).	Provision considered but not recommended

FACILITY		USAGE	SCORE	COMMENTS	RECOMMENDATION
FANCOTE PARK Kelmscott		Playground BBQ	58%	• Surveillance at this location is very poor - park is located at the rear side of the shopping centre and no residential properties overlook the park. • Public toilets at the shopping centre within 500 metres. • No need to cross major barrier to access the :oilets.	No consideration for provision of Public Toilet
GWYNNE PARK Armadale		Cricket Football Tennis Bowls Gym	51%	• Poor surveillance when no events are held. • Toilets within pavilion are made available to public during events and toilets within the Arena are also available to the public during Arena business hours. • To be reviewed as part of The Active Sporting Reserves and Community Hubs Study, Stage Two.	No consideration for provision of Public Toilet
JOHN DUNN OVAL Kelmscott		Football Playground	42%	• Poor surveillance when no events are held. • Internal toilets and stand-alone toilet north of oval are made available to public during events. • Reviewed as part of The Active Sporting Reserves and Community Hubs Study, Stage one – stand-alone toilet recommended to be retained.	No consideration for provision of Public Toilet
MORGAN PARK Armadale		Soccer Athletics Playground	48%	• Poor surveillance when no events are held. • Internal toilets made available to public during events which is fit for purpose. • To be reviewed as part of The Active Sporting Reserves and Community Hubs Study, Stage Three.	No consideration for provision of Public Toilet
REG WILLIAMS RESERVE Armadale		Playground BBQ Skate Park Basketball	58%	• POS Strategy work to be installed. • Extreme cases of vandalism and anti- social behaviour reported in the past • Community engagement occurred by way of a resident survey and community day event at the reserve and public toilets were not identified as beirg required or a priority (report – 27 Feb 2012, D12/2/12).	No consideration for provision of Public Toilet

DAY 1 – TUESDAY 4 JUNE

www.communitysafetyconference.com.au

8:30am – Registration & Morning Coffee

9:00am – Conference Welcome

BUILDING SAFER COMMUNITIES: 'ONE COMMUNITY AT A TIME'
Alan Peucker, **Chief Executive, Australian Safe Communities Foundation**
This presentation will outline the Safe Communities concept, which is an internationally recognised, evidence-based best practice model for addressing community safety issues at the local level. It incorporates both general health promotion concepts and strategies for grass roots participation. The underlying philosophy is to address all kinds of safety and prevent injuries in all areas, for all ages, in all environments and situations, involving government, non-government and community sectors.

SESSION: ALCOHOL MANAGEMENT & THE NIGHT-TIME ECONOMY

CHAPEL ST: A CASE STUDY IN ALCOHOL MANAGEMENT
Kelly Martini, **Coordinator Corporate and Community Planning, City of Stonnington, and** ***Simon Pratt,*** **Managing Director, Pratt Hospitality Group**
Chapel Street, well known for its boutique shopping and cool night life, became the focus of community and media interest when the negative impacts of alcohol related antisocial behaviour peaked in 2009 and 10. Through a community development approach, safety campaigns and regulatory changes, the City of Stonnington has worked in partnership with residents, licensed venues and local police to improve alcohol management on this iconic strip.

RETHINKING ALCOHOL IN THE NIGHT TIME ECONOMY
Suzie Matthews, **Manager Business Precincts, Late Night Economy & Safe City, City of Sydney**
The night time economy undoubtedly brings a great economic contribution to communities across Australasia, but at the same time alcohol costs our communities significantly in terms of perceptions of safety, policing, hospital admissions, waste and cleansing, violence and anti-social behaviour.
To meet this challenge and strike the right balance between a vibrant night time economy and amenity and safety, future night time cities need to radically rethink the role of alcohol in their cities at night – how we work with this sector, manage impacts and find new ways of sustainable growth.
This presentation offers a case study of OPEN Sydney – Future Directions for Sydney at Night. OPEN Sydney provides a clear vision and direction for the development of Sydney's night time economy over the next 20 years.

10:30am – MORNING TEA

CALM: A COLLABORATIVE APPROACH TO LIQUOR MANAGEMENT – COLLABORATION AND PARTNERSHIPS = A KEY TO SUCCESS
Lynda Fraser, **Community Development Officer, Sunshine Coast Regional Council**
The CALM Liquor Accord program has received multiple awards recognising the collaborative approach the Sunshine Coast Council and its partners have adopted in working towards creating and maintaining a safer and more welcoming environment for the local community, business, and visitors to the region. This session provides a case study on how the CALM program has become the success that it is and examines the question "what makes an effective partnership effective".

THE RAPID ASSESSMENT OF VENUE RISK FACTORS IN REDUCING ALCOHOL-RELATED AGGRESSION
Anthony McFadden, **Southern Cross University**
New research has measured alcohol-related aggression by surveying night economy workers on their perceptions of violence risk in Melbourne CBD venues. Venue risk factors were measured using adapted best-practice venue observation instruments. Key associations between alcohol-related aggression and observed risk factors were identified.
The model of rapid assessment venue observation adopted in this study has demonstrated venue risk factors may be audited in short periods of time and across multiple venues per night. This indicates targeted and evidence based enforcement of high risk premises may be achieved by the use of adaptive and flexible venue risk auditing tools.

DISCUSSION PANEL: CREATING AND MAINTAINING A SAFE NIGHT-TIME ENVIRONMENT
A panel of experts will discuss how local governments and other agencies can engage with local venues and the community to minimise violence and anti-social behaviour in public areas and precincts while fostering a vibrant night-time economy.

1:00pm – LUNCH

SESSION: CCTV SYSTEMS FOR SAFER COMMUNITIES

CASE STUDY: CITY OF MELBOURNE - SAFE CITY

THE VALUE OF A MONITORED CCTV SYSTEM LEADS TO OTHER INITIATIVES
Cameron Bartkowski, **Manager Community Safety and Parking, City of Fremantle**
• Starting • Location • Protection • Staff identification & training
• Stats • The start for other Initiatives

DEVELOPING AND DELIVERING A CCTV PROJECT:
A PRACTICAL REAL LIFE EXAMPLE
Amanda Collins, **Community Safety Planning Officer, City of Ballarat**
This presentation will provide an overview of the City of Ballarat's involvement with Closed Circuit Television (CCTV) from 2005, through to its most recent Public Place CCTV installation completed in late 2012. It will cover the development and implementation of the Public Place Stages 1-3 at a total project cost of over $1 million, and provide insights into key project considerations and management for Local Government.

DOES CCTV MAKE AN AREA SAFER?
Stephen Williamson, **Community Services Safety Field Officer, Rockdale City Council**
Stephen will detail why CCTV should only be considered as one part of an integrated crime prevention strategy.
With this in mind, Rockdale City Council has addressed this problem by installing fully portable CCTV Systems that can be moved and rotated around our LGA, without the cost of a fixed CCTV System that may cost in excess of $100,000. Council has strategically placed these fully portable CCTV cameras around the local area with the aim in reducing illegal dumping and anti-social behaviour.

3:30pm – AFTERNOON TEA

SESSION: STRENGTHENING COMMUNITY SAFETY

A TALE OF TWO PLACES: ADDRESSING PERCEPTIONS OF SAFETY IN A COMPLEX ENVIRONMENT
Lee Robson, **Manager Community Engagement, and**
Dave Hamra, **Team Leader Community Development, City of Greater Dandenong**
Dandenong, in Melbourne's South East, is a busy metropolitan hub and regional centre for business and services. It's also one of the most disadvantaged communities in Victoria and experiences poor perceptions of public safety

amongst its residents and visitors, which is a barrier to investment and participation. The City of Greater Dandenong is working in two localities within Dandenong to address complex issues with multiple stakeholders: the Dandenong Railway Station area and in a small shopping precinct in Dandenong North. This session will explore the complex nature of working collaboratively to address poor perceptions of safety in the railway station area.
A second project in Dandenong North is underway where a community development and place-based approach is being implemented to reflect the community voice in planning a range of activities, improvements and programs to lift perceptions of safety and civic pride. This presentation will explore the learnings and outcomes to date of these complex and challenging projects.

'SAFE & SOUND' – BUILDING A STRONG AND CONFIDENT COMMUNITY
***Ross Park,* Manager Community and Cultural Development, Glenorchy City Council**
This presentation will focus on Glenorchy City Council's 2012 Community Safety Framework and Action Plan (Safety Strategy), Graffiti Management Plan, Safer by Design CCTV installation and graffiti recording smart phone app/GIS recording system as part of council's overall crime prevention and community safety strategy. The Glenorchy Community Safety Framework & Action Plan embraces the theory that localised, community based crime prevention usually involves a mix of social and crime prevention measures.
This presentation will focus on key elements underpinning Council's Community Safety Strategy.

5:00pm – NETWORKING DRINKS

DAY 2 – WEDNESDAY 5 JUNE

8:30am – Day 2 Registration & Morning Coffee

9:00am – Day 2 Conference Welcome

NEIGHBOURHOOD WATCH - CONNECTING WITH CHANGING COMMUNITIES
***Gill Metz,* State Manager, Neighbourhood Watch Victoria**
Neighbourhood Watch has been operating for 30 years but to be relevant to today's communities it has needed to change. A new focus and new tools and the need to revamp and extend partnerships to better support community needs.

SESSION: PREVENTING GRAFFITI & VANDALISM

GRAFFITI IN PARADISE
***Nina Sprake,* Executive Coordinator Community Safety & Development, Gold Coast City Council**
Since 2002, the City of Gold Coast has adopted a holistic approach to graffiti management and prevention, in order to enhance the city's safety and amenity. Council currently implements a range of initiatives including a rapid removal policy and service; community service program for graffiti offenders; mural and diversionary art projects; school education modules; police enforcement operations; and annual graffiti clean-up day. In 2011, Council was recognised with an Australian Crime and Violence Prevention Award for its graffiti program.

IMAGINE CAMPANIA - A COMMUNITY DEVELOPMENT RESPONSE TO ANTI-SOCIAL BEHAVIOUR
***Andrew Benson,* Deputy General Manager, Southern Midlands Council**
"Vandalism Park" was the name dubbed by Council's field workforce to Flour Mill Park, in the rural village of Campania in the Southern Midlands of Tasmania. Every

DAY 2 – CONTINUED

Monday morning the Council team would arrive in Campania to be confronted by senseless destruction of Council assets and a Community that were quite disappointed and fearful of what this delightful village was being transformed into. This is the story of our journey and the benefits that have ensued.

10:30am – MORNING TEA

SESSION: REDUCING ALCOHOL AND DRUG-RELATED HARM IN THE COMMUNITY

INTERVENTIONS THAT CAN HELP REDUCE THE HARMFUL IMPACT OF ALCOHOL AND OTHER DRUGS ON THE COMMUNITY
***Debbie McGenniskin,* Team Leader and Family Counsellor, Eastern Access Community Health**
Debbie will present current statistical data on what we know in relation to substances that are being used in the community. The presentation will showcase communities that have piloted models of good practice. This will incorporate an overview of two interventions that can reduce the harmful impact of alcohol and other drugs in the community.

THE MOUNT DRUITT COMMUNITY LEADERSHIP PROJECT: A COMMUNITY DEVELOPMENT APPROACH TO ALCOHOL MISUSE ISSUES
***Tony Barnden* – Manager Community Development, Blacktown City Council and *Robyn Reeve* – Community Leader / Resident**
Community safety is often addressed using top down strategies. This presentation describes a community development process where residents reframed State Agency processes and resource allocation to deliver a range of new services into their community

TACKLING ALCOHOL RELATED VIOLENCE – THREE-PRONGED APPROACH TO SHIFTING LOCAL DRINKING CULTURE
***Edyta Wrobel,* Youth and Community Development Officer, Wagga Wagga City Council**
The City of Wagga Wagga has sought to be proactive in addressing the issue of alcohol misuse and determining the way forward in alcohol management within the local community.
The clear identification of alcohol related issues and emerging community needs resulted in the development of the Wagga Wagga City Council's Alcohol Management Strategy 2011-2015.
Our Alcohol Management Strategy aims to provide a significant step forward for a major generational shift towards a responsible drinking culture and a better understanding and achievement of holistic prevention strategies and harm minimisation strategies.
The Alcohol Related Assault Reduction project fell directly out of Wagga Wagga City Council's Alcohol Management Strategy. This project demonstrated best practice from both a community engagement and project management perspective.

12:30pm – LUNCH

DISCUSSION PANEL: IMPROVING SAFETY IN YOUR COMMUNITY
Drawing on the discussions and knowledge shared during the course of the conference, this panel will analyse the key action points that conference attendees should implement to foster safer local communities.

3:30pm – CONFERENCE CLOSE

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