Terms used in this strategy

**Australian Standard (AS1428)**
AS1428 specifies that new buildings must be capable of providing access to people with disabilities. Particular attention is focused on continuous accessible paths of travel for wheelchair users, access for people with ambulatory disabilities and access for people with sensory disabilities.

**Changing places toilet**
Public toilet facilities that cater for people with severe or profound disabilities. These facilities incorporate full sized change tables, tracking hoist systems, large circulation spaces and a centrally placed toilet with room for carers.

**Co-located facility**
An externally accessible public toilet that is attached to or within another building that has a separate purpose.

**Crime Prevention through Environmental Design (CPTED)**
Crime Prevention through Environmental Design (CPTED) is based on the principle that proper design and effective use of buildings and public spaces in neighbourhoods can lead to a reduction in the fear and incidence of crime, and an improvement in the quality of life for citizens.

**Disability Discrimination Act (DDA)**
The Disability Discrimination Act 1992 (DDA) makes it unlawful to discriminate against a person, in many areas of public life, including employment, education, getting or using services, renting or buying a house or unit, and accessing public places, because of their disability.

**Environmentally Sustainable Design (ESD)**
An integrated and holistic approach to design that aims to reduce negative environmental impacts and improve the health of building occupants. ESD includes concepts such as the promotion of renewable energy, reducing water use, the inclusion of environmentally friendly building materials and optimising operational practices.

**Gender-neutral**
Used to describe a facility that is accessible to all people regardless of gender.

**Public conveniences**
Toilet facilities provided for the use of members of the public, or patrons of a facility.

**Restricted Public Conveniences**
Public toilets located with a facility accessible by members of the public. The use of these toilets is ancillary to the main function of the facility and the toilets are not accessible when the facility is closed e.g. library or recreation reserve.

**Private Public Conveniences**
Privately owned toilets available to the public e.g. service stations, supermarkets.
1. Strategic objectives identified from other strategies

While Council has no statutory requirement to provide public toilets (other than in certain public buildings), the adequate provision will assist the Council in meeting its strategic outcomes. There are several relevant Council Plans and strategies that have informed the development of this Strategy.


The Council Plan outlines five key result areas that will guide decision making over the next term of Council. Of relevance are;

Community Enrichment

1. Help all people find a place in our community.
2. Provide services and support initiatives that create a healthy and safe community.
3. Develop a community with a sense of pride and responsibility/ownership that strives to achieve its aspirations.

Infrastructure

1. Infrastructure that appropriately service community needs.
2. Infrastructure that is provided and appropriately maintained in accordance with agreed standards.
3. A strong focus on asset management systems and planning.

Community Access and Inclusion Strategy 2017-21 (CAIS)

In our municipality, 22 per cent of our population (4,489 people), have a disability. According to the Australian Bureau of Statistics (ABS) data from 2011, of the 20,449 people living in our municipality, 5.4 per cent (1,100 people), identified as needing assistance for daily activities due to a severe or profound disability.

Council is committed to ensuring all property maintenance, upgrades and contracts comply with AS1428.1-5 requirements to increase inclusion and participation in the community for people with a disability.

Currently only 12 of the 46 Council owned public conveniences have disabled facilities of some sort. Many of these 12 are not compliant with the current AS1428 design standards.

The CAIS key priority three - Infrastructure states that council will:

3.1 Ensure Council buildings, facilities and infrastructure are accessible for all
3.2 Improve and upgrade current Council facilities and infrastructure to meet disability requirements
3.3 Promote and create readily available information on accessible infrastructure
3.4 Create new inclusive infrastructure
The following Key Actions have been identified in the CAIS Strategy to address these priorities and will be considered in this strategy:

- request through the budget process that Council commit an annual budget to retro fit existing Council infrastructure that does not meet accessibility standards
- investigate providing toilet facilities at all Council parks and reserves where no facilities are available
- develop a strategic method to ensure that where toilet facilities are available at least one is an accessible, gender-neutral sanitary facility
- progressively update toilets to meet accessible requirements for all Council buildings, including the Swan Hill Regional Library and Swan Hill Town Hall
- provide extra facilities in existing toilets, such as shelving, handrails, etc
- investigate feasibility of a Changing Places Toilet

Community Plans

Each town has developed a Community Plan. New or upgraded public conveniences have been identified as projects in Lake Boga and Nyah, as well as along the Swan Hill Riverfront.

Domestic Wastewater Management Plan 2012 (DWMP)

Council is required under the provisions of the State Environment Protection Policy (Waters of Victoria) to prepare a DWMP in consultation with the local community and relevant stakeholders. This plan provides the necessary strategies to ensure the existing septic tank systems, and any new installation, are installed, maintained and monitored to protect the health of the community and the surrounding physical environment.

The plan also identifies priority towns for the provision of sewer networks.

Playground Asset Management Plan 2008

The Playground Asset Management Plan defines the level of service that is expected for playgrounds. Playground classifications are Local, District and Regional.

- Regional playgrounds are greater than 3.5ha with high quality facilities and play activities accessible to children and adults with a range of disabilities. They will also have accessible car parking, toilets and shelter.
- District playgrounds are greater than 2ha, visits will be longer than for a Local playground. Toilets, picnic/BBQ facilities and shelter will therefore most likely be required, depending upon the site. Car parking will be required.
- Local playgrounds are smaller than District or Regional and cater for “Local” kids. They generally have no parking or facilities as visitors live nearby and mostly walk to the park. Access for people with disabilities to the site, into the park and to some play equipment is important but full accessibility will not always be achievable or feasible. The level of development, and the target age group will vary from site to site

The levels of Service within the Playground Asset Management Plan specify that public conveniences are to be provided at all Regional playgrounds and any new District playgrounds. The plan has not identified the installation of public convenience facilities at any Local Parks or already existing District parks.
Recreation Master Plans

The following actions regarding public toilets have been identified:

Gurnett Oval

- Remove the public toilets currently located on the eastern side of the reserve (assumes new public toilets are provided in the redeveloped pavilion).

Swan Hill Showgrounds

- Develop a new multifaceted pavilion with externally accessible gender-neutral toilets including an ambulant toilet.
- Assess the merits of installing a ‘Changing Place’ facility at the Showgrounds reserve.
- Assess the feasibility of relocating the outdoor pool to the Showgrounds Reserve (Aquatics Strategic Plan) and investigate externally accessible public toilets (toilets which can be accessed from outside the pool complex).
- Complete a toilet strategy to determine which toilets should be rationalised or integrated into new or existing facilities (this strategy).

Riverside Park – Robinvale

- Upgrade public toilets in accordance with Council's public toilets strategy. (Cricket and Skate park).
- Explore the feasibility of extending the gym and fitness rooms at the Leisure Centre (and possibility to incorporate externally accessible toilets).
- Invest in the main change rooms as a central change facility for all clubs (rugby/cricket/AFL). Upgrade existing AFL change rooms - construct gender-neutral change/toilet facilities to accommodate the three codes, all genders and all abilities to relevant sporting code and AS. Investigate if a new change facility/extension of existing cricket pavilion is required to meet needs of junior football, junior cricket and rugby participants and umpires. (Opportunity to combine the old cricket toilets into this facility).

Lake Boga Recreation Reserve

- Undertake concept planning and a cost-benefit analysis to explore the best options to renovate the pavilion. Redevelop the pavilion to include an expanded and updated kitchen with a separate canteen, a larger social room and updated home and away change rooms and umpires' rooms are per facility guidelines for Australian Rules football and cricket. Make pavilion DDA compliant. (Opportunity to create externally accessible toilets)

Nyah Recreation Reserve

- Improve the safety of the public toilets by installing sensor security lights to the two existing buildings.
- Upgrade the toilets near the shed and the netball pavilion. Incorporate toilets in the main pavilion or as an extension to the netball pavilion.
Sustainable Living Strategy 2017-27

Swan Hill Rural City Council's Sustainable Living Strategy sets out the direction and objectives over 10 years (2017-2027), complimented by four-yearly action plans to achieve the municipality’s sustainability goals and aspirations. The strategy focuses on Council promoting the role that the environment plays in increasing the local economy and quality of life. A main point of the document is to lead by example.

Particular reference is made to protect public health, prevent the deterioration of water quality and reduce the incidence of water pollution and litter entering our waterway by the incorporation of Water Sensitive Urban Design (WSUD) principles. In addition, demonstrating leadership by applying sustainable water management and innovative water conservation practices.
2. Current Status of Public Convenience’s in SHRCC

What we manage at the moment

The Council currently provides 46 different facilities throughout the municipality.

<table>
<thead>
<tr>
<th>Township</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>Total Facilities</th>
<th>No. Individual Cubicles</th>
<th>No of Shower Cubicles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boundary Bend</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
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<td></td>
<td>3</td>
<td>3</td>
<td>3</td>
<td>9</td>
<td>41</td>
<td>13</td>
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<tr>
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<td>1</td>
<td></td>
<td></td>
<td>2</td>
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<td>1</td>
</tr>
<tr>
<td>Nyah</td>
<td></td>
<td>2</td>
<td>1</td>
<td></td>
<td>3</td>
<td>19</td>
<td></td>
</tr>
<tr>
<td>Nyah West</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>Piangil</td>
<td></td>
<td>1</td>
<td>1</td>
<td></td>
<td>2</td>
<td>6</td>
<td>1</td>
</tr>
<tr>
<td>Robinvale</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td></td>
<td>6</td>
<td>27</td>
<td>3</td>
</tr>
<tr>
<td>Speewa</td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>1</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Swan Hill</td>
<td>1</td>
<td>3</td>
<td>9</td>
<td>5</td>
<td>18</td>
<td>79</td>
<td>4</td>
</tr>
<tr>
<td>Tyntynder</td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>1</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Ultima</td>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>1</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Woorinen South</td>
<td></td>
<td>1</td>
<td></td>
<td></td>
<td>1</td>
<td>3</td>
<td></td>
</tr>
</tbody>
</table>

*Refer to Section 4 Levels of Service – Classifications for criteria

DDA compliance

The majority of Council provided public toilets do not provide accessibility, and of those that are classed as accessible it was observed that they would not meet current AS1428 accessibility standards. In particular, it was observed that some "accessible" toilets have:

- missing grab rails on internal doors
- missing or incorrect dimensions on grab rails internally
- inadequate cubicle dimensions
- hand basins that are not within the cubicle or too far from the toilet
- incorrect toilet pans and placements
- poor access from car park to toilet or steep entrances/barriers to toilets
- inward opening doors

While it is not a requirement that older facilities comply with the AS1428 standard, a program of assessment and improvement of accessibility requirements will be implemented as part of the improvement program.
### Usage

The simplest way to get an understanding of how often a facility is used is to assess the amount of consumables that are used at each facility. The cleaning contractors report back to Council the amount of toilet paper that they replace at each facility per month. Toilet paper usage can be measured in the number of jumbo rolls (500 leafs), interleaf (200 leafs) or average rolls (180 leafs) replaced.

To account for busy and quiet months, an average count of leafs used per month was calculated for each public convenience.

<table>
<thead>
<tr>
<th>Low</th>
<th>Medium</th>
<th>High</th>
</tr>
</thead>
<tbody>
<tr>
<td>Swan Hill Aerodrome, Swan Hill</td>
<td>Robinvale Riverside Park Reserve Toilets, Robinvale</td>
<td>Robinvale Caix Square Public Toilet, Robinvale</td>
</tr>
<tr>
<td>Alan Garden Reserve Football Toilets, Swan Hill</td>
<td>Robinvale Skate Park/Netball Court Toilets, Robinvale</td>
<td>Robinvale Tourist Information Bay, Robinvale</td>
</tr>
<tr>
<td>Swan Hill Ken Harrison Reserve Soccer, Swan Hill</td>
<td>Swan Hill Tourist Information Bay, Swan Hill</td>
<td>Swan Hill Ken Harrison Reserve Main, Swan Hill</td>
</tr>
<tr>
<td>Swan Hill Show CFA N/E Toilets, Swan Hill</td>
<td>Swan Hill Gurnett Oval Toilets, Swan Hill</td>
<td>Swan Hill McCallum Street Toilets, Swan Hill</td>
</tr>
<tr>
<td>Swan Hill Show N/W Men's and Women's Toilets, Swan Hill</td>
<td>Swan Hill Show Society S/W Toilets, Swan Hill</td>
<td>Swan Hill McCrae Tourist Information, Swan Hill</td>
</tr>
<tr>
<td>Swan Hill Sale Yards, Swan Hill</td>
<td>Swan Hill Steggall Park, Swan Hill</td>
<td>Swan Hill Riverside Park Toilets, Swan Hill</td>
</tr>
<tr>
<td>Robinvale Pisale Park Playground Toilets, Robinvale</td>
<td>Swan Hill Saleyards Truck Wash Toilets, Swan Hill</td>
<td>Lake Boga Catalina Museum Park, Lake Boga</td>
</tr>
<tr>
<td>Boundary Bend Memorial Park Toilets, Boundary Bend</td>
<td>Lake Boga Block 4, Lake Boga</td>
<td>Lake Boga Jacaranda Crescent, Lake Boga</td>
</tr>
<tr>
<td>Woorinen South Community Centre, Woorinen South</td>
<td>Lake Boga Block 5, Lake Boga</td>
<td>Lake Boga Wayside Stop, Lake Boga</td>
</tr>
<tr>
<td>Lake Boga Gray Park, Lake Boga</td>
<td>Larundel Street Public Toilets, Manangatang</td>
<td></td>
</tr>
<tr>
<td>Lake Boga Kennel Club, Lake Boga</td>
<td>Lowan Park, Manangatang</td>
<td></td>
</tr>
<tr>
<td>Lake Boga Recreation Reserve, Lake Boga</td>
<td>Nyah Highway Rest stop, Nyah</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Nyah Recreation Reserve Netball North, Nyah</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Nyah Recreation Reserve South, Nyah</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Nyah West Memorial Park, Nyah West</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Piangil Public Toilets, Piangil</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Robinvale Boat Ramp Toilets, Robinvale</td>
<td></td>
</tr>
</tbody>
</table>

**Note:** Based on overall average consumable consumption.
Customer feedback

As part of this strategy, the past two years of SysAid requests were analysed to garner an insight into the public perception of amenities with Swan Hill Rural City Council.

<table>
<thead>
<tr>
<th></th>
<th>2017</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Compliment</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>Level of Service - Cleaning</td>
<td>0</td>
<td>3</td>
</tr>
<tr>
<td>Level of service - Disabled access</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Level of Service - Request for new facility*</td>
<td>1</td>
<td>5</td>
</tr>
<tr>
<td>Maintenance</td>
<td>89</td>
<td>202</td>
</tr>
<tr>
<td>Vandalism</td>
<td>16</td>
<td>28</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>106</strong></td>
<td><strong>241</strong></td>
</tr>
</tbody>
</table>

Note: Requests for new facilities have been Wemen (1), George Lay Park (2), Poultry shed at Swan Hill Showgrounds (2) and a shower facility at Woorinen South Hall.

Further analysis was also carried out with regards to how Council receives requests for notifications of issues for public conveniences. In both 2017 and 2018, it was found that 67% of requests came from the Cleaning contractor. This indicates that the cleaners are the frontline in identifying issues before the general public is aware or concerned.

The following table identifies the top 10 facilities for maintenance and vandalism requests

<table>
<thead>
<tr>
<th>Facility</th>
<th>Maintenance Requests</th>
<th>Vandalism Requests</th>
<th>Total Requests</th>
</tr>
</thead>
<tbody>
<tr>
<td>McCallum Street</td>
<td>43</td>
<td>7</td>
<td>50</td>
</tr>
<tr>
<td>Riverside Park, Swan Hill</td>
<td>26</td>
<td>4</td>
<td>30</td>
</tr>
<tr>
<td>Swan Hill Information Centre – McCrae St</td>
<td>25</td>
<td></td>
<td>25</td>
</tr>
<tr>
<td>Lake Boga Block 4</td>
<td>16</td>
<td>2</td>
<td>18</td>
</tr>
<tr>
<td>Lake Boga Wayside Stop</td>
<td>17</td>
<td>1</td>
<td>18</td>
</tr>
<tr>
<td>Larundal St - Managatang</td>
<td>11</td>
<td>1</td>
<td>12</td>
</tr>
<tr>
<td>Caix Square- Robinvale</td>
<td>7</td>
<td>4</td>
<td>11</td>
</tr>
<tr>
<td>Ken Harrison - Soccer</td>
<td>5</td>
<td>4</td>
<td>9</td>
</tr>
<tr>
<td>Pisasale Park - Robinvale</td>
<td>8</td>
<td>1</td>
<td>9</td>
</tr>
<tr>
<td>Robinvale Information Centre</td>
<td>5</td>
<td>3</td>
<td>8</td>
</tr>
<tr>
<td>Lake Boga Jacaranda</td>
<td>7</td>
<td>1</td>
<td>8</td>
</tr>
</tbody>
</table>
Costs

Cleaning Contract (External)

The cleaning contract provides a $/month cost for each facility, but this does not take into consideration additional costs such as call outs or maintenance resolved by the contracted company. Also, actual expenditure in the financial system is not broken down to facility level which makes it difficult to calculate the actual cost at each individual public convenience.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Cleaning Contract</td>
<td>$469,170</td>
<td>$460,390</td>
<td>$447,175</td>
</tr>
</tbody>
</table>

Contract also includes the cleaning of BBQ’s

In 2018-19 the actual spend on cleaning was $455k which equates to approximately $9891 per facility or $2310 per cubicle per year. This does not account for the fact that some amenities get cleaned more often than others but does give a good impression that reducing the overall number of cubicles will positively impact the cleaning budget.

Operational, Programmed, Reactive and Vandalism Maintenance

The internal expenses for the past four years are summarised below. Internal expenses include labour and materials associated with Council staff performing maintenance on council facilities.

<table>
<thead>
<tr>
<th></th>
<th>2015-16</th>
<th>2016-17</th>
<th>2017-18</th>
<th>2018-19</th>
</tr>
</thead>
<tbody>
<tr>
<td>Operational</td>
<td>$2,764.95</td>
<td>$3,483.01</td>
<td>$6,822.78</td>
<td>$4,310.97</td>
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<tr>
<td>Lake Boga</td>
<td>$253.56</td>
<td>$359.76</td>
<td>$2,087.42</td>
<td>$901.56</td>
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<tr>
<td>Manangatang</td>
<td>$57.90</td>
<td>$484.46</td>
<td>$62.32</td>
<td>$63.56</td>
</tr>
<tr>
<td>Nyah</td>
<td>$28.95</td>
<td>$29.82</td>
<td>$31.16</td>
<td>$104.64</td>
</tr>
<tr>
<td>Nyah West</td>
<td>$57.90</td>
<td>$59.64</td>
<td>$31.16</td>
<td>$31.78</td>
</tr>
<tr>
<td>Robinvale</td>
<td>$86.85</td>
<td>$89.46</td>
<td>$364.76</td>
<td>$95.34</td>
</tr>
<tr>
<td>Swan Hill</td>
<td>$615.31</td>
<td>$746.18</td>
<td>$1,595.73</td>
<td>$1,622.18</td>
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<tr>
<td>Tyntynder</td>
<td>$148.71</td>
<td>$153.17</td>
<td>$160.06</td>
<td>$163.26</td>
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<tr>
<td>Ultima</td>
<td>$933.57</td>
<td>$924.69</td>
<td>$1,679.01</td>
<td>$703.21</td>
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<tr>
<td>Woorinen South</td>
<td>$582.20</td>
<td>$635.83</td>
<td>$811.16</td>
<td>$625.44</td>
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<tr>
<td>Programmed Maintenance</td>
<td>$ -</td>
<td>$3,324.52</td>
<td>$2,700.17</td>
<td>$15,817.61</td>
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<tr>
<td>Boundary Bend</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$3,810.00</td>
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<tr>
<td>Lake Boga</td>
<td>$ -</td>
<td>$142.70</td>
<td>$999.05</td>
<td>$907.60</td>
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<tr>
<td>Swan Hill</td>
<td>$ -</td>
<td>$3,181.82</td>
<td>$1,701.12</td>
<td>$11,100.01</td>
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<td>Reactive Maintenance</td>
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<td>$315.00</td>
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<td>Vandalism maintenance</td>
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<td>2020-21</td>
<td>2021-22</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>---------</td>
<td>---------</td>
<td>---------</td>
<td>---------</td>
</tr>
<tr>
<td>Lake Boga</td>
<td>$1,387.31</td>
<td>$2,814</td>
<td>$1,793.05</td>
<td>$1,732.58</td>
</tr>
<tr>
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<td>$636.99</td>
<td>$117.70</td>
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<td>$266.09</td>
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</table>

In 2018-2019 there was a large increase in programmed and reactive maintenance, well as a large increase in vandalism in Swan Hill.

Some of these programmed and reactive cost increases can be attributed to the following:

- reln drain issues at Boundary Bend programmed
- renewal of McCrae St flooring
- Swan Hill Riverside Park plumbing issues due to blockages and old dump point removal
- bollards to protect realm drains at Lake Boga block 5
- servicing of ongoing issues for septic and realm drains at Lake Boga block 4
- water tank and dump point servicing at Nyah West
- $6k at McCallum St vandalism including graffiti removal and smashed fittings

Proximity Analysis

A spatial analysis was carried out for Swan Hill and Robinvale to assess any gaps in access to a public convenience within the CBD areas.

Council facilities and private public conveniences at places such as service stations and supermarkets that are freely available to the public were included in the analysis. The following maps indicate that all areas within the CBD’s of Swan Hill and Robinvale currently meet the requirement for all areas to be within 500m of a public convenience.

Private conveniences that are not available to the general public off the street without membership or payment, such as libraries, the Town Hall and privately owned cafes have not been considered in the proximity analysis.
Swan Hill Proximity Analysis

Proximity

Distance from Public Convenience
- 400-600m
- 300-400m
- 200-300m
- 100-300m
- <100m

Management/Ownership
- Private
- Council

Map showing different zones by distance from public convenience and ownership status.
Robinvale Proximity Analysis

Proximity

Distance from Public Convenience
- 400-500m
- 300-400m
- 200-300m
- 100-200m
- <100m

Management/Ownership
- Private
- Council
3. Design Guidelines for future construction of Public Conveniences in SHRCC

It has been the experience of authorities over the world, that unless design and location of public amenities are carefully considered, anti-social and management problems can be problematic.

Legislation and design standards also influence the overall layout and function of public conveniences. The majority of Council public conveniences are no longer compliant with these standards as they have been designed in the traditional, separate gender, maze entry design with limited provision for disabled access.

Modern design calls for standard cubicles that face directly towards activity areas with external, communal wash basins and see-through privacy screens, while DDA compliant facilities need to be fully self-contained with wash basins available within the cubicle.

The following section outlines the design guidelines that will be adhered to for the construction of new public conveniences and any significant refurbishment requiring building permits.

Legislation, Acts and design principles

- AS1428.1 and 1428.2 Design for Access and Mobility
- AS.NZS 1158.6 Lighting for Roads and Public Spaces
- Building Code of Australia 2019
- Disability Discrimination Act 1992
- Crime Prevention through Environmental Design

Equality

Disabled Access

In both the 2011 and 2016 census, 5.4 per cent of council residents identified as needing assistance for daily activities due to a severe or profound disability. The provision of access to public toilets for persons with disabilities is also a requirement of the building code. All new toilets are required to be accessible.

New constructions shall comply with Australian standards AS1428 to ensure access to the building and fit out of the building are suitable for people with disabilities. Access should recognise wheelchair users, mothers with prams (double), those with ambulant disabilities as well as those other disabilities such as limitations with visual capacity.

Access to the site from the surrounding area and parking areas must also be considered.

The design of DDA compliant facilities should also anticipate future provisions in access and equality legislation such as further enhancement of standards or the accommodation of mobility scooters.

Ideally in addition to the standards required by AS1428, cubicles should be designed to
allow the entry and manoeuvring of mobility scooters. Scooters should not need to be left unattended as they are often used to carry shopping medical equipment and valuables. Recommended approaches to ‘future proofing’ cubicles include:

- configure cubicle entry to provide a minimum 1000mm clear opening
- minimum cubicle size of 3000x3000mm to allow circulation space for a large mobility scooter to perform a 180° turn
- avoid using walls for load bearing and bracing. Non-structural walls can be easily moved or openings widened to meet any new requirements.

Changing Places Facility

These facilities are for people with high-need disability and their carers, allowing them to take extended excursions away from their home or place of care. A ‘Changing place’ facility generally accommodates a WC pan, a motorised hoist and an adjustable motorised change table. As these facilities contain special equipment and are unstaffed, they are not available to the general public and are only accessible via an MLAK (Master Locksmith Access Key) key.

‘Changing Places’ facilities are being considered as part of the Recreation Reserve Masterplans.

Baby Change Facilities

Baby Change facilities are desirable where there is adequate space within the toilet building and where young children are likely to be present. Key Requirements are as follows:

- gender-neutral accessible
- continuous accessible paths of travel from property entrance or any onsite carparks to the baby change table
- clear, easy to read signage and operating instructions that can easily be read by a person when standing or seated and incorporating raised tactile and Braille elements
- hand basin with lever or sensor operated taps, within reach of the change table
- adequate circulation space for a person using a pram, stroller or wheelchair to move around easily and access all fixtures fittings within the space, for example, baby change table, wash basin and nappy bin (placement near entry point will ensure it is closed prior to vacating)
- space to approach the baby change table from both the front and side
- nappy disposal unit provided in an accessible location

Safety and security

All new and remodelled conveniences will be assessed for safety and security in respect to Crime Prevention through Environmental Design principles (CPTED).
Improvements to lighting
Toilets would generally benefit from improved levels of natural light. Where this cannot be achieved this should be supplemented with artificial light.

For daytime use, consideration should be given to maximizing natural light by:
- installation of skylights
- elevated screening
- use of clear or translucent roofing materials
- use of metal mesh lobby screens to enhance surveillance and natural light

Lighting should be controlled by proximity sensors to minimise energy use and attractiveness to insects. Exterior lighting including adequate pathway lighting should also be provided and be controlled by proximity sensors where appropriate. All lighting should be mounted high with vandal resistant fittings.

Blue lights
In theory, blue light deters injecting drug users by making it difficult to see veins and injection sites on the body. However, research suggests that its use is not successful in preventing drug use, as drug users often inject in dark conditions. In places were blue light may be successful the problem is often displaced to another location. Blue monochromatic light creates an eerie atmosphere and can create the feeling of being unsafe. It is therefore recommended that the use of blue light in public conveniences be avoided.

For health and safety reasons, Council has installed syringe bins in all our public conveniences. This is a responsible measure to minimize the risk of harm to all members of the community.

Improvements to Public Safety
Visibility
In addition to normal building orientation issues, the most significant factor in public toilet orientation is to ensure that entrances are visible, with good fields of view from active areas. Where vegetation is present around public toilets this should be carefully managed to improve visibility. This will have the added benefit of improving light and airflow to the building and will prolong the life of the asset.
Gender allocation

While the overwhelming preference of users is for single gender facilities, the provision of gender-neutral or unisex facilities that open directly to a public space afford the best protection from vandalism and undesirable behaviour.

There are several reasons why gender-neutral facilities are preferable including:

- space (and construction cost) is minimized
- turnover of available toilets is maximized
- users, especially children, are protected from inappropriate contact with strangers
- caregivers of disabled persons or children may be of opposite gender
- maintenance can be undertaken on individual units without closing the whole facility

Where separate male/female facilities are used, particular attention must be paid to the design, condition and maintenance of partition systems to ensure privacy and security is maintained for users. This approach is supported by CPTED.

Communal hand washing

When designing multiple cubicles that are not intended for disabled access, hand wash facilities are best placed in a communal area outside of the toilet cubicle. Bringing people into one area for hand washing allows for increased casual surveillance, reduced vandalism and assists with turnover in busy amenities.

DDA compliant cubicles will require hand washing facilities to be included in the cubicles.

Urinals

The use of urinals in amenities should be avoided as they require additional screening and lobby space for privacy reasons. The lobby screening provides cover for loitering and the urinals themselves and maintenance and vandalism issues.

Location and proximity to other elements

Gathering points need to be located at a distance to remove the ability for the public to loiter close to the amenities block.

Street furniture such as park benches, noticeboards and BBQ's that may encourage an excuse to gather or loiter need to be positioned far enough back to not block view lines and not promote people gathering near a toilet block that may have harmful intentions.

The proximity to car parking facilities needs to be considered as they can become loitering spaces whereby people can wait in their cars and watch those entering/exiting amenities.
Access

Public Access to the facilities must be considered for any new constructions to ensure safe access to the site by users, particularly the elderly and disabled.

For wayside stops, or those utilised by long vehicles, consideration should be given where possible for parking and the safe entry of the vehicles back into traffic lanes.

Co-location

Co-location with a parent building enables the management of cleaning and monitoring of the facilities to be coordinated with normal operating hours and the facilities to be locked at other times. Where direct external access is available, casual use outside opening hours can be permitted when desirable. Ultima Public Hall as well as the Piangil and Woorinen South Community Centres have co-located toilets that are externally accessible.

Standalone conveniences at Recreation Reserves should be co-located with clubrooms or leisure centre’s if the facilities are to be upgraded. The implementation of co-located facilities will be done with consultation of user groups at each facility and incorporated into Recreation Reserve Masterplans. The requirements for public access outside of usual operation of the main facility will be assessed on a case by case basis and where required at least one externally accessible, unisex, all-ability cubicle will be available during daylight hours to casual users of the reserve.

Sustainability

Swan Hill Rural City Council’s Sustainable Living Strategy focuses on Council promoting the role that the environment plays in increasing the local economy and quality of life. A main point that the strategy makes is that Council should lead by example. As such, the following Environmentally Sustainable Design (ESD) principles should be considered for the design of new public conveniences:

- location of Public Conveniences should consider impact on the environment
- water storage tanks should be incorporated into the design with greywater or stormwater collection for flushing; care should be taken that they do not provide hiding or climbing places
- the use of solar power for water heating or lighting should be implemented where practicable and required
- consider the use of recycled materials or materials with low embodied energy but only if they meet other requirements

Signage

Signage and labelling, both with the toilets and directional, should be clear and legible and be in accordance with AS 1428 and AS1742.

In addition to this, a sign or signs should be provided in a conspicuous location with the following information:

- Council Logo
- name of amenities and/or address or council asset id
- contact number to report maintenance issues
- opening Hours where applicable
- location of nearest permanently opened facility if not 24 hours
**Maintenance, cleaning and hygiene**

**Improvements to serviceability**

Potential improvements to serviceability mainly relate to ensuring floor surfaces drain freely and are non-porous. All new toilets should have epoxy coated or tiled self-draining floors.

It is also important that areas where dirt and rubbish may accumulate, or insects, birds, rodents or snakes can inhabit are eliminated. Surfaces should be easy to clean and remain stain free, while fixtures should be resistant to graffiti, vandalism and easy to replace if required.

Free standing sanitary disposal bins are supplied in most toilets.

While maintenance is found to be generally sufficient, attention to quickly resolving vandalism such as physical damage and graffiti can assist in the reduction of further vandalism.

**Improvements to hand cleaning**

The ability to wash hands with soap and dry hands with limited contact with toilet surfaces is an important element of hygiene. Elements that should be considered are:

- liquid soap dispensers/sanitiser
- cold water sensor tap/cold water push tap
- hand dryers
- hot water if also required for showers at the facility

Paper towels are not generally suitable to public toilets because of high cost of servicing and potential for litter and vandalism (particularly fire).

Soap dispensers will be provided across all Council tier 1, 2 and 3 facilities.

**Ventilation**

Effective ventilation systems, whether natural or mechanical, can prevent the bad smells often associated with public toilets.

**Finishes, fixtures and fittings**

**Anti-graffiti exterior/interior finishes and treatments**

Council will consider measures to disrupt smooth blank continuous surfaces on exterior walls. Strategies could include the use of multi-coloured murals that relate to the surroundings or multiple materials, colours or textures. Internal door faces should have a protective anti-graffiti coating or stainless-steel finish.
Artwork

Public art can bring a sense of well-being and belonging to a community. It can highlight significant historical, cultural, environmental and social aspects of a region while improving the visual amenity of public spaces.

The use of artwork on public conveniences can be considered in consultation with local community groups and can include any of the following:

- Photographs printed onto panels
- Laser cut screening material
- Paintings by local artists

All artwork should be easily maintained, long lasting and be graffiti/vandal proof.

Condom Vending Machines

Condoms are the best form of prevention of transmission of HIV and other sexually transmitted infections (STIs) and prevent unintended pregnancy. Condom Vending Machines (CVMs) are practical, cheap and effective, particularly for young people wanting affordable and anonymous access to condoms.

The provision of condom vending machines in public conveniences will be implemented in consultation with health care providers and town representative groups with an aim to have vending machines available in all rural facilities and at least one Tier 1 or 2 facility in urban areas.

CVMs are available from the Centre for Excellence in Rural Sexual Health (CERSH) at a retail cost of $1300 per machine. Condoms are supplied in vending packs with sexual health service information and can be purchased for 75c per two pack. The packs can then be sold from the machine at $1-$2. The revenue raised from the sale of the condoms can then be put towards the future maintenance of the machine.

Vending machines should be provided in unisex cubicles, be fitted to be vandal and theft proof as possible and be accessible after hours.

Condom vending machine are currently provided at MacCallum St and Riverside park in Swan Hill as well as Caix square in Robinvale. These are maintained by Swan Hill health and Robinvale Health, respectively. Manangatang Improvement Group have also installed their own vending machine. As per existing arrangements, the ongoing maintenance of CVMs will be the responsibility of the health care providers or an arrangement with local groups.

Floors

Surfaces should be non-slip fully verified tile, epoxy grouted, or broom finished concrete. They should be mid to dark toned to hide dirt and frame. Floor drains with adequate slopes to prevent ponding of water should be provided.

Walls

Surfaces must be impact resistant and easy to clean. Light, bright surfaces will present a cleaner feel to users and create a safer environment.
**Plumbing fixtures**

All plumbing fixtures and fittings should be selected and managed with whole of life costs and water conservation as a priority. WC should be fabricated from heavy gauge stainless steel with integrated toilet seat to conceal drainage and water supply, prevent vandalism and make cleaning easier. Exposed cisterns should be avoided as they can easily be vandalised. The ideal option is for the cisterns to be located in a service duct.

Provide substantial noggins and internal framing to support wall mounted basins, grab rails and accessories.

Porcelain fixtures should only be used in low risk or staffed facilities. Tapware should be robust and vandal proof with replacements readily available from major manufacturers.

All water supply and drainage pipework should be concealed in secure but accessible ducts if possible.

All fixtures are to comply with AS1428.
4. Public Conveniences on a page.

Information on each public convenience managed by SHRCC has been collated on the following pages.

Information included on each summary include the following where available:

- Name and address of the facility
- Photograph of facility
- Valuation details
- Facility composition
- Maintenance costs
- Sysaid requests summary
- Aerial Photo
- Recommendations
<table>
<thead>
<tr>
<th>Amenity Name</th>
<th>Classification</th>
<th>Average Consumerables per month</th>
<th>2015-2019 Expenditure</th>
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Boundary Bend

Expenditure

Expenditure - 2014-2019
- Operational
- Operational Ongoing
- Programmed Maintenance
- Reactive Maintenance
- Renewal/Rehab
- Vandalism maintenance

Management/Ownership
- Private
- Council
Boundary Bend Memorial Park Toilets

Address: Murray Valley Hwy, Boundary Bend

Construction year: 1940  
Valuation: $64,800.00

Expected Life: 50  
WDV: $38,880.00

Remaining Life: 30  
Acc Depreciation: $25,920.00

Number of Cubicles: 3  
Baby Change Station: No

Male: 1  
Hot Water: No

Female: 2  
Urinal: Yes

Unisex: 0  
Toilet Paper: INTERLE

Disabled / Fa: 0  
Hand Dryers: 0

Showers: 0  
Dump Point: No

Av Consum/m: 725

General Comments
Former school site building. Miniature pans and insufficient for Wayside Stop purposes. No plumbed tank water and reliant on river pump and septic. Reln Drain redone recently due to failing,

Maintenance costs

<table>
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Recommendation

RECOMMENDATION 1: Basic Refurbishment  
Priority: Medium  
Approx cost: $10,000.00

RECOMMENDATION 2: New Small Facility  
Priority: Alternate  
Approx cost: $100,000.00

RECOMMENDATION 3: New Small Facility with Shower  
Priority: Alternate  
Approx cost: $130,000.00
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<tr>
<th>Amenity Name</th>
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</table>
The toilet block, as per the consumables figures, is used the least of the nine public toilets in Lake Boga. In 2014 a chain mesh fence was constructed on the lake side of the building as a precaution to protect passers-by from a potential wall collapse. There was however nothing preventing and inward collapse of the same wall. Along with septic issues and structural concerns, the block was closed to the public in 2016.

The overall building aesthetic is tired and unappealing and the building is not in keeping with any improvements made to other areas of the lake foreshore. The reln drains are struggling to discharge septic waste and given the proximity to the lake, there is a fear of adverse environmental impacts.

Although set along a section of the Lake Boga scenic walking path, the building is possibly excessive to the amenity needs around the Lake’s perimeter – the toilet block is 2.779km to the Catalina Park toilet block and 713m to Lake Side Drive block 4. Block 5 is a further 887m south of block 4 but both block 4 and 5 are designated camping areas around the lake.

Maintenance costs

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<tr>
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<td>RECOMMENDATION - Decommission with No Replacement. Retain the concrete sl</td>
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Lake Boga Block 4

**Address**
Lakeside Drive, Lake Boga

**Construction year** 1964  
**Valuation** $108,000.00

**Expected Life** 50  
**WDV** $0.00

**Remaining Life** 0  
**Acc Depreciation** $108,000.00

**Number of Cubicles** 4
- **Male** 1
- **Female** 3
- **Unisex** 0
- **Shower** 0

**Baby Change Station** No
**Hot Water** No
**Urinal** Yes
**Toilet Paper** JUMBO
**Hand Dryers** 0
**Dump Point** No
**Av Consum/m** 2125

**General Comments**
The toilet block is located on Lake Boga Foreshore, 713m south (further around Lake Side Drive) from block 3. The facility is regularly used in high season as per the consumables report. The land around block 4 is a designated camping area, although campers are encouraged to locate around Block 5 in the first instance and will spill out to area 4.

The toilet is a 'cookie cut' of Block 3, was built at the same time and has a similar aesthetics and features. Although functional, the building is cosmically unappealing and has no hot water. The septic system requires regular attention and is close to end of life.

In 2015 a land capability assessment was carried out for both block 3 & 4

**Maintenance costs**

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**Sysaid Requests - Source by year**

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<th>Year</th>
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<th>Maintenance</th>
<th>Level of Service</th>
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<td>2018</td>
<td></td>
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<td>2019</td>
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<table>
<thead>
<tr>
<th>Recommendation</th>
<th>Priority</th>
<th>Approx cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>RECOMMENDATION 1 - Renovation</td>
<td>Medium</td>
<td>$35,000.00</td>
</tr>
<tr>
<td>RECOMMENDATION 2 - Renewal - Small facility, septic works required</td>
<td>Alternate</td>
<td>$130,000.00</td>
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</table>
Lake Boga Block 5

Address Lakeside Drive, Lake Boga

Construction year 1972
Expected Life 50
Remaining Life 2

Valuation $81,000.00
WDV $3,240.00
Acc Depreciation $77,760.00

Number of Cubicles 3
Male 2
Female 1
Unisex 0
Disability/Facilities 0
Showers 4

Baby Change Static No
Hot Water Yes
Urinal Yes
Toilet Paper JUMBO
Hand Dryers 0
Dump Point No
Av Consum/m 3375

General Comments
This building is located another 887 metres further south along Lake Side Drive. The building condition is reasonable given its age. There are showers and a solar hot water service. The facility is sufficient for the needs of those who camp around the lake in the zone 5 camping area. The septic and reln drains in this area are functioning quite well at this time.

Maintenance costs

<table>
<thead>
<tr>
<th></th>
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<td>$124.61</td>
<td>$127.10</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

Recommendation
RECOMMENDATION - Renewal - Medium Facility with showers
Priority Long
Approx cost $150,000.00
Lake Boga Catalina Museum Park

Address: Wilakool Avenue, Lake Boga

- Construction year: 1964
- Expected Life: 50
- Remaining Life: 0
- Valuation: $81,000.00
- WDV: $0.00
- Acc Depreciation: $81,000.00
- Asset ID: 36492
- Open Hours: 24/7

General Comments:
Situated next to the new playground, the toilet block is within the proximity of a walking path and there’s a BBQ shelter 150m away. The toilet block is 313m away from the Jacaranda Crescent block and sits in what is a cultural heritage sensitive zone. It sits approximately 30m back from the shoreline and services mainly holiday makers and Lake users. There are toilets located in the nearby Catalina Museum servicing the needs of tourists. There are toilets located very close at the Cafe and museum.

Maintenance costs:

<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>Programmed Maintenance</td>
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<td>$57.88</td>
<td>$59.62</td>
<td>$62.30</td>
<td>$63.55</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

Recommendation:

RECOMMENDATION - Renew - Medium Facility (relocate to better location)

Priority: Long
Approx cost: $100,000.00
Lake Boga

Lake Boga Gray Park

Address  Marraboor St, Lake Boga

Construction year  1996  Valuation  $162,000.00
Expected Life  50  WDV  $84,240.00
Remaining Life  26  Acc Depreciation  $77,760.00

Number of Cubicles  6
  Male  2
  Female  3
  Unisex  0
  Disabled/Fa  0
  Showers  0

Baby Change Static  No
Hot Water  No
Urinal  Yes
Toilet Paper  JUMBO
Hand Dryers  0
Dump Point  No
Av Consum/m  875

General Comments:
Basic toilet amenity that services the immediate park and playground area. Close to the main street shops; the block shows no signs of cracking or wear beyond those of interior fixtures. Minor maintenance issues only (seals) with low levels of vandalism. Reasonably low use as per the consumables report.

Maintenance costs

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<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>Reactive Maintenance</td>
<td>$0.00</td>
<td>$259.86</td>
<td>$160.70</td>
<td>$144.39</td>
<td>$1,880.12</td>
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<td>Operational</td>
<td>$28.95</td>
<td>$29.82</td>
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</tbody>
</table>

Sysaid Requests - Source by year

<table>
<thead>
<tr>
<th>Year</th>
<th>Cleaners</th>
<th>External</th>
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<tbody>
<tr>
<td>2017</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2018</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2019</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2019</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Recommendation

RECOMMENDATION - Renew - Small Facility

Priority  Approx cost
Long  $100,000.00
Lake Boga

Lake Boga Jacaranda Crescent

Address: Jacaranda Crescent, Lake Boga

<table>
<thead>
<tr>
<th>Asset ID</th>
<th>36489</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Hours</td>
<td>24 / 7</td>
</tr>
</tbody>
</table>

**General Comments**

This amenity is the most popular on the Lake Boga Foreshore. It sits in close proximity to a popular boat ramp, walking path and BBQ shelter. The lawns and foreshore are well maintained along this reserve. The structure has very outdated tap and shower fittings that constantly leak and cannot be repaired without wall removal. Also has a urinal and all the internal fixtures and partitions although function adequately are dated and tired. The building sits on the edge of Council maintained parkland and is about 70m distance from the Lake edge. It doesn’t interfere with the outlook from nearby residences and there’s plenty of space for caravan and boat trailers to park nearby.

**Maintenance costs**

<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>Reactive Maintenance</td>
<td>$778.72</td>
<td>$675.50</td>
<td>$2,135.21</td>
<td>$3,503.45</td>
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<tr>
<td>Operational</td>
<td>$57.88</td>
<td>$59.62</td>
<td>$62.30</td>
<td>$63.55</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

**Recommendation**

RECOMMENDATION - Renewal - Large facility including showers.
Lake Boga Kennel Club

Address: Cemetery Rd, Lake Boga

Asset ID: 37499

Open Hours: AS REQ

Construction year: 1972

Expected Life: 50

Remaining Life: 2

Valuation: $121,500.00

WDV: $4,860.00

Acc Depreciation: $116,640.00

Number of Cubicles: 5

Male: 2

Female: 3

Unisex: 0

Disabled / Fa: 0

Showers: 0

Baby Change Static: No

Hot Water: No

Urinal: Yes

Toilet Paper: INTERLE

Hand Dryers: 0

Dump Point: No

Av Consum/m: 0

General Comments

Asset is structurally sound however the fit-out is in poor condition and requires renewal. The toilet block is opened upon request and generally accompanies bookings at the Sporting Complex which are currently infrequent.

There is also the provision of toilets, showers and hot water in the pavilion 20 metres away. The Swan Hill Pony Club has recently expressed an interest in moving their club to Lake Boga and is looking to use the pavilion and accompanying infrastructure, including the toilet block with a view to using it during gymkhanas and events attracting larger numbers of participants.

There is no provision to carry out refurbishment works to the toilet block.

Maintenance costs

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<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Vandalism maintenance</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$653.00</td>
<td>$351.35</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

Sysaid Requests - Source by year

Recommendation: Nil

Priority: Alternate

Approx cost: $-00
Lake Boga Recreation Reserve

Address: 57 Marraboor St, Lake Boga

Construction year: 1975  
Expected Life: 50  
Remaining Life: 5  
Valuation: $175,500.00  
WDV: $17,550.00  
Acc Depreciation: $157,950.00

Number of Cubicles: 6  
Male: 2  
Female: 4  
Unisex: 0  
Disabled / Fa: 0  
Showers: 0

Baby Change Static: No  
Hot Water: No  
Urinal: Yes  
Toilet Paper: JUMBO  
Hand Dryers: 0  
Dump Point: No  
Av Consum/m: 375

General Comments

Basic toilet amenity servicing the needs of the sporting users at the Lake Boga Recreation Reserve (cricket, football and netball clubs). Popular mainly on a Saturday during winter, the toilet is open all year round. There are alternate toilets, including all abilities toilets in the main pavilion.

Maintenance costs

Condition: Poor  
Usage: Low

Recommendation

RECOMMENDATION - Co-location with Football/Netball Clubrooms  
Priority: Short  
Approx cost: $30,000.00
Lake Boga Wayside Stop

Address: Murray Valley Highway, Lake Boga

Construction year: 1975
Valuation: $108,000.00
Expected Life: 50
WDV: $10,800.00
Remaining Life: 5
Acc Depreciation: $97,200.00

Number of Cubicles: 4
- Male: 2
- Female: 2
- Unisex: 0

Shower: 5
- Baby Change Static: No
- Hot Water: Yes
- Urinal: Yes
- Toilet Paper: JUMBO
- Hand Dryers: 0
- Dump Point: No
- Av Consum/m: 13375

General Comments
The building is subject to heavy all year around use. There is large patronage from car and truck travellers who take advantage of the highway location and easy parking.

The facility also doubles for Caravan Park patrons in the height of holiday season. The facility has tiled floors and showers, timber doors and partitioning. Apart from some cosmetic re-tiling, paintwork, the installation of pathways, and some landscaping there has been no significant refurbishment or re-design to the toilet block since it was constructed.

Maintenance costs

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Reactive Maintenance</td>
<td>$2,879.39</td>
<td>$1,350.37</td>
<td>$1,804.27</td>
<td>$1,801.95</td>
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<tr>
<td>Vandalism maintenance</td>
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<td>$2,705.12</td>
<td>$36.73</td>
<td>$201.23</td>
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<tr>
<td>Operational</td>
<td>$31.67</td>
<td>$91.67</td>
<td>$33.10</td>
<td>$33.76</td>
<td>$0.00</td>
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</table>

Recommendation
RECOMMENDATION - Renew - Medium Facility with showers

Priority: Medium
Approx cost: $150,000.00
<table>
<thead>
<tr>
<th>Amenity Name</th>
<th>Classification</th>
<th>Average Consumerables per month</th>
<th>2015-2019 Expenditure</th>
<th>SysaidReq</th>
</tr>
</thead>
<tbody>
<tr>
<td>Larundel Street Public Toilets</td>
<td>4</td>
<td>7250</td>
<td>$3,757.24</td>
<td>14</td>
</tr>
<tr>
<td>Lowan Park</td>
<td>3</td>
<td>5625</td>
<td>$521.71</td>
<td>7</td>
</tr>
</tbody>
</table>
Manangatang
Manangatang

Expenditure

Expenditure - 2014-2019

- 50.0 Management/Ownership
- 25,000
- 5,000
- Private
- Council

Operational
Reactive Maintenance
Proximity
Larundel Street Public Toilets

Address: Larundel Street, Manangatang

Asset ID: 36816

Construction year: 1965
Expected Life: 50
Remaining Life: 0

Valuation: $81,000.00
WDV: $0.00
Acc Depreciation: $81,000.00

Number of Cubicles:
- Male: 2
- Female: 3
- Unisex: 0

Baby Change Station: No
Hot Water: No
Urinal: Yes
Toilet Paper: JUMBO
Hand Dryers: 0
Dump Point: No

Av Consum/m: 7250

General Comments:
Basic toilet amenity servicing the needs of travellers and visitors. Opposite the vline bus stop and highway between Adelaide and Sydney.

Maintenance costs:

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Reactive Maintenance</td>
<td>$370.88</td>
<td>$0.00</td>
<td>$978.11</td>
<td>$245.12</td>
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<td>Vandalism maintenance</td>
<td>$53.06</td>
<td>$128.78</td>
<td>$636.99</td>
<td>$117.70</td>
<td>$670.07</td>
</tr>
<tr>
<td>Operational</td>
<td>$28.95</td>
<td>$54.64</td>
<td>$31.16</td>
<td>$31.78</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

Recommendation:

RECOMMENDATION 1 - Decommission and direct users to Wattle St Facility (subject to: Long) at approx $20,000.00

RECOMMENDATION 2 - Renew - small facility (subject to: Alternate) at approx $100,000.00
Manangatang

Lowan Park

Address: Wattle St, Manangatang

Construction year: 1999
Expected Life: 50
Remaining Life: 29

Valuation: $48,600.00
WDV: $28,188.00
Acc Depreciation: $20,412.00

Remaining Life: 29

Number of Cubicles: 3
  Male: 1
  Female: 1
  Unisex: 0
  Disabled / Fa: 1
  Showers: 1

Baby Change: Yes
Hot Water: Yes
Urinal: No
Toilet Paper: JUMBO
Hand Dryers: 3
Dump Point: No
Av Consum/m: 5625

Condition: Good
Usage: Medium

Maintenance costs:

<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Operational</td>
<td>$28.95</td>
<td>$429.82</td>
<td>$31.16</td>
<td>$31.78</td>
<td>$0.00</td>
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</tbody>
</table>

Recommendation: Nil
<table>
<thead>
<tr>
<th>Amenity Name</th>
<th>Classification</th>
<th>Average Consumerables per month</th>
<th>2015-2019 Expenditure</th>
<th>SysaidReq</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nyah West Memorial Park</td>
<td>3</td>
<td>1625</td>
<td>$4,998.52</td>
<td>5</td>
</tr>
</tbody>
</table>
Nyah West Memorial Park

Address: Monash Avenue, Nyah West

Construction year: 1978
Expected Life: 50
Remaining Life: 20

Valuation: $94,500.00
WDV: $37,800.00
Acc Depreciation: $56,700.00

Number of Cubicles: 5
Male: 2
Female: 3
Unisex: 0
Disabled / Fa: 0
Showers: 0

Baby Change Static: No
Hot Water: No
Urinal: Yes
Toilet Paper: JUMBO
Hand Dryers: 0
Dump Point: No
Av Consum/m: 1625

General Comments
Basic toilet amenity that services the immediate park and playground area, situated in the middle of the main st shops. Toilet facility is in fair condition with relatively new cisterns throughout

Maintenance costs

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Reactive Maintenance</td>
<td>$441.57</td>
<td>$464.22</td>
<td>$996.92</td>
<td>$106.89</td>
<td>$0.00</td>
</tr>
<tr>
<td>Vandalism maintenance</td>
<td>$864.05</td>
<td>$620.86</td>
<td>$709.69</td>
<td>$613.84</td>
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<tr>
<td>Operational</td>
<td>$57.90</td>
<td>$59.64</td>
<td>$31.16</td>
<td>$31.78</td>
<td>$0.00</td>
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</table>

Recommendation
RECOMMENDATION - New small facility. Combined with Performance stage
Priority: Short
Approx cost: $100,000.00
<table>
<thead>
<tr>
<th>Amenity Name</th>
<th>Classification</th>
<th>Average Consumerables per month</th>
<th>2015-2019 Expenditure</th>
<th>SysaidReq</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nyah Highway Rest stop</td>
<td>3</td>
<td>1625</td>
<td>$7,414.80</td>
<td>13</td>
</tr>
<tr>
<td>Nyah Recreation Reserve Netball North</td>
<td>3</td>
<td>4000</td>
<td>$4,736.96</td>
<td>10</td>
</tr>
<tr>
<td>Nyah Recreation Reserve South</td>
<td>4</td>
<td>1500</td>
<td>$3,706.65</td>
<td>6</td>
</tr>
</tbody>
</table>
Nyah Highway Rest stop

Address: Stradbroke Avenue, Nyah

- Construction year: 1995
- Valuation: $259,200.00
- Expected Life: 50
- WDV: $129,600.00
- Remaining Life: 25
- Acc Depreciation: $129,600.00

- Number of Cubicles: 6
  - Male: 2
  - Female: 3
  - Unisex: 0
- Disabled / Fa: 1
- Showers: 0

General Comments: built 1995, no issues

- Hot Water: Yes
- Urinal: Yes
- Toilet Paper: JUMBO
- Hand Dryers: 2
- Dump Point: No
- Av Consum/m: 1625

- Male: 2
- Female: 3
- Unisex: 0
- Disabled / Fa: 1

Open Hours: 24 / 7

Maintenance costs

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Reactive Maintenance</td>
<td>$1,290.12</td>
<td>$227.82</td>
<td>$96.05</td>
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<td>Vandalism maintenance</td>
<td>$157.07</td>
<td>$185.37</td>
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<td>$119.34</td>
<td>$0.00</td>
</tr>
<tr>
<td>Operational</td>
<td>$28.95</td>
<td>$29.82</td>
<td>$31.16</td>
<td>$31.78</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

Condition: Good
Usage: High

Recommendation: Basic Refurbishment
Priority: Long
Approx cost: $10,000.00
Nyah Recreation Reserve Netball North

**Asset ID** 37245

**Address** River St, Nyah

**Construction year** 1965  
**Valuation** $135,000.00

**Expected Life** 50  
**WDV** $0.00

**Remaining Life** 0  
**Acc Depreciation** $135,000.00

**Number of Cubicles** 10

- **Male** 4
- **Female** 6
- **Unisex** 0
- **Disabled / Fa** 0
- **Showers** 0

**Baby Change Static** No

- **Hot Water** No
- **Urinal** Yes
- **Toilet Paper** JUMBO
- **Hand Dryers** 0
- **Dump Point** Yes

**Av Consum/m** 4000

**Open Hours** 24 / 7

**Maintenance costs**

<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>Reactive Maintenance</td>
<td>$65.00</td>
<td>$262.73</td>
<td>$420.30</td>
<td>$3,069.62</td>
<td>$0.00</td>
</tr>
<tr>
<td>Vandalism maintenance</td>
<td>$262.35</td>
<td>$0.04</td>
<td>$0.00</td>
<td>$12.27</td>
<td>$571.79</td>
</tr>
<tr>
<td>Operational</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$72.86</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

**Condition** Medium  
**Usage** High

**General Comments**

Made of Cement sheeting walls similar to Lake Boga recreation reserve. Adjacent to the dump point. Currently used as the away change rooms as no facilities in the Netball building.

**Recommendation**

**Priority** Long  
**Approx cost** $30,000.00

RECOMMENDATION - Co-location with Netball changerooms and incorporate an e

* Sysaid Requests - Source by year

- **Vandalism**
  - 2018
  - 2019

- **Maintenance**
  - 2018
  - 2017
Nyah Recreation Reserve South

Address: River St, Nyah

Asset ID: 37246

Open Hours: 24 / 7

Construction year: 1938
Expected Life: 50
Remaining Life: 48

Valuation: $81,000.00
WDV: $77,760.00
Acc Depreciation: $3,240.00

Number of Cubicles: 3
Male: 1
Female: 2
Unisex: 0
Disabled / Fa: 0
Showers: 0

Baby Change Static: No
Hot Water: No
Urinal: Yes
Toilet Paper: JUMBO
Hand Dryers: 0
Dump Point: No
Av Consum/m: 1500

General Comments
Reinforced concrete slab, timber frame, solid brick, colorbond roof. Used campers and sporting, but less use now that trotting isn't on

Maintenance costs

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Reactive Maintenance</td>
<td>$0.00</td>
<td>$314.18</td>
<td>$256.82</td>
<td>$3,135.65</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

Recommendation

RECOMMENDATION - Decommission at end of life

Priority: Medium
Approx cost: $20,000.00
<table>
<thead>
<tr>
<th>Amenity Name</th>
<th>Classification</th>
<th>Average Consumerables per month</th>
<th>2015-2019 Expenditure</th>
<th>SysaidReq</th>
</tr>
</thead>
<tbody>
<tr>
<td>Piangil Community Centre Toilets</td>
<td>3</td>
<td></td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Piangil Public Toilets</td>
<td>4</td>
<td>1500</td>
<td>$2,266.93</td>
<td>6</td>
</tr>
</tbody>
</table>
Expenditure - None indicated
Piangil
Piangil Public Toilets

Address: Hall St, Piangil

Construction year: 1938
Expected Life: 50
Remaining Life: 0

Valuation: $48,600.00
WDV: $0.00
Acc Depreciation: $48,600.00

Number of Cubicles:
- Male: 2
- Female: 3
- Unisex: 0
- Disabled / Fa: 0
- Showers: 0

Baby Change Static: No
Hot Water: No
Urinal: Yes
Toilet Paper: JUMBO
Hand Dryers: 0
Dump Point: No
Av Consum/m: 1500

General Comments:
When Council built the new public hall, it was agreed with the local committee that the old toilets would be decommissioned and the Community toilets would be utilised with external access.

Maintenance costs

<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>Reactive Maintenance</td>
<td>$618.40</td>
<td>$473.75</td>
<td>$292.48</td>
<td>$882.30</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

Recommendation

RECOMMENDATION - Decommission at end of life and utilise Piangil community hall

Priority: Long
Approx cost: $20,000.00
<table>
<thead>
<tr>
<th>Amenity Name</th>
<th>Classification</th>
<th>Average Consumerables per month</th>
<th>2015-2019 Expenditure</th>
<th>SysaidReq</th>
</tr>
</thead>
<tbody>
<tr>
<td>Robinvale Boat Ramp Toilets</td>
<td>2</td>
<td>5375</td>
<td>$901.42</td>
<td>3</td>
</tr>
<tr>
<td>Robinvale Caix Square Public Toilet</td>
<td>1</td>
<td>9375</td>
<td>$7,335.00</td>
<td>20</td>
</tr>
<tr>
<td>Robinvale Pisasale Park Toilets</td>
<td>3</td>
<td>680</td>
<td>$6,917.20</td>
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<tr>
<td>Robinvale Riverside Park Rec Reserve Toilets</td>
<td>3</td>
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<tr>
<td>Robinvale Skate Park/Netball Court Toilets</td>
<td>3</td>
<td>3375</td>
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<tr>
<td>Robinvale Tourist Information Bay</td>
<td>2</td>
<td>6885</td>
<td>$5,092.82</td>
<td>17</td>
</tr>
</tbody>
</table>
Proximity
Robinvale Boat Ramp Toilets

Address  McLennan Drive, Robinvale

Construction year 1965  Valuation $102,600.00
Expected Life 50  WDV $0.00
Remaining Life 0  Acc Depreciation $102,600.00

Number of Cubicles 3  Baby Change Static No
Male 1  Hot Water Yes
Female 2  Urinal Yes
Unisex 0  Toilet Paper JUMBO
Disabled / Fa 0  Hand Dryers 0
Showers 2  Dump Point No
Av Consum/m 5375

General Comments
Basic toilet amenity servicing the needs of travellers, water users and events, as well as overflow for the caravan park. No accessible toilets, tired and due for renewal.

Maintenance costs

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
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<td>$88.00</td>
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<td>$31.16</td>
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</tbody>
</table>

Recommendation
RECOMMENDATION - Renewal - Medium Facility

Priority  Approx cost
Medium    $130,000.00
Robinvale Caix Square Public Toilet

Address: 22 George St, Robinvale

Construction year: 1999
Expected Life: 50
Remaining Life: 29

Valuation: $135,000.00
WDV: $78,300.00
Acc Depreciation: $56,700.00

Number of Cubicles: 6
Male: 2
Female: 3
Unisex: 0
Disabled / Fa: 1
Showers: 0

Baby Change Static: Yes
Hot Water: Yes
Urinal: Yes
Toilet Paper: JUMBO
Hand Dryers: 0
Dump Point: No

Av Consum/m: 9375

General Comments
Prone to vandalism. Although a newer facility, it looks tired and in need of love.

Maintenance costs

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<tr>
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<td>$1,036.52</td>
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<td>$29.82</td>
<td>$302.44</td>
<td>$31.78</td>
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</table>

Recommendation

RECOMMENDATION 1: Basic Refurbishment
Robinvale Pisasale Park Toilets

Address: Ronald St, Robinvale

Construction year: 2015
Expected Life: 50
Remaining Life: 45

Valuation: $48,600.00
WDV: $43,740.00
Acc Depreciation: $4,860.00

Number of Cubicles: 2

- Male
- Female
- Unisex

Baby Change Static
- Hot Water
- Urinal
- Toilet Paper
- Hand Dryers
- Dump Point
- Av Consum/m: 680

General Comments
High vandalism rate.

Maintenance costs

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</thead>
<tbody>
<tr>
<td>Reactive Maintenance</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$90.00</td>
<td>$90.00</td>
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</table>

Sysaid Requests - Source by year

- Vandalism
  - 2019
  - 2018
  - 2019

- Maintenance
  - 2018
  - 2017

Recommendation
Nil
Robinvale Riverside Park Rec Reserve Toilets

Address: Accessed off Robin St, Robinvale

Construction year: 1975  Valuation: $216,000.00
Expected Life: 50  WDV: $21,600.00
Remaining Life: 5  Acc Depreciation: $194,400.00

Number of Cubicles: 5  Baby Change Static: No
Male: 2  Hot Water: No
Female: 3  Urinal: Yes
Unisex: 0  Toilet Paper: JUMBO
Disabled / Fa: 0  Hand Dryers: 0
Showers: 0  Dump Point: No

General Comments:
Adjacent the dump point. Very old facility and open to rubbish and weather. High vandalism.

Maintenance costs

Recommendation 1 - Incorporate into Main Sporting Pavilion and remove all w  Long  $25,000.00
Recommendation 2 - Renewal - Small Facility with shower as it is by a dump poi  Alternate  $100,000.00
Recommendation 3 - Renovation  Alternate  $15,000.00
Robinvale Skate Park/Netball Court Toilets

Asset ID 37327

Address Latje Rd, Robinvale

- Construction year: 1980
- Valuation: $1,000,000.00
- Expected Life: 50
- WDV: $200,000.00
- Remaining Life: 10
- Acc Depreciation: $800,000.00

Number of Cubicles:
- Male: 2
- Female: 3
- Unisex: 0
- Disabled / Fa: 0
- Showers: 0

Baby Change Static: No
Hot Water: No
Urinal: Yes
Toilet Paper: JUMBO
Hand Dryers: 0
Dump Point: No
Av Consum/m: 3375

General Comments

Utilised by Netball on Saturdays and by skate park. Approaching end of life.
Netball Court redevelopment, as well as Leisure Centre expansion plans provide many RECOMMENDATIONs for the decommissioning of this facility.

Maintenance costs

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<tbody>
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<td>$194.43</td>
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</table>

Recommendation

RECOMMENDATION: Co-locate with Leisure Centre development to include one a

- Priority: Short
- Approx cost: $30,000.00
Robinvale Tourist Information Bay

Address: Bromley Rd, Robinvale

- Construction year: 1995
- Valuation: $25,125.00
- Expected Life: 50
- WDV: $12,562.50
- Remaining Life: 25
- Acc Depreciation: $12,562.50

General Comments:
Facility built in 1995, generally issue however there is a major concern regarding the shower which is possibly leaking behind the wall, mould and fungus issues.

Maintenance costs:

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<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>Reactive Maintenance</td>
<td>$89.00</td>
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<td>$1,452.55</td>
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<td>Vandalism maintenance</td>
<td>$251.57</td>
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<td>$810.52</td>
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</table>

Sysaid Requests - Source by year

- Vandalism
- Maintenance

Recommendation:
RECOMMENDATION - Refurbishment of Shower facility including better ventilation

Priority: Short
Approx cost: $10,000.00
<table>
<thead>
<tr>
<th>Amenity Name</th>
<th>Classification</th>
<th>Average Consumerables per month</th>
<th>2015-2019 Expenditure</th>
<th>SysaidReq</th>
</tr>
</thead>
<tbody>
<tr>
<td>Speewa Speewa Hall Toilets</td>
<td>3</td>
<td></td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
Proximity

Distance from Public Convenience:
- 400-600m
- 300-400m
- 200-300m
- 100-300m
- <100m

Management/Ownership:
- Private
- Council
General Comments
A lot of use by punt users and campers. Council has no direct responsibility for the upkeep or cleaning of the facility but have supplied loose leaf toilet paper in the past. The responsibility of the toilet block is accounted for in the user agreement of the Public Hall.

Maintenance costs

Recommendation
Nil
<table>
<thead>
<tr>
<th>Amenity Name</th>
<th>Classification</th>
<th>Average Consumerables per month</th>
<th>2015-2019 Expenditure</th>
<th>SysaidReq</th>
</tr>
</thead>
<tbody>
<tr>
<td>Swan Hill Milloo St Boat Ramp</td>
<td>3</td>
<td></td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Swan Hill Aerodrome</td>
<td>4</td>
<td>90</td>
<td>$3,866.66</td>
<td>7</td>
</tr>
<tr>
<td>Swan Hill Alan Garden Reserve Football Toilets</td>
<td>3</td>
<td>1000</td>
<td>$3,917.35</td>
<td>8</td>
</tr>
<tr>
<td>Swan Hill Cafe on Karinie</td>
<td>3</td>
<td></td>
<td></td>
<td>5</td>
</tr>
<tr>
<td>Swan Hill Gurnett Oval Toilets</td>
<td>4</td>
<td>1500</td>
<td>$862.05</td>
<td>1</td>
</tr>
<tr>
<td>Swan Hill Ken Harrison Reserve Main</td>
<td>3</td>
<td>8875</td>
<td>$3,830.15</td>
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<tr>
<td>Swan Hill Ken Harrison Reserve Soccer</td>
<td>4</td>
<td>375</td>
<td>$10,707.62</td>
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<tr>
<td>Swan Hill McCallum Comfort Centre</td>
<td>4</td>
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<tr>
<td>Swan Hill McCallum Street Toilets</td>
<td>1</td>
<td>31675</td>
<td>$32,021.70</td>
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<tr>
<td>Swan Hill McCrae Tourist Information</td>
<td>2</td>
<td>14900</td>
<td>$22,882.04</td>
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<tr>
<td>Swan Hill Riverside Park Toilets</td>
<td>2</td>
<td>7375</td>
<td>$19,822.50</td>
<td>36</td>
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<tr>
<td>Swan Hill Sale Yards</td>
<td>4</td>
<td>250</td>
<td>$5,082.92</td>
<td>1</td>
</tr>
<tr>
<td>Swan Hill Saleyards Truck Wash Toilets</td>
<td>3</td>
<td>1250</td>
<td></td>
<td>8</td>
</tr>
<tr>
<td>Swan Hill Show CFA N/E Toilets</td>
<td>3</td>
<td>625</td>
<td>$3,580.98</td>
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<tr>
<td>Swan Hill Show N/W Men's and Women's Toilets</td>
<td>3</td>
<td>875</td>
<td>$2,561.26</td>
<td>10</td>
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<tr>
<td>Swan Hill Show Society S/W Toilets</td>
<td>3</td>
<td>2875</td>
<td>$2,418.82</td>
<td>12</td>
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<tr>
<td>Swan Hill Steggall Park</td>
<td>3</td>
<td>2250</td>
<td>$2,309.39</td>
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<tr>
<td>Swan Hill Tourist Information Bay</td>
<td>2</td>
<td>1625</td>
<td>$3,909.13</td>
<td>4</td>
</tr>
</tbody>
</table>
Swan Hill Aerodrome

Address: 190 Back Boga Rd, Swan Hill

Construction year: 1960
Expected Life: 50
Remaining Life: 0

Valuation: $81,000.00
WDV: $0.00
Acc Depreciation: $81,000.00

Number of Cubicles: 4

Male: 2
Female: 2
Unisex: 0
Disabled / Fa: 0
Showers: 0

General Comments
Water service provision to toilet block has been problematic over the time; water is pumped from a tank on demand.
Septic provision at this site only, working to a satisfactory standard. The toilet block services mainly workers in the hangars and some plane travellers.

Maintenance costs

<table>
<thead>
<tr>
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<tbody>
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</tbody>
</table>

Recommendation

RECOMMENDATION - Decommission - access to terminal 24/7
Priority: Short
Approx cost: $20,000.00

Condition: Medium
Usage: Low

Sysaid Requests - Source by year

- 2017: Maintenance: 2
- 2018: Maintenance: 4
- 2019: Maintenance: 5

No External Requests
No Internal Requests

Cleaners: 0
Hand Dryers: 0
Urinal: Yes
Toilet Paper: ROLL
Swan Hill Alan Garden Reserve Football Toilets

Address: Stradbroke Avenue, Swan Hill

- Construction year: 1966
- Valuation: $108,000.00
- Expected Life: 50
- WDV: $0.00
- Remaining Life: 0
- Acc Depreciation: $108,000.00

General Comments:
Basic Amenity used during football, the show and Swan Hill college etc for events. Toilets at pavilion, although nearby, are upstairs so many people use these.

Number of Cubicles:
- Male: 2
- Female: 3
- Unisex: 0
- Disabled / Fa: 0
- Showers: 0

- Baby Change Static: No
- Hot Water: No
- Urinal: Yes
- Toilet Paper: JUMBO
- Hand Dryers: 0
- Dump Point: No
- Av Consum/m: 1000

Maintenance costs:

<table>
<thead>
<tr>
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<tr>
<td>Operational</td>
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<tr>
<td>Reactive Maintenance</td>
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<td>$110.18</td>
<td>$337.65</td>
<td>$273.13</td>
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Recommendation:

- RECOMMENDATION 1 - Renew with Small Facility: Long, $100,000.00
- RECOMMENDATION 2 - Renew with Medium Facility: Alternate, $130,000.00
- RECOMMENDATION 1 - Decommission at end of life: Alternate, $20,000.00
Swan Hill Cafe on Karinie

Address: Karinie St, Swan Hill

Construction year: 1995
Expected Life: 75
Expected Life: 75
Remaining Life: 50

Valuation: $171,000.00
WDV: $114,000.00
Acc Depreciation: $57,000.00

Number of Cubicles: 2
Male: 1
Female: 1
Unisex: 0
Disabled / Fa: 0
Showers: 1

Baby Change Static: No
Hot Water: Yes
Urinal: Yes
Toilet Paper: INTERLE
Hand Dryers: 0
Dump Point: No
Av Consum/m:

General Comments:
Toilet block services the cafe and patrons for Sales. After hours access to showers and toilets for truck drivers.

Maintenance costs

Condition: Good
Usage:

Recommendation: Nil
Priority: Approx cost:

Sysaid Requests - Source by year

<table>
<thead>
<tr>
<th>Year</th>
<th>Cleaners</th>
<th>External</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2019</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Swan Hill Gurnett Oval Toilets

Address: Purtons Lane, Swan Hill

Construction year: 1969
Valuation: $108,000.00
Expected Life: 50
WDV: $0.00
Remaining Life: 0
Acc Depreciation: $108,000.00

Number of Cubicles:
- Male: 2
- Female: 2
- Unisex: 0
- Disabled/Fa: 0
- Showers: 0

Baby Change Static: No
Hot Water: No
Urinal: Yes
Toilet Paper: JUMBO
Hand Dryers: 0
Dump Point: No
Av Consum/m: 1500

General Comments:
Currently opened for recreation reserve bookings only. Can only be used during daylight hours due to no power for lighting.

Maintenance costs

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<tr>
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<tr>
<td>Vandalism maintenance</td>
<td>$0.00</td>
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<td>$29.82</td>
<td>$31.16</td>
<td>$31.78</td>
<td>$0.00</td>
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</table>

Recommendation:
RECOMMENDATION - Decommission, co-locate with clubrooms
Priority: Short
Approx cost: $40,000.00
Swan Hill Ken Harrison Reserve Main

Address: Yanna St, Swan Hill

Asset ID: 36649

Open Hours: AS REQ

Construction year: 1991

Valuation: $194,400.00

Expected Life: 50

WDV: $81,648.00

Remaining Life: 21

Acc Depreciation: $112,752.00

Number of Cubicles: 10

Male: 3

Female: 6

Unisex: 0

Disabled / Fa: 1

Showers: 0

Baby Change Static: No

Hot Water: No

Urinal: Yes

Toilet Paper: JUMBO

Hand Dryers: 0

Dump Point: No

Av Consum/m: 8875

Maintenance costs

<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
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<tr>
<td>Operational</td>
<td>$57.88</td>
<td>$59.62</td>
<td>$62.30</td>
<td>$383.55</td>
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Recommendation:

RECOMMENDATION - Refurbishment

Prioriity: Long

Approx cost: $30,000.00
External toilets at back of soccer. Locked afterhours but prone to vandalism
Plans to construct new amenities for the soccer or to shared facilities with tennis have been discussed. Recommend the inclusion of toilets into this building.

Maintenance costs

<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
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<td>$522.96</td>
<td>$765.96</td>
<td>$66.66</td>
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**Recommendation**

**RECOMMENDATION** - Co-locate with new soccer facility

<table>
<thead>
<tr>
<th>Priority</th>
<th>Approx cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medium</td>
<td>$20,000.00</td>
</tr>
</tbody>
</table>
## Swan Hill McCallum Comfort Centre

### Address
McCallum St, Swan Hill

<table>
<thead>
<tr>
<th>Asset ID</th>
<th>36785</th>
</tr>
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</table>

<table>
<thead>
<tr>
<th><strong>Construction year</strong></th>
<th><strong>Valuation</strong></th>
<th><strong>Expected Life</strong></th>
<th><strong>WDV</strong></th>
<th><strong>Remaining Life</strong></th>
<th><strong>Acc Depreciation</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>1956</td>
<td>$420,000.00</td>
<td>80</td>
<td>$84,000.00</td>
<td>16</td>
<td>$336,000.00</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Number of Cubicles</strong></th>
<th><strong>Baby Change Static</strong></th>
<th><strong>Hot Water</strong></th>
<th><strong>Urinal</strong></th>
<th><strong>Toilet Paper</strong></th>
<th><strong>Hand Dryers</strong></th>
<th><strong>Dump Point</strong></th>
<th><strong>Av Consum/m</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Male</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Female</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unisex</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Disabled / Fa</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Showers</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### General Comments

### Maintenance costs

### Condition

**Usage**

<table>
<thead>
<tr>
<th>Condition</th>
<th>Usage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Good</td>
<td></td>
</tr>
</tbody>
</table>

### Recommendation

**Priority**

**Approx cost**

Nil
Swan Hill McCallum Street Toilets

Address: McCallum St, Swan Hill

- Construction year: 1972
- Expected Life: 50
- Remaining Life: 2
- Valuation: $162,000.00
- WDV: $6,480.00
- Acc Depreciation: $155,520.00
- Year Built: 1972
- Expected Life: 50
- Remaining Life: 2
- Valuation: $162,000.00
- WDV: $6,480.00
- Acc Depreciation: $155,520.00

Number of Cubicles: 7
- Male: 2
- Female: 2
- Unisex: 2
- Disabled / Fa: 1
- Showers: 0
- Baby Change Static: Yes

Hot Water: Yes
Urinal: No
Toilet Paper: JUMBO
Hand Dryers: 0
Dump Point: No
Av Consum/m: 31675

General Comments:
Condition: Good – toilet block has all abilities access and is of modern design. Painted 2016/17 and has updated signage.

Maintenance costs:

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Reactive Maintenance</td>
<td>$1,914.72</td>
<td>$4,197.41</td>
<td>$3,077.01</td>
<td>$2,654.37</td>
<td>$983.51</td>
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<tr>
<td>Vandalism maintenance</td>
<td>$7,512.46</td>
<td>$2,143.32</td>
<td>$3,085.34</td>
<td>$6,012.70</td>
<td>$89.63</td>
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<tr>
<td>Operational</td>
<td>$28.95</td>
<td>$29.82</td>
<td>$260.68</td>
<td>$31.78</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

Recommendation:
RECOMMENDATION 1 - Refurbishment
Priority: Medium
Approx cost: $40,000.00
## Swan Hill Riverside Park Toilets

**Address:** Monash Dr, Swan Hill

<table>
<thead>
<tr>
<th>Asset ID</th>
<th>37365</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Hours</td>
<td>DAYLIGHT</td>
</tr>
</tbody>
</table>

**General Comments**

<table>
<thead>
<tr>
<th>Construction year</th>
<th>2000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Valuation</td>
<td>$81,000.00</td>
</tr>
<tr>
<td>Expected Life</td>
<td>50</td>
</tr>
<tr>
<td>WDV</td>
<td>$48,600.00</td>
</tr>
<tr>
<td>Remaining Life</td>
<td>30</td>
</tr>
<tr>
<td>Acc Depreciation</td>
<td>$32,400.00</td>
</tr>
</tbody>
</table>

**Number of Cubicles:** 6

- **Male:** 2
- **Female:** 3
- **Unisex:** 0
- **Disabled / Fa:** 1
- **Showers:** 0

<table>
<thead>
<tr>
<th>Baby Change Static</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hot Water</td>
<td>Yes</td>
</tr>
<tr>
<td>Urinal</td>
<td>Yes</td>
</tr>
<tr>
<td>Toilet Paper</td>
<td>JUMBO</td>
</tr>
<tr>
<td>Hand Dryers</td>
<td>1</td>
</tr>
<tr>
<td>Dump Point</td>
<td>No</td>
</tr>
</tbody>
</table>

| Av Consum/m | 7375 |

**Maintenance costs**

<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>Programmed Maintenance</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$1,673.35</td>
<td>$3,940.33</td>
<td>$0.00</td>
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<tr>
<td>Reactive Maintenance</td>
<td>$1,941.87</td>
<td>$2,028.40</td>
<td>$1,644.28</td>
<td>$2,297.18</td>
<td>$506.69</td>
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<tr>
<td>Vandalism maintenance</td>
<td>$972.55</td>
<td>$1,065.24</td>
<td>$935.78</td>
<td>$2,816.83</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

**Condition:** Good

**Usage:** Medium

**Recommendation**

**RECOMMENDATION - Renewal with Large facility**

<table>
<thead>
<tr>
<th>Priority</th>
<th>Approx cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medium</td>
<td>$260,000.00</td>
</tr>
</tbody>
</table>

**Sysaid Requests - Source by year**

- **Vandalism**
  - 2019
  - 2017
  - 2019

- **Maintenance**
  - 2018
  - 2017

- **Level of service**
  - 2018

**Colors:**
- Cleaners
- External
- Internal
Swan Hill

Swan Hill Sale Yards

Address: Saleyards Rd, Swan Hill

Construction year: 1960
Valuation: $108,000.00
Expected Life: 50
WDV: $0.00
Remaining Life: 0
Acc Depreciation: $108,000.00

General Comments

Overall condition: Poor – Services sale day purposes and is suitable for men only. Without the toilets, more indiscreet toileting would take place, so they currently serve an important function of sale day services.

Maintenance costs

<table>
<thead>
<tr>
<th></th>
<th></th>
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<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Reactive Maintenance</td>
<td>$276.50</td>
<td>$40.89</td>
<td>$15.90</td>
<td>$1,441.94</td>
<td>$75.00</td>
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<tr>
<td>Vandalism maintenance</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$306.45</td>
<td>$0.00</td>
</tr>
<tr>
<td>Operational</td>
<td>$57.88</td>
<td>$59.62</td>
<td>$62.30</td>
<td>$154.90</td>
<td>$0.00</td>
</tr>
<tr>
<td>Reactive Maintenance</td>
<td>$570.00</td>
<td>$506.69</td>
<td>$0.00</td>
<td>$868.63</td>
<td>$296.38</td>
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<tr>
<td>Vandalism maintenance</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$92.86</td>
<td>$256.98</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

Recommendation

RECOMMENDATION - Renewal - Small facility with sewerage connection
Priority: Medium
Approx cost: $130,000.00
Swan Hill Saleyards Truck Wash Toilets

Address: Saleyards Rd, Swan Hill

- Construction year: 1960
- Valuation: $108,000.00
- Expected Life: 50
- WDV: $0.00
- Remaining Life: 0
- Acc Depreciation: $108,000.00

Number of Cubicles: 2
- Male: 1
- Female: 1
- Unisex: 0
- Disabled / Fa: 0
- Showers: 1

- Baby Change Static: No
- Hot Water: Yes
- Urinal: Yes
- Toilet Paper: JUMBO
- Hand Dryers: 0
- Dump Point: No
- Av Consum/m: 1250

General Comments: 

Maintenance costs:

Recommendation

<table>
<thead>
<tr>
<th>Recommendation</th>
<th>Priority</th>
<th>Approx cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>RECOMMENDATION 1: Decommission at end of life and redirect to Karinie Toilets.</td>
<td>Long</td>
<td>$20,000.00</td>
</tr>
</tbody>
</table>
Swan Hill Show CFA N/E Toilets

Address: Showgrounds, High St side, Swan Hill

Construction year: 1966
Expected Life: 50
Remaining Life: 0

Valuation: $105,300.00
WDV: $0.00
Acc Depreciation: $105,300.00

Number of Cubicles: 6
Male: 2
Female: 4
Unisex: 0
Disabled / Fa: 0
Showers: 0

Baby Change Static: No
Hot Water: No
Urinal: Yes
Toilet Paper: JUMBO
Hand Dryers: 0
Dump Point: No

Av Consum/m: 625

General Comments

Maintenance costs

<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>Reactive Maintenance</td>
<td>$2,173.73</td>
<td>$132.53</td>
<td>$348.45</td>
<td>$926.27</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

Condition: Medium
Usage: Low

Recommendation

RECOMMENDATION - Co-Location with Leisure Centre
Priority: Long
Approx cost: $30,000.00

maintenance_graph
Swan Hill Show N/W Men’s and Women’s Toilets

Asset ID 37481

Open Hours AS REQ

Address
Showgrounds, Pritchard St, Swan Hill

Construction year 1966

Valuation $162,000.00

Expected Life 50

WDV $0.00

Remaining Life 0

Acc Depreciation $162,000.00

Number of Cubicles

Male 4
Female 6
Unisex 0

Disabled / Fa 0

Showers 0

Baby Change Static No

Hot Water No
Urinal Yes

Toilet Paper JUMBO

Hand Dryers 0
Dump Point Yes

Av Consum/m 875

Remaining Life 0

Number of Cubicles 10

Male 4
Female 6
Unisex 0

Disabled / Fa 0

Showers 0

Baby Change Static No

Hot Water No
Urinal Yes

Toilet Paper JUMBO

Hand Dryers 0
Dump Point Yes

Av Consum/m 875

Maintenance costs

--- | --- | --- | --- | --- | ---
Reactive Maintenance | $460.80 | $187.35 | $76.75 | $101.96 | $219.86
Operational | $72.35 | $149.05 | $155.76 | $158.88 | $0.00
Reactive Maintenance | $0.00 | $0.00 | $92.85 | $885.65 | $0.00

Condition Poor

Usage Low

Recommendation - Decommission at end of life

Priority Medium

Approx cost $20,000.00
Swan Hill Show Society S/W Toilets

Asset ID: 37480

Address: Showground, McCallum St side

Construction year: 1966
Valuation: $97,200.00
Expected Life: 50
WDV: $0.00
Remaining Life: 0
Acc Depreciation: $97,200.00

Number of Cubicles:
- Male: 2
- Female: 3
- Unisex: 0
- Disabled / Fa: 0
- Showers: 0

Baby Change Static: No
Hot Water: No
Urinal: Yes
Toilet Paper: JUMBO
Hand Dryers: 0
Dump Point: No
Av Consum/m: 2875

General Comments

Maintenance costs

<table>
<thead>
<tr>
<th></th>
<th></th>
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<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Reactive Maintenance</td>
<td>$143.64</td>
<td>$0.00</td>
<td>$13.18</td>
<td>$562.88</td>
<td>$212.53</td>
</tr>
<tr>
<td>Vandalism maintenance</td>
<td>$526.83</td>
<td>$144.68</td>
<td>$815.07</td>
<td>$0.01</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

Recommendation

RECOMMENDATION - Renewal with lockable Medium facility

Priority: Short
Approx cost: $130,000.00
Swan Hill Steggall Park

Address: Parkside Ave, Swan Hill

- Construction year: 2012
- Valuation: $86,400.00
- Expected Life: 50
- WDV: $72,576.00
- Remaining Life: 42
- Acc Depreciation: $13,824.00

- Number of Cubicles: 4
  - Male
  - Female
  - Unisex: 4
  - Disabled / Fa: 2
  - Showers: 0

- Baby Change Static: Yes
- Hot Water: Yes
- Urinal: No
- Toilet Paper: JUMBO
- Hand Dryers: 2
- Dump Point: No
- Av Consum/m: 2250

General Comments:
Built in 2012.

Maintenance costs:

<table>
<thead>
<tr>
<th></th>
<th></th>
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<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Reactive Maintenance</td>
<td>$652.96</td>
<td>$0.00</td>
<td>$213.28</td>
<td>$177.77</td>
<td>$0.00</td>
</tr>
<tr>
<td>Vandalism maintenance</td>
<td>$1,005.62</td>
<td>$145.18</td>
<td>$57.03</td>
<td>$57.55</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

Recommendation:
Nil
Swan Hill Tourist Information Bay

Address: Campbell St, Swan Hill

Asset ID: 37562

Swan Hill

Open Hours: 24 / 7

Construction year: 1981
Valuation: $94,500.00

Expected Life: 50
WDV: $20,790.00

Remaining Life: 11
Acc Depreciation: $73,710.00

Number of Cubicles: 4
Baby Change Static: No

Male: 1
Hot Water: No
Urinal: Yes

Female: 2
Toilet Paper: JUMBO
Hand Dryers: 0

Unisex: 0

Disabled / Fa: 1
Dump Point: No

Showers: 0

Av Consum/m: 1625

General Comments:
Located in Tourist Information hub off Campbell Street, the toilet serves basic amenity function where there is provision for motor homes and caravans. There’s an Information Board and some older style street furniture. The Information Bay precinct offers only a basic service at this time.

Maintenance costs

<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Reactive Maintenance</td>
<td>$0.00</td>
<td>$200.00</td>
<td>$0.00</td>
<td>$231.82</td>
<td>$0.00</td>
</tr>
<tr>
<td>Vandalism maintenance</td>
<td>$1,240.31</td>
<td>$117.05</td>
<td>$383.15</td>
<td>$1,736.80</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

Recommendation

RECOMMENDATION - Renewal - Medium Facility
Priority: Medium
Approx cost: $130,000.00

[Graph showing Sysaid Requests - Source by year]
<table>
<thead>
<tr>
<th>Amenity Name</th>
<th>Classification</th>
<th>Average Consumerables per month</th>
<th>2015-2019 Expenditure</th>
<th>SysaidReq</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tyntynder South Hall Toilets</td>
<td>3</td>
<td>$625.20</td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>
Expenditure
Tyntynder South Hall Toilets

Address

Construction year 2013 Valuation $81,000.00
Expected Life 50 WDV $69,660.00
Remaining Life 43 Acc Depreciation $11,340.00

Number of Cubicles
- Male
- Female
- Unisex
- Disabled / Fa
- Showers

Baby Change Static
- Hot Water
- Urinal
- Toilet Paper
- Hand Dryers
- Dump Point
- Av Consum/m

General Comments
Used mainly for functions at the Tyntynder South Hall and the Equestrian Facilities, the toilets are not available as a public toilet to the general public. They are currently in very good condition and were funded through grant and community fundraising efforts.

Maintenance costs

<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Operational</td>
<td>$148.71</td>
<td>$153.17</td>
<td>$160.06</td>
<td>$163.26</td>
<td>$0.00</td>
</tr>
</tbody>
</table>

Recommendation
Nil
<table>
<thead>
<tr>
<th>Amenity Name</th>
<th>Classification</th>
<th>Average Consumerables per month</th>
<th>2015-2019 Expenditure</th>
<th>SysaidReq</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ultima Lion's Park</td>
<td>3</td>
<td></td>
<td>$5,481.64</td>
<td>1</td>
</tr>
</tbody>
</table>
Ultima

Expenditure

Expenditure - 2014-2019

- Operational
- Operational Ongoing
- Programmed Maintenance
- Reactive Maintenance
- Renewal/Rehab
- Vandalism maintenance

Management/Ownership

- Private
- Council

50,000
25,000
5,000

kilometres
Ultima Lion's Park

Address

Construction year 1950
Expected Life 80
Remaining Life 10

Valuation $640,000.00
WDV $80,000.00
Acc Depreciation $560,000.00

Number of Cubicles 1
- Male
- Female
- Unisex 1
- Disabled / Fa 1
- Showers
- Baby Change Station
- Hot Water
- Urinal
- Toilet Paper
- Hand Dryers
- Dump Point
- Av Consum/m

General Comments
A single toilet, externally accessible off the Ultima Public Hall

Maintenance costs

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Reactive Maintenance</td>
<td>$0.00</td>
<td>$575.00</td>
<td>$252.50</td>
<td>$315.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Operational</td>
<td>$933.57</td>
<td>$924.69</td>
<td>$1,679.01</td>
<td>$703.21</td>
<td>$98.66</td>
</tr>
</tbody>
</table>

Condition
Good

Usage
Low

Recommendation

PRECOMMENDATION - Build Small Facility with Shower

Priority Long
Approx cost $130,000.00
<table>
<thead>
<tr>
<th>Amenity Name</th>
<th>Classification</th>
<th>Average Consumerables per month</th>
<th>2015-2019 Expenditure</th>
<th>SysaidReq</th>
</tr>
</thead>
<tbody>
<tr>
<td>Woorinen South Community Centre</td>
<td>3</td>
<td>750</td>
<td>$3,747.11</td>
<td>7</td>
</tr>
</tbody>
</table>
Woorinen South

Woorinen South Community Centre

Address

Construction year: 1981  
Expected Life: 80  
Remaining Life: 41

Valuation: $360,000.00  
WDV: $184,500.00  
Acc Depreciation: $175,500.00

Number of Cubicles:
- Male
- Female
- Unisex
- Disabled / Fa
- Showers

Baby Change Station:
- Hot Water
- Urinal
- Toilet Paper
- Hand Dryers
- Dump Point

Av Consum/m: 750

General Comments

Maintenance costs

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Vandalism maintenance</td>
<td>$285.00</td>
<td>$0.00</td>
<td>$140.00</td>
<td>$600.82</td>
<td>$0.00</td>
</tr>
<tr>
<td>Operational</td>
<td>$582.20</td>
<td>$635.83</td>
<td>$811.16</td>
<td>$625.44</td>
<td>$66.66</td>
</tr>
</tbody>
</table>

Condition: Medium  
Usage: Low

Recommendation

Nil

Sysaid Requests - Source by year

Cleaners  
External

Vandalism  
Maintenance

Level of service - new

Recommendation  
Priority  
Approx cost