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## 9.4 YOLLA PUBLIC TOILET LOCATION

To:	Council
Reporting Officer:	Manager Recreational Planning and Environment
Responsible Manager:	Director Infrastructure and Development Services
Report Date:	25 July 2022
File Reference:	1
Enclosures:	1. Yolla Public Toilet - Multi Criteria Analysis

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### RECOMMENDATION

**That Council determine to construct a public toilet on the vacant land adjoining the Yolla Fire Station, subject to achieving a satisfactory agreement with the landowner.**

### PURPOSE

To seek Council approval to construct a DDA-compliant public toilet at Yolla, in alignment with councils Annual Plan actions and Open Space, Sport and Recreation Plan 2017-2027.

### BACKGROUND

Yolla is a small rural village approximately 20km south of Wynyard. The township is located on the junction of Mount Hicks Road and the Murchison Highway. In 2016, the Australian Bureau of Statistics recorded 316 people living in Yolla and 149 private dwellings. The main township includes a school, general store, pharmacy, recreation ground and other businesses and assets.

Council has received community feedback suggesting that a public toilet is desired within Yolla. The closest public toilet to Yolla is within the Somerset CBD which is approximately 17 minutes' drive by car. If travelling south past Yolla, the next closest toilet is another 27 minutes' drive and located at the Hellyer Gorge Rest Stop. This means that at a minimum, travellers heading south from Somerset will need to travel at least 44 minutes before reaching a toilet, depending on the route chosen.

Both the Murchison Highway and Mount Hicks Road are common routes for trucks, visitors and local traffic. There are anecdotal reports that visitors often stop in at the general store to ask for access to a public toilet.

Council's adopted *Open Space, Sport and Recreation Plan 2017-2027* (OSSR) and its associated Public Toilets Issues Paper provides insights, guidelines and recommendations to improve Council's existing public toilet portfolio. Specifically, it recommends to:

*Negotiate with a local business to provide a public toilet or open the toilet in the recreation ground for community use.*

In March 2021, Council noted the findings of an *Options Review Paper* which presented two preferred locations for the public toilet (Yolla General Store and Yolla Recreation Ground), for further exploration. Since this time, Council officers have engaged a consultant to provide technical advice on the feasibility of these sites and spoken with relevant stakeholders. The wastewater assessment showed substantial technical issues with one of the preferred locations and significant stakeholder concerns were raised in relation to the second location. Given these results, Council determined in June 2022 to explore alternative locations before deciding the location for the public toilet.

## DETAILS

A total of eleven sites were identified within the expanded locations review, including the original two preferred sites. Three were removed from further assessment given significant technical constraints which prevented a viable installation of a public amenities block.

A multi-criteria analysis (MCA) was used to consistently rank each remaining option and provide a recommendation to support future Council decision-making about the option most suitable to service the community. The results of the analysis against each option are included in the table below:

Site ID	Name	Land size and suitability	Proximity to township	Passive surveillance / Vandalism risk	Suitability of existing infrastructure	Stakeholder acceptance	Technical suitability	Order of Cost Ranking (10 = cheapest)	TOTAL
1	Yolla General Store	3	9	9	3	5	3	7	39
2	Yolla Memorial Hall								0
3	Catholic Church	10	8	8	3	5	9	9	52
4	Yolla Recreation Ground	7	7	7	6	2	9	10	48
5	Memorial Grove								0
6	Vacant Land adjacent old Service Station								0
7	Old Service Station - With shed	4	7	3	3	5	1	7	30
7	Old Service Station - No shed	8	7	8	3	8	6	4	44
8	Tavern	6	6	3	6	4	6	9	40
9	Fire Station	10	6	8	5	5	8	9	51
10	Pull-off Bay #1	5	2	2	3	2	4	7	25
11	Pull-off Bay #2	5	1	1	3	2	3	7	22

Information regarding each site has been provided in the attachments of this report.

Based on the findings of the MCA, the top three preferences are:

1. Site 3 – Catholic Church (privately owned land)
2. Site 9 – Fire Station (state owned land)
3. Site 4 – Yolla Recreation Ground (council owned land)

Options beyond the top three are not considered viable options as they are either technically challenging or unable to provide the desired value for the community (i.e., are cost prohibitive, aren't located close to town, or have potential conflicts with existing use).

Council officers contacted the landowners for the top two preferences, being the Catholic Church and the Fire Station. Based on the responses received of the consultation, the Catholic Church option was ruled out and the Fire Station is awaiting further advice from the landowner. Should the landowner of the Fire Station be willing to collaborate with Council on this project, further negotiations would be required to achieve an agreement for use of the land adjoining the fire station prior to construction commencing.

The Yolla Recreation Ground is owned by Council and therefore doesn't require any additional agreements for construction. Previous consultation in relation to this option has highlighted concerns regarding the increased activity around school grounds, possible parking difficulties during 'game day' and the potential for unwanted or antisocial behaviours. Some of these issues may be resolved through car park line marking, signage, and the potential installation of a CCTV camera.

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## STATUTORY IMPLICATIONS

### Statutory Requirements

Any new construction or major works to existing buildings will trigger a requirement to meet current standards contained within the *Building Act 2016*. This includes the requirement for a public toilet block to include at least one accessible toilet.

## STRATEGIC IMPLICATIONS

### Strategic Plan Reference

<b>GOAL 4: Community Recreation and Wellbeing</b>
<b>Desired Outcomes</b>
4.3 We provide recreational opportunities to the community for all ages and abilities.
<b>Our Priorities</b>
4.3.1 Commit to ongoing recreation and open space planning to ensure evidence-based decisions are made about the role of Council and its partners in recreation.

### Sustainable Murchison Community Plan 2040

Community Future Direction Theme	Key Challenges & Opportunities:
<b>Tourism</b>	<b>Memorable visitor experiences all year round</b> – The must see destination, quality product, easy access, popular events and festivals with coordinated marketing. A longer season with increasing yields.
<b>Access and infrastructure</b>	<b>Local, regional and global transport and infrastructure access</b> – Safe and efficient access alternatives, growing freight capacity, renewable energy, water management and contemporary communications. Community infrastructure that supports economic development.
<b>Health and Wellbeing</b>	<b>Maintaining good health and wellbeing</b> – Healthy communities, people taking responsibility for their wellness, convenient access to medical services and facilities.
<b>Place making and liveability</b>	<b>Liveable places for all ages</b> – Liveable attractive townships, relaxed lifestyles and community pride attract people to Murchison. Communities have history and character that drive their place-making strategies. Sport and recreation is widely supported especially by young people. Multi-purpose recreational and cultural facilities are well utilised.

## POLICY IMPLICATIONS

The Asset Management Policy is relevant in this instance in assessing on going life cycle costs from new asset investments.

## ENVIRONMENTAL IMPLICATIONS

There are no environmental implications as a result of this report.

## FINANCIAL IMPLICATIONS

The financial implications of construction can be difficult to determine based on conceptual ideas and plans. These costs can generally be more refined upon detailed planning and design that considers the technical aspects of the construction. In addition, the global pandemic has placed pressure on the construction industry which has resulted in reduced availability of qualified contractors and an increase in costs of materials.

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Given the current circumstances, the construction of a DDA-compliant public toilet in Yolla is estimated to cost approximately \$280,000 to cover design, approvals, construction, and signage. It is anticipated that this would require an increase to operational costs of an estimated \$14,561 per year, depending on site-specific arrangements to be negotiated such as cleaning responsibility and frequency. The budgetary impact is equivalent to up to 0.17% General Rate increase. In line with Council's Financial Management Strategy, operational improvements would need to be achieved to fund the additional cost. This could be achieved by way of decreasing expenditure or increasing revenue streams.

Every effort will be made to reduce the cost of construction and ongoing operational costs through the procurement process and stakeholder negotiations.

### **RISK IMPLICATIONS**

Council has committed through its Annual Plan to construct a public toilet in Yolla; however, a budget amount was not included in the setting of the 2022/23 capital budget given a site had not yet been determined. Amending the budget as per the recommendations of this report enables the delivery of the public toilet as committed. Without doing so, the construction cannot proceed until funding has been allocated in a future budget.

### **CONSULTATION PROCESS**

Representatives of the Yolla General Store and the Yolla District School were contacted during the earlier work undertaken in 2021 on the original two locations selected. The Catholic Church and the Tasmanian Fire Service were also contacted in relation to possible collaboration for the installation of a toilet on their land.

If future funding is committed to construction, communications will occur with key stakeholders in respect to each phase of construction, as necessary.

### **CONCLUSION**

Substantial research and analysis have been undertaken in respect to identifying a suitable site in Yolla to construct a public toilet that is considered value-for-money. A multitude of sites have been considered during the analysis and included consultation with private landowners as well as review of the public land available in Yolla.

It is therefore recommended that Council:

1. Amend the 2022/23 Annual Plan and Budget Estimates by \$280,000 to include the design and construction of a public toilet in Yolla. This has been included within another report on this agenda
2. Construct a public toilet on the vacant land adjoining the Yolla Fire Station, subject to achieving a satisfactory agreement with the landowner.