

**MEETING OF THE  
CITY PARKS, ANIMALS, ENVIRONMENT & WASTE COMMITTEE  
WEDNESDAY, 3 JULY 2019**

ID 12936410

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**MEETING COMMENCED**

8.46 am, 3 July 2019

**PRESENT**

Interim Administrator, Tamara O'Shea (Chairperson)

**IN ATTENDANCE**

A/Chief Executive Officer	S Trinca
Director of Community Services	K Barton-Harvey
Director of Strategy & Sustainability	D R Hansen
A/Health, Environment & Waste Manager	B Esbensen
Parks Manager	B White
Meetings Services Officer	K Reddy
Meetings Services Officer	A Parry

**MEETING TERMINATED**

8.48 am, 3 July 2019

**ORDER IN WHICH AGENDA ITEMS WERE CONSIDERED BY THE CITY PARKS, ANIMALS,  
ENVIRONMENT & WASTE COMMITTEE:**

PA1

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**PA1** File No: 890268-1 Id No: 12873303  
 DISPOSAL OF TOILET FACILITIES AND BUILDINGS WITHIN MULTIPLE PARKS  
**REPORT OF:** PARKS MANAGER

*Created: 04/06/2019*

## REPORT OVERVIEW

### PURPOSE OF REPORT

The purpose of this report is to seek the Interim Administrator's approval for the demolition of the public toilet facilities at multiple parks across Logan, to facilitate the construction of new facilities.

### CORPORATE PLAN PRIORITY

QL - QUALITY LIFESTYLES

QL1 Residents are active and healthy and have access to the services they need.

## REPORT DETAIL

### BACKGROUND

This report seeks the Interim Administrator's approval for the disposal of the assets identified in the table below. The identified large assets have a current written down value (WDV) that exceeds \$40,000. In accordance with Council's Delegation of Authority titled 'Asset Write-Offs (Excluding Infrastructure Assets)' requires the writing off of assets with a depreciated replacement value above the Chief Executive Officer (CEO) threshold (\$40,000) must be presented to Council for Approval.

These toilet block facilities need demolition to make way for upgraded, relocated or safer toilet facilities. The replacement of these facilities will be funded from Parks Asset Renewal Funds, with the exception of the Logan Gardens facility which will be funded as part of the Logan Gardens Water Play project.

Park/ Asset	Corporate Asset Number	Written Down Value (WDV)
Logan Gardens – public toilet block	000802	\$131,188.90
Boronia Bushland Reserve – public toilet block	000787	\$62,972.17
Ewing Park – public toilet block	000832	\$141,105.17
Underwood Park – public toilet block	000831	\$130,224.82

### DISCUSSION

Public toilet facilities at the following Parks are required to be disposed of for the specific reasons outlined below (the Finance, Sports Leisure & Facilities, Community Services Branches and Risk Management and Insurance Program have been consulted with for relevant sites):

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**Logan Gardens**

As per Council resolution (**Minute 387/2018**), the Parks Manager has been authorised to proceed with a design and construction contract for a water park at Logan Gardens. Following this, a complex assessment process was completed on the quotations received, and the contract awarded. As part of this design a substantial degree of works is proposed and requires a rebuild of toilet facilities. This is in part to better serve the water park use and also to provide better CPTED (crime prevention through environmental design) and all-abilities design of facilities.

**Boronia Bushland Reserve**

The toilet block at this park has been vandalised and destroyed by a fire on the 23 September 2018. This asset has been closed off with temporary fencing as it is a public safety concern. This building will need to be demolished prior to being rebuilt. The rebuild will ensure better CPTED design of the toilet block. As a result of ongoing vandalism and anti-social behaviour occurring at this location, Council's Community Safety Program will be installing a CCTV safety camera at the entry to this reserve by December 2019. Council's Corporate Risk Management and Insurance Program are also investigating eligibility of an insurance claim which could reduce the replacement cost.

**Ewing Park**

The toilet block at this park is known for unwanted after hour access to the male, female and disabled toilet blocks. Parks Rangers and contractors servicing the park report that there is high daily use of drug activity and that the facilities are often unsafe due to medical waste and litter. A CPTED report completed by the Community Services branch DM# 12506074 recommends fencing or gating of the facility to deter drug use, as well as ultraviolet lights. The toilets' design mean that they cannot be secured to eliminate night time use or provide enough privacy to user of the facility. Privacy in these toilets is a huge issue as the urinal is in clear sight of carpark. It is proposed to demolish this toilet block, relocate outside of road reserve, and redesign to current standards.

**Underwood Park (Near Netball courts and Shelter)**

Sports, Leisure and Facilities (SL&F) Branch reported on the Underwood Masterplan as endorsed by Council as per resolution (**Minute No 207/2018**). Other SL&F assets were reported as needing demolition of assets, but did not extend to the demolition of this particular toilet block near the Netball courts and shelter that is outside current lease boundaries. This toilet block and shelter (the shelter has a WDV that is below \$40,000) will need to be demolished to align with proposed embellishments identified by the *Underwood Park Multi-Sport Development Project*. The Department of Public Works, Building Asset Services (who are managing this project) are to undertake demolition and replacement works at the time of other works in accordance with the delivery of the current project, and Parks are to fund the demolition and replacement from the Parks Asset Renewal Fund.

**CONCLUSION**

The toilet facilities discussed in this report need to be demolished to facilitate the construction of new facilities, to service the respective parks. This will ensure that the current level of service in the provision of toilet facilities is maintained. The reconstruction of toilet facilities will be to current design standards and will be funded from Parks Asset Renewal Funds with the exception of the Logan Gardens facility which will be funded as part of the Logan Gardens Water Play project.

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**RECOMMENDATION****IT IS RECOMMENDED:-**

1. That the Parks Manager be requested to arrange for the demolition and replacement of the public toilet facilities, as detailed in the report of the Parks Manager dated 4 June 2019 (Id: 12873303).
2. That the Finance Manager be requested to write off the assets, as detailed in the report of the Parks Manager dated 4 June 2019 (Id: 12873303).

*The Interim Administrator of the Logan City Council recommended:*

That the report be received and adopted.

**Adopted by Council at its meeting of 09/07/2019 Minute No 144/2019**