

2026 - 2036

PUBLIC AMENITIES STRATEGY





Acknowledgement of Country

We acknowledge the Wiradjuri people who are the traditional custodians of the land on which we live, work and play. We pay our respects to Elders past and present of the Wiradjuri Nation and thank them for their care of the land, water and sky and extend that respect to other Indigenous Australians.

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Executive summary

Dubbo Regional Council manage a number of public amenities, servicing a diverse population. The majority of these amenities are located within public open space to service park users, track and trail users, or pedestrian/vehicular traffic.

This strategy identifies and analyses the provision of public amenities located within public open space areas within the urban centres. This strategy does not address the public amenities at rural reserves within the local government area.

The strategy reviews key elements including accessibility, safety, location/ease of access, building design and maintenance and renewal. Key principles are determined to guide future provision of amenities, and a current facility audit has informed a set of recommendations to improve provision of current amenities to better service amenities users.

Introduction

The provision of public toilets and amenities can have a significant impact on the accessibility and usability of public open spaces. The Dubbo Regional Council (DRC) amenities strategy aims to provide all park users with access to public toilet and associated facilities during daylight hours.

The strategy aims to standardise future facilities to meet access, safety, location, design and maintenance standards. The strategy has been informed by best practice guidelines, with consideration of the localised community context.

Having safe, well maintained and accessible public toilets conveniently located in public open spaces supports community activities, encourages lengthier stays and contributes to positive perceptions and experiences of park users.

This strategy covers the scope of DRC owned and managed public toilet and amenities located in passive public open space areas. It does not include amenities at sporting grounds, reserves, private facilities or facilities located within buildings such as libraries, swimming pools and community centres.

This strategy will inform future asset management programs and design considerations for renewals or upgrades.



Principles

This objective of this strategy is to implement the below principles across the provision of public amenities within the DRC to ensure that public amenities are fit for purpose and suitable for all community members.

Availability and Accessibility	Ensure public amenities are well distributed throughout public open space in the LGA, and open at times that meet the needs of park and open space users.
Safety	Ensure public amenities are designed with best-practice crime prevention principles and users feel safe to access.
Location/Ease of Access	Ensure the location of public amenities are suitable within the context of the open space, signage is sufficient to guide users and appropriate information is available regarding access.
Building Design Requirements	Set a required expectation for well-designed buildings to ensure they are fit-for-purpose and consistent with the DRC asset classification system.
Maintenance and Renewal	Ensure facilities are well designed to minimise operational and maintenance requirements, whilst meeting intended life expectancy.

Availability and accessibility

As a guide, public open space users require public amenities if they are utilising a space for longer than an hour, and no other toilet facilities are available in nearby buildings. These needs are higher for seniors, families with small children or people with medical conditions.

For these reasons, it is important to consider existing demographics of public open space users, the potential growth and demographics of the future population, and refer to existing usage data where possible when considering building new or upgrading existing facilities.

Public amenities are required to meet current accessibility standards (AS1428.1:2021).

Safety

In adopting current Safety by Design and Crime Prevention Through Environmental Design (CPTED) standards, public amenities should be visible, easily identifiable and well maintained.

To increase a feeling of safety for all users, public amenities should:

- Be accessible directly from the public space, with no foyer area. Single cubicle unisex toilets are preferred, with a common handwashing area visible to the public space to increase casual surveillance.
- Have adequate lighting in and around the amenities.
- Have clear sight lines through the public open space for amenities.
- Provide a sharps disposal system in every public toilet facility.
- Consider reduction of items that generate loitering in close proximity to the amenities, such as seating or notice boards.

Location/ease of access

In addition to safety principles, the location of public amenities should be considered within the wider context of the public open space and surrounding areas.

- Amenities should be located in a position which is easily accessible by the general public, near car parks or picnic facilities. The location should consider the surrounding context, including blind spots during both day and night.
- Public amenities are generally closed between sunset and sunrise to allow suitable use, to discourage antisocial behaviour and vandalism.
- Public amenities should be available to all users within a 400m walking distance/radius of public open spaces which are designed to encourage lengthier stays.
- Where access is not obvious, signage must be present to guide users. Excess signage is to be avoided.
- Large community recreational and sporting events are hosted within the DRC open space network. Where events see additional patronage and an increase in users over the event, the event organiser may be required to provide additional temporary public toilet facilities. The number of facilities required will be dependant upon number of people expected, proximity of event to existing toilet facilities, length of event and availability of alcohol at the event.

Building design requirements

Public toilets and amenities are to be designed considering the context in which they are located. This includes the classification of the public open space (POS) within the DRC open space hierarchy, and the surrounding infrastructure or amenity available. For example, a public toilet located at a regional playground or recreation facility will be required to meet 'changing places' standards to encourage usage by people with high support needs; an amenities facility on a sportsground will be required to meet the minimum standard of facility for the related sporting code.

Building designs must consider the acceptable life span of 50 years for public amenities within the Dubbo LGA. Durable and long-lasting materials are essential to reduce the overall lifetime costs of maintaining and operating these assets.

All amenity buildings must adhere to the National Building Code of Australia, and meet current accessibility standards (AS1428.1:2021).

Maintenance and renewal

Vandalism is more likely to occur when toilets are located in areas away from public view, are located in remote sites or have a lower average usage level. The position of toilets within the public open space will have an impact on the feeling of safety of users, as well as the repair and maintenance requirements of the facilities.

All public toilets should be designed to reduce maintenance requirements, adopting standardised fittings/fixtures across the LGA, utilising robust and durable fittings, with vandal proofing where appropriate. Passive lighting is preferred wherever practical.

The amenities building is designed with a life expectancy of 50 years; however internal fittings and fixtures will require regular maintenance or replacement during this time period.



Benchmarking existing and future provision

There are currently no formal requirements for public amenity provision and benchmarking in New South Wales. Many council strategies adopt a population-based demand for 1 toilet per 60-100 expected peak users, plus a minimum of 1 unisex accessible toilet per amenities site. Other standards, such as the "Everyone Can Play" guidelines, emphasise proximity over provision numbers. These guidelines suggest that toilets should be provided within 150m of inclusive play areas.

In lieu of a formal adopted bench marking system for public amenities in NSW, DRC must consider current and future provision in the context of the needs of its population and the financial commitment of renewal and maintenance. Consideration in planning must include population demographics, inclusivity, sustainability and operations of the facility.

The below images identify the current public amenities located within both public open space and council owned publicly accessible buildings to indicate spread of existing facilities and gaps in provision. All amenities are identified as being retained, with consideration to be given to an additional location within the Wellington township.

Of note, is the reduction in accessibility of some locations, due to the crossing of the Macquarie River, which runs North/South through the Centre of Dubbo, as well as slightly reducing accessibility of some facilities within Wellington. This identifies that whilst general radii would indicate an oversupply of facilities, the ease of access to these facilities is impeded, and therefore a suitable proximity for access.

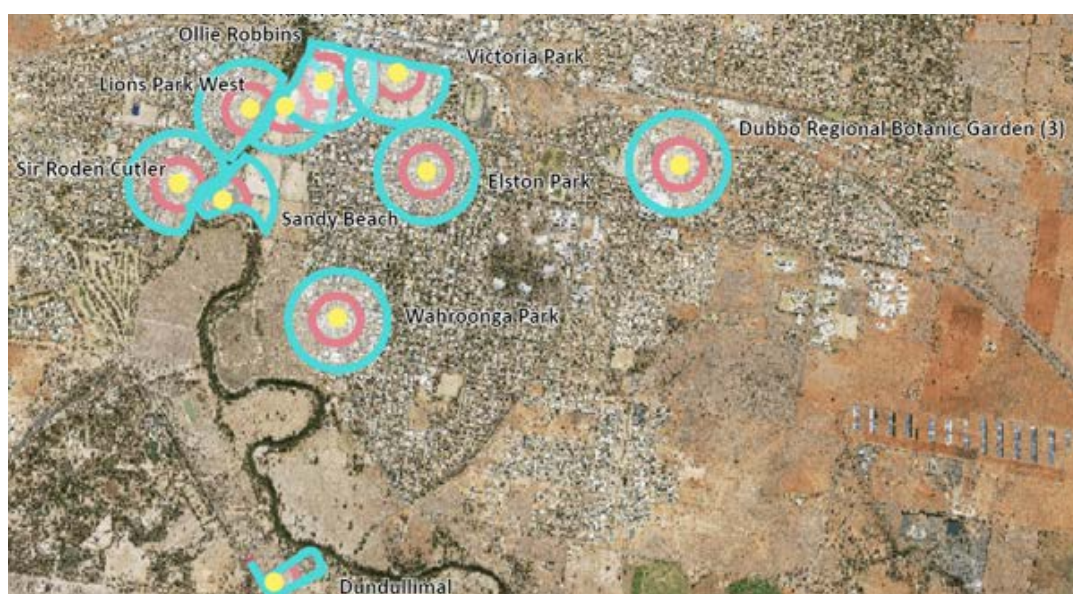


Figure 1. Dubbo Public Amenities - 400m and 800m radii



Figure 2. Wellington Public Amenities - 400m and 800m radii

DRC acknowledges that villages and public reserves are not identified through this benchmarking activity, as each have unique needs and service varying uses. For example, reserve toilets are often required on flood prone land which presents unique challenges. These areas are unable to be benchmarked and will be considered individually.



GUIDELINES

Design guidelines

Building design

- Public toilets and amenities can be designed specifically based on the needs of the users, the location and surrounding context.
- Public toilet and amenities buildings are to be designed and constructed for a minimum asset life expectancy of 50 years.
- Buildings should be constructed from durable materials with a preference for concrete, brick, or stone masonry, with Colourbond roofing to ensure consistency and longevity of buildings across the LGA. The building must comply with the National Building Code of Australia.
- Buildings must be designed to ensure facilities are accessible and welcoming to all users and meet all relevant Australian Standards and accessibility regulations (AS1428.1 Design for Access and Mobility). This includes an accessible path of travel to and from the facility, internal design with clear circulation spaces, provision of fittings and fixtures that can be accessed by all users and appropriate provision of accessible or ambulant facilities.
- Where two adjacent cubicles are provided, one must meet the requirements of an accessible facility.
- Anti-graffiti requirements should be considered at each location. This includes avoiding blank light-coloured walls, using textured surfaces on exterior walls, and application of anti-graffiti coatings if appropriate.
- A non-potable water supply is suitable for flushing toilets if appropriate for the location, however potable water must be supplied for hand washing facilities.
- Passive lighting is preferred wherever practical.

Materials fittings and fixtures

- Urinals – provision of urinals are not recommended for new facilities as they require a screened lobby space, increase maintenance and have high vandalism rates.
- Floor finishes – provision of concrete floors or tiles and grout with a non-slip surface are acceptable. Floor material must be easy to clean and suitable for high pressure cleaning.
- Lighting – make use of natural lighting through high level openings whenever possible. Where evening and night security lighting is required, provide warm hue lighting with brightness that meets Australian Standards. LED light fittings are preferred where required.
- Toilet bowls – stainless steel bowls, with cisterns concealed behind wall sheeting are preferred.
- Tap ware and basins – stainless steel basins and tap ware with timers preferred to reduce water usage. Ensure location of all tap ware and basins are suitable and accessible for all users.
- Cubicle dividers – internal cubicles are not preferred, however where cubicle dividers are required, ensure they are sized appropriately to limit ability to view over or under.
- Hand drying – electric hand drying facilities will only be provided in select public amenities and will be determined on a case-by-case basis
- Feminine hygiene and incontinence bins – provide sanitary bins in all high traffic public toilets where they can be regularly maintained. Share the dignity vending machines are more appropriate to be trialled at monitored/staffed locations. Bins for blokes to be trialled at high traffic locations.
- Baby change facilities – incorporate a baby change facility in select public facilities in accordance with Australian standards. Stainless steel fold down tables are preferred.
- 'Changing Places' Facilities – inclusion of a changing places facility is to be considered for regional level facilities, with high levels of use and extended visitation timeframes.
- Signage – Information and communication signage should be present at all amenities indicating opening hours, gender identification, ambulant facilities and council contact details.

Existing facilities audit – local assessments

DRC engaged a specialist in public health and Crime Prevention Through Environmental Design principals (CPTED) to conduct an assessment on major public amenities within the local government area. Building condition and defect assessments have been undertaken by an independent third party. In addition to DRC expertise, the below assessments indicate the current status of Dubbo and Wellington town facilities, to inform the recommendations of this strategy.

The performance of facilities are scaled according to:

Accessibility: Adherence to current accessibility standards (AS1428.1). Presence of an accessible path to and from the facility, internal design has clear circulation space, fittings and fixtures are placed in positions accessible to all users, with appropriate accessible or ambulant toilet facility provided.

Functionality: Facilities currently provided meet user needs, including efficiency and reliability of fittings and fixtures.

Condition: The age and maintenance level of the facility is appropriate for the level of usage. Considers condition of facility in context with expected life span of facility.

Suitability to site: The number of facilities provided meet user needs. The amenity design suits the character of the context of the wider open space and is located in a suitable site within the precinct.

Usage Level: How frequented the public toilet and amenities are. This can be reflective of the location of the amenities and the context which surrounds the building.

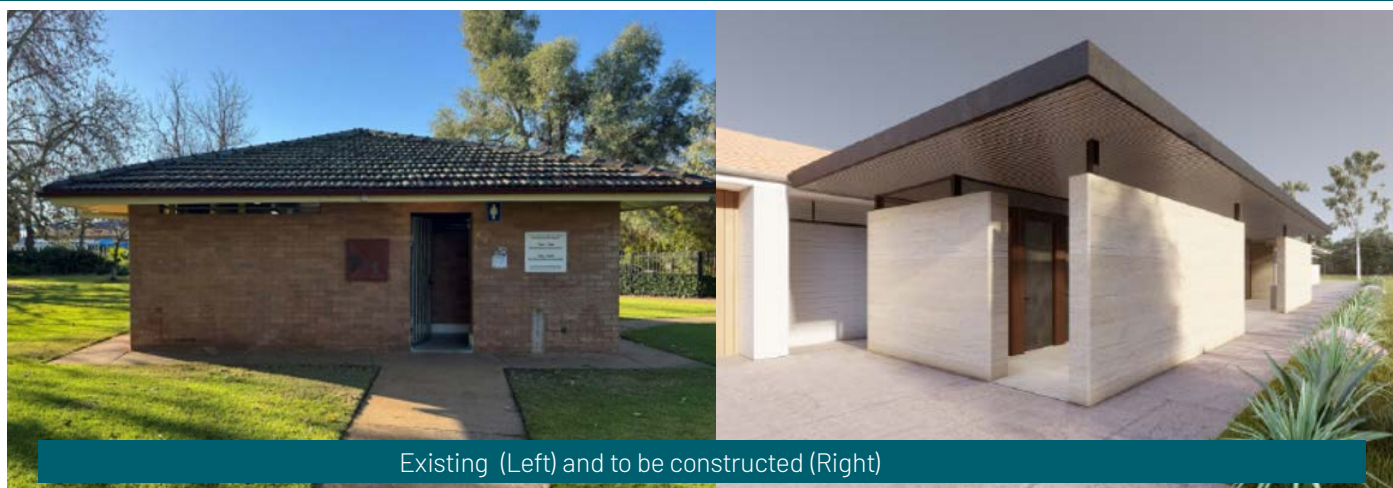
Each above element is scored as 'poor, average, or good'. A scoring system based on the outcomes of the facility audit and assessment, utilising the below scoring method determines the overall total score for the facility.

With 5 elements to be scored, the highest possible score is 10.

Performance element	Poor	Average	Good
			
Score	0 points	1 point	2 points

Facility	Total score	Usage level
Church Street	8	High
Botanic Gardens	10	High
Cameron Park	9	High
Elston Park	9	High
Lions Park West	8	Medium
Moxon Park	6	Low
Victoria Park	5	High
Sir Roden Cutler	4	Low
Wise Park	4	High
Tom Culkin Park	4	Low
Wahroonga Park	3	High
Dundullimal Reserve	3	Low
Thelma Pelosi	3	Low
Teamsters Park	2	Low
Sandy Beach	1	Low
Ollie Robbins Oval	1	Medium

It is noted that three high usage facilities have low performance scores (Wise Park, Victoria Park and Wahroonga Park). Noting that a Contractor has now been engaged to construct the new amenity block at Victoria Park, the next highest priorities for renewals should be Wise Park (Geurie) and Wahroonga Park (South Dubbo).



Existing (Left) and to be constructed (Right)

Site Description: The city's large flagship park is centrally located and features a war memorial and avenue of trees, a children's playground, benches and bbqs, a family day care centre, an exercise/play area, skateboard facility and other heritage buildings relating to the botanical history of the site.

The new site for the amenity block is centrally situated to several active land uses including a public swimming pool, sports fields, tennis courts, an old bowling club, Dubbo Council staff and chamber buildings and the Regional Theatre and Convention Centre.

Building description (current): The amenities block is a brick building situated at the eastern end of the site close to an exercise area and sports field car park.

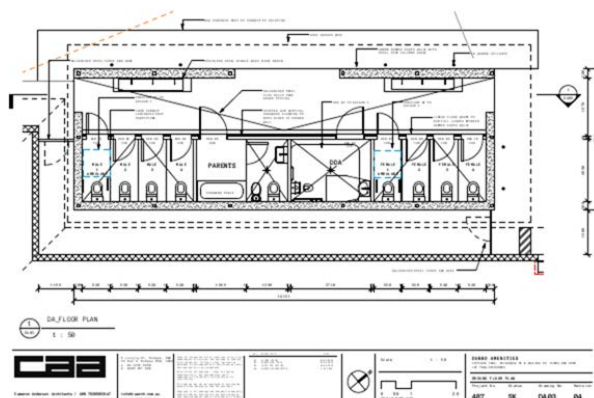
The amenities are reasonably accessible, though not necessarily compliant with modern standards.

Entry is via sealed paving which forms part of a network of good, wide and even pathways complementing large areas of well-maintained lawn interspersed with trees, shrubs and hedging. Sightlines throughout the park are generally very good while the tree canopies provide all important shade to maximise use of the space and to allow people to linger in comfort.

The design features men's and women's facilities with entrances at opposite ends of the building. The block features large areas of blank walls which could lend themselves to graffiti.

Condition assessment: Inspections identify a typical incidence of major defects and a high incidence of minor defects to both internal, external and roofing fixtures. The interior was generally in poor condition, and it is advised the building is due for major renovation or replacement. The overall condition of the building is rated as *below average*.

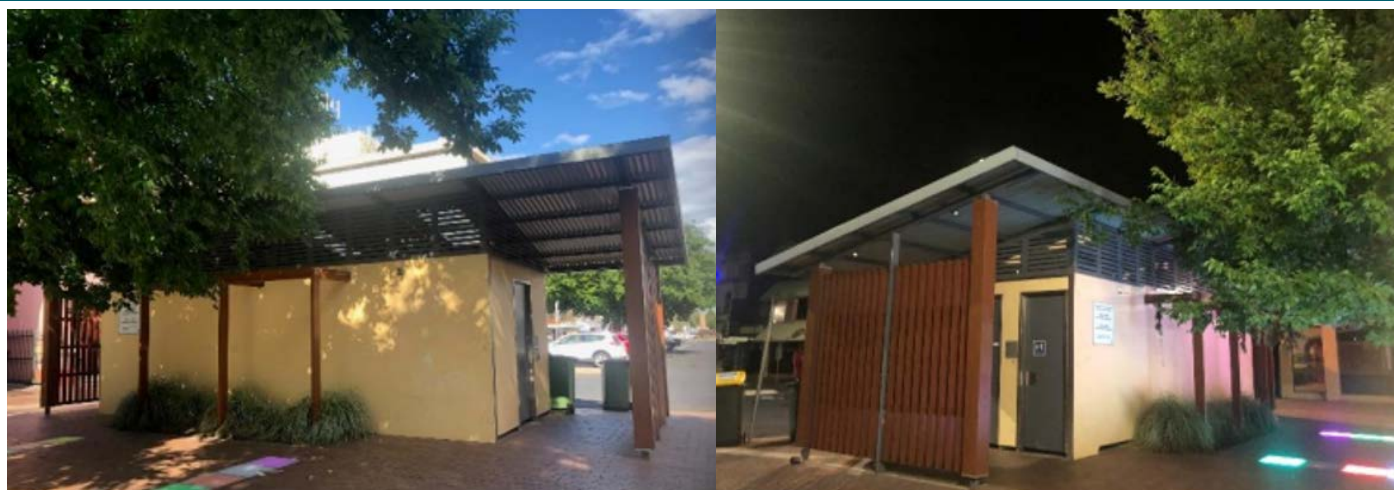
	Poor	Average	Good
Accessibility Compliance		●	
Functionality			●
Condition Assessment	●		
Suitability to site		●	
Safety/Compliance with CPTED Principles		●	
Usage Level			High
Score	5		



Considerations:

1. Locate the new amenities block beside the Dubbo Aquatic and Leisure Centre, designed in accordance with principles in this strategy[LB2.1].
2. Decommission existing amenities block and reinstate park for community use.

The above image shows the internal arrangement of the new amenities block to be constructed at Victoria Park.



Site Description: The Church Street amenities block is situated in a central plaza beside a rotunda and a heavily patronised café in the town's CBD. It functions as the only public amenities for all foot traffic within the main street of the CBD.

Building description: The facilities feature two unisex cubicles at one end with a disability/baby change facility at the other end. The design features a sloping roof, privacy screens at the two points of entry, a wide gap between the roof and masonry which facilitates good natural light and ventilation surrounded by pleasant landscaping.

Access to the site is along good quality, wide, even paving facilitating pedestrian movement both to the facility and around it, creating a sense of people observing one another during their routine. The site is well lit at night and features an illuminated footpath to encourage dancing and interaction and activation of the space.

This is a well-designed and well used facility which allows for people to linger for longer in the CBD which is good for business and broader economic development as well as a meeting place for community events and casual social encounters. Even so, the facility attracts anti-social behaviour and high levels of vandalism resulting in excessive repair costs and repeated callouts by emergency services and contractors.

Condition assessment: Inspections identify a low incidence of major and minor defects to both internal, external and roofing fixtures. The overall condition of the building is rated as *above average*.

	Poor	Average	Good
Accessibility Compliance			●
Functionality			●
Condition Assessment			●
Suitability to site		●	
Safety/Compliance with CPTED Principles		●	
Usage Level			High
Score	8		

Consideration: Consider lifting visual presence of amenities building by adding art or vinyl wrap onto external façade, in consultation with community preference.



Site Description: Elston Park is a small, well maintained district park. It has active frontages on three sides, comprises tennis courts, a bridge club, splash park, and a disused amenities block while a network of paths provides good overall accessibility. The amenities block also houses the electrical switchboard for the Elston Park Bore and the filtration system for the splash park. Elston Park is an attractive green space with large areas of well-maintained lawns interspersed with trees which afford good visibility throughout the site except for one small area between the amenities block and the tennis courts where the landscaping is overgrown and provides a sense of enclosure. The site around the amenities block offers the splash park facility, BBQs, a bubbler, picnic tables and shade cloths lending itself to families with smaller children.

Building description: The well-designed amenities consists of three individual cubicles one for men, one for women and one for unisex with a transparent privacy screen. They are located some distance into the park making them susceptible to vandalism and are accessible via a ramp and path from Gipps Street. There is good quality natural light and ventilation throughout. The amenities block itself features large sections of blank wall making them susceptible to graffiti.

Condition assessment: Inspections identify a low incidence of major defects and a typical incidence of minor defects to both internal, external and roofing fixtures. The overall condition of the building is rated as *above average*.

	Poor	Average	Good
Accessibility Compliance			●
Functionality			●
Condition Assessment			●
Suitability to site			●
Safety/Compliance with CPTED Principles		●	
Usage Level			High
Score	9		

Considerations:

1. Increase functionality by adding baby change table to the accessible toilet.
2. Improve lighting surrounding precinct to improve feeling of safety and increase usability.
3. Consider lifting visual presence of amenities building by adding art or vinyl wrap onto external façade, in consultation with community preference.
4. Trim or prune landscaping surrounding entry points to the amenities block to open the sight lines through the park and prevent a feeling of enclosure.

Sandy Beach, Dubbo



Site Description: Sandy Beach Reserve amenities are situated at the top of a lawn that slopes down to the river beside a carpark. The wider area is surrounded by bushland, minor roads and walking trails and as the name suggests in an attractive area of sandy beach to support river swimming. While the building is well maintained and in reasonably good condition this facility is a more isolated location. A masterplan exists for the wider river precinct.

Building description: The amenities are a large brick building with maze style entry that does not conform to CPTED principles. The facility is entered by men and women at different ends of the building. Entering a communal space in an isolated area where there is little activity may compromise a user's sense of safety and security, particularly as this building includes both toilet and the only hot water public shower facilities in the city. The building is well maintained and clean.

Condition assessment: Inspections identify a high incidence of major and minor defects to both internal, external and roofing fixtures. Interior fixtures and linings of the building were in poor condition, and it is recommended they are removed and replaced to prevent further defects. The overall condition of the building is rated as *below average*.

	Poor	Average	Good
Accessibility Compliance	●		
Functionality		●	
Condition Assessment	●		
Suitability to site	●		
Safety/Compliance with CPTED Principles	●		
Usage Level	Low		
Score	1		

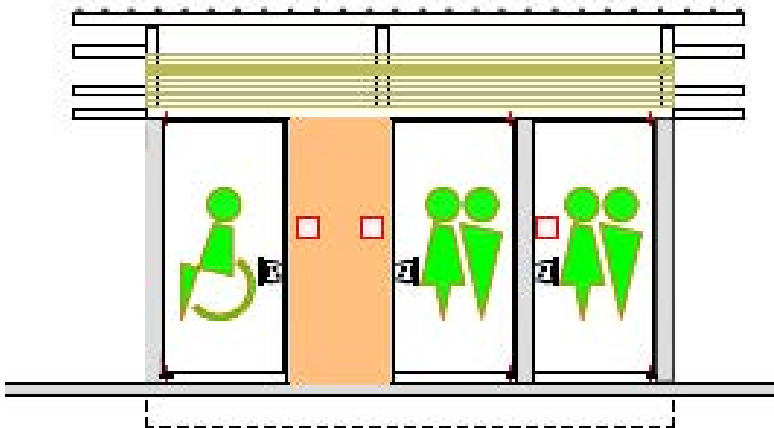
Considerations:

1. Redevelop the Sandy Beach amenities as per the wider master plan for development of the site, in consultation with key stakeholders.
2. If refurbishment is planned, consider reconfiguring to outward facing accessible cubicles to remove internal space and assess requirement for public showers.



Site Description: Regand Park is a new riverfront site located at the Southern end of a sporting precinct adjacent to the Macquarie River. The precinct forms part of the Macquarie River Master Plan, which includes the South Dubbo Weir picnic area, an internal road and trail network, red river gum plantings, a dog off leash area and a carpark beside the river walking trail. Works are planned for a new accessible amenities block at the site.

Building description: New facility in design phase.

	Poor	Average	Good
Accessibility Compliance	 New facility in design phase		
Functionality			
Condition			
Suitability to site			
Safety/Compliance with CPTED Principles			
Usage Level			

Considerations:

1. Develop new amenities building to meet all criteria identified within this strategy and is located close to or adjacent to the proposed entrance gate to Regand Park.
2. The new amenities block be constructed of suitable materials to withstand flooding and inundation.

Lions Park West, Dubbo



Site Description: Lions Park West amenities block is located on the southern side of the river along a popular cycling and pedestrian pathway. The surrounding area contains a local playground, boat ramp, seating and BBQ areas.

Building description: The amenities are a 3D printer designed facility constructed of a unique material known as Contour-Crete. Men's and Women's entrances are separated at either end of the facility. The internal communal area is spacious with good quality natural light and ventilation. The amenities require addition of a ramp or pathway from the street to increase accessibility from the street at the rear of the facility.

Condition assessment: Inspections identify a typical incidence of major and minor defects to both internal, external and roofing fixtures. The overall condition of the building is rated as *average*.

	Poor	Average	Good
Accessibility Compliance		●	
Functionality			●
Condition Assessment			●
Suitability to site			●
Safety/Compliance with CPTED Principles		●	
Usage Level		Medium	
Score	8		

Consideration:

Improve accessibility of the building by provision of a ramp or pathway from Beni Street to the entrance.

Sir Roden Cutler Park, Dubbo



Site Description: The facility at Sir Roden Cutler park is situated on the edge of the reserve in the carpark of 'Club Dubbo' along the busy highway. The location is such that patrons attending the club can park surrounding the amenities block in formalised marked spaces. Whilst located in the carpark of the privately owned facility, the amenities are intended to serve the large reserve which continues to the riverfront down a steep slope. The park features BBQs and picnic areas, a ninja obstacle course and large open turfed space.

Building description: The small brick amenities were opened in 1993. The facility is in average condition, featuring separate men's, women's and accessible external entrances. The facility is accessible with a paved entry and disabled carparking spot located close by, however the internal fittings and fixtures do not comply with current accessibility standards. The building is located some distance from parts of the open space.

Condition assessment: Inspections identify a typical incidence of major and minor defects to both internal, external and roofing fixtures. The plumbing fixtures throughout the building were in poor condition and recommended to be removed and replaced. The roof sheeting is rusted, with a life expectancy of 1-3 years. The overall condition of the building is rated as *average*.

	Poor	Average	Good
Accessibility Compliance		●	
Functionality		●	
Condition Assessment		●	
Suitability to site	●		
Safety/Compliance with CPTED Principles		●	
Usage Level	Low		
Score	4		

Consideration:

Review amenities located within carpark at Sir Roden Cutler Reserve and investigate more suitable location for future facilities if required.

Dubbo Regional Botanical Gardens, Dubbo



Site Description: The botanical gardens precinct hosts two separate amenities. Located in the Shoyoen Japanese Gardens and in the Adventure Playground. The precinct is an attractive high quality regional destination for both locals and tourists. The facilities hosted in the Shoyoen Japanese gardens are set amongst manicured lawns, landscaping and a large pond. The Adventure Playground facilities are located in a central location with the large, enclosed play space. The future masterplan for the facility includes an additional multicultural garden and the Wiradjuri Tourism Experience.

Building description: The Shoyoen Japanese Gardens amenities consist of two single unit modern unisex automated buildings accessible via a wide even path. The stainless-steel finishes ensure they are vandal proof. The Adventure Playground hosts a large contemporary toilet facility with a unisex and ambulant cubicle with external facing entries and communal handwashing facilities. In addition, an adult changing facility is available via separate entry. The building is designed with good ventilation and natural light, with vandal proof finishes.

Condition assessment: Inspections identify a low and typical incidence of major and minor defects to both internal, external and roofing fixtures. The overall condition of the buildings is rated as above *average*.

	Poor	Average	Good
Accessibility Compliance			●
Functionality			●
Condition Assessment			●
Suitability to site			●
Safety/Compliance with CPTED Principles			●
Usage Level			High
Score	10		

Consideration:

As the precinct develops, consider consolidation of public amenities into a centralised facility to improve usability and functionality.

Ollie Robins Oval, Dubbo



Site Description: Ollie Robbins Oval is located along the banks of the Macquarie River, close to a local shopping precinct and the main street of Dubbo. The parkland is close to sporting grounds, the Tracker Riley Promenade and a large expanse of open space which is often utilised for events.

Building description: The public amenities building is a large traditional brick building within an open turf space, close to a small off-road carpark. The building lacks accessibility with no formalised paths to the entry and no accessible cubicles present. The building has maze style entries with an internal shared space, decreasing feeling of safety. The building itself is in poor condition and is close to end of life. The building design includes change facilities which are not required at this location.

Condition assessment: Inspections identify a typical incidence of major defects and a high incidence of minor defects to both internal, external and roofing fixtures. The interior tiling throughout and plumbing fixtures are advised to be replaced, and the plumbing pipes have a life expectancy of approximately 2-5 years. The overall condition of the building is rated as *below average*.

	Poor	Average	Good
Accessibility Compliance	●		
Functionality	●		
Condition Assessment	●		
Suitability to site		●	
Safety/Compliance with CPTED Principles	●		
Usage Level		Medium	
Score	1		

Consideration:

Rebuild amenities as per precinct masterplan design and existing DA approval, meeting all requirements in this strategy.

Wahroonga Park, Dubbo



Site Description: Wahroonga Park is a popular local suburban park with large sections of maintained turf, established trees, a recently updated playground and well-connected pathways. The park has road frontages on all sides with clear sight lines to the amenity's facility. There are multiple BBQ facilities and large seating areas, making it popular for parties and gatherings.

Building description: The Wahroonga Park facilities are a traditional accessible brick building with side-by-side male and female entrances. Internal maze entries and communal space decreases feelings of safety in the facility. The facility lacks accessibility with no identified accessible cubicle, and access from the roadside limited.

Condition assessment: Inspections identify a typical incidence of major defects and a high incidence of minor defects to both internal, external and roofing fixtures. The interior tiling throughout and plumbing fixtures are advised to be replaced, and the plumbing pipes have a life expectancy of approximately 1-5 years. The overall condition of the building is rated as *below average*.

	Poor	Average	Good
Accessibility Compliance	●		
Functionality		●	
Condition Assessment	●		
Suitability to site		●	
Safety/Compliance with CPTED Principles		●	
Usage Level			High
Score	3		

Consideration:

Undertake development of a masterplan for Wahroonga Park, including consideration of location of amenities to other existing facilities.

Dundullimal Reserve, Dubbo



Site Description: Dundullimal Reserve is located along the Tracker Riley Cycleway, featuring an off-road mountain bike track, which is heavily used by the community. The location is within a small carpark and bushland between Taronga Western Plains Zoo and Dundullimal Homestead, featuring a water station and seating, with plenty of passing traffic.

Building description: The single unit unisex accessible facility is made of vandal proof materials, including corrugated iron and timber. The facility is designed to allow for natural light and ventilation, with a composting toilet. Whilst there are good sight lines to the facility, the facility is geographically quite isolated, which may allow for vandalism and graffiti.

	Poor	Average	Good
Accessibility Compliance	●		
Functionality		●	
Condition		●	
Suitability to site		●	
Safety/Compliance with CPTED Principles	●		
Usage Level	Low		
Score	3		

Consideration:

Improve feelings of safety and increase usability of facility by improving lighting throughout the carpark and amenities facility.

Cameron Park, Wellington



Site Description: Cameron Park is centrally located within the CBD of Wellington on the Mitchell Highway. The facilities were renewed in 2019, with the new site include a large regional playground, new amenities and café building. The location of the facilities is behind a small, fenced area within the play and park area and are used by both locals visiting and travellers stopping along the highway.

Building description: The amenities within Cameron Park offer individual cubicles with communal handwashing and sight screens for male, female, unisex and people with a disability. The facilities include stainless steel vandal proof fittings, is well positioned with good use of natural light and ventilation. The clean, safe and inclusive facility is well utilised and meets all CPTED principles.

It is proposed to modify the underutilised adult changing space to provide three additional unisex ambulant toilets to increase the functionality of the facility, and to cater for park users and passing traffic.

Condition assessment: Inspections identify a typical incidence of major and minor defects to both internal, external and roofing fixtures. The overall condition of the building is rated as *average*.

	Poor	Average	Good
Accessibility Compliance			●
Functionality		●	
Condition Assessment			●
Suitability to site			●
Safety/Compliance with CPTED Principles			●
Usage Level			High
Score	9		

Consideration:

Modification of the adult changing spaces into three unisex ambulant toilets to increase the number of public toilets in the CBD of Wellington.

Teamsters Park, Wellington



Site Description: Teamsters Park is a small local park with an amenity building, tennis courts, a playground and shaded seating. The amenities are poorly located and isolated toward the rear of the park without clear sight lines and a distance from all feature elements of the park and the road.

Building description: The Teamsters Park amenities is a traditional brick building, with maze style entry into a communal area, reducing feelings of safety. Male and Female entry points are at either end of the building, with artificial light and poor ventilation. The accessibility of the facility is limited with no formalised pathways through the park and no dedicated accessible toilet facility.

Condition assessment: Inspections identify a typical incidence of major defects and a high incidence of minor defects to both internal, external and roofing fixtures. There are holes in ceiling and eaves which should be tested for asbestos. The overall condition of the building is rated as *below average*.

	Poor	Average	Good
Accessibility Compliance	●		
Functionality		●	
Condition Assessment		●	
Suitability to site	●		
Safety/Compliance with CPTED Principles	●		
Usage Level	Low		
Score	2		

Consideration:

Assess need and demand for this facility within a local park. If retained, consider updating accessibility elements, including an accessible pathway and the addition of accessible fittings and fixtures.

Thelma Pelosi, Ballimore



Site Description: Thelma Pelosi Park is located within the main street of Ballimore. The site is an open green space with children's playground, picnic table and bbq facilities. The amenities block is situated towards the back of the site behind the playground, making access difficult. There are no formalised paths to the entry of the facility.

Building description: The park facilities are functional and modern, with male and female entries at either end of the building. The entries, whilst maze style, are protected by a lattice style privacy screen. The corrugated iron and timber building is well maintained and reasonably vandal proof. The facility is not accessibility compliant.

	Poor	Average	Good
Accessibility Compliance	●		
Functionality		●	
Condition		●	
Suitability to site		●	
Safety/Compliance with CPTED Principles	●		
Usage Level	Low		
Score	3		

Considerations:

1. Improve accessibility of the facility by providing a formalised pathway to the entry points of the building.
2. Increase a feeling of safety and security by providing lighting along the path to the facility.

Wise Park, Geurie



Site Description: Wise Park amenities are located along the main highway between Dubbo and Wellington in the village of Geurie. The amenities are popular for tourists and locals travelling between towns, as well as local pedestrians. The amenities are located along the road edge of a large open green space with picnic tables and a small fence along its frontage. The park is often used for local markets and events.

Building description: Wise Park amenities are an older brick style building with a tiled roof. The traditional style facilities have male and female entries at either end of the building. Users enter into a communal space for hand washing, with three internal cubicles present. The amenities are in reasonable condition, with an internal accessible cubicle, however accessibility from the road to the facility could be improved. There is a reliance on artificial light within the facility, with ventilation limited.

	Poor	Average	Good
Accessibility Compliance		●	
Functionality		●	
Condition	●		
Suitability to site		●	
Safety/Compliance with CPTED Principles		●	
Usage Level			High
Score	4		

Considerations:

1. Improve accessibility of the amenities by formalising car parking/stopping zones and/or pedestrian access from the roadside to the facility.
2. Consider integration of hand dryers, baby change table and sanitary bins trial at this location.
3. Upon renewal of the facility, integrate design aspects of this strategy to increase safety and usability of the facilities.

Tom Culkin Park, Geurie



Site Description: Tom Culkin Park is located within the small village of Geurie, next to the main sporting ground for the population. The park includes a children's playground, skate park, tennis courts, picnic tables and plenty of established shade trees. The amenities service both local park users, and users of the adjacent sporting ground.

Building description: The amenities is a traditional brick building with a corrugated iron roof, with maze style male and female entry points at either end of the facility. The orientation of the building faces inwards towards the park, reducing visibility of entry points from casual surveillance. Patrons enter the facility into a communal hand-washing space, with individual cubicles. The facilities are in good condition, however, do not comply with current accessibility standards. There is one formalised entry path to the facility which does not connect to the rest of the park, and the location of the facility is not practical for the orientation of the park.

	Poor	Average	Good
Accessibility Compliance	●		
Functionality		●	
Condition			●
Suitability to site		●	
Safety/Compliance with CPTED Principles	●		
Usage Level	Low		
Score	4		

Consideration:

Upon renewal of the facility, integrate design aspects within this strategy, and consider relocation of the amenities to better suit the functionality of the park, and increase safety of the facilities.

Moxon Park, Stuart Town



Site Description: Moxon Park is centrally located on the Main St of the small town located approximately one hour from Dubbo. The amenities are located towards the back of the park, which features a child's playground, BBQ facilities, picnic tables and landscaping. The park services both travellers stopping to use the amenities and local park users.

Building description: The traditional brick style building with tiled roof includes male and female entry points at either end of the building. The entries are behind maze style brick walls, with the building located towards the rear of the park, potentially reducing a feeling of safety for some users. There is a paved path from the road to the facility, however this is uneven in some places and could be improved. The building has open ventilation, however relies on artificial lighting.

	Poor	Average	Good
Accessibility Compliance		●	
Functionality		●	
Condition		●	
Suitability to site			●
Safety/Compliance with CPTED Principles		●	
Usage Level	Low		
Score	6		

Considerations:

1. Improve access to the facilities by upgrading the path from the road to the amenities building.
2. Improve lighting within the facility by adding park lighting and skylights to reduce reliance on artificial light.
3. Upon renewal of the facility, integrate design aspects within this strategy, and consider relocation of the amenities closer to the road edge to improve visibility and safety.

Existing public amenities audits

After completion of an audit and condition assessment for major public amenities within the Dubbo and Wellington townships, the below replacement schedule has been identified, with current estimates for replacement of amenities.

Replacement Timeframe	0-2 years	2-5 years	5-8 years	8-15+ years	Estimate Ex gst (2025)
Botanic Garden (Shoyoen)				Yes	\$700,000 ¹
Botanic Garden (Playground)				Yes	\$700,000 ¹
Cameron Park				Yes	\$350,000 ²
Church Street				Yes	\$350,000
Elston Park				Yes	\$350,000
Lions Park West				Yes	\$400,000
Moxon Park		Yes			\$350,000
Ollie Robbins	Yes				\$1,970,000 ³
Sandy Beach			Yes		\$600,000 ⁴
Sir Roden Cutler		Yes			\$500,000
Teamsters Park		Yes			\$400,000
Tom Culkin Park			Yes		\$300,000
Victoria Park				Yes	\$550,000
Wahroonga Park		Yes			\$550,000
Wise Park	Yes				\$300,000
Total					\$6,400,000

Notes:

1. Botanic Garden – the long-term vision for the Dubbo Regional Botanic Garden is to consolidate the amenities at two locations for the entire precinct.
2. Cameron Park – additional facilities currently being considered that will be located close to the existing amenity block.
3. Ollie Robbins was to be replaced as part of the Macquarie Rover Event Precinct. The replacement figure is to construct the amenities in accordance with the approved Development Application to allow for the future development of the site as an event precinct.
4. Sandy Beach – A further assessment and community engagement is required to determine the type and level of facilities required at this site. The \$600,000 identified would enable shower facilities to be incorporated, as well as some storage space.

Recommendations:

The below recommendations are categorised as short, medium and long term:

Short-Term Priorities	Urgent or immediate action required or planned in the next year
Medium-Term Priorities	Larger initiatives that require planning, coordination or investment within the next 1-3 years
Long-Term Priorities	Larger initiatives that require sustained effort, planning and investment, for delivery within 4-10 years

Recommendation	Location	Related Strategic Principle/s	Priorities
Investigate new location for public amenities within Wellington to service travelling population.	Wellington	Availability and Accessibility	Short - Term
Make available a public toilet/amenities map for distribution via all customer and information centres, including features of each location.	LGA Wide	Availability and Accessibility	Short - Term
Install a sharps disposal facility at all locations	LGA Wide	Safety	Short - Term
Renew facility at Wise Park, Geurie due to end of useful life. Consider upgrade to modern single access cubicles with communal hand washing facilities and privacy screen to align with CPTED principles.	Wise Park, Geurie	Maintenance and Renewal	Short - Term
Locate the new amenities block beside the Dubbo Aquatic and Leisure Centre, designed in accordance with principles in this strategy.	Victoria Park, Dubbo	Maintenance and Renewal	Short - Term
Increase functionality by adding baby change table to the accessible toilet. Improve lighting surrounding precinct to improve feeling of safety and increase usability. Consider lifting visual presence of amenities building by adding art or vinyl wrap onto external façade, in consultation with community preference. Trim or prune landscaping surrounding entry points to the amenities block to open the sight lines through the park and prevent a feeling of enclosure.	Elston Park, Dubbo	Maintenance and Renewal	Short - Term
Improve accessibility of the building by provision of a ramp or pathway from Beni Street to the entrance.	Lions Park West, Dubbo	Availability and Accessibility	Short - Term
Review amenities located within carpark at Sir Roden Cutler Reserve and investigate more suitable location for future facilities if required.	Sir Roden Cutler Park, Dubbo	Location/Ease of Access	Medium - Term
Improve feelings of safety and increase usability of facility by improving lighting throughout the carpark and amenities facility.	Dundullimal Reserve, Dubbo	Safety	Medium - Term
Develop new amenities building to meet all criteria identified within this strategy and is located close to or adjacent to the proposed entrance gate to Regand Park.	Regand Park, Dubbo	All	Medium - Term

Recommendation	Location	Related Strategic Principle/s	Priorities
Assess need and demand for this facility within a local park. If retained, consider updating accessibility elements, including an accessible pathway and the addition of accessible fittings and fixtures.	Teamsters Park, Wellington	Maintenance and Renewal Availability and Accessibility	Medium - Term
Improve accessibility of the facility by providing a formalised pathway to the entry points of the building. Increase a feeling of safety and security by providing lighting along the path to the facility.	Thelma Pelosi Park, Ballimore	Availability and Accessibility	Medium - Term
Improve accessibility of the amenities by formalising car parking/stopping zones and/or pedestrian access from the road side to the facility. Consider integration of hand dryers, baby change table and sanitary bins trial at this location. Upon renewal of the facility, integrate design aspects of this strategy to increase safety and usability of the facilities.	Wise Park, Geurie	Availability and Accessibility	Medium - Term
Upon renewal of the facility, integrate design aspects within this strategy, and consider relocation of the amenities to better suit the functionality of the park, and increase safety of the facilities.	Tom Culkin Park, Geurie	Maintenance and Renewal Safety	Medium - Term
Improve access to the facilities by upgrading the path from the road to the amenities building. Improve lighting within the park and facility by adding park lighting and skylights to reduce reliance on artificial light. Upon renewal of the facility, integrate design aspects within this strategy, and consider relocation of the amenities closer to the road edge to improve visibility and safety.	Moxon Park, Stuart Town	Maintenance and Renewal Availability and Accessibility	Medium - Term
Rebuild amenities as per precinct masterplan design and existing DA approval, meeting all requirements in this strategy.	Ollie Robbins Oval, Dubbo	All	Medium - Term
Redevelop the Sandy Beach amenities as per the wider master plan for development of the site, in consultation with key stakeholders. If refurbishment is planned, consider reconfiguring to outward facing accessible cubicles to remove internal space and assess requirement for public showers.	Sandy Beach Reserve, Dubbo	Safety Maintenance and Renewal Location/Ease of Access	Long - Term
As the precinct develops, consider consolidation of public amenities into a centralised facility to improve usability and functionality.	Dubbo Regional Botanic Gardens, Dubbo	Location/Ease of Access	Long - Term
Undertake development of a masterplan, including consideration of location of amenities to other existing facilities.	Wahroonga Park, Dubbo	All	Long - Term

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