

# Councillor Martin - QoN - Changing Place Facilities

Tuesday, 9 April 2024  
Council

**Council Member**  
Councillor Phillip Martin

Public

**Contact Officer:**  
Tom McCready, Director City Services

## QUESTION ON NOTICE

### Councillor Phillip Martin will ask the following Question on Notice:

'Noting that the City of Adelaide sold its James Place public toilet facility, including a then recently completed changing place facility for the disabled, in exchange for a cash payment and an undertaking from the purchaser to provide a similar complex to enable construction of 60 King William project, could the Administration advise;

1. Whether the changing place facility is of a comparable or lesser standard than that which was demolished
2. If Council or another party will be responsible for cleaning and maintenance of the toilets and changing place facility
3. What hours the toilets and changing place will be open compared to the operating days and hours offered by the demolished Council operated facility, and
4. Noting that the Council operated facilities offered direct access from James Place and that the new toilets and changing place facility are indoors, will the Council instal signage, including operating hours, to direct users and their carers?'

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## REPLY

1. On 9 June 2020 and 15 December 2020, Council granted delegation to the CEO and / or delegate for the negotiation and execution of contractual documentation for the sale of the James Place public toilets to Charter Hall for the purpose of the 60 King William Street development with Charter Hall to provide replacement public toilets.
2. Following a public consultation process Council resolved on 23 March 2021 to revoke the James Place public toilets land from its classification as community land for the purpose of the sale.
3. Charter Hall has constructed the replacement public toilets to a high-quality standard in keeping with the design of the 60 King William Street development. The new public toilets provide commensurate facilities, including a Changing Places facility and accessible, male and female toilets, with the fixtures and fittings considered to be of a higher standard.
4. Charter Hall is responsible for the ongoing cleaning, maintenance and capital replacement of the public toilets. On this basis, a Land Management Agreement (LMA) was registered on the land at settlement to protect Council's interest with respect to the delivery and operation of the replacement public toilets, noting that any subsequent land owners will also be bound by the LMA.
5. The LMA requires Charter Hall or any subsequent owner to:
  - 5.1. Maintain, repair, clean and keep the replacement toilets in good repair and condition.

- 5.2. Permit access to Council to view the state of the facilities.
- 5.3. Comply with 'operating key performance criteria' including the agreed cleaning regime and public conveniences performance standards (e.g. maintenance and safety).
- 5.4. Operate the toilet in accordance with the following agreed opening hours (being consistent with the previous facilities):
  - 5.4.1. Monday to Thursday between 7.00am and 8.30pm.
  - 5.4.2. Friday between 7.00am and midnight.
  - 5.4.3. Saturday between 8.00am and midnight.
  - 5.4.4. Sunday between midnight and 8.30pm.
- 6. Charter Hall has been reminded of the required cleaning, maintenance and operating standards (including opening hours) as set out within the registered LMA. In addition, a request has been made to Charter Hall to display directional signage, including opening hours, to assist facility users. This will be supported by Council's street directional signage.

Staff time in receiving and preparing this reply	To prepare this reply in response to the question on notice took approximately 4.5 hours.
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