

# Kadaltilla

Adelaide Park Lands Authority

## Carriageway Park / Tuthangga (Park 17) - Toilet Relocation

**Thursday, 23 May 2024  
Board Meeting**

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Public

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## Purpose

The purpose of this report is to gain Kadaltilla's support for the relocation of the toilet in Carriageway Park / Tuthangga (Park 17) from its current location at the corner of Greenhill and Glen Osmond Roads to a new location adjacent to Beaumont Road South in Carriageway Park / Tuthangga (Park 17).

The current toilet was constructed in 1963 and is due for renewal, with a new site nominated to provide improved conveniences for all.

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## Recommendation

THAT THE ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

1. Endorses the recommended location for the new toilets within Carriageway Park / Tuthangga (Park 17) as detailed in Attachment A to Item 6.3 on the Agyenda for the meeting of Kadaltilla / Adelaide Park Lands Authority held on 23 May 2024.
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# Implications

<p>Adelaide Park Lands Management Strategy 2015-2025</p>	<p><a href="#">Adelaide Park Lands Management Strategy 2015-2025</a>            Strategy 1.1 Create a network of activity hubs            Strategy 1.4 Support activation of the Park Lands by upgrading and enhancing buildings and structures responsive to their park setting            Strategy 1.7 Optimise the use of sport and recreation areas outside game and training times            Strategy 2.1 Improve the Park Lands Trail linking all parks and providing a pleasant and convenient cycling and walking route</p>
<p>2023-2028 Strategic Plan</p>	<p><a href="#">Kadaltilla / Adelaide Park Lands Authority 2023-2028 Strategic Plan</a>  <a href="#">Strategic Plan Alignment – Management and Protection</a>            Monitor delivery of priority projects in the Adelaide Park Lands Management Strategy</p>
<p>Policy</p>	<p>Adelaide Park Lands Management Strategy 2015-2025</p>
<p>Consultation</p>	<p>Your Say Adelaide, lessees and Kaurna.</p>
<p>Resource</p>	<p>None identified</p>
<p>Risk / Legal / Legislative</p>	<p>Risks will be captured in the detailed design process to ensure it is a compliant toilet.</p>
<p>Opportunities</p>	<p>The Beaumont Road South location provides facilities close to sporting events, council car parking allowing <i>Disability Discrimination Act 1992</i> compliant access to toilets, access from walking and bicycle trails.</p>
<p>City of Adelaide Budget Allocation</p>	<p>2023/24 - Concept Design \$22,960            2024/25 - Detailed Design \$20,000 allocated subject to Annual Business Plan and Budget 2024/25 approvals            2025/26 - Construction (estimated \$350,000) currently unfunded and subject to Annual Business Plan and Budget approvals (2025/26)</p>
<p>Life of Project, Service, Initiative or (Expectancy of) Asset</p>	<p>The toilets have a service life of 20 years.</p>
<p>Ongoing Costs (eg maintenance cost)</p>	<p>Maintenance per year is budgeted at \$7,700</p>
<p>Other Funding Sources</p>	<p>None identified</p>

# Discussion

## Background

1. The current toilet block at the corner of Greenhill and Glen Osmond Roads was constructed in 1963 and is due for replacement.
2. The current site of the toilets is compromised due to several factors:
  - 2.1. Lack of lighting around current toilets and isolated location.
  - 2.2. Non-compliant footpaths leading to toilet and no *Disability Discrimination Act 1992* (DDA) parking for the current site, noting that footpaths and car parking surrounding the location are in the Burnside Council area.

## Stakeholder Engagement

3. A community engagement process was conducted between October and November 2023 through Your Say Adelaide and emails were sent to sporting club lessees.
4. Alternative toilet locations were proposed on Hutt Road and Beaumont Road North. The Hutt Road location had little traction with respondents, however the Beaumont Road North location received positive feedback. It also received some strong opposition from residents – refer to [Link 1](#) for the respondents' comments. Several emails were received from sporting club members requesting not to take toilets away from the southern sporting fields.
5. After reviewing the feedback, a second round of engagement was conducted between February and March 2024 with a third option proposed at Beaumont Road South. All previous respondents from the first survey were contacted. The survey results were all positive towards the Beaumont Road South location from the feedback received – refer [Link 2](#).
6. Kurna engagement through the Kurna Yerta Aboriginal Corporation (KYAC) is not required as there are no sites of cultural significance identified at the proposed location and it does not fall within KYAC's scope ([Link 3](#)).

## Proposed Location

7. The Beaumont Road South location has been chosen as it will deliver improved outcomes for all users and as the Beaumont Road south car park will be renewed in 2025/26, the design has allowed for DDA compliant parking adjacent the toilet location.
8. As part of the car park renewal works, the car park lighting will be improved. With high usage of the car park, this will provide passive surveillance of the toilets and the Exeloo toilet has the provision to have opening and closing times, all of which are automated.
9. The toilet site has been placed outside of the tree canopies to ensure no disturbance of any significant trees located in the vicinity.
10. The sporting clubs that lease the adjacent ovals have significant patronage.
  - 10.1. Summer leases with 7 different groups with estimated weekly patronage of 850.
  - 10.2. Winter leases 7 different groups with estimated weekly patronage of 2,313.
  - 10.3. These numbers do not include ad hoc events for school sports and other sporting carnivals. The location of the toilets provides line of site from the sporting ovals and is close to the Touch Football Club rooms creating a hub of activity.
11. The proposed location of the toilet provides easy access for cyclists, walkers and runners from the Park Lands trail and southern side of Greenhill Road.
12. The original toilet site is 84m<sup>2</sup>. As part of this project this site would be demolished and returned to Park Lands. The new site will be approximately 40m<sup>2</sup>, thus returning 44m<sup>2</sup> of Park Lands to open space.

## Next steps

13. Subject to Annual Business Plan and Budget 2024/25 approvals, detailed design will be undertaken in 2024/25 ahead of construction in 2025/26, in line with the Beaumont Road South renewal works.
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## Data and supporting information

**Link 1** – Your Say Adelaide survey feedback – October to November 2023

**Link 2** – Your Say Adelaide survey feedback – February to March 2024

**Link 3** – Kaurna engagement advice

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## Attachments

**Attachment A** – Concept Plan