



Flinders Island Recreational and Community Facilities Assessment and Preliminary Infrastructure Plan – March 2014



Prepared by: Timothy Phillips

March 2014

EXECUTIVE SUMMARY

Introduction

In 2011 Council moved a motion requesting that an Infrastructure Plan for recreational and community assets be developed by Council to provide a strategic and coordinated approach to the maintenance of existing facilities as well as provide Council direction on the community's desires for new facilities. This report and preliminary infrastructure plan have been developed in response to this request.

The report focuses on Council owned recreational and community facilities on Flinders Island, although there is some discussion of assets owned by other entities and the services these assets provide so to avoid potential duplication. Furthermore opportunities to engage and work with other asset owners are also identified and discussed.

This report has been structured to provide the reader with an in depth understanding of the organisational and situational context, the identification and assessment of issues and opportunities associated with recreational and community facilities, and finally, a draft infrastructure plan and associated financial assessment.

Overview of existing recreational and community facilities

Council owns and/or leases 20 recreational and community facilities across Flinders Island, including foreshore areas and open spaces, community halls, a playground and sporting facilities. Naturally the highest concentration of facilities is around the Island's two townships Whitemark and Lady Barron.

There are a number of other public and private organisations on Flinders Island that operate recreational and community facilities. To the greatest extent possible it is incumbent on these organisations to work cooperatively to avoid duplication and ensure efficient service delivery to the Flinders Island community.

Financial context

The facilities covered by this report represent around 2.4 % of Council's total asset value with associated recurrent costs of around \$100,000/annum, as operations/maintenance cost and depreciation. The introduction of upgraded or new facilities by Council will impose new and ongoing recurrent costs on Council and as a guide this equals around 4% of the capital cost of the new or upgrade asset.

Strategic alignment

Council's 2011 Strategic Plan provides important strategic context for the project and to the greatest extent possible the project and associated infrastructure plan must contribute to these strategic focus areas.

The project team has also undertaken an assessment of a number of existing projects and programs of work that are also occurring on Flinders Island to ensure that this project is complementing those other activities and delivers integrated outcomes. Examples of other projects or programs include: strategic and statutory planning projects, the Safe Harbour Working Group, Population Health Planning etc.

Importantly the report and plan have been structured to integrate with other planning processes and provide the key inputs into Council's operational and capital budgets, the long term financial plan and the asset management plan.

Flinders Island – population overview

Australian Bureau of Statistics population data has been used to understand how the population is distributed across the Island, population trends and the age profile of the population.

The estimated residential population of the Furneaux Island Group has been in gradual decline since 2005 and has seen a drop in total population of 897 down to 807 in 2012. The most significant drop occurred between 2009 and 2010 where the estimated residential population fell by 30. Since then and based on the last three years it appears to have levelled out.

Around 56 % of the Flinders Island population reside in the two main townships of Whitemark (37%) and Lady Barron (19%).

In 2007 the Tasmanian Demographic Change Advisory Council (DCAC) produced population projections for all Tasmanian local government areas, presented as low, medium and high projection scenarios. The actual population for the Furneaux Island Group in 2011, based on ABS Census data, was roughly 12 % less than DCAC's "low" projection.

As is being experienced in the broader Australian population the Flinders Island population is aging and total population numbers in the 0-64 age range are likely to decline, while total population numbers in the 65-100 age range are likely to increase. The aging population phenomenon is an important consideration in determining the types of facilities that will be need and the actual designs, i.e. suitable for elderly uses groups.

Drivers of population change

The agriculture, forestry and fishing sector is the largest employment sector on Furneaux Island Group, representing 25% of the total workforce.

Flinders Island two largest agricultural producers/processors, Markana Park and Flinders Island Meats are both projecting increases in employment levels over the next 5 years. While this is very positive in an economic sense it is unlikely to lead to significant increases in total population.

There are expected to be no net increases in employment across local and State Government in the next 5 years.

The Enterprise Capability Mapping project has the potential to reveal additional agricultural productivity and if realised could lead to population increases on the Island's West Coast, either as internal migration of existing residents or new people coming to Island.

The Flinders Island lifestyle has the potential to be a driver for population change and combined with employment and economic development activities, may lead to real increases in population numbers.

Flinders Island – community overview

Infrastructure planning on Flinders Island must take a place based approach and seek collaboration between government, the private sector and the community as a means of achieving sustainable community outcomes.

Due to the small population and economic basis the Flinders Island community cannot afford to make poor investment decision when it comes to recreational and community facilities, it is simply not affordable and has the potential to undermine trust between the Council and the community.

The people of Flinders Island are passionate about their community and on volunteer, significant amounts of their time and energy to building and sustaining their communities. This level of engagement must be recognised, supported and developed through this infrastructure plan.

There has been a change in the nature of recreational and community activities over time with an observable decrease in team sports and an increase in individual and group based health and wellbeing activities.

In talking with Flinders Islanders, observing the Flinders Island lifestyle and reviewing data from other projects and programs, there appears to be some themes that can help define the types of recreational and community facilities important to Flinders Islanders. These are:

- health and wellbeing
- art, culture and history
- recreational boating and fishing
- foreshore recreation
- getting together.

Outcomes of stakeholder discussions

The preliminary stakeholder discussions have been a highly valuable insight into the Flinders Island community and people's thoughts and ideas around what Council should be doing with recreational and community facilities. In addition to ideas around specific facilities, three broad issues were identified through this process. Firstly, there are differences across the Island in regard to what people would like to see happen. Second, there is a strong sense of ownership for sites and the level of investment from people in helping run activities is high. Finally, the community wants to understand the decisions Council makes around these facilities and ensure that Council is being logical and equitable in its allocation of time and resources.

Preliminary infrastructure plan

The assessment report has identified 5 Strategic Investment Areas that investment in recreational and community activities should be targeting. These are:

- Recreational Boating and Fishing
- Health and Well-being
- Getting together – celebrating, remembers, sharing, learning
- Foreshore recreation – picnics, BBQs and gatherings
- Art, Culture and History

Site specific recommendations have been identified for each site as well as general recommendations for issues impacting on recreational and community facilities broadly. The

recommendations can be broken broadly into short term and medium-long term categories. The following is a summary of the main recommendations

Short term – within the next two years

- Address priority repairs and upgrades and bring all these works together into a targeted program that is managed by a dedicated project manager. This will provide the best value to Council and deliver the works in a timely and efficient way.
- Continue planning work for the Golf Club project
- Develop a specific Recreational Boating and Fishing Plan to create a whole of Island view of existing facilities and identify future potential projects and upgrades

Medium to long term

- Commence detailed planning and investigations to develop specific plans for Holloway Park and the Lady Barron Tennis Courts.
- Implement outcomes of site specific plans for Holloway Park and Lady Baron Tennis Courts.
- Finalise the master plan for Killiecrankie Recreation Area

The plan also provides a preliminary cost estimate for the short term works, which is in the order of \$600-750,000 and recommends that Council allocate funds to the program over 2 years. Note that this figure also includes previously approved funds for projects such as the Emita Hall upgrade and Whitemark Foreshore Masterplan.

A cost estimate for the medium to long term recommendations has not been provided as the specific works are yet to be defined. However, there is potentially in excess of \$1 M worth of projects to be done and requires Council to consider options for funding these works, including rate rises, debt funding or cash reserves.

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1. Introduction

Council owns or has responsibility for around 19 recreational and community facilities. These include halls, public toilets, sports grounds, playgrounds, BBQ areas, jetties, an art gallery and a museum.

As a small Council with a limited revenue base it is critical that the planning and delivery of Council services is responsive to community needs, and while Flinders Island is not experiencing rapid growth there are changes in population demographics and community expectations that need to be assessed.

Flinders Council is seeking to take a longer term and more integrated approach to the delivery of programs and services, and the assets that underpin this work.

Furthermore, as a small population reliant on a limited number of employment sectors, and just a handful of major employers, Flinders Island is susceptible to significant changes in population in a short period of time. Therefore it is crucial that any planning and delivery of services remains responsive and adaptive to these changes.

In response to this planning and operational challenges Council moved a motion in 2011 requesting the development of a Recreational and Community Facilities Infrastructure Plan (RCIP). The intention was that the RCIP would provide a strategic and coordinated approach to the maintenance of existing facilities as well as provide Council direction on the community's desires for new facilities. Refer Appendix A for a copy of the Council report and Notice of Motion.

This report has been prepared in response to that request. The report provides important background data and analysis so as to develop an understanding of the context. The report's recommendations, which include a preliminary infrastructure plan, were presented to Council by the project team through a workshop format for review prior to finalisation of this report in February 2014. It is expected that a final plan will be completed following consultation on the plan with Council and the community.

It should be noted that while this report contains a significant amount of detail the preliminary infrastructure plan does not make definitive recommendations for all sites. The reasons for this being:

- The report identifies the importance of community engagement in planning for facilities of this nature, be that across the Island broadly or options for individual sites. While the project team has undertaken preliminary stakeholder engagement to better understand broad themes and, to a limited extent specific issues, there has been no detailed engagement with the community on this project at the time of this report.
- An important step in undertaking infrastructure planning is an understanding of the costs of options so that the costs *and* benefits of these options can be compared and used to then make a decision on a final or preferred option. For some sites the project team has the view there are multiple options that need to be explored with the community and, before investing significant Council funds in preliminary designs and

construction cost estimates, believe it is prudent to seek Councils and the community views first to narrow the options.

In the absence of these process occurring and this data being obtained the author does not believe it is possible, or appropriate, to make definitive recommendations about all sites.

Section summary

Key point 1 In 2011 Council moved a motion requesting that an Infrastructure Plan for recreational and community assets be developed by Council to provide a strategic and coordinated approach to the maintenance of existing facilities as well as provide Council direction on the community's desires for new facilities. This report and preliminary infrastructure plan have been developed in response to this request.

2. Purpose & scope

The Flinders Island Recreational and Community Facilities Audit Report has been prepared to:

- Centralise current asset, property and financial information relating to Council's recreational and community facilities;
- Both qualitatively and quantitatively describe the current utilisation of Council's recreational and community facilities;
- Seek preliminary stakeholder's views on recreational and community facilities;
- Identify and assess the drivers that impact on the demand for recreational and community facilities;
- Develop a plan and recommendations for these facilities; and
- Provide key inputs for development of an asset management plan for buildings and facilities.

Section summary

Key point 2: The report focuses on Council owned recreational and community facilities on Flinders Island, although there is some discussion of assets owned by other entities and the services these assets provide so to avoid potential duplication. Furthermore opportunities to engage and work with other asset owners are also identified and discussed.

2.1 Methodology and report structure

This project has been undertaken by Council's infrastructure consultant, Timothy Phillips (Resonance Consulting) with support from Council's Community Development Coordinator, Jana Harper.

This is a lengthy report with a significant amount of data that has been presented as outputs from the key activities that have been undertaken by the project team. To assist readers this short guide to the report gives an overview of the report structure.

Phase 1: Introduction

- The relevant facilities are identified and described and their location mapped.
- A description of how infrastructure planning processes relate to other organisational planning, financial planning and asset management processes.
- Overview of population trends and characteristics.
- Discussion on the unique characteristics of Flinders Island and the people.
- Description of the concepts of people and place in the infrastructure planning.

Phase 2: Issues and opportunities

- Outcomes of preliminary discussions with a selection of stakeholders
- The strategic context and how this project “fits in” with the other projects and programs happening on Flinders Island.
- Detailed assessment of individual recreational and community facilities.

Phase 3: Preliminary infrastructure plan

- Identification of strategic investment themes and principles.
- Identification and justification of strategic and site specific recommendations.
- Discussion on implementation, including priorities, time and costs.
- Preliminary financial assessment.

Section summary

Key point 3 This report has been prepared in response to Council’s request and has been structured to provide the reader with an in depth understanding of the organisational and situational context, the identification and assessment of issues and opportunities associated with recreational and communities facilities, and finally, a draft infrastructure plan and associated financial assessment.

3. Recreational and community facilities overview

3.1 Facilities within scope of report and plan

This report and plan covers Council owned or leased recreational and community facilities on Flinders Island. Please note that the report includes small facilities that are currently neither leased or owned by Council, but should be.

A complete list of facilities is provided in Table 1. The report does not include Council’s administration centre or the library. The location of the facilities is described in Figure 1. More detailed maps for Whitemark and Lady Barron are provided in Appendix B.

No.	Facility	Primary uses
1.	Palana Open Space	Foreshore reserve
2.	Killiecrankie Recreation Area	Beach access and boat launching, occasional camping, picnics and BBQs
3.	Furneaux Museum	Displays, photographs and artefacts on the Island natural history and European and Aboriginal history.
4.	Flinders Island Cenotaph	Commemoration to those who serviced in WW1 and WW2
5.	Port Davies Boat Ramp	Recreational boat launching
6.	Emita Hall	Emita Sports Day, Cubs & Scouts
7.	Whitemark Showgrounds	Flinders Island Show, Pony Club, Netball, community events and activities
8.	Whitemark Tennis Courts	Tennis
9.	Bakery Park	Sheltered area and park
10.	James St. Playground	Children's play area
11.	The Straits Art Gallery	Community arts
12.	Flinders Arts and Entertainment Centre	Community events and gatherings, Council meetings, health and fitness activities and classes
13.	Whitemark Foreshore Area	BBQ and picnic areas, boat ramp, foreshore walks
14.	Badger Corner Boat Ramp	Boat launching facility
15.	Lady Barron Hall	Community events and gatherings, health and fitness activities and classes
16.	Lady Barron Tennis Courts	Tennis, playground equipment, amenities
17.	Lady Barron Foreshore	Walking, fishing
18.	Holloway Park	Sporting activities, community events, special interest groups
19.	Yellow Beach BBQ Area	BBQ,s picnics, community events
20.	North East River Camping Area	Caravanning and camping

Table 1 Flinders Island Recreational and Community Facilities Summary.

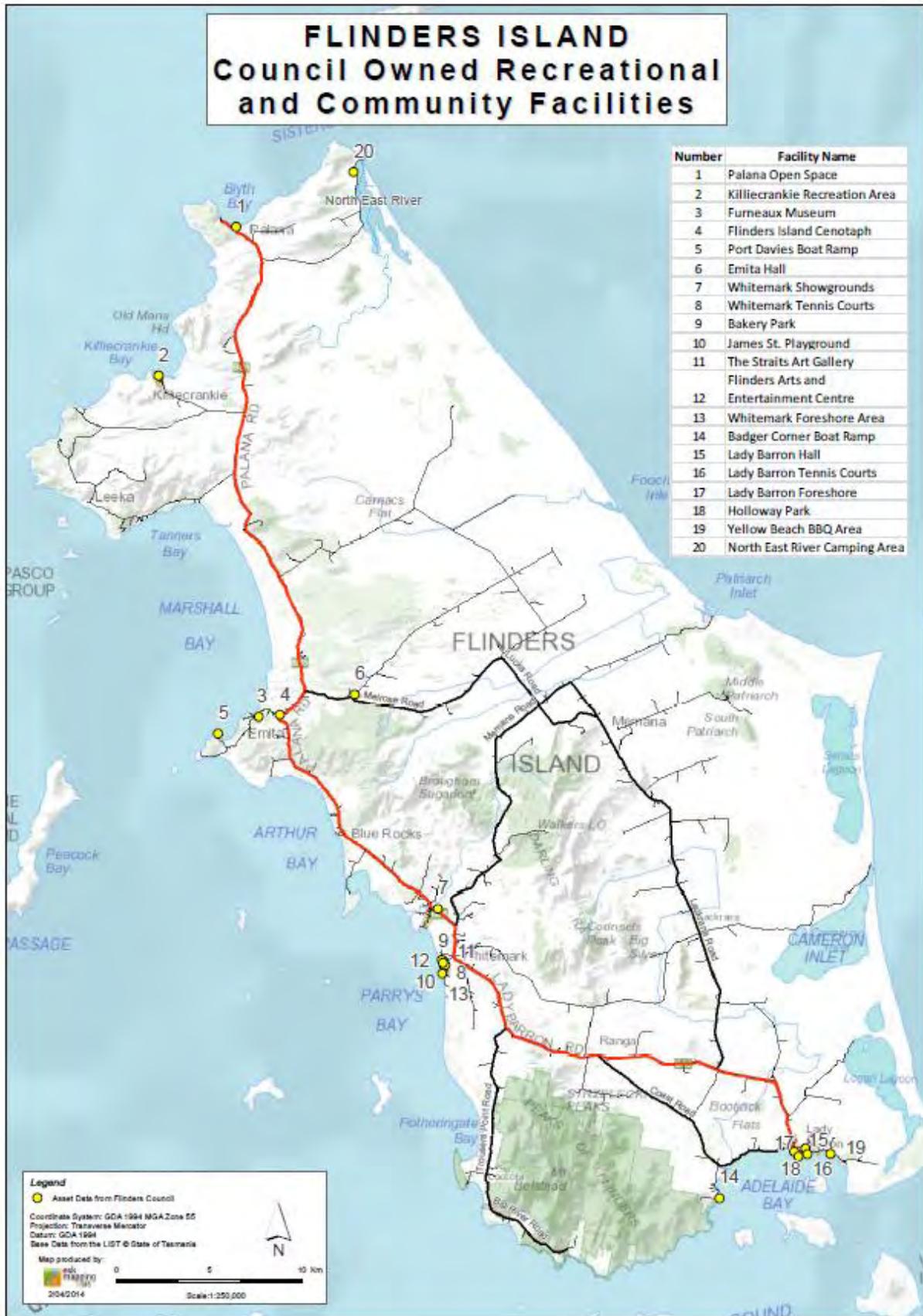


Figure 1 Recreational and Community Facilities – Flinders Island

Section summary

Key point 4 Council owns and/or leases 19 recreational and community facilities across Flinders Island, including foreshore areas and open spaces, community halls, a playground and sporting facilities. Naturally the highest concentration of facilities is around the Island's two townships Whitemark and Lady Barron.

3.2 Financial overview and context

The recreational and community facilities within this scope represent 2.4 % of the value of all of Council's buildings, property, plant, equipment and infrastructure asset class (and in terms of annual depreciation a similar percentage of total depreciation), refer Table 2. Operating these facilities incurs an approximate annual cost of around \$55,000 per annum. This cost is spread across labour, materials, maintenance, cleaning, utilities and insurance.

Asset category	Written down value (WDV)	Annual depreciation
All buildings, property, plant, equipment and infrastructure	\$77,000,450 (100%)	\$1,789,456
All buildings and facilities	\$3,246,500 (4.2%)	\$78,511
Recreational and community facilities	\$1,818,000 (2.4%)	\$42,723

Table 2 Recreational and community facilities – asset values and annual depreciation.

While depreciation is not a “cash out the door” cost it is a cost that, along with the operational costs, must be funded through Council's revenues. Combining the two cost categories represents a total annual cost of around \$100,000/annum, or 2% of annual expenditure (based on Council's total expenditure for 2012/13 of \$4,934,102).

In reading the assessment report and considering upgrades or new facilities, it is important to keep in mind that increasing Council's asset base incurs year in/year out costs that need to be funded, and as a rule of thumb for buildings and facilities, the following rates can be applied:

Depreciation - 2% of original asset value (50 year theoretical life under relevant accounting standard).

Operations & maintenance – 2 % of the asset's value at time of construction.

As an example, if Council wanted to invest in a new or upgrade facility to the value of \$200,000, this would represent additional costs to Council of around \$8,000/annum.

Section Summary

Key point 5: The facilities covered by this report represent around 2.4 % of Council's total asset value with associated operating and maintenance costs of around \$100,000/annum in depreciation and real cost.

Key point 6: Capital investments in recreational and community facilities adds around 4% of the value of the new asset to Council's annual operating costs, this includes depreciation as well as operating and maintenance costs.

3.3 Recreational and community facilities owned and operated by others

3.3.1 Tasmanian Department of Education - Flinders Island District High School

The Flinders Island District High School was established in 1991 and is operated as a combined school providing education from K-10. There are 71 enrolments (27 girls, 44 boys) and 12 teaching staff and 14 non-teaching staff.

From an education perspective student achievement is very strong and the educational experience is of high quality due to the range of facilities and activities available to students.

In addition to high quality external play spaces and sports fields the school also has a 25 metre swimming pool, full sized internal gymnasium and a tennis court. These facilities were funded through a combination of State Government funding along with community fund raising activities.

3.3.2 Tasmanian Department of Parks and Wildlife Service

In addition to Strzelecki National Park the Department also operates a number of other small picnic and camping facilities across the Island, with locations including North East River, Allports Beach, Trousers Point Beach, Lillie's Beach and Yellow Beach.

Between the Departments facilities and the main caravan/camping park at Whitemark there is no shortage of short and long term camping facilities across Flinders Island.

The relationship between Parks and Council staff is strong and productive and the two teams are currently working to better define funding and operational arrangements for the various camping and picnic areas.

3.3.3 Flinders Island Aboriginal Association Incorporated (FIAAI)

The Flinders Island Aboriginal Association Incorporated (FIAAI) is an Aboriginal Community Controlled Organisation established in 1971 by a group of local Aboriginal people and their partners. An Aboriginal Board of Management elected by the community governs FIAAI. The Board provides strategic direction to the organisation and delegates the day to day operations to the CEO.

FIAAI provides a range of services on Flinders Island including: Primary Health and Aged Care, Housing, Community Development Employment Project (CDEP), a Statewide Health Promotion Project and two business enterprises.

The Primary Health and Aged Care service employs a full time registered nurse, a number of health assistants/home carers and a range of visiting health professionals including a general practitioner, physiotherapist, dietician and diabetes educator. Services include the delivery of Aboriginal Flexible Aged Care packages, seniors exercise classes and craft activities, chronic disease early intervention and prevention activities, pharmacy services, development of care plans and a range of health promotion activities including weekly Mum's and Bub's program.

The aged care program is designed to support people to stay healthy and living in their own homes and provides in home assistance as well as Meals on Wheels.

The FIAAI Healthy Lifestyle project is based in Launceston and outreaches across Tasmania focusing on delivering health promotion messages around tobacco, nutrition and physical activity.

In terms of recreational and community facilities that fall within the scope of this project FIAAI own and operate a large administration centre across the road from the Lady Barron Hall where many organisations programs are delivered, including exercise classes, Mums and Bubs, group meetings and activities and health promotion. Furthermore, adjoining the site is a large grassy parkland and children's playground.

As part of the preliminary stakeholder discussions the project team met with FIAAI's Chief Executive Office Maxine Roughly and has held subsequent follow up discussions. Key points arising from these discussions are:

- FIAAI's health and wellbeing programs are prioritised towards FIAAI members. However, where capacity exists on a particular program or event non-members are welcome to participate.
- The grassy parkland and children's playground are viewed by FIAAI as community facilities with access provided to all members of the community.

3.3.4 Flinders Island Sports & RSL Club

The Flinders Island Sports & RSL Club ("the Sports Club") is a not for profit incorporated body that originally came into being over 50 years ago. The genesis was a small group of dedicated sporting enthusiasts who were intent at that time on creating a new home for golf on Flinders Island.

The Sports Club is located in Whitemark and includes a golf course, clubrooms, bar, extensive function facilities and recently upgraded and well patronized bowling greens. The whole site of approximately 80 acres lies in a natural bush land setting on the shores of Parry's Bay on the eastern side of the Island just below one of the highest mountain ranges in Tasmania.

Traditionally the facilities of the Sports Club have been managed, serviced and maintained by teams of volunteers from a dedicated local community. Consequently it is one of the largest of the Islands organisations but with, an extremely low financial base, the pressures have finally reached a critical point for its hard working committee. In simple terms, the Sports Club is asset rich, cash poor and relying far too heavily on its voluntary support base.

The Sports Club recently entered into discussions with Council about the potential for a partnership project that would secure the sustainability of the site. Council and the Sports Club have developed a range of options and reached agreement at a high level on the key inputs into a business plan.

In terms of recreational and community facilities, the potential partnership provides for the development of a range of facilities at the site to support health and wellbeing activities.

While it is in development phase the project has the potential to delivery significant benefits to the community.

Section summary

Key point 7: There are a number of other public and private organisations on Flinders Island that operate recreational and community facilities. To the greatest extent possible it is incumbent on these organisations to work cooperatively to avoid duplication and ensure efficient service delivery to the Flinders Island community.

4. Strategy, planning and asset management

4.1 Strategic focus areas and project alignment

Flinders Council has produced a four-year Strategic Plan that outlines how Council will contribute to community ambitions, meet its governance obligations, provide leadership and set priorities. The current Strategic Plan was adopted at the 21 April 2011 Ordinary Council Meeting.

While this project has been undertaken in response to Council's strategic focus on infrastructure, to be efficient and effective this Plan, and on ground outcomes, must align with all of the strategic focus areas to the greatest extent possible. An assessment of project alignment with the strategic focus areas is provided in Table 3.

Strategic Focus Areas (2011-2014 Strategic Plan)	Project Alignment
Environment and Natural Asset Management - An environment that maintains its diversity, uniqueness and attractiveness while supporting sustainable production and lifestyle.	The plan should seek to utilise existing facilities and sites to the greatest extent possible.
Infrastructure - Efficient and reliable infrastructure that supports and protects production, services and lifestyle.	The location and configuration of assets should support the Flinders Island lifestyle and represent good value to the community and ratepayers.
Land Use, Development and Building - A productive system of land and building development that promotes investment and activity while protecting people and the environmental characteristics of the Flinders municipal area.	Any new facilities should be sympathetic with the Flinders Island environment and to the greatest extent possible enhance the environmental characteristics.
Community Safety, Engagement and Enterprise Through positive Council-Community partnerships, enhance people's security, inclusion and Well-being.	Facilities should be maintained and operated in accordance with relevant guidelines and standards to ensure people's health and Well-being is protected. Infrastructure planning should be <i>placed based</i> and responsive to the needs of the community.
Corporate Governance and Intergovernmental Relations - Decisions are professionally and transparently made, communicated and implemented to achieve defined outcomes in the interest of the community.	Council should engage with the local community on the infrastructure plan and seek their views and input. Where possible Council should engage with other agencies to identify opportunities to work together.
Furneaux Future - A thriving, self-reliant community offering opportunities for current and following generations while maintaining core values and attributes.	The community needs to be involved in the planning and day to day management of recreational and community facilities.

Table 3 Flinders Council strategic focus areas and project alignment

Section summary

Key point 8 Council's 2011 Strategic Plan provides important strategic context for the project and to the greatest extent possible the project and associated infrastructure plan must contribute to these strategic focus areas.

4.2 Infrastructure planning and asset management processes

Good planning, be that infrastructure planning, organisation planning or project planning, provides decision makers an informed context within which to make the critical investment and operational decisions. Projects that are underpinned by good planning, quality information and sound policy receive increased community and government support and are more likely to deliver a positive outcome.

In requesting this infrastructure plan Council has recognised the need for Council to ensure that infrastructure investment decisions have a sound foundation, are prudent, provide flexibility and minimise the risk of stranded assets (dud investments).

This report and the associated infrastructure plan will provide Council with investment options. Once adopted, the plan can be considered in Council's long term financial planning and incorporated into more operational processes such as the asset management plan and the operational and capital budget, refer Figure 2.

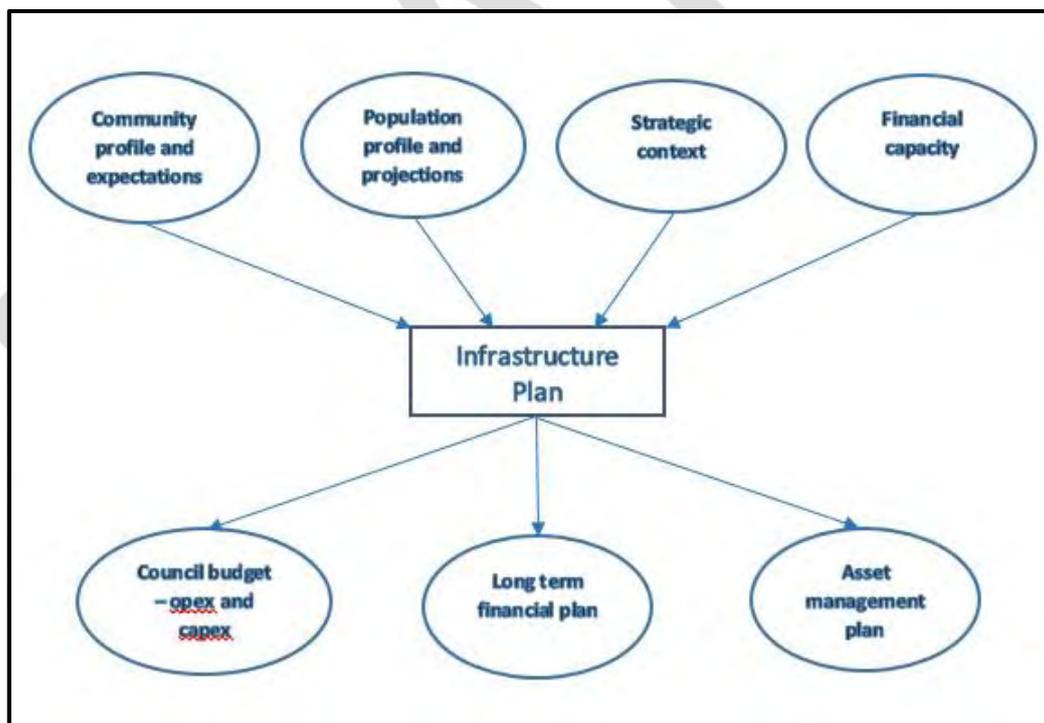


Figure 2 Infrastructure planning context and associated processes

In development of the infrastructure plan the project team has given consideration to these subsequent business processes and engaged with the relevant stakeholders to ensure they are well integrated.

Section summary

Key point 9: The report and plan have been structured to integrate with other planning processes and provide the key inputs into Council's operational and capital budgets, the long term financial plan and the asset management plan.

5. Flinders Island Population profile

The population and their characteristics are major determinants in the demand for community and recreational facilities and services. For example, with an aging population there is likely to be an increased need for highly accessible facilities. Alternatively, a population dominated by young families is going to increase the demand for early childhood facilities such as playgrounds, recreational grounds and childcare centres.

This section paints a picture of the Flinders Island population, historic changes leading up to the current population and projections into the future of the likely changes. There is also some specific discussion around local, or on Island, drivers for population change, and finally an assessment of how these demographic change scenarios may impact on the demand for services.

5.1 Data constraints and limitations

It is important to note that due to the very small population size of Flinders Island the population and associated projections are highly volatile, that is, single events or particular developments have the potential to make significant changes to the population.

The Australian Bureau of Statistics (ABS) provides population data with varying levels of resolution, which is useful in understanding how a population is distributed within a particular area, as well as the various characteristics of the population. For this project the most useful population characteristics for asset and service delivery planning, are distribution and age.

It is important to be aware that as you dig further down into the data and look for detailed information in specific locations, the amount of information made available by the ABS diminishes. This is due to confidentiality reasons, as in very small populations it actually becomes possible to identify families or individuals through the data.

Within the context of this project it is possible to produce an age profile for the Northern and Southern Areas of Flinders Island, but not down to the Individual Township or local area level, e.g. Emita, NE River, Killiecrankie etc.

In undertaking this analysis the project team has used data direct from the ABS website, special data requests to the ABS and the Profile ID portal. While all of the data is drawn from the same central dataset, i.e. the ABS Census data, there are some minor inconsistencies across the data sets. These inconsistencies are not significant and do not affect the general conclusions being drawn from the data.

Section summary

Key point 10: Australian Bureau of Statistics population data has been used to understand how the population is distributed across the Island, population trends and the age profile of the population.

5.2 Population - general

At the 2011 ABS Census the population on the Furneaux Island Group was 776 and within the study area (Flinders Island) was around 705. The Estimated Residential Population (ERP) is an additional population estimate released after the Census data and includes various adjustments. In June 2013 the ERP for the Furneaux Island Group was 807.

The 2011 Census results show a continual and gradual decline in population across the Furneaux Island Group since 2006, refer Figure 3.

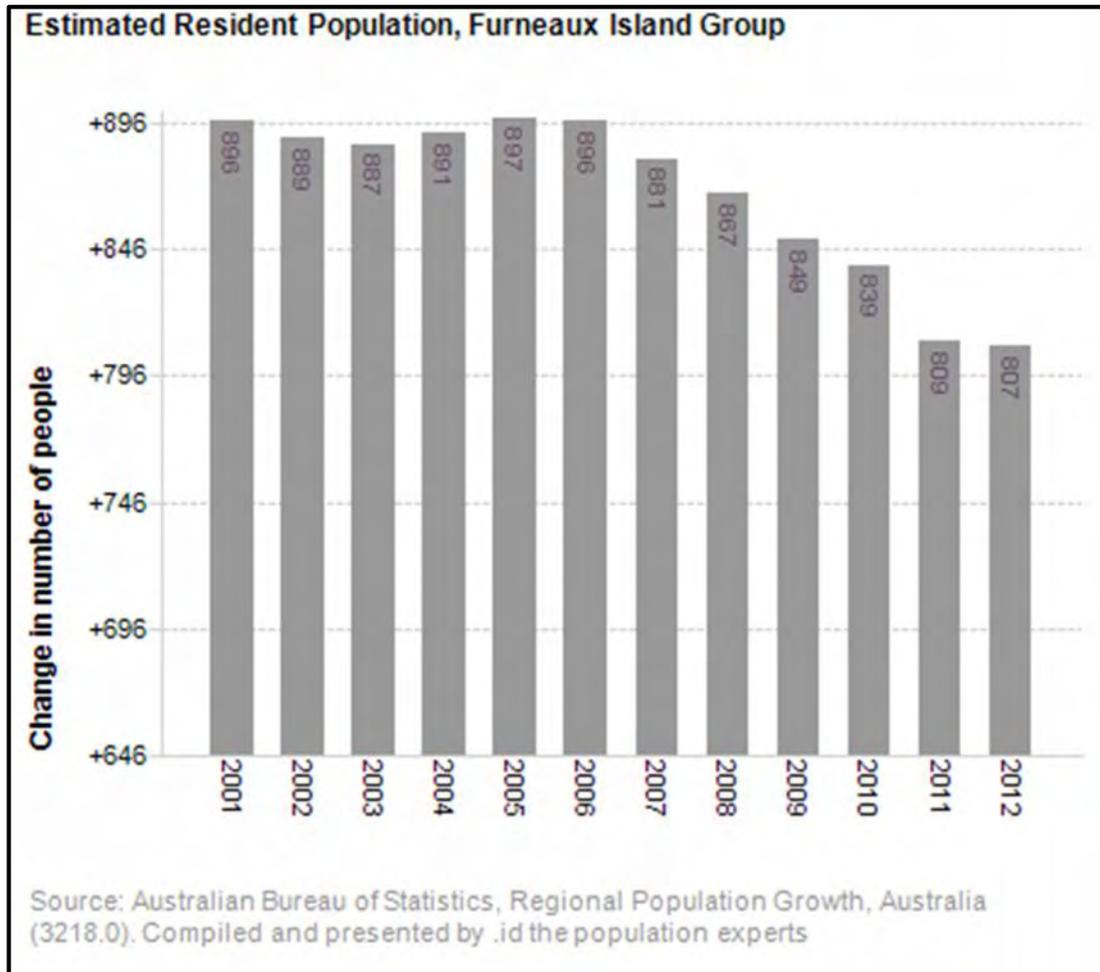


Figure 3 Furneaux Island Group – medium term population trends

Section summary

Key point 11: The estimated residential population of the Furneaux Island Group has been in gradual decline since 2005 and has seen a drop in total population of 897 down to 807 in 2012. The most significant drop occurred between 2009 and 2010 where the estimated residential population fell by 30. Since then and based on the last three years it appears to have levelled out.

5.3 Population distribution on Flinders Island

An understanding of how the population is distributed across the Island is important in understanding the levels of service residents are receiving now and for the development of long term plans for provision of future services.

The population on Flinders Island is mainly located within the Island's two townships; Whitemark and Lady Barron, where around 56% of the Island's population reside, refer Table 4. The remainder of the population is distributed across smaller townships and/or rural areas.

Area	Population	% population	Dwellings	% dwellings
Whitemark township	259	37%	174	29%
Lady Barron township	135	19%	116	19%
Flinders Island - other	312	44%	309	52%
Flinders Island - all	706	100%	599	100%

Table 4 Flinders Island: Population and dwelling distribution

Section summary

Key point 12: Around 56 % of the Flinders Island population reside in the two main townships of Whitemark (37%) and Lady Barron (19%).

5.4 Age structure

Analysis of the five year age groups of the Furneaux Island Group (the Flinders Council municipal area) in 2011 compared to Regional TAS shows that there was a lower proportion of people in the younger age groups (under 15) and a higher proportion of people in the older age groups (65+), refer Table 5.

Overall, 15.1% of the population was aged between 0 and 15, and 22.0% were aged 65 years and over, compared with 19.1% and 17.0% respectively for Regional TAS. The relative differences in age structure are similar when compared to Tasmania (as opposed to just Regional Tasmania in this report).

The major differences between the age structure of the Furneaux Island Group and Regional TAS were:

- A larger percentage of persons aged 55 to 59 (13.8% compared to 7.0%)
- A larger percentage of persons aged 65 to 69 (8.8% compared to 5.5%)
- A smaller percentage of persons aged 15 to 19 (1.7% compared to 6.7%)
- A smaller percentage of persons aged 25 to 29 (2.2% compared to 5.1%)

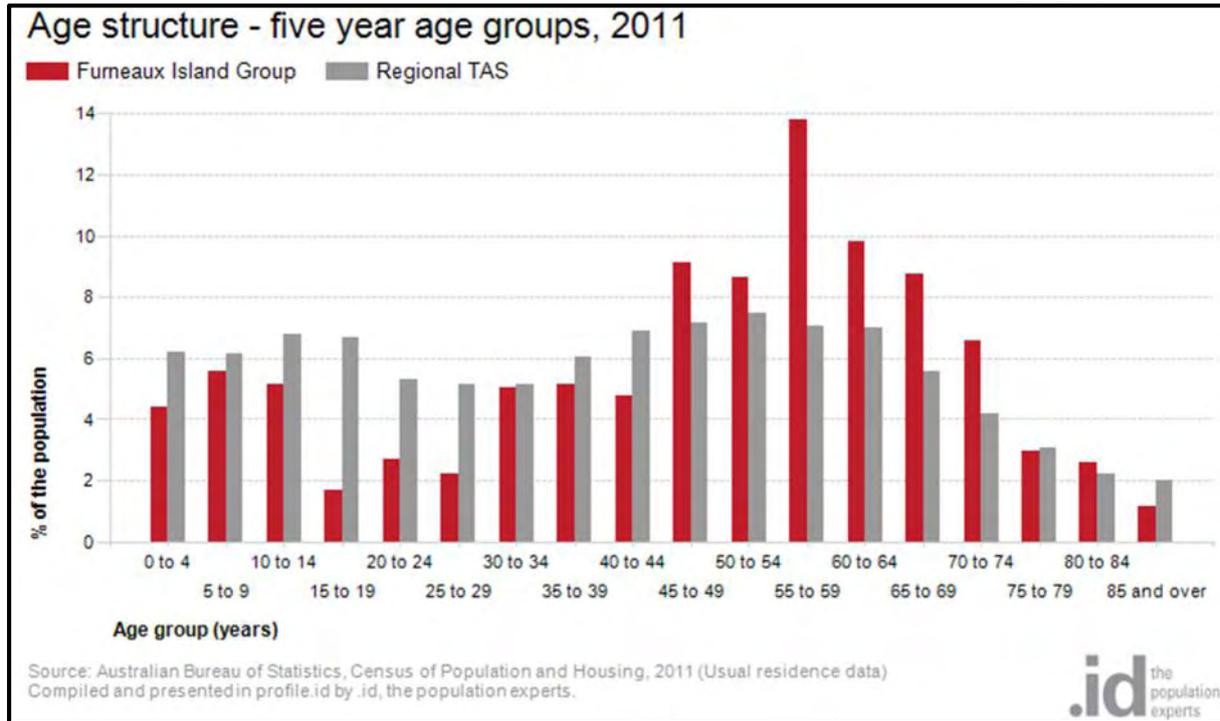


Figure 4 Age structure Furneaux Island Group and Regional Tasmania

Age structure data for the Furneaux Island Group can be analysed in more detail by using the ABS Census collection areas, these are: Whitemark, Lady Barron and Cape Barren. As this project is limited to Flinders Island only, data from Whitemark and Lady Barron collection areas will be presented and discussed. The boundary between these two collection areas is defined in Figure 5.

These collection area boundaries are historic in nature and apart from distinguishing between Whitemark and Lady Barron are not reflective of specific settlement patterns or land use types. Furthermore, age structure data is not available at greater levels of resolution (i.e. for specific townships or locations) due to confidentiality constraints from the ABS.

Although this data isn't currently available through regular census data collection points, over the last three years there has been a significant spike in the number of babies born on Flinders Island, with over 20 babies born. This rise is likely to present in the next Census with increases in population in the 0-4 age range.

Figure 6 and Figure 7 present age structure data as population and percentages for Whitemark, Lady Barron and as a combination of the two for Flinders Island.



Figure 5 Whitemark and Lady Barron Census Collection Areas

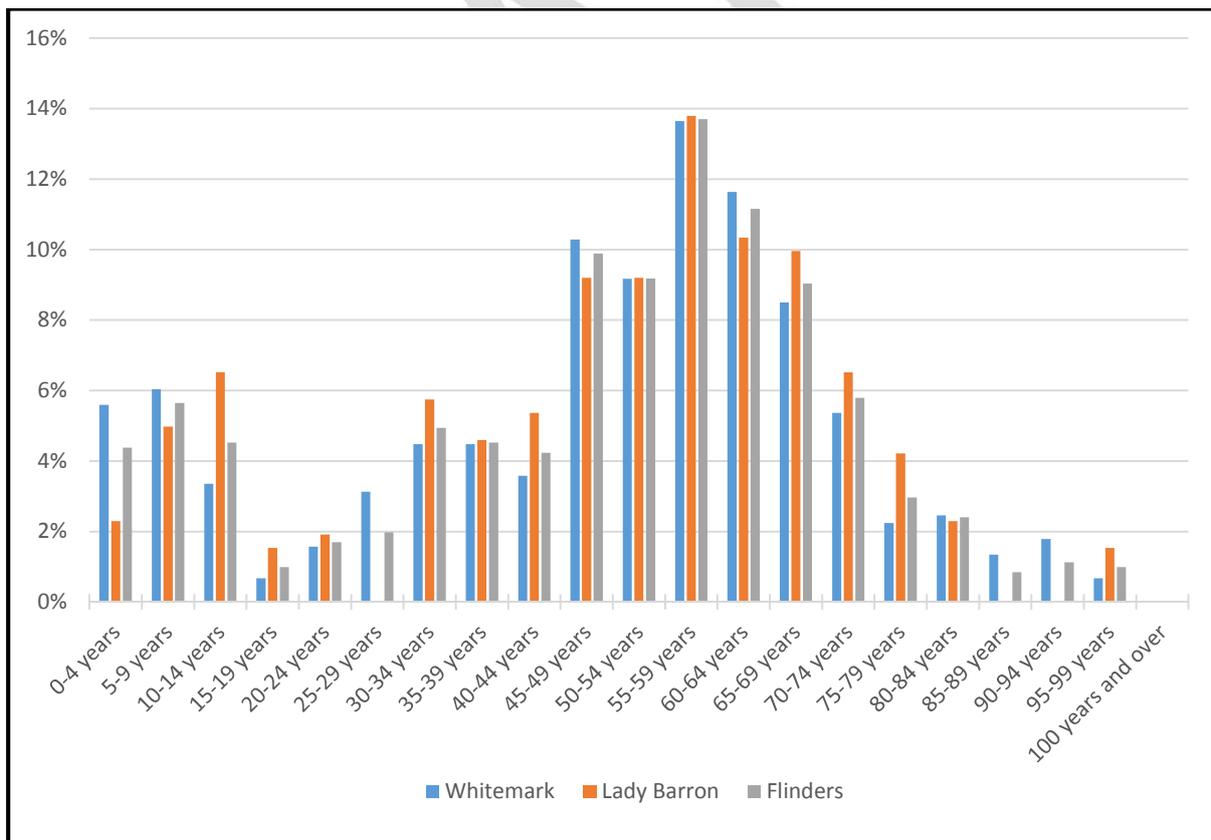


Figure 6 Age structure – 5 year groups - Whitemark, Lady Barron and Flinders Island – percentage

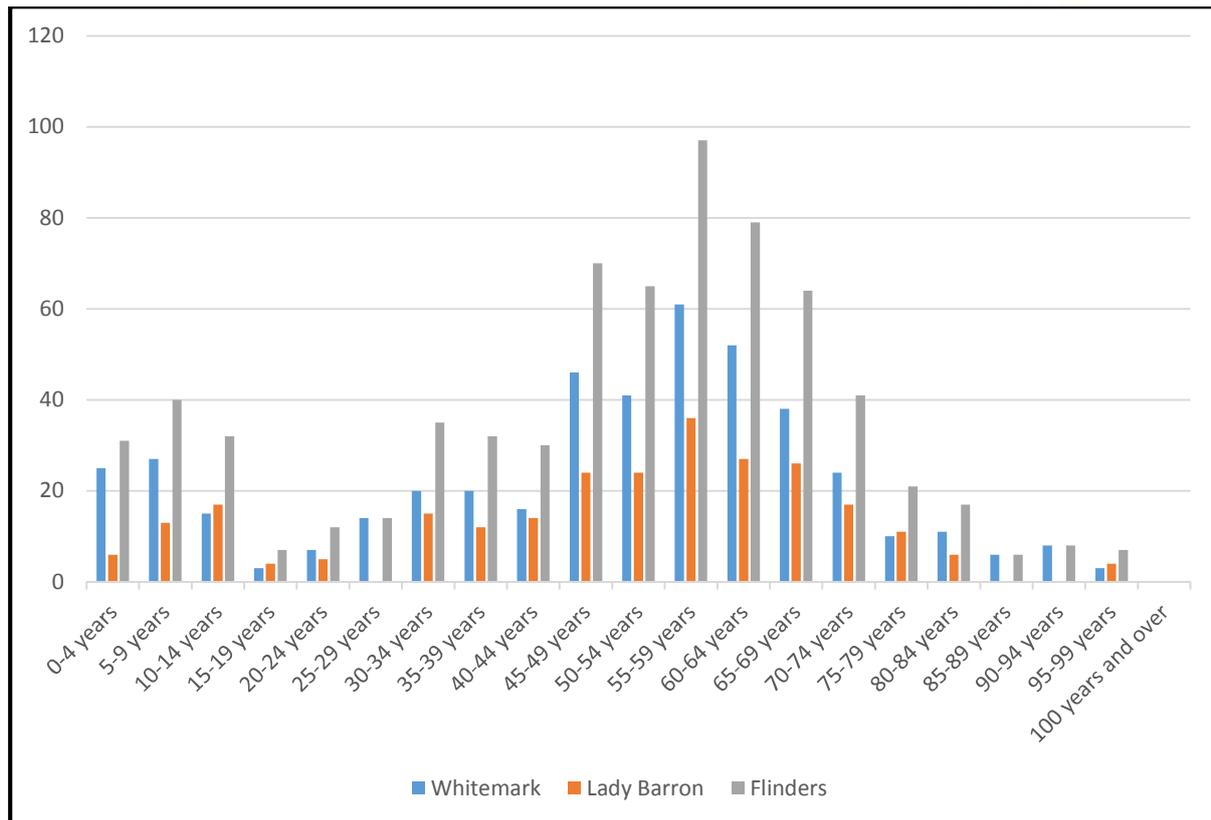


Figure 7 Age structure – 5 year groups - Whitemark, Lady Barron and Flinders Island - number (ABS 2011, presented through Profile ID)

5.5 Population Projections

In 2006, the Tasmanian Government set up the Demographic Change Advisory Council (DCAC) to develop a single set of population projections for Tasmania and Local Government Areas (LGAs). At the time of preparation of this report, the Tasmanian Department of Treasury and Finance was in the process of reviewing the projections and have advised that these were due for release before Christmas 2013. This analysis is based on the 2007 projections.

It is important to note the DCAC's work has been based on macro level drivers such as fertility, migration, mortality etc. (or assumptions in a population projection context) with limited consideration of localised drivers or events that may impact on population growth and/or decline. The projections were also done using three growth scenarios: low, medium, high, with the assumptions modified accordingly for each scenario.

The LGA projections were done on a 25-year horizon and for Flinders Council are summarised in Table 5 the changes in population, expressed as a percentage in terms of average annual change and absolute change, are also presented. The actual population, based on ABS Census data, is also provided for comparison.

Notably, DCAC's projections were not accurate for the period up to 2011 where the actual population declined by around 80 people, compared to the low growth (a slight decline) scenario in DCAC's projections.

Scenario	2001	2006	2007	2011	2020	2030	2032	% change pa (average)	% change
Low	-	-	888	881	864	829	820	-0.32%	-7.7%
Medium	-	-	888	885	895	905	900	0.05%	1.4%
High	-	-	888	888	958	1013	1025	0.57%	15.4%
Actual	878	858	-	776	-	-	-	-	-

Table 5 DCAC projections – summary of projections by scenario, and compared with actuals (Source DCAC 2007 & ABS 2013)

The DCAC projections also include detailed projections for each of the growth scenarios across various age ranges. Key observations from this data include:

- For all three projection scenarios there is a net decrease in total population between 0-64 years
- For all three projection scenarios there is a net increase in total population between 65-100 years.

Section summary

Key point 13: In 2007 the Tasmanian Demographic Change Advisory Council (DCAC) produced population projections for all Tasmanian local government areas, presented as low, medium and high projection scenarios. The actual population for the Furneaux Island Group in 2011, based on ABS Census data, was roughly 12 % less than DCAC's "low" projection.

Key point 14: Even if there is a turnaround in population numbers on Flinders Island it is unlikely to result in significant changes in the level of demand for recreational and community facilities. Taking DCAC's "high" projection as an upper end example, the Furneaux Island Group's population is projected to increase to 1025 in 2032, representing an increase of an additional 250 persons over the 2011 Census population.

Key point 15: As is being experienced in the broader Australian population the Flinders Island population is aging and total population numbers in the 0-64 age range are likely to decline, while total population numbers in the 65-100 age range are likely to increase. The aging population phenomenon is an important consideration in determining the types of facilities that will be need and the actual designs, i.e. suitable for elderly uses groups.

5.6 Drivers of population change

In a small population like the Furneaux Island Group the applicability of DCACs projections is very limited as the modelling and assumptions are coarse and more applicable to larger populations.

It is more useful to identify specific *internal* and *external* drivers of population change and in understanding these drivers, not only estimate population changes, but also develop strategies and actions to drive particular outcomes if necessary.

This section identifies and discusses some of these internal and external drivers. However, it is not intended to be used as the basis of a population projection. Furthermore, there is also a separate discussion that probably needs to happen around what is the desired upper

population for the Furneaux Island Group. Infrastructure will be an important consideration of this discussion.

5.6.1 Strategic land use planning

There are a number of planning initiatives currently underway that have the potential to stimulate population growth and economic activity, these include:

- Draft Interim Planning Scheme
- Rural Living Strategy
- Revised Structure Plan
- Enterprise Capability Mapping
- Housing Needs Study

Land use planning is a key driver to population change, the new planning scheme, the soon to be developed rural living strategy and housing needs study are all designed with the idea of increasing economic activity and stimulating population growth and associated settlement patterns.

Section summary

Key point 16: The Enterprise Capability Mapping project has the potential to reveal additional agricultural productivity and if realised could lead to population increases on the Island's West Coast, either as internal migration of existing residents or new people coming to Island.

5.6.2 Economic development and major employment

A preliminary analysis of employment and development opportunities has been undertaken for the Island's major industry sectors (refer Figure 8), which includes:

- Agriculture, forestry and fishing;
- Public administration and safety;
- Education and safety; and
- Health care and social assistance

While construction and retail trade are major employment sectors they respond to economic activity rather than drive it and have not been analysed.

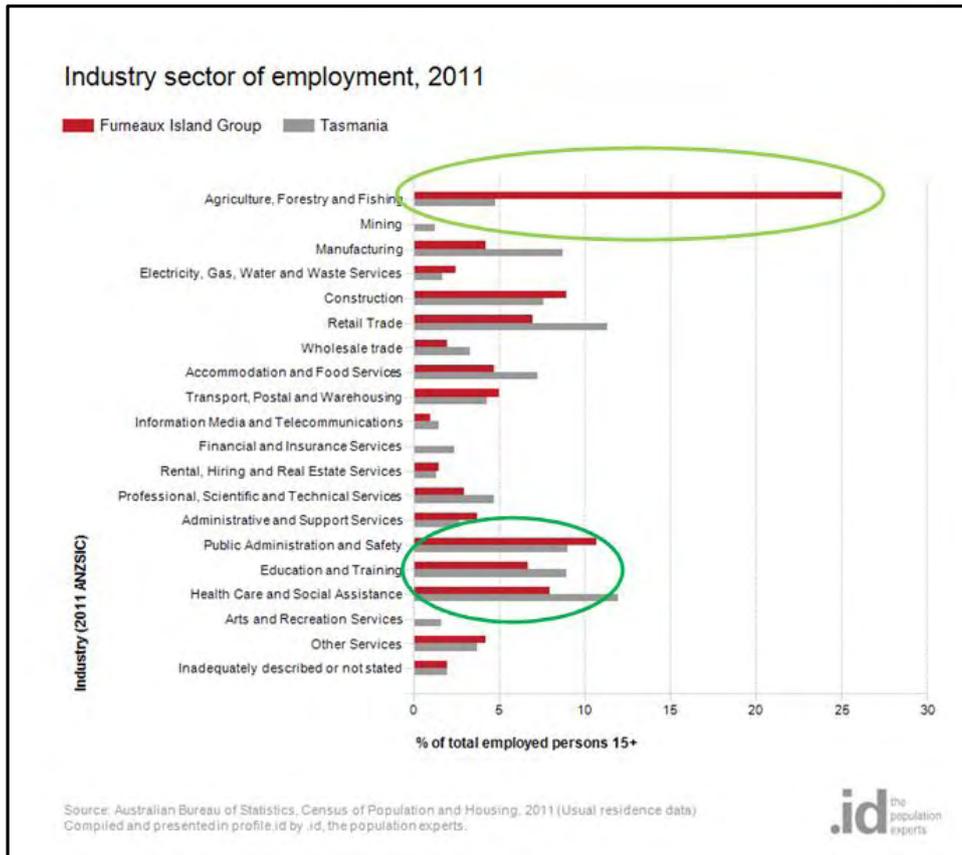


Figure 8 Furneaux Island Group – employment by Sector (source Profile ID 2013, using ABS 2011 data)

One-on-one discussions with the Island’s two major agricultural producers and processors have indicated positive growth in the short to medium term.

Flinders Island Meats are currently experiencing good growth levels. Over a 5-year outlook production is expected to at least double, taking the current employment levels of around 10 Full Time Equivalents (FTEs) to over 20 FTEs.

Markana Park currently employs around 15 FTEs on Flinders Island. The business is currently undertaking a development program and is looking to increase output significantly in the next 5 years. It is expected that within this timeframe the workforce will increase to approximately 50 FTEs, spread roughly across categories described in Table 6.

Skills category	FTEs
Machine Operators	17
Animal husbandry	20
Maintenance, fencing, mechanical & electrical	13

Table 6 Markana Park – FTEs per skills category - 5 year projection

Markana Park advises that while a proportion of this increased workforce will come from the local population, they expect that around 20 FTEs will need to come from either mainland Tasmania or Victoria.

Notwithstanding these projected increases, it is likely that any employment gains (and subsequent population increases) will be potentially offset by population migration off the Island as existing smaller landholdings are subsumed by larger properties.

Within the local and State Government sectors there are not expected to be any increases in overall employment numbers over the next 5 years, with representatives from the main organisations indicating stable, or slight decreases, in FTEs in the short to medium term.

Section summary

Key point 17: The agriculture, forestry and fishing sector is the largest employment sector on Furneaux Island Group, representing 25% of the total workforce.

Key point 18: Flinders Island two largest agricultural producers/processors, Markana Park and Flinders Island Meats are both projecting increases in employment levels over the next 5 years. While this is very positive in an economic sense it is unlikely to lead to significant increases in total population.

Key point 19: There are expected to be no net increases in employment across local and State Government in the next 5 years.

5.6.3 Regional Returners

A recent report, Talking Point: Returning to Regional Australia (2014), states that the increasing value of lifestyle, proximity to friends and family and access to schools, childcare and health services are making regional areas an attractive alternative to capital cities. Affordability is also highlighted as a key driver; with the reduced cost of housing and overall cost of living in many regions a definite draw card.

In Australia between 2010 and 2011, over 135,000 people aged 25 – 45 years old left a capital city to move interstate or into a regional area. Of these:

- 2,374 people moved from Hobart to regional TAS
- 34,551 people moved from Sydney to regional NSW
- 30,576 moved from Melbourne to regional VIC
- 37,016 moved from Brisbane to regional QLD
- 11,252 moved from Adelaide to regional SA
- 19,981 moved from Perth to regional WA

Overall, this domestic mobility led to an increase in Australia's regional population by 10,597 people.

The extent to which this migration pattern may apply to Flinders Island into the future is highly uncertain. While Flinders Island has the lifestyle values as outlined in the report, remoteness and the current limited employment opportunities may limit the extent Flinders Island will benefit from the Regional Returner movement.

However, it is interesting to note when viewing the map produced by the Regional Australia Institute showing the internal migration of people aged between 25 – 44 years old, Flinders Island ranks in the second highest level with a migration level of 100 – 500 people.

Comparatively, King Island on the other hand, ranks second lowest with a negative 500 to negative 100 level of migration (refer Figure 9

Also worth noting, in the *Furneaux Community Health Needs Survey 2013: A snapshot of our community results from the health needs survey*, shows close to 10% of respondent's that reside in the Furneaux community have only resided in the community between 0-12 months, although, whether this is the migration of regional returners in the demographic of 25 – 45 years old is uncertain.

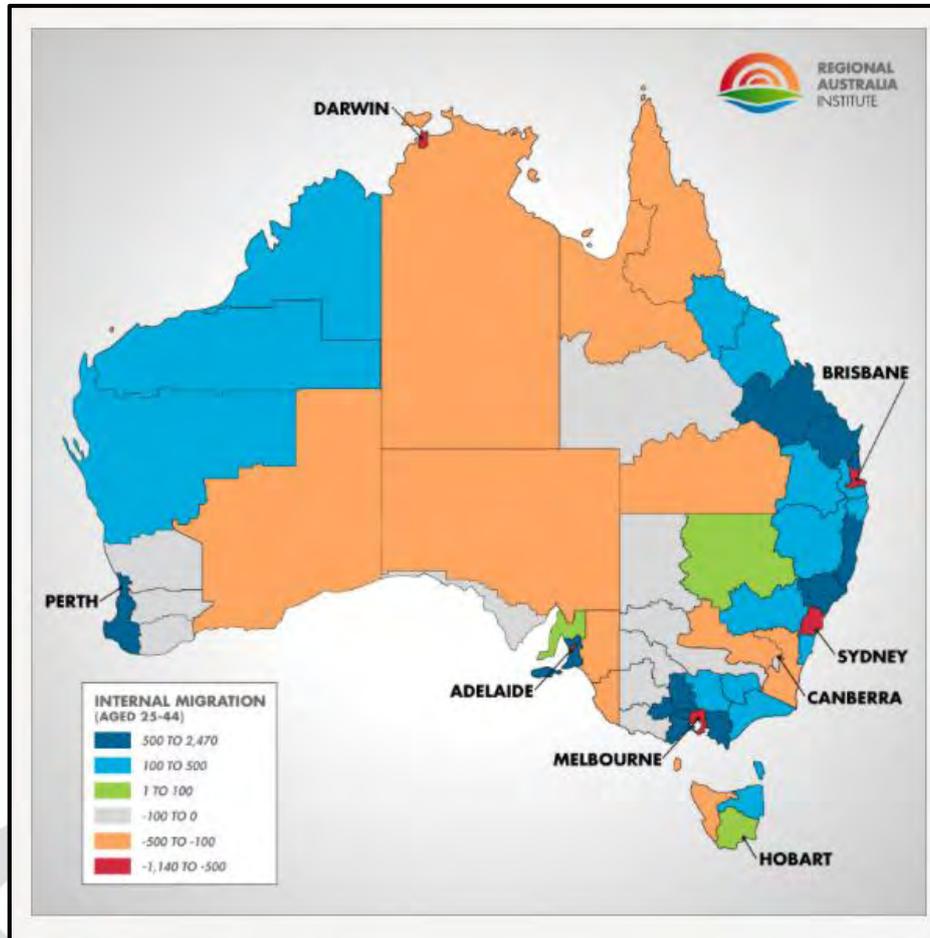


Figure 9 Regional Australia Institute – Internal migration overview

Section summary

Key point 20: The Flinders Island lifestyle has the potential to be a driver for population change and combined with employment and economic development activities, may lead to real increases in population numbers.

6. Flinders Island Community Profile

6.1 People & place

Rather than take a narrow asset management or purely financial approach to the assessment and plan, the project aims to be responsive to community desires, develop a shared vision for facilities of this type and a principle of shared investment of the essential resources, money and time. In essence this means understanding the relationship between *people* and *place*, and using this as a strong basis for investment decisions and to underpin their success.

By taking a *place based approach* to this infrastructure plan Council will ensure that the maximum benefits, thus return on investments, have the best chance of being realised. Put simply the Council and community cannot afford to keep white elephants.

In a practical sense Council has a significant role to play in:

- listening and responding to community needs and concerns.
- supporting community in achieving their aims and desires.
- facilitating collaborative efforts across all tiers of government and local organisations to help to achieve community aims.
- the provision of community infrastructure to support and add value to resident's lifestyles and livability.

6.2 Nurturing social capital

Additional development, refinement and implementation of the plan must consider and incorporate the high levels of social capital on Flinders Island, a concept that describes the value that social connections have to the individual and society. The elements of social capital include social values (especially trust) and social connections and networks (particularly a contribution by community members to voluntary organisations). It is acknowledged that local communities with high levels of social capital have better health and wellbeing outcomes and they are more resilient.

One indicator of the high level of social capital on Flinders Island is the level of volunteering. In the 2011 ABS Census, 39% of the population in the Flinders municipality aged 15 years and over participated in unpaid voluntary work. These are the high proportion of people in Tasmania and comparatively, almost double both the Tasmanian rate of 19.5% and over twice the Australian rate of 17.8%.

Voluntary work makes an invaluable contribution to the Islands' society, both economically and socially. It fosters community spirit and fulfills community needs. In the 2013 Furneaux Community Health Needs Survey, the main motivational factors relating to community volunteering in the Furneaux community shows over a quarter of respondent's answered that their reason for volunteering is 'to make a difference' and just less than a quarter of respondent's answered for 'social' reasons. Respondent's comments included: "seeing people and things succeed" and "community needs and appreciates it" as to why they volunteer.

The community's higher than average participation rate in volunteering cannot be underestimated in the context of community capacity or social capital. Much work at a Council level is being undertaken to recognise and support the contribution that these community members make to the community's health, wellbeing and lifestyle including, ensuring that Council volunteers are adequately covered under the Work Health and Safety Act and the development of a Council Volunteering strategy; supplying and maintaining a community calendar to promote community events; delivering free food handling certificate courses; facilitating and coordinating courses that build community skills; and the waiving of fees pertaining to the hiring of community assets such as halls, or public place of assembly licenses for community initiated events.

6.3 Community change

The Flinders Island community is a sparsely situated and has a predominantly ageing population. There is no public transport, kilometers of unsealed roads and a population of wallabies that heavily outweighs the population of residents (which makes driving at dusk and after dark challenging). Community spaces that are in close proximity to the main settlements are an important factor in supporting participation by all Islanders and also will assist to enhance the livability attributes and social connectedness of each of our dispersed Island's communities.

In a broader Tasmanian context Flinders Island is unique in many ways, and at the township level each community on Flinders Island is also unique; both in population and demographics. Furthermore, needs and aspirations of communities change over time, driven by factors relating to population, demographics, drivers or needs; organisational change; policy and trends.

For example, until recently the Flinders Island District High School in Whitemark hosted the annual cricket match, put on by the Tasmanian Fire Service – Flinders Island, played out in a relaxed manner with plenty of rest time to get out of the sun (or wind, as may have it) for a barbeque and refreshments. Twenty years ago the Furneaux community made use of no less than seven cricket pitches in distinct Island locations, many on private land. There were a greater number of residents and participation levels in team sport were much higher. The Island's communities would unite in competitive matches thrashed out all in good community spirit.

Overtime, in the Furneaux community there has been a considerable shift from team sports to personal fitness. The factors that have led to this shift can be contributed to: the decline in the Furneaux community's population; a higher percentage of the population in the older demographic; the skills and capacity of on-island community members to deliver fitness programs; and the shift in policy to health prevention and access to funding opportunities for health promotion activities.

Section summary

Key point 21: Infrastructure planning on Flinders Island must take a placed based approach and seek collaboration between government, the private sector and the community as a means of achieving sustainable community outcomes.

Key point 22: Due to the small population and economic basis the Flinders Island community cannot afford to make poor investment decision when it comes to recreational and community facilities, it is simply not affordable and has the potential to undermine trust between the Council and the community.

Key point 23: The people of Flinders Island are passionate about their community and on volunteer, significant amounts of their time and energy to building and sustaining their communities. This level of engagement must be recognised, supported and developed through this infrastructure plan.

Key point 24: There has been a change in the nature of recreational and community activities over time with an observable decrease in team sports and an increase in individual and group based health and wellbeing activities.

6.4 Recreational and community themes

There are a lot of factors that make Flinders Island unique and for local residents a very special place to live, work and play, you may say the Flinders Island 'lifestyle'. Capturing and describing this lifestyle with empirical data is not really something that has been attempted, but through observation (and local knowledge) something that can be described. Recent health and wellbeing data has also been utilised to add weight to key themes that have emerged through this project.

Through the preliminary stakeholder discussions and follow up "chats" that have occurred in undertaking this project the project team has identified 5 recreational and community themes that capture the things that appear to be important to the people of Flinders Island.

6.4.1 Health and well being

Numerous questionnaires and community feedback from the Healthy Islands Project (HIP) funded through Tasmania Medicare Local (TML) and delivered on Flinders Island during the years 2010 – 2013 showed a strong community need for access to physical activity classes, physical activity education sessions and long-term physical activity infrastructure on Flinders Island.

The rising importance of health and wellbeing as a significant component of the Flinders Island lifestyle can be contributed to HIP as it kick started many residents to pursue healthy and active lifestyle choices. In addition, the importance of preventative health and health promotion are evident in the policies and strategies across the current State and Federal Government's and the health funding available to communities is largely focussed on prevention and promotion.

The *Furneaux Community Health Needs Survey 2013: A snapshot of our community results from the health needs survey* completed by 26% of the population showed that just over half of the respondents would like to change aspects of their health or lifestyle. In response to how survey respondents would like to maintain or improve their health, wellbeing and community involvement; exercise, hobby, activity and volunteering rated the highest.

The survey results also highlighted the importance of physical activity to our resident's lives with over 35% of respondent's exercising every day, nearly 30% exercising 3-4 times a week with just over 20% exercising 1-2 times a week. Only just over 10% respondent's reported that they never exercise.

Nearly 35% of respondents said there were things preventing them from exercising such as: facilities, transport and motivation. And furthermore, when asked to suggest services, programmes or initiatives which are needed in the Furneaux Community which are not currently available, respondent's suggested a gym, separate pharmacy, travel and a pet event.

It is worth noting that the Flinders Island incorporated community organisation Fitness and Flinders and also the Lady Barron Fitness Club (an informal and unincorporated community organisation) both have fundraised and received grants for the purchase of exercise equipment. The Lady Barron Fitness Club operates from the Lady Barron Hall in a space upstairs that is questionable as a suitable health and fitness space for the long-term and the Fitness on Flinders equipment is in storage as no suitable space has been found post the removal of the equipment from the Flinders Island Multi-Purpose Centre since renovations commenced.

Preliminary stakeholder interviews for this project also highlighted the growing need for appropriate spaces and facilities to exercise and questions have arisen as to the appropriateness, for the long term, to provide multi-use facilities that cater to the varying needs of the community in one dedicated space such as the Flinders Arts & Entertainment Centre whereby much of the activity is centred around health & wellbeing activities; sometimes to the detriment of other community activities.

6.4.2 Arts, Culture and History

The Flinders Island community has a vibrant and active creative and performing arts sector that contributes to the quality of life of residents and also contributes positively to the experiences of visitors. Having adequate facilities to support these endeavours also stimulates community participation and pursuits in the arts.

A major factor in the growth in the number of community-initiated events over the past few years can be attributed to the upgrades and the significant investment made to the Whitemark Hall, aptly renamed the Flinders Arts & Entertainment Centre (FAEC).

The town hall prior to the major refurbishment held no more than a few events per year. Currently, the FAEC attracts a broad range of diverse community activities and events throughout the year that often attracts a quarter of the island's population.

Council's recent investment in the art gallery in Whitemark for the Flinders Island branch of the Tasmanian Regional Arts and the broader community also will support and stimulate artistic endeavours now and into the future.

The Furneaux Museum in Emita has also proven itself to be a valuable community asset in the preservation, celebration and promotion of our community's unique culture and history. The current exhibition, the History of Music and Dance in the Furneaux Group has highlighted and commemorated the varied and wonderful range of musical and dance events that have occurred across our islands; also highlighting the importance of how these events can bring our dispersed and isolated communities together.

The model in which the Furneaux Museum operates is testament to the volunteers within our community and the valuable contribution this makes to our island life and for those who visit and provides a good example of community led management and utilisation of Council assets

6.4.3 Recreational boating and fishing

The Furneaux Island group is blessed with a range of recreational boating and fishing opportunities (offshore, inshore, beach, estuary). While a boat is not always required to "get a feed", there is quality beach and estuary fishing to be found, although the majority of fishing is done from boats. In addition, fishing boats are also used for other hunting activities, as well as picnics and BBQs in remote locations and on the outer Islands.

Recreational boating and licence figures for Flinders Island indicate that boat ownership and activity is high when compared to Tasmania, showing significantly higher levels of boat ownership and numbers of licences per head of population, refer Table 7.

Measure	Tasmania	Flinders Island
Recreational boat registrations	28,833	202
Recreational boat licences	57,794	221
Population	495,354	776
Recreational boat registrations per head	1 in 17	1 in 4.0
Recreational boat licences per head	1 in 8.5	1 in 3.5

Table 7 Recreational boat registrations and licences, Flinders Island v Tasmania (MAST 11/12 and ABS 2011)

Facility	Description	Known issues
Emita (Port Davey)	Single lane concrete ramp on rock base. Recently completed project, part funding from MAST.	None
Whitemark	Single lane concrete on rock base, finger pier, good access and parking.	Frequently used.
Badger Corner	Single lane concrete ramp, built by locals around 16 years ago, treated pine pylons.	Pylons breaking up, ramp angle shallow and problematic at low tides, rocks in launch zone, ownership not defined.
Lady Barron Port	Single lane concrete boat ramp and jetty. All weather access.	Car parking very limited, access issues due to port perimeter fence and ramp design (angled sides).
Lady Barron Slipway	Sloping rock ramp.	Good access, limited car parking, ownership and maintenance not defined, subject to chop and swell surge at times, suitable for small vessels only < 6 metres.

Table 8 Flinders Island – formal boat launching facilities summary

Marine and Safety Tasmania (MAST) representatives have advised that while MAST is interested in supporting the development of boating facilities on the Island, the ongoing ownership and maintenance must rest with another organisation, usually Council.

Furthermore, MAST is aware of current issues associated with the Lady Barron boat ramp and has committed, in principle, to being part of a project that investigates options to look at alternative locations. MAST has also clearly stated that their preference is for one high quality facility in this corner of the Island.

6.4.4 Foreshore recreation – camping, beachside picnics and BBQs

Culturally, Flinders Islanders, both young and old, are passionate enthusiasts for the outdoors and spend much of their time taking part in recreational pursuits such as fishing, boating, beach activities and camping. Visitors are also drawn to the Furneaux Islands for their inherent natural assets and to fundamentally enjoy the outdoors and natural environment.

During the preliminary stakeholder consultation, the importance and the value of these recreational assets to the community were made clearly evident irrespective of the community, demographic or location.

The supply of services and facilities in coastal recreational areas are supplied by both Council and Parks & Wildlife Service (PWS) and provide value and benefits to both residents and visitors alike. Council currently has a proposed Memorandum of Understanding (MoU) with PWS that also includes some shared maintenance pertaining to Council owned barbeques.

Although it is not always clear to residents who owns any one of these particular assets, for example, Allports barbeque at Emita or the toilets at North East River (both owned and managed by PWS), recreational facilities and services consistently and overwhelmingly was raised as being of high importance to residents.

6.4.5 Getting together – celebrating, remembering, learning, sharing

The simple act of getting together can often get overlooked when compared with the more “active” types of recreational and community activities. For those members of the community who don’t go to the pub or aren’t interested in a run or a spin on an exercise bike, it is often their main recreational activity, and include things such as special interest groups/clubs (the Lapidary Society currently holed up at Holloway Park for example), parties, guest speakers, sewing and craft, cooking, community meetings, book clubs etc.

The point of difference from many of the other themes that is the less physical nature of the activities and focus on each other, ideas or specific tasks. There is also a good chance that there will be cup of tea and a good amount of nattering to go with it.

Section Summary

Key point 25: In talking with Flinders Islanders, observing the Flinders Island lifestyle and reviewing data from other projects and programs, there appears to be some themes that can help define the types of recreational and community facilities important to Flinders Islanders. These are health and wellbeing, creative and performing arts, recreational boating and fishing, foreshore recreation and getting together.

7. Strategic Alignment with existing projects and programs of work

As is typically the case in many small communities the various projects and program being undertaken by local/State/Federal government, community organisations and enterprises, volunteer groups and businesses have strong levels of connectivity and interdependency. In a remote community like Flinders Island this connectivity is even more apparent and also underpins the success of many of the initiatives.

The planning and delivery of recreational and community services happens in a broader planning and policy context, involving a number of other projects and programs of work. It is important to understand this context, the relationship between various project and programs

(Council's and others) and this particular project and, most importantly, how Council can integrate efforts to maximise the efficiency and effectiveness of services.

A preliminary analysis of relevant projects and programs was conducted during the early project-scoping phase. This process was also critical in the identification of the organisations and individuals to be included in the preliminary stakeholder discussions.

Discussion on those projects and programs considered to be of high significance to this project is Table 9.

Project, program or organisation	Strategic alignment opportunity	Strategic alignment action(s)
Education Department's assets and any future relevant strategies	<ul style="list-style-type: none"> • Education clusters and rationalisation of sites. • Curriculum issues? • Potential partnerships • Adult Education? Minimise duplication and potential to work collaboratively • School Gym: The only gym on the Island that was part funded by the community • School Pool: The only pool on the Island that was part funded by the community • Kitchen Garden/Olive Grove – community garden? 	<p>Engage with the Education Department towards development of overarching principles and agreement on use of school facilities.</p> <p>Clear direction from the Department regarding the process around School assets and facilities and their broader community use.</p> <p>Schools as a Community-Hub.</p>
Annual Budget Cycle	<p>Flag priority asset improvements and include them in following opex and capex budgets.</p> <p>Asset disposals – ensure any asset disposals/write offs are accounted for in following budget.</p>	<p>Confirm budget setting dates and incorporate into relevant Council staff work plans.</p> <p>Complete relevant tasks in time for budget process.</p> <p>Ensure resulting infrastructure plan includes financial assessment.</p>
Tasmanian Department of Premier and Cabinet (DPAC) - Community Services Hub	<p>Creation of public place and sharing of services</p> <p>Amalgamation of some sites</p> <p>Potential for new sites.</p> <p>Relocation of services to new sites</p>	<p>Engage with DPAC to understand scope, nature and timing of project.</p>

Project, program or organisation	Strategic alignment opportunity	Strategic alignment action(s)
Emita Hall Upgrade	<p>Scope of works has been defined and design drawings complete. DA & BA preparation has commenced.</p> <p>The issues and associated project provides some insights to information future processes, namely:</p> <ul style="list-style-type: none"> • Equity issues (perceived or real) and allocation of resources to projects. • Processes for involving community in the design and solutions. • Can help inform future community engagement processes on upgrade. 	<p>Discuss and review process for key learnings, particularly around mechanisms for involving the community in identify upgrade works and inputting into designs.</p> <p>Learn from the project and understand why the upgrade was controversial in some areas of the community.</p>
Population Health Planning (Tasmania Medicare Local)	Identify community health and wellbeing needs and consider them in a building and facilities context.	<p>To be delivered by end of FY14.</p> <p>Consider if there are any actions through this project that we could undertake to add value to Population Health Planning.</p>
Golf Club Private-Public Partnership	Relocation and associated timing for Council Executive functions, incorporation of community facilities and services into Council's new location.	<p>Scope and timing of project to be assessed;</p> <p>Council assistance in the development of a business case.</p> <p>Opportunity through this project to delivery significantly improved health and wellbeing facilities to Flinders Island.</p>
Tasmania Medicare Local – Rural Primary Health Service funding review	See Community Health and Planning project PLUS Community Services Hub Project needs to consider service delivery requirements of program.	Integrate requirements into project.
Whitemark Foreshore Masterplan	Permanent outdoor exercise equipment installation, Barbecue shelter, Walkways & trail ways	Infrastructure to support healthy communities

Project, program or organisation	Strategic alignment opportunity	Strategic alignment action(s)
<ul style="list-style-type: none"> • Draft Interim Planning scheme • Rural Living Strategy • Revised Structure Plan • Housing Needs Study 	<p>There is several strategic and statutory land use planning projects currently underway at the time of this report. While they won't necessarily be strong drivers for population growth they will impact on future settlement patterns and the demand for supporting infrastructure in local areas.</p>	<p>Consider impact on future settlement patterns and community demand for supporting infrastructure</p>
<p>Enterprise Capability Mapping</p>	<p>Informed enterprise decision-making within the rural living zone of the Flinders Island planning scheme and possibly identify areas of land suitable for new crops.</p> <p>Potential to drive economic development and population distribution and numbers.</p>	<p>Monitor project and consider infrastructure demand in implementation.</p>
<ul style="list-style-type: none"> • Lady Barron boat launching facilities • Flinders Island Safe Harbour Working Group 	<p>There has been an ongoing discussion in the community about the feasibility of a project to separate commercial and recreational boating facilities from the redeveloped port site and construct a new facility near the slipway. The scope of this project ranges from a simple boat ramp through to a ramp, jetty and wave protection wall.</p> <p>In recent discussions with TasPorts they have expressed their preference to relocate the existing boat ramp adjacent to the port to an alternative location.</p>	<p>Incorporate project into this plan.</p>

Table 9 Strategic alignment analysis and action plan

Section summary

Key point 26: The project team has undertaken an assessment of a number of existing projects and programs of work that are also occurring on Flinders Island to ensure that this project is complements those other activities and delivers integrated outcomes. Examples of other projects or programs include: strategic and statutory planning projects, the Safe Harbour Working Group, Population Health Planning etc.

8. Recreational and Community Facilities – individual site assessments

The following section provides a detailed assessment of each facility. The sites are presented in an anti-clockwise order, starting at Palana and moving around the Island to North East River.

Data has been sourced from multiple locations, including Council's asset register, the Tasmanian Government's "List", Council's finance system, a compliance assessment of buildings performed by Meander Valley Council staff and naturally, some local knowledge.

Each site has also been assigned a nominal score to describe the level of utilisation and overall asset condition. Reference tables that summarise describe how the condition and utilisation scores were derived are provided below.

Score	Description	Utilisation – nominal %age of available capacity/time
1	Rarely used, if at all	<5%
2	Low level of utilisation	5-30 %
3	Good level of utilisation	30-60 %
4	High level of utilisation	60-90 %
5	Very high – potentially over capacity	>90%

Table 10 Community Facilities Audit – utilisation score descriptions

Score	Description
1	Very poor condition – complete rebuild required. Access should be restricted.
2	Poor condition – major works required. Consider restricting access.
3 ¹	OK condition – works required.
4	Good condition - some minor works required
5	Excellent condition - no work required

Table 11 Community Facilities Audit – condition score descriptions

Note 1. - For open space areas where there are no built structures and there are no serious land management issues a score of 3 has been applied.

The tables also present at a dot point summary of the main issues raised in the Compliance of Flinders Island Council's Built Assets report, prepared by Meander Valley Council in February 2013 (short title, "the MVC Condition Report"). The recommendations of the MVC Condition Report have not been investigated or validated and for the purposes of this project it is assumed the report findings are accurate and comprehensive, i.e. no further condition assessments or validations were conducted as part of this project. Refer Appendix C for a full copy of the report.

The main issues raised in the MVC Condition Report have also been previously provided to two local contractors for a price estimate. The cost estimates received from the contractors were highly variable for some items and indicates that further work is required to better define the scope of work. Furthermore, it is not clear which of works would be considered capital works vs. maintenance and repairs, thus recurrent expenditure.

The location of the sites on Flinders Island is generally well known, with the exception possibly of the land associated with Palana, Killiecrankie and North East River facilities. Site specific maps have been included that define the property boundaries and are provided in Appendix D.

8.1 Palana Open Space

Name		Palana Open Space				
Details	Address	Palana Road				
	Volume/folio	21227/18				
	PID	7455593				
	WDV Land	\$120,000				
	WDV Buildings	NA				
	Tenure	Owned				
Description	<ul style="list-style-type: none"> Disused open space, known as “the bottom road” at Palana. Created as a public open space contribution associated with a subdivision in 1984 					
Primary use(s)	<ul style="list-style-type: none"> Open Space Sea access for boat launching and fishing 					
Utilisation	1 – very low ✓	2	3	4	5 - high	
Condition	1 - poor	2	3 ✓	4	5 - excellent	
Known site issues	None identified					
Comments	None					

Table 12 Palana Open Space: summary data

8.2 Killiecrankie Recreation area

Name		Killiecrankie Recreation Area				
Details	Address	Killiecrankie Road and Armstrong Road ¹				
	Volume/folio	103388/2, 103974/8, 155987/4				
	PID	1458240, 1506812, 2923634				
	WDV Land ¹	\$190,000				
	WDV Buildings	NA				
	Tenure	Land owned (facilities on Crown Land)				
Description	<ul style="list-style-type: none"> Car Park Open space 					
Primary use(s)	<ul style="list-style-type: none"> The properties are adjacent to the Killiecrankie BBQ area and toilet. The two smaller properties are used very little. The larger property (1458240) is used primarily for car & boat trailer parking. 					
Utilisation	1 – very low	2 ✓	3	4	5 - high	
Condition	1 - poor	2	3 ✓	4	5 - excellent	
Known issues	<ul style="list-style-type: none"> Previously a long drop toilet on the BBQ area site. This was decommissioned in 2013 and replaced with a portaloos during high season and when it is not in demand for other events. Council is in discussion with PWS about an alternative system and cost sharing arrangements. 					

Name	Killiecrankie Recreation Area
	<ul style="list-style-type: none"> There is a private residence between the larger property (1458240) and the coastal reserve/BBQ area.
Comments	<ul style="list-style-type: none"> Killiecrankie requires further detailed investigation and finalisation of the masterplan that was prepared for a previous grant application. (refer Appendix E) Area is fragmented and responsibility/ownership for sites and assets requires further discussion with PWS. Existing Council land may be surplus to needs, but until planning is complete all properties should be retained

Note 1: Combined land value of the three parcels

Table 13 Killiecrankie Recreation Area: summary data

8.3 Furneaux Museum

Name	Furneaux Museum				
Location	Address	8 Fowlers Road			
	Volume/folio	155460/2			
	PID	2931407			
	WDV Land	\$65,000			
	WDV Buildings	\$195,000			
	Tenure	Owned			
Description	<ul style="list-style-type: none"> Six buildings containing natural history displays, photographs, Aboriginal history, artefacts. Maintained and staffed by the volunteers of the Furneaux Historical Research Association 				
Primary use(s)	Utilised by local researchers and visitors				
Utilisation	1 – very low	2	3	4 ✓	5 - high
Condition	1 - poor	2	3	4 ✓	5 - excellent
Known issues	None identified				
Comments	The management model for this site provides a good example of community led site management.				

Table 14 Furneaux Museum: summary data

8.4 Emita Hall

Name	Emita Hall and Furneaux Recreation Ground				
Details	Address	Melrose Road			
	Volume/folio	86048/1			
	PID	6425157			
	WDV Land	\$60,000			
	WDV Buildings	\$50,000			
	Tenure	Hall site – owned, sports ground – Crown Land			
Description	Steel clad community hall – on Council owned land Sports ground – Leased.				
Primary use(s)	Annual sports day, Flinders Island Scout & Cubs				
Utilisation	1 – very low ✓	2	3	4	5 - high
Condition	1 - poor	2	3	4	5 - excellent

Name	Emita Hall and Furneaux Recreation Ground				
		✓			
Known issues	Building has serious condition issues and a major refurbishment is planned, refer MVC Condition Report The recreation ground is leased land from DPIPWE				
Current Council Resolution	<ul style="list-style-type: none"> That Council fund from reserves and to a maximum amount of \$110,000, the work necessary to ensure that the Emita Hall is weather and vermin proof and a safe, useable community facility. That Council obtain at least two quotes from builders re the renovation/repair work that is required on the Emita Hall. The essential work required, as deemed by Council staff together with the Emita Hall Committee, is as follows :- <ol style="list-style-type: none"> replace existing roof and guttering rewire the building as per electricians brief ensure that the building is vermin-proof by re- cladding the exterior walls provide the toilet facilities with disabled access Provide the services of Council's OH&S Risk Management Officer to investigate, liaise and undertake the necessary work to enable community volunteers to assist, where practicable, in the work required at the Emita Hall. Provide the services of Council's Community Development Staff to seek funding opportunities for the work required to upgrade the Hall's kitchen facilities to at least the minimum standard required for food preparation/serving. 				
Comments	<ul style="list-style-type: none"> Consider transferring the sports ground land into Council ownership. Currently owned by the Crown. Council staff have been actively working with the Emita Hall Special Committee of Council to coordinate refurbishment works also utilising community volunteers to assist where practicable. A scope of works has been complete, quotes for required works are being sourced. 				

Table 15 Emita Hall – summary data

8.5 Flinders Island Cenotaph

Name	Flinders Island Cenotaph				
Location	Address	Palana Road, Palana			
	Volume/folio	Not identified			
	PID	6424277			
	WDV Land	\$22,000			
	WDV Buildings	NA			
	Tenure	Owned			
Description	<ul style="list-style-type: none"> The Cenotaph on Flinders Island is a significant site where commemorative events, such as the ANZAC Day Dawn Service and Remembrance Day, are held. The Cenotaph also is home to the Islands' honour rolls. 				
Primary use(s)	ANZAC Day Dawn Service and Remembrance Day				
Utilisation	1 – very low	2	3	4	5 - high
		✓			
Condition	1 - poor	2	3	4	5 - excellent
				✓	

Name	Flinders Island Cenotaph
Known issues	<ul style="list-style-type: none"> • Difficult to access for persons with mobility issues • Community awareness of the site is low.
Comments	<ul style="list-style-type: none"> • At the time of writing, the final stages of a grant application is being submitted by Council with support from the Flinders Island RSL for funding to contribute to providing bench style seating, interpretative signage, improved access via a concrete pathway with handrail and solar lights to light up the Cenotaph at night.

Table 16 Flinders Island Cenotaph – summary data

8.6 Port Davies Boat Ramp

Name	Port Davies Boat Ramp				
Location	Address	Port Davies Rd., Emita			
	Volume/folio	Not defined			
	PID	Not defined			
	WDV Land	Not known			
	WDV Buildings	\$20,000 (boat ramp estimate, not on asset register yet)			
	Tenure	Crown Land			
Description	<ul style="list-style-type: none"> • Single land boat ramp – concrete construction • Project funded in part through MAST 				
Primary use(s)	<ul style="list-style-type: none"> • Boat launching facilities (ramp only) 				
Utilisation	1 – very low	2	3	4	5 - high
			✓		
Condition	1 - poor	2	3	4	5 - excellent
				✓	
Known issues	<ul style="list-style-type: none"> • Project closeout, signage and title/asset creation yet to be finalised 				
Comments	<ul style="list-style-type: none"> • New facility, no historic operating cost. Primarily concrete structures therefore expected to be low 				

Table 17 Port Davies Boat Ramp – summary data

8.7 Whitemark Showgrounds

Name	Whitemark Showgrounds	
Location	Address	Palana Road
	Volume/folio	236421/1 & 87210/3
	PID	6427726
	WDV Land	\$67,500
	WDV Buildings	\$232,500
	Tenure	Owned
Description	<ul style="list-style-type: none"> • Multi use and facility showgrounds including: <ul style="list-style-type: none"> • Exhibition hall • Amenities buildings • Tea Room • Race track and showground area 	
Primary use(s)	<ul style="list-style-type: none"> • Annual show • Community meetings • Equestrian activities • Island News printing and collation • Hired to groups requiring large gathering spaces and catering facilities. 	

Name	Whitemark Showgrounds				
Utilisation	1 – very low	2	3	4	5 - high
		✓			
Condition	1 - poor	2	3	4	5 - excellent
			✓		
Known issues	<ul style="list-style-type: none"> Facility included in MVC Condition Report. Overall structures are in good condition, however a number of items were identified as requiring maintenance and repair. 				
Comments	<ul style="list-style-type: none"> Despite the current usage and maintenance requirements, the Whitemark Showgrounds are a significant community asset that should be retained and maintained to an appropriate standard (functional). 				

Table 18 Whitemark Showgrounds – summary data

8.8 Whitemark Tennis Courts

Name	Whitemark Tennis Courts				
Details	Address	7 Walker St			
	Volume/folio	67128/6			
	PID	6427160			
	WDV Land	\$80,000			
	WDV Buildings	\$20,000			
	Tenure	Owned			
	Description	Disused tennis courts			
Primary use(s)	None				
Utilisation	1 – very low	2	3	4	5 - high
	✓				
Condition	1 - poor	2	3	4	5 - excellent
	✓				
Known issues	Poor condition, not utilised				
Comments	Facility appears to provide limited value to the community. Consider disposing of asset or investigate options for changing the use.				

Table 19 Whitemark Tennis Courts – summary data

8.9 Bakery Park

Name	Bakery Park				
Details	Address	Lagoon Road			
	Volume/folio	Not known			
	PID	2091532			
	WDV Land	\$38,000			
	WDV Buildings	\$5,000			
	Tenure	Owned			
	Description	Grass park, covered picnic table			
Primary use(s)	Open space, lunchtime eating				
Utilisation	1 – very low	2	3	4	5 - high
			✓		
Condition	1 - poor	2	3	4	5 - excellent
			✓		
Known issues	None identified				
Comments	-				

Table 20 Bakery Park, Whitemark – summary data

8.10 James St. Playground

Name		James St. Playground				
Details	Address	6 James St., Whitemark				
	Volume/folio	Not known				
	PID	6426344				
	WDV Land	Not known				
	WDV Buildings	Not known				
	Tenure	Owned				
Description	Fenced play equipment					
Primary use(s)	None					
Utilisation	1 – very low	2	3	4	5 - high	
			✓			
Condition	1 - poor	2	3	4	5 - excellent	
			✓			
Known issues	None identified					
Comments	Title and asset issues to be resolved along with FAEC and adjacent dwelling.					

Table 21 James St. Playground – summary data

8.11 Strait Works Gallery

Name		The Straits Art Gallery				
Details	Address	Patrick St, Whitemark				
	Volume/folio					
	PID					
	WDV Land	Leased				
	WDV Buildings	\$27,000				
	Tenure	Building owned, land leased				
Description	Community art gallery					
Primary use(s)	Exhibition space					
Utilisation	1 – very low	2	3	4	5 - high	
			✓			
Condition	1 - poor	2	3	4	5 - excellent	
			✓			
Known issues	None identified					
Comments						

Table 22 The Straits Art Gallery – summary data

8.12 Flinders Arts & Entertainment Centre (FAEC)

Name		Flinders Arts & Entertainment Centre (FAEC)	
Details	Address	7 Walker St	
	Volume/folio	8208/1	
	PID	6426344	
	WDV Land	Not on asset register	
	WDV Buildings	Not on asset register	
	Tenure	Not well defined	

Name	Flinders Arts & Entertainment Centre (FAEC)				
Description	Multi-use community hall recently upgraded.				
Primary use(s)	<ul style="list-style-type: none"> • Community Events • Council Meetings and Workshops • Community Meeting space • Court House • Singing lessons • Fitness, health & wellbeing classes 				
Utilisation	1 – very low	2	3	4	5 - high
					✓
Condition	1 - poor	2	3	4	5 - excellent
					✓
Known issues	<ul style="list-style-type: none"> • Curtains/Blinds needed • Requires cooling system (Upgrade costs being investigated as per Council resolution of December 2013.) 				
Comments	<ul style="list-style-type: none"> • Since the upgrade to the Hall, community usage has increased dramatically. So much so that recent issues between different user groups are causing some community groups to look for other spaces to hold their committee meetings. • At the time of writing, the architects that designed the Flinders Arts and Entertainment Centre (FAEC) have been requested to consider the options available and provide a report and quotes back to Council. • Title issues need to be resolved and asset created on Council's asset register for land and buildings 				

Table 23 FAEC / Whitemark Hall – summary data

8.13 Whitemark Foreshore

Name	Whitemark Foreshore area				
Location	Address	The Esplanade, Whitemark			
	Volume/folio	Not identified			
	PID	6426096			
	WDV land	\$100,000			
	WDV Buildings	\$40,000			
	Tenure	Majority of area Leased, small portion owned by TasPorts			
Description	Foreshore open space, toilets, BBQ area, boat ramp and jetty				
Primary use(s)	Recreation and leisure				
Utilisation	1 – very low	2	3	4	5 - high
				✓	
Condition	1 - poor	2	3	4	5 - excellent
	✓				
Known issues	<p>The existing toilet block and barbeque building (commonly referred to as the Opera House and currently without any barbeque facilities) are both in disrepair; poor condition; and structurally are unsound.</p> <p>A section of the foreshore, previously considered to be leased by Council, is owned by TasPorts.</p>				
Current Council Resolution	<ul style="list-style-type: none"> • Council adopts the Whitemark Foreshore Redevelopment Plan and directs staff to submit a Development Application for the establishment of the exercise equipment and BBQ Shelter. (March 2014) • That Council re-directs the sum of \$10,000 from the Whitemark Entry Project to the Whitemark Foreshore Project and that the combined funds of \$20,000 be used to purchase a suitable outdoor barbecue and replace the existing “opera house” structure. (March 2013) 				

Name	Whitemark Foreshore area
	<ul style="list-style-type: none"> • Council requests the General Manager seek quotes for the demolition of the existing "Opera House" structure and for the design and construction of a basic shelter and BBQ for the site. These quotes are to be presented to Council for formal consideration. (March 2013) • That Council agrees to the installation of a series of Outdoor Exercise Stations (funded via a \$30,000 grant from Healthy Islands Project) on the land leased by Council and commonly known as the Whitemark Foreshore. Additionally that Council provides "in-kind" support i.e. site works and equipment installation to the value of \$5000. This sum of money to come from Council's Public Open Space fund. (March 2013)
Comments	<ul style="list-style-type: none"> • A Councilor resolution and budget allocation has been provided to replace the existing 'Opera House' and provide barbeque facilities. • A successful grant for outdoor exercise equipment is awaiting installation post planning approval, a budget allocation for this has been provided by Council. • At the time of writing, the project-working group is undertaking some planning into the future needs and improvements on the Foreshore for a staged improvement approach. The Whitemark Foreshore Plan has been adopted and the Crown Land Approval and Development Application are both in progress. • During the 2013/14 6-month Council budget review, a further budget allocation has been allocated to complete works for the barbecue facilities. • It is recommended that a budget allocation to improve the toilet facilities be considered by Council in the 2014-15 budget.

Table 24 Whitemark Foreshore – summary data

8.14 Badger Corner Boat Ramp

Name	Badger Corner boat ramp				
Location	Address	Badger Corner Rd			
	Volume/folio	Not defined, part of coastal reserve			
	PID	Not defined			
	WDV Land	Not known			
	WDV Buildings	Not known			
	Tenure	Crown Land			
	Description	Single land concrete boat ramp with pylons (most broken off)			
Primary use(s)	<ul style="list-style-type: none"> • Recreational and commercial boat launching • High level of use during mutton bird season 				
Utilisation	1 – very low	2	3	4	5 - high
		✓			
Condition	1 - poor	2	3	4	5 - excellent
	✓				
Known issues	<ul style="list-style-type: none"> • The boat ramp was constructed and funded by the local community members • It requires minor works to increase the functionality and safety (\$5-10K). These works could be completed during the adjacent bridge upgrade. In principle agreement from MAST to part fund works. 				

Name	Badger Corner boat ramp
Comments	<ul style="list-style-type: none"> Currently not a Council asset is should be excised from the current foreshore reserve and transferred to Council ownership, otherwise MAST is unable to fund the works.

8.15 Lady Barron Hall

Name	Lady Barron Hall				
Location	Address	10 Main St., Lady Barron			
	Volume/folio	216590/7			
	PID	6430431			
	WDV Land	\$32,000			
	WDV Buildings	\$113,000			
	Tenure	Owned			
Description	Timber and brick				
Primary use(s)	<ul style="list-style-type: none"> Community Hall Fitness classes Gymnasium 				
Utilisation	1 – very low	2	3	4	5 - high
			✓		
Condition	1 - poor	2	3	4	5 - excellent
			✓		
Known issues	<ul style="list-style-type: none"> Toilets need to be upgraded to provide disabled access. Kitchen requires replacement Minimal storage options Ventilation in upstairs gym inadequate Minor modifications to ingress/egress required for fire safety Windows require replacement 				
Comments					

Table 25 Lady Barron Hall – summary data

8.16 Lady Barron Tennis Courts

Name	Lady Barron Tennis Courts				
Location	Address	Franklin Parade			
	Volume/folio	155686/1 & 155694/1			
	PID	6430351			
	WDV Land	\$77,500			
	WDV Buildings	\$52,500			
Description	<ul style="list-style-type: none"> 2 Concrete tennis courts Children's play equipment Amenities block Disused small building 				
Primary use(s)	<ul style="list-style-type: none"> Occasional Tennis match Young children cycle on courts Occasional camper in/off boat 				
Utilisation	1 – very low	2	3	4	5 - high
	✓				
Condition	1 - poor	2	3	4	5 - excellent

Name	Lady Barron Tennis Courts				
		✓			
Known issues	<ul style="list-style-type: none"> • Repair surface, nets and fencing at Tennis Courts • Toilets in very poor condition • Playground equipment in poor condition and unlikely to comply with current standards • Disused building structurally OK 				
Comments	<ul style="list-style-type: none"> • The Lady Barron Tennis courts are sited very close to the working port area. It has been identified that it may be necessary to provide provision for a 'common area' to be developed for community access to freight. Exploration currently is being undertaken to identify the most suitable area for this. This may impact on the tennis court site. • The site also has the potential to address other needs in the community such as amenities for visiting yachties. 				

Table 26 Lady Barron Tennis Courts – summary data

8.17 Holloway Park

Name	Holloway Park				
Location	Address	29 Barr St			
	Volume/folio	Not identified			
	PID	6429553			
	WDV Land	Leased – does not appear in asset register			
	WDV Buildings	Leased – does not appear in asset register			
Description	<ul style="list-style-type: none"> • Building • Outdoor play equipment • Concrete netball court • Treated pine playground • Sports field 				
Primary use(s)	<ul style="list-style-type: none"> • Very limited use in past 10 years • Small section leased to Lapidary society, little activity • Recently hosted Lady Barron Festival 				
Utilisation	1 – very low	2	3	4	5 - high
	✓				
Condition	1 - poor	2	3	4	5 - excellent
				✓	
Known issues	<i>MVC Condition report summary</i> <ul style="list-style-type: none"> • Provide additional exit signage • Ensure all exits have lever set and non-lockable from inside • Remove treated pine play equipment • Replace water tank • Paint external FCS 				
Comments	<ul style="list-style-type: none"> • Facility is shown as leased and therefore not on asset register • Condition score reflects primarily building and structures 				

Table 27 Holloway Park – summary data

8.18 Yellow Beach BBQ and Picnic Areas

Name		Yellow Beach BBQ and Picnic Areas				
Location	Address	Pot Boil Road				
	Volume/folio					
	PID	6431880				
	WDV Land					
	WDV Buildings					
Description	<ul style="list-style-type: none"> Shelter and BBQs Camping and toilets Water tank 					
Primary use(s)	<ul style="list-style-type: none"> Public access BBQ area Overnight camping Associated with adjacent beach Community events 					
Utilisation	1 – very low	2	3	4	5 - high	
			✓			
Condition	1 - poor	2	3	4	5 - excellent	
				✓		
Known issues	Facilities generally in good condition <i>MVC condition report</i> <ul style="list-style-type: none"> Water tank and stand need replacing 					
Comments	<ul style="list-style-type: none"> Site is leased Cleaning undertaken by Parks and Wildlife Service Land value in asset register, but not buildings 					

Table 28 Yellow Beach BBQ Area

8.19 North East River Road Camping area – summary data

Name		North East River Camping Area				
Details	Address	North East River Road (refer)				
	Volume/Folio	127060/1				
	PID	1762525				
	WDV Land	\$57,500				
	WDV Buildings	na				
Description	<ul style="list-style-type: none"> Informal caravan and camping area. Land only, no buildings or structures Site created by Council following DPIPWE shack sites project with intention of developing the site further 					
Primary use(s)	Caravans and camping					
Utilisation	1 – very low	2	3	4	5 - high	
	✓					
Condition	1 - poor	2	3	4	5 - excellent	
			✓			
Known issues	<ul style="list-style-type: none"> Anecdotally a few locals use the site No amenities 					
Comments	<ul style="list-style-type: none"> Site is essentially not costing Council any money, but offers no immediate or strategic value to the community. 					

Table 29 NE River Camping Area- summary data

9. Preliminary stakeholder analysis

A preliminary round of stakeholder engagement was undertaken in the early phases of the project. The purpose of the stakeholder engagement process was to:

- Increase the project teams understanding of the level and type of use being undertaken at various sites.
- Identify operational issues associate with current facilities
- Seek views on various options for relevant sites

A list of stakeholders is provided in Appendix F.

These discussions have been critical in providing the project team a community and users perspective on recreational and community facilities, not only of the facilities themselves, but also of the service delivery model and associated business processes employed by Council in operating these assets.

Each community has different needs

While the Flinders Island community as a whole is a small community the needs and expectations across the Island's different communities differs somewhat. These differences appear to be driven by population demographics and historical connections to facilities and sites.

During the initial consultation phase with community members it became clearly evident that each of these communities is unique with their own particular issues, concerns and aspirations for the assets that relate to them. Commonly, all communities acknowledged the importance and relevance of Flinders Island's natural, built and social assets that relate to their locale and their relationship to their cultural and social needs. Place-based approaches commonly acknowledge the assets that already exist within communities and work by supporting and building this capacity to empower communities to address their own issues, in their own ways.

The aim of a place-based approach is to encourage people to be empowered to help make decisions that affect their lives by providing support to create the conditions needed for a healthy and happy life.

Strong sense of ownership, social capital is high

During the preliminary consultation phase significant social capital and community capacity was observed by the project team. This is supported by the 2011 Census figures that show the rate of participation in community life through volunteering in the Flinders municipality is 39%, almost double the Australian average and nearly twice that of the Tasmanian average.

One of the key learning's for this project from this observation is the importance of strong engagement with the community on the infrastructure plan and associated projects. The social capital in the community cannot be taken for granted and engagement is fundamental to shaping the plan and making it successful.

A good eye on equity issues

It is clear that community members have an eye on what is happening in other parts of the Island and often questioned the project team about why certain areas were receiving funding for particular projects and conversely why specific projects in their patch appear to not be supported by Council.

These were reasonable questions and in most cases appeared to be driven by the recognition of the need for Council to be prudent with expenditure.

Section summary

Key point 27: The preliminary stakeholder discussions have been a highly valuable insight into the Flinders Island community and people's thoughts and ideas around what Council should be doing with recreational and community facilities. In addition to ideas around specific facilities three broad issues were identified through this process. Firstly, there are differences across the Island in regard to what people would like to see happen. Second, there is a strong sense of ownership for sites and the level of investment from people in helping run activities is high. Finally, the community wants to understand the decisions Council makes around these facilities and ensure that Council is being equitable in its allocation of time and resources.

10. Preliminary Infrastructure Plan

A preliminary infrastructure plan has been prepared based on key findings from the recreational and community facilities assessment and associated stakeholder consultation activities.

The plan is comprised of six key areas:

Strategic investment themes – identification of those areas the Council should be investing in to support recreational and community activities on Flinders Island

Investment principles – considerations to take into account when making decisions on the plan

Strategic recommendations – high level recommendations that relate to specific topics or stakeholders, rather than specific sites

Site specific recommendations – targeted recommendations about specific sites

Implementation framework – a framework to the recommendations into a plan that is resourced, prioritised and programmed

Financial assessment – preliminary assessment of the short term impact, and suggested allocations, as well as long term impact in a financial sustainability context

10.1 Strategic investment areas

These strategic investment areas provide guidance on the type of recreational and community activities that investments should target. The themes have been derived directly from the assessment report.

Strategic Investment Area	Typical activities
Health and Well Being	Individual and/or group exercise, gym work, yoga/meditation/pilates, stretching, walking, running, riding
Arts, culture and history	Theatre and musical performance, workshops, exhibitions and displays, presentations, historical displays and interpretations
Recreational boating and fishing	Boat launching and retrieval, boat wash down, fish cleaning, amenities
Foreshore recreation – camping, picnics & BBQs	Long or short term camping, beach BBQs and bonfires, picnics, learn to surf school
Getting together – celebrating, learning, sharing, remembering	Craft groups, special interest groups, parties, dances, community events and special presentations, fairs and markets

10.2 Investment principles

A set of investment principles have been formulated to guide decisions and the assessment of options within the Preliminary Infrastructure Plan. The principles don't direct where investments should be made (that is the purpose of the Strategic Investment Areas), rather they provide considerations or criteria on how to select a preferred option.

The investment principles provide a framework for help guide decisions on where the Council's energy and resources should be placed.

Investment principles	Description
The investment needs to align to the greatest extent possible with Council's current strategies and priorities.	These investment need to be ticking as many boxes as possible from Council's Strategic Plan. This document was put together in consultation with the community and from an overarching perspective is the community's statement on what is important to them and where they want Council to focus.
The best kinds of investments are those that lever off existing sites.	In a small community like Flinders Island there is no demonstrated need to be expanding Council's land holdings. It is generally better to do something with what you have than go and build something completely new at a new site. The less sites Council has to manage the better.
There is good evidence of demand and community support for the particular service or opportunity the investment provides.	Council and the community are not interested in speculative investments. An "if we build it they will come" approach is not affordable or appropriate. The investment needs to provide for services or opportunities that align with strong community messages and demonstrated needs.
The investment must provide for high levels of access to all users of all ages, with particular consideration for an aging population.	The Flinders Island population is ageing, therefore any investment must provide for high quality access for all and in addition to meeting disability design access requirements, be designed with an ageing population in mind at all times.

10.3 Strategic and site specific recommendations

Strategic and site specification recommendations have been developed from the assessment report. Justifications for the recommendations are included as well as identification of the relevant Strategic Investment Area the recommendation addresses.

Issue	Strategic Recommendation(s)	Justification	Strategic Investment area(s)
Recreational Boating and Fishing Plan	<i>Recommendation 1: In consultation with MAST and local user groups develop a Recreational Boating and Fishing Plan for Flinders Island to guide the ongoing operation, maintenance and future provision of recreational boating and fishing facilities.</i>	Recreational boating and fishing is a significant part of the Flinders Island lifestyle, potentially one of the defining aspects, and warrants particular focus to ensure efforts are aligned across the various stakeholders and to put users in a strong position to access additional funds or grants that support events or infrastructure upgrades.	Recreational Boating and Fishing
The Golf Club Public Private Partnership (PPP)	<i>Recommendation 2: That Council progress work on the Golf Club Public Private Partnership as a means of relieving “pressure” on the Flinders Arts and Entertainment Centre and provision of modern health and Well-being facilities at a redeveloped Golf Club site</i>	<p>Council has previously affirmed its interest in exploring a partnership with the Golf Club and has directed the General Manager to continue working with the Flinders Island Sports & RSL Club to further explore opportunities relating to the development of a recreational, community facilities and housing hub at the Golf Club site.</p> <p>This recommendation and the associated Justification needs be read in conjunction with the site-specific recommendations for FAEC, which in summary address the fact that the site is reaching capacity and there are increasing occasions of incompatible uses at the site.</p>	Health and Well-being Getting Together
Memorandum of Understanding (MoU) with the Department of Education	<i>Recommendation 3: Initiate dialogue with the Department of Education towards development of a MoU between the Department and Council (on behalf of the community) to formalise access arrangements to the School's swimming pool and gymnasium.</i>	<p>In a small community like Flinders Island it is simply not efficient to duplicate assets like the School's gymnasium and pool and all reasonable efforts must be made to maximise community benefit from facilities of this nature.</p> <p>While the swimming pool and gymnasium are Department of Education assets a significant proportion of the funding for these facilities was raised through local community efforts. It is also understood that a number of discussions have occurred between the School's management, user groups and</p>	Health and Well-being

Issue	Strategic Recommendation(s)	Justification	Strategic Investment area(s)
		<p>Council, however development of ongoing access arrangements that satisfactorily addresses all stakeholder issues and risks has not been achieved.</p> <p>The development of a MoU provides a process for the identification of access issues and importantly a partnership approach to the development of solutions to provide access in a way that is both practical and responsive to risks, liabilities or concerns of the parties involved.</p>	
Lady Barron masterplan	<p><i>Recommendation 4: Prepare an integrated masterplan for Lady Barron that provides a clear picture of the township's layout now and into the future, with strong linkages between various sites and facilities and, opens up access to and usage of foreshore land.</i></p>	<p>There are a number of conversations (this project and others) happening in the community around specific sites within Lady Barron. While at the site specific level many of the issues and options are worthy of exploration, the absence of an overarching masterplan that ties these various sites and activities together, particularly along the foreshore area (with linkages back into the other areas of the township), increases the potential for a disjointed township that feels somewhat "cobbled together".</p> <p>The development of a township masterplan doesn't necessarily have to be a large complex project but a straightforward consideration of the layout of the township and how the various sites and uses fit together, along with the associated traffic and pedestrian linkages.</p> <p>The foreshore area warrants particular attention, from Yellow Beach through to the public wharf, as there is an opportunity to capitalise on this natural asset</p>	<p>Foreshore recreation</p> <p>Health and Well-being</p> <p>Recreational boating and fishing</p>

Issue	Strategic Recommendation(s)	Justification	Strategic Investment area(s)
Transfer relevant Crown Land to Council	<i>Recommendation 5: Initiate a review of all Crown Land on the Island and where deemed necessary to deliver local services, transfer relevant parcels to Council.</i>	<p>A number of sites on the Island, for example the sports ground at Emita Hall, are Crown Land and to facilitate the planning and delivery of local services and projects should be transferred to Council.</p> <p>Rather than progress each transfer individually it would be more efficient to initiate a broader process that assesses all Crown Land on the Island, identify those parcels critical to local service delivery and work with Crown Land Services to transfer these to Council as part of the one project.</p>	Not applicable
Review of asset register	<i>Recommendation 6: Undertake a comprehensive review of Council's asset register so as to validate and update asset details, review and amend asset classes/components in each asset class, ensure all asset values are up to date and recalculate the depreciation schedule.</i>	A number of irregularities were identified in the asset register through this project.	Not applicable
Recreational and community facilities program of work	<p><i>Recommendation 7: Create a dedicated program of work to scope, cost, procure and implement the priority repairs and upgrades to recreational and community facilities, particularly the Whitemark Showgrounds, Lady Barron Hall & Whitemark Foreshore.</i></p> <p><i>Recommendation 8: Engage the services of an external project manager with relevant experience to develop and implement the program.</i></p>	<p>The MVC Condition Report identified a broad range of issues and upgrades. It wasn't clear from the report which items were true compliance issues and which were driven by condition only. Some appeared to be "nice haves".</p> <p>Furthermore, the cost estimate that were received from the two local contractors varied significantly, indicating the scope of works need to be better defined to derive an accurate cost estimate.</p> <p>The alternative to a programmed approach is to progress works site by site; however, this</p>	<p>Health & Well Being</p> <p>Getting Together</p> <p>Recreational Boating and Fishing</p>

Issue	Strategic Recommendation(s)	Justification	Strategic Investment area(s)
	<p><i>Recommendation 9: Implement the works as a single program of works delivered by a single contractor (maybe 2) overseen by one project manager.</i></p>	<p>would be highly inefficient and disruptive to internal staff's normal duties.</p> <p>Council will receive better value procuring the works as a single program, thus increasing purchasing power and the efficiencies of the program. Furthermore, any costs associated with building and implementing the program of works could be capitalised against the relevant assets and not impact on recurrent expenditure.</p> <p>Ideally the project manager would have a good understanding of the BCA (possibly even a building surveyor), cost estimation, tendering and contract management. A preliminary market assessment indicates there are a number of individuals in the Tasmanian market with this skills and experience.</p>	

Table 30 Flinders Island Recreational and Community Facilities Preliminary Infrastructure Plan – strategic recommendations

Location or Facility	Site specific recommendation	Justification	Strategic Investment Theme
Palana Open Space	<i>Recommendation 10: Retain the Palana Open Space site and continue as per current operational arrangements.</i>	<p>Although utilisation of the site appears to be quite low the costs of retaining the site are also low. As land only there are no depreciation cost and in terms of maintenance, Council's work crews only visit the site periodically for clean-up and slashing.</p> <p>As foreshore land, and in a medium to long term context, the site has strategic value and would be expensive to replace down the track if it was sold at this point.</p>	<p>Foreshore Recreation</p> <p>Recreational Boating and Fishing</p>
Killiecrankie Recreation Area	<p><i>Recommendation 11 Finalise the Killiecrankie draft Masterplan so as to define the layout of the site, confirm land and property details/requirements, operations and maintenance arrangements and future asset upgrades (if any).</i></p> <p><i>Recommendation 12 Install new toilets at Killiecrankie.</i></p>	<p>This site is highly valued by the local community and worthy of ongoing investment.</p> <p>There were some comments that the current beach access and parking arrangements can cause problems during periods of high use.</p> <p>The toilets are non-functioning with services currently being provided via a portaloos.</p> <p>Council own three properties in the area. Once the masterplan is complete these properties should be reviewed and if not required and sold.</p>	<p>Foreshore Recreation</p>
Emita Hall	<p><i>Recommendation 13: Transfer the title for the recreation grounds adjacent to the Emita Hall from Crown Lands to Council.</i></p> <p><i>Recommendation 14: Complete the currently approved Emita Hall upgrade works as per the scope, design and budget.</i></p> <p><i>Recommendation 15: Following at least 6 months use of the upgraded Emita Hall</i></p>	<p>An investment in the Emita Hall and Showgrounds is a strategic and important investment and aligns strongly with this plan's investment themes.</p> <p>Additionally, as an example of place based infrastructure planning the Emita Hall project is a showcase example of what local communities can and want to achieve in their local "place". The local community has shown strong levels of support for</p>	<p>Getting together</p> <p>Health and Well-Being</p>

Location or Facility	Site specific recommendation	Justification	Strategic Investment Theme
	<p><i>develop a site management plan to cover day to day operations and management of the site, as well as identify potential future upgrades or works to the grounds or buildings.</i></p>	<p>the facility and invested significantly in getting the various designs to their current state.</p> <p>The Emita Hall Committee has reaffirmed its commitment to the development of long term sustainable uses for the site.</p>	
Port Davies Boat Ramp	<p><i>Recommendation 16 Finalise land transfers from the State Government to Council for the newly constructed Port Davies Boat Ramp.</i></p> <p><i>Recommendation 17 Following completion of the land transfer add the land and built assets for the Port Davies Boat Ramp to Council's asset register.</i></p>	<p>The new boat ramp, which was funded through a partnership arrangement between MAST and Council, currently sits on Crown Land and is part of a much larger title.</p> <p>The funding agreement with MAST required that ownership and maintenance of the boat ramp sit with Council once the works are completed.</p>	Recreational Boating and Fishing
Flinders Island Cenotaph	None identified	Not applicable	Getting together
Furneaux Museum	None identified	<p>The current asset and the associated operational framework is delivering sustainable value to the community. Undoubtedly there will be some potential improvements to both these areas but these can be address through the usual process of continual improvement, as opposed to being specific recommendations in this plan</p>	Arts, culture and history
Whitemark Showgrounds	<p><i>Recommendation 18 Implement priority works at the Whitemark Showgrounds as identified in the MVC Condition Report, which include upgrades to relevant exits, cleaning/painting of tea room & replacement of the windows/minor repairs, replace rotten timbers in roof of the wet area etc.</i></p>	<p>The Whitemark Showgrounds is used for a variety of purposes. In addition to the venue for the show, the site is the home of the Flinders Island Pony and Riding Club and is also used by Flinders Island News as a space for preparing and collating the newsletter.</p> <p>It is also hired by external groups. While areas of the site are used fairly frequently, investment needs to be well considered,</p>	<p>Getting together</p> <p>Health and Well-being</p>

Location or Facility	Site specific recommendation	Justification	Strategic Investment Theme
		<p>commensurate to the actual levels of use and only done to a level that ensures a serviceable standard is maintained.</p> <p>The scoping, design and costing of the works should be completed under the proposed Recreational and Communities Facilities Program of Works.</p>	
Whitemark Tennis Courts	<i>Recommendation 19: Sell the Whitemark Tennis Courts</i>	<p>There is no immediate demand for the site and it is a state of disrepair.</p> <p>There is no strategic or operational reason for the site to remain in Council ownership.</p>	Not Applicable
Bakery Park	<i>Recommendation 20: Install additional covered seating.</i>	The site is well used by the local community and it is not uncommon to see the existing seating full occupied over lunch periods. There is adequate capacity for additional seating on the site.	Getting Together
Whitemark Foreshore Masterplan	<p><i>Recommendation 21: Continue with the development and implementation of the Whitemark Foreshore Masterplan Stages 1 & 2.</i></p> <p><i>Recommendation 22: Assess the feasibility of incorporating the existing TasPorts jetty and shed at Whitemark into the Foreshore Master Plan (and Council ownership) and potential uses for these facilities by the community.</i></p> <p><i>Recommendation 23: In the case where it is shown there are clear community benefits from taking on the TasPorts jetty and shed at Whitemark, and if there is in principle support for them to be transferred to Council by TasPorts, undertake an independent engineering assessment of these facilities to understand condition and</i></p>	<p>The Whitemark Foreshore Masterplan and associated works is a well progressed project with Council and community support, both in principle and in terms of funding.</p> <p>The inclusion of the TasPorts jetty and shed into the Masterplan area, including taking over these facilities by Council, is an idea worth exploring further. However, it will be important to understand the true costs and benefits of the proposal prior to implementation, as there is the potential that the assets carry significant liabilities (large, old assets in a coastal zone).</p>	Foreshore Recreation

Location or Facility	Site specific recommendation	Justification	Strategic Investment Theme
	<i>any ongoing maintenance and liability issues.</i>		
James St. Playground	No specific recommendation	Not applicable	Not applicable
Flinders Arts and Entertainment Centre (FAEC)	<p><i>Recommendation 24 Through the Golf Club PPP investigate the feasibility of relocating Health and Well-being activities to an alternative location.</i></p> <p><i>Recommendation 25 Investigate and implement upgrades to ventilation system.</i></p> <p><i>Recommendation 26 Resolve titles issue at the site and include the land and building in the asset register.</i></p>	This facility is one of the most well used facilities on the Island. The level and nature of uses can sometimes lead to interferences between users.	<p>Getting together</p> <p>Arts, culture and history</p> <p>Health and Well-being</p>
Badger Corner Boat Ramp	<p><i>Recommendation 27: Initiate transfer of the site from the State Government to Council.</i></p> <p><i>Recommendation 28: Undertake minor works at the boat ramp to improve use and safety (remove rocks from prop zone, extend platform and replace pylons).</i></p>	There is an existing boat ramp at the site and with a relatively small investment safety and usability can be improved significantly	Recreational Boating and Fishing
Lady Barron Hall	<p><i>Recommendation 29: Upgrade the kitchen facilities and toilets at the Lady Barron Hall to a standard that meets relevant legislative requirements and current and future community needs.</i></p> <p><i>Recommendation 30: Implement the priority maintenance and repair items at the Lady Barron Hall as identified in the MVC</i></p>	<p>Currently the Lady Barron Hall is a multi-use facility that includes community events as well as organised health, wellbeing and fitness classes and private gym use.</p> <p>The kitchen facilities are in very poor condition and do not meet current food preparation or serving standards. The Hall also requires a disabled access toilet.</p>	<p>Getting together</p> <p>Health and Well-being</p>

Location or Facility	Site specific recommendation	Justification	Strategic Investment Theme
	<p><i>Condition Report, namely modifications to accesses and doorways, as well as replacement of the windows.</i></p> <p><i>Recommendation 31: Seek specialist advice on the costs and benefits of painting the external block work. If it is shown that this will provide measureable benefits in terms of asset life cycle cost, proceed with works.</i></p> <p><i>Recommendation 32: Investigate the feasibility of relocating current gym equipment and associated health and Well-being activities currently at the Lady Barron Hall to an alternative site such as Holloway Park.</i></p>	<p>It is not clear that painting the external block work as is suggested in the MVC Condition Report will deliver real benefits in terms of asset life cycle cost. Aesthetically, it may be an improvement, however, that is a different proposition.</p> <p>The upstairs room is the home of the Lady Barron Fitness Club (an informal and unincorporated community organisation). Ventilation in this room is poor, which is particularly evident during the summer months, nor are there fly screens on the windows that do open. Questions arise as to the suitability of this location as a gym without significant improvements and also to the insurance implications for Council relating to this current use. When the events do occur, any gym equipment in the main hall has to be moved and stored. This is complicated by the fact that there are insufficient storage options within the hall.</p> <p>The potential relocation of health and wellbeing equipment and activities from this site to an alternative site such as Holloway Parl provides the opportunity to continue and expand these activities at a dedicated area.</p>	
Lady Barron Tennis Courts	<p><i>Recommendation 33: Defer any investment (other than critical maintenance and repairs) in the Lady Barron Tennis Courts until a feasible and sustainable use for the site has been identified.</i></p> <p><i>Recommendation 34: Undertake a more detailed investigation of the Lady Barron Tennis Courts to identify, assess and select alternative uses for the site. These could include commercial development, facilities</i></p>	<p>The Lady Barron Tennis Courts is a strategically significant site for the township and all reasonable efforts should be made to develop a long term sustainable use for the site. It is a prominent site on a “major” intersection (for Flinders Island), near the waterfront and has the potential to contribute in a variety of ways.</p> <p>The site in its current form is, however, delivering very little benefit to the local community. The existing courts are in very poor condition and there</p>	<p>Health and Well Being</p> <p>Recreational Boating and Fishing</p> <p>Foreshore recreation</p>

Location or Facility	Site specific recommendation	Justification	Strategic Investment Theme
	<p><i>to support shipping and freight handling by the community, toilets and amenities for local use and visiting yachties, combinations of any or all of these suggestions.</i></p> <p><i>Recommendation 35: Unless an alternative use, or additional uses, for the Lady Barron Tennis Courts can be identified that provides for increased recreational and/or economic benefits to the community, the site should be sold.</i></p>	<p>appears to be very little demand for them to be used. The toilet blocks and swing set are in poor condition and require upgrades. There is an empty building on the site, which is permanently vacant and not used.</p> <p>There are presently a number of issues or ideas being discussed in the community that could potentially be addressed through a re-development of this site, including,</p> <ul style="list-style-type: none"> • Absence of a retail or commercial activity adjacent to the foreshore area • Recently identified need for an area near the Port to support community shipping and freight activities • Short term camping for visitors • Toilets, amenities and laundry for visiting yachties 	
<p>Holloway Park</p>	<p><i>Recommendation 36: Seek specialist advice on the risks and liability implications associated with the signage/access issues identified at Holloway Park in the MVC condition report. If the risks and liability issues are significant and cannot be mitigated with a very low cost solution (say <\$500.00) cease use of building until further notice.</i></p> <p><i>Recommendation 37: Remove the existing treated pine play equipment at Holloway Park.</i></p> <p><i>Recommendation 38: Do not invest further in Holloway Park (apart from critical maintenance issues) until a long term sustainable use for the site has been</i></p>	<p>It was evident through the initial stakeholder interviews that the Lady Barron community is very passionate about Holloway Park. The community also recognises the level of activity at the site is very low.</p> <p>The netball court surface is in poor condition, the children's playground equipment currently not to standard and the cricket pitch and grounds an uneven carpet mix of weeds with little grass. The building however is in good condition and with some relatively minor investment could become a valuable space.</p> <p>While it is recognised that twenty years ago the Park's facilities were used frequently for regular sporting and youth activities, the demand for this type of use has diminished and through the</p>	<p>Health and Well Being</p> <p>Getting together</p>

Location or Facility	Site specific recommendation	Justification	Strategic Investment Theme
	<p><i>identified and support from the community and Council obtained.</i></p> <p><i>Recommendation 39: Undertake a detailed investigation, including community engagement, into the future uses for Holloway Park that increase use of the site and the associated recreational benefits to the community. Additional uses may include shower, laundry facilities for visiting yachters, a camping ground, hub for health & fitness that may include current community owned gym equipment, showers, sauna, landscaping and park furniture.</i></p>	<p>preliminary stakeholder engagement that was conducted, there would appear to be very little demand for the same regular sporting and youth activities that previously occurred at the site.</p> <p>Given the significance of this site and the strong historical connections a detailed investigation should be undertaken to assess all possibilities. However, without a renewed interest in the site that leads to increased and sustainable levels of utilisation Holloway Park should be sold, or alternatively leased to a third party to undertake alternative activities.</p>	
<p>Yellow Beach BBQ and Picnic Area</p>	<p><i>Recommendation 40: Implement the priority works at Yellow Beach as identified in the MVC condition report, i.e. replace the water tank and construct a toilet.</i></p>	<p>The site is well utilised and highly valued by the local community and an important asset in terms of foreshore recreation.</p> <p>No suggestions or comments were made during the preliminary stakeholder discussions about the need for major upgrades or modifications at the site.</p>	<p>Foreshore recreation</p>
<p>North East River Caravan and Camping Area</p>	<p><i>Recommendation 41: Dispose of North East River Caravan and Camping area.</i></p>	<p>There is very little camping or caravanning at the site and there is no strategic reason to hold on to the site.</p>	<p>Not applicable</p>
<p>The Straits Art Gallery</p>	<p><i>Recommendation 42 In consultation with arts groups review the current site layout and identify refurbishment and/or reconfiguration options</i></p>	<p>The Straits Art Gallery is a relatively new Council acquisition and prior to commencement of ongoing programs and use it would be beneficial to assess the space and make any changes necessary to suit the intended use.</p>	<p>Arts, culture and history</p>

10.4 Implementing the recommendations

The recommendations have been prioritised using the investment principles as considerations or criteria. It is important to note that the prioritisation has been done to understand the relative priority of the recommendations, that is, recommendations that rate low are not necessarily considered unimportant, but in terms of priority they are issues less important than medium or high recommendations and can probably be deferred without a material impact. Refer to Table 31 to a brief description of the prioritisation methodology.

Priority	Timeframe
Low	Commence implementation within next 1-5 years
Medium	Commence implementation within next 1-2 years
High	Commence implementation within next 12 months

Table 31 Recommendations prioritisation methodology.

The prioritisation has been subjective based on the assessment report as well as a consideration of the impact of implementing the recommendations on Council time and resources. The levels of priority will probably change as more or new information becomes available, but this preliminary plan is there to simply guide the order in which things should occur.

Following consultation on the preliminary plan and any subsequent amendments the recommendations will be translated into a scheduled plan or program.

The complete list of recommendations, sorted by priority, is available in Appendix G. Preliminary cost estimates for each recommendation, both in terms of Council time and external resources, are also included. In some cases recommendations associated with the same site were allocated differing levels of priority and will therefore appear at different points in the document.

10.4.1 Summary of recommendations by priority

The following section provides a summary of the main recommendations under each priority area.

10.4.1.1 High priority recommendations

Perform priority repairs & maintenance issues and undertake upgrades at existing sites that are there to stay

- Undertake priority maintenance and repairs at the Whitemark Showgrounds and Lady Barron Hall.
- Install a new kitchen and disabled toilet at Lady Barron Hall.
- Replace the water tank at Yellow Beach and install a toilet.
- Continue with the Emita Hall upgrade.
- Implement the works associated with Whitemark Foreshore Masterplan.
- Install a toilet at Killiecrankie Recreation Area.

- Bundle all these works into a single program of work managed by a dedicated project manager (i.e. focus on the works and get them done efficiently and effectively).

Existing planning issues

- Continue with the Golf Club PPP project and develop to business case stage.
- Develop an overarching plan for recreational boating and fishing facilities on Flinders Island.

Mitigate risk to Council and the community

- Address issues identified in the MVC Condition Report that present a risk to Council and/or the community and rectify.

10.4.1.2 Medium priority recommendations

Initiate site planning and investigations

- Look at the feasibility of taking over the TasPorts jetty and sheds at Whitemark and develop as part of the Whitemark foreshore.
- Finalise the masterplan for Killiecrankie Recreation Area.
- Initiate detailed planning and investigations into future options for Holloway Park and Lady Barron Tennis Courts.

Administrative actions

- Review the asset register
- “Tidy up” titles issues at existing facilities
- Initiate discussions with the Department of Education towards development of a MoU to facilitate access to the Schools recreational and sporting facilities.

10.4.1.3 Low priority recommendations

- Prepare a township masterplan for Lady Barron
- Dispose of sites where no existing demand exists and there is no strategic long term reason to retain them.

10.5 Financial implications

10.5.1 Short term investment – the next 2-3 years

10.5.1.1 Capital costs

The plan proposes a targeted program of works to undertake repairs and minor upgrades at a number of critical facilities identified as being important to the community now and into the future.

The combined value of the capital works associated with the high priority recommendations is in the order of \$600-750,000 spread over 2 years. The estimate is very preliminary, as the scope of the individual items is not yet well defined.

10.5.1.2 Operational costs

The combined value of these works is in the order of \$750,000; representing additional depreciation and running costs of around \$30,000 once the works are completed and operational.

In addition depreciation and operation & maintenance, and depending on the funding model adopted by Council, there will be additional costs from either interest from borrowings or foregone earnings from existing investments.

10.5.2 Medium to long term investments

10.5.2.1 What's driving future costs

Looking beyond the short term projects there is a high level of uncertainty with other sites, as well as potential new projects, that make it difficult to estimate future expenditure with a useful level of accuracy for financial planning purposes. Depending on the direction Council and the community want to head with these sites the level of investment could be negligible (mothball or sell the sites) or significant (major redevelopments with a combined total potentially greater than \$2 M). There is also the question of how much is funded by Council and how much by others, i.e. grants.

The main sites/projects in this category are:

- The Golf Club
- Holloway Park
- Lady Barron Tennis Courts
- Recreational boating and fishing facilities

Investigating these projects represents a significant investment of organisational time and cost to Council. As a general rule costs incurred in developing the business case must be treated as recurrent expense and cannot be capitalised against the asset that will be created. Typically these costs are 4-6% of the total project budget.

10.5.2.2 Funding the program

The report and plan is not recommending a particular funding model, rather it simply presents the fact that investment in recreational and community facilities will require Council and the community to consider where the money will come from. In this regard there are three broad options for funding the works.

1. *Raise revenue (rates)*

Council's current rate revenue is \$1,087,471 across 1162 rateable properties. This equates to an average rate cost per rateable property of \$936. Assuming Council was to commit to a program of works in the order of \$2 M over 4-6 years, the additional cost per rateable property would be \$1721, for the full five years, or \$344/year. It should be noted that these numbers are indicative only.

2. *Draw on Council's cash reserves*

Council holds approximately \$8,000,000 in investments and cash reserves, which on average in FY12/13 earned 3.65%. (A high proportion of the money sits in government guaranteed funds and therefore earns relatively low interest).

The program of work could potentially be delivered from these reserves and based on a total spend of \$750,000 would reduce interest earnings by \$27,375 per annum (nominally).

3. *Debt funding*

Local Government in Australia has extraordinarily low levels of debt and there is capacity in an organisation like Flinders Council to lever of the significant asset base and fund projects through debt.

10.5.3 Land disposal

There are potential revenues associated with disposal of unwanted land and the preliminary infrastructure plan identifies NE River Camping area and the Whitemark Tennis Courts as potential candidates for sale. The sale of land by Councils is controlled under Part 12, Division 1 of the *Local Government Act 1993*, refer Appendix H for a complete extract.

Land associated with recreational and community facilities would be considered *public land* under the Act and thus invoke *Section 178 Sale, exchange and disposal of public land*. Sale of land under this section must have absolute majority support and be publicly advertised on 2 occasions that Council intends to sell it.

If an objection is received Council must consider the objection and 7 days after making a decision advise the objector and advise them of rights of appeal. A person who makes an objection may submit an appeal to the Resource Management and Planning Appeal Tribunal and have the matter heard.

APPENDICES

APPENDIX A

I. NOTICE OF MOTION**Item I1 : Notice of Motion – Recreational and Community Infrastructure**

ACTION	Decision
PROPONENT	Councillor Marc Cobham
OFFICER	Acting General Manager Adam Saddler
FILE REFERENCE	AME/0900
ASSOCIATED PAPERS	Nil

NOTICE OF MOTION:

- 1) That Flinders Council undertakes an audit of existing community and recreational infrastructure, its use, age, maintenance requirements, risk and historical use or importance and assess against the current and future needs or desires of the community.
- 2) That community consultation be encouraged and actively promoted in the above process.
- 3) That Flinders Council then establish a "Recreational and Community Infrastructure Plan".
- 4) That an operational budget of up to \$100,000pa, for at least the next two years i.e. 2011-2013, be allocated to prioritised new projects highlighted within the Recreational and Community Infrastructure Plan.
- 5) That at the next available workshop Councillors and Management consider how best to develop such a plan.
- 6) That Council commits an amount not exceeding \$100,000 from existing financial reserves to fund new infrastructure projects in the remainder of the current 2011/2012 financial year.
- 7) That the Recreational and Community Infrastructure Plan be reviewed every two years.

COUNCILORS REPORT:

For quite some time now, Councillors have been asked at budget time to put forward ideas or a "wish list" for projects to be included in the next year's budget. The majority of these ideas have been deemed as too expensive or for whatever reason not included in the budget. Meanwhile very few, new, small to medium infrastructure projects are undertaken and existing facilities are not receiving adequate maintenance to ensure their continued longevity and safe use by the public.

The proposal is that Council establish a Recreational and Community Infrastructure Plan to address these issues and that an adequate amount of funds be "allocated" to this plan.

During informal discussions with the General Manager it soon became apparent that the best long-term way to deal with these issues was to undertake an audit of existing infrastructure in addition to compiling a "hit-list" of NEW projects.

The plan would give Councillors and staff a direction and a structured timeline and would further streamline the annual budget process.

Councillors, in consultation with the General Manager, would devise a project "hit list" (which could be reviewed annually) incorporating existing infrastructure upgrades and maintenance and proposed new infrastructure i.e. some potential examples could be boat ramps, jetty's, barbecue facilities, public toilets, walking/exercise/cycling tracks etc.

The allocated funds could be used as either a Council co-contribution to a project (i.e. boat ramp with the assistance of M.A.S.T funding), or as a "stand alone" project (i.e. Whitemark foreshore amenities).

The other advantage of having a predetermined "hit-list" is that when funding opportunities present themselves Council is in a position to take advantage of those opportunities.

At the present time Council doesn't fund the maintenance component to a high enough level so this needs to be a critical consideration for a plan which will be ongoing year after year.

It is acknowledged that creating the proposed plan will take some time and Council resources to "put in place" however I consider that our community has every right to have access to facilities that other communities take for granted and because of this I would like to see a sum of up to \$100,000 from current reserves used to fund new infrastructure projects during the remainder of the current financial year (2011-2012). This will help to quickly address the "backlog" that in my opinion has existed for a considerable time.

PREVIOUS COUNCIL CONSIDERATION:

Nil

OFFICER'S REPORT:

It is considered that the motion does have merit in regard to long term asset management. The development of a Recreational and Community Infrastructure Plan (RCIP) would provide a strategic and coordinated approach to the upgrade and maintenance of existing facilities as well as provide Council direction on the community's desires for new facilities.

It must be noted that recently (over the last three years) the Council has allocated considerable funds, through the Council's funds, Federal Government's economic stimulus package and Tasmanian Community Fund, to upgrade community facilities such as FAEC, Yellow Beach recreation area and the yet to be completed Killiecrankie BBQ/recreation facility to an approximate value of \$1,160,000. The Council continues to provide funding to community assets such as the current activities being undertaken to increase the usability of the FAEC through the installation of AV and stage curtains etc.

In determining the RCIP, thought must be given to its scope, that is, its aim, objectives, whether it includes only Council's assets and of course budgetary allocations.

Currently the Council's owns or has the responsibility for nearly 20 recreational and community infrastructure facilities, including public toilets, sports grounds, playgrounds, community halls, tennis courts, BBQ areas, jetties and the museum. This list is not exhaustive but indicative of current assets.

The potential benefits of developing the RCIP are:

- It should provide a clear direction for the Council in the maintenance, upgrade and development of recreational and community infrastructure;
- It should assist with the consolidation of Council's recreational and community assets;
- It should provide a solid basis for external funding applications; and
- It would demonstrate Council's proactive approach in this area, as well as its understanding of the community's desires and needs.

The disadvantages are:

- That the Council may be unable to meet expectations of the community regarding facilities; and
- That the potential allocation of funding to this area will remove funding allocation from other priorities or greater demands.

It is envisaged that the majority of the RCIP could be undertaken in house, utilising the EDO with assistance from other staff. However specific expertise may need to be engaged. Once the scope of the RCIP is determined, as suggested through a Council workshop, the EDO can progress the RCIP.

Motion points 1, 2, 3, 5 and 7 are supported

STATUTORY REQUIREMENTS:

Local Government Act 1993

APPENDIX B

LADY BARRON Recreational and Community Facilities



Legend

● Asset Data from Flinders Council

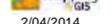
Coordinate System: GDA 1994 MGA Zone 55

Projection: Transverse Mercator

Datum: GDA 1994

Base Data from the LIST © State of Tasmania

Map produced by:



2/04/2014

0 50 100 200 Meters

Scale: 1:9,000



Scale: 1:100,000

WHITEMARK Recreational and Community Facilities



Legend
● Asset Data from Flinders Council

Coordinate System: GDA 1994 MGA Zone 55
Projection: Transverse Mercator
Datum: GDA 1994
Base Data from the LIST © State of Tasmania

Map produced by:



2/04/2014

0 50 100 Metres

Scale: 1:5,000



Scale: 1:100,000

APPENDIX C

Compliance of Flinders Island Council's Built Assets

Introduction

On the 20th and 21st of February 2013, an inspection was undertaken of a number of Flinders Island Council's built assets. The inspections were carried out by Troy Bell (MVC Building Inspector) and Dwaine Griffin (MVC Plumbing Surveyor).

The inspectors did not have access to any property files or plans for this investigation. This report is based entirely on what could be observed at the time of inspection. The buildings were viewed externally and internally (as possible). The sub-floor and structural members were also inspected, where possible. All accessible plumbing was inspected also.

The following buildings were inspected:

1. **Lady Barron Memorial Hall.**
2. **Lady Barron Recreational Area** (near wharf). Shed and toilet block.
3. **Yellow Beach BBQ Area.** Kiosk/shelter and B-B-Q shelter.
4. **Holloway Park Hall.** Building and children's playground.
5. **Emita Community Hall.**
6. **Whitemark Show Grounds.** Trades Exhibits and Exhibition Hall, Concrete toilet block, Tearooms, Sales stand, Wet Area (alcohol) + attached structure, new toilet block, Race-callers booth.
7. **Whitemark Foreshore.** Toilet block and 'Opera house'.
8. **Whitemark Airport Buildings.** Airport maintenance shed, House + associated garage.

The parameters of consideration for this report are based on the verbal direction given to; *"provide information on what would be needed to make the buildings compliant."*

This report will also make observations and recommendations that are considered to be of assistance to Flinders Island Council in making an informed decision about the future of these assets.

Defining 'Compliance'

A structure built any time in the past, is considered compliant with the current Building Act and Regulations if, it was subject to the building control in place at the time of its construction. The Building Act and Regulations do not require building law to be applied retrospectively - unless substantial, *new* building works are carried out on the building (*Building Act 2000*, Section 115).

Considering this, all of the structures reviewed in this report are compliant with the *Building Act 2000*, assuming that they were subject to the building control requirements at the time of their construction. For the sake of this report, it will be assumed that they were.

The structures subject to this report appear to have been constructed between 30 and 60 years ago, judging by the methods and materials used in their construction. As a result, they do not meet the requirements of the current *Building Code and Standards*. It is likely however, that they did meet the required standards at the time they were constructed. There is therefore no legal requirement for these buildings to meet the requirements of the *current* Code and Standards. Building legislation only requires that their essential

Compliance of Flinders Island Council's Built Assets

health and safety features be *maintained* (extinguishers and hose reels tested and tagged, lit exit signs are working, exit door furniture works, exits are not blocked etc.).

Making Buildings Compliant with the Current Code and Standards.

Until fairly recently, commercial buildings were only assessed for compliance against basic structural soundness and basic fire safety requirements. The current Code and Standards now consider much more. For example; suitability of footing design compared to soil types, the racking and lifting effects of wind, suitability of glazed elements, fire safety (including bushfire protection), waterproofing of wet areas, light and ventilation, energy efficiency, disability access etc.

A comprehensive assessment of these buildings, at this level, would require substantially more time and information than available for the compilation of this report. It would require comprehensive plans and many hours of a Building Designer or Building Surveyors time.

Measured against these standards, it is unlikely that any elements of the buildings under review are 'compliant'. The remedial work required to make them compliant would be cost prohibitive – basically; a major rebuild would be required.

Lifting the Standard of the Existing Buildings

A number of the Council's buildings are basically sound, serviceable structures. Much could be done to lift the standard of these existing buildings – to make them safer and easier to maintain. The following are some possible measures:

- Ensure all exit doors have lever set handles and cannot be locked from the inside.
- Ensure that all fire extinguishers are positioned next to exit doors (as above).
- Provide disabled access ramps to access the buildings, as needed.
- Ensure disabled access to at least one unisex toilet.
- Seal suspended concrete slab roofs so that salt laden moisture does not permeate concrete and cause spalling.
- Render and paint concrete and masonry walls to provide a more visually appealing finish and one that is easier to clean.
- Carry out remedial work on the plumbing pipework and fittings to ensure ongoing service and modernise. (wastewater treatment systems, though contemporary to the structures, all appear to be performing satisfactorily).
- Replace fittings and claddings with ones of materials that are impervious to the salt laden atmosphere.
- Have electrical systems assessed and remedial works carried out by a suitably qualified electrician.
- Have the plumbing assessed and remedial works carried out by a suitably qualified plumber.
- Replace timber framed windows and doors with powder-coated aluminium.
- Clean and paint external of buildings.
- Clean and paint internal of buildings.
- Upgrade floor and wall finishes of food preparation and sales areas.
- Upgrade cabinetry and bench tops of food preparation and sales areas.

Consideration should also be given to consolidating some of these assets and also to mitigating Council's exposure to risk and liability.

Compliance of Flinders Island Council's Built Assets

Consideration of individual sites

Lady Barron Memorial Hall: This building is basically sound and serviceable in its current condition. It does however, require immediate maintenance.

The timber framed windows and external doors will continue to be a constant maintenance issue. These could be replaced with powder-coated aluminium windows so that maintenance would be dramatically reduced.

Painting the external blockwork will provide the building with a cleaner appearance and seal the blockwork from the salt-laden atmosphere.

The existing toilets are serviceable. It would not be practicable to modify them to provide disabled access as, the walls form support for the suspended concrete floor above. Also, it would be difficult to provide internal, disabled access from the main hall to the toilet area. It would be easier to provide the disabled access toilet as an addition to the hall.

The two external doors at the platform end of the main hall are fixed shut and appear to serve no purpose at all. One has a fire extinguisher mounted next to it. In a fire situation, this is a dangerous scenario.

If Council chooses to keep the facility, the building is worth up-grading. It would be an expensive building for Council to have to replace.

Lady Barron Rec. Area: At inspection, it was not possible to access the inside of the shed on site. It is weathered and in need of repair/ maintenance.

The **toilet block** is constructed of concrete blockwork and has a suspended concrete slab as a roof. This construction has proved to be very durable. The basic facilities are serviceable.

As these facilities would be costly to replace with new, it would be worth considering up-grading those existing. The salt-laden atmosphere will eventually penetrate the roof slab and cause it to spall. This should be sealed to prevent further deterioration. The plumbing services could be up-graded with new, corrosive resistant pipes and fittings. The walls could be rendered and painted internally and externally to provide a cleaner, impervious surface.

Yellow Beach BBQ Area: The **Kiosk/shelter** is basically sound and serviceable. The sheet metal cladding is always going to be dependent on constant maintenance to stop deterioration. If the building had the external walls re-clad in a FCS product, this would drastically reduce ongoing maintenance.

The water tank and stand needs replacing. If light of this, it would be worth considering installing a polyethylene tank, positioned so as to collect water from both roofed structures on site.

The **BBQ shelter** on site is a newer structure. It is basically sound and serviceable.

Holloway Park: The **community hall** on this site appears to be the youngest of all the large structures inspected. It appears to have been constructed in the 1980's. It is in good general condition. Access was not available to part of the building.

The water tank appears to be leaking and should be replaced with a polyethylene tank.

The building has no exit signs and all exits were locked from the inside. It would be a minimum safety measure to ensure all exits have a lever-set and are non-lockable from inside.

There is **children's play equipment** on site constructed of treated pine. This poses a number of hazards; from the risk from splinters and other sharp components to, the arguable risk from the CCA treatment commonly used. It is recommended that Council remove this and replace it with new equipment, if required.

Compliance of Flinders Island Council's Built Assets

Emita Community Hall: This building appears to be quite old and is in very poor condition.

All external cladding is rusted and there is evidence that the roof is leaking. The roof plumbing is patchy and needs replacing. Some windows have been replaced with aluminium framed windows but, the remaining timber framed windows are in poor condition.

The internal lining has many patches and some water damage.

There is evidence that the electrical system is failing and needs an urgent re-wire.

The platform in the auditorium is 340 mm above the floor level. There are no steps provided. Compliant steps should be installed.

One of the required exit doors (to the right of the platform) has been blocked off. This should be restored along with its signage.

The kitchen facilities are poor and need to be cleaned/painted and new cabinetry installed.

The kiosk is unlined and is a very poor facility for serving food. It should be lined with plasterboard and cleaned/painted.

The toilets are serviceable but, very old and in serious need of renovation. Access is poor. Access is non-existent for those with mobility problems. The toilets floor should be raised to the level of the auditorium floor and a unisex, disabled access toilet provided.

Two of the lit exit signs in this building are not working.

It would be a minimum safety measure to ensure all exits have a lever-set and are non-lockable from inside.

So many elements of this building need remedial works and replacement that, the amount of work required to raise the standard of this building to an acceptable level would be very substantial. The cost would have to be seriously weighed against demolition and rebuild. This would be an expensive building to replace.

Whitemark Showgrounds: Access to some parts of these buildings was limited. The **Trades exhibits & Exhibition hall** are similar in construction and condition. These buildings are basically sound and serviceable in their current condition. The sheet metal cladding is always going to be dependent on constant maintenance to stop deterioration. If the building had the external walls re-clad in a FCS (Fibre Cement Sheet) product, this would drastically reduce ongoing maintenance. Windows could be replaced with powder-coated aluminium framed windows to further reduce maintenance.

The internal walls could be lined with plasterboard and the interior cleaned/painted to provide a cleaner, lighter interior. The floor is part concrete, part macadam. The floor could be resurfaced with concrete or pavers to provide a surface that is easier to clean and has no trip hazards.

It would be a minimum safety measure to ensure all exits have a lever-set and are non-lockable from inside.

The **toilet block** is constructed of concrete blockwork and has a suspended concrete slab as a roof. This construction has proved to be very durable. The basic facilities are serviceable.

As these facilities would be costly to replace with new, it would be worth considering up-grading those existing. The salt-laden atmosphere will eventually penetrate the roof slab and cause it to spall. This should be sealed to prevent further deterioration.

The plumbing services could be up-graded with new, corrosive resistant pipes and fittings.

The walls could be rendered and painted internally and externally to provide a cleaner, impervious surface.

Compliance of Flinders Island Council's Built Assets

The **Tea room** is well constructed and in good, serviceable condition. This building will provide many years of service, if well maintained. The building requires some repairs to be carried out to the windows and, the whole building cleaned/painted.

The sheet metal cladding is always going to be dependent on constant maintenance to stop deterioration. If the building had the external walls re-clad in a FCS product, this would drastically reduce ongoing maintenance. Windows could be replaced with powder-coated aluminium framed windows to further reduce maintenance.

Toilet and kitchen facilities are basic but neat.

The **Sales stand** is a basic but solid structure. This building needs downpipes fitted and the stormwater caught in a tank or, at least directed away from the building. Lining the inside with plasterboard would make the building easier to keep clean for food service. The building needs cleaning/painting.

The **Alcohol Wet Area + attached structure** is basically sound but of poor and untidy construction. There is rotting of some structural members. One beam is only butted into its supporting post. Some rafters appear to be too small in section for their span. The verandah area of this building would benefit from a rebuild, ensuring that appropriate timbers are used.

The **New toilet block** is in good condition. To ensure good cleanliness and hygiene it would be worth repainting the concrete floor.

The **Race-callers booth** is old and in poor condition. Access is very poor. This structure should be demolished and replaced – if needed.

Whitemark Foreshore: The **Toilet block** has a suspended concrete slab roof. The salt-laden atmosphere is causing the concrete to spall badly. It is becoming a risk to safety. The roof should be removed and replaced with a new, conventionally pitched roof.

Mortar is being eroded from the brickwork. This should at least be re-pointed. Alternatively, the walls could be rendered and painted internally and externally to provide a cleaner, impervious surface. This would provide a permanent solution to the problem.

One toilet pan is cracked. The facilities could be upgraded by installing new, stainless steel pans. Plumbing should be repaired/replaced to ensure long-term service.

The structure known as the '**opera house**' has so many deteriorated elements that it would be uneconomical to repair it. This structure should be demolished and rebuilt, if required.

Whitemark Airport: The **Maintenance shed** is basically a solid, sound and serviceable building. The walls are clad externally with 'fibro' (an asbestos based board) which requires very little maintenance and is safe, if sealed and undisturbed. The external walls are painted, providing a seal. If the inside of the external walls were painted as well, this would entirely seal the 'fibro'.

One of the concrete post supports needs repairing/replacing.

The toilet is not in operating condition.

The water tank stand is deteriorating and needs replacing. The tank should be replaced with a polyethylene tank, to alleviate ongoing maintenance.

With regular maintenance, this building will provide many years of service. It would be a relatively expensive building to replace, in as solid construction as it is.

The **Dwelling** is basically a solid building. It has reached a point in its life where, if it is not repaired and renovated in a few years time, it will be past the point of economical repair.

The Plumbing Inspector was unable to locate the waste water system.

The **Garage** associated with this dwelling is clad in 'fibro' (an asbestos based board). So much structural repairs are required (disturbing the 'fibro' cladding) that it

Compliance of Flinders Island Council's Built Assets

would not be economical to repair this building. It should be demolished and replaced with new – if needed.

Summary

NAME OF ASSET	WORKS REQUIRED (IN BRIEF)	WORKS RECOMMENDED (IN BRIEF)
Lady Barron Memorial Hall	<ul style="list-style-type: none"> • Up-grade guttering and downpipes. • Clean and paint external. • New, compliant steps to platform. • Move fire extinguisher next to required exit. • Permanently block off exits not in use <u>OR</u> make exits compliant. • Make steps outside western exit compliant. • Ensure all exits have lever-set and non-lockable from inside. 	<ul style="list-style-type: none"> • Replace timber framed windows with powder-coated aluminium. • Provide 1 X unisex, disabled access toilet. • Make access to eastern side entrance/exit disabled accessible. • Paint external blockwork.
Lady Barron Recreational Area (Shed and Toilet Block)	<ul style="list-style-type: none"> • Replace timber doors and jambs on shed and clean/paint external. • Seal the concrete slab roof of the toilet block. • Up-grade plumbing and fittings to toilet block. • Install new access door to plumbing on toilet block. • Clean/paint timberwork. 	<ul style="list-style-type: none"> • Render and paint all masonry walls – internally and externally.
Yellow Beach BBQ Area	<ul style="list-style-type: none"> • Replace tank and tank stand platform. 	<ul style="list-style-type: none"> • Install one new poly water tank positioned to collect water from both roofs.
Holloway Park	<ul style="list-style-type: none"> • Provide exit signage on advice of a Building Surveyor. • Ensure all exits have lever-set and non-lockable from inside. 	<ul style="list-style-type: none"> • Remove play equipment constructed of treated pine. Replace with new, as needed. • Paint external FCS.
Emita Community Hall	<ul style="list-style-type: none"> • Re-clad roof. • Replace all timber-framed windows with powder-coated aluminium. • Re-clad external walls • Replace guttering and 	<ul style="list-style-type: none"> • Provide 1 X unisex, disabled access toilet. • Up-grade toilet facilities. • Line internal of kiosk area.

Compliance of Flinders Island Council's Built Assets

	<p>downpipes.</p> <ul style="list-style-type: none"> • Re-wire electrical system. • Re-line the internal. • Up-grade kitchen/food service facilities. • Re-install the required exit to the RHS of the stage and provide signage. • Ensure all exits have lever-set and non-lockable from inside. • Ensure all lit exit signs are operating. • Install compliant steps to platform. <p>NB: This level of work will require a Building Permit and the responsible Building Surveyor may require further upgrades to make the building comply with current Code & Standards.</p>	
Whitemark Showgrounds (Trades Exhibits & Exhibition Hall).	<ul style="list-style-type: none"> • Ensure all exits have lever-set and non-lockable from inside. • Clean & paint external of building. 	<ul style="list-style-type: none"> • Replace all timber-framed windows with powder-coated aluminium. • Replace external wall cladding of kiosk/shelter with a FCS product and paint. • Line the inside of the walls.
Whitemark Showgrounds (Concrete toilet block).	<ul style="list-style-type: none"> • Seal the concrete slab roof. • Up-grade plumbing and fittings. • Install new door access to plumbing on toilet block. • Clean/repair/paint timberwork. 	<ul style="list-style-type: none"> • Render and paint all masonry walls – internally and externally.
Whitemark Showgrounds (Tea rooms).	<ul style="list-style-type: none"> • Replace deteriorated windows. • Clean/paint internal and external. • Ensure all exits have lever-set and non-lockable from inside. 	<p>NB: Showgrounds – general: Consider installing one or two larger water tanks and take advantage of the water catchment area of the larger buildings.</p>

Compliance of Flinders Island Council's Built Assets

Whitemark Showgrounds (Sales stand).	<ul style="list-style-type: none"> • Clean/paint external. • Install missing downpipe. 	<ul style="list-style-type: none"> • Line internal of building. • Clean/paint concrete floor.
Whitemark Showgrounds (Alcohol Wet Area + attached structure).	<ul style="list-style-type: none"> • Replace rotted/deteriorated structural timbers. • Ensure timber sections suitable for spans – replace as needed. • Provide support for lintel not landing on post. • Clean/paint. 	<ul style="list-style-type: none"> • Demolition and rebuild of the unenclosed sections of this building.
Whitemark Showgrounds (New toilet block).	<ul style="list-style-type: none"> • Clean/re-paint concrete floor. 	
Whitemark Showgrounds (Race-callers Booth).	<ul style="list-style-type: none"> • Demolish. 	
Whitemark Foreshore (Toilet Block)	<ul style="list-style-type: none"> • Demolish concrete slab roof and replace with conventional pitched roof. • Replace toilet pans. • Point up mortar joints in brickwork. 	<ul style="list-style-type: none"> • Render and paint all masonry walls – internally and externally.
Whitemark Foreshore ('Opera House')	<ul style="list-style-type: none"> • Demolish. 	<ul style="list-style-type: none"> • Re-build – if required.
Whitemark Airport Buildings (Maintenance Shed)	<ul style="list-style-type: none"> • Repair damaged post support. • Make toilet operational. • Clean/paint internal and external. • Paint interior side of all asbestos cladding. • Re-build water tank stand. 	<ul style="list-style-type: none"> • Install new, larger water tank to take advantage of large catchment area.
Whitemark Airport Buildings (Dwelling + associated garage)	<ul style="list-style-type: none"> • Clean/patch/paint weatherboards. • Repair/replace windows-as needed. • Repair/replace fascia boards. 	<ul style="list-style-type: none"> • Renovate dwelling. • Re-build the garage – if required.

Compliance of Flinders Island Council's Built Assets

	<ul style="list-style-type: none"> • Clean/paint internally. • Have an electrician check electrical system and re-wire if needed. • Have a plumber ensure all plumbing services working. • Upgrade <i>wet areas</i>. • Demolish associated garage. 	
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The Council's built assets are compliant with the current Building Act and Regulations. They do not comply with the current Building Code and standards. However, there is no legal requirement to upgrade the buildings to current standards.

It is recommended that Council first consider consolidation of facilities provided to the community and tourists. Then, on those buildings Council wishes to keep, carry out maintenance/repairs/upgrades to improve safety and accessibility and to reduce the long-term cost of maintaining the buildings. These steps will also help mitigate Council's risk and liabilities.

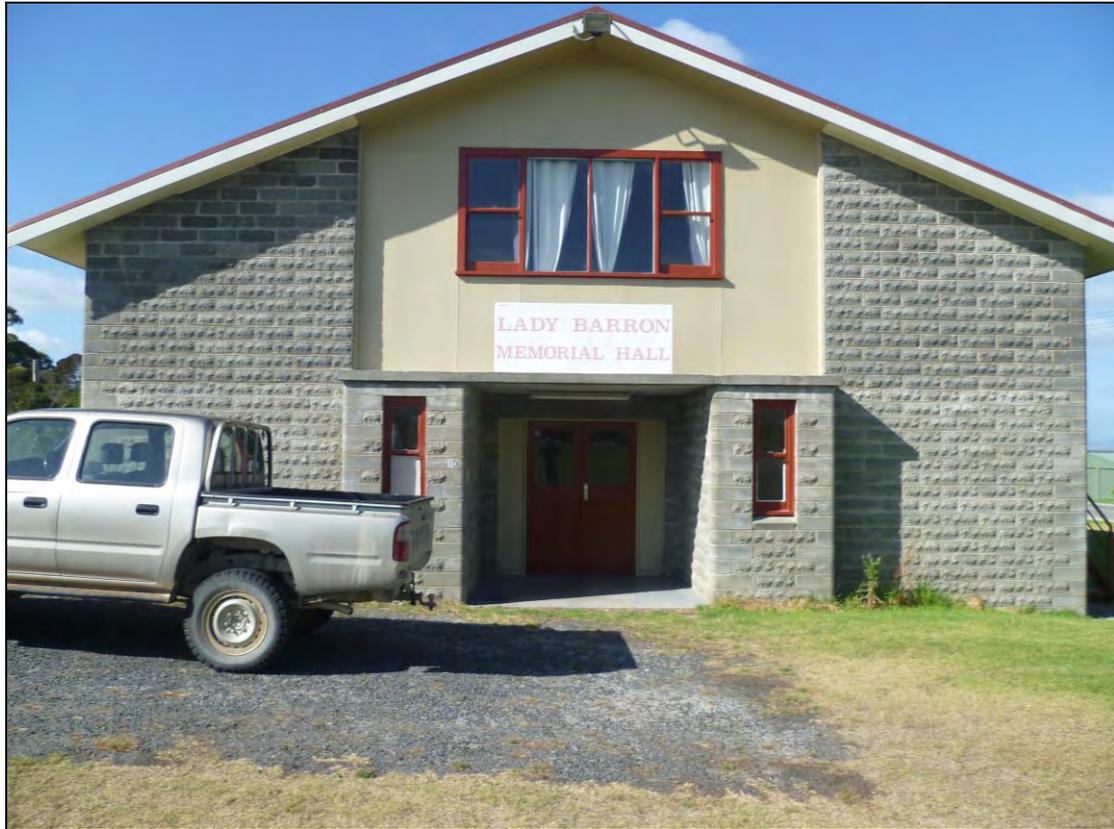
The cost to make the buildings fully compliant with the current Code and Standards would be so expensive so as to make it worth considering the cost-effectiveness of demolition and rebuild.

If Council only wishes to make the buildings compliant with certain sections of the current Code and Standards (e.g: Building Code of Australia, Vol. 1, Section D – Access and Egress) then, these sections should be identified and a Building Designer engaged to provide specific advice and costings.

Compliance of Flinders Island Council's Built Assets

Appendix

This appendix contains photographs taken at the time of inspection and provides visual identification of the buildings under discussion and highlights issues raised in the comments.



Lady Barron Memorial Hall.

Compliance of Flinders Island Council's Built Assets



Lady Barron Memorial Hall – The step-down outside two of the exit doors is noncompliant.



Lady Barron Memorial Hall – A fire extinguisher is mounted next to an exit door which is fixed shut and has a noncompliant step-down outside it.

Compliance of Flinders Island Council's Built Assets



Lady Barron Memorial Hall – Deteriorating timber framed windows.



Lady Barron Recreation Area – Toilet block

Compliance of Flinders Island Council's Built Assets



Yellow Beach BBQ Area – The BBQ shelter (foreground) and the Kiosk/shelter (background).



Yellow Beach BBQ Area – The tank and stand need replacing.

Compliance of Flinders Island Council's Built Assets



Holloway Park – Community Hall.



Holloway Park – Community Hall (internal of kitchen area illustrating general condition).

Compliance of Flinders Island Council's Built Assets



Emita Community Hall.



Emita Community Hall (internal of auditorium).

Compliance of Flinders Island Council's Built Assets



Emita Community Hall (Kitchen).



Emita Community Hall (Kiosk).

Compliance of Flinders Island Council's Built Assets



Emita Community Hall (toilets).



Whitemark Showgrounds: Exhibition Hall (left) and the Trades Exhibits (right).

Compliance of Flinders Island Council's Built Assets



Whitemark Showgrounds: Old concrete toilet block.



Whitemark Showgrounds: Tea rooms (Front).

Compliance of Flinders Island Council's Built Assets



Whitemark Showgrounds: Tea rooms (Rear).



Whitemark Showgrounds: Tea rooms (Internal - Kitchen).

Compliance of Flinders Island Council's Built Assets



Whitemark Showgrounds: Tea rooms (Internal – Male toilets).



Whitemark Showgrounds: Sales stand (External).

Compliance of Flinders Island Council's Built Assets



Whitemark Showgrounds: Sales stand (Internal).



Whitemark Showgrounds: Alcohol wet area (Overview).

Compliance of Flinders Island Council's Built Assets



Whitemark Showgrounds: Alcohol wet area (Deterioration of structural members).



Whitemark Showgrounds: Alcohol wet area (Poor construction – beam abuts post).

Compliance of Flinders Island Council's Built Assets



Whitemark Showgrounds: New toilets block (Overview).



Whitemark Showgrounds: Race-callers booth (Overview).

Compliance of Flinders Island Council's Built Assets



Whitemark Foreshore: Toilets block (Overview).



Whitemark Foreshore: Toilets block (Internal).

Compliance of Flinders Island Council's Built Assets



Whitemark Foreshore: Toilets block (Concrete roof slab spalling).

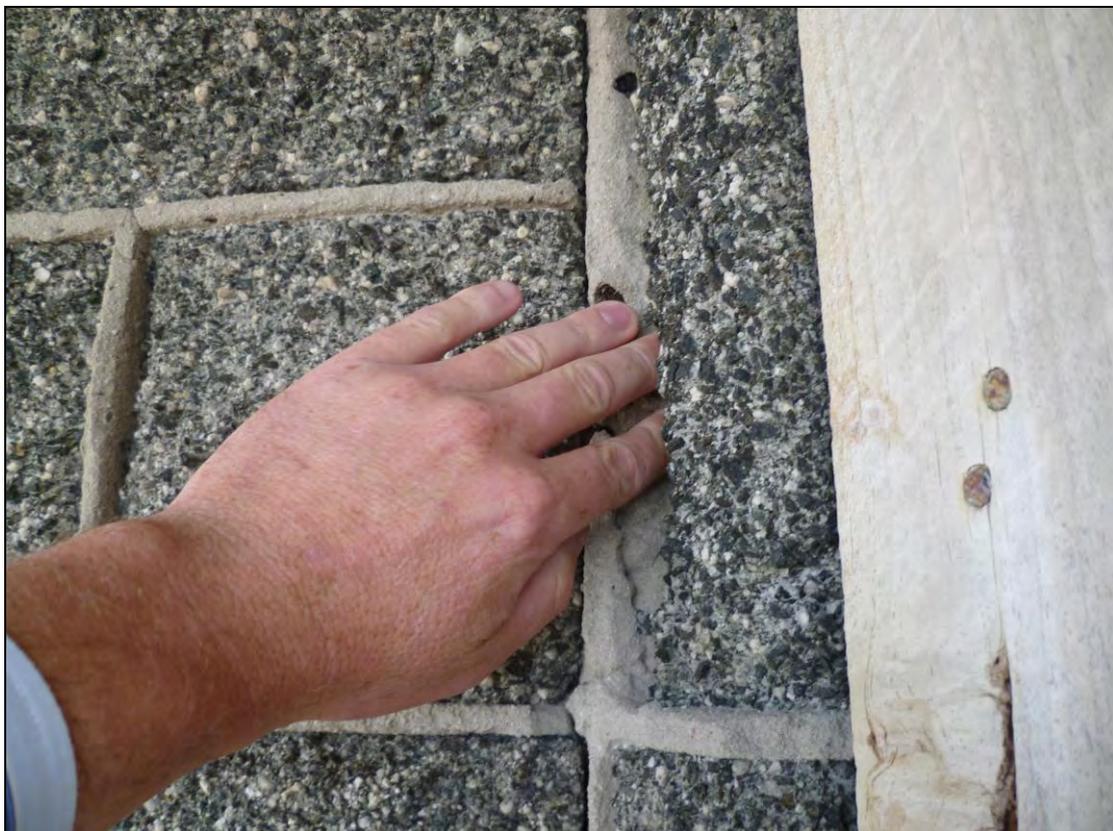


Whitemark Foreshore: 'Opera house' (Overview).

Compliance of Flinders Island Council's Built Assets



Whitemark Foreshore: 'Opera house' (Deterioration of roof structure).



Whitemark Foreshore: 'Opera house' (Deterioration of blockwork).

Compliance of Flinders Island Council's Built Assets



Whitemark Airport Buildings: Maintenance shed (overview #1).

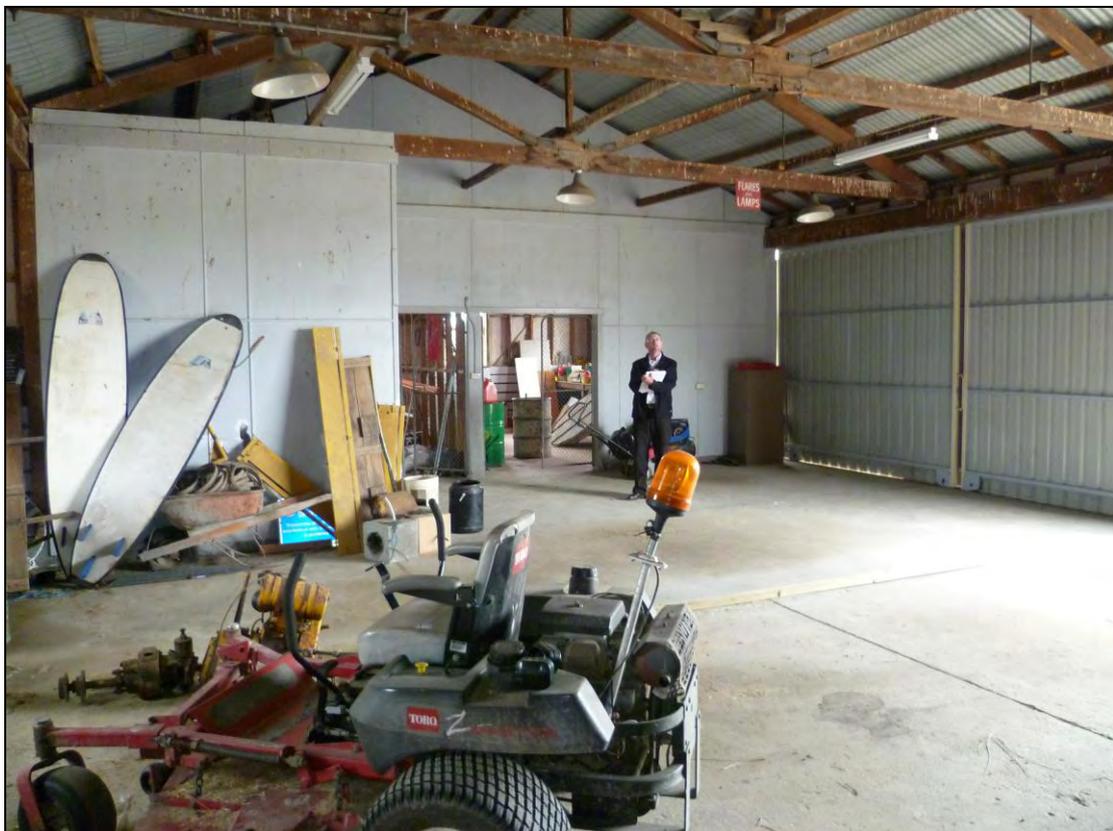


Whitemark Airport Buildings: Maintenance shed (overview #2).

Compliance of Flinders Island Council's Built Assets



Whitemark Airport Buildings: Maintenance shed (Internal #1).



Whitemark Airport Buildings: Maintenance shed (Internal #2).

Compliance of Flinders Island Council's Built Assets



Whitemark Airport Buildings: Dwelling (overview).



Whitemark Airport Buildings: Dwelling (Deterioration of external cladding).

Compliance of Flinders Island Council's Built Assets



Whitemark Airport Buildings: Dwelling (Deterioration of windows).



Whitemark Airport Buildings: Dwelling (Internal - Kitchen).

Compliance of Flinders Island Council's Built Assets



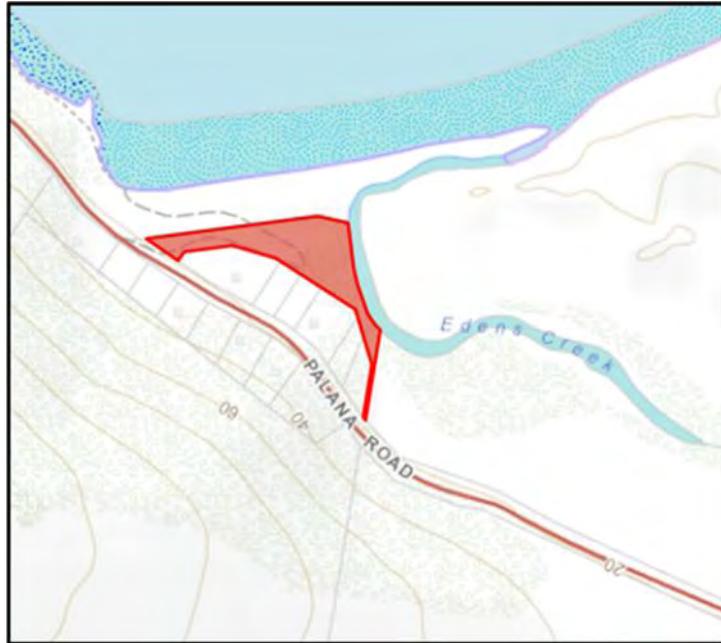
Whitemark Airport Buildings: Dwelling (Internal - *wet area*).



Whitemark Airport Buildings: Dwelling (associated garage).

Appendix D

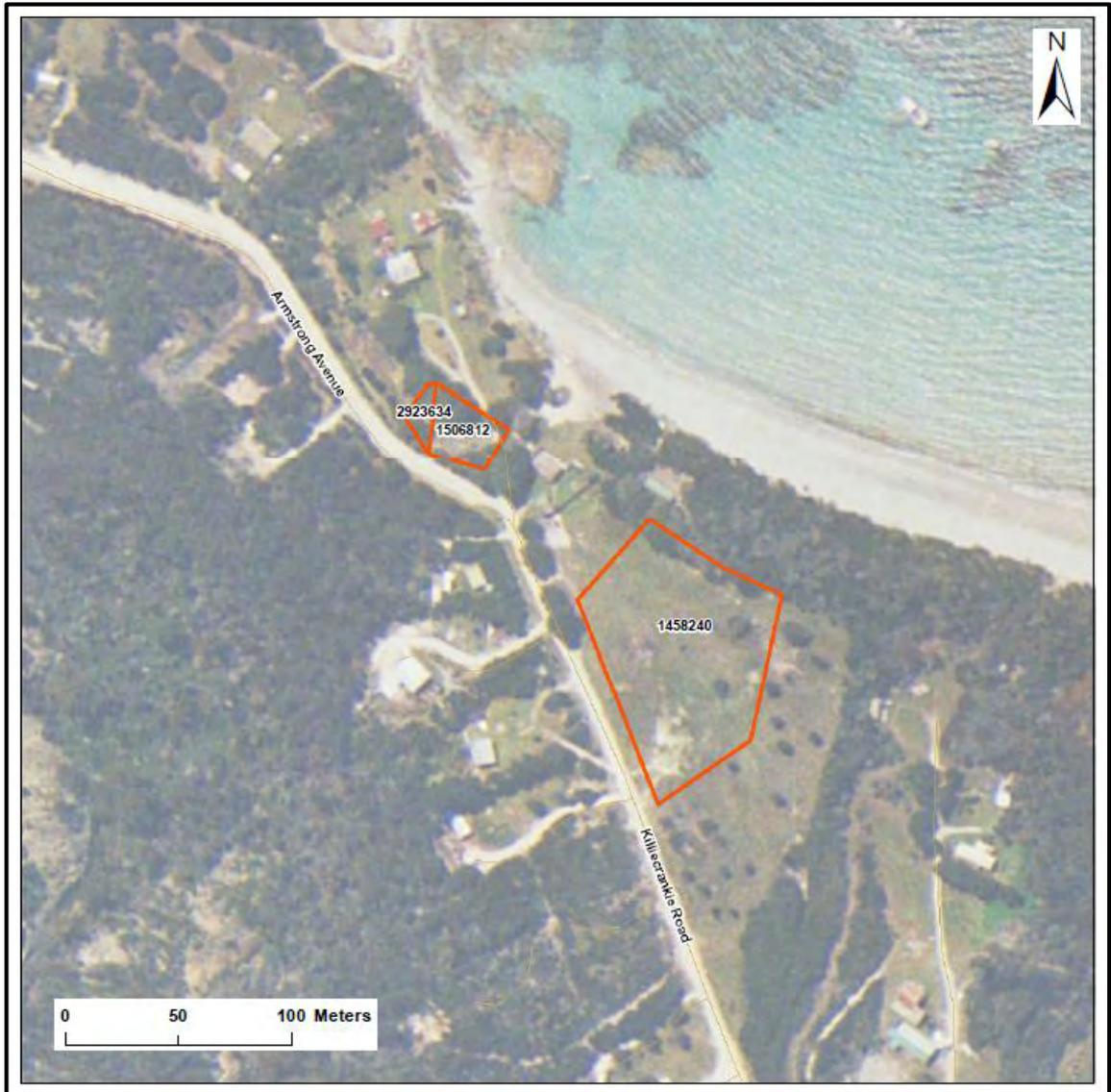
APPENDIX – Recreational and Community Facilities
Assessment Report - Additional maps



Palana Open Space



North East River Camping Area



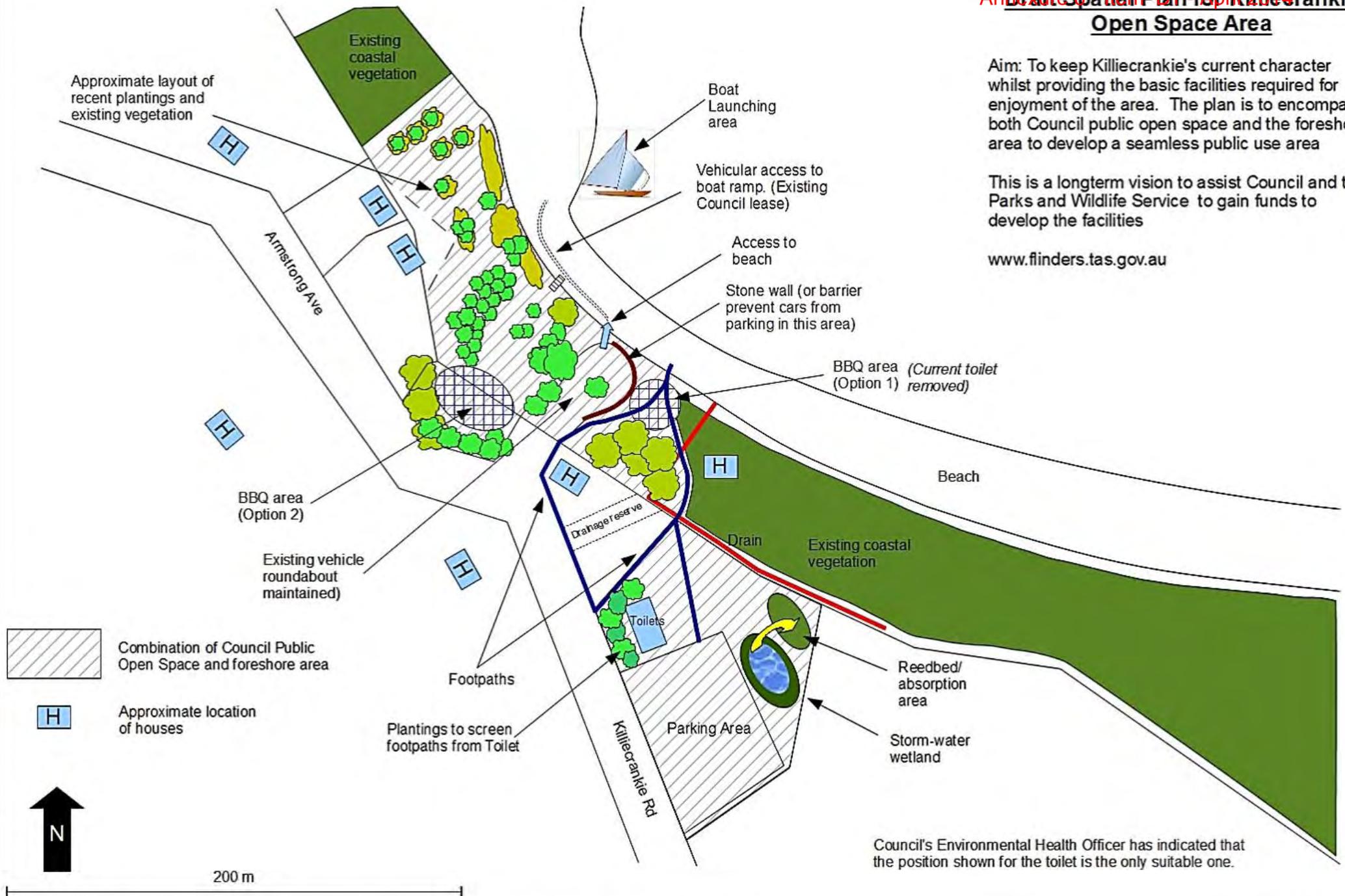
Killiecrankie Recreation Area

Appendix E

Aim: To keep Killiecrankie's current character whilst providing the basic facilities required for enjoyment of the area. The plan is to encompass both Council public open space and the foreshore area to develop a seamless public use area

This is a longterm vision to assist Council and the Parks and Wildlife Service to gain funds to develop the facilities

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Council's Environmental Health Officer has indicated that the position shown for the toilet is the only suitable one.

Appendix F

Preliminary Stakeholder List

Flinders Island Recreational and Community Facilities Assessment - 2013/2014

Person	Organisation/location/other
Gerald Willis	Councillor, Safe Harbour Group
Chris Fenner	Lady Barron resident and Safe Harbour Group member
Judy Clark	Lady Barron Hall Committee
Shirley Holloway	Lady Barron Hall Committee
Pat Masters	Lady Barron Hall Committee
Fran Bryson	Lady Barron Hall Committee
Chris Murphy	Lady Barron Hall Committee
Mel Telfer	Emita Hall Committee
Tracey Stackhouse	Emita Hall Committee
Helen Carnell	Emita Hall Committee
Rosemary Walker	Emita Hall Committee
Leanne Pickett	Emita Hall Committee
John Holloway	Badger Corner Boat Ramp user
Marc Cobham	Councillor, Emita Hall Committee
David Williams	Councillor, Lady Barron Hall Committee
Maxine Roughly	Flinders Island Aboriginal Association Inc.
Raoul Harper	General Manager – Flinders Council
Jim Caulfield	Marine and Safety Tasmania
Matthew Massie	Tasmania Police
Russell Judges	Tasmania Police
Jacci Viney	Flinders Council Building and Planning Officer
Brian Barnewell	Flinders Council Works and Services Coordinator
Tim Mirabella	Commercial fisherman
Toni Woods	Flinders Island Aboriginal Association Inc.
Tanya Maynard	Lady Barron Fitness Group
Dale Williams	Lady Barron Fitness Group
Mel Telfer	Emita Hall Committee
Michael Sherriff	Emita Hall Committee
Jon Hizzard	Emita Hall Committee
Trish Barrett	Scouts and Cubs, Emita Hall Committee
Kerrie Prescott	Emita Hall Committee
Robyn Dilger	Show Society, Golf Club
Janice Schibrowski	Principal, Flinders Island District High School
Alex Holloway	Community Member
Helen Haines	Flinders Island Tourism Association

Appendix G

Recommendations	Rec. type	Priority	Estimate of internal effort (days of an FTE)	Estimate of external costs	Description
Recommendation 2: That Council progress work on the Golf Club Public Private Partnership as a means of relieving "pressure" on the Whitemark Hall and provision of modern health and well-being facilities at a redeveloped Golf Club site	Planning and Investigations	High	10	\$30,000	External support to assess business case, prepare concept designs and financial analysis
Recommendation 7: Create a dedicated program of work to scope, cost, procure and implement the priority repairs and upgrades to recreational and community facilities, particularly the Whitemark Showgrounds, Lady Barron Hall & Whitemark Foreshore.	works	High	5	\$ -	na
Recommendation 8: Engage the services of an external project manager with relevant experience to develop and implement the program.	works	High	2	\$90,000	cost estimate is based on 12% of an assumed program value (\$750K), capitalised cost
Recommendation 9: Implement the works as a single program of works delivered by a single contractor (maybe 2) overseen by one project manager.	works	High	40	\$ -	PM costs identified elsewhere
Recommendation 12 Install new toilets at Killiecrankie.	works	High	5	\$25-50,000	Supply, install, cost depends on site conditions
Recommendation 14: Complete the currently approved Emita Hall upgrade works as per the scope, design and budget.	works	High	20	\$110,000	construction

Recommendations	Rec. type	Priority	Estimate of internal effort (days of an FTE)	Estimate of external costs	Description
Recommendation 18 Implement priority works at the Whitemark Showgrounds as identified in the MVC Condition Report, which include upgrades to relevant exits, cleaning/painting of tea room & replacement of the windows/minor repairs, replace rotten timbers in roof of the wet area etc..	works	High	10	\$100,000	construction
Recommendation 21: Continue with the development and implementation of the Whitemark Foreshore Masterplan Stages 1 & 2.	works	High	20	\$ 120,000	construction
Recommendation 24 Through the Golf Club PPP investigate the feasibility of relocating health and well-being activities to an alternative location.	Planning and Investigations	High	5	\$ -	na
Recommendation 25 Investigate and implement upgrades to ventilation system.	works	High	2	\$ 20,000	construction
Recommendation 29: Upgrade the kitchen facilities and toilets at the Lady Barron Hall to a standard that meets relevant legislative requirements and current and future community needs.	works	High	3	\$ 60,000	construction
Recommendation 30: Implement the priority maintenance and repair items at the Lady Barron Hall as identified in the MVC Condition Report, namely modifications to accesses and doorways, as well as replacement of the windows.	works	High	3	\$ 40,000	construction
Recommendation 33: Defer any investment (other than critical maintenance and repairs) in the Lady Barron Tennis Courts until a feasible and sustainable use for the site has been identified.	Planning and Investigations	High	0	\$ -	na
Recommendation 36: Seek specialist advice on the risks and liability implications associated with the signage/access issues identified at Holloway Park in the MVC condition report. If the risks and liability issues are significant and cannot be mitigated with a very low cost solution (say <\$500.00) cease use of building until further notice .	Planning and Investigations	High	1	\$ 500	External building surveyor

Recommendations	Rec. type	Priority	Estimate of internal effort (days of an FTE)	Estimate of external costs	Description
Recommendation 37: Remove the existing treated pine play equipment at Holloway Park.	works	High	1	\$ 1,000	construction
Recommendation 38: Do not invest further in Holloway Park (apart from critical maintenance issues) until a long term sustainable use for the site has been identified and support from the community and Council obtained.	Administrative	High	0	\$ -	na
Recommendation 40: Implement the priority works at Yellow Beach as identified in the MVC condition report, i.e. replace the water tank and construct a toilet.	works	High	2	\$25-50,000	Supply and install toilets and tank
Recommendation 42: In consultation with arts groups review the current site layout and identify refurbishment and/or reconfiguration options	Planning & Investigation	High	1	\$2500	Nominal budget for any identified works
Recommendation 3: Initiate dialogue with the Department of Education towards development of a MoU between the Department and Council (on behalf of the community) to formalise access arrangements to the School's swimming pool and gymnasium.	Stakeholder	Medium	1	\$ -	na
Recommendation 5: Initiate a review of all Crown Land on the Island and where deemed necessary to deliver local services, transfer relevant parcels to Council.	Administrative	Medium	20	\$ 20,000	Survey, legal
Recommendation 6: Undertake a comprehensive review of Council's asset register so as to validate and update asset details, review and amend asset classes/components in each asset class, ensure all asset values are up to date and recalculate the depreciation schedule.	Administrative	Medium	20	\$ -	na
Recommendation 10: Retain the Palana Open Space site and continue as per current operational arrangements.	Administrative action	Medium	2	\$ -	

Recommendations	Rec. type	Priority	Estimate of internal effort (days of an FTE)	Estimate of external costs	Description
Recommendation 11 Finalise the Killiecrankie draft Masterplan so as to define the layout of the site, confirm land and property details/requirements, operations and maintenance arrangements and future asset upgrades (if any).	Planning and Investigations	Medium	5	\$ 2,000	Plan preparation
Recommendation 13: Transfer the title for the recreation grounds adjacent to the Emita Hall from Crown Lands to Council.	Administrative	Medium	2	\$ 2,000	Survey and legal
Recommendation 16 Finalise land transfers from the State Government to Council for the newly constructed Port Davies Boat Ramp.	Administrative	Medium	2	\$ 2,000	Survey and legal
Recommendation 17 Following completion of the land transfer add the land and built assets for the Port Davies Boat Ramp to Council's asset register.	Administrative	Medium	2	\$ -	na
Recommendation 22: Assess the feasibility of incorporating the existing Tasports jetty and shed at Whitemark into the Foreshore Master Plan (and Council ownership) and potential uses for these facilities by the community.	Planning and Investigations	Medium	4	\$ -	na
Recommendation 23: In the case where it is shown there are clear community benefits from taking on the Tasports jetty and shed at Whitemark, and if there is in principle support for them to be transferred to Council by Tasports, undertake an independent engineering assessment of these facilities to understand condition and any ongoing maintenance and liability issues.	Planning and Investigations	Medium	4	\$5,000	engineering assessment

Recommendations	Rec. type	Priority	Estimate of internal effort (days of an FTE)	Estimate of external costs	Description
Recommendation 26 Resolve titles issue at the FAEC and include the land and building in the asset register.	Administrative	Medium	2	\$ 2,000	Survey and legal
Recommendation 27: Initiate transfer of Badger Corner Boat Ramp from the State Government to Council.	Administrative	Medium	2	\$ 2,000	Survey and legal
Recommendation 28: Undertake minor works at Badger Corner Boat Ramp to improve use and safety (remove rocks from prop zone, extend platform and replace pylons).	works	Medium	2	\$ 10,000	construction
Recommendation 31: Seek specialist advice on the costs and benefits of painting the external blockwork. If it is shown that this will provide measureable benefits in terms of asset life cycle cost, proceed with works.	Planning and Investigations	Medium	1	\$ 2500	specialist advice
Recommendation 32: Investigate the feasibility of relocating current gym equipment and associated health and well-being activities currently at the Lady Barron Hall to an alternative site such as Holloway Park.	Planning and Investigations	Medium	5	\$ -	na
Recommendation 34: Undertake a more detailed investigation of the Lady Barron Tennis Courts to identify, assess and select alternative uses for the site. These could include commercial development, facilities to support shipping and freight handling by the community, toilets and amenities for local use and visiting yachties, combinations of any or all of these suggestions.	Planning and Investigations	Medium	20	\$30,000	External consultants

Recommendations	Rec. type	Priority	Estimate of internal effort (days of an FTE)	Estimate of external costs	Description
Recommendation 39: Undertake a detailed investigation, including community engagement, into the future uses for Holloway Park that increase use of the site and the associated recreational benefits to the community. Additional uses may include shower, laundry facilities for visiting yachters, a camping ground, hub for health & fitness that may include current community owned gym equipment, showers, sauna , landscaping and park furniture.	Planning and Investigations	Medium	20	\$ 30,000	external consultants
Recommendation 1: In consultation with MAST and local user groups develop a Recreational Boating and Fishing Plan for Flinders Island to guide the ongoing operation, maintenance and the future provision of recreational boating and fishing facilities.	Planning and Investigations	Low	20	\$ -	na
Recommendation 4: Prepare an integrated masterplan for Lady Barron that provides a clear picture of the township's layout now and into the future, with strong linkages between various sites and facilities and, opens up access to and usage of foreshore land.	Planning and Investigations	Low	5	\$ 50,000	External consultant
Recommendation 15: Following at least 6 months use of the upgraded Erita Hall develop a site management plan to cover day to day operations and management of the site, as well as identify potential future upgrades or works to the grounds or buildings.	Administrative	Low	5	\$ -	na
Recommendation 19: Sell the Whitemark Tennis Courts	Administrative	Low	4	\$ 5,000	Legal and agent fees
Recommendation 20: Install additional covered seating at Bakery Park.	works	Low	2	\$ 5,000	supply and install seats
Recommendation 35: Unless an alternative use, or additional uses, for the Lady Barron Tennis Courts can be identified that provides for increased recreational and/or economic benefits to the community, the site should be sold.	Administrative	Low	2	\$ 5,000	Legal and agent fees

Recommendations	Rec. type	Priority	Estimate of internal effort (days of an FTE)	Estimate of external costs	Description
Recommendation 41: Dispose of North East River Caravan and Camping area.	Administrative	Low	2	\$5000	Legal and agent fees

Appendix H



*Division 1 - Purchase, acquisition, sale and lease of property***175. Purchase or lease of land**

A council may purchase or lease land for any purpose which it considers to be of benefit to the council or the community.

176. Acquisition of land

A council may acquire land for prescribed purposes in accordance with the *Land Acquisition Act 1993*.

177. Sale and disposal of land

(1) A council may sell, lease, donate, exchange or otherwise dispose of land owned by it, other than public land, in accordance with this section.

(2) Before a council sells, leases, donates, exchanges or otherwise disposes of any land, it is to obtain a valuation of the land from the Valuer-General or a person who is qualified to practise as a land valuer under section 4 of the *Land Valuers Act 2001*.

(3) A council may sell –

- (a) any land by auction or tender; or
- (b) any specific land by any other method it approves.

(4) A council may exchange land for other land –

- (a) if the valuations of each land are comparable in value; or
- (b) in any other case, as it considers appropriate.

(5) A contract pursuant to this section for the sale, lease, donation, exchange or other disposal of land which is public land is of no effect.

(6) A decision by a council under this section must be made by absolute majority.

177A. Public land

(1) The following land owned by a council is public land:

- (a) a public pier or public jetty;
- (b) any land that provides health, recreation, amusement or sporting facilities for public use;
- (c) any public park or garden;
- (d) any land acquired under section 176 for the purpose of establishing or extending public land;
- (e) any land shown on a subdivision plan as public open space that is acquired by a council under the *Local Government (Building and Miscellaneous Provisions) Act 1993*;
- (f) any other land that the council determines is public land;

(g) any other prescribed land or class of land.

(2) The general manager is to –

(a) keep lists or maps of all public land within the municipal area; and

(b) make the lists and maps available for public inspection at any time during normal business hours.

178. Sale, exchange and disposal of public land

(1) A council may sell, lease, donate, exchange or otherwise dispose of public land owned by it in accordance with this section.

(2) Public land that is leased for any period by a council remains public land during that period.

(3) A resolution of the council to sell, lease, donate, exchange or otherwise dispose of public land is to be passed by an absolute majority.

(4) If a council intends to sell, lease, donate, exchange or otherwise dispose of public land, the general manager is to–

(a) publish that intention on at least 2 separate occasions in a daily newspaper circulating in the municipal area; and

(ab) display a copy of the notice on any boundary of the public land that abuts a highway; and

(b) notify the public that objection to the proposed sale, lease, donation, exchange or disposal may be made to the general manager within 21 days of the date of the first publication.

(5) If the general manager does not receive any objection under subsection (4) and an appeal is not made under section 178A, the council may sell, lease, donate, exchange or otherwise dispose of public land in accordance with its intention as published under subsection (4).

(6) The council must –

(a) consider any objection lodged; and

(b) by notice in writing within 7 days after making a decision to take or not to take any action under this section, advise any person who lodged an objection of–

(i) that decision; and

(ii) the right to appeal against that decision under section 178A.

(7) The council must not decide to take any action under this section if–

(a) any objection lodged under this section is being considered; or

(b) an appeal made under section 178A has not yet been determined; or

(c) the Appeal Tribunal has made a determination under section 178B(b) or (c).

(8)

178A. Appeal

(1) Any person who lodged an objection under section 178 may appeal to the Appeal Tribunal against the decision of a council under section 178(6) within 14 days after receipt of notice of that decision under section 178(6)(b).

(2) An appeal must be made in accordance with the Resource Management and Planning Appeal Tribunal Act 1993.

(3) An appeal may only be made on the ground that the decision of the council is not in the public interest in that –

(a) the community may suffer undue hardship due to the loss of access to, and the use of, the public land; or

(b) there is no similar facility available to the users of that facility.

(4) The Appeal Tribunal is to hear and determine an appeal in accordance with the Resource Management and Planning Appeal Tribunal Act 1993.

(5) The decision of the Appeal Tribunal on hearing an appeal is final and section 25 of the Resource Management and Planning Appeal Tribunal Act 1993 does not apply.

178B. Determination of appeal

In hearing an appeal against a decision of a council, the Appeal Tribunal may –

(a) confirm that decision; or

(b) set aside that decision; or

(c) set aside that decision and –

(i) substitute another decision; or

(ii) remit the matter to the council for reconsideration.

179. Lease of public land for less than 5 years

A council may lease public land for a period not exceeding 5 years without complying with section 178.

180.

181. Land held on trust

A council may hold land on trust subject to any conditions on which it is to be so held.