

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.

COUNCILLORS 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

Base Data from the LIST © State of Tasmania
Map produced by:

esk mapping tas

11/06/2014

GDA Zone 55

0 50 100 150 200 Metres

Scale: 1:9,000



WHITEMARK Recreational and Community Facilities



Legend

- Asset Data from Flinders Council

Base Data from the LIST © State of Tasmania
Map produced by: ask mapping GIS

11/06/2014

Scale: 1:5,000

0 50 100 150 Metres

GDA Zone 55

N

Scale: 1:75,000

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.

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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.

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	<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>

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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.

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	<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.

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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.

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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



Erita Community Hall (Kitchen).



Erita Community Hall (Kiosk).

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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).

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Whitemark Foreshore: Toilets block (Overview).



Whitemark Foreshore: Toilets block (Internal).

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

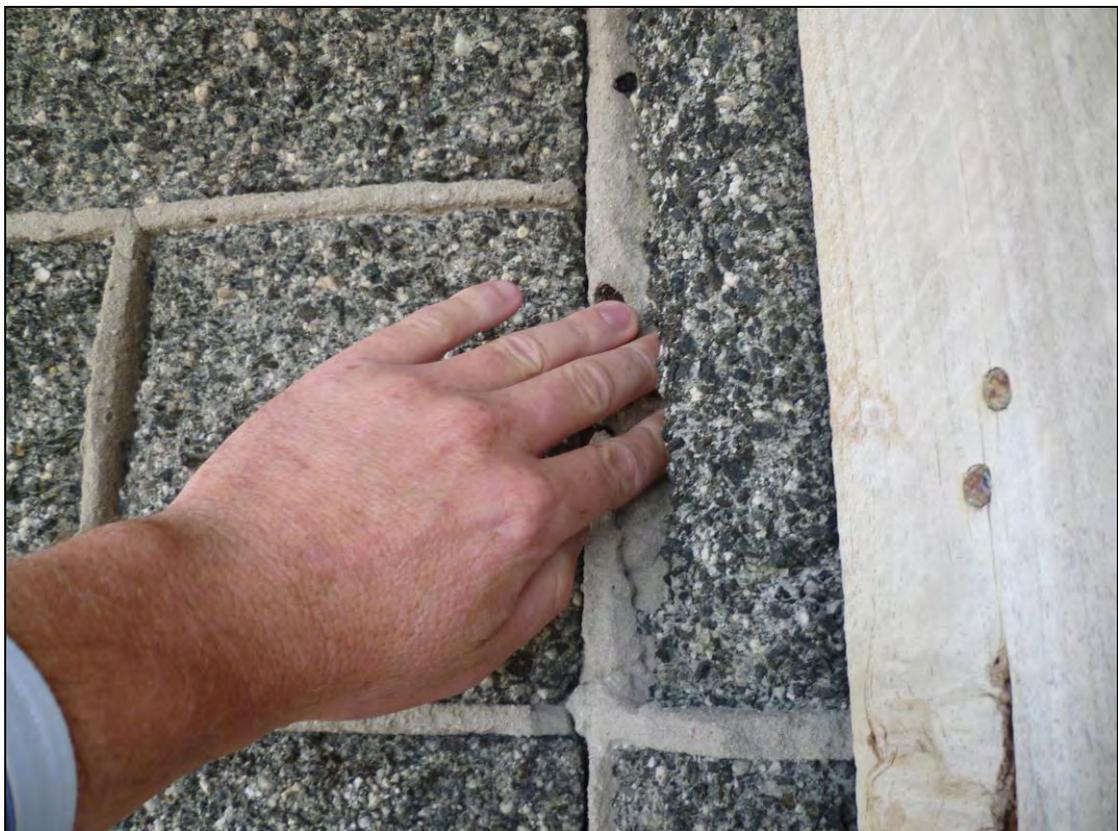


Whitemark Foreshore: 'Opera house' (Overview).

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



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

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

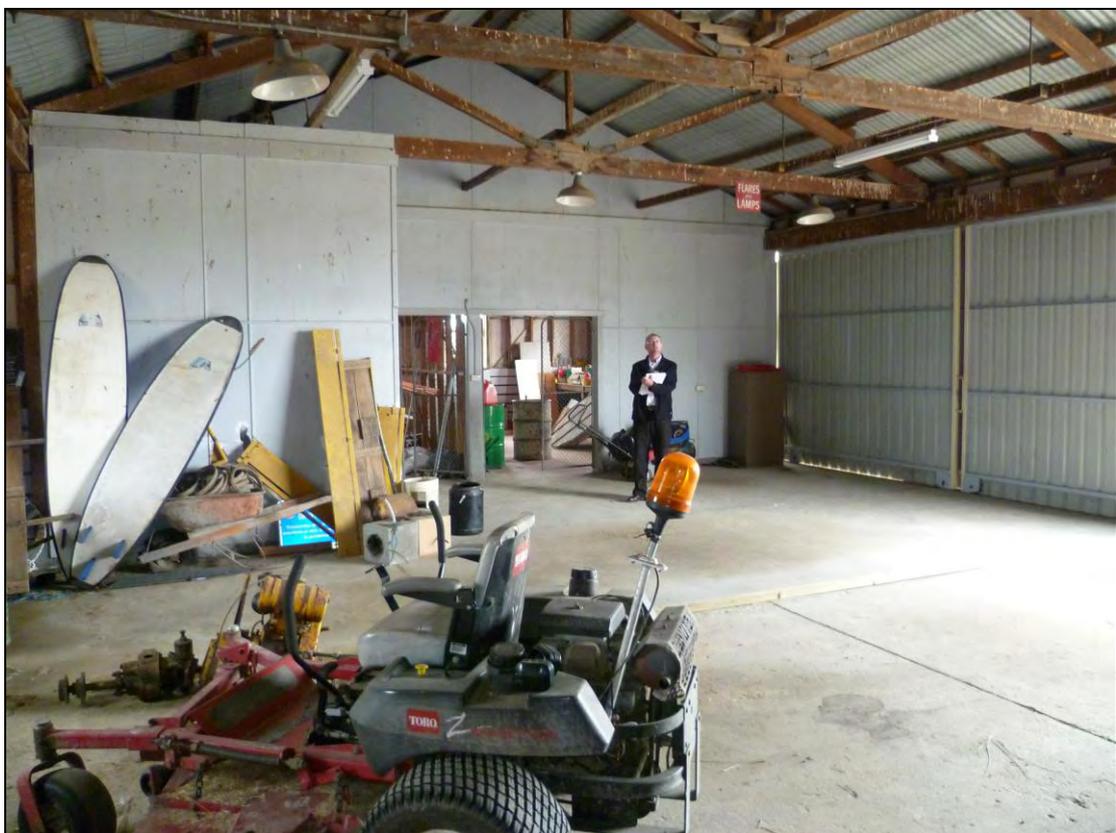


Whitemark Airport Buildings: Maintenance shed (overview #2).

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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



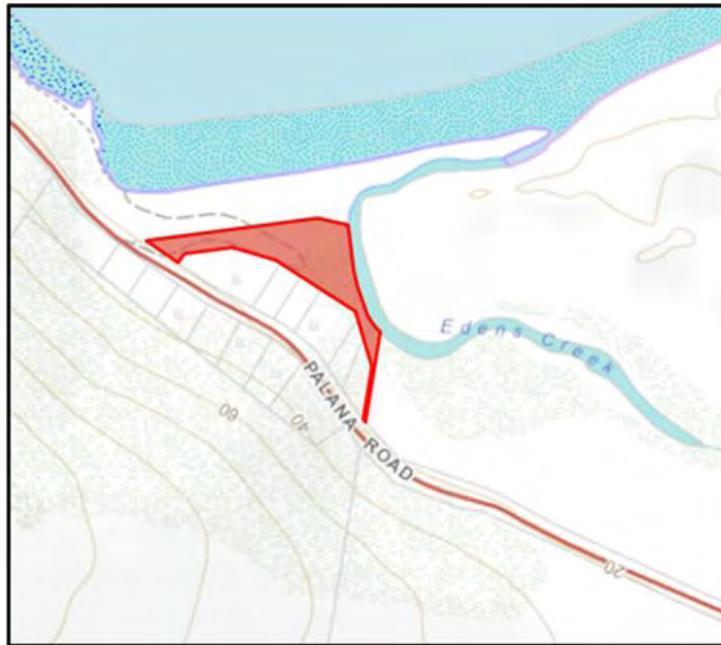
Whitemark Airport Buildings: Dwelling (Internal - *wet area*).



Whitemark Airport Buildings: Dwelling (associated garage).

Appendix D

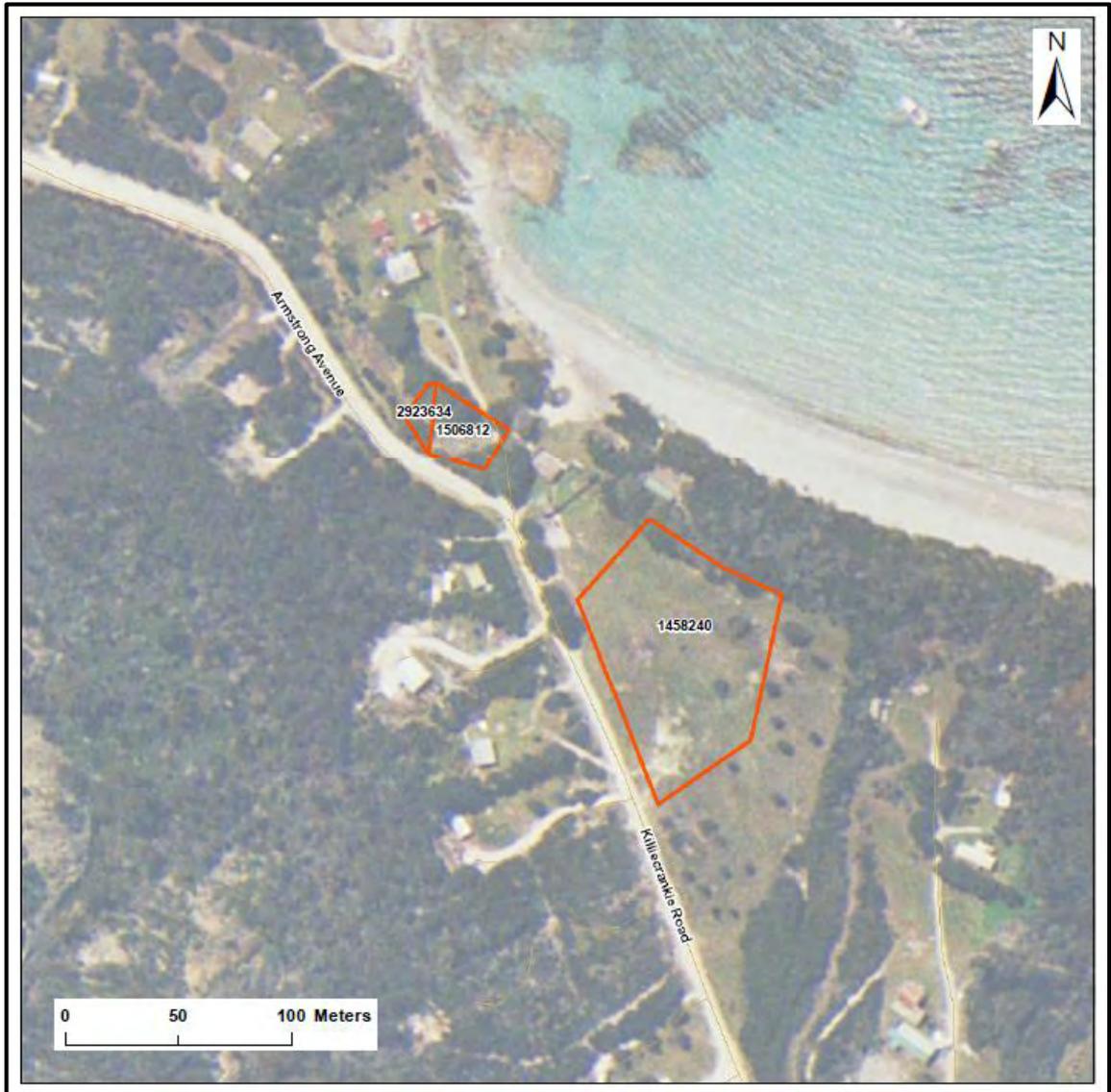
APPENDIX – Recreational and Community Facilities
Assessment Report - Additional maps



Palana Open Space



North East River Camping Area



Killiecrankie Recreation Area

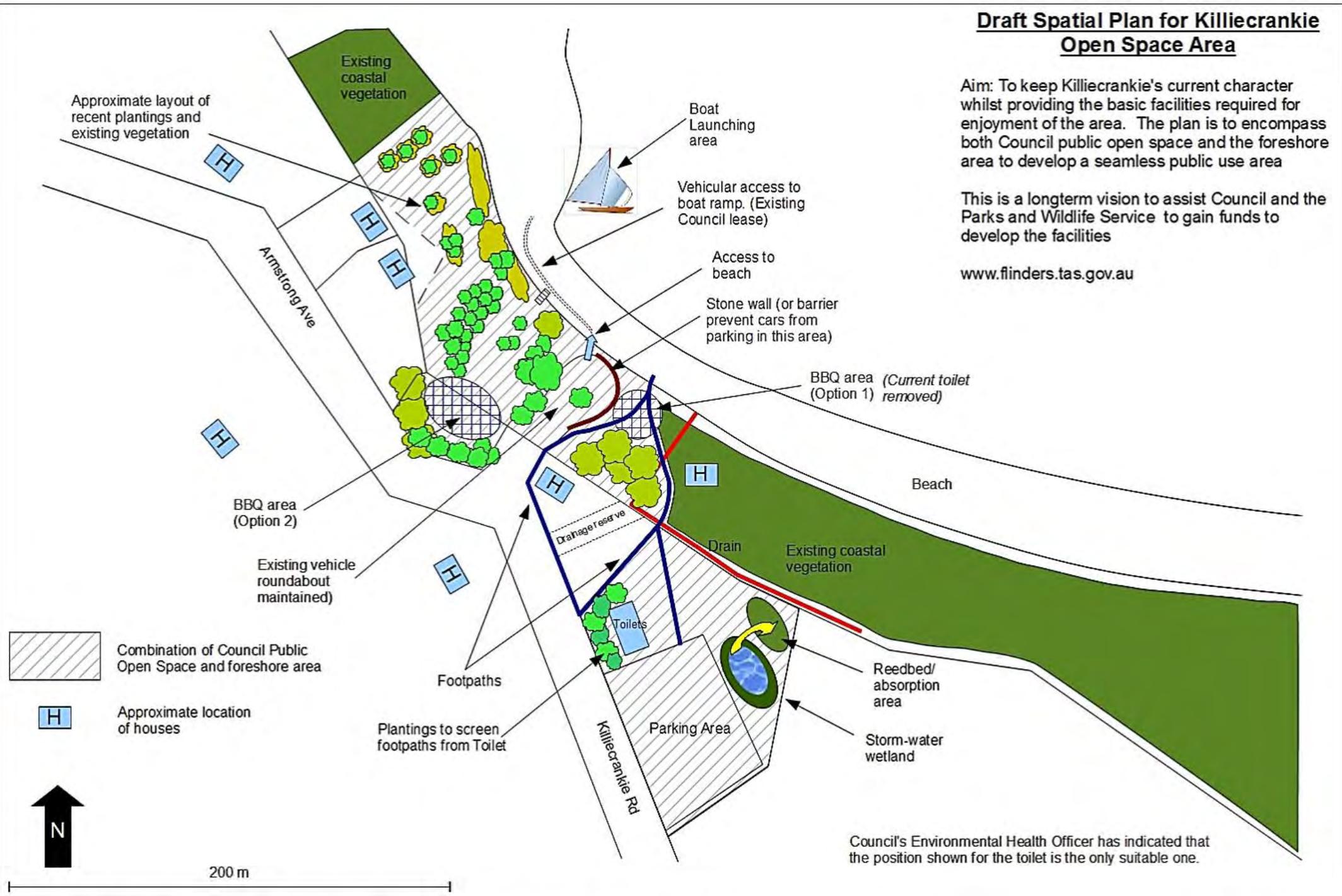
Appendix E

Draft Spatial Plan for Killiecrankie Open Space Area

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

Recreational and Community Facilities Infrastructure Plan : Prioritised recommendations	Rec. type	Priority	Estimate of internal effort (days of an FTE)	Estimate of external costs	Description
Recommendation 2: 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 13: Complete the currently approved Emita Hall upgrade works as per the scope, design and budget.	works	High	20	\$110,000	construction

Recreational and Community Facilities Infrastructure Plan : Prioritised recommendations	Rec. type	Priority	Estimate of internal effort (days of an FTE)	Estimate of external costs	Description
Recommendation 17 Undertake a detailed investigation of building issues raised in the MVC Condition Report on the Whitemark Showgrounds and, through engagement with users, develop a costed and prioritised schedule of works for Council consideration.	works	High	10	\$100,000	construction
Recommendation 20: Continue with the development and implementation of the Whitemark Foreshore Masterplan Stages 1 & 2.	works	High	20	\$120,000	construction
Recommendation 24 Review current usage and management arrangements for the facility to ensure that potential for incompatible use is minimised.	Planning and Investigations	High	5	\$ -	na
Recommendation 27: Undertake a detailed investigation of building issues raised in the MVC Condition Report and during consultation on the draft plan on Lady Barron Hall. In consultation with users develop a costed and prioritised schedule of works for the combined upgrades and modifications for Council consideration.	works	High	3	\$50,000	construction
Recommendation 30: Undertake priority works to address immediate risks to human health and public safety.	works	High	3	\$10, 000	construction
Recommendation 28: Undertake necessary minor works to improve the tennis courts (i.e. nets, surface repairs).	works	High	1	\$5,000	construction
Recommendation 29: Upgrade the amenities block at the Lady Barron Tennis Courts. The structure should be portable to ensure it can be relocated if necessary.	works	High	1	\$50,000	construction
Recommendation 32: 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

Recreational and Community Facilities Infrastructure Plan : Prioritised recommendations	Rec. type	Priority	Estimate of internal effort (days of an FTE)	Estimate of external costs	Description
Recommendation 34: Support Flinders Island Regional Arts to development a management plan for the facility, including a works plan for any upgrades or modifications.	Planning & Investigation	High	1	\$2500	na
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	\$ -	
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 15 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 16 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

Recreational and Community Facilities Infrastructure Plan : Prioritised recommendations	Rec. type	Priority	Estimate of internal effort (days of an FTE)	Estimate of external costs	Description
Recommendation 21: 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 22: 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
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 32: Undertake a detailed investigation, including community engagement, into possible future uses for Holloway Park that might increase its use-value as well as provide associated recreational benefits to the community.	Planning and Investigations	Medium	20	\$ 30,000	external consultants

Recreational and Community Facilities Infrastructure Plan : Prioritised recommendations	Rec. type	Priority	Estimate of internal effort (days of an FTE)	Estimate of external costs	Description
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	\$ 10,000	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 14: 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 18: Investigate development opportunities for the Whitemark tennis courts, including housing or retail/commercial development.	Administrative	Low	4	\$ 5,000	Concept designs
Recommendation 29: Install additional covered seating at Bakery Park.	works	Low	2	\$ 5,000	supply and install seats
Recommendation 33: Seek community views for alternative uses for the North East River Caravan and Camping Area and if no feasible options are identified dispose of the site..	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.