ATTACHMENTS TO REPORTS

GENERAL COUNCIL MEETING

ITEMS UNDER SEPARATE COVER

26 JULY 2017

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BUILDINGS ASSET AND SERVICES MANAGEMENT PLAN

Buildings Asset and Services Management Plan ("BASMP"), June 2017, Rev.V0.6

Meeting Date: 26 July 2017

Attachment No: 1

BUILDINGS ASSET & SERVICES MANAGEMENT PLAN

June 2017

Rev. V0.6

Southern Downs
REGIONAL COUNCIL

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Buildings Asset & Services Management Plan

Document Control Information

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	Amendment		Plan Updated	
No.	Issue Date	Details	Inserted by	Date
0.1	18/04/2017	Consultation Draft developed by consultant: Owen Harvey (CT Management Group)	O.Harvey (CTMG)	
0.2	24/04/2017	Second Draft – Feedback from Stakeholders	O.Harvey (CTMG)	
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Authorisation

This plan has been approved by Council.

Version	Date adopted by Council	Name	Position	Signature
	TBA	David Keenan	Chief Executive Officer	

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1. Executive Summary

The objective of Council's facilities management is to maintain the long-term integrity of Council's building assets and related services. The document will assist the Council and Executive to make informed decisions on the allocation of resources to facilitate this. A summary of Council's built assets is provided below.

Table 1: Asset Summary

Asset Class	No.of Buildings/ Structures	GRV[1]	%	Depreciation
Accommodation	8	$940,105	1.1%	$16,352
Administration	4	$9,638,360	11.4%	$151,436
Amenities Blocks	61	$4,215,895	5.0%	$45,138
Aerodromes	5	$745,810	0.9%	$11,548
Animal Control	7	$619,025	0.7%	$6,485
Cemeteries	20	$966,956	1.1%	$12,022
Civic Buildings	10	$1,528,910	1.8%	$21,387
Community Halls	5	$13,980,758	16.5%	$278,329
Community Housing	30	$4,833,945	5.7%	$73,321
Cultural Bldgs	5	$7,652,600	9.0%	$112,031
Depots	36	$6,442,893	7.6%	$96,008
Emergency Bldgs	5	$648,315	0.8%	$7,450
Library	1	$2,651,200	3.1%	$42,914
Minor Buildings	83	$1,415,899	1.7%	$23,387
Monuments	2	$63,220	0.1%	$546
Saleyards	11	$710,310	0.8%	$9,105
Sporting Facilities	14	$14,479,456	17.1%	$178,841
Swimming Centres	28	$2,141,607	2.5%	$29,185
Waste	25	$2,556,380	3.0%	$29,016
Wastewater	21	$816,590	1.0%	$11,705
Water	40	$1,588,031	1.9%	$18,642
Other Structures	19	$6,264,850	7.4%	$122,605
Total:	**440**	**$84,901,115**	**100%**	**$1,297,450**

Note that there are 242 buildings listed on the Council asset register that are leased/managed by others and Council is not responsible for maintenance/renewals at this point in time. These 242 buildings/structures are not considered within the scope of this plan.

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The following is the expenditure summary based on the current planned budget for buildings:

Table 2: Current Planned Expenditure Summary

Year	Maintenance Expenditure	Renewal	Upgrade	New	TOTAL
17/18	$ 674,000	$ 584,000	$ 75,000	$ -	$ 1,333,000
18/19	$ 674,000	$ 1,408,000	$ 90,000	$ 45,000	$ 2,217,000
19/20	$ 674,000	$ 913,000	$ 94,000	$ -	$ 1,681,000
20/21	$ 674,000	$ 403,000	$ 94,000	$ -	$ 1,171,000
21/22	$ 674,000	$ 408,000	$ 94,000	$ 1,000,000	$ 2,176,000
22/23	$ 674,000	$ 358,000	$ 969,000	$ 545,000	$ 2,546,000
23/24	$ 674,000	$ 403,000	$ 94,000	$ 1,000,000	$ 2,171,000
24/25	$ 674,000	$ 328,000	$ 94,000	$ -	$ 1,096,000
25/26	$ 674,000	$ 358,000	$ 94,000	$ -	$ 1,126,000
26/27	$ 674,000	$ 328,000	$ 94,000	$ -	$ 1,096,000

1.1   Benchmark Comparisons

Renewals

The Department of Local Government, Infrastructure Planning (DILGP) has included the Asset Sustainability Ratio as one of their key measures of sustainability[1]. The ratio is defined as follows:

Financial Management (Sustainability)

<u>Capital Expenditure on Replacement of Assets (Renewals)</u>
Depreciation Expenditure

The target range is greater than 90% per annum (on average over the long-term). From Council's most recent Buildings Revaluation the annual depreciation is **$1,297,450**. Based on the 90% target then the target annual renewal expenditure amount should be in the order of **$1,167,705**.

Council's 10 year predicted average renewal expenditure is **$549,000** based on the current LTFP data.

Based on these figures, the actual Asset Sustainability Ratio (for buildings assets) is

$549,000/$1,297,450 = **42.3 %.**

This indicates that Council is <u>significantly under spending</u> on renewals across the building assets.

Maintenance

The current maintenance expenditure is around **0.67%** of the replacement value of building assets (those which Council maintains) and is below the recommended State Government benchmark minimum of 1%[2] . This indicates that Council is significantly under spending on maintenance of its buildings.

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[1] Source: Department of Local Government & Planning – Financial Management (Sustainability) Guideline 2013 Vers 1.1
[2] Department of Housing and Public Works – Maintenance Management Framework – Policy for the Maintenance of Queensland Government Buildings-2012

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1.2   Long Term Renewal Gap Modelling

Council has an asset renewal funding gap for this service as shown in the table below. The Renewal Funding Gap has been determined by the difference between the proposed funding as outlined in the 10-Year Capital Works Program and the predicted renewal needs determined by financial modelling.

Table 2: Renewal Funding Gap
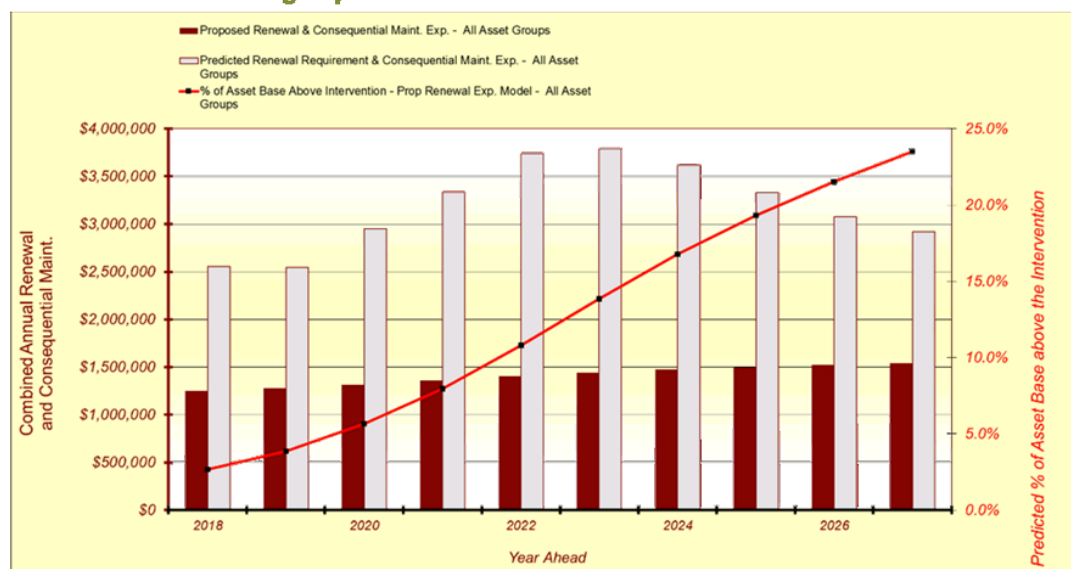
This renewal gap is estimated by modelling the deterioration of asset condition over the life of the asset. Knowing the current condition of the buildings and its expected life, an estimate can be made of where the building and its elements sit within its lifecycle and consequently a determination can be made in relation to its remaining life.

The renewal costs were taken as an average over the 10 years of available data, which equates to $549,000 per year. According to the modelling, the average predicted average annual renewal requirement is $2,339,500 over 10 years. It should be noted that this figure is based on asset modelling software which utilises different assumptions and asset degradation curves then financial revaluations which is an accounting function and utilises straight line depreciation.

As a result of the funding renewal gap, the percentage of assets above the intervention level (condition level 8) increases from 3% to about 23.5% (identified as the red line) over the 10 year period. This will affect the level of service, lead to an increase in number of complaints and an increase in operations and maintenance costs across the whole building portfolio over time. Further maintenance inspections to identify and develop 10 year maintenance and renewal plans across the buildings portfolio would refine this figure.

1.3   Recommended Actions

If the status quo in terms of the current levels of funding maintenance and renewals is continued then Council's Building Assets will continue to decline in condition and service levels resulting in a lowering of community satisfaction and a continual increase in maintenance and renewal costs in future years.

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In order to ensure that maintenance and renewals expenditure is best prioritised, it is recommended that:

1. A facilities hierarchy approach which aligns and prioritises levels of service with maintenance and renewals needs be applied. A first cut is included in this plan and the ongoing development and application of this facilities hierarchy will support this approach.

2. Accuracy of data needs to be checked to ensure modelling is a factual representation of the true asset life-cycle experience. Undertaking a maintenance and renewals assessment of the building portfolio will enable Council to identify actual 10 year maintenance and renewals requirements at an individual building level will give the most accurate data and also provide base data for a new maintenance management system.

3. Once Council has high confidence data together with the prioritising of maintenance and renewals through applying the hierarchy approach will enable Council to better optimise maintenance and renewals across the buildings portfolio.

4. Any proposed new capital works projects adding to asset stock needs to be scrutinised carefully to ensure that existing assets are not allowed to deteriorate. This process may well involve decommissioning existing assets that are no longer sustainable.

5. Procurement of an asset management and maintenance management system (as part of a cross Council approach) is required to support the ongoing management of the buildings.

6. Identify and categorise maintenance activities according to whether they are reactive or scheduled/cyclic to better optimise the maintenance costs as part of implementing a new maintenance management system

Buildings Asset & Services Management Plan

2. Introduction

2.1   Purpose

The purpose of this Asset and Services Management Plan is to document the management practices that will maintain the long-term integrity of Council's facility assets and related services. The document will assist the Council and Executive to make informed decisions on the allocation of resources to facilitate this.

The Plan outlines the key elements involved in managing Council's buildings and facilities. It combines management, financial and technical perspectives to ensure that Council's facilities portfolio meets community needs at the lowest possible whole-of-life-cost while effectively managing risk.

Council's facility assets covered by this Asset Management Plan comprise all Council owned/managed buildings, including:

- Accommodation
- Administration
- Aerodromes
- Amenities
- Animal Control
- Cemeteries
- Civic Buildings
- Community Halls
- Community Housing
- Cultural Buildings
- Depots

- Emergency Services Buildings
- Libraries
- Minor Buildings
- Monuments
- Saleyards
- Sport & Recreational facilities
- Swimming Centres
- Waste Facilities
- Wastewater
- Water Supply

The following buildings and other structures are outside the scope of this plan:

- Leased Facilities (Leases where lessees are stipulated as being responsible for all maintenance)

Council's management of facilities assets is primarily focused on maintaining the structural integrity of the buildings, management of related services (e.g. power, water, sewer, data, telephony, security and air conditioning) and ensuring that they are safe to use by staff and the community.

Buildings Asset & Services Management Plan

2.2   Document Structure

This Asset and Services Management Plan is comprised of the following sections:

1. **Introduction** - This section explains the purpose, context and structure of this Asset and Services Management Plan.
2. **Organisational Context** – Linkages with corporate documents and legislative framework
3. **Service Level Management** - This section sets out Council's levels of service, future demand, objectives, management plan and current status / issues for this asset class.
4. **Physical Asset Management** - This section sets out Council's objectives, current status / issues for managing the physical assets involved with delivering these services.
5. **Information Management** - This section sets out Council's objectives, plan and current performance / issues with managing the asset and services data required to enable informed, evidence based asset and service decisions.
6. **Improvement Plan** – This section sets out the coordinated set of tasks required to improve asset and service management performance for this asset class.
7. **Appendices** - This section contains detailed reference material to support the various sections of this plan.

2.3   Planning Context

The Southern Downs Regional Council has a total land area of about 7,100 square kilometres. The profile of the region is predominantly rural, with numerous small townships.

The largest townships are Warwick and Stanthorpe, with smaller townships at Allora, Killarney, Yangan and Wallangarra.

Most of the buildings and facilities are located within the townships or near tourism/sports & recreation areas.

As identified in the Strategic Asset Management Plan[3], Southern Downs Region has a projected average population growth rate of approximately 1.0% per annum reaching 44,000 residents by 2036.

In terms of demographic trends which will potentially impact on Council facilities in the future, it was noted that:

- There is a lower proportion of young people (0 to 17 years) and a higher proportion of people in the older age groups (60+ years).
- The Southern Downs population is ageing, with an increasing share of persons over 80 years between 2009 and 2014.

The effects on demand are discussed further in Section 4.6 – Future Demand.

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[3] SDRC Strategic Asset Management Plan (2017)

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3. Organisational Context

3.1   Organisational Planning Linkages

There are a number of key organisational planning, governance or report documents that inform (or are informed by) this Asset Management Plan as follows:

Figure 1: Asset Management Planning Context
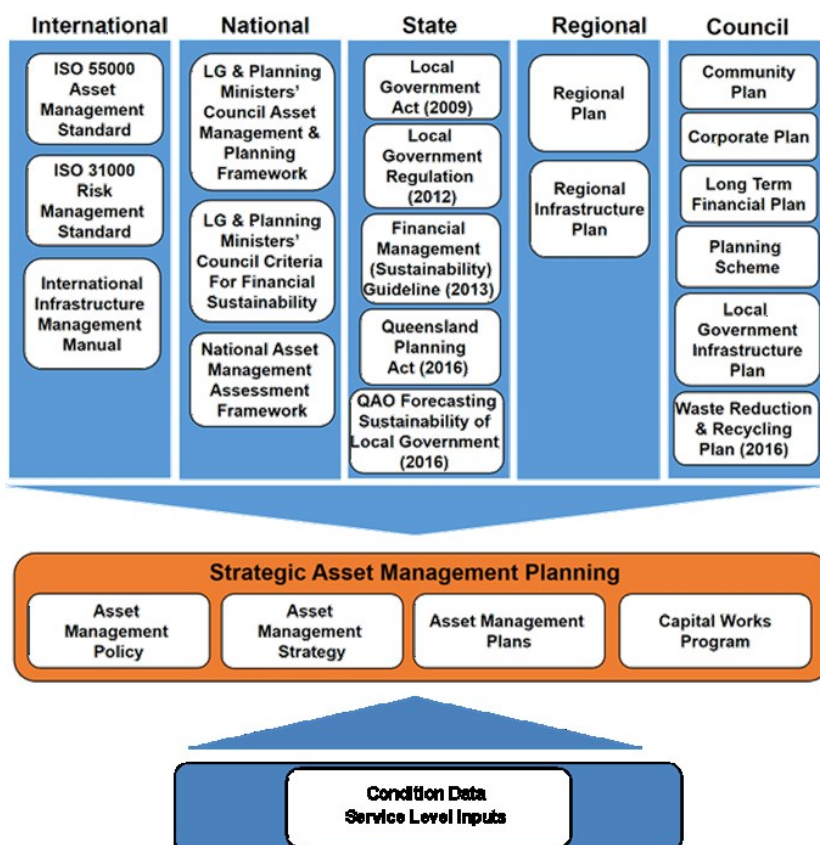
In addition, there are a number of data and information inputs which inform the asset management planning so far as understanding the current state of the assets as well as stakeholder expectations and requirements as to the levels of service to be set for the assets in question.

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3.2   External Compliance Documents

The following Acts and Standards also inform and shape the Buildings Asset Management Planning process and set minimum standards and service levels in a number of significant areas.

Figure 2: Key Acts and Standards relevant to Building Assets

Workplace Health and Safety Act
- Defines the requirements for ensure that Councils provides (and maintains) a safe work place for all council staff and other users

National Construction Code
- Defines design requirements for buildings and linkages to Australian Standards accross all aspects of building standards.
- NCC changes affect major renovations as well as new buildings
- Refers to AS1428 Design for Access and Mobility standards
- Defines energy efficiency targets for new buildings

Government Acts and Regulations
- Building Act 1975
- Building Regulation 2006
- Building Fire Safety Regulations 2008
- Disability Services Act 2006
- Disability Services Regulation 2006
- Disability (Access to Premises – Buildings) Standards 2010
- Electrical Safety Act 2002
- Electrical Safety Regulation 2013
- Environment Protection Act 1994
- Housing Act 2003
- Housing Regulation 2015
- Land Act 1994
- Land Regulation 2009
- Residential Services (Accreditation) Act 2002
- Residential Services (Accreditation) Regulation 2002
- Residential Tenancies and Rooming Accommodation Act 2008
- Residential Tenancies and Rooming Accommodation Regulation 2008

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4. Service Level Management

4.1   Service Overview

SDRC currently maintains approximately 440 individual buildings and structures. In addition to Council owned sites and/or buildings there are a number of buildings that whilst "owned" by Council are leased to external organisations and are maintained by them.

Council's assets are geographically dispersed across the Southern Downs region. The functional use, condition and construction standards of these assets vary widely given the disparate ages and types of buildings.

For this plan, the facilities' assets have been organised into the following categories for operational, financial and asset management purposes. It should be noted that this may be refined further in future iteration as required to suit Council purposes:

- Accommodation
- Administration
- Aerodromes
- Amenities
- Animal Control
- Cemeteries
- Civic Buildings
- Community Halls
- Community Housing
- Cultural Buildings
- Depots
- Emergency Services Buildings
- Libraries
- Minor Buildings
- Monuments
- Saleyards
- Sport & Recreational facilities
- Swimming Centres
- Waste Facilities
- Wastewater
- Water Supply

The purpose of Council's facility/buildings portfolio is to provide safe and fit-for-purpose facilities to support the delivery of Council and third party services in order to meet Council's strategic objectives. These objectives are discussed in the Service Strategy section of this document.

4.2   Stakeholders

External Stakeholders (Community)	External Stakeholders (Business)	External Stakeholders (Government / Regulatory)

• Facility users
• Lessees and tenants
• Community committees
• Sporting and community organisations
	• 'For profit' service providers
	• Industry associations
	• Construction and maintenance contractors
	• External consultants
	• AVData (aerodromes)
		• Public service providers:
		  ○ Emergency Services
		  ○ Education
		• Funding bodies
		  ○ State government

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• 'Not for profit' service providers • Ratepayers • Residents • Tourists • SES Volunteers • Recreational Users (aerodromes)	• Agricultural users (aerodromes) ○ Crop dusting • Commercial general aviation businesses (aerodromes)	○ Federal government • Civil Aviation Safety Authority (aerodromes) • Heritage • Division of Work, Health and Safety

4.3 Service Strategy

The following strategic objectives were extracted from the SDRC Corporate Plan 2014-2019 which affect the Building's portfolio both strategically and also need to be taken into account when setting levels of service for both the services provided but also the buildings required to support the service delivery.

Table 3: Organisation Objectives for Council Buildings/Facilities

Strategic Theme	ID	Strategic Objective	Direct	Indirect
Southern Downs Sense of Community	1.1	Undertake best value review of Council's Services	✔	
	1.2	Continually monitor and evaluate all Council operations and conduct independent surveys of client/customer satisfaction levels	✔	
	1.5	Continue to record and protect all significant heritage and cultural sites and structures		✔
	1.6	Partner with agencies to develop and implement services for young people, people with a disability and our ageing residents		✔
	1.7	Review Council's long term involvement in Council housing		✔
	1.8	Assist community groups to increase their sustainability and build social capacity and develop a five year plan to ensure priorities are identified and communicated to the Council		✔
	1.10	Review all cemetery services including determining the viability of above ground vault construction and identify land for future expansion	✔	
	1.11	Clarify community expectations prior to establishing community service obligations in relation to water, waste water, roads, etc. to prioritise the levels of service	✔	
	1.12	Develop and promote our unique artistic and cultural diversity		✔
	1.13	Develop a proactive approach to safety within town centres		✔
The Healthy and Active Southern Downs	2.1	Support sport and recreation to encourage a healthier lifestyle for residents in the region		✔
	2.3	Coordinate and review sport and recreation opportunities and planning		✔

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Strategic Theme	ID	Strategic Objective	Direct	Indirect
The Southern Downs Learning Community	3.1	Investigate opportunities for additional tertiary education in the region (e.g. University of Southern Queensland – Memorandum of Understanding)		✔
	3.2	Further develop libraries to become active community hubs of learning and social inclusion	✔	
	3.3	Continue to work with external agencies to deliver learning opportunities (e.g. U3A, Men's Shed)	✔	
The Economically Strong, Sustainable and Diverse Southern Downs	4.5	Determine and review levels of service to the parks and gardens network and flora reserves/wildlife corridors	✔	
	4.12	Explore/review potential efficiencies and opportunities for Council's operations, infrastructure and assets	✔	
	4.13	Investigate strategies for the provision of additional infrastructure for regional villages		✔
Southern Downs Major Events and Tourism	5.1	Investigate opportunities to fund and implement streetscape plans for beautification, safety and accessibility	✔	
	5.3	Develop the action plan for Council's role in Major Events and Tourism		✔
The Environmentally Sustainable Southern Downs	6.1	Promote education and environmental awareness programs in relation to water conservation and wastewater recycling for both industry and residents		✔
	6.3	Utilise 'best practice' waste management practices and further develop regional facilities in accordance with the Waste Management Plan	✔	
	6.4	Implement innovative measures to reduce Council's energy use and carbon emissions and seek grant funding for alternate energy systems	✔	
	6.9	Continue to promote, educate and implement awareness and best practice waste collection, recycling, environmental health and environmental protection strategies		✔
	6.10	Encourage the use of renewable energy sources, such as wind and solar power to protect the environment	✔	
The Well Governed Southern Downs	8.9	Review depot/workshop operations including development of master plan	✔	
	8.12	Manage and develop SDRC's disaster management and recovery responsibilities		✔
	8.16	Promote a proactive approach to risk management, including business continuity	✔	
	8.17	Provide and maintain appropriate security measures to protect Council's assets (buildings, plants, sites, etc.)	✔	

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Strategic Theme	ID	Strategic Objective	Direct	Indirect
	8.18	Provide and maintain WiFi functionality within Council's administrative buildings, with some free access for the public where feasible		✔
	8.19	Investigate upgrades to Council's Information and Communication technology network structure		✔
	8.20	Provide and maintain strategies to ensure Council's long-term financial sustainability.	✔	
	8.21	Research a Full Cost Recovery Model for Council Services		✔

4.4   Levels of Service

Council is utilising a building hierarchy to enable the development of differential levels of service for its buildings and facilities. This will then be used to better optimise future maintenance and renewal planning.

The Building hierarchy is a function of the building utilisation, occupancy, heritage value and impact on council operations and the community. The details on the hierarchy methodology are include in Appendix A

The hierarchy scale is a five point scale ranging from low importance buildings (level 5) though to high importance to the community and/or buildings supporting critical services (level 1).

This means in terms of budgeting and asset Management planning, buildings rated as Level 1 are given higher priority than a level 2 – 5 building for example.

It also means that higher importance and critical facilities must be funded or other solutions found to provide the level of service council has agreed (or needs) to deliver.

Table 4: Hierarchy – Levels of Service

Category	Description	Examples
Level 1	High usage/importance/profile site/building, substantial infrastructure. Allows provision of essential services. These buildings are the most critical to Council operations and the community.	▪ Major Administration Centres ▪ Regional Community Centres ▪ Major sporting facilities ▪ Buildings containing key Essential Services (ie water, sewer treatment)
Level 2	Medium usage sites/buildings utilised by the local community and operational council buildings	▪ Local Customer Service Centres ▪ Key Depots ▪ Swimming Pools ▪ Town community halls ▪ Sporting Facilities ▪ Civic Centres ▪ Buildings containing Essential Services (ie water, sewer treatment)
Level 3	Sites/Public Buildings with limited/local use. Buildings built for a specific purpose with limited variety of use.	▪ Housing/Accommodation ▪ Amenities in tourist/higher use public areas ▪ Local/Rural Community Halls

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Category	Description	Examples
		▪ Sport & Recreational facilities ▪ Minor depot facilities ▪ Local Sporting facilities ▪ Saleyards
Level 4	Sites/Buildings with low usage and/or limited access and that have a specific use.	▪ Amenities (level 2) ▪ Minor Depot Buildings ▪ Minor Sporting Facilities (Seasonal demand) or low usage ▪ Local low use community facilities
Level 5	Low use buildings - to be monitored to identify potential problems. Future consideration for usage or disposal	▪ Amenities (level 1) ▪ Low impact/low use facilities/structures

The first cut service statements for each of the significant building asset classes (Refer Appendix C) are based on the hierarchy table and the levels of service (desired levels of service) are identified. These will be refined in future reviews of the service statements.

Council recognises the need to balance stakeholder demand for new and upgraded facilities while concurrently maintaining appropriate and sustainable levels of service on its existing facilities. Consequently, Council intends to use the tables described above to define appropriately differentiated levels of service. Whether assets will be hierarchically or non-hierarchically differentiated depends on the nature of the asset.

Types of assets that are expected to have hierarchically defined levels of service:

- Amenities
- Administration/Customer Service Centres
- Depot Facilities
- Community halls
- Civic Centres
- Sport and Recreational facilities
  - Swimming pools

Types of assets that are expected to have non-hierarchically defined levels of service include:

- Community Housing
- Disaster management buildings

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4.5   Stakeholder Consultation

The following issues were identified in Council's 2030 Community Plan which directly or indirectly impact on Council's buildings portfolio.

Table 5: Community Concerns – Extract of Themes Relevant to Facilities

ID	Theme	Issue	Response
2	Improving value for money from rates	Concern that increases in the cost of living are putting pressure on ratepayers.	Ensure that maintenance and renewals are optimised to match the agreed levels of service required of each building. Review under-utilised buildings to determine future use or disposal
3	Infrastructure to support growth	Community infrastructure priorities are: • expansion of hospital services; • provision of adequate facilities to support community life; • provision of sewerage services to smaller townships; • road maintenance and upgrade, including heavy vehicle bypass for large centres; • securing a reliable water supply for the southern end of the region	Continue to monitor community requirements for facilities to support community activities etc. Review under-utilised buildings to determine future use, re-purposing or disposal
5	Keeping small towns and villages alive	maintaining the small town feel and village life will be compromised if suburban sprawl allowed	Continue to monitor community requirements for facilities to support community activities etc. Review under-utilised buildings to determine future use, re-purposing. Ensure any upgrades/new buildings are sympathetic in design to suit the local environment
6	Maintaining sporting fields and facilities	The region has an active sporting culture, and the community recognises the importance of maintenance and upkeep of facilities	Continue to monitor community requirements for facilities to support community activities etc. Ensure that maintenance and renewals are optimised to match the agreed levels of service required of each building.
8		The community feels strongly that the cost to upgrade necessary services should not be passed on to ratepayers.	Ensure good data is collected to enable the "conversation" to occur on the future of the Council's facilities portfolio & Service Level verses Costs and Sustainability. Minimise Ensure that maintenance and renewals are optimised to match the agreed levels of service required of each building. Review under-utilised buildings to determine future use or disposal

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ID	Theme	Issue	Response
11	Population change	The Southern Downs is becoming an increasingly desirable place to live, and this will put pressure on services. It will also require extra revenue to fund new and upgraded services.	Continue to monitor the demand for services both by type of services and geographical location. Review portfolio to ensure buildings portfolio support the required levels of service
12		Ageing population is seen as a particular challenge because this will place increasing pressure on local health services	Monitor and upgrade where necessary accessibility to Council facilities as required.
14	Protecting the Environment	Want to look at renewal energy options, especially solar and wind power.	Continue to invest and implement energy efficient technologies Council facilities as they become economically viable and returns on investment are achieved.

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4.6   Future Demand

As noted in the Strategic Asset Management Plan[4], Southern Downs Region has a projected average population growth rate of approximately 1.0% per annum reaching 44,000 residents by 2036. It was also identified from a demographic perspective that:

- There is a lower proportion of young people (0 to 17 years) and a higher proportion of people in the older age groups (60+ years).
- The Southern Downs population is ageing. Between 2009 and 2014, the region saw an increasing share of persons over the age of 80 years.

The following observations are made about the impact of demographic change on the provision of Council's buildings services:

Table 6: Demographic Change Observations

Item	Observation	Implication	Recommendations
1	Rising community expectations are likely to drive demand for upgrades to existing community facilities.	This will put pressure on Council's Capital Works program.	• Review the Capital Works Program prioritisation rules to effectively balance demand for new, upgraded and renewed assets.
2	Demographic, social and technological change are likely to be significant drivers of service demand.	Customer expectations about the levels of service of Council's facilities are likely to rise beyond Council's capacity to meet them. Accessibility issues to older buildings will become prevalent and will require greater compliance to BCA Accessibility Codes and the need for the appropriate building modifications	• Community expectations must be balanced with Council's capacity to fund desired levels of service.
3	Council has a limited rating base for raising funds internally.	This places constraints on the levels of service that can be sustainably offered.	• Focus on optimised asset management decision making to maximise the value of available funding.
4	Expected reduction in future external funding (e.g. grants, , NDRRA funding)		
5	There is likely to be an increase in the frequency and severity of droughts but also storm and flood events due to global climate change.	This may have a significant impact on Council's facilities / buildings portfolio (i.e., increased damage) , flooding events, bush fires and storm events. The required preventative and remediation activities would put more pressure on Council budgets going forward. Need for resilient structures to withstand storm events or bush fire resistance increases the cost of buildings.	• Factor this in to Council's disaster management and contingency planning.

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[4] SDRC Strategic Asset Management Plan (2017)

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4.7   Technological Change

Council's facility management services are likely to be affected by technological change. These changes may have both positive and negative consequences. The potential issues and implications of technological change for this service are shown below

Table 7: Technological Impacts on Buildings

Short Term Technological Change Issues (1-2 Years)

Change	Expected Outcome	Implication

Improved construction techniques and maintenance practices.	• Better material technologies:
	  o Greater use of recycled materials and composites.
	  o LED lighting installed during upgrades.
	  o Non-slip toilet block flooring.
	  o UV fencing panels.
	  o 'Timber look' powder coated aluminium seating.
	• Use of prefabricated structures where appropriate, e.g.:
	  o Amenities
	  o Moving away from shade sails to hard structures
	  o Replacement of buildings with functional equivalents (e.g., replacing timber community halls with sheds).
	• Computer aided construction technologies / techniques.
		• Reduced total cost of ownership.
		• Improved environmental sustainability of Council facilities.

Increased emphasis towards lower carbon emissions and Better energy efficiency design and operation (Green Star, Nabers, NCC Section J) , e.g.: • Solar energy • Improved insulation • More efficient air-conditioning systems • Shading of buildings to reduce solar heat loads	• Adoption of energy efficient targets and technologies across Council facilities	• Potentially higher capital costs offset by reduced lower operational costs of ownership • Potential to generate revenue by selling excess power back to the grid at peak times and utilising battery power to augment loads at peak times.
Improved Corporate IT systems	• Introduction of workflow and digital signature and customer self-service technologies. • Improved customer self-service (Ability to do online bookings)	• Reduced use of paper forms. • Quicker approvals. • More efficient processes. • Improved asset data quality for asset and service decision making.
Improved communications / Data mobility	• Ability to access information systems in the field	• Quicker diagnosis and rectification of facility related problems / maintenance requests. • Reduced total cost of ownership. • Improved asset data quality for asset and service decision making.

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Change	Expected Outcome	Implication
Introduction of, and decreasing cost of CCTV (only on major buildings)	• Improved security and activity monitoring.	• Reduced total cost of ownership.

Medium Term Technological Change Issues (3-5 Years)

Change	Expected Outcome	Implication
Advent of smart devices and the "Internet of Things" (IoT)	• Ability for facility / building elements to communicate directly with corporate IT systems (e.g., self-diagnostics). • Self-reporting building systems: ○ Meters ○ Building monitors / management systems (heat / temp) ○ Smart bins ○ Light aware building tinting	• Improved levels of service. • Quicker diagnosis and rectification of facility related problems / maintenance requests. • Reduced total cost of ownership. • Improved asset data quality for asset and service decision making.
Use of drones for condition / engineering assessment / disaster management	• Ability to capture better quality asset data. • Ability to collect data in difficult to reach places (e.g., roofs).	• Improved maintenance and renewal decision making • Improved asset data quality for asset and service decision making.
Lower carbon Emission Buildings with more stringent requirements on new buildings	• Increase emphasis on environmental impacts and carbon emissions (energy efficiency etc)	• Potentially higher capital costs offset by reduced lower operational costs of ownership.

Buildings Asset & Services Management Plan

5. Physical Asset Management

5.1   Overview

5.1.1   Scope

The assets within the scope of this Asset and Services Management Plan are as follows:

Table 8: Asset Types in Scope of this Plan

Scope	Asset Group	Facility Type	Asset Type
In scope	Accommodation	Council Housing	Buildings
	Administration	Offices Customer Service Centres	Buildings
	Aerodromes	Aerodromes	Buildings
	Animal Control	Animal Pounds Shelters, Cattery. Kennels	Buildings
	Cemeteries	Cemeteries	Buildings
			Site Improvements
	Community Facilities	Public Amenities	Buildings
		Libraries	Buildings
		Monuments	Site Improvements
		Swimming Facilities	Buildings
			Site Improvements
		Sport and Recreation Facilities	Buildings
			Site Improvements
		Civic Buildings	Buildings
		Community Halls	Buildings
		Cultural Facilities	Buildings
		Visitor Information Centres	Buildings
		Community Development Facilities	Buildings
	Community Housing	Community Accommodation	Buildings

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Scope	Asset Group	Facility Type	Asset Type
	Emergency Services Management	Emergency Management Facilities	Buildings
	Saleyards	Saleyards	Buildings
			Site Improvements
	Infrastructure Buildings	Depots	Buildings
			Site Improvements
		Waste Facilities	Buildings
		Water Supply Water Treatment	Buildings
		Wastewater Facilities Wastewater Treatment	Buildings
Other Structures	Other Structures	Pools Sports Courts Velodrome Sports field Lighting Sports grandstand seating Columbarium Walls Heavy Vehicle Wash Facilities	Site Improvements
Out of scope	Leased Buildings		Buildings
		Leased Buildings with comprehensive maintenance agreements in place	Site Improvements

5.1.2 Asset Management Hierarchy

For valuation, depreciation and financial reporting purposes, each of the asset types shown above is broken down into the following component structures:

- Floor
- Building Envelope (Super-Structure)
- Fit-out
  - Floor coverings
  - Internal Screens

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- Roof
- Services
  - Mechanical
  - Electrical
  - Hydraulic
  - Fire
  - Security

5.2   Asset Summary

5.2.1   Asset Quantities and Valuations

The summary of all the facility assets within the scope of this plan is shown below:

Table 9: All Buildings and Other Structures Assets and Gross Replacement Value as at 30 June 2016[5]

Asset Class	No.of Buildings/ Structures	GRV[1]	%	Depreciation
Accommodation	8	$940,105	1.1%	$16,352
Administration	4	$9,638,360	11.4%	$151,436
Amenities Blocks	61	$4,215,895	5.0%	$45,138
Aerodromes	5	$745,810	0.9%	$11,548
Animal Control	7	$619,025	0.7%	$6,485
Cemeteries	20	$966,956	1.1%	$12,022
Civic Buildings	10	$1,528,910	1.8%	$21,387
Community Halls	5	$13,980,758	16.5%	$278,329
Community Housing	30	$4,833,945	5.7%	$73,321
Cultural Bldgs	5	$7,652,600	9.0%	$112,031
Depots	36	$6,442,893	7.6%	$96,008
Emergency Bldgs	5	$648,315	0.8%	$7,450
Library	1	$2,651,200	3.1%	$42,914
Minor Buildings	83	$1,415,899	1.7%	$23,387
Monuments	2	$63,220	0.1%	$546
Saleyards	11	$710,310	0.8%	$9,105
Sporting Facilities	14	$14,479,456	17.1%	$178,841
Swimming Centres	28	$2,141,607	2.5%	$29,185
Waste	25	$2,556,380	3.0%	$29,016
Wastewater	21	$816,590	1.0%	$11,705
Water	40	$1,588,031	1.9%	$18,642
Other Structures	19	$6,264,850	7.4%	$122,605
Total:	**440**	**$84,901,115**	**100%**	**$1,297,450**

Out of scope buildings include 242 buildings that are currently maintained by others via leasing agreements or something similar, ie MOU. This arrangement could change in the future.

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[6] Source: APV Valuation 2016

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The distribution of Council's facilities portfolio is shown below.

Figure 3: Facilities Distribution by Asset Type and Number as at 30 June 2016

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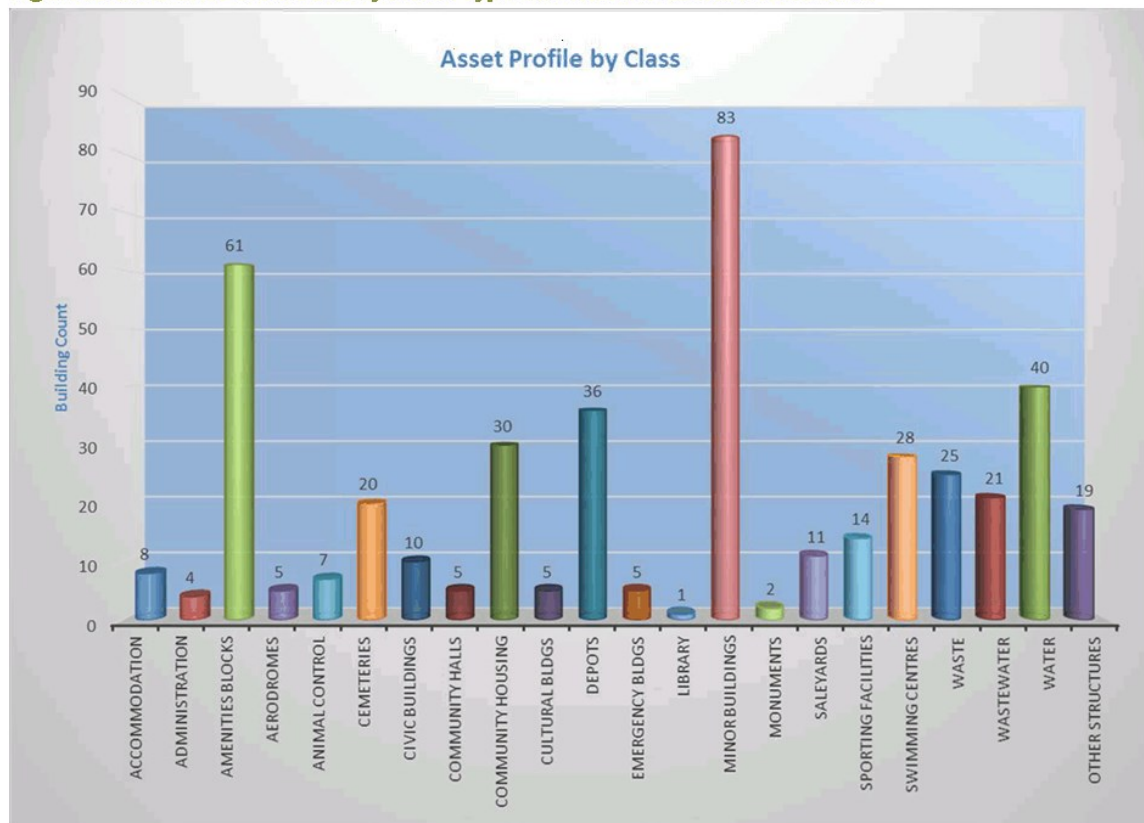
5.2.2 Valuation

The following chart illustrates the facilities distribution by class replacement value

Figure 4: SDRC Buildings & Other Structures Asset Gross Replacement Value as at 30 June 2016[6]
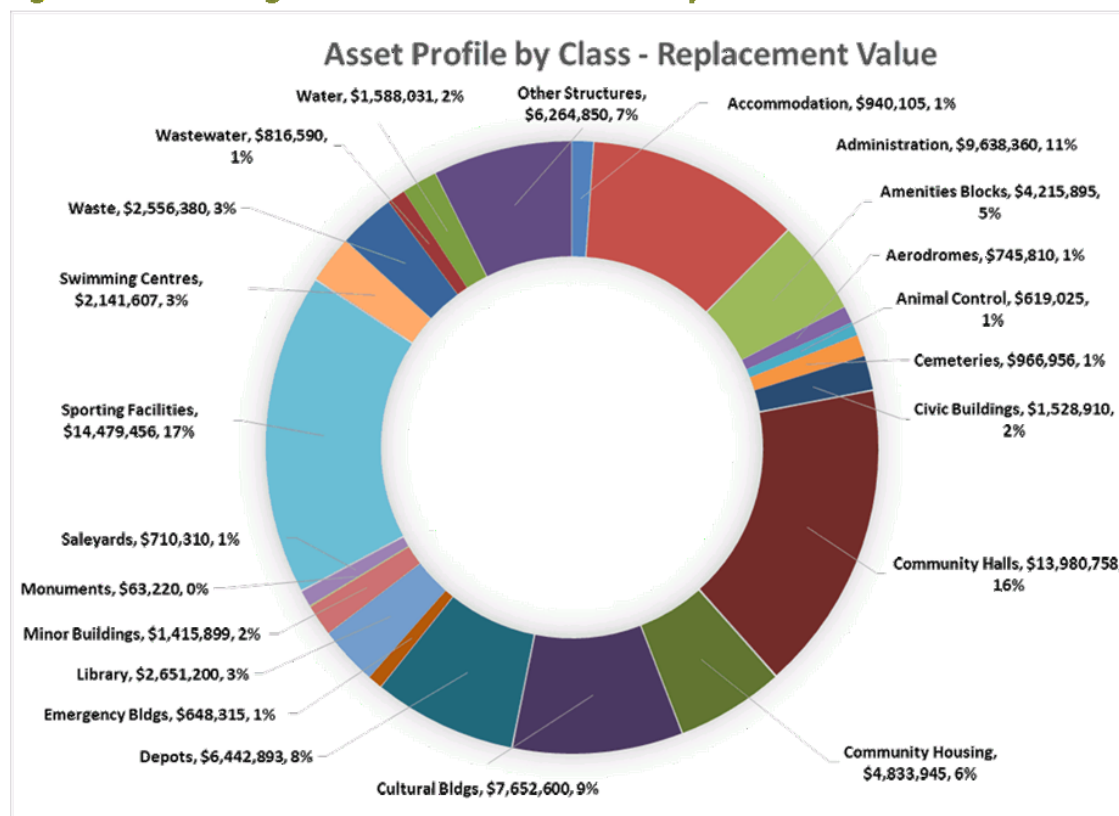
In summary, there are 440 structures buildings/structures that Council is responsible for maintenance and renewals and they have a gross replacement value of approximately $84,901,115 with an annual depreciation of approximately $1,296,922.

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5.3 Asset Condition

The major buildings assets have been inspected as part of a condition inspection program. The most recent revaluations included condition assessments by building components and the condition data in this plan is based on this data. The valuation data included a condition rating for each building element. The overall condition rating was derived from the summation of the individual building elements condition scores weighted by their identified replacement value.

Each building component was given its own condition score based on a 1 to 5 in 0.5 increments *Asset Condition Assessment Scheme* giving a 10 point scale overall. For this plan, the scoring system was converted to a 1-10 scale for improved clarity.

The intent is to upload this data into Council's future asset management system and to contribute to driving the maintenance management of the facilities. The intent is have an integrated work order management system and when completed, the attending officer will update the asset condition, note any remaining defects at the completion of each work order and identify completed work items.

The known condition distribution[7] of all facility assets within the scope of this plan is shown below. A breakdown by hierarchy is contained in the next section.

Table 10: SDRC Buildings & Other Structures –Condition Profile by Number of Buildings

Score	Condition	No. of Buildings	% of Total
1	New or As New	40	9%
2	Excellent	80	18%
3	Very Good	99	23%
4	Good	60	14%
5	Reasonable	87	20%
6	Fair	39	9%
7	Poor	28	6%
8	Very Poor	4	1%
9	Extremely Poor	3	1%
10	Failed	0	0%
Grand Total		440	100%
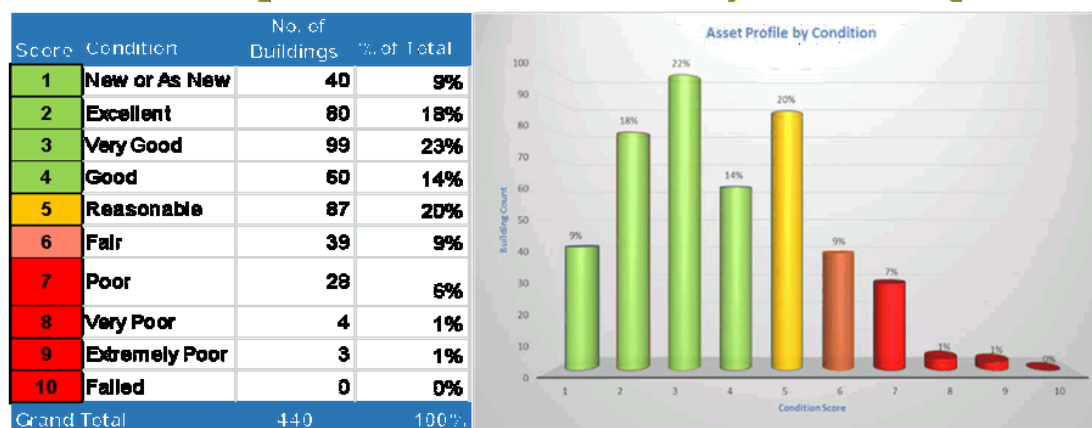
The key information from the above condition profile is as follows:

- 279 Buildings are in good to excellent condition (63%)
- 87 Buildings are in reasonable condition (20%)
- 74 Buildings are in fair to extremely poor condition (17%)

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[7] Based on the Asset Condition Score.

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Another way of understanding, the condition profile is by reviewing it by replacement value and this is illustrated as follows:

Table 11: SDRC Buildings & Other Structures –Condition Profile by Replacement Value

Score	Condition	No. of Buildings	% of Total
1	New or As New	$ 1,876,485	2.2%
2	Excellent	$ 4,338,253	5.1%
3	Very Good	$ 31,230,769	36.8%
4	Good	$ 16,542,263	19.5%
5	Reasonable	$ 23,918,008	28.2%
6	Fair	$ 3,900,700	4.6%
7	Poor	$ 2,557,987	3.0%
8	Very Poor	$ 362,100	0.4%
9	Extremely Poor	$ 174,600	0.2%
10	Failed	0	0.0%
Grand Total		$ 84,901,115	100%
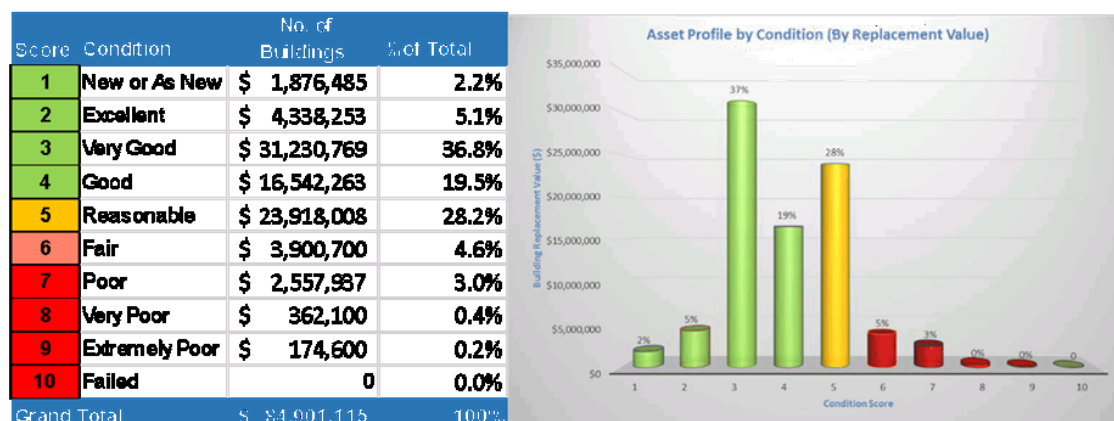
The key information from the above condition profile is as follows:

- $54 Million of Buildings are in good to excellent condition (64%)

- $24 Million of Buildings are in reasonable condition (28%)

- $7 Million of Buildings are in fair to extremely poor condition (8%)

Key Issues

- There are 75 Buildings ($7M by replacement value) which will require management attention in terms of either scheduling maintenance/renewals or reviewing long term future of the individual buildings on an individual case by case basis.
- The condition data is based on revaluation reporting that was completed in 2016 and better quality data would be obtained by undertaking periodic condition and maintenance assessments. Depending on Council's resources and capability, this could come at a cost should there be a need to complete this task externally.

5.3.1 Asset Condition by Hierarchy

Level 1 Buildings

Based on the assessed hierarchy and the condition ratings of those assets in 2016 Revaluation, a list of these assets identified as being the most important and critical building assets and therefore need to be maintained at a potentially higher service level has been developed. As a consequence, the intervention level is potentially earlier at say Condition 6 instead of the default Condition 8 rating. There are 13 general buildings at condition rating 5 and all are in good condition or better. In addition, due to the critical nature of the buildings which house water and sewerage infrastructure, a number of those buildings have been assessed at hierarchy level 5. Whilst aesthetics of these buildings are not a key concern, the ability of these structures to provide protection and security to key plant and equipment is important.   There are 4 buildings that have been identified as being at condition rating 6 which will require a further level of review

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by Council as to whether these require priority actions and scheduling of maintenance in order to maintain desired service levels in protecting the key infrastructure housed within the buildings. The first cut of the buildings is included in Appendix D.

Table 12: SDRC Condition Profile – Level 1 Facilities

Score	Condition	Trigger	No of Buildings	% of Total
1	New or As New		9	18%
2	Excellent		9	18%
3	Very Good		13	26%
4	Good	Schedule Maintenance	10	20%
5	Reasonable	Schedule Renewal	5	10%
6	Fair	Renew or Replace	4	8%
7	Poor		0	0%
8	Very Poor		0	0%
9	Extremely Poor		0	0%
10	Failed	Remove from Service	0	0%
Grand Total			50	100%

The table above illustrates the condition profile of the level 1 hierarchy buildings against the suggested trigger levels for maintenance and renewals scheduling and action.

Level 2 Buildings

Based on the assessed hierarchy and the condition ratings of those assets in 2016 Revaluation, a list of these assets identified as being very important and relatively critical building assets and therefore need to be maintained at a potentially higher service level has been developed. As a consequence, the intervention level is potentially earlier at say Condition rating 7 instead of the default Condition 8 rating. There are 16 general buildings at condition 5 rating and there are 2 buildings at condition rating 6. In addition, due to the critical nature of the buildings which house water and sewerage infrastructure, there are 5 buildings housing key infrastructure have been assessed at level 2. Whilst aesthetics of these buildings are not a key concern, the ability of these structures to provide protection and security to key plant and equipment is important. There are 2 buildings that have been identified as being at condition rating 6 which will require a further level of review by Council as to whether this requires priority actions and scheduling of maintenance in order to maintain desired service levels in protecting the key infrastructure housed within the building. The first cut of the buildings is included in Appendix D.

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Table 13: SDRC Condition Profile – Level 2 Facilities

Score	Condition	Trigger	No. of Buildings	% of Total
1	New or As New		0	0%
2	Excellent		5	22%
3	Very Good		6	26%
4	Good	Schedule Maintenance	1	4%
5	Reasonable	Schedule Renewal	7	30%
6	Fair	Renew or Replace	4	17%
7	Poor		0	0%
8	Very Poor		0	0%
9	Extremely Poor		0	0%
10	Failed	Remove from Service	0	0%
Grand Total			23	100%

The table above illustrates the condition profile of the level 2 hierarchy buildings against the suggested trigger levels for maintenance and renewals scheduling and action.
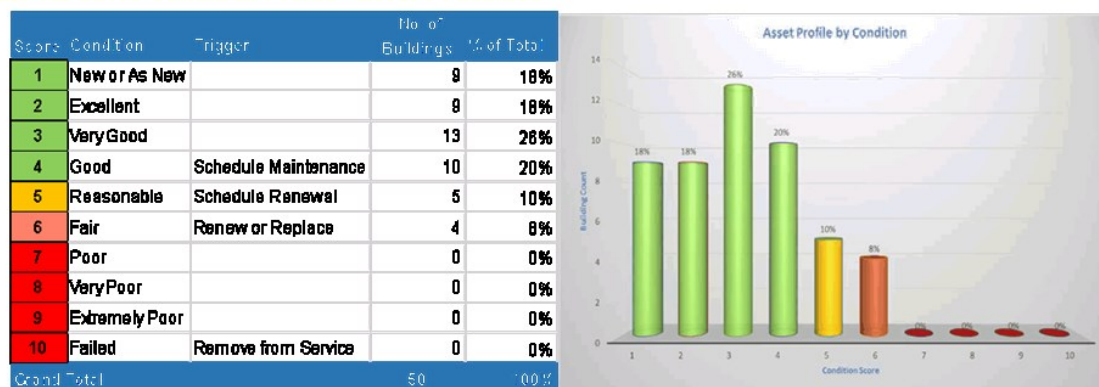
Level 3 Buildings

Based on the assessed hierarchy and the condition ratings of those assets in 2016 Revaluation, a list of these assets identified as being building assets of reasonable importance and therefore need to be maintained at a reasonable and acceptable service level was developed. A decision point is included early whilst the asset is still in good condition. At this point, Council should critically review whether the facility is still supporting the service needs or whether there are alternative options to be pursued. Subject to receiving a "retain and maintain" decision, the intervention level is the default Condition 8 rating but is planned earlier to enable maintenance/renewals to occur promptly once condition falls to intervention level. There are 100 buildings in this hierarchy category with, 1 building at condition rating 8 and 17 at condition ratings 6-7. The first cut of the buildings is included in Appendix D.

Table 14: SDRC Condition Profile – Level 3 Facilities

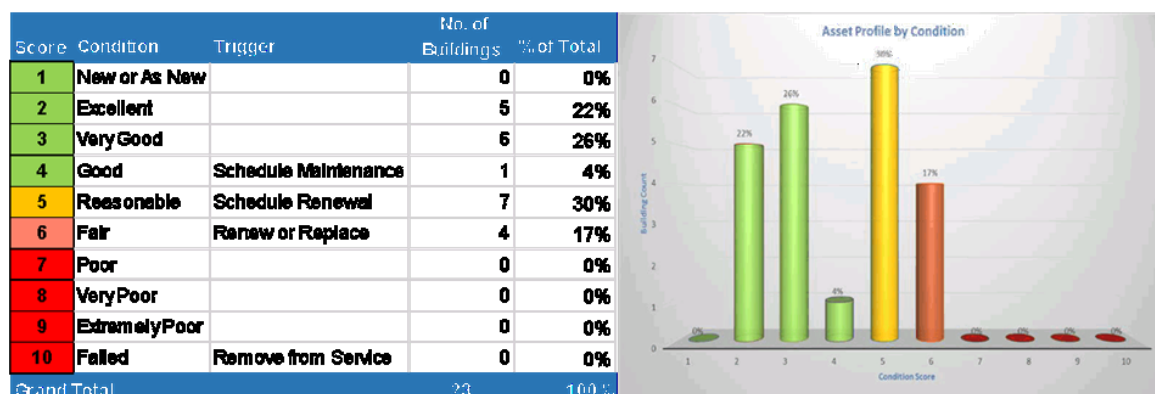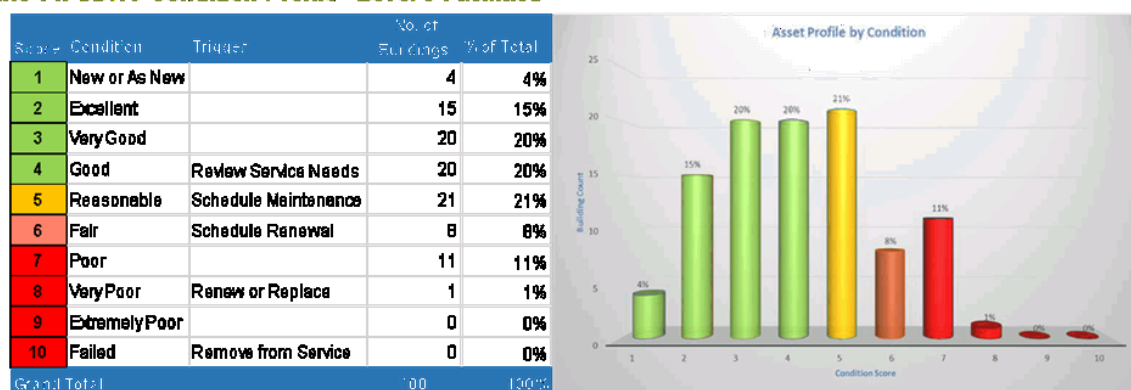| Score	Condition	Trigger	No. of Buildings	% of Total
1	New or As New		4	4%
2	Excellent		15	15%
3	Very Good		20	20%
4	Good	Review Service Needs	20	20%
5	Reasonable	Schedule Maintenance	21	21%
6	Fair	Schedule Renewal	8	8%
7	Poor		11	11%
8	Very Poor	Renew or Replace	1	1%
9	Extremely Poor		0	0%
10	Failed	Remove from Service	0	0%
Grand Total			100	100%

The table above illustrates the condition profile of the level 3 hierarchy buildings against the suggested trigger levels for maintenance and renewals scheduling and action.

Level 4 Buildings

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Based on the assessed hierarchy and the condition ratings of those assets in 2016 Revaluation, a list of these assets as being building assets of lower importance and therefore need to be maintained at a standard and acceptable service level has been developed. A decision point is included early whilst the asset is still in fair condition. At this point, Council should critically review whether the facility is still supporting the service needs or whether there are alternative options to be pursued. Subject to receiving a "retain and maintain" decision, the intervention level is the default Condition 8 rating but is planned earlier to enable maintenance/renewals to occur once condition falls to intervention. There are 192 buildings at this hierarchy and there are 19 buildings at condition ratings 6-7 and 3 in very poor condition (8-9). The first cut of the buildings is included in Appendix D.

Table 15: SDRC Condition Profile – Level 4 Facilities

Score	Condition	Trigger	No. of Buildings	% of Total
1	New or As New		22	11%
2	Excellent		39	20%
3	Very Good		51	27%
4	Good		22	11%
5	Reasonable	Review Service Needs	36	19%
6	Fair	Schedule Maintenance	12	6%
7	Poor	Schedule Renewal	7	4%
8	Very Poor	Renew or Replace	2	1%
9	Extremely Poor		1	1%
10	Failed	Remove from Service	0	0%
Grand Total			192	100%

The table above illustrates the condition profile of the level 4 buildings against the suggested trigger levels for maintenance and renewals scheduling and action.

Level 5 Buildings

Based on the assessed hierarchy and the condition ratings of those assets in 2016 Revaluation, a list of buildings identified as being assets of low importance and therefore need to be maintained at a minimal standard and acceptable service level was developed. A decision point is included early whilst the asset is still in fair condition. At this point, Council should critically review whether the facility is still supporting the service needs or whether there are alternative options to be pursued. Subject to receiving a "retain and maintain" decision, the intervention point is the default Condition rating 8 and normal maintenance/renewals to occur once condition falls to intervention level or discretionary to suit budgets. There are 75 buildings at this hierarchy and there are 3 buildings at or above condition rating 8 and 21 at condition rating 6-7. The first cut of the buildings is included in Appendix D.

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Table 16: SDRC Condition Profile – Level 5 Facilities

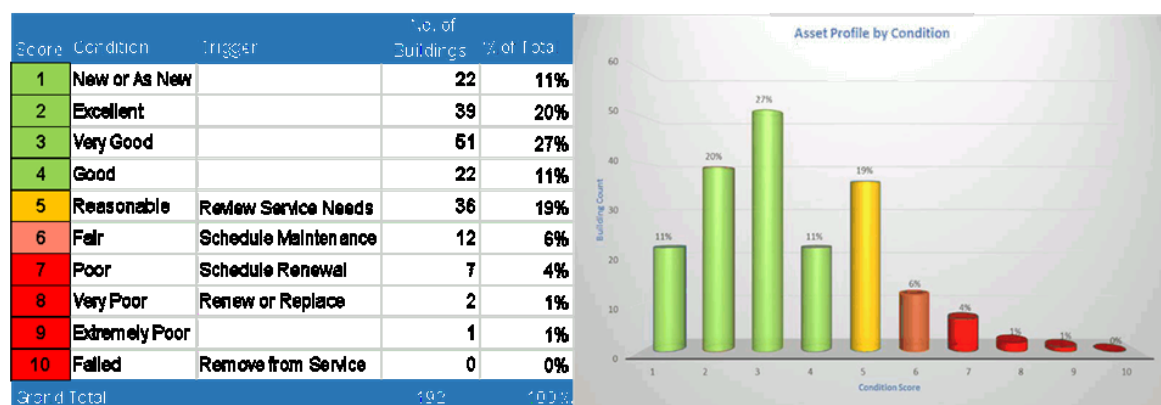| Score	Condition	Trigger	No. of Buildings	% of Total
1	New or As New		5	7%
2	Excellent		12	16%
3	Very Good		9	12%
4	Good		7	9%
5	Reasonable		18	24%
6	Fair	Review Service Needs	11	15%
7	Poor	Schedule Maintenance/ Renewal	10	13%
8	Very Poor	Renew or Replace	1	1%
9	Extremely Poor		2	3%
10	Failed	Remove from Service	0	0%
Grand Total			75	100%
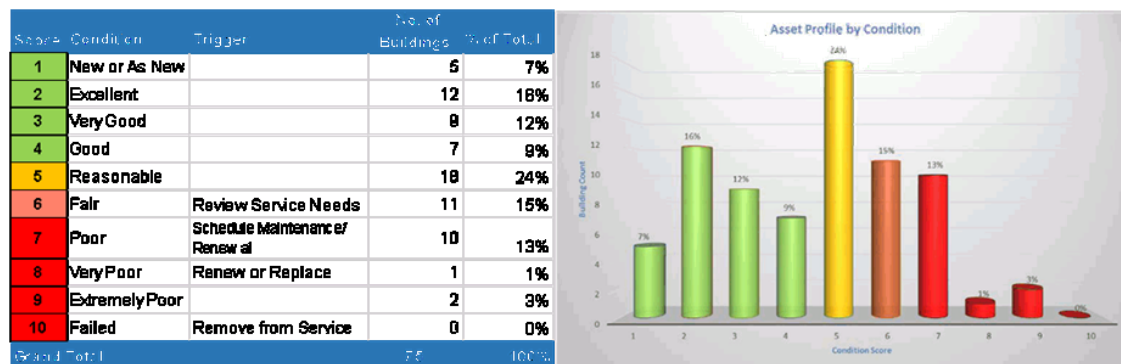
The table above illustrates the condition profile of the level 5 buildings against the suggested trigger levels for maintenance and renewals scheduling and action.

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5.4   Risk Management

Council operates a Risk Management Framework (updated 2012) across Council based on the Australian Standard AS/NZS ISO 31000 Risk Management. The Council risk management framework includes a number of risk registers split into Corporate, Councillor and Departmental registers. There are a number of risks that have been previously identified that are directly related to buildings and these are identified in Table 24. In relation to buildings in particular, it is planned to assign a buildings hierarchy to each of the individual buildings and set the level of service (including maintenance and renewals priorities) accordingly.

The hierarchy is a function of the building utilisation, occupancy and failure impact. The buildings are a signed a rating of level 1 to 5 with those considered to be of a higher risk profile are categorised as Level 5 buildings. The rating assessment guideline is included as Appendix A. A general risk management matrix for buildings is included as Appendix B. This can be utilised as a basis to further develop risk registers for individual buildings and building types.

5.4.1   Related Buildings Risk Management Documents

Other risk related Facilities management documents include:

- Bio-security Plans
- Swimming Pool Operational Manuals
- An Asbestos Register
- Hazardous Materials Storage Instructions consistent with the Australian Standards
- Organisational Safety Management System

In addition to the above, Council has both a Local and Regional *Disaster Management Plan*, which covers some (but not all) of the facilities identified in this AMP.

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Table 17: SDRC Risk Management Framework – Extract

No	Risk and Consequences	Causation	Existing Risk Controls	Conseq. Level	Likeli-hood	Residual Risk Rating
C9	Inability to continue to deliver services due to loss/unavailability of a major Council facility • *Loss of data* • *Loss of records* • *Adverse environmental outcomes* • *Reputation loss* • *Financial loss*	• Serious IT failure • Loss of major building • Failure of major treatment plant • Loss of plant fleet • Loss of key staff	• IT backup off site • Trained relief operators • Multiple sites • Business Continuity Plan	Major	Likely	E80
COM2	Lack of social and recreational opportunities within the Region • *Population decline* • *Potential Community lack of confidence in Council* • *Loss of youth/sport persons to the district*	• Inadequate funding and institutional support for programmes and facilities • Limited population • Lack of community support	• Community planning process • Sports User Groups • Maintaining liaison with Dept. of Communities (Sport & Rec)	Minor	Unlikely	L40
COM4	Failure of Council building assets to satisfy community needs and to comply with legislative requirements • *Representations from the community* • *Representations via Councillors*	• Age of assets • Maintenance of scheduling • Design factors • Lack of budget provision • Inadequate asset management planning	• Developing an asset management plan • *Budget provision* • *Condition assessment process* • *Obligations to maintain via lease arrangements*	Moderate	Possible	H60
COM5	Failure of Council operations (pools) to comply with legislative requirements and guidelines • Poor water quality • Physical infrastructure • "lifeguarding"	• Age of assets • Maintenance of scheduling • Experience and training of staff • Design factors • Equipotential bonding • Insufficient trained staff (lifeguards) • Inadequate asset management planning	• Programme for upgrading filtration equipment • Developing an asset management plan • Regular water quality sampling • Staff training	Major	Possible	E72
COM6	Failure to comply with legislation and policies in relation to social housing	• Lack of training and understanding of requirements • Inadequate resources (human and financial)	• Training and documentation of process • *Regular inspections of premises* • *Liaising with Dept. of Communities Housing and Homelessness*	Minor	Unlikely	L40

5.4.2   Risk Reduction Processes

The approach taken in risk reduction by Council for its building assets is to:

- Complete routine inspections of Council's buildings and facilities and associated assets at specified intervals to identify hazards and maintenance requirements which is underway.

- Initiate additional inspections, as required, in relation issues raised by building users or Council employees through Council's customer request system;

- Record defects that may result in a potential hazard to the public;

- Assess the potential risk to building users due to defects identified which needs to be more formally recorded;

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- Prioritise maintenance activities based on assessment of risk, taking into account the need to complete work in an efficient and cost effective manner, and the need to preserve the assets condition;

- Prepare appropriate work schedules;

- Undertake scheduled maintenance; and

- Record and document all actions taken at various stages throughout this process.

5.4.3 National Construction Code Changes

As noted in Section 3.2 External Compliance Documents, the Code requirements for fire safety aspects in buildings and premises accessibility have changed significantly over time. Council buildings complied with the various codes at the time of construction and are in general not required to comply with the latest code requirements unless an existing building is subject to major renovations.

Council is conscious of the changes in the Construction Codes and is reviewing its buildings and undertaking the following:

- Fire safety reviews of older buildings on a periodic basis to identify mitigation of potential fire safety risks as identified.
- Reviews of accessibility to existing buildings in relation to compliance to AS1428 Design for Access and Mobility standards where there is an identified demand

5.5   Lifecycle Management Planning

For building assets, the following is a representation of the asset management life cycle.   The first three stages (concept to Design) are typical for new capital works and upgrades and extensions to buildings. Buildings are then either constructed or acquired.
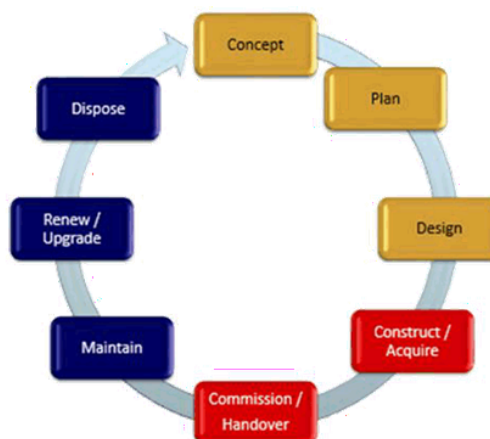
Figure 5: Asset Management Life Cycle

5.5.1   Operations and Maintenance

Operations and Maintenance Plans

Council uses the following operating and maintenance manuals for its facility assets:

- Swimming Operations Manuals
- Buildings Operations Manuals
- Manual of Standards 139 Aerodromes
- Original equipment manufacturer (OEM) maintenance manuals

Corporate consistency across building operations will be improved by developing an overall Buildings/Facilities Operations Manual, and is something that would be highly recommended.

In terms of maintenance activities, Council utilises the following definitions which are based around the *International Infrastructure Management Manual* (2015) **NAMS Group**:

- **Reactive maintenance** - is unplanned repair work carried out in response to service requests and management / supervisory directions.
- **Planned maintenance** - is repair work that is identified and managed through a maintenance management system (MMS). MMS activities include inspection, assessing the condition against failure / breakdown experience, prioritising, scheduling, actioning the work and reporting what was done to develop a maintenance history and improve maintenance and service delivery performance.
- **Cyclic / Scheduled maintenance** - is replacement of higher value components/sub-components of assets that is undertaken on a regular cycle including repainting, building roof replacement, etc. This work generally falls below the capital/maintenance threshold. Cyclic maintenance expenditure is included with the planned maintenance expenditure.

Council has yet to identify maintenance by category and a recommended task is to categorise maintenance once a new asset and maintenance management system is procured. By categorising maintenance, Council will be able to optimise its maintenance expenditure.

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Benchmarking collated by the International Facility Manager's Association (IFMA)[8] identified across a number of facility types that the total maintenance costs are minimised if planned/scheduled maintenance are in the order of **65-85%** of the total maintenance cost. The following is the maintenance expenditure extracted from the Council LTFP budget and the draft Council Property Maintenance Budget.

Table 18: SDRC Planned Operations and Maintenance Expenditure (Buildings)

	15/16 ($,000)	16/17 ($,000)	17/18 ($,000)	18/19 ($,000)	19/20 ($,000)	20/21 ($,000)	21/22 ($,000)	22/23 ($,000)	23/24 ($,000)	24/25 ($,000)	25/26 ($,000)	26/27 ($,000)
	$ 3,873	$ 3,706	$ 3,706	$ 3,706	$ 3,706	$ 3,706	$ 3,706	$ 3,706	$ 3,706	$ 3,706	$ 3,706	$ 3,706

From the above table and also from the breakup in the Council Buildings Draft Property Maintenance it has been estimated that current maintenance is in the order of $674,000 per annum. This is based on the assumption that 80% of wages and contractors costs (less costs associated with the Leisure Centre operation) are directly related to maintenance activities and any included depreciation costs are removed.

Table 19: SDRC Estimated Maintenance Expenditure (Buildings)

Year	17/18 ($,000)	18/19 ($,000)	19/20 ($,000)	20/21 ($,000)	21/22 ($,000)	22/23 ($,000)	23/24 ($,000)	24/25 ($,000)	25/26 ($,000)	26/27 ($,000)
Amount	$ 674	$ 674	$ 674	$ 674	$ 674	$ 674	$ 674	$ 674	$ 674	$ 674

5.5.2 Asset Renewal Plan

The general definition of asset is the replacement or refurbishment of an existing asset (or component) capable of delivering the same level of service as the existing asset. It is a periodically required expenditure, relatively significant (material) in value compared with the value of the components or sub-components of the asset being renewed. As it reinstates existing service potential, it generally has no impact on revenue, but may reduce future operations and maintenance expenditure if completed at the optimum time.

Council has developed a specific four year renewal plan in detail and for LTFP purposes, the six years further out are less detailed. Currently, asset renewal requests for facilities are considered as part of the annual review of the Capital Works Planning process. The data in the capital works program is reviewed annually and formally approved by Council. The process for reviewing the Year Capital Works Plan includes feedback from users/stakeholders as the starting point and then priorities developed out the stakeholder inputs and the Council designated preferences. The plan is then continually updated and adjusted on an annual basis.

In general, the focus of renewals approval and planning will be to renew assets in order to meet specified levels of service in a financially sustainable way. Council has previously undertaken condition assessments on key buildings but not across the entire portfolio. With structured condition assessments undertaken across the entire portfolio, data on maintenance (both reactive and cyclic) plus condition data can be obtained to enable robust planning to occur. The condition data can then be utilised for revaluation purposes as well.

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[8] Benchmarking for Facility Professionals –IFMA Foundation Whitepaper, 2013

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Table 20: SDRC Planned Renewals Expenditure (Buildings)

Buildings	15/16 ($,000)	16/17 ($,000)	17/18 ($,000)	18/19 ($,000)	19/20 ($,000)	20/21 ($,000)	21/22 ($,000)	22/23 ($,000)	23/24 ($,000)	24/25 ($,000)	25/26 ($,000)	26/27 ($,000)	Total ($,000)
	10	2,312	584	1,408	913	403	408	358	403	328	358	328	7,812

Source: SDRC LTPP Forecasts and SDRC Property CAPEX Budget

5.5.3 New and Upgrade Plan

Council receives new and upgraded facility assets (or contributions towards these) in a number of ways, including:

- Council designed and constructed facilities
    - These are usually constructed by an external contractor.
- Developer contributions
    - For facilities these are generally financial contributions rather than physical assets.
- Community groups wanting to hand buildings over / back to Council.

As per the previous section, new and upgraded facility assets are approved as part of development of the *CAPEX Budget as approved by Council on* a yearly basis.

Table 21: SDRC Planned Upgrades and New Expenditure (Buildings)

Buildings	15/16 ($,000)	16/17 ($,000)	17/18 ($,000)	18/19 ($,000)	19/20 ($,000)	20/21 ($,000)	21/22 ($,000)	22/23 ($,000)	23/24 ($,000)	24/25 ($,000)	25/26 ($,000)	26/27 ($,000)	Total ($,000)
	51	189	0	45	0	0	1,000	545	1,000	0	0	0	2,829
	292	20	75	90	94	94	94	969	94	94	94	94	2,104
TOTAL	342	209	75	135	94	94	1,094	1,514	1,094	94	94	94	4,933

Source: SDRC LTPP Forecasts and SDRC Property CAPEX Budget

5.5.4 Disposal / Rationalisation

Council does not have a formal rationalisation plan for facility assets. Assets are reviewed on a continuing basis and a number have been decommissioned. This approach will be continued to be applied given the number of assets in poor condition is relatively low so there are only a few assets that need to be considered. Application of the building hierarchy approach will assist in identifying lower priority buildings that are in poor condition (nearing intervention) so that decisions can be made on the future of these assets and whether disposal/decommissioning is the appropriate strategy.

5.5.5 Financial Projections

The following expenditure summary is based on the above data and assumptions and has been split into the various maintenance types. An updated condition assessment with identification/costing of maintenance and renewals of the assets would increase the accuracy of the budget projections.

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Table 22: SDRC Expenditure Summary (Buildings)

Year	Maintenance Expenditure	Renewal	Upgrade	New	TOTAL
17/18	$ 674,000	$ 584,000	$ 75,000	$ -	$ 1,333,000
18/19	$ 674,000	$ 1,408,000	$ 90,000	$ 45,000	$ 2,217,000
19/20	$ 674,000	$ 913,000	$ 94,000	$ -	$ 1,681,000
20/21	$ 674,000	$ 403,000	$ 94,000	$ -	$ 1,171,000
21/22	$ 674,000	$ 408,000	$ 94,000	$ 1,000,000	$ 2,176,000
22/23	$ 674,000	$ 358,000	$ 969,000	$ 545,000	$ 2,546,000
23/24	$ 674,000	$ 403,000	$ 94,000	$ 1,000,000	$ 2,171,000
24/25	$ 674,000	$ 328,000	$ 94,000	$ -	$ 1,096,000
25/26	$ 674,000	$ 358,000	$ 94,000	$ -	$ 1,126,000
26/27	$ 674,000	$ 328,000	$ 94,000	$ -	$ 1,096,000

5.5.6 Renewal Gap

The following is a first cut of the asset renewal funding gap for this asset class as shown in the tables below. The Renewal Funding Gap has been determined utilising the Moloney Asset Modelling program utilising the 2016 revaluation data with each building element broken up by element, short & long life, condition distribution and replacement value of each element. Other structures and Market Valuations were included as well. The following shows the modelled expenditure requirements based on the revaluation data:

Table 23: SDRC Modelled Renewal Funding Requirements (Buildings)
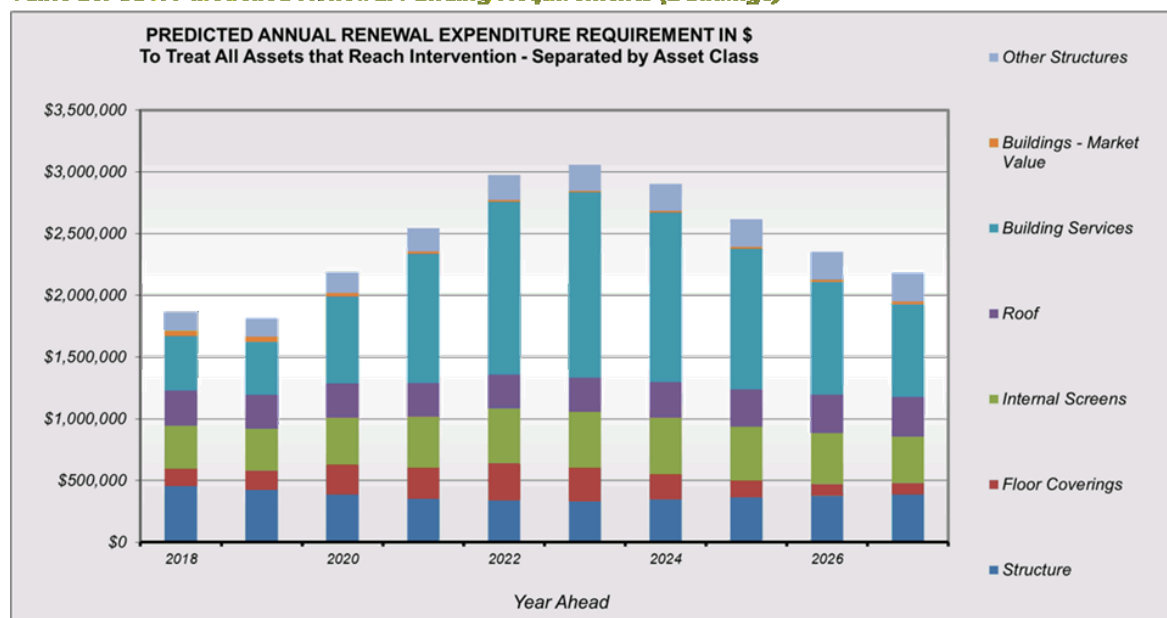
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The renewal costs were taken as an average over the 10 years of available data which equates to $549,000 per annum. According to the modelling, the predicted average annual renewal requirement is $2,339,500 over 10 years. As a result, the percentage of assets above the intervention level (set at condition level 8) increases from 3% to about 23.5% (identified as the red line) over the 10 year period. This will affect negatively the level of service, lead to an increase in number of complaints and an increase in operations and maintenance costs over the whole building portfolio over time.

Table 24: SDRC Modelled Renewal Expenditure (Buildings)
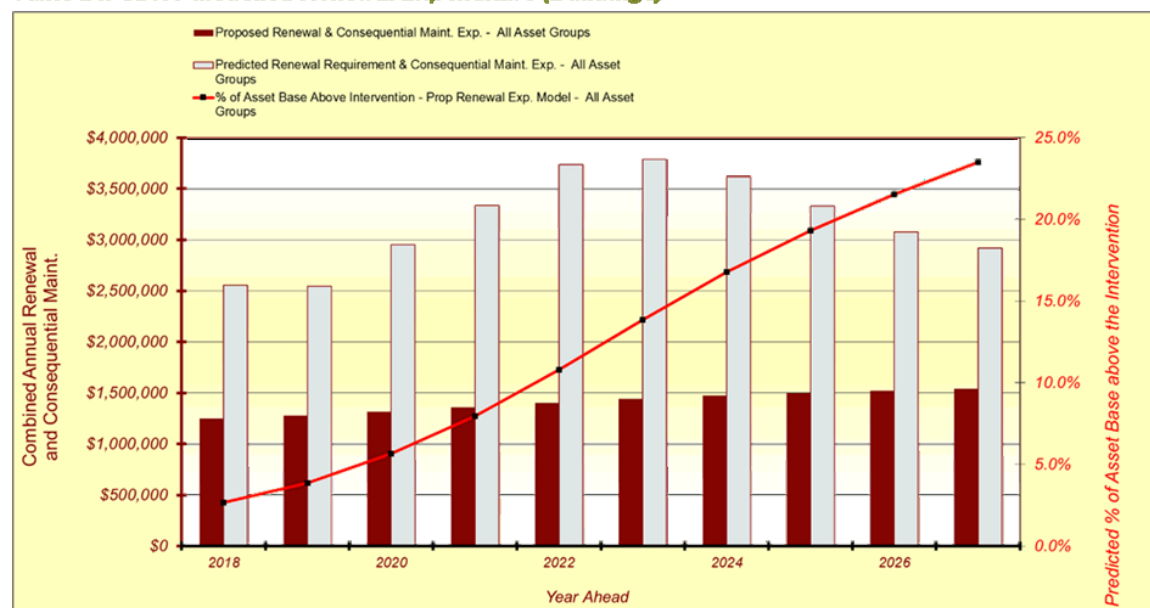
Measures of Sustainability – Benchmark Comparisons

Renewals

The Department of Local Government, Infrastructure Planning has included the Asset Sustainability Ratio as one of their key measures of sustainability[9]. The ratio is defined as follows:

Financial Management (Sustainability)

<u>Capital Expenditure on Replacement of Assets (Renewals)</u>
Depreciation Expenditure

The target range is greater than 90% per annum (on average over the long-term). From Council's most recent Buildings Revaluation the annual depreciation is **$1,297,450**. Based on the 90% target then the target annual renewal expenditure amount should be in the order of **$1,167,705**.

Council's 10 year predicted average renewal expenditure is **$549,000** based on the current LTFP data.

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[9] Source: Department of Local Government & Planning – Financial Management (Sustainability) Guideline 2013 Vers 1.1

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Based on these figures, the actual Asset Sustainability Ratio (for buildings assets) is

$549,000/$1,297,450 = **42.3 %.**

This indicates that Council is <u>significantly under spending</u> on renewals across the building assets.

Maintenance

The current maintenance is around 0.67% of the replacement value of building assets (those which Council maintains) and is below the recommended State Government benchmark minimum of 1%[10] . This indicates that Council is significantly under spending on maintenance of its buildings. The result is that maintenance is being deferred, the backlog of maintenance will continue to increase, the condition of the buildings will fall affecting the level of service, and will shorten the useful lives of the building assets.

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[10] Department of Housing and Public Works – Maintenance Management Framework – Policy for the Maintenance of Queensland Government Buildings-2012

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6. Information Management

The recently adopted Asset Management Strategy has identified the following actions and strategy for implementation of an appropriate AM System which can be utilised across asset classes including buildings.

Table 25: SDRC AM Information Strategy

AM System Dimension	Action	Task	Priority	Task Owner	Program Year
Technology	Perform AM application analysis	Develop AM systems roadmap	Medium	Manager Finance and IT	Year 1
Technology	Define AM business requirements	Determine AM functional requirements for TechnologyOne implementation	Medium	Asset Custodians, Asset Management Team & Manager Finance and IT	Year 1
Technology	Define AM business requirements	Identify AM systems gaps and opportunities	Medium	Asset Management Team & Finance	Year 1
Technology	Define AM business requirements	Determine non-functional requirements for TechnologyOne implementation	Medium	Asset Custodians, Asset Management Team & Manager Finance and IT	Year 1
Technology	Define AM business requirements	Determine AM application interface requirements	Low	Asset Management Team & Finance	Year 1
Technology	Select and implement improved AM software	Implement TechnologyOne asset management solution	Medium	Asset Custodians, Asset Management Team & Manager Finance and IT	Year 1
Technology	Select and implement improved AM software	Select and implement Capital Project Prioritisation / Optimal Decision Making software	Medium	Asset Custodians, Asset Management Team & Manager Finance and IT	Year 2

Source: Asset Management Strategy 2017

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7. Improvement Plan

The following are the recommended improvements to assist in improving the management of Councils facilities assets.

ID	Activity	Responsibility	Required by
Governance			
1	Develop a governance hierarchy that facilitates making strategic decisions about Buildings.		30/09/2018
2	Review draft Service Statements included in this AMP and extend across all building assets.		30/09/2018
3	Formalise existing facility related management agreements, which may take the form of: • Departmental Memorandums of Understanding • Community group contracts/lease agreements		30/09/2018
4	Develop a Corporate Facility Operations Manual to standardise cleaning, maintenance servicing period contracts, for building and essential (emergency/fire) services		31/12/2018
People			
5	Identify and develop a stakeholder database for input/review into standards (e.g., data standards, asset construction and maintenance standards)		31/12/2018
Process			
6	Explore the option to use a multi-criteria analysis approach for creating the initial prioritised capital program for Council's consideration		30/09/2018
7	Develop rolling 3 year Facility Condition Inspection Schedule.		31/12/2018
8	Review the processes for developing a 10 Year Capital Works Program for facilities		30/09/2018
9	Develop a process for identifying assets for disposal		30/09/2018
10	Create a capital project development/ procurement pipeline for facilities assets (e.g., look at a stepped approach including Concept, Business Case, Design, Construct phases).		31/12/2018
Data			
11	Identify and confirm accuracy of actual buildings recorded on asset register and ensure consistency with other data sources.		On-going
12	Establish a single "point of truth" source for the complete asset register for buildings		31/03/2018

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ID	Activity	Responsible	Required by
13	Define the level of data quality required for facilities assets in terms of: • Completeness • Accuracy • Consistency • Traceability • Timeliness		30/09/2018
14	Develop a prioritised action plan to address gaps in the quality of critical asset management data (e.g. asset details, condition, useful life)		30/09/2018
Technology			
15	Support decision making at all levels with fit-for-purpose asset information management systems in conjunction with other asset managers across Council and Finance.		31/12/2018

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Appendix A: Buildings Hierarchy Methodology

The building hierarchy is assessed as a function of the following:

1. Building Utilisation (ie how many times a year it is used and the duration of a typical visit)

2. Occupancy – Number of persons using the building on the day of use

3. Impact – Impact of Failure on the Council/Community

4. Heritage Significance

5. The hierarchy is split into Occupied Buildings and Non-occupied buildings

SDRC Building Hierarchy

Occupied Buildings

UTILISATION			OCCUPANCY	IMPACT	HERITAGE SIGNIFICANCE	HIERARCHY
5 = > 260 days a year or 5 days a week 4 = 208 days a year or 4 days a week 3 = 156 days a year or 3 days a week 2 = 104 days a year or 2 days a week 1 = 52 days a year or 1 day or less a week	Typical visit duration 1 = Full Day .6 = 1/2 Day .3 = Short Visit	Usage = Days of use X Typical visit duration	Average full day or 1/2 day occupancy on days of use 5 = > 50 on days of use 4 = 35 to 49 on days of use 3 = 20 to 34 on days of use or > 50 short visits 2 = 5 to 19 on days of use or < 50 short visits 1 = < 5 on days of use	Impact on the community and/or council if the building was non-functional 5 = Catastrophic (Council wide) 4 = Major (Town & surrounding district) 3 = Moderate (Town only) 2 = Minor (Building User Group only) 1 = Insignificant (No Impact)	Heritage Significance to the Community 2 = Significant Heritage Value 1 = Minor Heritage Value 0 = No Heritage Value	Level 1 Buildings = 13 to 15 Level 2 Buildings = 10 to 12.9 Level 3 Buildings = 7 to 9.9 Level 4 Buildings = 4 to 6.9 Level 5 Buildings =1 to 3.9

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Non-Occupied Buildings					
(Operational Buildings- ie plant rooms, pump stations etc)					
UTILISATION / OPERATION			OCCUPANCY	IMPACT	HERITAGE SIGNIFICANCE	HIERARCHY
5 = 365 days a year or 7 days a week 4 = 208 days a year or 4 days a week 3 = 156 days a year or 3 days a week 2 = 104 days a year or 2 days a week 1 = 52 days a year or 1 day or less a week	Typical operational duration Duration = 2 (default score)	Usage = Days of use X Default visit duration	Insert 0 assuming building is non-occupied. Default score is 0.	Impact on the community and/or council if the building was non-functional 5 = Catastrophic (Council wide) 4 = Major (Town & surrounding district) 3 = Moderate (Town only) 2 = Minor (Building User Group only) 1 = Insignificant (No Impact)	Heritage Significance to the Community 2 = Significant Heritage Value 1 = Minor Heritage Value 0 = No Heritage Value	Level 1 Buildings = 13 to 15 Level 2 Buildings = 10 to 12.9 Level 3 Buildings = 7 to 9.9 Level 4 Buildings = 4 to 6.9 Level 5 Buildings = 1 to 3.9

SDRC Building Hierarchy Table

Buildings Asset & Services Management Plan

The impact assessment table is shown below:

Impact on the Community and/or Council if the building was non-functional/unserviceable

5	Catastrophic, council wide impact on delivery of Services
4	Major impact on delivery of services to entire town & surrounding district
3	Moderate impact on delivery of services, affects an entire town
2	Minor impact of delivery of services - affects Building User Group only
1	Insignificant impact to delivery of services

SDRC Impact Assessment Table

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Appendix B: General Facilities Risk Management Matrix Summary

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General Details		Risk Assessment		Treatment Strategy
Risk	Likelihood	Consequence	Risk Rating	
Asbestos found in public buildings.	Likely	Catastrophic	Extreme	• All buildings surveyed for asbestos. • Asbestos replacement program by Council (as work is conducted to relevant structure)). • Preparation of Asbestos Management Plan Policy.
Asset condition deteriorates at a greater than acceptable rate due to failure to adequately fund maintenance (reactive and programmed) programs or renewal programs	Likely	Minor	Moderate	• Professional Asset Management staff. • Use of industry 'best practice' processes for asset management. • Asset inventory and condition status maintained. • Whole of life management of assets adopted.
Asset value decreases at greater than acceptable rate due to failure to adequately fund preventative maintenance programmes, or intervention maintenance programmes.	Likely	Minor	Moderate	• Annual budget process. • Annual assessment of asset condition and prioritisation of funding needs.
Increase in staffing levels in response to community demand for services	Likely	Minor	Moderate	• Adequate strategic planning for future accommodation needs
Design or layout does not provide access to the disabled in accordance with requirements of the Disability (Access to Premises – Buildings) Standards 2010	Likely	Major	Extreme	• Disability Access Audit completed. • All new assets designed in accordance with the requirements for disabled access.

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General Details		Risk Assessment		Treatment Strategy
Risk	**Likelihood**	**Consequence**	**Risk Rating**	
Faulty electrical system results in building user becoming electrocuted.	Likely	Catastrophic	Extreme	• Inspection and maintenance contracts with external electrician. • RCDs fitted to all buildings. • Routine and regular switchboard inspection and maintenance. • Public Liability Insurance.
Fire suppression equipment fails	Likely	Catastrophic	Extreme	• Inspection and maintenance service contractor. • Regular scheduled inspection and testing of fire suppression equipment. • Public Liability Insurance.
Emergency lighting fails during an emergency Fire detection system fails resulting in fire getting out of control.	Likely	Catastrophic	Extreme	• Routine and regular inspection and testing of emergency lighting. • Routine and regular inspection and testing of fire system • Public Liability Insurance.
Destruction of Corporate building	Possible	Major	High	• Maintain adequate insurance • Disaster Management Plan updated and current • Offsite storage of data backups
Increased injury risk to users due to age and condition Inadequate maintenance program.	Likely	Moderate	High	• Capital works and maintenance program in place. • Communication with clubs and lease holders.

Buildings Asset & Services Management Plan

General Details	Risk Assessment			Treatment Strategy
Risk	Likelihood	Consequence	Risk Rating	
Fire in kitchen of public building.	Likely	Catastrophic	Extreme	• Fire response equipment (extinguishers, hose and reels) placed in buildings. • Kitchen equipment regularly inspected for faults. • Fire blankets provided in kitchen areas. • Staff training in fire response and emergency evacuation.
Non compliance with relevant legislation, standards, codes of practice, etc	Likely	Major	Extreme	• Non-compliance works to be given priority. • Undertake regular inspection and maintenance regimes. • Allocation of appropriate funding and resources.
Poor or inappropriate maintenance practices accelerates building portfolio deterioration	Possible	Major	High	• Maintenance programs and treatments developed by experienced staff. • Experienced and competent maintenance personnel employed on maintenance tasks. • Competent and experienced contractors used for maintenance tasks.
Inappropriate construction and maintenance methods expose work personnel to unacceptable risks	Likely	Catastrophic	Extreme	• Selection process for Contractors considers OH&S status. • OH&S requirements incorporated into Contract documentation. • Regular inspections of contract works and contractor performance.
Poor management practices by Committees of Management, user groups, lessees, etc (e.g. storage of flammable liquids) results in property damage.	Likely	Moderate	High	• Leases, agreements, etc set minimum requirements. • Develop building policy that applies equally to all user groups. • Currency of insurances is verified annually. • Regular inspection programmes

Buildings Asset & Services Management Plan

General Details		Risk Assessment		Treatment Strategy
Risk	Likelihood	Consequence	Risk Rating	
Break-in and/or inappropriate behaviour	Possible	Moderate	Moderate	• Access controlled to authorized personnel. • Access codes controlled. • Staff key return policy on resignation or termination. • Regular inspection of building security/doors/windows/locks. • Inspection and review of systems in place • Regular review of other sites without systems
Building user slips on surface that has insufficient traction	Likely	Moderate	High	• Programmed regular building inspections. • Dedicated maintenance budget. • Onsite surveillance and clean up of slippery material from floor areas. • Use of floor materials with appropriate slip ratings in buildings. Public Liability Insurance.
Building user trips and injures themselves	Likely	Moderate	High	• Programmed regular building inspections. • Dedicated maintenance budget. • Onsite surveillance. • Public Liability Insurance.
Damage to buildings causing closure of infrastructure	Possible	Moderate	Moderate	• Staff temporarily repair damage. • Contractor engaged. • Routine maintenance inspections.
Illegal or unauthorized entry into public buildings results in damage to property. Damage to buildings causing closure of infrastructure	Likely	Moderate	High	• Access controlled to authorized personnel. • Access codes controlled. • Staff key return policy on resignation or termination. • Regular inspection of building security/doors/windows/locks. • Use of CCTV monitoring if appropriate
Flood / Storm damage results in water entry to building.	Likely	Moderate	High	• Programmed regular building inspections. • Dedicated maintenance budget. • Property Insurance.

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Appendix C: Asset Condition Rating Scale

A summary of the condition rating scale is shown below.

Figure 6: SDRC Asset Condition Rating Scale

Rating	Condition Rating Description
1	A new or near new asset with no visible signs of deterioration.
2	An asset in excellent overall condition. There would be only very slight condition decline but it would be obvious that the asset was no longer in new condition.
3	An asset in very good overall condition but with some early stages of deterioration evident, but the deterioration still minor in nature and causing no serviceability problems.
4	An asset in good overall condition but with some obvious deterioration evident, serviceability would be impaired very slightly.
5	An asset in fair overall condition deterioration in condition would be obvious and there would be some serviceability loss.
6	An asset in Fair to poor overall condition. The condition deterioration would be quite obvious. Asset serviceability would now be affected and maintenance cost would be rising.
7	An asset in poor overall condition deterioration would be quite severe and would be starting to limit the serviceability of the asset. Maintenance cost would be high
8	An asset in very poor overall condition with serviceability now being heavily impacted upon by the poor condition. Maintenance cost would be very high and the asset would at a point where it needed to be rehabilitated.
9	An asset in extremely poor condition with severe serviceability problems and needing rehabilitation immediately. Could also be a risk to remain in service
10	An asset that has failed is no longer serviceable and should not remain in service. There would be an extreme risk in leaving the asset in service.

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Appendix D: Asset Condition by Hierarchy

Table 26: SDRC Condition Profile – Level 1 Facilities – General Facilities

Building	Location	Condition Score	Building Classification
Cattery	Pound	1	Animal Control
Filtration Shed	Swimming Pool Centre	1	Swimming Centre
Columbarium Wall 2		3	Cemeteries
Administration Building	Administration Precinct	4	Administration
Columbariam		3	Cemeteries
Admin building	Depot	5	Depots
indoor rec & aquatic centre	Recreation Centre	3	Sport/Recreational
Pound shed (New)	Pound	1	Animal Control
Council Chambers	Council Chambers	4	Administration
YMCA Centre	YMCA Centre	3	Sport/Recreational
Columbarium Wall 1		3	Cemeteries

Table 27: SDRC Condition Profile – Level 1 Facilities – Key Infrastructure Structures

Building	Location	Condition Score	Building Classification
sodium hypo building	WTP	6	Water
Old pump shed	WWTP	6	Wastewater
Glen Road Pump Station & Gen Shed	WTP	6	Water
Control building	WWTP	6	Wastewater
Churchhill Dr Pump Station	WPS	5	Water
Beehive Dam Pump House	Beehive Dam	5	Water
Chlorine Building	Sewer Treat Works	5	Wastewater
The Soak Treatment Building	Treatment Plant	5	Water
No 1 Market square PS	WW	4	Wastewater
Filter Room (1)	Water Treat Plant	4	Water
Filter Room (2)	Water Treat Plant Filter Room (2	4	Water
Control Building	Sewer Treat Works	4	Wastewater
Pump Station	Connolly Dam	4	Water
Pump House	Storm King Dam	4	Water
The Soak Tank Shelter	Treatment Plant	4	Water
Pumproom and shed	Freestone Rd Reservoir	4	Water
Pump Shed	Sewer Treat Works	3	Wastewater
No 1 Market square PS WSB 00049	WW	3	Wastewater
Water Pump shed	Donald St	3	Water
Water Pump shed	Warwick St	3	Water
Pump Shed	Mount Tabor	3	Water
Pump Station	King Street Reserve	3	Water
Chlorination system shed	WTP	3	Water
Reuse Pump Shed	STP	3	Wastewater

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Building	Location	Condition Score	Building Classification
Pump Station		2	Water
No3 West Warwick PS	WW	2	Wastewater
Booster pump station	Aerodrame Road RW	2	Wastewater
Power Room Garage	WWTP	2	Wastewater
Pumpstation	Rowland Street Pumpstation	2	Water
3 bay pump shed	WWTP	2	Wastewater
Shed (attached to control bldg)	WWTP	2	Wastewater
Chlorine dosing	WTP	2	Water
Poly Dosing Shed	WWTP	2	Wastewater
Laboratory	Water Treatment Plant	1	Water
Pump Shed	Water treatment Plant buildings	1	Water
Pump Shed 2	Water treatment Plant buildings	1	Water
Pumproom and shed	Freestone Rd Reservoir	1	Water
Dewatering Shed	WWTP	1	Wastewater
Tertiary Filtration Canopy	WWTP	1	Wastewater

Table 28: SDRC Condition Profile –Level 2 Facilities – General Facilities

Building	Location	Condition Score	Building Classification
Pump House	Swimming Pool Centre	6	Swimming Centre
Pump House	Aquatic	6	Swimming Centre
Kiosk & Amenities	Swimming Pool Centre	5	Swimming Centre
Office & Amenities	Aquatic	5	Swimming Centre
W'shop & Office P2a	Depot	5	Depots
Town Hall	Administration Precinct	5	Community Halls
Civic Centre	Civic Centre	5	Community Halls
Library	Administration Precinct	5	Library
Office & Library	Administration	4	Administration
Workshop	Depot	3	Depots
Kiosk	Swimming Pool Centre	3	Swimming Centre
2way Radio Shed	Mt Marlay	3	Minor Structures
Soldiers Memorial	War Memorial	3	Monument
Gatehouse	Waste Facility	2	Waste
Gate House	Waste Facility	2	Waste
War Memorial	Weeroona Park	2	Monument
Pound Office/ Shed (New)	Animal Shelter	2	Animal Control
Acid Shed	Aquatic	2	Swimming Centre

Buildings Asset & Services Management Plan

Table 29: SDRC Condition Profile –Level 2 Facilities – Key Infrastructure Structures

Building	Location	Condition Score	Building Classification
Water treatment shed	Rail Corridor Access	6	Water
Workshop & Lab building	WTP	6	Water
Pump Station	Connolly Dam	5	Water
Lunchroom	WWTP	3	Wastewater
Laboratory	Water Treatment Plant	3	Water

Table 30: SDRC Condition Profile –Level 3 Facilities – General Facilities

Building	Location	Condition Score	Building Classification
Old Caretakers Residence	Eden Gardens Cemetery	8	Accommodation
Workshop	Willi St Depot	7	Depots
Selling Ring	Saleyards	7	Saleyards
Wading Pool	Swimming Pool Centre	7	Other Structures
Pensioner Dwellings (Villa 2)	Pioneer Cottages	7	Community Housing
Pensioner Dwellings (Villa 4)	Pioneer Cottages	7	Community Housing
Pensioner Dwellings (Villa 3)	Pioneer Cottages	7	Community Housing
Pensioner Dwellings (7 & 8)	Pioneer Cottages	7	Community Housing
Pensioner Dwellings (Villa 1)	Pioneer Cottages	7	Community Housing
Pensioner Dwellings (5 & 6)	Pioneer Cottages	7	Community Housing
Grandstand 2	Swimming Pool Centre	7	Swimming Centre
Grandstand 1	Swimming Pool Centre	7	Swimming Centre
Main Workshop	Skillshare	6	Civic Buildings
Residence	Residence – Willi St	6	Accommodation
Swimming Pool 25 metres	Swimming Pool Centre	6	Other Structures
Residence	Cemetery	6	Accommodation
Residence	Connolly Dam	6	Accommodation
Office	Willi St Depot	6	Depots
office	Saleyards	6	Saleyards
Lunch Room	Skillshare	6	Civic Buildings
Duplex Fibro Sugarloaf (Unit 2)	Duplex Fibro Sugarloaf (4 Units)	5	Community Housing
Duplex Fibro Sugarloaf (Unit 1)	Duplex Fibro Sugarloaf (4 Units)	5	Community Housing
Office & garage	Eden Gardens Cemetery	5	Cemeteries
Scale House	Saleyards	5	Saleyards
Toilet Block Central	Leslie Park	5	Amenities
Vehicle Shed & Crib Room	Depot	5	Depots
Dwelling		5	Accommodation
Wading pool	Swimming Pool Centre	5	Other Structures
Toilets (Yellow)	Australiana Park	5	Amenities
Pensioner Units 19 Granite (4 Units)	Pensioner Units 19 Granite Stree	5	Community Housing
Hall	Fred rogers camp	5	Sport/Recreational

Buildings Asset & Services Management Plan

Building	Location	Condition Score	Building Classification
Canteen Building	Saleyards	5	Saleyards
Ses Building	SES	5	Emergency Services
Skillshare Amenities	Skillshare	5	Civic Buildings
Toilets	Victoria Park	5	Amenities
Pensioner Units	18-20 Macintyre Street	5	Community Housing
Parks Depot	Leslie Park	5	Depots
SES Building	Administration Precinct	5	Emergency Services
Sheep Offices	Saleyards	5	Saleyards
Pensioner Unit Duplex	29 Pine Crescent	5	Community Housing
Classroom Building	Skillshare	4	Civic Buildings
New Classroom Building	Skillshare	4	Civic Buildings
Grandstand	Aquatic	4	Swimming Centre
Pensioner Units 21 Granite (Unit 3)	Pensioner Units 21 Granite (5 Ur	4	Community Housing
Pensioner Units 21 Granite (Unit 4)	Pensioner Units 21 Granite (5 Ur	4	Community Housing
Pensioner Units 21 Granite (Unit 5)	Pensioner Units 21 Granite (5 Ur	4	Community Housing
Pensioner Units 21 Granite (Unit 2)	Pensioner Units 21 Granite (5 Ur	4	Community Housing
Pensioner Units	Pensioner Units	4	Community Housing
Pensioner Units	Pensioner Units	4	Community Housing
Toilets	Storm King Dam	4	Amenities
Pensioner Units 21 Granite (Unit 1)	Pensioner Units 21 Granite (5 Ur	4	Community Housing
Netball Courts (x5)		4	Other Structures
Toilet Block	Jackie Howe Park	4	Amenities
Community Hall	Community Hall	4	Community Halls
Pensioner Dwellings (7&8)	Pioneer Cottages	4	Community Housing
Pensioner Dwellings (5&6)	Pioneer Cottages	4	Community Housing
Pensioner Dwellings (9&10)	Pioneer Cottages	4	Community Housing
Pensioner Dwellings (1-4)	Pioneer Cottages	4	Community Housing
Staff Amenities	Depot	4	Depots
Draft area awning	Saleyards	4	Saleyards
Art Gallery	Administration Precinct	3	Cultural
Office & Workshop	Skillshare	3	Civic Buildings
Duplex 2	Duplex Fibro Sugarloaf (5 Units)	3	Community Housing
Duplex 3	Duplex Fibro Sugarloaf (5 Units)	3	Community Housing
Duplex 4	Duplex Fibro Sugarloaf (5 Units)	3	Community Housing
Duplex 5	Duplex Fibro Sugarloaf (5 Units)	3	Community Housing
Duplex 1	Duplex Fibro Sugarloaf (5 Units)	3	Community Housing
Tourist Office	Tourist Centre	3	Civic Buildings
Toilets (Colourbond)	Jim Mitchell Park	3	Amenities
Swimming Pool	Swimming Pool Centre	3	Other Structures
Stand	Swimming Pool Centre	3	Swimming Centre
Main Pool	Swimming Pool Centre	3	Other Structures
Toddlers Pool	Swimming Pool Centre	3	Other Structures
Aerobics Room	YMCA Centre	3	Sport/Recreational
Toilets	Reserve (HWY)	3	Amenities
Foremans Hut	Depot	3	Depots
Ses Building	SES	3	Emergency Services

Buildings Asset & Services Management Plan

Building	Location	Condition Score	Building Classification
Office (JJ Richards)	Waste Facility	3	Waste
Library & Art Gallary	Library & Art Gallary	3	Cultural
Demountable Office	Cemetery	3	Cemeteries
Toilets (Colorbond)	Apex Park	2	Amenities
SES shed	SES	2	Emergency Services
Toilets (Concrete)	Rotory Park	2	Amenities
Toilet Block (Concrete)	Leslie Park	2	Amenities
Office	Waste Facility	2	Waste
Toilets	Farley Plazza	2	Amenities
Store shed	Depot	2	Depots
Toilets	Grafton Street Road Reserve	2	Amenities
Toilets (Colorbond)	Stuart Henry Park	2	Amenities
Shed	Cemetery	2	Cemeteries
Gate Office	Waste Facility	2	Waste
Gate Office	Waste Facility	2	Waste
Gate Office	Waste transfer station	2	Waste
Shower Block	Saleyards	1	Amenities
Double Bay Store Shed	Saleyards	1	Saleyards
Toilets (Colourbond)	Browns Falls Park	1	Amenities
Office	Waste Facility	1	Waste

Table 31: SDRC Condition Profile –Level 3 Facilities –Infrastructure Structures

Building	Location	Condition Score	Building Classification
Demountable Office	WTP	2	Water
Maintenance shed	WTP	2	Water
Office/Laboratory	Water Treat Plant	5	Water

Table 32: SDRC Condition Profile –Level 4 Facilities – General Facilities

Building	Location	Condition Score	Building Classification
Apex Shelter	Apex Park	9	Minor Structures
Toilets	Henry Joppich Park	8	Amenities
Soccer Clubhouse	Henry Joppich Park	8	Sport/Recreational
Public Toilets	Administration Precinct	7	Amenities
Common Laundry	Pioneer Cottages	7	Community Housing
Velodrome		7	Other Structures
Toilet Block (Playground)	Queens Park	7	Amenities
Shelter Steel (Playground)	Queens Park	7	Minor Structures
Female Staff Amenities	Leslie Park	7	Amenities
William Mitchner Shelter Shed	Cemetery	7	Cemeteries

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Building	Location	Condition Score	Building Classification
Gate Office - Transportable	Depot	6	Depots
Demountable office	Waste Facility	6	Waste
Mens Toilets	Connolly Dam	6	Amenities
Ladies Toilets	Connolly Dam	6	Amenities
Transportable Toilets	Aerodrome	6	Amenities
Toilet	Sports grounds	6	Amenities
Public Toilets	Industrial Park	6	Amenities
Toilets	Australiana Park	6	Amenities
Shade Sail	Apex Park	6	Minor Structures
Shelter 2	Australiana Park	5	Minor Structures
Shelter 3	Australiana Park	5	Minor Structures
Shelter 4	Australiana Park	5	Minor Structures
Shelter 5	Australiana Park	5	Minor Structures
Shelter 6	Australiana Park	5	Minor Structures
Shelter 1	Australiana Park	5	Minor Structures
Shelter (adjacent toilets)	Barnes Park	5	Minor Structures
Picnic Table & Canopy	Saleyards	5	Saleyards
Shade structure	Leslie Park	5	Minor Structures
Toilets	Cemetery	5	Amenities
Toilets	St Marks Oval	5	Amenities
Picnic Shelter 1/2	Apex Park	5	Minor Structures
Picnic Shelter 2/2	Apex Park	5	Minor Structures
Shelter	Cemetery	5	Cemeteries
Office	Washpool Reserve	5	Sport/Recreational
Old Amenities Block	Tourist Info	5	Amenities
Picnic shelter 2	Bicentennial Park	5	Swimming Centre
Cowboys Rugby League Grand Stand (No Roof)		5	Other Structures
Lions Shelter & Bbq	Mile End Park	5	Minor Structures
Basketball Court		5	Other Structures
Demountable Toilets	Depot	5	Depots
Tennis courts		5	Other Structures
Shelter	Brock Park	5	Minor Structures
Band Shell	Weeroona Park	5	Cultural
Shelter 1	High Street Reserve	5	Minor Structures
Chlorine Store P2c&E	Depot	5	Depots
Picnic shelter	Backhouse Park	5	Minor Structures
Accommodation 1	Fred rogers camp	5	Sport/Recreational
Dormitory & Food Hall	Fred rogers camp	5	Sport/Recreational
Demountable Office	Depot	5	Depots
Terminal	Aerodrome	5	Aerodrome
Terminal	Aerodrome	5	Aerodrome
Toilets	Tennis Courts	5	Amenities
Toilet Block	Barnes Park	5	Amenities
Toilets	Mile End Park	5	Amenities

Buildings Asset & Services Management Plan

Building	Location	Condition Score	Building Classification
Shade Structure		5	Minor Structures
Truck & Storage Shed	Depot	4	Depots
Band Rotunda	Leslie Park	4	Minor Structures
Toilet/Shower Block	Washpool Reserve	4	Amenities
Toilet Block	Brock Park	4	Amenities
Tourist Info	Tourist Info	4	Civic Buildings
BBQ Shelter	Reserve (HWY)	4	Minor Structures
Shelter Wooden (Playground)	Queens Park	4	Minor Structures
Hockey Field Lighting - Queens Park		4	Other Structures
Garden Shed/Bush Hut	Leslie Park	4	Minor Structures
Workshop	Saleyards	4	Saleyards
Amenities (windyloo)	Bicentennial Park	4	Amenities
Eric Dopson Pav	Swimming Pool Centre	4	Swimming Centre
Concrete Block Shelter	Reserve (HWY)	4	Minor Structures
Premix Bins	Depot	4	Depots
Shed	Depot (Wallangarra)	4	Depots
Apex Picnic Shelter	Victoria Park	4	Minor Structures
Shade Sails Small	Aquatic	4	Minor Structures
Machinery Storage Shed	Depot	4	Depots
Public Toilets	Community Hall	4	Amenities
Toilets	Road Reserve	4	Amenities
Toilets	King Street Reserve	4	Amenities
BBQ and shelter	Rotory Park	3	Minor Structures
Racing Pidgeon Club	Henry Joppich Park	3	Sport/Recreational
Senior Citizens	Senior Citizens	3	Community Halls
Toilet block	Washpool Reserve	3	Amenities
Covered Walkway	Administration Precinct	3	Administration
Truck Shed P2d (New)	Depot	3	Depots
Toilet (colourbond)	Cemetery	3	Cemeteries
Shelter	Cemetery	3	Cemeteries
Toilets (windyloo)	Farm Creek Park	3	Amenities
Shelter	Stuart Henry Park	3	Minor Structures
Shade Shelter 1/2	Aquatic	3	Minor Structures
Shade Shelter 2/2	Aquatic	3	Minor Structures
BBQ Shelter (Playground)	Queens Park	3	Minor Structures
Shelter 2 (Rectangle)	Swimming Pool Centre	3	Swimming Centre
Shelter 3 (Rectangle)	Swimming Pool Centre	3	Swimming Centre
Shelter 2 (Rectangle)	Weeroona Park	3	Minor Structures
Shade Shelter & Table	Swimming Pool Centre	3	Swimming Centre

Buildings Asset & Services Management Plan

Building	Location	Condition Score	Building Classification
Large Shade Shelter (next to toddler	Swimming Pool Centre	3	Swimming Centre
Shade Shelter (over toddler pool)	Swimming Pool Centre	3	Swimming Centre
Shade Shelter (end of 25m pool)	Swimming Pool Centre	3	Swimming Centre
Picnic Shelter 1	Swimming Pool Centre	3	Swimming Centre
Picnic Shelter 2	Swimming Pool Centre	3	Swimming Centre
Hockey Synthetic Playing Field		3	Other Structures
Windyloo Toilet	Maryvale Park	3	Amenities
Carport	Pensioner Units 19 Granite Stree	3	Community Housing
Toddler Pool Shade Structure	Swimming Pool Centre	3	Swimming Centre
Amenities	Treatment Plant	3	Amenities
4 bay carport	Waste Facility	3	Waste
Vehicle Washdown		3	Other Structures
Store shed	Depot	3	Depots
Store Shed	Depot	3	Depots
Storage Shed	Pioneer Park	3	Depots
Crib room toilet	Depot	3	Amenities
Shelter	Gleeson Park	3	Swimming Centre
Shelter	Gleeson Park	3	Swimming Centre
Toilets	Lions Park	3	Amenities
Shelter 1 (Octagonal)	Weeroona Park	3	Minor Structures
Shelter 1 (Octagonal shaped)	Swimming Pool Centre	3	Swimming Centre
Shelter	Lions Park	3	Minor Structures
Ammonium Nitrate Building	Depot	3	Depots
Waste Oil Facility	Depot	3	Depots
Half basketball court		3	Other Structures
Truckwash		3	Other Structures
Resource recovery centre	Waste Facility	3	Waste
Amenities Block	Morgan Park Equestrian	3	Amenities
Toilets (Colorbond)	Pioneer Park	3	Amenities
Toilets (Colorbond)	Pratten Park	3	Amenities
Outdoor Gym Shade Structure	Queens Park Sports Grounds	3	Minor Structures
Carpenters Shed	Depot	3	Depots
Rodeo Hall Of Fame & Tourist Centr		3	Cultural
Shelter (Guy Street)	Leslie Park	2	Minor Structures
Shelter (Central)	Leslie Park	2	Minor Structures
Water & Sewerage Shed	Depot	2	Depots
Light Plant Shed & Store	Depot	2	Depots
Parks & Gardens Shed	Depot	2	Depots
Shade Sail (25m Pool)	Aquatic	2	Swimming Centre
Transfer Awning	Waste Facility	2	Waste
Playground Shade Structure	Leslie Park	2	Minor Structures
Transfer Awning	Waste Facility	2	Waste
Toilets (Colorbond)	Dalrymple Park	2	Amenities
Toilets (Colorbond)	Millar Vale Park	2	Amenities
Shade Structure	Kilpa park kidspace	2	Minor Structures
Toilets (Colourbond)	Backhouse Park	2	Amenities
Toilets	Kilpa park kidspace	2	Amenities

Buildings Asset & Services Management Plan

Building	Location	Condition Score	Building Classification
Waste Facilities shed	Waste Facility	2	Waste
BBQ Shelter (Guy Street)	Leslie Park	2	Minor Structures
BBQ Shelter (Fitzroy Street Playgro	Leslie Park	2	Minor Structures
General waste office	Waste Facility	2	Waste
Shelter	Gleeson Park	2	Swimming Centre
Shelter at Skate Park	Queens Park	2	Minor Structures
Disposal awnings	Waste Facility	2	Waste
Shade Shelter (over 25m pool)	Swimming Pool Centre	2	Swimming Centre
Toilets (Colorbond)	Mel Gibson Park	2	Amenities
Toilets (colourobnd)	Cemetery	2	Amenities
Concrete Block Shelter	Road Reserve	2	Minor Structures
Workshop	Parks Depot	2	Depots
Shelter	Carnarvon Bridge	2	Minor Structures
Shelter	Jackie Howe Park	2	Minor Structures
Waste Facilities (Recycling)	Waste Facility	2	Waste
Gazebo	Kilpa park kidspace	2	Minor Structures
Veh Shed/Washdown Nop (New)	Depot	2	Depots
Amenities	Waste Facility	2	Waste
Toilets (Colorbond)	Liberator Park	2	Amenities
Toilets (Colorbond)	Queens Park Sports Grounds	2	Amenities
Workshop 2	Saleyards	2	Saleyards
Batteries shed	Waste Facility	2	Waste
WIRAC Storage Shed	Recreation Centre	2	Sport/Recreational
Endeavour shop	Waste Facility	1	Waste
Transfer Awning	Waste transfer station	1	Waste
Shelter with Aluminium tables	Rotary Park	1	Minor Structures
Shelter	P L Travers Park	1	Minor Structures
Transfer Awning	Waste Facility	1	Waste
Transfer Awning	Waste Facility	1	Waste
Shelter	Cemetery	1	Cemeteries
Youthspace Stage	Leslie Park	1	Cultural
Store Shed & Lean to	Pound	1	Animal Control
Shade Structure (Playground)	Jackie Howe Park	1	Minor Structures
Transfer Awnings	Waste Facility	1	Waste
Recycling Dropoff Shelter	Waste Facility	1	Minor Structures
Storage Shed/ Garage	Animal Shelter	1	Animal Control
Shade Shelter (over playground)	Weeroona Park	1	Minor Structures
Shade Shelter (over playground)	Dalveen Precinct	1	Minor Structures
BBQ Shelter (Youth Stage)	Leslie Park	1	Minor Structures
Toilets	Canning Park	1	Amenities
Chemical storage	Animal Shelter	1	Animal Control
Toilets (Colorbond)		1	Amenities

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Table 33: SDRC Condition Profile –Level 4 Facilities –Infrastructure Structures

Building	Location	Condition Score	Building Classification
Fuel Store	WTP	6	Water
Machinery Shed	Sewer Treat Works	6	Wastewater
Pump Station		6	Water
New Shed (Chemical Shed)	Sewer Treat Works	4	Wastewater
Lunchroom & toilet	WTP	3	Water
Fluroidation shed	Water Treatment Plant	2	Water
Fluoride shed	WTP	2	Water
Toilets	Waste Facility	1	Water
High-bay Shed	WWTP	1	Wastewater
Storage Shed (adjacent control)	WWTP	1	Wastewater

Table 34: SDRC Condition Profile –Level 5 Facilities – General Facilities

Building	Location	Condition Score	Building Classification
Tennis Shed	Pioneer Park	9	Minor Structures
Ex A.T.C. Building	Aerodrome	9	Aerodrome
Poisons Store	Willi St Depot	8	Depots
Garage	Eden Gardens Cemetery	7	Cemeteries
Storage shed	Old Depot	7	Accommodation
House Garage/Carport	Connolly Dam	7	Accommodation
Tennis shed	L281 ML2057	7	Sport/Recreational
Red Recycle Shed	Store Red Shed	7	Civic Buildings
Skillshare Building	Store Red Shed	7	Civic Buildings
Store Shed	Cemetery	7	Cemeteries
Old Shed	Unformed Road Reserve	7	Emergency Services
Toilet	Eden Gardens Cemetery	7	Cemeteries
Toilet Block	Recreation Res - Wallangarra	6	Amenities
Amenities Block	Recreation Park	6	Amenities
Picnic shelter	Old railway building	6	Minor Structures
Concrete Shelter	Recreation Park	6	Minor Structures
Scoreboard		6	Other Structures
Shed	Weeroona Park	6	Minor Structures
Shed	Aerodrome	6	Aerodrome
Large Shelter Shed	Pioneer Park	6	Minor Structures
Toilet Block	Slade Park	6	Amenities
Toilets	Mcgregor Park	6	Amenities

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Building	Location	Condition Score	Building Classification
Museum	Willi St Depot	5	Depots
Picnic Shelter 2	Industrial Park	5	Minor Structures
Picnic Shelter 3	Industrial Park	5	Minor Structures
Picnic Shelter 4	Industrial Park	5	Minor Structures
Picnic Shelter 5	Industrial Park	5	Minor Structures
Picnic Shelter 6	Industrial Park	5	Minor Structures
Picnic Shelter 1	Industrial Park	5	Minor Structures
Storage Shed	Barnes Park	5	Minor Structures
Shed	Car park behind Admin	5	Minor Structures
Shelter 2	High Street Reserve	5	Minor Structures
Shelter/BBQ canopy	Skillshare	5	Minor Structures
Picnic shelter 1	Bicentennial Park	5	Minor Structures
Carport	Saleyards	5	Saleyards
House Storage Shed	Connolly Dam	5	Accommodation
Shelter	Pioneer Cottages	5	Community Housing
Shed	Boston Park	5	Minor Structures
Netball courts		5	Other Structures
Club Shed	Tennis Courts	5	Sport/Recreational
Picnic Shelter 1	Willi Street Roadside Parkland	4	Minor Structures
Picnic Shelter 2	Willi Street Roadside Parkland	4	Minor Structures
Kennels Old	Pound	4	Animal Control
Truck Garage	Eden Gardens Cemetery	4	Cemeteries
Shelter	Millar Vale Park	4	Minor Structures
Well Shelter	Reserve (HWY)	4	Minor Structures
Environmental Waste Oil Facility	Depot	4	Depots
Small shed	Fred rogers camp	3	Sport/Recreational
Storage Shed	Fred rogers camp	3	Sport/Recreational
Shelter 1	Bridge Park	3	Minor Structures
Shelter 2	Bridge Park	3	Minor Structures
Tennis courts		3	Other Structures
Shed (behind hall)	Community Hall	3	Community Halls
Public Toilets	Donnellys Castle	3	Amenities
Shed	Cemetery	3	Cemeteries
Shelter Shed	King Street Reserve	3	Minor Structures
Shelter 1	Mile End Park	2	Minor Structures
Shelter 2	Mile End Park	2	Minor Structures
Workshop & storage shed	Parks Depot	2	Depots
New Shed	Cemetery	2	Cemeteries
Store Shed (JJ Richards)	Waste Facility	2	Waste
Chemical Shed	Parks Depot	2	Depots
Shelter	Storm King Dam	2	Minor Structures
Hanger	Aerodrome	2	Aerodrome
Shelter	Cemetery	2	Cemeteries
Shelter Shed	Cemetery	2	Cemeteries
Shelter with table	Emu Vale Park	1	Minor Structures
BBQ shelter	Stuart Henry Park	1	Minor Structures
Pump Shed	Risdon Oval - Redbacks AFL	1	Minor Structures
Shed	Cemetery	1	Cemeteries
Chemical Store Shed	Depot	1	Depots

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Table 35: SDRC Condition Profile – Level 5 Facilities – Infrastructure Structures

Building	Location	Condition Score	Building Classification
Corrugated Iron Shed	Connolly Dam	7	Water
Concrete Block Gas Shed	Connolly Dam	6	Water
Store Shed	Water Treat Plant	2	Water
The Wells Pump Shed		2	Water

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Appendix E: Initial Service Statements for Buildings

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Corporate Administration Centres– Service Statement

Introduction

Corporate Administration Centres support the operations of Council on behalf of the Southern Downs Region. They support a wide variety of functions including customer service access both physically and via the call centre, and council support operations.

Key Service Objectives

Availability

Council corporate centres will located in key centres, open at times that meet the needs of residents.

Inclusive access

Access to the buildings for both customers and staff will be safe and accessible to everyone within legislative requirements.

Easy to find

The administration centres will be publicised through the Council website, other community communication forums and clearly signed to ensure they are visible and accessible to the community.

Servicing and cleanliness

Maintenance and servicing standards will be to a high standard to ensure that the public areas meet community expectations and promote a welcoming and comfortable environment. The office areas will be maintained to provide a clean, pleasant and safe work environment.

Build quality and sustainability

Future administration centres/extensions will be well-designed and built using robust, materials and fixtures that reflect the character of their setting wherever possible. Interior fitouts will reflect the functions required and be flexible to adapt when work functions/groups change over time.

Design Principles

Design Principles (New/Replacement)

Administration facilities and the refurbishment and modification of existing facilities must comply with the relevant building codes and standards including National Construction Code, The Disability (Access to Premises – Buildings) Standards 2010 and a range of relevant Australian Standards, including the AS1428 Design for Access and Mobility standards suite.

- Public areas should be safe, welcoming spaces promoting enabling customer service transactions to take place, access to information and meeting spaces for residents to interact with Council staff as required.

- Office spaces need to be flexible, functional and adaptable to meet the changing organisational needs.

- Fitouts will be based on open plan principles to allow for future changes with partitioning minimised to special purpose areas such as meeting rooms/quiet rooms and specific office areas.

- Appropriate access to lunch room and kitchen facilities for staff is to be provided

- Facilities should be air conditioned spaces.

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Design (CPTED) Safety & security

- Facility entries and surrounds should be safe, secure, well-lit, robust, enable inclusive access and be easy to maintain;

- Entrances should be highly visible, easily identifiable and easy to locate. Convenient close access to parking;

- Vegetation should not obscure or provide areas of concealment;

Lighting

- Low energy lighting is preferred;

- Sensor lighting should be used to supplement external lighting; and enhance security and safety around the facility.

Signage

- Clear identifier/corporate signage plus entry signage provide opening hours etc to be provided.

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Energy & water consumption

- Use of solar panels to power lighting systems where feasible;

- Energy efficient lighting and appliances;

- Sensor lighting and power controls;

- Automated flow control and sensor taps; and Dual flush cisterns on toilets

- Ensure energy efficiency principles are applied to all extensions etc in terms of shading, positioning of windows, insulation etc

ICT Infrastructure

- WIFI access with capacity to meet users needs. Security and appropriate filters to be provided to meet Council ICT Policy requirements and community expectations.

- Meeting rooms to have digital display projectors provided for use by staff

Maintenance

Hierarchy

Administration/Corporate Buildings are key facilities, considered important for continued Council operations and are therefore have been assessed as being Level 4 buildings.

Servicing and Cleaning

Lack of maintenance and management leads to poor image, loss of public confidence, lower productivity from staff and satisfaction.

The administration facilities are serviced once per day

Cleaning services will be reviewed periodically to ensure service standards meet community needs.

Maintenance Inspections

Maintenance inspections are carried out on a regular basis according to the set hierarchy as follows:

Level 1:	Quarterly basis
Level 2-3	Six Monthly basis
Level 4-5	Annual Basis

Facilities Management Staff will respond to maintenance problems for repair as reported by staff as required.

Maintenance/Renewals Intervention Levels

Maintenance will be carried out on a reactive, planned and cyclic basis as well as identified renewals according to when the individual assets reach the following intervention levels for the defined hierarchy levels as follows:

| Level 1: | Condition Level 6 |
| Level 4 | Condition Level 8 |

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Table 1.0:   Administration/Corporate Centres – Hierarchy and Condition Levels

Building No.	Building	Location	Street Address	Suburb/Area	Current Building Condition Score	Building Classification Plan	Hierarchy Level
B00001	Administration Building	Administration Precinct	64 Fitzroy Street	WARWICK	4	Administration	Level 1
B00514	Council Chambers	Council Chambers	61 Marsh Street	STANTHORPE	4	Administration	Level 1
B00005	Office & Library	Administration	80 Herbert Street	ALLORA	4	Administration	Level 2
B00317	Covered Walk way	Administration Precinct	64 Fitzroy Street	WARWICK	3	Administration	Level 4

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Corporate Depots– Service Statement

Introduction

Corporate Depots support the physical works and maintenance operations of Council on behalf of the Region. They support a wide variety of functions including workplaces for operations centre staff, secure storage for plant and equipment, workshops and materials/spares/tools storage and parking.

Key Service Objectives

Availability

Council depots will located in key centres, open at times that meet operational requirements.

Inclusive access

Access to the buildings for both visitors and staff will be safe and accessible to everyone within legislative requirements.

Easy to find

The depots will be publicised through the Council website, other community communication forums and clearly signed to ensure they are visible and accessible to visitors as appropriate.

Servicing and cleanliness

Maintenance and servicing standards will be appropriate to the various functions undertaken and to Council WH&S standards. The office areas will be maintained to provide a clean, pleasant and safe work environment.

Build quality and sustainability

Depots will be well-designed and built using robust, materials and fixtures that reflect the specific functions undertaken. Interior fitouts will reflect the functions required and be flexible to adapt when work functions/groups change over time.

Design Principles

Design Principles (New/Replacement)

Depot facilities and the refurbishment and modification of existing facilities must comply with the relevant building codes and standards including National Construction

Code, The Disability (Access to Premises – Buildings) Standards 2010 and a range of relevant Australian Standards, including the AS1428 Design for Access and Mobility standards suite and meet WH&S practices.

- Depot buildings will reflect the type of function to be undertaken.
- Office spaces need to be flexible, functional and adaptable to meet the changing organisational needs.
- Appropriate access to lunch rooms, amenities and kitchen facilities for staff is to be provided
- Offices should be air conditioned spaces. Natural/mechanical ventilation is to be utilised in large workshop/shed spaces

Design (CPTED) Safety & security

- Facility entries and surrounds should be safe, secure, well-lit, robust, enable inclusive access and be easy to maintain;
- Entrances should be highly visible, easily identifiable and easy to locate. Convenient close access to parking;
- Vegetation should not obscure or provide areas of concealment;
- Security fencing and lockage gating will be provided

Lighting

- Low energy lighting is preferred;
- Use of natural light in workshops/sheds is preferred
- Sensor lighting should be used to supplement external lighting; and enhance security and safety around the facility.

Signage

Clear identifier/corporate signage on all buildings plus entry signage including all necessary safety signage to be provided

Energy & water consumption

- Use of solar panels to power lighting systems where feasible;
- Energy efficient lighting and appliances;
- Sensor lighting and power controls;

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- Automated flow control and sensor taps; and Dual flush cisterns on toilets
- Ensure energy efficiency principles are applied to all extensions etc in terms of shading, positioning of windows, insulation etc

ICT Infrastructure

- WIFI access with capacity to meet users needs. Security and appropriate filters to be provided to meet Council ICT Policy requirements and community expectations.

Maintenance

Hierarchy

Depot facilities are key facilities, considered important for continued Council operations and are therefore have been assessed at a range of levels depending on their functions and criticality.

Servicing and Cleaning

Lack of maintenance leads to poor image, potential WH&S issues, lower productivity from staff and satisfaction.

The office, lunchroom, amenities and kitchen facilities are serviced once per day

Cleaning services will be reviewed periodically to ensure service standards meet staff needs.

Maintenance Inspections

Maintenance inspections are carried out on a regular basis according to the set hierarchy as follows:

Level 1:	Quarterly basis
Level 2-3:	Six monthly
Level 4-5:	Annually

Facilities Management Staff will respond to maintenance problems for repair as reported by staff as required.

Maintenance/Renewals intervention Levels

Maintenance will be carried out on a reactive, planned and cyclic basis as well as identified renewals according to when the individual assets reach the following intervention levels for the defined hierarchy levels as follows:

Level 1:	Condition Level 6
Level 2-:	Condition Level 6
Level 3:	Condition level 7

Level 4-5:	Condition Level 8

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Table 1.0:   Depot Facilities -Hierarchy and Condition Levels

Building No.	Building	Location	Suburb/Town	Overall Building Condition Score	Building Classification	Hierarchy Level
B00202	Admin building	Depot	WARWICK	5	Depots	Level 1
B00199	Workshop	Depot	WARWICK	3	Depots	Level 2
B00628	W'shop & Office P2a	Depot	STANTHORPE	5	Depots	Level 2
B00085	Parks Depot	Leslie Park	WARWICK	5	Depots	Level 3
B00136	Workshop	Willi St Depot	ROSENTHAL HEIGHTS	7	Depots	Level 3
B00140	Office	Willi St Depot	ROSENTHAL HEIGHTS	6	Depots	Level 3
B00256	Staff Amenities	Depot	WARWICK	4	Depots	Level 3
B00368	Store shed	Depot	STANTHORPE	2	Depots	Level 3
B00629	Vehicle Shed & Crib Room	Depot	STANTHORPE	5	Depots	Level 3
B00638	Foremans Hut	Depot	STANTHORPE	3	Depots	Level 3
B00173	Machinery Storage Shed	Depot	ALLORA	4	Depots	Level 4
B00175	Demountable Office	Depot	ALLORA	5	Depots	Level 4
B00184	Truck & Storage Shed	Depot	KILLARNEY	4	Depots	Level 4
B00254	Water & Sewerage Shed	Depot	WARWICK	2	Depots	Level 4
B00257	Parks & Gardens Shed	Depot	WARWICK	2	Depots	Level 4
B00258	Carpenters Shed	Depot	WARWICK	3	Depots	Level 4
B00279	Demountable Toilets	Depot	ALLORA	5	Depots	Level 4
B00280	Store shed	Depot	WARWICK	3	Depots	Level 4
B00281	Gate Office - Transportable	Depot	WARWICK	6	Depots	Level 4
B00325	Store Shed	Depot	WARWICK	3	Depots	Level 4
B00326	Light Plant Shed & Store	Depot	WARWICK	2	Depots	Level 4
B00327	Storage Shed	Pioneer Park	SWANFELS	3	Depots	Level 4
B00613	Workshop	Parks Depot	STANTHORPE	2	Depots	Level 4
B00627	Chlorine Store P2c&E	Depot	STANTHORPE	5	Depots	Level 4
B00630	Truck Shed P2d (New)	Depot	STANTHORPE	3	Depots	Level 4
B00631	Veh Shed/Washdown Nop (New	Depot	STANTHORPE	2	Depots	Level 4
B00633	Premix Bins	Depot	STANTHORPE	4	Depots	Level 4
B00636	Ammonium Nitrate Building	Depot	STANTHORPE	3	Depots	Level 4
B00637	Waste Oil Facility	Depot	STANTHORPE	3	Depots	Level 4
B00639	Shed	Depot (Wallangarra)	WALLANGARRA	4	Depots	Level 4
APV2016-167	Chemical Store Shed	Depot	WARWICK	1	Depots	Level 5
B00020	Chemical Shed	Parks Depot	STANTHORPE	2	Depots	Level 5
B00139	Poisons Store	Willi St Depot	ROSENTHAL HEIGHTS	8	Depots	Level 5
B00141	Museum	Willi St Depot	ROSENTHAL HEIGHTS	5	Depots	Level 5
B00215	Workshop & storage shed	Parks Depot	STANTHORPE	2	Depots	Level 5
B00656	Environmental Waste Oil Facility	Depot	STANTHORPE	4	Depots	Level 5

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Community Halls– Service Statement

Introduction

Council supports a wide range of Community Hall facilities which support a range of community focused activities such as community based functions, private parties, community meetings across the Region

Key Service Objectives

Availability

Community Halls will be well distributed, located and available to meet the needs of residents, groups and other users.

Inclusive access

Community Halls will be safe and accessible to everyone within legislative requirements.

Easy to find

Community Halls will be publicised through the Council website, other community communication forums and clearly signed to ensure they are visible and accessible to the community.

Servicing and cleanliness

Maintenance and servicing standards will be to the designated standard to ensure that the facilities meet community expectations and promote a welcoming and comfortable environment.

Build quality and sustainability

Future facilities will be well-designed and built using robust, materials and fixtures that reflect the intended type of usage and function wherever possible

Design Principles

Design Principles (New/Replacement)

Community Halls and the refurbishment and modification of existing facilities must comply with the relevant building codes and standards including National Construction Code, The Disability (Access to Premises – Buildings) Standards 2010 and a range of relevant Australian Standards, including the AS1428 Design` for Access and

Mobility standards suite.

- Facilities should be safe, welcoming spaces promoting a differing activities and provide spaces for social interaction, kitchen/serveries as appropriate.

- Resilient finishes should be considered for walls, ceilings etc to minimise ongoing maintenance costs

- Appropriate amenities should be provided including change areas and toilets etc as appropriate to the activities being provided

Design (CPTED) Safety & security

- Community Hall entries and surrounds should be safe, secure, well-lit, robust, enable inclusive access and be easy to maintain;

- Entrances should be highly visible, easily identifiable and easy to locate. Convenient close access to parking;

- Vegetation should not obscure or provide areas of concealment;

Lighting

- Low energy lighting is preferred;

- Sensor lighting should be used to supplement external lighting; and enhance security and safety around the facility.

Signage

- Clear directional signage plus entry signage.

Energy & water consumption

- Use of solar panels to power lighting systems where feasible;

- Energy efficient lighting and appliances;

- Sensor lighting and power controls;

- Automated flow control and sensor taps; and Dual flush cisterns and efficient shower heads provided where amenities are provided.

Maintenance

Hierarchy

Council provides a wide range of community halls from large urban facilities through to various rural and small halls. These range from level 5 through to level1 facilities. Refer Table 1.0 below.

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Servicing and Cleaning

Lack of maintenance and management leads to poor image, loss of public confidence and satisfaction.

The community halls are serviced according the hierarchy, usage and whether there is a lease agreement in place with a community organisation.

Cleaning services will be reviewed periodically to ensure service standards meet community needs.

Maintenance Inspections

Maintenance inspections are carried out on a regular basis according to the set hierarchy as follows:

Level 1:	Quarterly basis
Level 2-3:	Six monthly
Level 4-5:	Annually

Facilities Management Staff will respond to maintenance problems for repair as reported by service staff or lessees as required.

Maintenance/Renewals Intervention Levels

Maintenance will be carried out on a reactive, planned and cyclic basis as well as identified renewals according to when the individual assets reach the following intervention levels for the defined hierarchy levels as follows:

Level 1-2:	Condition Level 6
Level 3:	Condition level 7
Level 4-5:	Condition Level 8

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Table 1.0:   Community Halls Hierarchy and Condition Levels

Building No.	Building	Location	Suburb/Town	Overall Building Condition Score	Building Classification	Hierarchy Level
B00242	Shed (behind hall)	Community Hall	ALLORA	3	Community Halls	Level 5
B00596	Senior Citizens	Senior Citizens	STANTHORPE	3	Community Halls	Level 4
B00019	Community Hall	Community Hall	ALLORA	4	Community Halls	Level 3
B00589	Civic Centre	Civic Centre	STANTHORPE	5	Community Halls	Level 2
B00006	Town Hall	Administration Precinct	WARWICK	5	Community Halls	Level 2

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Sporting Facilities– Service Statement

Introduction

Council supports a wide and diverse range of sporting activities/facilities across the Region

Key Service Objectives

Availability

Sporting Facilities are will be well distributed, located to comply with the proximity targets set in the Sports and Recreation Levels of Service and open at times that meet the needs of residents and groups and other users.

Inclusive access

Sporting facilities will be safe and accessible to everyone within legislative requirements.

Easy to find

Sporting Facilities will be publicised through the Council website, other community communication forums and clearly signed to ensure they are visible and accessible to the community.

Servicing and cleanliness

Maintenance and servicing standards will be to the designated standard to ensure that the facilities meet community expectations and promote a welcoming and comfortable environment.

Build quality and sustainability

Future facilities will be well-designed and built using robust, materials and fixtures that reflect the intended type of usage, sports/activity type and function wherever possible

Design Principles

Design Principles (New/Replacement)

Sporting facilities and the refurbishment and modification of existing facilities must comply with the relevant building codes and standards including National Construction Code, The Disability (Access to Premises – Buildings) Standards 2010 and a range of relevant Australian Standards, including the AS1428 Design' for Access and Mobility standards suite. Indoor courts and spaces will be

designed and dimensioned to the relevant sports bodies prescribed codes.

- Facilities should be safe, welcoming spaces promoting a range of sporting activities and provide spaces for social interaction, kitchen/serveries, canteens as appropriate.

- Indoor sports areas will be designed to suit the designated sports activity, ie basketball/netball/volleyball etc with sprung floors sized to suit the prescribed competition level.

- Flexible ancillary spaces should be provided for gymnastics, fitness classes, boxing etc

- Resilient finishes should be considered for walls, ceilings etc to minimise ongoing maintenance costs

- Appropriate amenities should be provided including change areas, showers and toilets etc as appropriate to the activities being provided

Design (CPTED) Safety & security

- Sports facilities entries and surrounds should be safe, secure, well-lit, robust, enable inclusive access and be easy to maintain;

- Entrances should be highly visible, easily identifiable and easy to locate. Convenient close access to parking;

- Vegetation should not obscure or provide areas of concealment;

Lighting

- Low energy lighting is preferred;

- Lighting should be configured and illumination levels designed to the relevant sporting bodies' codes for the designated competition standard.

- Sensor lighting should be used to supplement external lighting; and enhance security and safety around the facility.

Signage

- Clear directional signage plus entry signage that will provide opening hours.

Energy & water consumption

- Use of solar panels to power lighting systems where feasible;

- Energy efficient lighting and appliances;

- Sensor lighting and power controls;

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- Automated flow control and sensor taps; and Dual flush cisterns and efficient shower heads provided where amenities are provided within the sporting facility.

ICT Infrastructure

- WIFI access with capacity to meet users needs. Security and appropriate filters to be provided to meet Council ICT Policy requirements and community expectations.

Maintenance

Hierarchy

Council provides a wide range of sport facilities from PCYC's to various club houses. These range from level 5 through to level1 facilities. Refer Table 1.0

Servicing and Cleaning

Lack of maintenance and management leads to poor image, loss of public confidence and satisfaction.

The sporting facilities are serviced according the hierarchy, usage and whether there is a lease agreement in place with a sporting organisation.

Cleaning services will be reviewed periodically to ensure service standards meet community needs.

Maintenance Inspections

Maintenance inspections are carried out on a regular basis according to the set hierarchy as follows:

Level 1-2:	Quarterly basis
Level 3 :	Six monthly
Level 4-5:	Annually

Facilities Management Staff will respond to maintenance problems for repair as reported by service staff or lessees as required.

Maintenance/Renewals Intervention Levels

Maintenance will be carried out on a reactive, planned and cyclic basis as well as identified renewals according to when the individual assets reach the following intervention levels for the defined hierarchy levels as follows:

Level 1-2:	Condition Level 6
Level 3:	Condition level 7
Level 4-5:	Condition Level 8

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R E G I O N A L   C O U N C I L

**Table 1.0:   Sporting Facilities hierarchy and Condition
Levels**

Building No.	Building	Location	Suburb/Town	Overall Building Condition Score	Building Classification	Hierarchy Level
B00246	Indoor rec & aquatic centre	Recreation Centre	WARWICK	3	Sport/Recreational	Level 1
B00564	YMCA Centre	YMCA Centre	STANTHORPE	3	Sport/Recreational	Level 1
APV2016_082	Hall	Fred rogers camp	STORM KING	5	Sport/Recreational	Level 3
B00570	Aerobics Room	YMCA Centre	STANTHORPE	3	Sport/Recreational	Level 3
APV2016_084	Accommodation 1	Fred rogers camp	STORM KING	5	Sport/Recreational	Level 4
APV2016_085	Dormitory & Food Hall	Fred rogers camp	STORM KING	5	Sport/Recreational	Level 4
B00113	Soccer Clubhouse	Henry Joppich Park	WARWICK	8	Sport/Recreational	Level 4
B00294	Office	Washpool Reserve	LESUE DAM	5	Sport/Recreational	Level 4
B00315	Racing Pidgeon Club	Henry Joppich Park	WARWICK	3	Sport/Recreational	Level 4
B00320	WIRAC Storage Shed	Recreation Centre	WARWICK	2	Sport/Recreational	Level 4
APV2016_035	Club Shed	Tennis Courts	LEYBURN	5	Sport/Recreational	Level 5
APV2016_079	Tennis shed	L281 ML2057	SPRING CREEK	7	Sport/Recreational	Level 5
APV2016_083	Small shed	Fred rogers camp	STORM KING	3	Sport/Recreational	Level 5
APV2016_086	Storage Shed	Fred rogers camp	STORM KING	3	Sport/Recreational	Level 5

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Amenities – Service Statement

Introduction

Amenities contribute to the quality of the region's public domain, support tourism and contribute to the overall liveability

There are a significant number of Amenities owned and managed by the Council across the Region

Key Service Objectives

Availability

Amenities will be well distributed, appropriately located and open at times that meet the needs of residents, workers and visitors.

Inclusive access

Amenities will be safe and accessible to everyone within legislative requirements.

Easy to find

The public toilet network will be publicised through a number of tourism and communication forums to ensure toilets and information about the toilet network is accessible to the community.

Servicing and cleanliness

Maintenance and servicing standards will ensure that the public toilet network meets community expectations.

Build quality and sustainability

Future public toilets will be well-designed and built using robust, vandal-resistant materials and fixtures that reflect the character of their setting wherever possible .

Design Principles

Design Principles (New/Replacement)

New toilet facilities and the refurbishment and modification of existing toilets must comply with the relevant building codes and standards including National Construction Code, The Disability (Access to Premises – Buildings) Standards 2010 and a range of relevant Australian Standards, including the AS1428 Design for Access and

Mobility standards suite.

- Public Toilets should be safe, secure, hygienic and private environments. They should provide for the needs of people of all genders and age including the needs of people with disabilities and their carers.

- Ideally toilets should be robust single or multiple cubicles for unisex inclusive use, with all facilities inside the cubicle to facilitate safety, with each cubicle opening onto clearly visible active space.

- Toilet building materials, fittings, fixtures and finishes must be structurally robust and vandal resistant. Use of compressed FC sheeting is preferred over steel sheeting for wall cladding.

Design (CPTED) Safety & security

- Toilets should be safe, secure, well-lit, vandal resistant, robust, enable inclusive access and be easy to maintain;

- Entrances should be highly visible, easily identifiable and easy to locate;

- Vegetation should not obscure or provide areas of concealment;

- The perimeter should be free of seats to deter loitering and enhance perceptions of safety;

- Upgraded building facades have the potential to improve the general quality and appearances of the existing facilities. Facades should be suitably robust and graffiti resistant.

Lighting

- Public toilets should maximise the use of natural light so that users feel confident approaching and using the facility;

- Sensor lighting should be used to supplement external and internal facility lighting; and enhance security and safety around and within the facility. LED Lighting is preferred.

Signage

- Public toilets will be fitted with instructional signage;

- Signage will provide operating hours, servicing schedule and contact details to report a fault or issue.

Energy & water consumption

- High degrees of natural light and ventilation;

- Use of solar panels to power lighting systems where feasible;

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- Energy efficient lighting and appliances;

- Sensor lighting and power controls;

- Automated flow control and sensor taps; and

- Dual flush cisterns.

Maintenance

Hierarchy

Amenities across the region have been classified into a hierarchy of five categories (Levels 1-3). Refer to the appendices for definitions of criteria for the hierarchy. The list of toilets and their assigned hierarchy is listed in table 2.

Servicing and Cleaning

Lack of maintenance and management leads to poor image, loss of public confidence and satisfaction, vandalism and may also attract inappropriate use.

The toilet facilities are serviced between once per day and once per week depending on the assigned hierarchy level. In addition to cleaning and restocking of consumables, service staff are responsible for reporting maintenance problems for repair and in some areas opening of the facilities.

The cleaning service levels are as follows:

Level 1:   7 days per week (maximum of once per day)

Level 2-3:   5 days per week

Level 4 :   3 days per week

Level 5 :   once per week

Cleaning services will be reviewed periodically to ensure service standards for public toilets meet community needs.

Maintenance inspections

Maintenance inspections are carried out on a regular basis according to the set hierarchy as follows:

Level 1:   Quarterly basis

Level 2-3:   Six monthly

Level 4-5:   Annually

Facilities Management Staff will respond to maintenance problems for repair as reported by service staff as required.

Maintenance/Renewals Intervention Levels

Maintenance will be carried out on a reactive, planned and cyclic basis as well as identified renewals according to when the individual assets reach the following intervention levels for the defined hierarchy levels as follows:

Level 1:   Condition Level 6

Level 2-3:   Condition Level 7

Level 4:   Condition level 8

Level 5:   Condition Level 8

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Building No.	Building	Location	Suburb/Town	Overall Building Condition Score	Building Classification	Hierarchy Level
APV2016_101	Shower Block	Saleyards	WARWICK	1	Amenities	Level 3
B00002	Toilets (Colourbond)	Jim Mitchell Park	DALVEEN	3	Amenities	Level 3
B00071	Toilets	Victoria Park	WARWICK	5	Amenities	Level 3
B00086	Toilet Block Central	Leslie Park	WARWICK	5	Amenities	Level 3
B00115	Toilet Block	Jackie Howe Park	WARWICK	4	Amenities	Level 3
B00122	Toilets (Concrete)	Rotary Park	WARWICK	2	Amenities	Level 3
B00169	Toilets (Colorbond)	Apex Park	ALLORA	2	Amenities	Level 3
B00201	Toilets (Colourbond)	Browns Falls Park	KILLARNEY	1	Amenities	Level 3
B00206	Toilets	Grafton Street Road Reserve	WARWICK	2	Amenities	Level 3
B00209	Toilets	Farley Piazza	STANTHORPE	2	Amenities	Level 3
B00219	Toilet Block (Concrete)	Leslie Park	WARWICK	2	Amenities	Level 3
B00271	Toilets (Yellow)	Australiana Park	WARWICK	5	Amenities	Level 3
B00365	Toilets (Colorbond)	Stuart Henry Park	ALLORA	2	Amenities	Level 3
B00572	Toilets	Reserve (HWY)	WALLANGARRA	3	Amenities	Level 3
B00580	Toilets	Storm King Dam	STORM KING	4	Amenities	Level 3
APV2016_030	Toilet	Sports grounds	LEYBURN	6	Amenities	Level 4
APV2016_036	Toilets	Tennis Courts	LEYBURN	5	Amenities	Level 4
APV2016_063	Mens Toilets	Connolly Dam	SILVERWOOD	6	Amenities	Level 4
APV2016_064	Ladies Toilets	Connolly Dam	SILVERWOOD	6	Amenities	Level 4
APV2016_092	Toilets (windyloo)	Farm Creek Park	TANNYMOREL	3	Amenities	Level 4
APV2016_104	Toilets (Colorbond)	Queens Park Sports Grounds	WARWICK	2	Amenities	Level 4
APV2016-177	Transportable Toilets	Aerodrome	MASSIE	6	Amenities	Level 4
APV2016-254	Old Amenities Block	Tourist Info	WALLANGARRA	5	Amenities	Level 4
B00003	Toilets (Colorbond)	Pioneer Park	SWANFELS	3	Amenities	Level 4
B00011	Toilets (Colorbond)	Dalrymple Park	ALLORA	2	Amenities	Level 4
B00014	Toilets (Colorbond)	Millar Vale Park	MARYVALE	2	Amenities	Level 4
B00021	Public Toilets	Industrial Park	WARWICK	6	Amenities	Level 4
B00026	Public Toilets	Administration Precinct	WARWICK	7	Amenities	Level 4
B00052	Toilet block	Washpool Reserve	LESLIE DAM	3	Amenities	Level 4
B00062	Toilets	Australiana Park	WARWICK	6	Amenities	Level 4
B00075	Toilets	St Marks Oval	WARWICK	5	Amenities	Level 4
B00081	Toilets	Cemetery	WARWICK	5	Amenities	Level 4
B00088	Female Staff Amenities	Leslie Park	WARWICK	7	Amenities	Level 4
B00089	Toilets	King Street Reserve	YANGAN	4	Amenities	Level 4
B00099	Toilet Block	Barnes Park	WARWICK	5	Amenities	Level 4
B00101	Windyloo Toilet	Maryvale Park	MARYVALE	3	Amenities	Level 4
B00112	Toilets	Henry Joppich Park	WARWICK	8	Amenities	Level 4
B00189	Toilets (Colourbond)	Backhouse Park	KILLARNEY	2	Amenities	Level 4
B00194	Toilets	Canning Park	KILLARNEY	1	Amenities	Level 4
B00196	Amenities (windyloo)	Bicentennial Park	KILLARNEY	4	Amenities	Level 4
B00212	Amenities	Treatment Plant	WALLANGARRA	3	Amenities	Level 4
B00218	Toilets	Kilpa park kidspace	STANTHORPE	2	Amenities	Level 4
B00263	Amenities Block	Morgan Park Equestrian	MORGAN PARK	3	Amenities	Level 4
B00264	Toilet Block (Playground)	Queens Park	WARWICK	7	Amenities	Level 4
B00272	Toilet/Shower Block	Washpool Reserve	LESLIE DAM	4	Amenities	Level 4
B00277	Toilets	Mile End Park	WARWICK	5	Amenities	Level 4
B00295	Toilets (Colorbond)	Pratten Park	PRATTEN	3	Amenities	Level 4
B00304	Public Toilets	Community Hall	ALLORA	4	Amenities	Level 4
B00359	Toilets (Colorbond)	Mel Gibson Park	WARWICK	2	Amenities	Level 4
B00364	Crib room toilet	Depot	STANTHORPE	3	Amenities	Level 4
B00366	Toilets (colourobnd)	Cemetery	STANTHORPE	2	Amenities	Level 4
B00367	Toilets (Colorbond)		KARARA	1	Amenities	Level 4
B00370	Toilets (Colorbond)	Liberator Park	LEYBURN	2	Amenities	Level 4
B00540	Toilets	Lions Park	STANTHORPE	3	Amenities	Level 4
B00541	Toilet Block	Brock Park	STANTHORPE	4	Amenities	Level 4
B00579	Toilets	Road Reserve	STANTHORPE	4	Amenities	Level 4
APV2016_013	Amenities Block	Recreation Park	APPLETHORPE	6	Amenities	Level 5
B00082	Toilet Block	Slade Park	WARWICK	6	Amenities	Level 5
B00539	Toilets	Mcgregor Park	STANTHORPE	6	Amenities	Level 5
B00575	Toilet Block	Recreation Res - Wallangarra	WALLANGARRA	6	Amenities	Level 5
B00615	Public Toilets	Donnellys Castle	POZIERES	3	Amenities	Level 5

Table 5.0: Amenities hierarchy and Condition Levels