

Asset Management Plan

Buildings & Structures

District Council of Tumby Bay

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Document Control

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1 Introduction

1.1 Background

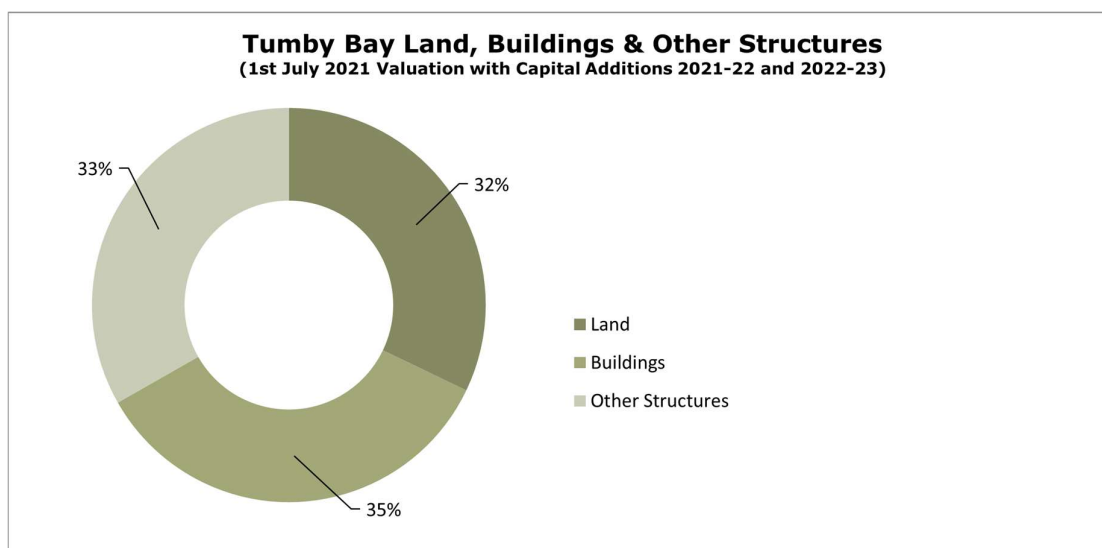
The District Council of Tumby Bay is situated to the north of Port Lincoln on the east coast of the Eyre Peninsula, is approximately 630km from Adelaide and covers an area of 261,950 hectares. The district has a population of 2,817 (Census 2021). The township of Tumby Bay is located 45km north of Port Lincoln and has an approximate population of 1,511 with an increased population during the summer months.

Tumby Bay is the major centre of the Council area, Port Neill is a small coastal town 40km north-east of Tumby Bay, Ungarra is a small farming town located 28km to the north-west and Lipson is a small historic farming town located 12km north-west of Tumby Bay.

There are 94 parcels of land under the care and control of Council distributed across 78 unique sites. Council own and manage 47 different building assets across 30 sites, and 99 structures & site improvements (referred to as 'structures' for the purpose of this plan) distributed across 30 sites. The buildings and structures assets vary in nature from small shelters and sheds, playgrounds and memorials, to larger recreational facilities and historically significant buildings.

In 2021, a valuation was undertaken by an external consultant – Asset Val. As part of this valuation, all buildings and structures were condition assessed, for Structures and Simple Buildings the assessment was undertaken at a 'whole asset' level. For Complex Buildings, a component level assessment was undertaken. The asset register has been updated to reflect the at cost capital works in 2021-22 and 2022-23 so that the 1 July 2021 Valuation cost movements are adjusted to 30 June 2023. The value of Councils Land, Buildings and Structures Assets based on 1 July 2021 valuation as at 30th June 2023 is shown in figure 1.1.

Figure 1.1 Land Buildings and Other Structures Value



Councils land parcels had a combined value of \$14.4M, however for planning purposes land has an indefinite life and is not subject to renewal or upgrade. As such, land is excluded from expenditure forecasts within this AM Plan.

Table 1.1 provides an overview of the distribution of Council's Buildings and Structures by location.

Table 1.1 Land, Buildings and Structures by Location as at 30th June 2023

Location	Land Parcels	Buildings	Structures	Value	% of Total Asset Value
Port Neill	19	5	23	\$6,440,500	14.6%
Tumby Bay	42	30	73	\$35,573,524	80.4%
Head of Brooker	0	1	0	\$66,000	0.1%
Butler	1	1	0	\$88,000	0.2%
Cockaleechee	1	0	0	\$25,000	0.1%
Head of Louth	1	0	0	\$140,000	0.3%
Koppio	3	2	0	\$117,000	0.3%
Lipson	8	0	0	\$436,200	1.0%
Lipson Cove	1	0	1	\$147,000	0.3%
Mount Hill	1	0	0	\$2,500	<0.1%
Pillaworta Hill	1	1	0	\$120,000	0.3%
Second Creek	2	3	0	\$412,000	0.9%
Trinity Haven	1	0	0	\$30,000	0.1%
Ungarra	3	2	2	\$344,100	0.8%
Uranno	1	0	0	\$5,700	<0.1%
Warratta	1	1	0	\$57,800	0.1%
Yallunda Flat	4	1	0	\$77,000	0.2%
Various Townships	0	0	1	\$140,000	0.3%
TOTAL	90	47	100	\$44,222,324	100.0%

1.2 Plan Framework

This Building and Structures AM Plan is based on the fundamental structure of the IPWEA NAMS Asset Management for Small, Rural or Remote Communities template.

The District Council of Tumby Bay provides services for the community in part through the provision of infrastructure assets. Council have acquired these assets directly through construction by Council staff or contractors and by donation of assets constructed by developers and others over time.

The goal in managing infrastructure assets is to meet the required level of service in the most cost-effective manner for present and future consumers. The key elements of infrastructure asset management are:

- Taking a life cycle approach,
- Developing cost-effective management strategies for the long term,
- Providing a defined level of service and monitoring performance,
- Managing risks associated with asset failures,
- Sustainable use of physical resources.

Key elements of the plan are:

- Life cycle management – how the organisation will manage its existing and future assets to provide the required services.
- Financial summary – what funds are required to provide the required services.
- Future demand – how this will impact on future service delivery and how this is to be met.
- Levels of service – specifies the services and levels of service to be provided by Council.
- Plan improvement and monitoring – how the plan will be monitored to ensure it is meeting the organisation's objectives.

Key Stakeholders in the preparation and implementation of this AMP are shown in Table 1.2.

Table 1.2 Key Stakeholders

Key Stakeholder	Role in AMP
Mayor and Elected Members	<p>Represent needs of community.</p> <p>Allocate resources to meet the Council's objectives in providing services while managing risks.</p> <p>Ensure Council is financially sustainable.</p> <p>Adopting AM plan, annual infrastructure budget approvals, support Council staff with plan implementation.</p>
Chief Executive Officer	<p>Endorse the development of asset management plans and provide the resources required to complete this task.</p> <p>Set high level priorities for asset management development and raise the awareness of this function among staff and contractors. Support the implementation of actions resulting from this plan and lead improvements to asset management strategies and service delivery.</p> <p>Support for an asset management driven budget and LTFP.</p>
Manager – Works and Infrastructure	<p>Lead the development of Asset Management Plans</p> <p>Deliver the annual Capital, operational and Maintenance works plans.</p> <p>Coordination of works team and external contractors</p> <p>Manage Technical Levels of Service</p>
Deputy Chief Executive Officer	<p>Consolidation of the asset register and ensuring the asset valuations are accurate.</p> <p>Development of supporting financial policies such as capitalisation and depreciation.</p> <p>Preparation of asset sustainability and financial reports incorporating asset depreciation in compliance with current accounting standards.</p>
Community (residents, businesses, property owners), Visitors	<p>End users of the Assets, provide feedback on Levels of Service</p> <p>Reporting defects and deficiencies in Councils service request system</p>
Insurers	<p>Mutual agreement with Council to cover risk exposure.</p>
Lessees	<p>Council currently has a number of approved building leases in operation. Lessees provide feedback on services and have a range of maintenance and asset management responsibilities.</p>
Asset Management Consultants	<p>Provide support for the development of asset management plans and the implementation of effective asset management systems within Council.</p> <p>Provide Asset Revaluation Support</p>

2 Levels of Service

Levels of service relate to outcomes the customer receives in terms of quality, quantity, responsiveness and performance as provided by the asset, they are developed in line with Council's strategic and corporate goals and legislative requirements.

2.1 Strategic and Corporate Goals

Council's new strategic plan is under development and will generate a new vision and will set out Council's strategic and corporate objectives for the next 10 years.

A key strategy for Council is the implementation of the Tumby Bay Coastal Adaptation Strategy Plan. From an infrastructure asset management perspective, it recommends significant forecast expenditure for the design and construction of foreshore erosion and inundation protective structures for Tumby Bay. It is recognised that at the time of preparing AM Plan, the Coastal Adaptation Strategy Plan is still subject to community consultation and Council has determined to provisionally include the anticipated costs within both this plan and the long term financial plan to ensure that the financial impacts of this work are understood and able to be discussed with the community.

The AM Plan is built upon best practices for infrastructure asset management, and it is anticipated that it will deliver outcomes consistent with Council's long-term vision.

2.2 Legislative Requirements

Council has to meet many legislative requirements including Australian and State legislation and State regulations. These include:

Table 2.1 Legislative Requirements

Legislation	Requirement
Local Government Act 1999	Sets out role, purpose, responsibilities and powers of local governments including the preparation of a long-term financial plan supported by asset management plans for sustainable service delivery.
Local Government (Financial Management and Rating) Amendment Act 2005	Impetus for the development of a Strategic Management Plan, comprising an (Infrastructure) Asset Management Plan and Long-term Financial Plan.
Development Act 1993	An Act to provide for planning and regulate development in the State; to regulate the use and management of land and buildings, and the design and construction of buildings; to make provision for the maintenance and conservation of land and buildings where appropriate.
Occupational Health, Safety and Welfare Act 1986	An Act to provide for the health, safety and welfare of persons at work.
Disability Discrimination Act 1992	The objectives of this act are to eliminate, as far as possible discrimination against persons on the grounds of disability. It sets the standard for accessibility.
Australian Accounting Standards	Sets out the financial reporting standards for the (re)valuation and depreciation of assets.
Environment Protection Act 1997	An Act for the protection of the environment.
Heritage Act 2004	An Act that conserves places with heritage value.

Legislation	Requirement
Food Act 2001	An Act to provide for the safety and suitability of food.
Electrical Wiring Code AS3000	States the management and maintenance of electrical installation
Asbestos Removal Code of Practice	The management and maintenance of asbestos in accordance with the code.
Retail & Commercial Leases Act 1995	An Act that covers leasing and licensing on commercial property.
Residential Tenancies Act 2004	An Act that covers residential rental accommodation.
Building Code of Australia 2019	States the minimum requirements for the design, construction and maintenance of buildings.
Minister's Specification SA 76	This specification sets out the standards or other requirements for the installation, maintenance and testing of items classed as essential safety provisions (ESPs).
AS 1851-2012 Routine service of fire protection systems and equipment	This standard sets out requirements for the routine servicing (inspection, testing, preventative maintenance and survey) of fire protection systems and equipment.

2.3 Asset Hierarchy

The asset hierarchy determines the strategic importance of Buildings and Structures within the network of Council assets. Council does not have the resources to maintain every asset to the same level of service. Ranking the assets within a hierarchy and assigning different levels of service for each hierarchy level enables Council to prioritise resourcing that is appropriate for each asset. This means that the higher order assets attract greater resources because they carry greater risk and are of greater importance to the community. They may have shorter lead times to intervention to repair, maintain or renew the asset. Whereas assets that sit lower down the asset hierarchy, do not carry the same level of importance and lead time to intervention may be greater.

To assist in this process of determining the level of service all buildings and structures are classified using the following categories:

Table 2.2 Asset Categorisation

Category A	Crucial to Council Operations <ul style="list-style-type: none"> ■ Council is responsible for the future maintenance, renewal and replacement and intends to plan and budget for undertaking future works.
Category B	Essential to Community <ul style="list-style-type: none"> ■ To ensure equitable access to infrastructure to support a sense of community and identity, Council will provide buildings and structures and will remain responsible for the future maintenance, renewal and replacement. Council intends to plan and budget for undertaking future works.
Category C	Community Infrastructure <ul style="list-style-type: none"> ■ A community takes full responsibility for buildings or structures through an incorporated external body that has a ground lease and are responsible for the future maintenance, renewal and replacement and Council does not intend to plan and budget for future works.
Category Z	Property surplus to requirements <ul style="list-style-type: none"> ■ Services may be currently delivered from these buildings and structures. However, at the end of asset's life the service will cease or be delivered from another asset.

Table 2.3 shows how the Building and Structures assets are distributed over these categories with asset values as at 30th June 2023.

Table 2.3 Buildings and Structures by Category as at 30th June 2023

Category	Number of Structures & Improvements	Number of Buildings	Value	% of Total Asset Value
Category A	11	9	\$4,664,454	15.5%
Category B	84	21	\$22,036,070	73.4%
Category C	4	13	\$2,805,000	9.3%
Category Z	1	4	\$511,000	1.7%
Total	100	47	\$30,016,524	100.0%

Council has defined service levels according to “Community Levels of Service” and “Technical Levels of Service” and provides the level of service objective, performance measure process and service target in Table 2.4 and Table 2.5. These service levels apply only to Category A and B assets. Category Z assets which are surplus to requirements and Category C which are fully operated and managed by external organisations have not been considered for management within this AM Plan.

Council will continue its review process of its portfolio of building and structures assets, and this may lead to recategorisation of a number of assets during the life of this AM Plan.



2.4 Community Levels of Service

Community Levels of Service relate to the service outcomes that the community wants in terms of quality, reliability, responsiveness, and safety.

Table 2.4 Community Levels of Service

Key Performance Measure	Level of Service Objective	Performance Measure Process	Current Service Level	Target Service Level
Quality	Fit for purpose and suitable for public use in today's legislative environment considering local community demands while being mindful of heritage elements of our region.	Engagement with community associations.	Not Monitored	Continuing to meet community expectations.
		Customer feedback and customer service requests.	Currently managing requests in a timely manner.	Manage requests per defined response times.
		Building inspection.	Compliance.	Compliance.
Function	Ensure buildings and structures are functional for their current use.	Engagement with community associations.	Not Monitored	Meet community expectations within Council budget availability
Capacity / Utilisation	Ensure buildings and structures capacity is tailored to meet current and future trends in utilisation	Engagement with community associations.	Buildings and structures are currently utilised in accordance with community demand. Potential for greater utilisation exists.	Buildings and structures are utilised in accordance with community expectation and opportunities to increase building utilisation are explored.
Safety	Ensure buildings and structures are compliant and minimise risk to the community.	Customer complaints/requests.	Current managing requests in a timely manner.	Manage requests per defined response times.
		Incident reports and near misses.	Incident reports managed in a timely way	Manage incident reports per defined response times and encourage reporting by users.
		Building inspection.	Comprehensive building inspection tool developed and implemented in Councils asset management system - Conquest 4.	Proactive building inspections on a prescribed frequency.



2.5 Technical Levels of Service

Technical Levels of Service support the community service levels and are operational or technical measures of performance. These technical measures relate to the allocation of resources to service activities that the Council undertakes to best achieve the desired community outcomes.

Technical service measures are linked to the activities and annual budgets covering:

Operations – the regular activities to provide services (e.g. utilities, cleaning, inspections, etc.

Maintenance – the activities necessary to retain an asset as near as practicable to an appropriate service condition. Maintenance activities enable an asset to provide service for its planned life (e.g. electrical and roof repairs),

Compliance – the activities necessary to maintain compliance of an asset to regulations and codes of practice (e.g. disability access, electrical and fire)

Renewal – the activities that return the service capability of an asset up to that which it had originally provided (e.g. roof or air conditioning replacement)

Upgrade – the activities to provide a higher level of service (e.g. extending a building, replacing a playground with a larger) or a new service that did not exist previously.



Table 2.5 Technical Levels of Service

Key Performance Measure	Level of Service Objective	Performance Measure Process	Current Service Level	Target Service Level
Operations	Building interiors are clean and hygienic consistent with their use.	Ensuring clean and hygienic facilities meeting community expectations	All contracts in place.	All contracts in place.
			Complaints received are minimal.	Complaints are minimal.
Maintenance	Proactive maintenance carried out to ensure buildings continue to fulfil function.	Method of maintenance	Some proactive maintenance but the majority is reactive.	Minimise reactive maintenance and plan for proactive maintenance.
Compliance	Buildings and structures are compliant with all legislated safety requirements and risk to employee and community safety is mitigated to an acceptable level.	Building and structures inspection process.	Compliance contracts and checks in place.	Improved compliance contracts and checks in place.
			Comprehensive building inspection process underway.	Annual building inspections coordinated and actioned.
Renewal	Assets are renewed at an optimal time in their life cycle.	Meet requirements of Strategic Plan and Corporate Plan	Developing requirements.	Meeting requirements.
		Minimum 10-year renewal plan defined and approved by Council and is incorporated into the LTFP and annual budgeting.	Minimum 10-year plan based on limited information.	Initial 15-year plan based on detailed condition inspection with defined Actions and Defects.
Upgrade	All required upgrades for compliance, safety and functionality are planned and implemented	Upgrade plans approved by Council and funded through Long Term Financial Plan.	Some plans in place.	Establish the long term upgrade plan and review annually.

3 Future Demand

Council's building and structures infrastructure supports its role as a service provider, together with the provision of spaces for community activities and recreation.

During the life of this plan Council will conduct a full review of the buildings and structures assets in consultation with the community to determine the optimum asset distribution and classification to meet current and future demands.

3.1 Demand Forecast

Factors affecting demand include changes in demographics, customer preferences & expectations and economic factors, etc. Demand factor trends and impacts on service delivery are shown in Table 3.1.

Table 3.1 Demand Factors, Projections and Impact on Services

Demand Driver	Present Position	Projection	Impact on Services
Changing Demographics	2,817 as at 2021 Census (ABS). Higher proportion of people aged +65 Years, 31% of population as at 2021 Census (ABS). 22.8% of people less than 20 years of age	Overall population numbers growing slowly with an increasing aging population.	Changing nature of services delivered from facilities. Mobility considerations and Disability Access plan. Need to maintain facilities utilised by the younger population and families to support growth e.g. playgrounds and sports clubs.
DDA Compliance	Accessibility to buildings is important for all users however some buildings are not compliant with the current DDA requirements.	Upgrade of buildings to ensure Council meets DDA requirements and Council continues to monitor any changes to legislation.	Additional upgrade, renewal and maintenance costs expected to be required.
Community Programmes and Hall Hire	Building Facilities have several regular hirers	Regular Hirer numbers to be maintained.	No impact, better asset utilisation
Environmental impacts	Buildings and Structures are constructed to withstand today's known environmental conditions and to meet today's environmental standards.	Greater requirements related to constructing buildings that are environmentally sustainable and suitable for higher temperatures and increasing rainfall intensity.	Higher costs associated with constructing buildings and structures that are environmentally sustainable, e.g., water retention/recycling, solar energy erosion protection etc.
	Tumby Bay Coastal Adaptation Strategy Plan has been developed and identifies priority projects.	Potential for sea level changes to impact coastal assets	Upgrade, protection and/or relocation of at-risk assets
Community Facilities	Ancillary facilities such as public toilets and shelters are located at regional and district open space.	Increased public expectation for additional ancillary facilities at local and neighbourhood reserves.	Requiring whole of Life cost assessment.

The District Council of Tumby Bay, like many rural areas has limited growth in population as shown in Table 3.2. The ABS states that in 2021 people in the +65 years group made up 17.2% of the Australian population and this is projected to increase over time. For Tumby Bay the % of people in the +65 years group has increased from 21.6% in 2006 through to 30.7% in 2021 highlighting the trend in demographics for the region and the potential for impacts to Council in its provision of building asset management services.

Table 3.2 ABS Demographic Statistics for The District Council of Tumby Bay LGA

Census Year	Total Population	No. of Families	No. of People Aged +65 Years	% of People +65 Years
2021	2,817	764	864	30.7%
2016	2,610	709	710	27.3%
2011	2,586	711	621	24.0%
2006	2,541	702	549	21.6%

3.2 Demand Management Plan

Demand for a change in services including provision of new services will be managed through a combination of:

- Further analysis of providing the service at current and target service levels,
- Managing existing assets through planned maintenance, renewal and upgrade,
- Providing new assets to meet demand,
- Communicate service levels to the community measured against current funding capacity,
- Disposal of assets determined surplus to requirements.

Opportunities identified to date for demand management are shown in Table 3.3. The impact of climate change on assets is an emerging and complex discussion and further opportunities will be developed in future revisions of this AM Plan.

Table 3.3 Demand Management Plan Summary

Service Activity	Demand Management Plan
Buildings and Structures	<ol style="list-style-type: none"> 1. Implementation of key recommendations from the Tumby Bay Coastal Adaptation Strategy Plan 2. Continuation of Council wide building compliance improvements. 3. Upgrade of Public toilet facilities across the district. 4. Foreshore protection planning. 5. Building defect inspection and action assignment process.

4 Life Cycle Management

The life cycle management plan details how Council plans to manage and operate the assets at the agreed levels of service (defined in Section 2) while optimising life cycle costs.

4.1 Background Data

Council's building assets are distributed across the Council area. Council own and manage 47 different building assets across 30 sites, and 100 structures & site improvements distributed across 30 sites.

The buildings and structures assets vary in nature from small shelters and sheds, playgrounds and memorials, to larger recreational facilities and historically significant buildings.

4.1.1 Asset Condition

The operating condition of Councils Buildings and Structures assets is monitored through regular field inspections by Council works Supervisors and management. The 2021 Buildings and Structures valuation process included a formal condition assessment of the assets. The condition rating was then converted into a 0-100 consumption score for Councils asset management system, Conquest.

It is important that a consistent approach is used in reporting asset performance to help enable effective decision support, so for reporting in the AM Plan the condition ratings have been translated into a 1-5 grading scale as detailed in Table 4.1.

Table 4.1 Building Asset Overall Condition Scores

Field Condition Rating	General Description of Condition
1 - Very Good	Very Good: free of defects, only planned and/or routine maintenance required
2 - Good	Good: minor defects, increasing maintenance required plus planned maintenance
3 - Fair	Fair: defects requiring regular and/or significant maintenance to reinstate service
4 - Poor	Poor: significant defects, higher order cost intervention likely
5 - Very Poor	Very Poor: physically unsound and/or beyond rehabilitation, immediate action required

In addition to the valuation condition assessment, Council undertook a detailed trial field assessment process in 2022-23 utilising handheld mobile devices using Conquest Software (Council's Asset Management Software) and a comprehensive inspection methodology to further assess individual building and structures components. This process was employed to highlight specific defects and recommending targeted actions for maintenance and renewal. The specific actions from this assessment process were consolidated into council's asset management system, Conquest, and are a key element of the future maintenance and renewal forecast development. By maintaining the internal and external components the overall residual building can continue to provide a service beyond a theoretical remaining life for depreciation

The adoption of the defect and action approach allows Council to target resources at specific elements that require attention, therefore managing asset lifecycle in a cost-effective manner. Where a valuation assessment may highlight an entire component e.g. a building roof, as in poor condition, the defect and action process focuses on the particular area of the roof that requires work and the cost of renewing the entire roof structure will not need to be budgeted.

Figure 4.1 and Figure 4.2 summarise the value of buildings and Structures by condition rating 1-5 from the valuation and condition assessment process completed in 2021.

Figure 4.1 Building Condition Summary

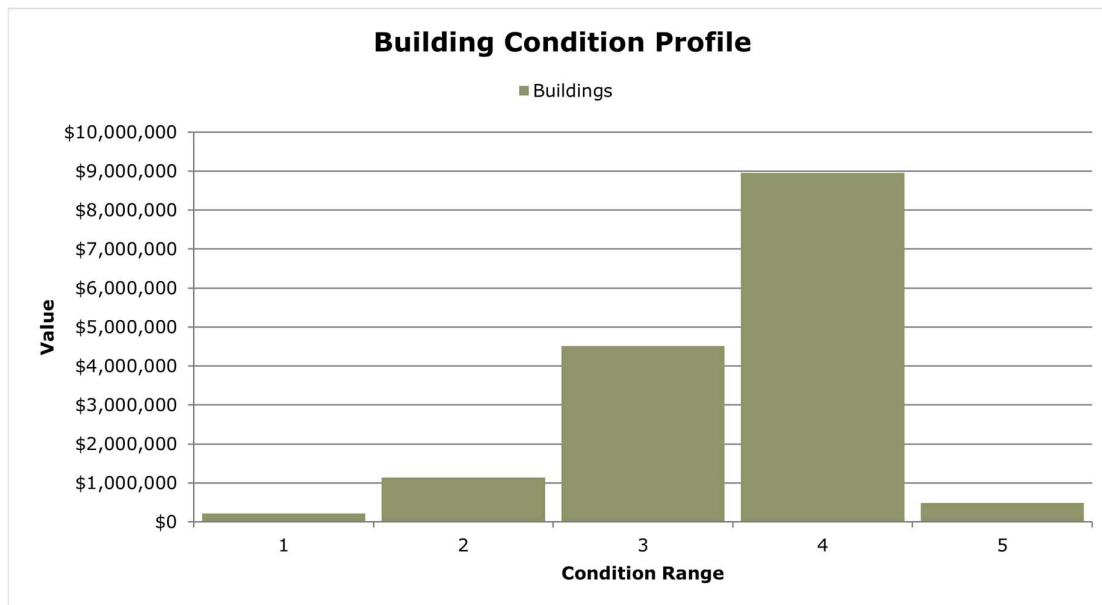
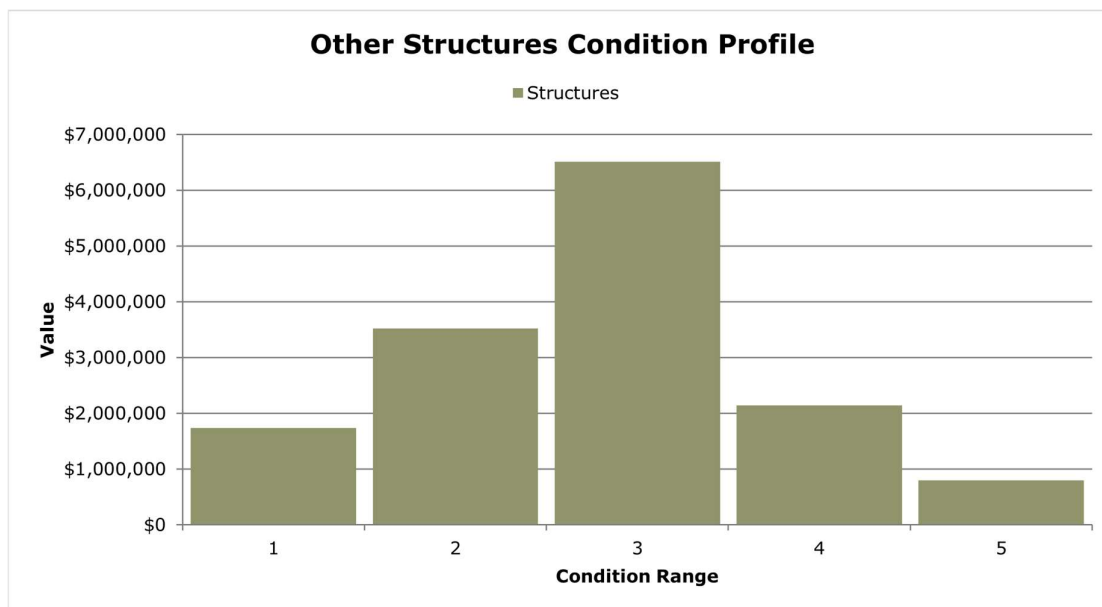


Figure 4.2 Structures Condition Summary



As the field assessment for defects and actions process develops within council it is expected that a more comprehensive and accurate planned maintenance schedule and renewal plan can be developed and included in future iterations of this AM Plan.

4.1.2 Asset Capacity

Council will continue to review the intended use of individual assets to determine if there are opportunities to optimise utilisation of assets across the district and help identify capacity challenges.

Council's services are generally provided to meet design standards where these are available. Locations where deficiencies in service performance exist will be developed in future versions of this AM Plan.

4.2 Risk Management

An assessment of risks associated with service delivery will identify risks that will result in loss or reduction in service, personal injury, environmental impacts, a 'financial shock', reputational impacts, or other consequences. The risk assessment process identifies credible risks, the likelihood of the risk event occurring, and the consequences should the event occur. The risk assessment should also include the development of a risk rating, evaluation of the risks and development of a risk treatment plan for those risks that are deemed to be non-acceptable.

Further to Council's corporate risk register a specific risk management plan has been developed for Buildings and Structures assets. Consideration has been made in the development of additional controls to reduce the residual risk to a lower rating, however where high risks still remain due to the consequence, acceptance of the risk will be required. Table 4.2 summarises the risks identified in the Buildings and Structures risk management plan highlighting possible causes, current risk rating, existing and additional controls and the residual risk rating once controls are in place.



Table 4.2 Identified Risks

Risk No.	What Can Happen	Possible Cause	Risk Rating	Existing Controls	Additional Control	Residual Risk Rating
1	Climate Risk - Damage or loss of coastal assets due to flooding and/or erosion impacts.	Sea level rise due to climate change. Inadequate planning for predicted impacts.	High	Coastal adaptation planning.	Develop and implement a plan for protection and/or relocation of at-risk assets.	Medium
2	Buildings Structural failure.	Insufficient maintenance and inspection Council. Insufficient maintenance and inspection community. Age of structure.	High	Some maintenance checks and inspection.	Introduce comprehensive building inspection program.	High
3	Legislative Breach.	Lack of resources. Outdated procedures. New legislation. Insufficient action plans.	High	Governance and WHS officers in place. Policies and procedures in place.	Nil.	Medium
4	Building damage/destruction	Natural disaster. Vandalism. Pest and Vermin. Lack of security. Inappropriate use.	Medium	Insurances. Pest control in place. Safety and fire inspections. Liaison with emergency service.	Nil.	Medium
5	Inability to dispose of obsolete assets.	Community resistance. Lack of budget. Identification of assets.	High	Nil	Define and implement process.	Medium
6	Community expectation not being met.	Lack of community consultation. Expectations not managed.	Medium	Consultation policies and procedures are in place. Customer Request system.	Nil.	Medium



Risk No.	What Can Happen	Possible Cause	Risk Rating	Existing Controls	Additional Control	Residual Risk Rating
7	Unexpected request for funding from the community groups for ground lease assets.	Third party unable to maintain and renew asset.	High	Lease return conditions in place.	Enforce lease return ensuring minimal cost to Council.	Low
8	Loss of important Council buildings through fire.	Fire starts, no detection/alarm system, no suppression system, fire brigade may not get there in time.	High	Lease/Licence agreement, fire equipment register, inspection and servicing, electrical testing and tagging, Building Fire Safety Committee, Maintenance requests.	Maintain compliance with legislative obligations.	Medium
9	Loss of life due to fire in Council building.	Smoke, lack of early warning, lack of emergency/exit lighting, insufficient egress.	High	Emergency lighting and emergency exit doors, inspection and servicing, electrical testing and tagging, Building Fire Safety Committee.	Maintain compliance with legislative obligations.	Medium
10	Unauthorised Access.	Unauthorised access to buildings and facilities. Loss of Master Keys to buildings and facilities resulting in unauthorised access and possible theft.	Medium	Key Register, Key Register Procedure.	Nil.	Low
11	Can't afford to manage Buildings.	Failure to ensure financial sustainability and capacity to meet ongoing maintenance and renewal costs for existing buildings, infrastructure and facilities.	High	External valuation to ensure independence. Engagement of asset management expertise to assist in defining lifecycle costs for assets.	Integrate asset management plan with long term financial planning.	Medium
12	Public Injury in Playgrounds/Parks.	Playgrounds and Parks - Failure to maintain facilities and equipment to an appropriate standard leading to a member of public injury.	High	Playground inspection program, Maintenance of parks and gardens, routine scheduled inspections. External independent playground inspections.	Annual Budget Allocation for replacement of playgrounds items identified through audit for renewal/replacement and upgrade.	High

4.3 Required Expenditure

This asset management plan identifies the forecast operations, maintenance and capital renewal expenditures required over a 15-year planning period. This provides input into the Long-Term Financial Plan aimed at providing the required services in a sustainable manner.

Note that all costs outlined in this section are Present values (2023 costs) – no indexation is applied in the AM Plan, this is managed through the LTFP.

4.3.1 Maintenance & Operations

Routine maintenance is the regular on-going work that is necessary to keep assets operating, including instances where portions of an asset fails and needs immediate repair to make the asset operational again. Maintenance includes reactive (unplanned), planned and specific maintenance work activities. Assessment and prioritisation of reactive maintenance is undertaken by operational staff using experience and judgement.

Operations include regular activities to provide services such as public health, safety and amenity, e.g. cleaning, utilities, pest control and electrical testing

Council's future building infrastructure maintenance and operational forecasts are based on the costs provided for previous years and have been set at the level of the 2023-24 budget which takes into account recent materials and labour inflation and optimised maintenance schedules. Specific maintenance items have also been added to the forecast:

- Tumby Bay Foreshore Planning \$210,000 2024-25
- Additional painting allowance \$50,000 2031-32
- Coastal inundation protection planning \$70,000 2033-34
- Hall Floor re-surfacing \$6,000 Every 5 Years from 2025-26

For the purposes of this AM Plan it has been assumed that Operations and Maintenance are split 70% - 30%.

Table 4.3 Annual Maintenance & Operations Expenses

Building and Structures	2021-22	2022-23	2023-24	Baseline Forecast
Annual Operations and Maintenance	\$893,189	\$985,408	\$1,100,900	\$1,100,900

4.3.2 Renewal

Renewal expenditure is major capital work which does not increase the asset's design capacity but restores, rehabilitates, replaces or renews an existing asset to or near its original service potential. For the District Council of Tumby Bay, the capital expenditure threshold for building renewal works is \$5,000 and focuses on full replacement of major asset components.

The renewal expenditure included within this plan only relates to assets categorised as A & B:

Category A	Crucial to Council Operations, Council is responsible for the future maintenance, renewal and replacement and intends to plan and budget for undertaking future works.
Category B	To ensure equitable access to infrastructure to support a sense of community and identity, Council will provide assets and will remain responsible for the future maintenance, renewal and replacement and intends to plan and budget for undertaking future works.

Category C and Z assets are not included in Council forward renewal expenditure and is the responsibility of external parties. Council understands that there are risks of maintenance and

renewal obligations not being met for these assets and manages the risk through lease management and lease return conditions.

To date the defects and actions assessment in 2022-23 has highlighted several minor renewal projects included within the planned annual Renewal forecast. In addition, targeted pro-active maintenance tasks have been included within the Operations and Maintenance forecast. Council administration intend to further develop the field assessment for defects and actions process and engage expertise to develop a tailored management strategy for each major asset that will optimise the significant forecast costs and develop a sustainable financial plan.

Table 4.4 details the capital renewal forecast that has been developed from the asset register and the knowledge and experience of the Council Infrastructure team.

In addition to general condition-based renewal, forecasts have been made for specific projects:

- Continued asbestos removal from Council Buildings - \$20k forecast per year.
- Foreshore Erosion Protection Structure (Cat B) - \$714k in 2035-36.

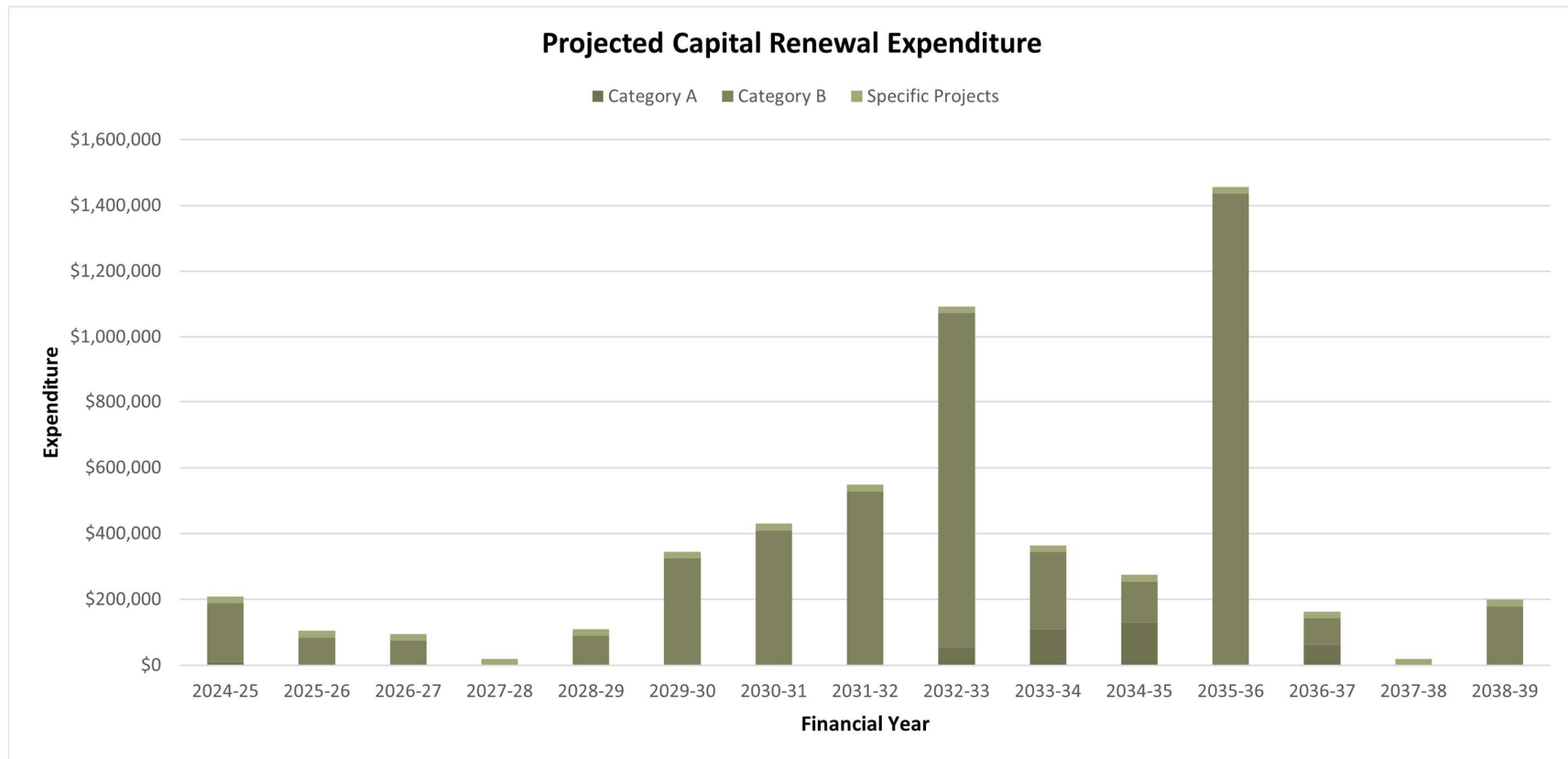
While the valuation in 2021 forecast a high level of renewal requirements for Council's buildings and structures asset portfolio, the forecast renewals costs are significantly lower and reflect Council staff knowledge and experience and are in line with anticipated requirements. This process will be further developed prior to the next issue of this AM Plan to deliver an optimised long term Renewal estimate.

Table 4.4 Estimated/Projected Capital Renewal Expenditure

Financial Year	Category A Renewal	Category B Renewal	Specific Projects	Total Capital Renewal Expenditure
2024-25	\$10,000	\$179,000	\$20,000	\$209,000
2025-26	\$0	\$84,400	\$20,000	\$104,400
2026-27	\$0	\$75,000	\$20,000	\$95,000
2027-28	\$0	\$0	\$20,000	\$20,000
2028-29	\$0	\$90,000	\$20,000	\$110,000
2029-30	\$0	\$325,000	\$20,000	\$345,000
2030-31	\$0	\$410,000	\$20,000	\$430,000
2031-32	\$0	\$528,000	\$20,000	\$548,000
2032-33	\$54,000	\$1,019,000	\$20,000	\$1,093,000
2033-34	\$110,000	\$234,142	\$20,000	\$364,142
2034-35	\$130,000	\$125,000	\$20,000	\$275,000
2035-36	\$0	\$1,436,800	\$20,000	\$1,456,800
2036-37	\$62,000	\$81,000	\$20,000	\$163,000
2037-38	\$0	\$0	\$20,000	\$20,000
2038-39	\$0	\$179,000	\$20,000	\$199,000
Total	\$366,000	\$4,766,342	\$300,000	\$5,432,342



Figure 4.3 Building and Structures Projected Renewal Expenditure



4.3.3 Upgrade and Acquisition

Upgrade and Acquisition capital expenditure is major work that creates a new asset that did not previously exist or works which upgrade or improve an existing asset beyond its existing capacity. They may result from growth, legislative, social or environmental needs. Assets may also be acquired at no cost to the Council from land developments or through donations.

Upgrades may also be linked demand factors that are not legislative, but associated with the community needs developing and changing from the time that the buildings and structures were originally constructed.

Within the planning period of this AM Plan and in response to the Tumby Bay Coastal Adaptation Strategy Plan, it is forecast that erosion protection work will be required within Tumby Bay from the marina channel to the northern extent of town. Detailed design and project pre-planning works are forecast to be undertaken in 2024-25, with project delivery currently forecast to be completed in two stages in 2025-26 and 2031-32. Additional expenditure is forecast in 2034-35 for raising the level of McCallum Street to protect against tidal inundation. Detail on the proposed funding arrangements for these significant works are included within the Council's Long Term Financial Plan document.

Council has a commitment to ensure its current buildings and structures are safe and accessible and reviews for DDA and compliance works are forecast over the planning period of this AM Plan.

As council owned building stock has a wide range of constructed dates, the older the building the greater likelihood that there are issues of non-compliance. As the National Construction Code (NCC) is updated regularly, it is likely that most Council buildings, of any vintage, would not fully comply with the current Building Codes and are not usually required to be.

The State Development Act, which is the enabling legislation for the introduction of the NCC as the appropriate building standards to be adopted does not generally require existing building stock to be upgraded to reflect changes introduced into the NCC and referred Australian Standards. The principal incorporated within the Development Act is that provided the building was approved and built in accordance with the Building Rules applicable at that date the building is to be treated as compliant.

However, there are some building related matters that have been specifically addressed in the legislation to require some upgrading of elements of the existing building stock (under prescribed conditions/timing), as an example the introduction of smoke detection in residential properties and the installation of swimming pool fencing to existing pools.

Council have been proactively identifying and working on specific issues and will continue to focus on number of priority areas for focus over the planning period of this AM Plan:

- Access for people with a disability.
- Providing a safe workplace for all staff and contractors.
- Building Fire Safety of existing buildings.

Typically, it is often impractical to retrospectively upgrade existing building to fully comply with current Building Code requirements in regard to these three focus areas, however Council have already completed a BCA and DDA compliance audit in 2021 for key building assets and continue to work through an assessment and prioritisation process that will develop funding requirements over the medium term as funding allows. Opportunities will also be reviewed during planned renewal works to incorporate compliance upgrades in required.

Table 4.4 details the upgrade forecast that has been developed from assessment and forward planning requirements and includes specific allowances for developing a plan for:

- Disability access provisions for public toilets.
- Provision for Building compliance and general DDA upgrades.

Table 4.5 Estimated/Projected Upgrade Expenditure

Financial Year	Project	Upgrade Expenditure
2025-26	Plan for Council wide building compliance and DDA upgrades	\$20,000
2025-26	Foreshore protection upgrade works	\$9,596,000
2027-28	Airstrip Lights – Airport, Tumby Bay	\$350,000
2031-32	Toilet Blocks x 2, Campground and Reserve, Lipson Cove	\$300,000
2031-32	Foreshore protection upgrade works	\$10,332,000
2033-34	Public Toilets -Recreation Reserve Koppio	\$150,000
2034-35	Public Toilets 1 – Ski Beach and Second Creek Campground, Tumby Bay	\$150,000
2034-35	Foreshore protection upgrade works	\$957,200
2035-36	Public Toilets 2 - Mangrove Boardwalk and Nature Trail, Tumby Bay	\$150,000
2036-37	Public Toilet – Foreshore Recreation Reserve (South), Tumby Bay	\$150,000
Total		\$22,155,200

4.3.4 Disposal Plan

Disposal includes any activity associated with disposal of a decommissioned asset including sale, demolition or relocation. Council will use information gathered during the assessment and the development of this plan as a guide to identify buildings and structures that it does not intend to replace and are surplus to the Council's requirements. Authority for the disposal of buildings including land is governed by legislation covering community land as defined by the Local Government Act.

In general the cost of disposal of an asset or component is included within planned renewal and upgrade projects, however where there is no plan for replacement of the asset the disposal cost is itemised in Table 4.6.

Estimated costs for projected disposals are identified in table 4.6 below and Council staff will further develop timing and costs for disposal of other assets identified as surplus to needs, taking into account the current expected remaining life of the assets.

Table 4.6 Estimated/Projected Disposal Expenditure

Financial Year	Project	Disposal Expenditure
2024-25	Rotunda Art Gallery at Foreshore Recreation Reserve, Tumby Bay	\$10,000
2025-26	Toilet Block at Port Neill Oval	\$10,000
Total		\$20,000

4.3.5 Financial Projections

The financial projections are shown in Table 4.7 and Figure 4.4 for projected Maintenance & Operations, Renewal, Upgrade & Acquisition, Disposals and total estimated budget funding.

The average annual projected maintenance & operations, renewal, upgrade & acquisition and disposal expenditure required over the 15-year planning period is \$2.762M.

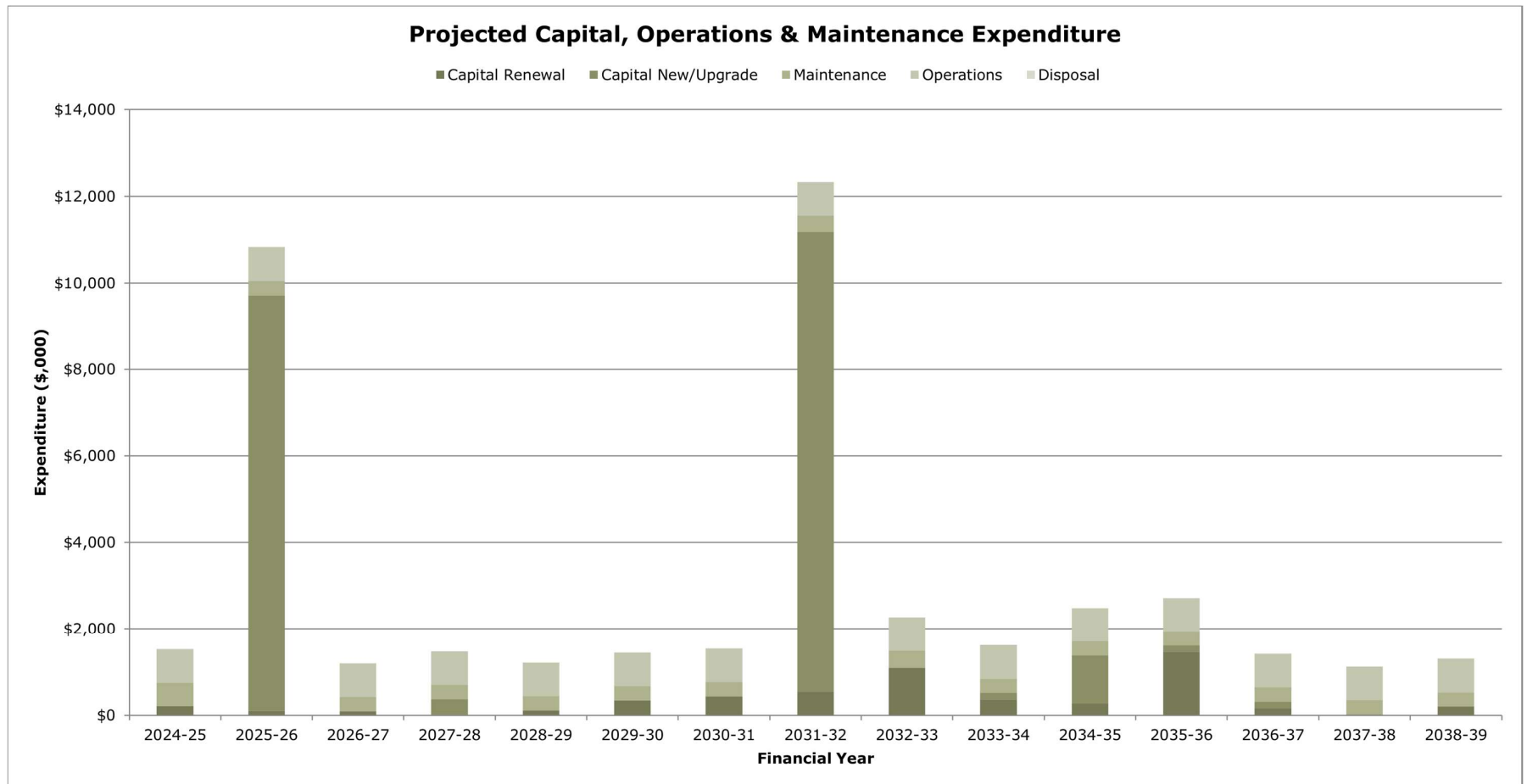
The level of expenditure will be updated following the comprehensive review of the condition of the building assets which will determine specific renewal actions to optimise the sustainability of the management of Councils Building & Structures assets.

Table 4.7 Buildings and Structures projected total expenditure.

Financial Year	Maintenance & Operations	Renewal	Upgrade	Disposal	Total Expenditure Requirement
2024-25	\$1,310,900	\$149,000	\$0	\$10,000	\$1,469,900
2025-26	\$1,106,900	\$104,400	\$9,616,000	\$10,000	\$10,837,300
2026-27	\$1,100,900	\$95,000	\$0	\$0	\$1,195,900
2027-28	\$1,100,900	\$20,000	\$350,000	\$0	\$1,470,900
2028-29	\$1,100,900	\$170,000	\$0	\$0	\$1,270,900
2029-30	\$1,100,900	\$345,000	\$0	\$0	\$1,445,900
2030-31	\$1,106,900	\$430,000	\$0	\$0	\$1,536,900
2031-32	\$1,150,900	\$548,000	\$10,632,000	\$0	\$12,330,900
2032-33	\$1,170,900	\$1,093,000	\$0	\$0	\$2,263,900
2033-34	\$1,100,900	\$364,142	\$150,000	\$0	\$1,615,042
2034-35	\$1,100,900	\$275,000	\$1,107,200	\$0	\$2,483,100
2035-36	\$1,106,900	\$1,456,800	\$150,000	\$0	\$2,713,700
2036-37	\$1,100,900	\$163,000	\$150,000	\$0	\$1,413,900
2037-38	\$1,100,900	\$20,000	\$0	\$0	\$1,120,900
2038-39	\$1,100,900	\$199,000	\$0	\$0	\$1,299,900
Total	\$16,861,500	\$5,432,342	\$22,155,200	\$20,000	\$44,469,042



Figure 4.4 Buildings and Structures projected total expenditure.



5 Plan Improvement and Monitoring

The following tasks have been identified for improving future versions of the plan

Table 5.1 Improving future versions of the AM Plan

Task No.	Task	Responsibility	Timeline
1.	Implementation of itemised maintenance program for buildings and structures following detailed defects and action assessment process.	Council Administration	1 Year
2.	Implementation of itemised renewal program (actions and defects) for buildings and structures following detailed review of defects and action assessment and definition of specific renewal requirements.	Council Administration	2 Years
3.	Resource allocation for continued asset inspections and associated development of defect and actions management within Conquest to optimise works scheduling and budgeting.	Council Administration	1 Year
4.	Development of an operational manual to occur in parallel with the development of the Conquest works management system.	Council Administration	1 Year
5.	Development of a specific itemised renewal and maintenance program for the Tumby Bay Soldiers Memorial Hall, reflective of its status as the highest value Council and Community Asset.	Council Administration	2 Years
6.	Consolidation of Buildings renewal plan, fire safety committee recommendations and Disability inclusion plan to determine priority investments across building network to improve building assets compliance.	Council Administration	2 Years
7.	Engage with community to determine strategy for low utilisation buildings approaching end of useful life.	Council Administration	3 Years

This AM Plan will be reviewed during annual budget planning processes and amended to recognise any material changes in service levels and/or resources available to provide those services as a result of budget decisions.

This plan has a life of 4 years and is due for revision and updating within 2 years of each Council election.

6 References

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Appendix A Land Listing

Site No.	Site Description	Asset Type
SITE002	CFS, Butler	Land
SITE003	Water Reserve (Fitzgerald Rd), Cockaleecheie	Land
SITE004	Coastal Reserve (Thuruna Rd), Hd of Louth	Land
SITE005	Cemetery, Koppio	Land
SITE007	Recreation Reserve (Koppio Road), Koppio	Land
SITE007	Recreation Reserve (Koppio Road), Koppio	Land
SITE008	Cemetery, Lipson	Land
SITE009	Coastal Reserve (Kiandra Rd), Lipson	Land
SITE010	Coastal Reserve (Lipson Cove Rd), Lipson	Land
SITE011	Conservation Reserve (Yarandale Rd), Lipson	Land
SITE012	Drainage Swale (East Tce), Lipson	Land
SITE013	Reserve (Sixth St), Lipson	Land
SITE014	Showgrounds, Lipson	Land
SITE015	Water Reserve (Wadella Falls Rd), Lipson	Land
SITE016	Campground and Reserve (Lipson Cove Rd), Lipson Cove	Land
SITE017	Reserve (Mount Hill to Coomaba Rd), Mount Hill	Land
SITE018	Pillaworta Hill Tower, Pillaworta Hill	Land
SITE019	Anear Park, Port Neill	Land
SITE020	Boat Ramp, Port Neill	Land
SITE021	Cape Burr Drive Walkway & Swale, Port Neill	Land
SITE022	Cemetery, Port Neill	Land
SITE023	CFS, Port Neill	Land
SITE025	Coastal Reserve (North Coast Rd), Port Neill	Land
SITE025	Coastal Reserve (North Coast Rd), Port Neill	Land
SITE026	Council Depot, Port Neill	Land
SITE027	CWMS Site, Port Neill	Land
SITE028	Foreshore Recreation Reserve (Peake Tce), Port Neill	Land
SITE029	Mottled Cove Recreation Reserve, Port Neill	Land
SITE030	Oval, Port Neill	Land
SITE031	Peake Terrace Recreation Reserve and Bowling Club, Port Neill	Land
SITE032	Pioneer Drive Parklands, Port Neill	Land
SITE032	Pioneer Drive Parklands, Port Neill	Land
SITE033	Pioneer Lookout, Port Neill	Land
SITE034	Price Terrace Parklands, Port Neill	Land
SITE035	Tennis Courts & Reserve, Port Neill	Land
SITE037	Waste Transfer Station, Port Neill	Land



Site No.	Site Description	Asset Type
SITE038	Coastal Reserve (Trinity Haven Rd), Second Creek	Land
SITE038	Coastal Reserve (Trinity Haven Rd), Second Creek	Land
SITE039	Coastal Reserve (Trinity Haven Rd), Trinity Haven	Land
SITE040	Airport, Tumby Bay	Land
SITE041	Cemetery, Tumby Bay	Land
SITE042	CFS, Tumby Bay	Land
SITE043	Coastal Reserve (Lipson Rd), Tumby Bay	Land
SITE044	Council Depot (Pumpa St), Tumby Bay	Land
SITE046	Council Office Site & Car Park, Tumby Bay	Land
SITE046	Council Office Site & Car Park, Tumby Bay	Land
SITE047	Doctor's Residence, Tumby Bay	Land
SITE048	Drainage Swale (Church St), Tumby Bay	Land
SITE048	Drainage Swale (Church St), Tumby Bay	Land
SITE049	Excell Blacksmith Museum, Tumby Bay	Land
SITE050	Foreshore Recreation Reserve (Central), Tumby Bay	Land
SITE053	Foreshore Reserve (Harvey Drive), Tumby Bay	Land
SITE053	Foreshore Reserve (Harvey Drive), Tumby Bay	Land
SITE053	Foreshore Reserve (Harvey Drive), Tumby Bay	Land
SITE053	Foreshore Reserve (Harvey Drive), Tumby Bay	Land
SITE054	Gravel Reserve (Stirling Rd), Tumby Bay	Land
SITE055	Gun Club, Tumby Bay	Land
SITE056	Harbour's Board Reserve, Tumby Bay	Land
SITE057	Island Lookout, Tumby Bay	Land
SITE058	Island Playground, Tumby Bay	Land
SITE059	Mangrove Boardwalk and Nature Trail (incl. Ski Beach & Second Creek), Tumby Bay	Land
SITE059	Mangrove Boardwalk and Nature Trail (incl. Ski Beach & Second Creek), Tumby Bay	Land
SITE060	Marina, Tumby Bay	Land
SITE060	Marina, Tumby Bay	Land
SITE060	Marina, Tumby Bay	Land
SITE060	Marina, Tumby Bay	Land
SITE060	Marina, Tumby Bay	Land
SITE061	Mortlock Park, Tumby Bay	Land
SITE062	Oval, Tumby Bay	Land
SITE063	Recreation Reserve (Freeman St), Tumby Bay	Land
SITE064	Recreation Reserve (Lakin Crs), Tumby Bay	Land
SITE064	Recreation Reserve (Lakin Crs), Tumby Bay	Land



Site No.	Site Description	Asset Type
SITE065	Senior Citizens' Centre, Tumby Bay	Land
SITE066	Soldiers Memorial Hall, Tumby Bay	Land
SITE067	Soldiers Settlers Reserve, Tumby Bay	Land
SITE068	Vacant Land (West), Tumby Bay	Land
SITE069	Water Reserve (Durdins Rd / Foothills Rd), Tumby Bay	Land
SITE070	Waterfront Reserve (Elfrieda Drv), Tumby Bay	Land
SITE071	Wetlands Walking Trail & Drainage Swale, Tumby Bay	Land
SITE071	Wetlands Walking Trail & Drainage Swale, Tumby Bay	Land
SITE072	Telstra Tower Site, Tumby Bay	Land
SITE073	CFS, Ungarra	Land
SITE074	Recreation Reserve (Moody Centre Rd), Ungarra	Land
SITE075	Waste Transfer Station, Ungarra	Land
SITE076	Water Reserve (Yallunda Flat to Uranno Rd), Uranno	Land
SITE077	CFS, Warratta	Land
SITE078	CFS, Yallunda Flat	Land
SITE079	Memorial Reserve (Yallunda Flat Rd), Yallunda Flat	Land
SITE080	Recreation Reserve (Yallunda Flat Rd), Yallunda Flat	Land
SITE081	Water Reserve (Yallunda Flat to Uranno Rd), Yallunda Flat	Land

Appendix B Buildings Listing

Site No.	Building No.	Asset Description	Category
SITE001	BLDG023	Building - Brooker CFS Shed at CFS, Brooker	Cat C
SITE002	BLDG025	Building - Butler CFS Shed at CFS, Butler	Cat C
SITE006	BLDG027	Building - Koppio CFS Shed at CFS, Koppio	Cat C
SITE007	BLDG048	Building - Public Toilets at Recreation Reserve (Koppio Road), Koppio	Cat B
SITE018	BLDG047	Building - Pillaworta Hill Tower and Transceiver Hut at Pillaworta Hill Tower, Pillaworta Hill	Cat Z
SITE023	BLDG026	Building - Port Neill CFS Shed at CFS, Port Neill	Cat C
SITE024	BLDG067	Building - Toilet Block at Coastal Parklands (Anchor Drv), Port Neill	Cat B
SITE028	BLDG010	Building - Toilets and Change Room at Foreshore Recreation Reserve (Peake Tce), Port Neill	Cat B
SITE028	BLDG011	Building - Super Shed at Foreshore Recreation Reserve (Peake Tce), Port Neill	Cat B
SITE030	BLDG013	Building - Toilet Block at Oval, Port Neill	Cat C
SITE040	BLDG042	Building - Toilet Block and Light Shed at Airport, Tumby Bay	Cat B
SITE041	BLDG058	Building - Gazebo at Cemetery, Tumby Bay	Cat B
SITE042	BLDG021	Building - Tumby Bay CFS Shed at CFS, Tumby Bay	Cat C
SITE042	BLDG022	Building - Old SES Shed at CFS, Tumby Bay	Cat C
SITE044	BLDG068	Building - Workshop at Council Depot (Pumpa St), Tumby Bay	Cat A
SITE044	BLDG069	Building - Vehicle Shed at Council Depot (Pumpa St), Tumby Bay	Cat A
SITE044	BLDG070	Building - Bus Shed at Council Depot (Pumpa St), Tumby Bay	Cat A
SITE044	BLDG071	Building - Trailer Shed at Council Depot (Pumpa St), Tumby Bay	Cat A
SITE044	BLDG083	Building - Chemical Sheds at Council Depot (Pumpa St), Tumby Bay	Cat A
SITE044	BLDG084	Building - Signage Store at Council Depot (Pumpa St), Tumby Bay	Cat A
SITE044	BLDG082	Building - Site Office at Council Depot (Pumpa St), Tumby Bay	Cat A
SITE046	BLDG002	Building - Council Archive Building at Council Office Site & Car Park, Tumby Bay	Cat B
SITE046	BLDG003	Building - Public Conveniences at Council Office Site & Car	Cat Z
SITE046	BLDG015	Building - Garage at Council Office Site & Car Park, Tumby	Cat A
SITE046	BLDG088	Building - Council Chambers at Council Office Site & Car	Cat A
SITE047	BLDG052	Building - Doctor's Residence at Doctor's Residence, Tumby	Cat C

Site No.	Building No.	Asset Description	Category
SITE049	BLDG032	Building - Museum at Excell Blacksmith Museum, Tumby	Cat B
SITE050	BLDG004	Building - The Ritz Cafe at Foreshore Recreation Reserve (Central), Tumby Bay	Cat B
SITE050	BLDG005	Building - Rotunda Art Gallery at Foreshore Recreation Reserve (Central), Tumby Bay	Cat Z
SITE050	BLDG006	Building - Public Toilets at Foreshore Recreation Reserve (Central), Tumby Bay	Cat B
SITE051	BLDG062	Building - Public Toilets at Foreshore Recreation Reserve (North), Tumby Bay	Cat B
SITE052	BLDG056	Building - Public Toilets at Foreshore Recreation Reserve (South), Tumby Bay	Cat B
SITE056	BLDG034	Building - Travellers' Rest Toilet Block at Harbour's Board Reserve, Tumby Bay	Cat Z
SITE056	BLDG035	Building - Travellers' Rest Shelter Shed at Harbour's Board Reserve, Tumby Bay	Cat B
SITE057	BLDG039	Building - Public Toilets at Island Lookout, Tumby Bay	Cat B
SITE057	BLDG040	Building - Shelter Shed and Barbecue at Island Lookout, Tumby Bay	Cat B
SITE059	BLDG046	Building - Toilet Block at Second Creek, Tumby Bay	Cat B
SITE059	BLDG113	Building - Toilet Block at Ski Beach, Tumby Bay	Cat B
SITE059	BLDG130	Building - Power Boat Clubhouse at Ski Beach Reserve, Tumby Bay	Cat B
SITE060	BLDG031	Building - Marina Toilet at Marina, Tumby Bay	Cat B
SITE062	BLDG018	Building - Public Toilets at Oval, Tumby Bay	Cat B
SITE065	BLDG030	Building - Senior Citizens' Centre at Senior Citizens' Centre, Tumby Bay	Cat C
SITE066	BLDG094	Building - Soldiers Memorial Hall at Soldiers Memorial Hall, Tumby Bay	Cat B
SITE073	BLDG029	Building - Ungarra CFS Shed at CFS, Ungarra	Cat B
SITE074	BLDG016	Building - Toilet Block at Recreation Reserve (Moody Centre Rd), Ungarra	Cat C
SITE077	BLDG024	Building - Lipson CFS Shed at CFS, Warratta	Cat C
SITE078	BLDG028	Building - Yallunda Flat CFS Shed at CFS, Yallunda Flat	Cat C

Appendix C Structures Listing

Site No.	Structure No.	Asset Description	Category
SITE016	BLDG053	Site Improvement - Toilet Blocks at Campground and Reserve (Lipson Cove Rd), Lipson Cove	Cat B
SITE020	BLDG049	Site Improvement - Boat Ramp at Boat Ramp, Port Neill	Cat B
SITE020	BLDG066	Site Improvement - Road Reserve and Trailer Park at Boat Ramp, Port Neill	Cat B
SITE020	BLDG102	Structure - Boat Ramp Pontoon at Boat Ramp, Port Neill	Cat B
SITE022	BLDG051	Site Improvement - Entrance Gate/ Fencing/ Water Reticulation at Cemetery, Port Neill	Cat B
SITE024	BLDG141	Structure - Boat Ramp Breakwall at Coastal Parklands (Anchor Drv), Port Neill	Cat B
SITE026	BLDG001	Site Improvement - Site Improvements and Relocatable Shed at Council Depot, Port Neill	Cat A
SITE028	BLDG012	Site Improvement - Playground Equipment at Foreshore Recreation Reserve (Peake Tce), Port Neill	Cat B
SITE028	BLDG063	Site Improvement - Shelters, Picnic Areas. at Foreshore Recreation Reserve (Peake Tce), Port Neill	Cat B
SITE028	BLDG081	Structure - Shade Shelter at Foreshore Recreation Reserve (Peake Tce), Port Neill	Cat B
SITE028	BLDG091	Site Improvement - Exercise Equipment at Foreshore Recreation Reserve (Peake Tce), Port Neill	Cat B
SITE028	BLDG092	Site Improvement - Carpark at Foreshore Recreation Reserve (Peake Tce), Port Neill	Cat B
SITE028	BLDG093	Site Improvement - Carpark at Foreshore Recreation Reserve (Peake Tce), Port Neill	Cat B
SITE028	BLDG115	Site Improvement - Mosaic Bench at Foreshore Recreation Reserve (Peake Tce), Port Neill	Cat B
SITE028	BLDG124	Structure - Shade Shelter at Foreshore Recreation Reserve (Peake Tce), Port Neill	Cat B
SITE028	BLDG125	Structure - Picnic Shelter at Foreshore Recreation Reserve (Peake Tce), Port Neill	Cat B
SITE028	BLDG126	Site Improvement - Paved Footpath at Foreshore Recreation Reserve (Peake Tce), Port Neill	Cat B
SITE028	BLDG127	Site Improvement - Concrete Footpath at Foreshore Recreation Reserve (Peake Tce), Port Neill	Cat B
SITE028	BLDG128	"Site Improvement - Solar Lights at Foreshore Recreation Reserve (Peake Tce), Port Neill	Cat B
SITE028	BLDG129	"Site Improvement - Garden Border at Foreshore Recreation Reserve (Peake Tce), Port Neill	Cat B
SITE028	BLDG136	Structure - Shade Shelter at Foreshore Recreation Reserve (Peake Tce), Port Neill	Cat B
SITE030	BLDG014	Site Improvement - Oval Improvements at Oval, Port Neill	Cat C



Site No.	Structure No.	Asset Description	Category
SITE033	BLDG050	Structure - Lookout at Pioneer Lookout, Port Neill	Cat Z
SITE037	BLDG059	Site Improvement - Port Neill Waste Transfer Station at Waste Transfer Station, Port Neill	Cat B
SITE040	BLDG098	Site Improvement Component - Seal at Airport, Tumby Bay	Cat B
SITE040	BLDG099	Site Improvement Component - Pavement at Airport, Tumby Bay	Cat B
SITE040	BLDG100	Site Improvement Component - Formation at Airport, Tumby Bay	Cat B
SITE040	BLDG101	Site Improvement - Site Improvements at Airport, Tumby Bay	Cat B
SITE040	BLDG111	Site Improvement - Airstrip Lights at Airport, Tumby Bay	Cat B
SITE041	BLDG044	Site Improvement - Fencing at Cemetery, Tumby Bay	Cat B
SITE044	BLDG072	Site Improvement - Washdown Bay at Council Depot (Pumpa St), Tumby Bay	Cat A
SITE044	BLDG073	Site Improvement - Tanks at Council Depot (Pumpa St), Tumby Bay	Cat A
SITE044	BLDG074	Site Improvement - Fencing at Council Depot (Pumpa St), Tumby Bay	Cat A
SITE044	BLDG075	Site Improvement - Site Improvements at Council Depot (Pumpa St), Tumby Bay	Cat A
SITE044	BLDG076	Site Improvement - Paving at Council Depot (Pumpa St), Tumby Bay	Cat A
SITE044	BLDG085	Site Improvement - Paving at Council Depot (Pumpa St), Tumby Bay	Cat A
SITE044	BLDG086	Structure - Storage Bays at Council Depot (Pumpa St), Tumby Bay	Cat A
SITE044	BLDG087	Structure - Waste Oil Store at Council Depot (Pumpa St), Tumby Bay	Cat A
SITE044	BLDG122	Site Improvement - 5KW Solar System at Council Depot (Pumpa St), Tumby Bay	Cat A
SITE044	BLDG123	Site Improvement - 30KW Solar System at Council Depot (Pumpa St), Tumby Bay	Cat A
SITE046	BLDG119	Site Improvement - Public Wi-Fi Network at Council Office Site & Car Park, Tumby Bay	Cat B
SITE050	BLDG007	Site Improvement - War Memorial at Foreshore Recreation Reserve (Central), Tumby Bay	Cat B
SITE050	BLDG008	Site Improvement - Bratten Memorial at Foreshore Recreation Reserve (Central), Tumby Bay	Cat B
SITE050	BLDG009	Site Improvement - Foreshore Improvements at Foreshore Recreation Reserve (Central), Tumby Bay	Cat B
SITE050	BLDG077	Site Improvement - Playground Equipment at Foreshore Recreation Reserve (Central), Tumby Bay	Cat B
SITE050	BLDG078	Structure - Shade Sail at Foreshore Recreation Reserve (Central), Tumby Bay	Cat B

Site No.	Structure No.	Asset Description	Category
SITE050	BLDG079	Structure - Shade Sail at Foreshore Recreation Reserve (Central), Tumby Bay	Cat B
SITE050	BLDG080	Site Improvement - Fencing at Foreshore Recreation Reserve (Central), Tumby Bay	Cat B
SITE050	BLDG090	Site Improvement - Car Park at Foreshore Recreation Reserve (Central), Tumby Bay	Cat B
SITE050	BLDG108	Site Improvement - Fencing at Foreshore Recreation Reserve (Central), Tumby Bay	Cat B
SITE050	BLDG133	Structure - Pioneer Light Tower at Foreshore Recreation Reserve (Central), Tumby Bay	Cat B
SITE050	BLDG144	Structure - Concrete Seawall Ritz Cafe to Jetty at Foreshore Recreation Reserve (Central), Tumby Bay	Cat B
SITE051	BLDG054	Site Improvement - Shelters and Playground Swing Set at Foreshore Recreation Reserve (North), Tumby Bay	Cat B
SITE051	BLDG061	Site Improvement - Car Parks at Foreshore Recreation Reserve (North), Tumby Bay	Cat B
SITE051		Site Improvement - Paved Footpath at Foreshore Recreation Reserve (North), Tumby Bay	Cat B
SITE051		Structure - Sandbag Seawall at Foreshore Recreation Reserve (North), Tumby Bay	Cat B
SITE052	BLDG055	Site Improvement - Site Improvements at Foreshore Recreation Reserve (South), Tumby Bay	Cat B
SITE052	BLDG057	Site Improvement - Playground Equipment at Foreshore Recreation Reserve (South), Tumby Bay	Cat B
SITE052	BLDG103	Site Improvement - Fencing at Foreshore Recreation Reserve (South), Tumby Bay	Cat B
SITE052	BLDG104	Structure - Shade Sail at Foreshore Recreation Reserve (South), Tumby Bay	Cat B
SITE052	BLDG105	Structure - Shelter at Foreshore Recreation Reserve (South), Tumby Bay	Cat B
SITE052	BLDG107	Site Improvement - Exercise Equipment at Foreshore Recreation Reserve (South), Tumby Bay	Cat B
SITE052	BLDG117	Site Improvement - Sealed Path, Mosaics & Signage at Foreshore Recreation Reserve (South), Tumby Bay	Cat B
SITE056	BLDG033	Site Improvement - Sealed Car Park and Footpaths at Harbour's Board Reserve, Tumby Bay	Cat B
SITE056	BLDG065	Structure - Shade Shelter at Harbour's Board Reserve, Tumby Bay	Cat B
SITE056	BLDG089	Site Improvement - Foreshore Improvements at Harbour's Board Reserve, Tumby Bay	Cat B
SITE056	BLDG095	Site Improvement - Sundry Improvements at Harbour's Board Reserve, Tumby Bay	Cat B
SITE056	BLDG106	Site Improvement - Car Park at Harbour's Board Reserve, Tumby Bay	Cat B

Site No.	Structure No.	Asset Description	Category
SITE056	BLDG142	Structure - Concrete Seawall adj Lions Enclosure at Harbour's Board Reserve, Tumby Bay	Cat B
SITE056	BLDG143	Structure - Sandbag Seawall adjacent Seabreeze Car Park at Harbour's Board Reserve, Tumby Bay	Cat B
SITE057	BLDG038	Site Improvement - Playground Equipment at Island Lookout, Tumby Bay	Cat B
SITE057	BLDG096	Structure - Viewing Platform at Island Lookout, Tumby Bay	Cat B
SITE057	BLDG135	Site Improvement - Island Walking Trail at Island Lookout, Tumby Bay	Cat B
SITE058	BLDG041	Site Improvement - Playground Equipment at Island Playground, Tumby Bay	Cat B
SITE058	BLDG097	Structure - Shade Shelter at Island Playground, Tumby Bay	Cat B
SITE059	BLDG134	Structure - Mangrove Boardwalk & Information Hut at Mangrove Boardwalk and Nature Trail, Tumby Bay	Cat B
SITE060	BLDG036	Structure - Boat Ramp at Marina, Tumby Bay	Cat B
SITE060	BLDG037	Site Improvement - Car Park Paving at Marina, Tumby Bay	Cat B
SITE060	BLDG064	Site Improvement - Trailer Park and Car Park at Marina, Tumby Bay	Cat B
SITE060	BLDG112	Structure - Boat Ramp Pontoon and Mooring Pontoon at Marina, Tumby Bay	Cat B
SITE060	BLDG116	Site Improvement - Marina Channel Markers at Marina, Tumby Bay	Cat B
SITE060	BLDG138	Structure - Marina Seawall Sections at Marina, Tumby Bay	Cat B
SITE060	BLDG139	Structure - Marina Seawall Section at Marina, Tumby Bay	Cat B
SITE061	BLDG045	Site Improvement - RV Dump Point at Mortlock Park, Tumby Bay	Cat B
SITE061	BLDG140	Site Improvement - Mortlock Park Walking Trail at Mortlock Park, Tumby Bay	Cat B
SITE062	BLDG019	Site Improvement - Sundry Improvements at Oval, Tumby Bay	Cat C
SITE062	BLDG020	Site Improvement - Sealed Pavement at Oval, Tumby Bay	Cat B
SITE062	BLDG110	Site Improvement - Sports Lights at Oval, Tumby Bay	Cat C
SITE062	BLDG114	Site Improvement - Library Path and Fencing at Oval, Tumby Bay	Cat B
SITE062	BLDG118	Structure - Pump Track at Oval, Tumby Bay	Cat B
SITE062	BLDG137	Structure - Skatepark at Oval, Tumby Bay	Cat B
SITE066	BLDG120	Site Improvement - 15KW Solar System at Soldiers Memorial Hall, Tumby Bay	Cat B
SITE066	TBA	Site Improvement - Access Ramp to Side Door at Soldiers Memorial Hall, Tumby Bay	Cat B
SITE067	BLDG109	Structure - Gazebo at Soldiers Settlers Reserve, Tumby Bay	Cat B
SITE070	BLDG145	Structure - Shack Seawall at Waterfront Reserve (Elfrieda Drv), Tumby Bay	Cat B



Site No.	Structure No.	Asset Description	Category
SITE071	BLDG132	Site Improvement - Walking Trail at Wetlands Walking Trail & Drainage Swale, Tumby Bay	Cat B
SITE074	BLDG017	Site Improvement - Sundry Improvements at Recreation Reserve (Moody Centre Rd), Ungarra	Cat C
SITE075	BLDG060	Site Improvement - Waste Transfer Station at Waste Transfer Station, Ungarra	Cat B
Various	BLDG131	Township Street Lights at Various Township Locations	Cat B
SITE050	TBA	Site Improvement - Paved Path at Foreshore Recreation Reserve (Central), Tumby Bay	Cat B