

Asset Management Plan

Buildings & Structures

Clare & Gilbert Valleys Council

19 April 2021

Ref: 20190410R002Rev0



CLARE & GILBERT
VALLEYS COUNCIL

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Document History and Status

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B	Update following Council workshops for Public Consultation based on feedback from K Dolan	RKE/TJF	RKE	RKE	9 November 2020
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1 Introduction

1.1 Context

This asset management plan (AMP) has been developed as a result of an improvement plan developed in March 2019. The improvement plan identified a need for a comprehensive asset condition assessment of the buildings, structures and improvements to help better define the requirements for Council to maintain, renew and upgrade facilities to meet service levels. This has since been resourced and undertaken by Council's building officer.

This AMP has been developed using the following information:

- Data collected by Council's building officer including asset measurements, construction types, materials and condition.
- Valuation of Land, Buildings, Structures & Site Improvements undertaken by Tonkin for financial reporting purposes as at 1 July 2019.
- Capital additions, disposals and annual depreciation undertaken by Tonkin for the 2019/2020 financial year resulting in an asset register up to date as at 30 June 2020.
- Review of fire and safety compliance, disability access and egress of specific buildings.

1.2 Background

Clare & Gilbert Valleys Council is situated to the north of Adelaide in South Australia and includes the towns of Clare, Riverton, Saddleworth and Auburn and villages of Stockport, Tarlee, Rhynie, Manoora, Marrabel, Waterloo, Mintaro, Penwortham, Leasingham, Watervale and Sevenhill. The Council has a population of 9,023 (2016 ABS Census). Tarlee, situated in the southern area of the Council, is 85km north of Adelaide and the main Council office in Clare is 140km north of Adelaide.

There are 315 parcels of land across the Council area and buildings and structures can be found at 76 different sites. Council own and manage approximately 105 different building assets and 509 structures & site improvements (referred to as 'structures' for the purpose of this plan), varying in nature from small shelters and sheds, playgrounds and memorials, to large recreational facilities and iconic historically significant buildings. The building assets were split into complex and non-complex with the complex buildings collected at a detailed component level consisting of:

- Structure (wall, floor and roof)
- Roof cladding
- Finishes (internal and external walls, flooring and ceiling)
- Fittings (standard or extensive)
- Services (electrical, fire & security, mechanical, plumbing and vertical transport)

The non-complex buildings were collected at a 'whole building' level due to being of homogeneous age and overall condition.

Council's land, building and structure assets are valued at either Level 2 (market value) or Level 3 (current replacement cost) and as such expressed as 'Value' in Sections 1 and 4. For the purpose of renewal expenditure planning in Section 4.3, Level 2 and Level 3 assets are both expressed as 'Current Replacement Cost'. Due to the unique nature of many of the buildings and the lack of comparative sales data, the majority of valuations in this plan are Level 3.

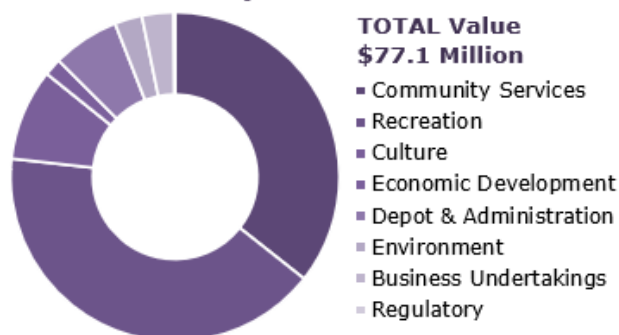
Table 1.1 and Figure 1.1 show the distribution of Council's land, building and structures by function. While the recreation function contains the largest number of assets, 77% of the value is held within both recreation and community services, with a large number of smaller structures in recreation

compared to the large community historic institute buildings utilised for community services. Figure 1.1 also demonstrates the percentage of remaining value of building and structure assets as at 30 June 2020.

Table 1.1 Buildings and Structures of the Council by Function as at 30 June 2020

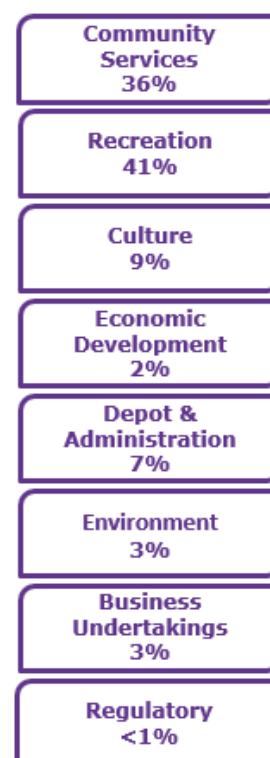
Function	Number of Land Parcels	Number of Structures	Number of Buildings	Value	% of Total Asset Value
Community Services	45	95	22	\$27,466,476	36%
Recreation	211	298	45	\$31,705,894	41%
Culture	6	50	10	\$6,939,592	9%
Economic Development	2	1	1	\$1,324,855	2%
Depot & Administration	5	21	10	\$5,071,028	7%
Environment	39	17	5	\$2,077,430	3%
Business Undertakings	7	27	9	\$2,407,520	3%
Regulatory	0	0	1	\$91,365	<1%
Recreation (Unvalued)	0	0	2	\$0	0%
Total	315	509	105	\$77,084,160	100%

Distribution of Value of Land, Building & Structures by Function



105 Buildings, 509 Structures & 315 Parcels of Land

% of Value by Function



% of Building & Structure Asset Remaining Value

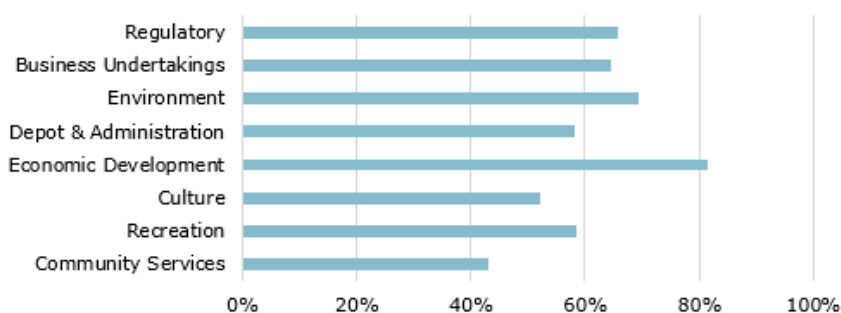


Figure 1.1 Distribution of Value of Buildings & Structures by Function as at 30 June 2020



Land represents \$15,107,882 of the total value shown in Table 1.1, however for planning purposes land assets have an indefinite life and are not subject to renewal or upgrade. As such land is excluded from the following tables allowing the focus to be on buildings and structures.

Table 1.2 and Figure 1.2 provide an overview of the distribution of Council's Buildings and Structures by location.

Table 1.2 Buildings and Structures of the Council by Location as at 30 June 2020

Location	Number of Structures	Number of Buildings	Value	% of Total Asset Value
Auburn	22	12	\$2,181,806	4%
Clare	218	29	\$33,047,247	53%
Manoora	8	5	\$3,347,906	5%
Marrabel	21	1	\$519,155	1%
Mintaro	14	3	\$1,966,187	3%
Rhynie	17	2	\$140,817	<1%
Riverton	75	22	\$9,780,945	16%
Saddleworth	53	16	\$6,044,160	10%
Stockport	23	4	\$1,298,833	2%
Tarlee	40	3	\$2,544,621	4%
Waterloo	0	2	\$122,512	<1%
Watervale	18	4	\$982,089	2%
Other (Unvalued)	0	2	\$0	0%
Total	509	105	\$61,976,278	100%

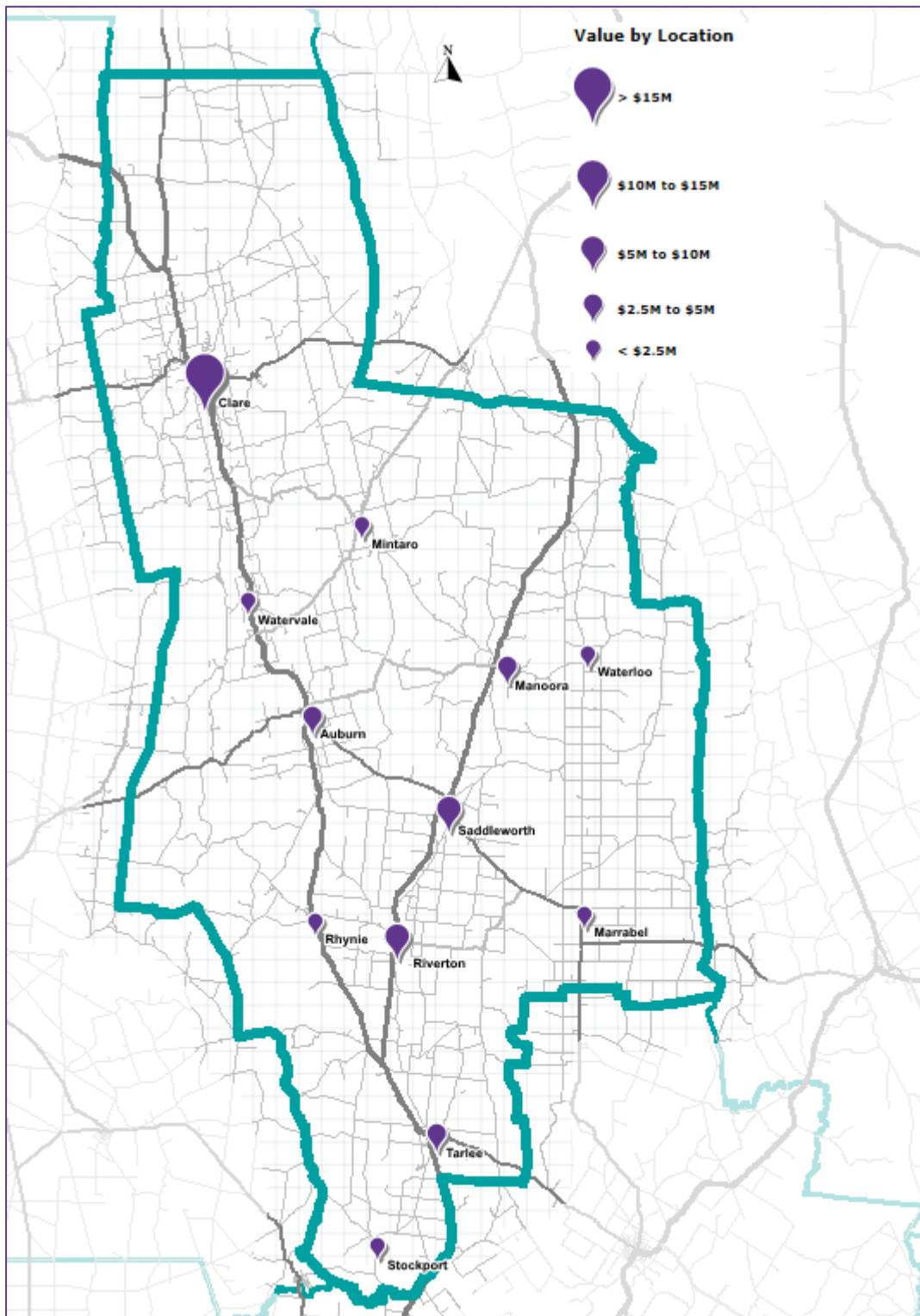


Figure 1.2 Distribution of Value of Building & Structures by Location as at 30 June 2020

Key Stakeholders in the preparation and implementation of this AMP are shown in Table 1.3.

Table 1.3 Key Stakeholders

Key Stakeholder	Role in AMP
Elected Members (Councillors)	<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 plan, annual infrastructure budget approvals, support Council staff with plan implementation.</p>
Customers	Community using services.
Insurers	Mutual agreement with Council to cover risk exposure.
State & Federal Government	Responsible for awarding grants to Council and sporting groups.
Lessees	Council currently has 24 approved leases operating who provide feedback on services, and have a range of maintenance responsibilities.
Council Staff & Asset Managers	Responsible for maintenance, renewal and upgrade of assets.

1.3 Plan Framework

This Building infrastructure asset management plan is based on the fundamental structure of the IPWEA NAMS 3 Asset Management for Small, Rural or Remote Communities template.

The Clare & Gilbert Valleys Council 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 inheritance from developers or other organisations.

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:

- Levels of service – specifies the services and levels of service to be provided by Council.
- Future demand – how this will impact on future service delivery and how this is to be met.
- 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.
- Plan improvement and monitoring – how the plan will be monitored to ensure it is meeting the organisation’s objectives.



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 Councils strategic and corporate goals and legislative requirements.

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 2.1 and Table 2.2. These service levels apply only to Category A and B. Category Z assets which are surplus to requirements and Category C which are managed by external organisations have not been considered within this AMP.

Council will undertake an ongoing review process of its portfolio of building and structures assets and this may lead to recategorization of a number of assets during the life of this AMP.

2.1 Strategic and Corporate Goals

This asset management plan is prepared under the direction of Council's vision which is:

"Grow our population while maintaining an engaged, vibrant and attractive community with a shared respect for our natural and built environment and productive economy that fosters innovation and excellence."

It is also supporting the outcomes of the Council's Strategic Plan 2019 -2029, including

- Connected and Empowered Community;
- Vibrant local economy;
- Protected and Enhanced natural and built environment; and
- Quality services, assets and infrastructure.

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

Category A	Crucial to Council Operations
Category B	To ensure equitable access to infrastructure to support a sense of community and identity council will provide structures and will remain responsible for the future maintenance, renewal and replacement and intends to plan and budget for undertaking future works.
Category C	A community takes full responsibility for a structure 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. 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 2.1 and Figure 2.1 shows how the Building and Structure assets are distributed over these categories as at 30 June 2020.

Table 2.1 Buildings and Structures of the Council by Category as at 30 June 2020

Category	Number of Structures	Number of Buildings	Value	% of Total Asset Value
Category A	31	16	\$5,441,918	9%
Category B	478	89	\$56,534,359	91%
Total	509	105	\$61,976,278	100%

Distribution of Value of Building & Structures by Category

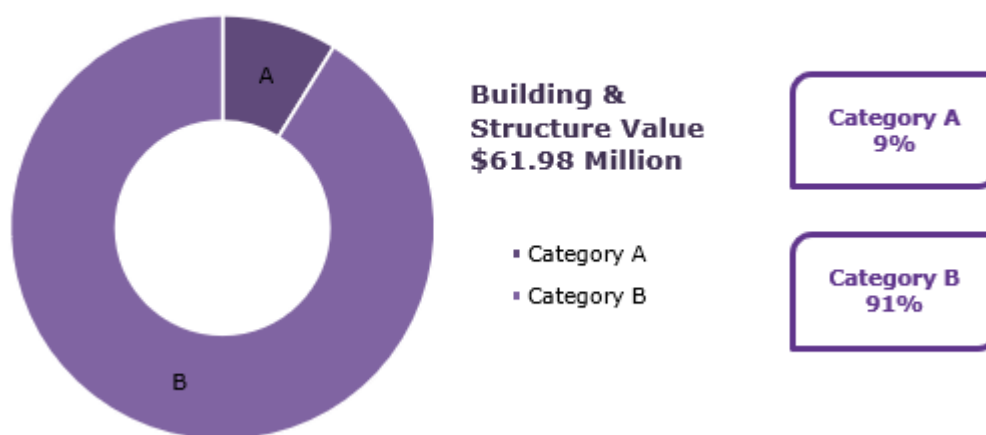


Figure 2.1 Distribution of Value of Building & Structures by Category as at 30 June 2020



2.2 Legislative Requirements

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

Table 2.2 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. The powers, functions and duties of the Council are detailed in Chapter 2, Sections 6 to 7 of the Act
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.
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 79	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 Community Levels of Service

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

Table 2.3 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. Customer feedback and customer service requests. Building inspection.	Report from user group and management committees. XX% of buildings and structure/improvements meet quality service level. Compliance.	Continuing to meet community expectations. YY% of buildings and structure/improvements meet quality service level. Compliance.
Function	Ensure buildings and structures are functional for their current use.	engagement with community associations	Report from user group and management committees	Continuing to meet community expectations
Capacity / Utilisation	Ensure buildings and structures capacity is tailored to meet current and future trends in utilisation	engagement with community associations	Buildings and structure are currently utilised in accordance with community expectation. Potential for greater utilisation exists.	Buildings and structure are utilised in accordance with community expectation and buildings are fully utilised.
Safety	Ensure buildings and structures are compliant and minimise risk to the community.	Customer complaints/requests. Incident reports and near misses. Building inspection.	Current managing requests in a timely manner. Incident reports managed in a timely way. Comprehensive building inspection process underway.	Managing requests in a timely manner. Continue to manage incident reports in a timely way and encourage reporting by users. Proactive building inspections on a prescribed frequency.

2.4 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.

Table 2.4 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. Complaints received are minimal.	All contracts in place. Complaints are minimal.
Maintenance	Proactive maintenance carried out to ensure buildings continue to fulfil function.	method of maintenance Number of Customer complaints/requests	Some proactive maintenance but the majority is reactive. 7 complaints per year.	Minimise reactive maintenance and plan for proactive maintenance. 0 complaints per year.
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. Comprehensive building inspection process underway.	Improved compliance contracts and checks in place. Annual building inspections coordinated and actioned.
Renewal	Assets are renewed at an optimal time in their life-cycle.	Meet requirements of Strategic Plan 2019 - 2029 and Corporate Plan 2019-2023. 10 year renewal plan defined and approved by Council and is incorporated into the LTFP and annual budgeting.	Developing requirements. 10 year plan based on limited information.	Meeting requirements. Improved 10 year plan based on detail condition inspection.
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.	No detailed plans in place.	Establish the 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 appropriate 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
Demographics	9,023 as at 2016 +3.1% increase between 2011 and 2016 Census (ABS). Higher proportion of people aged +65 Years, 22.3% of population as at 2016 Census (ABS). Number of families continue to slowly increase, +1.5% between 2011 and 2016 Census (ABS).	Steady increase in aging population.	Changing nature of services delivered from facilities. Mobility considerations. 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.	Upgrade of buildings to ensure Council meets DDA requirements and Council continues to monitor any changes to legislation.	Additional upgrade, renewal and maintenance costs to be allocated.
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 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.	Higher costs associated with constructing buildings that are environmentally sustainable, e.g., water retention/recycling, solar energy etc.
Request for Sporting clubroom upgrades	Annual assessment by Council staff using a matrix which determines the recreation/community benefits & building requirements of each Clubroom.	Clubs over time will approach Council requesting facility	Insufficient funds to improve every clubroom immediately.
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 Clare & Gilbert Valleys Council unlike some rural areas continues to grow in population as shown in Table 3.2 and Figure 3.1. The population of Australia is predicted to increase by 1.4-1.8% by 2027 which is in line with Councils population increase of 1.5% between 2011 and 2016. The ABS states that in 2017 people in the +65 years group made up 15% of the Australian population and this is projected to increase to 21-23% by 2066, at 2016 people in this group made up 22.3% of the population in the Council. Table 3.2 and Figure 3.1 shows that Council is following these projections and needs to adapt to required changes in service whilst continuing to strive for financial sustainability.

Table 3.2 ABS Demographic Statistics for Clare & Gilbert Valleys Council LGA

Census Year	Total Population	No. of Families	No. of People Aged +65 Years	% of People +65 Years
2016	9,023	2,455	2,009	22.3%
2011	8,749	2,418	1,624	18.5%
2006	8,143	2,302	1,382	13.3%
2001	8,072	2,275	1,260	12.6%

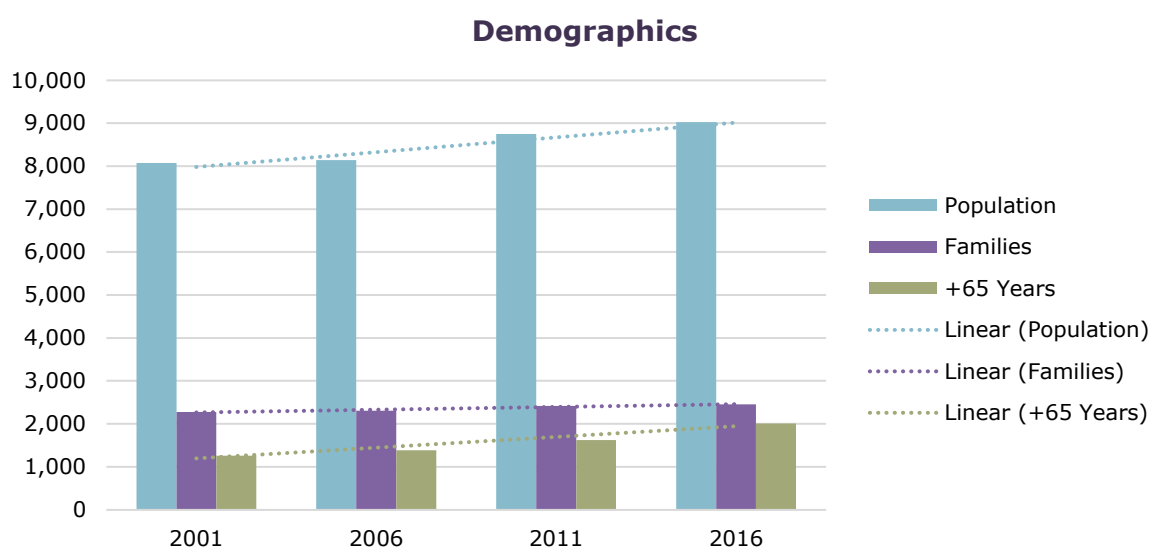


Figure 3.1 ABS Demographic Statistics for Clare & Gilbert Valleys Council LGA



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

4 Life Cycle Management

The life cycle management plan details how Council plans to manage and operate the assets as the agreed levels of service (defined in Section 2) while optimising life cycle costs and is based on the assessed assets as at 30 June 2020.

4.1 Background Data

Clare & Gilbert Valleys Council's building assets are located across the Council area. The assets covered by this asset management plan are described in Section 1.

The remaining life profile of the assets shown by Value included in this plan is shown in Figure 4.1.

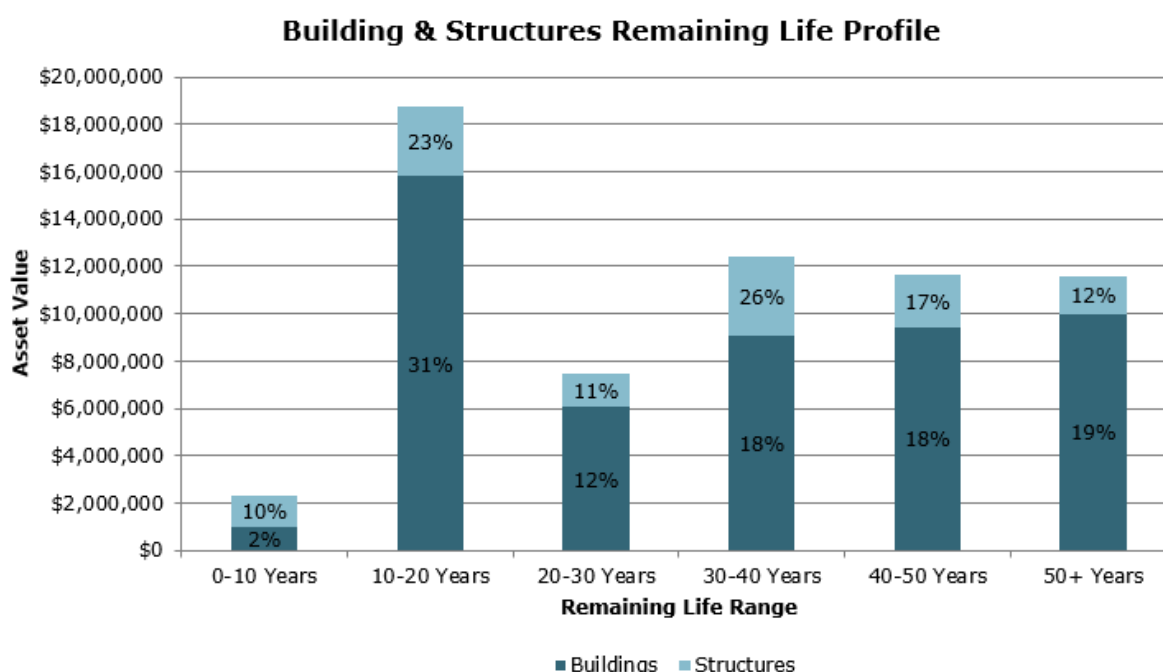


Figure 4.1 Building and Structures Remaining Life Profile by Value

While it is important for Council to know the age of its buildings and structures, it is more useful to understand the potential remaining useful life within the asset and when that potential will be exhausted.

As can be seen by Figure 4.1 Council has a wide range of remaining lives of assets, however there is a definite peak of assets reaching the end of their lives in the 10 to 20 year time frame with 30% of building assets falling within this range. The largest percentage of structure assets are within the 30-40 year range (26%).



4.1.1 Asset Capacity

As part of the improvement plan for the asset management plan of Buildings and Structures, Council will continue to review the intended use of individual assets.

4.1.2 Asset Condition

As part of the improvement from the previous plan Council embarked on a comprehensive condition assessment. The assessment provides Council staff with asset locations, condition assessments of buildings, components, structures and photographic records. As a result, the number of assets particularly structures have expanded the current asset stock, it is noted that the previous asset register combined structures as single assets within the register, e.g. shelter, BBQ, tables and seating as a single grouped item.

Many assets are aging and potentially underutilised and may not meet current service levels, a complete review of assets at each site will be required to determine if assets are to be retained and therefore renewed or upgraded or recommended for disposal. The remaining life of all assets is measured by the current condition of the asset as a portion of the total standard useful life for the category of building asset. Table 4.1 shows the field condition scores used to assess the building assets and a general description used for the assessment along with the conversion of scores to a 0-100 range.

Table 4.1 Building Asset Condition Scores

Field Condition Rating	General Description	0-100 Score Conversion
1 - Very Good	As new, sound structure/materials, operational and well maintained (0-45% through useful life)	0
2 - Good	Operational and function, minor wear defects (45-65% through useful life)	40
3 - Moderate	Adequate structure, generally operational, minor breakages/cracking/foundation movement (65-75% through useful life)	70
4 - Poor	Structure functioning but with problems, foundation movement, significant cracking, damaged, often inoperable (75-90% through useful life)	80
5 - Very Poor	Structure has serious problems, concern for structural integrity, major cracking and damage, mostly inoperable (90-100% through useful life)	100



In addition to the condition scores an age factor has been included for the structure component of complex buildings and weighted along with condition for the other components of complex buildings and to determine the overall condition for non-complex buildings. Table 4.2 shows the construction range and the conversion of scores to a 0-100 range.

Table 4.2 Building Structure Age Scores

Construction Range	0-100 Score Conversion
Post 2000	10
1980-2000	20
1960-1980	30
1945-1960	50
1900-1945	70
Pre 1900	85

For the complex building structure and non-complex buildings, the condition score contributes to 70% of the overall condition score with the age score weighted at 30%.

Table 4.3 shows the field condition scores and a general description used for the assessment of structures along with the conversion of scores to a 0-100 range.

Table 4.3 Structure Asset Condition Scores

Field Condition Rating	General Description	0-100 Score Conversion
0 - As New	Excellent condition	0
1 - Very Good	Well maintained, no defects, no work required	20
2 - Good	Showing minor wear and deterioration - minor work required but replacement not likely in next 10 years	40
3 - Fair	Showing significant wear - maintenance required, replacement of most asset in 5 - 10 years	60
4 - Poor	Replacement of most of asset in 2 - 5 years	85
5 - Very Poor	Immediate replacement required	100

The condition profile of building assets is shown in Figure 4.2

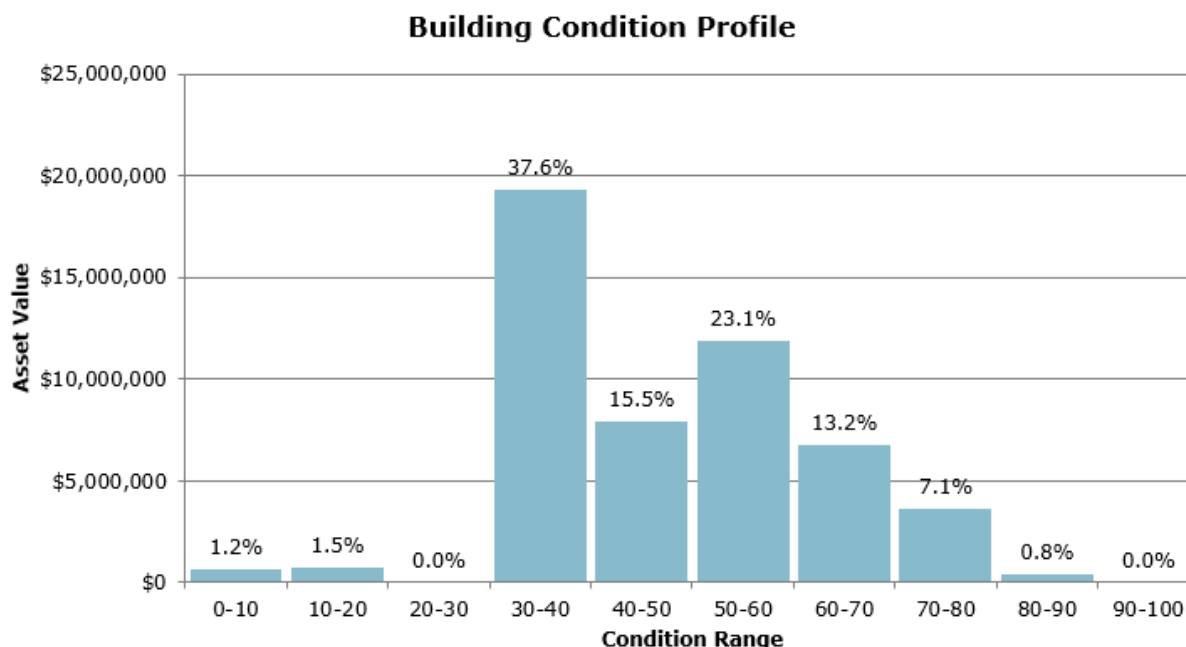


Figure 4.2 Building Condition Profile by Value

The condition profile for building assets highlights the large value of assets above condition 30 and is reflective of the remaining life profile shown in Figure 4.1. The majority of assets within the 30-40 condition range and included in the 20 year renewal expenditure profile shown in Section 4.3.2 are assets with shorter standard useful lives such as services, roof cladding, fittings components for complex buildings and non-complex out buildings such as sheds. Assets in the upper conditions will be reviewed and may be considered for disposal in the future.

The condition profile of structure assets is shown in Figure 4.3.

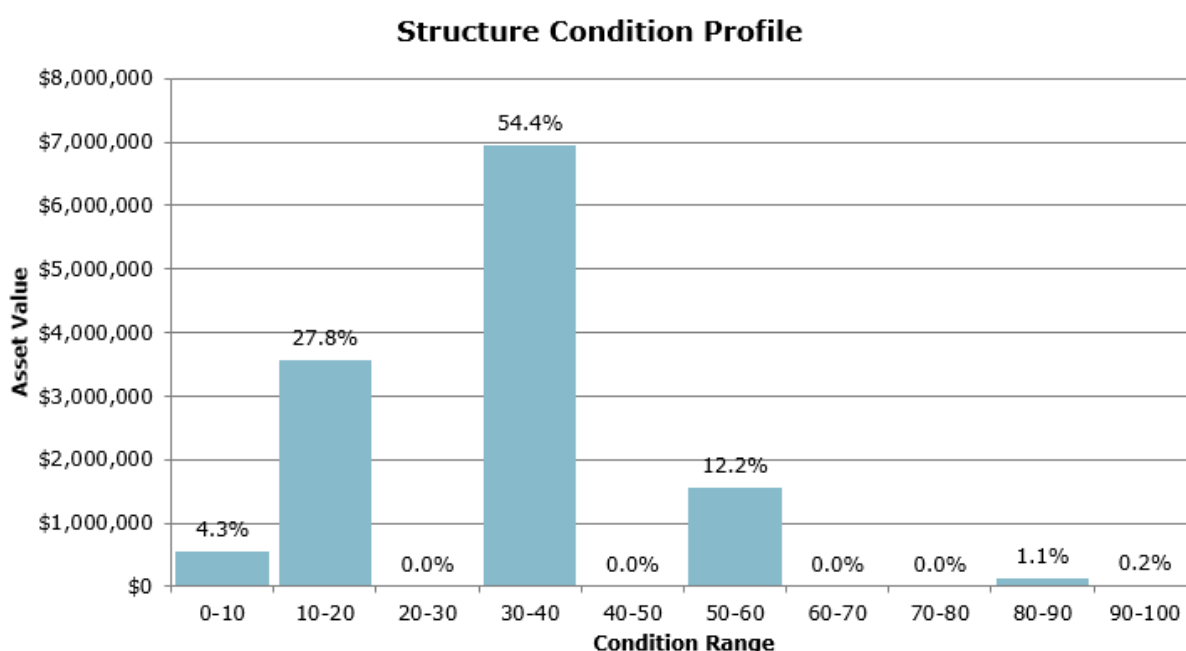


Figure 4.3 Structures Condition Profile by Replacement Cost

The condition profile highlights that 32% of structure assets are currently classified as 'As New' and 'Very Good' with 54% classified as 'Good'. The standard useful life of structures ranges between 10 and 100 years and as such the condition is not easily reflected in the remaining life profile in Figure 4.1. The majority of assets with a condition at or above 50 will appear in the 20 year renewal expenditure profile shown in Section 4.3.2.

The condition profiles suggest that the next 20 years will require higher levels of spending.

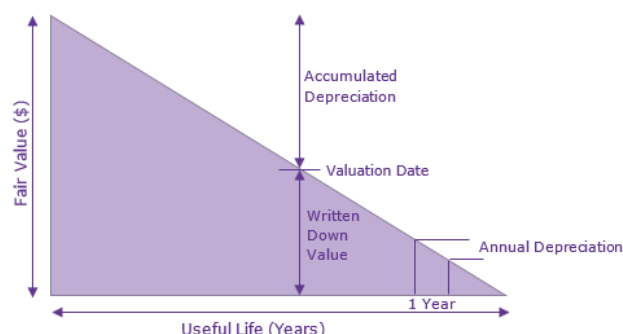
4.1.3 Asset Valuations

The value of the building and structure assets recorded in the asset register were valued as at 1 July 2019. The asset register has been updated with capital works and annual depreciation for the 2019/2020 financial year and the values shown in Table 4.2 below are current as at 30 June 2020.

Table 4.4 Building and Structure Asset Value Summary as at 30 June 2020

	Value	Carrying Amount (WDV)	Annual Depreciation (2019/2020)
Level 3 Value (Fair Value)	\$61,181,278	\$31,879,386	\$1,241,983
Level 2 Value (Market Value)	\$795,000	\$763,130	\$31,870
Total	\$61,976,278	\$32,642,516	\$1,273,853

The current rate of consumption (annual depreciation/value) for Building and Structure assets is 2.1%. This indicates that on average, over the life of an asset, 2.1% of the value is consumed annually. The translation of this consumption rate into renewal is subject to a decision on funding, service level determination and asset condition.



4.2 Risk Management

An assessment of the risks associated with the service delivery of the Clare & Gilbert Valleys Council's building and structures was previously undertaken by Council administration using the Risk Management Framework developed for Council dated July 2018. Council will review and update the risk register through analysis of the new assessment undertaken in 2019/2020. Where additional controls have been identified actions have been created in the improvement plan.

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 4.5 summarises the risks identified in Council's risk register, possible causes, current risk rating, existing and additional controls and the residual risk rating once controls are in place.

Table 4.5 Identified Risks

Risk No.	What Can Happen	Possible Cause	Risk Rating	Existing Controls	Additional Control	Residual Risk Rating
1	Buildings Structural failure.	Insufficient maintenance and inspection Council. Insufficient maintenance and inspection community. Aged of structure.	High	Some maintenance checks and inspection.	Introduce comprehensive building inspection program.	High
2	Legislative Breach.	Lack of resources. Outdated procedures. New legislation. Insufficient action plans.	High	Governance and WHS officers in place. Policies and procedures in place.	Engage additional technical resources with clear role.	Low
3	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
4	Inability to dispose of obsolete assets.	Community resistance. Lack of budget. Identification of assets.	High	Seek rental.	Define and implement process.	Medium
5	Community expectation not being met.	Lack of community consultation. Expectations not managed.	Medium	Section 41 committee and peak body association in place. Customer Request system.	Nil.	Medium
6	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



Risk No.	What Can Happen	Possible Cause	Risk Rating	Existing Controls	Additional Control	Residual Risk Rating
7	Loss of important Council buildings through fire.	Fire starts, not 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.	Additional Lease Schedule to be created. Revise Asset Management Plan Sect 122 LG Act - Building Revaluation and Condition Audit being undertaken 2019/2020 identify and implement recommended actions including suppression systems and early warning.	Medium
8	Loss of life due to fire in Council building.	Smoke, lack of early warning, lack of emergency/exit lighting, insufficient egress.	High	some emergency lighting and some localised smoke alarms, some emergency exit doors.	Implement a program of upgrade to retained buildings to ensure where practical that all appropriate life safety provisions are installed and maintained.	Medium
9	Unauthorised Access.	Unauthorised access to buildings and facilities. Loss of Master Keys to buildings and facilities resulting in unauthorised access and possible theft.	Low	Loss of Master Keys to buildings and facilities resulting in unauthorised access and possible theft. Key Register, Key Register Procedure.	Nil.	Low
10	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	Register of council owned property, Lease and Licence Agreements, submissions made by MWI, for Annual Budget document.	Lease Schedule to be created. Revised Asset Management Plan Section 122 LG Act – Building Revaluation and Condition audit being undertaken 2019/2020 and implement recommended actions up to and including sale and disposal of surplus buildings or alternatively raise additional funding.	Medium
11	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, trained playground auditors, Leases and Licences for sporting facilities, maintenance of parks and gardens, routine scheduled inspections. External independent playground inspections.	Lease Schedule to be create. Revise Asset Management Plan Section 122 LG Act, 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 projected operations, maintenance and capital renewal expenditures required over a 20-year long term financial planning period. This provides input into the Long Term Financial Plan aimed at providing the required services in a sustainable manner.

4.3.1 Routine 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. In the past, Council’s maintenance has been mainly reactive.

Council’s current and future building infrastructure maintenance and operational costs are based on the costs provided for previous years and allowances for a transition to a more proactive maintenance structure. Table 4.6 shows the maintenance and operations used for this version of the asset management plan.

Table 4.6 Annual Maintenance & Operations Expenses

	Adopted Expense
Building and Structures Infrastructure Maintenance	\$325,000
Building and Structures Infrastructure Operations	\$1,675,000
Total Maintenance and Operations	\$2,000,000

4.3.2 Capital Renewal

Renewal expenditure is major 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. Work over and above restoring an asset to original service potential is considered to be upgrade expenditure.

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

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

Table 4.7 details the capital renewal expenditure based on the 2019/2020 inspection and methodology detailed above. While the first 10 years indicated minimal expenditure is required, it is critical to observe the expenditure over the second 10 years of the plan to understand the longer-term impact. The average annual renewal expenditure over the 20 years is \$1,053,570 and it is recommended Council review the assets and develop an itemised strategic renewal plan to mitigate the impact of expenditure in the second 10 year period.

This table does not take into account any expenditure required to deal with compliance, DDA or fire requirements.



It should be noted that this estimated renewal is derived from an algorithm based on the condition report in 2019 and is likely to change year to year due to unexpected condition changes.

Detailed individual inspections will be carried out on each of the forecast renewal projects as part of the budget planning process to confirm requirements. This may lead to a postponement or to an increase in scope cost for each project.

Table 4.7 Estimated/Projected Capital Renewal Expenditure

Financial Year	Building Renewal	Structures Renewal	TOTAL Capital Renewal Expenditure
2020-21 (incl. Backlog)	\$0	\$24,118	\$24,118
2021-22	\$0	\$5,530	\$5,530
2022-23	\$131,071	\$32,895	\$163,965
2023-24	\$0	\$7,278	\$7,278
2024-25	\$32,141	\$351,115	\$383,255
2025-26	\$762	\$0	\$762
2026-27	\$447,504	\$63,887	\$511,391
2027-28	\$315,433	\$667,627	\$983,060
2028-29	\$0	\$148,787	\$148,787
2029-30	\$60,657	\$0	\$60,657
2030-31	\$343,250	\$0	\$343,250
2031-32	\$44,472	\$855,622	\$900,094
2032-33	\$4,179,754	\$20,970	\$4,200,724
2033-34	\$0	\$484,316	\$484,316
2034-35	\$2,929,326	\$0	\$2,929,326
2035-36	\$1,159,922	\$421,657	\$1,581,579
2036-37	\$1,041,849	\$202,083	\$1,243,932
2037-38	\$3,866,028	\$0	\$3,866,028
2038-39	\$1,319,423	\$0	\$1,319,423
2039-40	\$916,730	\$997,188	\$1,913,918
Total	\$16,788,322	\$4,283,074	\$21,071,396

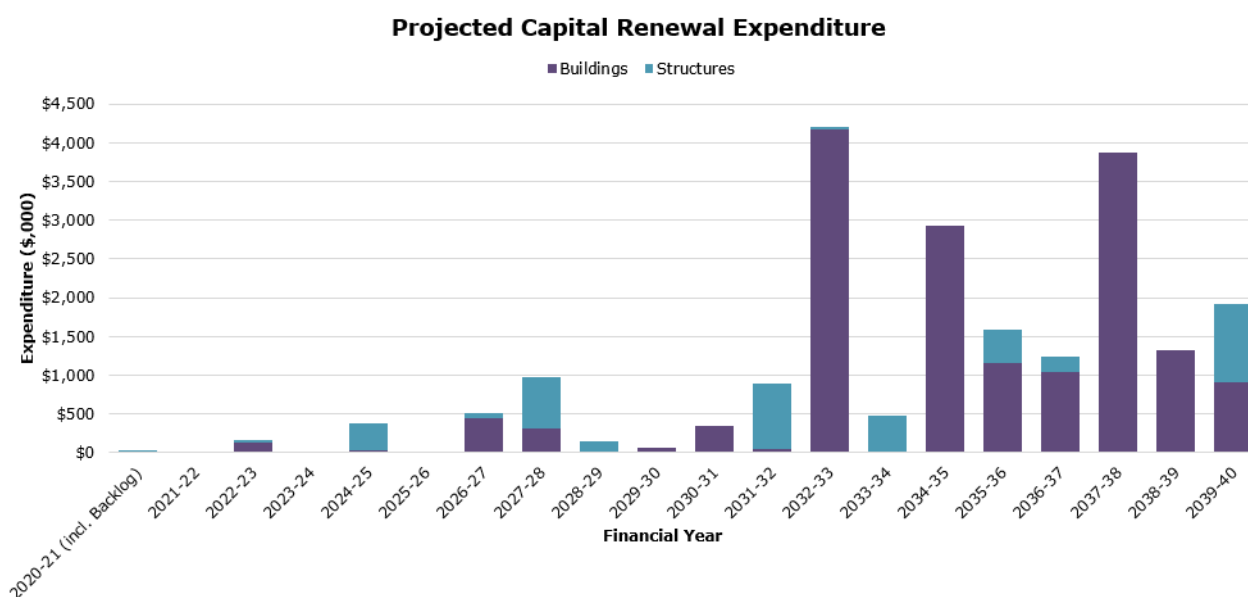


Figure 4.4 Building and Structures Infrastructure Projected Capital Renewal Expenditure

4.3.3 Capital New/Upgrade and Acquisition

New/upgrade 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.

Council’s first commitment is to ensure it current buildings are safe and accessible which will require upgrades in line with service levels and as such compliance.

Risk Mitigation Opportunities

The inspection carried out in 2019/2020 included observations on fire safety, disabled access and roof access along with general observations on smoke detection and emergency lighting. Comments were made on all main buildings however the matter of compliance and required works is a matter for further investigation. To assist council to move forward with planning, the following commentary is provided to help prioritise where further inspections can be undertaken.

For the purpose of further planning and prioritising, initial considerations included in this plan relate to essential safety provisions (ESPs) and buildings have been classified as follows in line with the National Construction Code (NCC):

Class 1 buildings are houses, typically standalone single dwellings of a domestic or residential nature, includes two sub classifications. **Class 1a** is a single dwelling being a detached house or one of a group of attached dwellings (town house or like). **Class 1b** is a boarding house, guest house or hostel with a floor area less than 300m² and less than 12 people residing in it. Class 1 residential style buildings require smoke detection around bedrooms with regular testing, maintenance and/or replacement.

Class 5 buildings are office buildings that are used for professional or commercial activities (excluding class 6, 7, 8 or 9 buildings).

Class 7b buildings are typically warehouses, storage buildings or buildings for the display of goods or produce that is for wholesale.



Class 8 buildings are where a process is carried out such as assembling, altering, repairing, finishing, packing or cleaning of goods or produce. It includes workshops, tool sheds, pump sheds and dog pounds.

Class 9b buildings are assembly buildings in which people may gather for social, theatrical, political, religious or civil purposes.

For further information on building classifications refer to the National Construction Code.

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. 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 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 been 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.

Typically, there are number of key issues that are often of concern to Council, these are:

1. Access (and amenity provision) for people with a disability. National Disability Discrimination and Access to Premises legislation places obligation on building owner to provide equitable and dignified access. This legislation does not specifically require an existing building to be updated if suitable access is not available. This legislation is; however, complaints based and can become a potential issue at any time. Publicly owned and operated building (particularly buildings of assembly) are seen as having a higher obligation to meet the intent of this legislation. Should building work in form of renovation/additions be proposed the provision of suitable building access (and amenity) should be addressed.
2. The NCC does not specifically address requirement of providing a safe work place this is covered under the state Work Health and Safety Act legislation. Therefore, the need to provide safe access to the roof or ceiling space of a building is very dependent on the need to provide for frequent maintenance (generally to mechanical plant) and then this may be limited to localized zones only, there is no specific requirement to provide for general roof access. Where access is required it must meet specific codes.
3. Building Fire Safety of existing buildings. Generally older Council buildings do not comply with the requirement of the current Building Code. It is common that there are deficiencies in the fire rating of walls both non-load and load bearing components and opening protections, lack of essential fire safety features such as detection and occupant warning equipment/firefighting equipment and provision of quality paths of egress, including door hardware and emergency lighting.

Typically, it is often impractical to retrospectively upgrade existing building to fully comply with current Building Code requirements in this regard. The Development Act incorporates the establishment of a Council Building Fire Safety Committee, this Committee is empowered to assess each building on its merits or defects and provide direction on building improvements, relating to fire safety, that should be implemented. The focus of these Committee's is on life safety, with fire management and fire spread management being of secondary importance.

The evaluation of public risk in regard to exposure to building fires is largely based on Building Classification, building area and exposure to fire source features. The buildings of highest risk are Class



1 to 4, 9a and 9c were people sleep and Class 9b building of assembly were higher building population numbers are generally experienced.

Another issue that is a common problem is the lack of information on linings, floor treatment, fixtures and assemblies that have used within buildings, there are very specific requirement on smoke development index and spread of flame index and flammability index of materials used for the different building classifications. Confirmation of these values cannot be confirmed with a walk-through inspection.

Appendix B contains a list of Councils buildings and includes field observations on access and safety issues, typical ESPs for some building types, typical problems and NCC classification. In addition, four (4) of the typical areas to be investigated have been generally prioritised with the view that it can be used by Council to develop an upgrade plan based on further inspections by Council. The list in Appendix B is based on limited information and is a tool for prioritisation of investigations only, in its current form it is not to be used for budgeting or legislative purposes.

No allocation of funds is included in this version of the plan; however, an upgrade plan is to be developed once council has adequately inspected list in the Appendix B.

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.

4.3.5 Financial Projections

The financial projections are shown in Table 4.8 and Figure 4.5 for projected operating (maintenance) capital renewal, and estimated budget funding. Maintenance and Capital expenditure has been calculated based on data currently held by the council. When more current information is obtained following a revaluation further consideration will be required by the Council. These numbers are based on 2020 values and are subject to CPI.

Note that this projection does not take into account any capital upgrade as discussed in the future demand section of this plan. 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 appropriate asset distribution and classification to meet current and future demands. This in conjunction with the planned safety and compliance assessment program will determine upgrade priorities and projected costs.

Table 4.8 Maintenance and Capital Expenditure

Financial Year	Maintenance & Operations	Capital Renewal	Capital New/Upgrade	Total Expenditure Requirement	Forecast Major Capital Contributors for each year
2020-21 (incl. Backlog)	\$2,000,000	\$24,118	\$0	\$2,024,118	Minor works
2021-22	\$2,000,000	\$5,530	\$0	\$2,005,530	Minor works
2022-23	\$2,000,000	\$163,965	\$0	\$2,163,965	M/F Toilet blocks at Clare Oval \$131k
2023-24	\$2,000,000	\$7,278	\$0	\$2,007,278	Minor works
2024-25	\$2,000,000	\$383,255	\$0	\$2,383,255	Riverton Pool Plant \$250k, Clare Oval Footbridge \$80k, Manoora Institute Roof Cladding \$32k
2025-26	\$2,000,000	\$762	\$0	\$2,000,762	Minor works
2026-27	\$2,000,000	\$511,391	\$0	\$2,511,391	Clare Town Hall Fittings \$117k, Clare Old Police Station Services \$37k, Manoora Institute Finishes \$292k, Playgrounds \$63k
2027-28	\$2,000,000	\$983,060	\$0	\$2,983,060	Multiple Buildings Roof Cladding \$276k, Clare Swimming Pools Plant \$540k, Riverton Pool Plant \$55k
2028-29	\$2,000,000	\$148,787	\$0	\$2,148,787	Multiple structures - BBQ, Playgrounds, Seats, Bollards \$148k
2029-30	\$2,000,000	\$60,657	\$0	\$2,060,657	Auburn Recreation Ground Fittings \$32k, Auburn RSL Fittings \$10k, Clare Old Police Station Finishes \$17k
2030-31	\$2,000,000	\$343,250	\$0	\$2,343,250	Multiple Building Fittings Renewal >\$250k
2031-32	\$2,000,000	\$900,094	\$0	\$2,900,094	Multiple Playgrounds Renewal, Pools Heating & Plant
2032-33	\$2,000,000	\$4,200,724	\$0	\$6,200,724	Multiple Building Services Renewals >\$3.5M
2033-34	\$2,000,000	\$484,316	\$0	\$2,484,316	Clare Waste Transfer Renewals, Public Toilet Renewals, Multiple Minor Structures
2034-35	\$2,000,000	\$2,929,326	\$0	\$4,929,326	Multiple Building Services Renewals >\$2M, Valleys Fittings
2035-36	\$2,000,000	\$1,581,579	\$0	\$3,581,579	Multiple Building Finishes Renewals



Financial Year	Maintenance & Operations	Capital Renewal	Capital New/Upgrade	Total Expenditure Requirement	Forecast Major Capital Contributors for each year
2036-37	\$2,000,000	\$1,243,932	\$0	\$3,243,932	Multiple Roof Cladding Renewals, Multiple Fittings Renewals, Toilet Blocks
2037-38	\$2,000,000	\$3,866,028	\$0	\$5,866,028	Building Services >\$2.7M, Building Finishes and Services
2038-39	\$2,000,000	\$1,319,423	\$0	\$3,319,423	Multiple Building Services Renewals >\$1.2M
2039-40	\$2,000,000	\$1,913,918	\$0	\$3,913,918	Multiple Building Finishes Renewals
Total	\$40,000,000	\$21,071,396	\$0	\$61,071,396	

Notes:

Component	Example Inclusions
Fittings	Benches, cupboards, shelving etc (25yr life)
Services	Electrical, fire and security, mechanical, plumbing etc (20-50yr life)
Finishes	Internal and external walls, flooring and ceiling
Structure	Walls, floors and roof structural
Roof Cladding	Metal, tiles etc

Projected Capital, Operations & Maintenance Expenditure

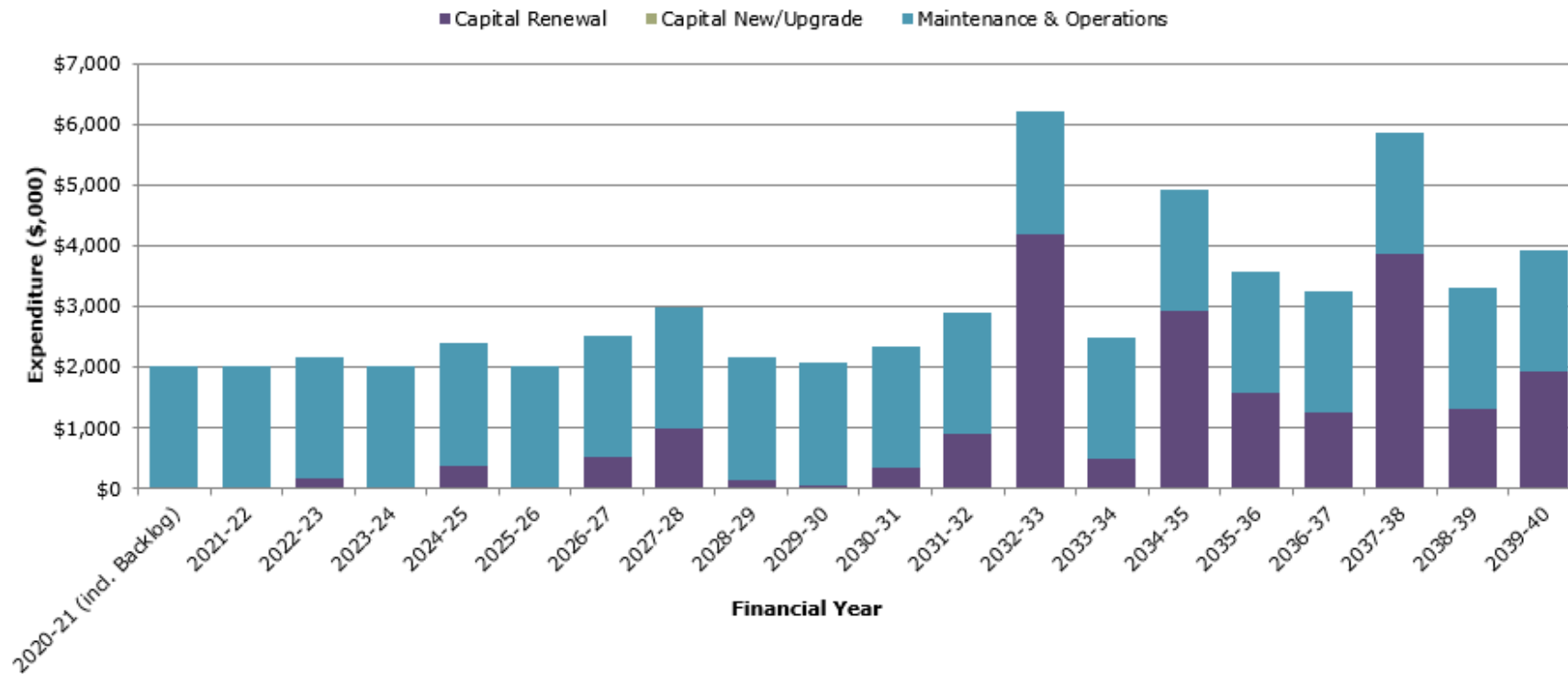


Figure 4.5 Projected Operating, Capital Renewal and Upgrade/New Expenditure

The average projected operations, maintenance and capital renewal expenditure required over the 20-year planning period is \$3,053,570.



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 plan

Task No.	Task	Responsibility	Timeline
1.	Development of itemised maintenance program for buildings and structures	Council Administration	
2.	Development of itemised renewal/replacement program for buildings and structures	Council Administration	
3.	Development of itemised capital upgrade program for buildings and structures based on gap analysis from service assessment	Council Administration	
4.	Implementation of a new costing and reporting system to record operating and maintenance costs of specific buildings and structures	Council Administration	
5.	Development of detailed inspection plan for building risk mitigation opportunities	Council Administration	
6.	Development of upgrade plan for building risk mitigation opportunities	Council Administration	
7.	Development of adjusted medium term (10 year) renewal plan based on 20 year renewal plan	Council Administration	
8.	Development of plan for asset disposals	Council Administration	

This plan has a life of 4 years and is due for revision and updating within 18 months of each Council election.

It is not intended that the content of the plan is updated annually. However, the financial data from the annual budget allocations and completed works will be captured and tracked.

The next full updated of the plan is scheduled for the 4th quarter of 2022 following the next full asset revaluation.



6 References

IPWEA, 2006, *NAMS.PLUS3 Asset Management*, Institute of Public Works Engineering Australia, Sydney, www.ipwea.org

IPWEA, 2011, *Asset Management for Small, Rural or Remote Communities Practice Note*, Institute of Public Works Engineering Australia, Sydney, www.ipwea.org

Clare and Gilbert Valleys Council Structural Rectification Works, RLB, Rider Levett Bucknall

https://www.claregilbertvalleys.sa.gov.au/_data/assets/pdf_file/0021/213276/Annual-Business-Plan-2019-2020.pdf

ABCB, Understanding the NCC – Building Classifications, <http://www.abcb.gov.au/>



Appendix A – Asset Category Listings by Site



Site #	Site Name	Location	Built Structure Type	Valuation Level	Bld / Str	Current Category
1	Auburn Cemetery	Auburn	Various Structures and Improvements	L3	Str	B
2	Auburn Library	Auburn	Public Library	L3	Bld	B
			Various Structures and Improvements	L3	Str	
3	Auburn Memorial Park	Auburn	Toilet Block	L3	Bld	B
			Various Structures and Improvements	L3	Str	
4	Auburn Recreation Ground	Auburn	Football Change Rooms	L3	Bld	B
			Canteen	L3	Bld	
			Store Shed	L3	Bld	
			Ablution Block	L3	Bld	
			Camp Kitchen	L3	Bld	
			Arts Shed	L3	Bld	
			Arts Activity Room	L3	Bld	
			Machinery Shed	L3	Bld	
			Various Structures and Improvements	L3	Str	
5	RSL Community Centre	Auburn	Community Centre	L3	Bld	B
			Garden Shed	L3	Bld	
6	Tourist Information Site	Auburn	Various Structures and Improvements	L3	Str	B
7	Art Gallery in Mill Street, Clare	Clare	Art Gallery	L3	Bld	B
			Various Structures and Improvements	L3	Str	



Site #	Site Name	Location	Built Structure Type	Valuation Level	Bld / Str	Current Category
8	Billygoat Hill Lookout Reserve	Clare	Various Structures and Improvements	L3	Str	B
9	Burke Park	Clare	Toilet Block	L3	Bld	B
			Various Structures and Improvements	L3	Str	
10	Burton Street Car Park Reserve	Clare	Various Improvements	L3	Str	B
11	Clare Caravan Park Site incl Catford, Fauna and VIC	Clare	Various Structures and Improvements	L3	Str	B
		Clare	Buildings	L3	Bld	
12	Clare Cemetery	Clare	Various Structures and Improvements	L3	Str	B
13	Clare Council Offices	Clare	Council Offices	L3	Bld	A
			Various Structures and Improvements	L3	Str	
14	Clare Library	Clare	Library	L3	Bld	B
			Various Structures and Improvements	L3	Str	
15	Clare Main Street	Clare	Various Structures and Improvements	L3	Str	B
16	Clare Oval / Recreation Ground	Clare	Sports Complex Building	L3	Bld	B
			Female Toilet Block	L3	Bld	
			Male Toilet Block	L3	Bld	
			Storage Shed	L3	Bld	
			Light Horse Memorial Building	L3	Bld	
			Main Swimming Pool	L3	Str	
			Toddler Swimming Pool	L3	Str	



Site #	Site Name	Location	Built Structure Type	Valuation Level	Bld / Str	Current Category
			Indoor Swimming Pool	L3	Str	
			Various Structures and Improvements	L3	Str	
17	Clare Residential House	Clare	House	L2	Bld	B
18	Clare Town Hall	Clare	Town Hall	L3	Bld	B
			Function Center	L3	Bld	
			Toilet Block	L3	Bld	
			Various Structures and Improvements	L3	Str	
19	Clare Waste Transfer Station	Clare	Dog Shed	L3	Bld	A
			Depot Works Shed	L3	Bld	
			Transportable Office	L3	Bld	
			Pump Shed	L3	Bld	
			Site Office	L3	Bld	
			Waste Oil Station	L3	Bld	
			Waste Transfer Shed	L3	Bld	
			Various Structures and Improvements	L3	Str	
20	Council Works Depot	Clare	Depot building and Improvements	L2	Bld	A
			Works Shed	L2	Bld	
			Chemical Shed	L2	Bld	
			Various Structures and Improvements	L3	Str	



Site #	Site Name	Location	Built Structure Type	Valuation Level	Bld / Str	Current Category
21	Gleeson Street	Clare	Footbridge	L3	Str	B
			Various Structures and Improvements	L3	Str	
22	Gleeson Wetlands	Clare	Various Structures and Improvements	L3	Str	B
23	Hentschke Park	Clare	Various Structures and Improvements	L3	Str	B
24	Lake Inchiquin Reserve	Clare	Various Structures and Improvements	L3	Str	B
25	Lions Park	Clare	Toilet Block	L3	Bld	B
			Various Structures and Improvements	L3	Str	
26	Maynard Pioneer Park	Clare	Toilet Block	L3	Bld	B
			Various Structures and Improvements	L3	Str	
27	Mill Street Car Park	Clare	Various Improvements	L2	Str	B
28	Neagles Rock Reserve	Clare	Various Structures and Improvements	L3	Str	B
29	New Clare Cemetery	Clare	Shed	L3	Bld	B
			Various Structures and Improvements	L3	Str	
30	Old Police Station Museum	Clare	Museum Building	L3	Bld	B
			Various Structures and Improvements	L3	Str	
31	Sanders Apex Park	Clare	Toilet Block	L3	Bld	B
			Various Structures and Improvements	L3	Str	
32	Zonta Park	Clare	Various Structures and Improvements	L3	Str	B
33	Quarry Road Lookout Reserve	Clare	Various Structures and Improvements	L3	Str	B



Site #	Site Name	Location	Built Structure Type	Valuation Level	Bld / Str	Current Category
34	Manoora Cemetery	Manoora	Niche Wall	L3	Str	B
35	Manoora Institute	Manoora	Institute Building	L3	Bld	B
			Toilet Block	L3	Bld	
36	Manoora Recreation Ground	Manoora	Clubrooms	L3	Bld	B
			Pump Shed	L3	Bld	
			Toilet Block	L3	Bld	
			Change Rooms	L3	Bld	
			Various Structures and Improvements	L3	Str	
37	Marrabel Oddfellows Hall Memorial	Marrabel	Various Structures and Improvements	L3	Str	B
38	Marrabel Soldiers Memorial Park	Marrabel	RSL Clubrooms and Public Toilets	L3	Bld	B
			Various Structures and Improvements	L3	Str	
39	Mintaro Oval (Mortlock Park)	Mintaro	Pump Shed	L3	Str	B
			Clubrooms/Toilet Block/Storage Shed	L3	Bld	
			Various Structures and Improvements	L3	Str	
40	Mintaro Cemetery	Mintaro	Various Structures and Improvements	L3	Str	B
41	Mintaro Institute	Mintaro	Institute Building	L3	Bld	B
			Various Structures and Improvements	L3	Str	
42	Mintaro Recreation Reserve	Mintaro	Torr Pk Toilet Block	L3	Bld	B
			Various Structures and Improvements	L3	Str	



Site #	Site Name	Location	Built Structure Type	Valuation Level	Bld / Str	Current Category
43	Rhynie Cemetery	Rhynie	Various Structures and Improvements	L3	Str	B
44	Rhynie Recreation Reserve	Rhynie	Former Clubrooms	L3	Bld	B
			Toilet Block	L3	Bld	
			Various Structures and Improvements	L3	Str	
45	Riverton Cemetery	Riverton	Various Structures and Improvements	L3	Str	B
46	Doctor's House	Riverton	House and Improvements	L2	Bld	B
47	Pioneers' Garden	Riverton	Various Structures and Improvements	L3	Str	B
48	River Gilbert Picnic Area (Duckponds)	Riverton	Toilet Block	L3	Bld	B
			Various Structures and Improvements	L3	Str	
49	Riverton Caravan Park	Riverton	Deluxe Cabin	L3	Bld	B
			Standard Cabin	L3	Bld	
			Park office/Dwelling	L3	Bld	
			Cabin 1	L3	Bld	
			Storage Shed	L3	Bld	
			En Suite Cabin	L3	Bld	
			Change Rooms	L3	Bld	
			Park Amenities	L3	Bld	
			Male Toilet Block	L3	Bld	
			Cabin - 1 Bedroom	L3	Bld	



Site #	Site Name	Location	Built Structure Type	Valuation Level	Bld / Str	Current Category
			Cabin - 2 Bedroom	L3	Bld	
			Main Swimming Pool	L3	Str	
			Toddler Swimming Pool	L3	Str	
			Various Structures and Improvements	L3	Str	
50	Riverton Community Hall & Institute	Riverton	Institute Building	L3	Bld	
			Tool Shed	L3	Bld	B
			Toilet Block	L3	Bld	
			Various Structures and Improvements	L3	Str	
51	Riverton Council Offices / RSL	Riverton	Council Offices/RSL Offices/Hall	L3	Bld	B
			Various Structures and Improvements	L3	Str	
52	Riverton Pony Club	Riverton	Pony Club Shed	L3	Bld	B
			Tool Shed	L3	Bld	
53	Riverton Recreation Ground	Riverton	Football Clubrooms	L3	Bld	B
54	Scholz Park	Riverton	Scholz Cottage	L3	Bld	
			Wheelrights shop	L3	Bld	B
			Blacksmiths shop	L3	Bld	
			Various Structures and Improvements	L3	Str	
55	Waste Transfer Station	Riverton	Various Structures and Improvements	L3	Str	A
56	Council Depot (Saddleworth)	Saddleworth	Workshop	L2	Bld	A



Site #	Site Name	Location	Built Structure Type	Valuation Level	Bld / Str	Current Category
			Lunchroom (transp)	L2	Bld	
			Machinery Shed	L2	Bld	
			Fuel Store	L2	Bld	
			Various Structures and Improvements	L2	Str	
57	Saddleworth Caravan Park / Oval	Saddleworth	Caravan Pk/ Oval Footbal Clubrooms	L3	Bld	
			Goat Pavillion	L3	Bld	
			Bird Pavillion	L3	Bld	
			Northern Toilet Block	L3	Bld	
			Main Pavillion	L3	Bld	B
			Peak Body Cabin	L3	Bld	
			Toilet Block	L3	Bld	
			Various Structures and Improvements	L3	Str	
58	Saddleworth Cemetery	Saddleworth	Various Structures and Improvements	L3	Str	B
59	Saddleworth Council Offices and Library	Saddleworth	Council Office Building	L3	Bld	
			Various Structures and Improvements	L2	Str	A
60	Saddleworth Institute	Saddleworth	Institute Building	L3	Bld	
			Various Structures and Improvements	L3	Str	B
61	Winkler Park	Saddleworth	Winkler House	L3	Bld	
			Female Toilet Block	L3	Bld	B



Site #	Site Name	Location	Built Structure Type	Valuation Level	Bld / Str	Current Category
			Male Toilet Block	L3	Bld	
			Various Structures and Improvements	L3	Str	
62	Stockport Cemetery	Stockport	Various Structures and Improvements	L3	Str	B
63	Stockport Recreation Ground	Stockport	Toilets	L3	Bld	
			Toilet Block	L3	Bld	B
			Storage Building	L3	Bld	
			Various Structures and Improvements	L3	Str	
64	Stockport Institute	Stockport	Institute	L3	Bld	B
			Various Structures and Improvements	L3	Str	
65	Tarlee Cemetery	Tarlee	Various Structures and Improvements	L3	Str	B
66	Tarlee CFS	Tarlee	Sand Shed	L3	Str	B
67	Tarlee Institute	Tarlee	Institute	L3	Bld	B
				L3	Str	
68	Tarlee Oval / Showgrounds	Tarlee	Institute Toilet Block	L3	Bld	B
			Various Structures and Improvements	L3	Str	
69	Tarlee Rest Stop	Tarlee	Toilet Block	L3	Bld	B
			Various Structures and Improvements	L3	Str	
70	Tarlee Water Reserve	Tarlee	Various Structures and Improvements	L3	Str	B
71	Waterloo CFS	Waterloo	Cottage	L3	Bld	B



Site #	Site Name	Location	Built Structure Type	Valuation Level	Bld / Str	Current Category
72	Waterloo District War Memorial	Waterloo	Monocon Toilets	L3	Bld	B
73	Watervale Cemetery Land	Watervale	Various Structures and Improvements	L3	Str	B
74	Watervale Library	Watervale	Cottage	L3	Bld	B
			Various Structures and Improvements	L3	Str	
75	Watervale Recreation Ground	Watervale	Grandstand	L3	Bld	B
			Toilet Block	L3	Bld	B
			Tennis Clubrooms	L3	Bld	B
			Various Structures and Improvements	L3	Str	B
76	Watervale Tennis Court	Watervale	Watervale Tennis Courts	L3	Str	B



Appendix B – Risk Mitigation Opportunities

Building Risk Mitigation Opportunities

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● High Priority
● Medium Priority
● Low Priority
● Very Low to Not Applicable

Asset ID	Site	Site Name	Building Description	Suburb	Field Observations on Access & Safety Issues	Typical ESP for Building Class	Typical problem for Building Class and/or Age	Building Classification (NCC)	Roof and Ceiling Space Access	DDA Access and Amenity	ESP to be Established	Smoke Alarms
14,265	97	Riverton Caravan Park & Swimming Pool	Dwelling / Office	Riverton	Roof Access	Smoke detection		Class 1a (Dominate use)	●	●	●	●
14,273	97	Riverton Caravan Park & Swimming Pool	En Suite Cabin	Riverton	Roof Access	Smoke detection		Class 1b	●	●	●	●
14,274	97	Riverton Caravan Park & Swimming Pool	Cabin - Standard	Riverton	Roof Access	Smoke detection		Class 1b	●	●	●	●
14,275	97	Riverton Caravan Park & Swimming Pool	Cabin 1	Riverton	Disabled Access, Roof Access	Smoke detection		Class 1b	●	●	●	●
14,276	97	Riverton Caravan Park & Swimming Pool	Deluxe Cabin	Riverton	Disabled Access, Roof Access	Smoke detection		Class 1b	●	●	●	●
14,277	97	Riverton Caravan Park & Swimming Pool	Amenities	Riverton	Roof Access			Class 9b	●	●	●	●
14,300	186	Clare Residential House	Residential Dwelling	Clare	Disabled Access, Fire Safety, Roof Access	Smoke detection		Class 1a	●	●	●	●
14,303	112	Tarlee Institute	Institute Building	Tarlee	Fire Safety, Roof Access			Class 9b	●	●	●	●
14,304	235	Manoora Institute	Institute Building	Manoora	Disabled Access, Fire Safety, Roof Access			Class 9b	●	●	●	●
14,310	152	Clare Town Hall	Hall Building	Clare	Disabled Access, Fire Safety, Roof Access	FH, Booster, FHR, Em lighting, smoke management, Ext, exits	Material index issues, Flow and pressure	Class 9b	●	●	●	●
14,311	214	Mintaro Institute	Institute Building	Mintaro	Disabled Access, Fire Safety, Roof Access			Class 9b	●	●	●	●
14,318	152	Clare Town Hall	Hall Function Centre	Clare	Fire Safety			Class 9b	●	●	●	●
14,319	121	Stockport Institute	Institute Building	Stockport	Roof Access			Class 9b	●	●	●	●
14,320	152	Clare Town Hall	Toilet Block	Clare	Fire Safety			Class 9b	●	●	●	●
14,331	37	RSL Community Centre	RSL Community Centre Building	Auburn	Disabled Access, Roof Access			Class 9b	●	●	●	●
14,333	80	Saddleworth Institute	Institute Building	Saddleworth	Disabled Access, Fire Safety, Roof Access	FHR, Em, exits	Matreial index issues	Class 9b	●	●	●	●
14,340	37	RSL Community Centre	Garden Shed	Auburn	Roof Access			Class 7b	●	●	●	●
14,350	106	Riverton Community Hall & Institute	Institute Building	Riverton	Disabled Access, Fire Safety, Roof Access	Public FH, FHR, Em, Ext,exits	Flow and pressure	Class 9b	●	●	●	●
14,358	106	Riverton Community Hall & Institute	Tool Shed	Riverton	Disabled Access, Roof Access			Class 8	●	●	●	●
14,367	193	New Clare Cemetery	Shed	Clare	Disabled Access, Fire Safety, Roof Access			Class 7b	●	●	●	●
14,370	160	Burke Park	Toilet Block	Clare	Roof Access			Class 9b	●	●	●	●
14,372	32	Auburn Memorial Park	Toilet Block	Auburn	Disabled Access, Roof Access			Class 9b	●	●	●	●
14,374	116	Tarlee Rest Stop	Toilet Block	Tarlee	Roof Access			Class 9b	●	●	●	●
14,376	235	Manoora Institute	Toilet Block	Manoora	Roof Access			Class 9b	●	●	●	●
14,379	68	Saddleworth Council Offices	Administrative Building	Saddleworth	Roof Access	FHR, Em, exits	Matreial index issues	Class 5	●	●	●	●
14,387	164	Clare Library	Library Building	Clare	Fire Safety	Exists	Matreial index issues	Class 9b	●	●	●	●
14,388	35	Auburn Library	Public Library Building	Auburn	Roof Access			Class 9b	●	●	●	●
14,392	105	Scholz Park	Blacksmith's Shop	Riverton	Roof Access			Class 8	●	●	●	●
14,393	105	Scholz Park	Wheelwright's Shop	Riverton	Roof Access			Class 8	●	●	●	●
14,394	105	Scholz Park	Scholz Cottage	Riverton	Disabled Access, Fire Safety, Roof Access			Class 9b	●	●	●	●
14,412	205	Clare Waste Transfer Station	Wet Waste Transfer Shed	Clare	Disabled Access, Fire Safety, Roof Access			Class 8	●	●	●	●
14,416	205	Clare Waste Transfer Station	Transportable Office	Clare	Disabled Access, Fire Safety, Roof Access			Class 5	●	●	●	●
14,417	205	Clare Waste Transfer Station	Waste Oil Station	Clare	Disabled Access, Fire Safety, Roof Access			Class 8	●	●	●	●
14,420	205	Clare Waste Transfer Station	Site Office	Clare	Disabled Access, Fire Safety, Roof Access			Class 5	●	●	●	●
14,421	205	Clare Waste Transfer Station	Pump Shed	Clare	Disabled Access, Fire Safety, Roof Access			Class 8	●	●	●	●
14,430	122	Portion Stockport Recreation Ground	Toilets	Stockport	Disabled Access, Fire Safety, Roof Access			Class 9b	●	●	●	●

Building Risk Mitigation Opportunities

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● Very Low to Not Applicable

Asset ID	Site	Site Name	Building Description	Suburb	Field Observations on Access & Safety Issues	Typical ESP for Building Class	Typical problem for Building Class and/or Age	Building Classification (NCC)	Roof and Ceiling Space Access	DDA Access and Amenity	ESP to be Established	Smoke Alarms
14,440	213	Mintaro Bowling Club	Pump Shed	Mintaro	Roof Access			Class 8	●	●	●	●
14,443	274	Marrabel Soldiers Memorial Park	Clubrooms and Public Toilets	Marrabel	Fire Safety, Roof Access			Class 9b	●	●	●	●
14,446	91	Riverton Pony Club	Pony Club Shed	Riverton	Roof Access			Class 9b	●	●	●	●
14,455	60	Winkler Park	Female Toilet Block	Saddleworth	Disabled Access, Roof Access			Class 9b	●	●	●	●
14,458	60	Winkler Park	Male Toilet Block	Saddleworth	Disabled Access, Roof Access			Class 9b	●	●	●	●
14,459	91	Riverton Pony Club	Tool Shed	Riverton	Roof Access			Class 8	●	●	●	●
14,462	149	Sanders Apex Park	Toilet Block	Clare	Roof Access			Class 9b	●	●	●	●
14,464	60	Winkler Park	Winkler House Tourist Building	Saddleworth	Roof Access	Not used as residence		Class 9b	●	●	●	●
14,471	94	River Gilbert Picnic Area	Toilet	Riverton	Roof Access			Class 9b	●	●	●	●
14,482	176	Clare Oval / Recreation Ground	Male Toilet Block	Clare	Disabled Access, Fire Safety, Roof Access			Class 9b	●	●	●	●
14,483	176	Clare Oval / Recreation Ground	Female Toilet Block	Clare	Disabled Access, Roof Access			Class 9b	●	●	●	●
14,497	176	Clare Oval / Recreation Ground	Light Horse Memorial Building	Clare	Disabled Access, Fire Safety, Roof Access			Class 9b	●	●	●	●
14,499	176	Clare Oval / Recreation Ground	Storage Shed	Clare	Roof Access			Class 7b	●	●	●	●
14,502	176	Clare Oval / Recreation Ground	Complex	Clare	Fire Safety, Roof Access	FH, Booster, FHR, Em lighting, smoke management, Extinguisher, exits	Material index issues , Flow and pressure	Class 9b	●	●	●	●
14,536	342	Manoora Recreation Ground	Toilet Block	Manoora	Roof Access			Class 9b	●	●	●	●
14,537	39	Auburn Recreation Ground	Store Shed Behind Kiosk	Auburn	Disabled Access, Roof Access			Class 7b	●	●	●	●
14,538	39	Auburn Recreation Ground	Arts Activity Room	Auburn	Fire Safety, Roof Access			Class 9b	●	●	●	●
14,557	342	Manoora Recreation Ground	Pump Shed	Manoora	Fire Safety			Class 8	●	●	●	●
14,561	69	Saddleworth Caravan Park / Oval	Goat Pavilion	Saddleworth	Roof Access	Exists		Class 7b	●	●	●	●
14,562	69	Saddleworth Caravan Park / Oval	Football Clubrooms	Saddleworth	Fire Safety, Roof Access			Class 9b	●	●	●	●
14,563	69	Saddleworth Caravan Park / Oval	Oval Toilet Block	Saddleworth	Disabled Access, Roof Access			Class 9b	●	●	●	●
14,564	69	Saddleworth Caravan Park / Oval	Main Pavilion	Saddleworth	Fire Safety, Roof Access	Exists		Class 9b	●	●	●	●
14,566	69	Saddleworth Caravan Park / Oval	Poultry / Bird Pavilion	Saddleworth	Roof Access			Class 7b	●	●	●	●
14,567	69	Saddleworth Caravan Park / Oval	Northern Toilet Block	Saddleworth	Disabled Access, Roof Access			Class 9b	●	●	●	●
14,569	39	Auburn Recreation Ground	Arts Shed	Auburn	Disabled Access, Roof Access			Class 7b	●	●	●	●
14,574	39	Auburn Recreation Ground	Football Change Rooms	Auburn	Disabled Access, Fire Safety			Class 9b	●	●	●	●
14,576	39	Auburn Recreation Ground	Camp Kitchen	Auburn	Disabled Access, Roof Access			Class 9b	●	●	●	●
14,577	39	Auburn Recreation Ground	Toilet / Ablution Block	Auburn	Roof Access			Class 9b	●	●	●	●
14,578	39	Auburn Recreation Ground	Canteen	Auburn	Disabled Access, Fire Safety			Class 9b	●	●	●	●
14,580	226	Watervale Recreation Ground	Grandstand	Watervale	Disabled Access, Roof Access			Class 9b	●	●	●	●
14,599	180	Lions Park	Toilet Block	Clare	Roof Access			Class 9b	●	●	●	●
14,602	211	Mintaro Recreation Reserve	Toilet Block	Mintaro	Roof Access			Class 9b	●	●	●	●
14,612	226	Watervale Recreation Ground	Toilet Block	Watervale	Disabled Access, Roof Access			Class 9b	●	●	●	●
14,618	114	Tarlee Oval / Showgrounds	Toilet Block	Tarlee	Disabled Access, Roof Access			Class 9b	●	●	●	●
14,619	268	Rhynie Recreation Reserve	Toilet Block	Rhynie	Roof Access			Class 9b	●	●	●	●
14,621	268	Rhynie Recreation Reserve	Former Clubrooms	Rhynie	Disabled Access, Roof Access			Class 9b	●	●	●	●

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14,628	122	Portion Stockport Recreation Ground	Toilet Block	Stockport	Disabled Access, Fire Safety, Roof Access			Class 9b	●	●	●	●
14,638	97	Riverton Caravan Park & Swimming Pool	Change Rooms	Riverton	Roof Access			Class 9b	●	●	●	●
14,639	97	Riverton Caravan Park & Swimming Pool	Storage Shed	Riverton	Disabled Access, Fire Safety, Roof Access			Class 7b	●	●	●	●
14,644	205	Clare Waste Transfer Station	Dog Pound Shed	Clare	Disabled Access, Fire Safety, Roof Access			Class 8	●	●	●	●
14,647	151	Council Works Depot	Chemical Shed	Clare	Disabled Access, Fire Safety, Roof Access			Class 7b	●	●	●	●
14,649	151	Council Works Depot	Works Shed	Clare	Fire Safety, Roof Access			Class 8	●	●	●	●
14,650	151	Council Works Depot	Depot Building	Clare	Disabled Access, Fire Safety, Roof Access			Class 8	●	●	●	●
14,651	76	Council Depot (Saddleworth)	Signs and Machinery Shed	Saddleworth	Roof Access			Class 8	●	●	●	●
14,652	76	Council Depot (Saddleworth)	Transportable Lunch Room	Saddleworth	Disabled Access, Fire Safety, Roof Access			Class 9b	●	●	●	●
14,653	76	Council Depot (Saddleworth)	Fuel Store	Saddleworth				Class 7b	●	●	●	●
14,655	76	Council Depot (Saddleworth)	Workshop	Saddleworth	Roof Access	FHR, Em, exits		Class 8	●	●	●	●
14,657	205	Clare Waste Transfer Station	Works Depot Shed	Clare	Disabled Access, Fire Safety, Roof Access	FHR, Em, exits	Matreial index issues	Class 8	●	●	●	●
14,662	99	Riverton Council Offices / RSL	Offices / RSL Offices / Hall Building	Riverton	Disabled Access, Roof Access			Class 9b/Class 5	●	●	●	●
14,665	170	Clare Council Offices	Council Offices Building	Clare	Disabled Access, Fire Safety	Public FH, FHR, Em, Ext, exits	Material index issues, Flow and pressure	Class 5	●	●	●	●
15,466	341	Waterloo District War Memorial	Manocon Toilets	Waterloo	Disabled Access, Roof Access			Class 9b	●	●	●	●
15,470	153	Maynard Pioneer Park	Toilet	Clare	Roof Access			Class 9b	●	●	●	●
17,028	400	Art Gallery in Mill Street, Clare	Art Gallery	Clare	Disabled Access, Fire Safety, Roof Access			Class 9b	●	●	●	●
24,827	69	Saddleworth Caravan Park / Oval	Middleton Style Cabin for Saddleworth Peak Body	Saddleworth	Disabled Access, Roof Access	Smoke dection		Class 1a	●	●	●	●
A	106	Riverton Community Hall & Institute	Toilet Block	Riverton	Roof Access			Class 9b	●	●	●	●
B	97	Riverton Caravan Park & Swimming Pool	Male Toilet Block	Riverton	Disabled Access, Roof Access			Class 9b	●	●	●	●
C	84	Riverton Recreation Ground	Football Clubrooms	Riverton	Fire Safety, Roof Access	FHR, Em, exits	Matreial index issues	Class 9b	●	●	●	●
D	226	Watervale Recreation Ground	Bowling Club	Watervale	Disabled Access, Fire Safety, Roof Access			Class 9b	●	●	●	●
E	213	Mintaro Bowling Club	Clubrooms	Mintaro	Disabled Access, Fire Safety, Roof Access			Class 9b	●	●	●	●
F	226	Watervale Recreation Ground	Clubrooms	Watervale				Class 9b	●	●	●	●
G	227	Watervale Library	Small Cottage (1915)	Watervale	Disabled Access, Fire Safety, Roof Access	Smoke detection		Class 1b	●	●	●	●
H	TBC_6	Waterloo CFS	Small Cottage	Waterloo	Roof Access			Class 7b	●	●	●	●
I	342	Manoora Recreation Ground	Clubrooms	Manoora	Disabled Access, Fire Safety, Roof Access	FHR, Em, exits		Class 9b	●	●	●	●
J	97	Riverton Caravan Park & Swimming Pool	Cabin - 1 Bedroom	Riverton	Disabled Access, Roof Access	Smoke detection		Class 1a	●	●	●	●
K	97	Riverton Caravan Park & Swimming Pool	Cabin - 2 Bedroom	Riverton	Roof Access	Smoke detection		Class 1a	●	●	●	●
L	342	Manoora Recreation Ground	Changerooms	Manoora	Disabled Access, Fire Safety, Roof Access			Class 9b	●	●	●	●
M	39	Auburn Recreation Ground	Clubrooms	Auburn	Disabled Access			Class 9b	●	●	●	●
N	TBC_5	Old Police Station Museum	Museum	Clare	Disabled Access, Fire Safety, Roof Access			Class 9b	●	●	●	●
O	96	Doctor's House	Doctor's House Dwelling	Riverton	Roof Access	Smoke detection		Class 1a	●	●	●	●
P	39	Auburn Recreation Ground	Machinery Shed	Auburn	Roof Access			Class 7b	●	●	●	●
Q	122	Portion Stockport Recreation Ground	Storage Building	Stockport	Roof Access			Class 7b	●	●	●	●
14401	318	Clare Caravan & Fauna Park	Tourism Park Building	Clare				Class 4 / Class 5 & 6	●	●	●	●