

ASSET SUSTAINABILITY

5.2. Asset Rationalisation Process - Initial Rationalisation Recommendation

Prepared by: Christopher Accatino, Asset Engineer

Meeting Date: Thursday, January 21, 2021

Executive Summary:

Cassowary Coast Regional Council's vision is to work collaboratively with community to ensure "We Love the Place We Live". One of Council's key initiatives to put downward pressure on rates and improve the financial sustainability of the region is the asset rationalisation project. This project comes in response to a 2015 Queensland Treasury Corporation Report that identified Council's growing asset base had placed a significant financial burden on the regional community and recommended the rationalisation or disposal of assets that had been earmarked as surplus to requirements.

The work undertaken by the Cassowary Coast Community Consultative Group has enabled broader community feedback on the rationalisation project to be gathered. This information along with information from user group meetings and surveys, and officer's knowledge has been collated and Council is now in a position to consider a number of assets for rationalisation.

Recommendation:

"That Council:

1. Support the rationalisation of the following assets:

Demountable building Warrina Lakes;
Change all 'F' Class gravel roads to tracks;
Innisfail Racing Infrastructure;
Innisfail Fishing Club;
Daradgee Wharf;
Tully Gem Club;
Transfer ownership of Caravan Park building assets to lessees;
King Ranch Cultural Theatre;
Innisfail Men's Shed + BMX Track;
Covered car parking - Cnr Grace and Owen Streets, Innisfail;
Innisfail Cultural Complex;
Dalrymple Esplanade path;
Lihs Road Tennis Court;
Mullins Hall;
Old Tully VIC (CRACA);
Silkwood Tennis Courts and Buildings;
Employee Housing;
Enforce lease conditions;
Stoters Quarry

2. Adopt the Recommended Rationalisation Approach for each asset as outlined in Attachment 1 to this report."

Background:

In 2015 the Queensland Treasury Corporation (QTC) identified that Council's growing asset base had placed a significant financial burden on the regional community. QTC recommended that Council identify options to rationalise or dispose of assets that had been earmarked as surplus to requirements.

In comparison to neighbouring local government areas, Cassowary Coast Regional Council's asset to population ratio is high and contributes to higher rates for the community. The value of Cassowary Coast's asset base per rateable property in 2018/19 was \$73,230 compared to \$42,601 for the Tablelands and

\$46,865 for the Hinchinbrook Shire. Without change this will continue into the future with the potential to worsen as Council seeks to provide new and upgraded assets to meet changes in regulation, standards and community need.

As part of the 20/21 budget process Council identified the significant cost to ratepayers that comes with owning \$1.8bn of infrastructure. High level analysis suggested that there are a number of assets within Council's portfolio that may not be providing value to the community as they once did. While it is acknowledged that most assets still have some form of usage the costs to the ratepayer should be understood and informed, to enable sustainable and financially responsible decisions to be made.

Council acknowledges that this process of change may prove unpopular with individuals, groups and small sections of the community, however it sees this process as an opportunity to redirect funds from low use assets to higher value assets and services.

In determining assets for rationalisation the following criteria have been used:

- Have limited use or sole use;
- Have limited community value (asset serves a very small number of the community, or are under-utilised);
- An alternative similar asset/facility or other means of providing the service is available;
- Are not fit-for-purpose. eg.. A building that was once regularly used by a large number of the community is now infrequently used by a small group. A smaller shared facility may be better fit-for-purpose;
- May not need to be replaced as the service they provide can be delivered through new or other assets;
- The value provided by the asset benefits an individual/business – commercial use;
- Assets that provide an inconsistent level or excessively high level of service when compared to other assets within Council's asset networks;
- Assets that compete with other council assets, private assets or businesses by oversupplying the community and impacting on the sustainability of other businesses and private groups.

Throughout the Asset rationalisation process Council has committed to:

- Focusing on decisions that bring benefits to whole community;
- Reducing depreciation, insurance premiums and other operational costs to improve Council's financial sustainability;
- Encourage assets to be shared amongst multiple users/groups to increase utilisation rates;
- Work collaboratively with user groups throughout the project;
- Support affected user groups during and after implementation of Council's decisions;
- Acknowledge that different scenarios will require different responses and options;
- Ensure that there is a single point of contact for the project;
- Engage affected user groups in a timely and inclusive way.

This project is one of many projects Council is working on to deliver sustainable services to the community.

Asset Rationalisation Definition

Asset rationalisation is the action of making an organisation or process more efficient, through the better

use of its assets. Rationalisation may refer to a number of options, such as:

- Transfer ownership;
- Sell building;
- Set lease agreements with clauses that require users and not ratepayers to renew assets;
- Change end of life renewal treatments, e.g. concrete to deco;
- Remove asset;
- Replace with fit for purpose asset;
- Increase usage through shared arrangements.

Asset Rationalisation Process

To ensure that Council is successful in achieving its commitment to the ratepayer to generate savings, a process to support decision-making has been adopted. Council has engaged with the community in a range of different ways to seek feedback and consider input to the asset rationalisation proposals. There are two main approaches to the engagement process:

1. The Cassowary Coast Community Consultative Group has provided input into Council's asset rationalisation process; and
2. Direct engagement with users, clubs and groups that use some of the assets under consideration.

Furthermore a survey of all known user groups that utilise council assets has been undertaken as well as input from council operations staff on their knowledge of use and asset condition and history.

While the Cassowary Coast Community Consultative Group has provided input into the process their assessment is only one of the inputs for Council to consider in making its decision. Council is solely responsible for making decisions regarding the rationalisation of assets.

This report collates the information from the Community Consultative Group, community group discussions/surveys and officers knowledge and makes recommendations on rationalisation opportunities and approaches.

Cassowary Coast Community Consultative Group

Three deliberative workshop sessions were planned with the Community Consultative Group (CCG) spread over a two-week period. The group members worked with the project team to understand the context and rationale for the project, considering the information that was available for each asset before then applying the assessment criteria to each of the assets.

The CCG is currently made up of 26 people from across the region who have diverse backgrounds and interests. Of the larger group, 14 group members were able to participate in the project and 11 group members contributed to all three sessions.

There were two approaches to the assessment of each of the assets. The first was a multi-criteria assessment, replicating what the project team had used in short-listing possible assets for rationalisation. The second was an overall consideration of each asset that followed the multi-criteria scoring using a 'three flag' rating system.

The three-flag approach provided the group with the following options:

- Green flag – full support for the asset to be considered for rationalisation;
- Amber flag – support that the asset should be considered for rationalisation but had some questions or reservations; and
- Red flag – do not support the asset being considered for rationalisation with reasons to be provided.

Both the multi-criteria assessment and overall consideration data from the CCG's assessment is provided in Appendix 1 for each asset under consideration.

The group were also asked to provide comments related to the asset or their assessment. Where members raised concerns or made comments related to an 'Amber' or 'Red' assessment their comments were summarised in the appendix and an officer's response provided.

CCG Constraints

- There was some concern from the CCG about their specific role. They considered that they may be made out to be the decision makers and perceived a risk of retribution by community groups. CCG sought assurances that Council would be the ultimate decision-making body and that the CCG would not be made a scapegoat if there was push back from the public;
- The amount and type of information that was available for CCG members was challenging at times. A parallel engagement process where all user groups were surveyed about their group and use of different facilities in the Cassowary Coast region was occurring in the early stages of the CCG deliberations. As new and more detailed information came to light this was passed onto CCG members at their sessions;
- Where the CCG members had familiarity with the asset under discussion there was less of concern. In all instances, the CCG held strong expectations that impacted user groups and the wider public were engaged as part of this project. In order to provide some assurances to the CCG members, information was provided about all of the user groups that have been surveyed and an update on which of the impacted user groups had had face to face meetings with the project team was reported on in the third session with the CCG members; and
- The CCG also had difficulty initially in understanding what 'rationalisation' meant in relation to the assets and fell into a trap of assuming that this automatically meant removal of the asset. At the second session with the CCG a number of examples of rationalisation with differing outcomes was presented to the group. This initiative as well as an opportunity to clarify possible implementation processes helped the group to understand what rationalisation options were under consideration and to give a more comprehensive assessment of each of the assets. The initial misunderstanding led to some of the assets that were being assessed at the start of the project as having generally less support than those assessed towards the end of the project.

Implementation Phase

Once Council resolves to dispose of assets the project will enter the implementation phase. The Implementation phase of the process is where the finer details will be worked through for individual assets that will be rationalised. The following principles will be used to guide the implementation phase:

- Council will remain focused on delivering outcomes that benefits the whole community.
- Council is committed to reducing depreciation, Insurance premiums and other operational costs.
- Council encourages assets to be shared amongst multiple users/groups to increase utilisation rates.
- Council is committed to work with users to minimise the impacts where possible albeit the way they use Council infrastructure may change.
- Follow up on affected users after implantation is completed to maintain Council's support.

The implementation phase will initially focus on rationalisation options that allow for the savings to the budget to be achieved quickly. Some options will take longer to progress and in some instances the method of disposal may change due to final advice from Council's auditors. In a scenario where the rationalisation approach materially changes a further report will be brought to Council to advise of the

change and recommend a new rationalisation approach.

Future Rationalisation Opportunities

While a number of assets in Council's asset portfolio meet the rationalisation criteria the initial round of assets is provided for Council's consideration as its considered sufficient information is available to inform a decision.

There are further assets that meet the rationalisation criteria and have been considered by the CCG which will be bought to Council in future. Staff are currently gathering additional data and undertaking more consultation to inform an appropriate rationalisation approach. A future report is planned for February.

Reviewing and updating its asset base should be an ongoing process to ensure the assets Council own and operate and maintain are appropriate for its ratepayers both in terms of provision but also in terms of affordability. It is expected that further rationalisation opportunities will be identified in future.

Round 1 – Recommended for Disposal

1. Demountable Building Warrina Lakes;
2. Change all F Class gravel roads to tracks;
3. Racing Infrastructure, Innisfail;
4. Innisfail Fishing Club;
5. Daradgee Wharf;
6. Tully Gem Club;
7. Transfer ownership of Caravan Park Building Assets to lessee;
8. King Ranch Cultural Centre;
9. Innisfail Mens Shed + BMX track;
10. Covered car parking corner of Grace and Owen;
11. Innisfail Cultural Complex;
12. Dalrymple Esplanade Path - Concrete to Deco;
13. Tennis Court, Lihs Rd;
14. Mullins Hall, Tully;
15. Old Tully VIC CRACA;
16. Silkwood Tennis;
17. Employee Housing;
18. Enforce lease conditions;
19. Stoters Quarry

Link to Corporate Plan:

Goal 2 - Community First

Objective: To work in partnership with the community to ensure that facilities and amenities meet the needs of local people and that Council delivers a consistent and high level of service. We will measure ourselves to ensure our performance keeps pace with evolving community expectations.

- 2.7. Council's services, amenities, partnerships and programs help communities connect to build a strong sense of place and cultural diversity now and in conjunction with planning for the future.

Goal 4 - Responsible Governance

Objective:

Ensure good governance is achieved by having efficient and effective decision-making processes and systems.

Maintain a well-managed, transparent and effective organisation that gives the community

confidence, demonstrates financial sustainability and ensures our customers are satisfied with our services and our employees are proud to work here.

- 4.2.Undertake robust and accountable financial, resource and infrastructure planning and management to ensure affordable and sustainable outcomes for our community.
- 4.6.Engage with the community to inform council decision making processes.
- 4.7.Provide inspirational leadership and contemporary management systems that drive a coordinated, motivated, highly effective and efficient organisation.
- 4.8.Commit to open, transparent and accountable governance to ensure community confidence and trust in Council.

Consultation:

Management team and Councillors;
Community Engagement Consultant;
Cassowary Coast Community Consultation Group; and
User Groups

The following groups were invited to complete a survey that sought to gather information about the group and their use of Council facilities. Council staff have followed up with all clubs and relevant information has been included for each asset under consideration. At the time of preparing the report 42 out of 76 of groups had responded to the survey. Staff are attempting to follow up with all groups to ensure a response is provided. It is possible that some groups are no longer active which may present further rationalisation opportunities.

Group	Group	Group	Group
Girl-Guides-Tully& Mission-Beach	Boogan-Stars-Junior-Soccer-Association	Innisfail-Golf-Club	South-Johnstone-Youth-&-Community-Assoc.
Graham-Academy-of-Dance	Cardwell-&District-Historical-Society-Inc	Innisfail-Horse-and-Pony-Club-Inc	Goondi-Scout
Innisfail-&District-Gem-&Allied-Craft-Club	Cardwell-&District-Pickleball-Club-Inc	Innisfail-Mini-Rail-Club-Inc	Tully-Bow-Hunters-Club-Inc
Innisfail-&District-Men's-Shed-Inc	Cardwell-Lions-Club	Innisfail-Touch-Association	Tully-District-Cricket-Association
Innisfail-&District-Pipe-Band-Association	Cardwell-Men's-Shed	Innisfail-United-Football-Club	Tully-Gym-&Tramp-Club
Innisfail-Brothers-Rugby-League	Cardwell-Sport-Fishing-Club-Inc.	Innisfail-Woodworkers-Guild-Inc	Tully-Junior-Rugby-League
Innisfail-Combined-Sports-Association	Cassowary-Coast-Little-Athletics-Inc.	Innisfail-Youth-and-Family-Care-Inc	Tully-Junior-Football-Club
Innisfail-Community-Pre-School	Castor-Park-Management-Committee	Innisfail-Turf-Club-Inc	Tully-Lions-Club
Innisfail-Rowing-Club-Inc	Coconuts-Outrigger-Canoe-Club-Inc	Kurrimine-Beach-Progress-Association	Tully-Motorcycle-Club-Inc
Innisfail-Turf-Club-Inc	C4-mission-beach	Kurrimine-Crocs-Cricket-Club	Friends-of-the-Con-Inc
Mission-Beach/Bingil-Bay-Progress-Assoc.	Dallachy-R/C-Model-Aero-Club-Inc	Mission-Beach-Artists-Inc (Mission-Arts)	Tully-Show-Society
Mourilyan-District-Kinderqarten-Association	East-Palmerston-Progress-Association	Mission-Beach-Cricket-Club	Tully-Tennis-&Social-Club
Rotary-Club-of-Tully	Ettv-Bay-Surf-Life-Saving-Club-Inc	Mission-Beach-Football-(Soccer)-Club	Tully-Tigers-(Seniors)
Tully-Support-Centre	Hinchinbrook-Regional-Arts-Association	Mission-Beach-Meals-on-Wheels	Tully-Touch
Tully-&District-Mens-Shed	Inaringa-Sporting-Association	Mission-Beach-Outrigger-Canoe-Club	Tully/Mission-Beach-Pickleball-Club
Tully-Gem-Club-Inc	Innisfail-&District-Model-Aero-Club	Mission-Beach-Scouts	Innisfail-&District-Historical-Society-Inc
Tully-Netball-Association	Innisfail-&District-Show-Society-Inc	Mission-Beach-Tennis-Club	Feast-of-the-senses
Innisfail-Creatives	Innisfail-&District-Tennis-Association	Old-Police-Citizens-Youth-Welfare-Association	Innisfail-Lionesses
Daradgee-Environmental-Education-Centre	Innisfail-&Districts-Netball-Association-Inc	Silkwood-Junior-Soccer-Club-Inc	Innisfail-District-Model-Aero-Club-Inc

The following groups have attended the community group briefing sessions and/or had one- on-one conversations with Council Staff.

Group	Briefing session	One-on-One's
Tully-Girl-Guides	X	✓
Mission-Beach-Progress-Association	X	✓
Innisfail-&District-Gem-&Allied-Craft-Club-(aka-Innisfail-Gem-Club)	✓	✓
Innisfail-&District-Men's-Shed-Inc	✓	✓
Innisfail-&District-Pipe-Band-Association	✓	✓
Innisfail-Brothers-Rugby-League-(Innisfail-Leprechauns)	✓	✓
Innisfail-Rowing-Club-Inc	X	✓
Innisfail-Turf-Club-Inc	✓	✓
Mission-Beach-Community-Association	X	✓
Mourilyan-District-Kindergarten-Association-Inc	X	X
Innisfail-Combined-Sports-Association	✓	✓
Tully-Support-Centre	✓	✓
Tully-&District-Mens-Shed	X	✓
Tully-Gem-Club-Inc	X	✓
Tully-Netball-Association	X	✓
Innisfail-Creatives	✓	✓
Daradgee-Environmental-Education-Centre	X	Previous-conversations
Innisfail-Lionesses	✓	✓
Feast-of-the-senses	✓	✓
Tully-Tramp-Club	X	✓
King-Ranch-Cultural-Centre	X	Previous-conversations
Innisfail-Show-Society	X	✓

Legal Implications (Statutory basis, legal risks):

Changes to lease agreements will need to be undertaken in accordance with the Land Act and Regulations.

As the owner or trustee of community land Council is obliged to ensure that any use of the land is conducted safely and in accordance with federal, state and local laws.

Council has given due consideration to the Human Rights 2019 (Qld) in passing any resolution emanating from the recommendations in this paper or otherwise.

Policy Implications:

Compliance with financial management policies and principles as set down in the Local Government Finance Standards and requirements of the *Local Government Act* and Regulation.

At its December Meeting in 2020 Council resolved:

1. *Adopt the following principles as outlined in the report:*

- *Asset utilisation – Council manages fewer assets that are of a higher standard and are provided for shared use, providing greater benefit;*
- *We will support groups that support themselves;*
- *Ratepayers will support groups who can demonstrate community benefit and are sustainable;*
- *Council has a low risk appetite for non-compliance with legislation, regulation and policy. We want to partner with groups that comply;*
- *Groups who receive benefit from Council can demonstrate proper governance and financial management;*
- *We seek to support clubs appropriately and enable new groups to start while limiting the financial risk to ratepayers;*
- *If clubs reduce in size we will support them to move to more sustainable arrangements;*
- *Demonstration of track record, capacity and strategy is required to access greater support from ratepayers;*
- *We require accountability for agreements and deliverables;*
- *Clubs with greater access to finance through income generating activities made possible by ratepayer-owned assets should contribute more;*
- *We will support and incentivise groups to provide assets and services which are not on Council land;*
- *We expect groups to firstly look to fund ongoing costs through external (grant) funding to reduce costs to ratepayers;*
- *New or upgraded assets will only be supported where a sustainable business case demonstrates value, benefit and sustainability;*
- *We expect support and respect from those we support;*
- *For Profit and State and Federal entities will not be provided with ratepayer direct or in-kind support without a Council resolution; and*

2. *Develop a policy and framework for the strategic and consistent management of community use of Council assets based on these principles.”*

It is envisaged that the development of such a policy and framework will enable further conversations regarding rationalisation to be more easily facilitated especially where groups have sole use of an asset. Such a policy should also enable Council to more effectively manage its asset base into the future. These adopted principles will be applied in the implementation phase of the Asset Rationalisation Project.

Risk Implications (Corporate, Operational, Project risks):

Failure to achieve the forecast savings will result in the budget surplus not being realised. It will be important that performance against the target be monitored and reviewed through quarterly budget reviews.

There is some lack of clarity on what level of action will be required to support Council achieving the targeted savings. Council's Finance team are currently collating financial data and will be working with Council's Auditors to determine ways in which Council's accounting methodology can be used to facilitate responsible and sustainable decisions regarding future asset provision to be made.

There may be some negative feedback from individuals, groups or small sections of the community as Council undertakes this process. Through the CCG Council has validated that community are willing to consider a rationalised asset base, sharing of assets and the resultant impact on services as a means of producing downward pressure on rates.

Financial & Resource Implications:

Commitment from Whole-of-Council is required and community consultation will form a crucial part of this process. While there is significant opportunity to make savings, some difficult decisions will need to be made to realise this. It will take a substantial commitment through the implementation phase from Council and staff to progress this process.

Council has a responsibility to ensure long term financial sustainability is provided to the community. It must continuously plan, review and make decisions about the provision of assets and ensure that assets are well utilised and represent value to the community. By making changes that improve sustainability Council will be able to invest in new infrastructure and improve services that will facilitate growth and improved outcomes for more of the community.

Individual savings estimates are provided for each asset in Appendix 1. Should Council decide to rationalise all of the assets in round 1 and the depreciation savings are as expected, annual savings of \$392,000 could be achieved.

Council's annual insurance premium is usually calculated in May and paid in July. Savings in insurance will be realised in the 21/22 financial year.

Report authorised by:

David Goodman, Director Infrastructure Services

Supporting Documents:

1. Attachment 1 - Recommended Rationalisation Approach

Demountable Building – Warrina Lakes, Innisfail.

Initial Criteria Assessment

Criteria Number	Criteria	Relevant
1	Have limited use or sole use	
2	Have limited community value (asset serves a very small number of the community, or are underutilised)	
3	An alternative similar asset/facility or other means of providing the service is available	
4	Are not fit for purpose. E.g. A building which was once regularly used by a large number of the community is now infrequently used by a small group. A smaller shared facility may be better fit for purpose.	
5	May not need to be replaced as the service they provide can be delivered through new or other assets.	
6	The value provided by the asset benefits an individual/business – commercial use	
7	Assets which provide an inconsistent level or excessively high level of service when compared to other assets within Council’s asset networks.	
8	Assets which compete with other council assets, private assets or businesses by oversupplying the community and impacting on the sustainability of other businesses and private groups.	

Financial Details

Annual Depreciation	\$6,294
O&M	\$500 estimated
Insurance	\$1,500 – estimated split from full council insurance policy

Action required to gain financial savings

Sell/remove building

Current use

Unused – Building is in very poor condition and requires significant work to make useable.

History

Demountable building was donated to council after Cyclone Larry, circa 2007. It was originally used as the insurance assessors site office and moved to Warrina Lakes for the parks and gardens office. When parks and gardens moved to the works depot it was used by the FM community radio club. The club never got to the point of broadcasting from the site and the building has been left unused for a number of years.

Strategy for existing use

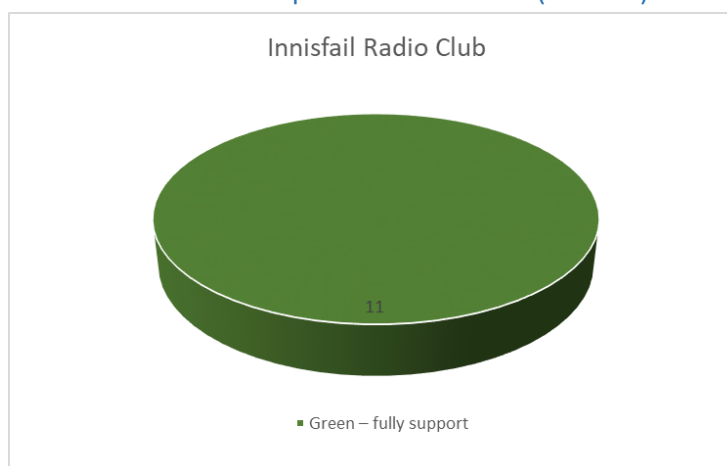
Nil – group has never been in a position to broadcast.

Consultation

Survey	Information Session	One on One
NA club no longer operational	NA club no longer operational	NA club no longer operational

Internal only

Community Consultative Group Assessment (N=11)



Criteria Number	Criteria	CCG Assessment
1	Have limited use or sole use	5
2	Have limited community value (asset serves a very small number of the community, or are underutilised)	5
3	An alternative similar asset/facility or other means of providing the service is available	4
4	Are not fit for purpose. E.g. A building which was once regularly used by a large number of the community is now infrequently used by a small group. A smaller shared facility may be better fit for purpose.	4
5	May not need to be replaced as the service they provide can be delivered through new or other assets.	5
6	The value provided by the asset benefits an individual/business – commercial use	3
7	Assets which provide an inconsistent level or excessively high level of service when compared to other assets within Council's asset networks.	4
8	Assets which compete with other council assets, private assets or businesses by oversupplying the community and impacting on the sustainability of other businesses and private groups.	3

Criteria – 1 = Do Not Agree, 2= Somewhat Disagree, 3= Neither Agree or Disagree, 4 = Somewhat agree, 5 = Strongly Agree.

Recommended Rationalisation Approach

Remove from Insurance Register. Dispose by public auction, clean up site. Remove from asset register.

Change all F Class gravel roads to tracks

Initial Criteria Assessment

Criteria Number	Criteria	Relevant
1	Have limited use or sole use	
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8	Assets which compete with other council assets, private assets or businesses by oversupplying the community and impacting on the sustainability of other businesses and private groups.	

Financial Details

Annual Depreciation	\$45,000
O&M	
Insurance	nil

Action required to gain financial savings

Review revaluation methodology and Asset Management Plan. Remove pavement asset from asset register.

Current use

F class unsealed roads are very low use roads. Due to this they rarely receive any gravel and minimal maintenance as council seeks to direct its resources to more highly trafficked roads.

ROAD CLASS	ESTIMATED AVERAGE DAILY TRAFFIC (ADT)	SERVICE (GUIDE)	FUNCTION	NETWORK LENGTH	UNSEALED NETWORK %
A	>120 ADT	>15 houses	Major movements between population centres Part of the primary network	11.77km	2.24%
B	75 - 120 ADT	11 - 15 houses May have less houses but connects to other roads >500ha bananas	Roads that link to primary network Connecting local centres	30.025km	5.71%
C	40 - 75 ADT	7 - 10 houses >1 industry >250ha bananas	Minimum standard for school buses Minor roads May have packing sheds and farms	135.364km	25.73%
D	20 - 40 ADT	2 - 6 houses 1 industry >100ha bananas	Provides access to low use areas (e.g. boat ramps) Minimum standard access to National Parks	170.13km	32.34%
E	8 - 20 ADT	1 - 2 houses Small industry >50ha bananas	Provides access to properties Only 1-2 residences Very low use Access to minor tourism site	112.34km	21.35%
F	<8 ADT	0 houses Very small to no industry	Used for infrequent recreation May provide access to rivers or paddocks 4WD tracks	66.489km	12.64%

History

Council manages its unsealed road network through a hierarchy based approach. Roads with less than 8 vehicles per day, no house access, used for infrequent recreation, ie access to paddocks, rivers or 4WD tracks.

Strategy for existing use

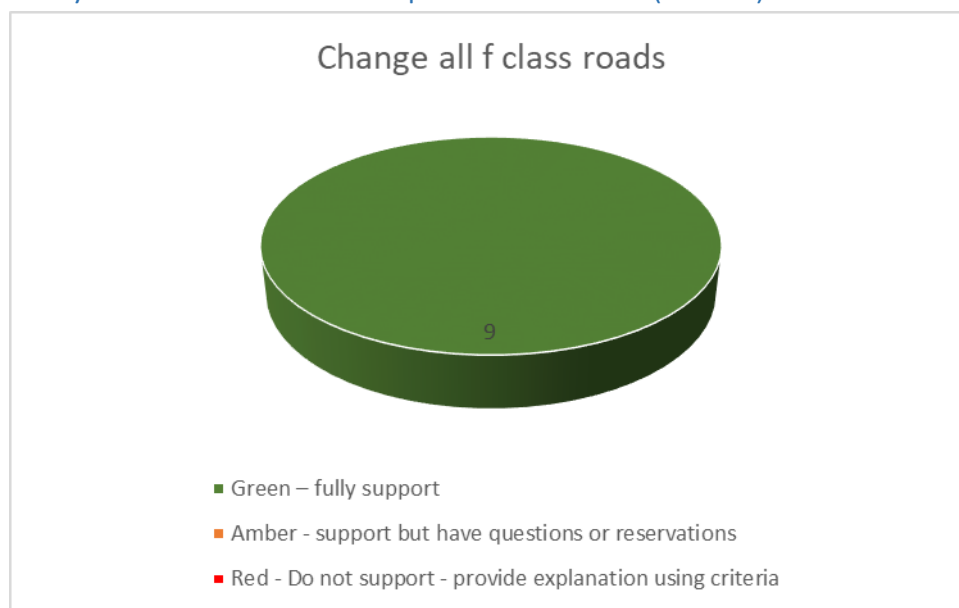
Maintenance only, no capital resheeting or regular maintenance grading. It is anticipated that this change will initially see very little physical change and will likely go unnoticed by the small number of road users who use F Class roads.

Consultation

Survey	Information Session	One on One
NA	NA	NA

Internal only

Community Consultative Group Assessment (N=11)



Criteria Number	Criteria	CCG Assessment
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8	Assets which compete with other council assets, private assets or businesses by oversupplying the community and impacting on the sustainability of other businesses and private groups.	2

Criteria – 1 = Do Not Agree, 2= Somewhat Disagree, 3= Neither Agree or Disagree, 4 = Somewhat agree, 5 = Strongly Agree.

CCG Comments

CCG Comment	Officer Comment
As long as no houses are affected	Under Council's maintenance hierarchy F class roads to not provide access to residents. Should Council support rationalisation this will be reviewed as part of the implementation phase.

Recommended Rationalisation Approach

Review the asset revaluation methodology and Asset Management Plan. Provide future report to Council for adoption and also report to Audit Committee.

List of F Class Roads

Road Name	Section No	Map Object Count	Region	Chainage Start	Chainage Finish	Start Location	Finish Location	Length (km)
Adams Rd South	2	1	Davidson	0.00	1.00	Davidson Rd	End	1.00
Alderman Rd	2	1	Davidson	0.80	1.51	Driveway on the	End	0.71
Andy Sorbello Rd	1	1	Lower Tully	0.00	0.67	Jack Evans Drive	End	0.67
Blackman Rd	8	1	Murray Upper	9.12	10.10	Intersection	Private Rd on the	0.98
Blackman Rd	9	1	Murray Upper	10.10	10.95	Private Rd on the left	Private Rd on the	0.85
Blackman Rd	10	1	Murray Upper	10.95	12.13	Private Rd on the left	End	1.18
Blackman Rd side road	11	1	Murray Upper	0.00	2.24	Blackman Rd (down	End	2.24
Bob Rodgers Ln	1	1	Tully	0.30	0.90	Start of Gravel	End	0.60
Brett St	1	1	Innisfail	0.00	0.06	Innisfail Japoon Rd	Callow St	0.06
Carron Esp	1	1	Lower Tully	0.04	0.95	Start of Gravel	Bitumen	0.91
Coquette Point Rd	1	1	Innisfail	3.90	4.00	Start of Gravel	End	0.10
Creek St	1	1	Bingil Bay	0.00	0.04	Porter Promenade	End	0.04
Dallachy Aerodrome Road	1	1	Kennedy	0.00	1.02	Bruce Highway	Aerodrome	1.02
Eden Rd	2	1	Cowley	1.54	2.71	Last house on the	End	1.17
Gauci Rd	1	1	Silkwood	0.00	1.07	Silkwood Japoon Rd	Black Wattle Rd	1.07
Gauci Rd	2	1	Silkwood	1.07	2.37	Black Wattle Rd	Bitumen	1.30
Hamilton Rd	1	1	Kennedy	2.90	3.71	Start of Gravel	End of Cane, both	0.81
Hamilton Rd	2	1	Kennedy	3.71	4.56	End of Cane, both	Meacham Rd	0.85
Illich St	1	1	Kurrimine	0.82	1.13	Start of Gravel	Bitumen	0.31
Jenkins Rd	1	1	Davidson	0.00	0.48	Davidson Rd	End	0.48
Jim Henry Road	1	1	Rockingham	0.00	0.75	Rockingham Rd	End	0.75
Kavanagh Rd	1	1	Innisfail	0.00	0.66	Goondi Mill Rd	Bitumen	0.66
Lawson Drive	1	1	Cardwell	0.25	0.74	Start of Gravel	End	0.49
Leichardt Rd Davidson	1	1	Davidson	0.00	0.39	Davidson Rd	Road closure	0.39
Marine Pde	1	1	Bingil Bay	0.00	0.41	Central Ave	End	0.41
Mena Ck Rd	4	1	Mena Creek	9.72	10.54	Driveway on the left	End	0.82
Muff Creek Road	1	1	Bingil Bay	0.00	0.15	Bingil Bay Road	End	0.15
Mullins Rd	4	1	Jarra	6.14	7.05	Culvert/bridge	Scougall Rd	0.91
Nth Davidson Rd	6	1	Davidson	16.65	17.45	Grid/gate	Grid/gate	0.80
Nth Davidson Rd	7	1	Davidson	17.45	18.78	Grid/gate	Grid/gate	1.33
Nth Davidson Rd	8	1	Davidson	18.78	19.80	Grid/gate	Culvert/bridge	1.02
Nth Davidson Rd	9	1	Davidson	19.80	21.26	Culvert/bridge	Grid/gate	1.46
Nth Davidson Rd	10	1	Davidson	21.26	22.57	Grid/gate	Culvert/bridge	1.31
Nth Davidson Rd	11	1	Davidson	22.57	24.03	Culvert/bridge	Culvert/bridge	1.46
Nth Davidson Rd	12	1	Davidson	24.03	25.03	Culvert/bridge	Tully Gorge Rd	1.00
Old Cardwell Rd	2	1	Bilyana	1.16	2.60	Start of Cane on the	End of Forest	1.44
Old Telegraph Rd	1	1	Feluga	0.00	0.34	East Feluga Rd	Private Rd on the	0.34
Old Telegraph Rd	2	1	Feluga	0.34	1.76	Private Rd on the left	End	1.42
Sandy Creek Rd	2	1	Jarra	1.50	2.40	End of straight	Causeway	0.90
Sandy Creek Rd	3	1	Jarra	2.40	3.50	Causeway	End	1.10
Silky Oak Ck Rd	2	1	Lower Tully	3.56	5.16	Culvert/bridge	End	1.60
Stamp Rd 1	2	1	Rockingham	4.09	5.40	Stamp Rd 2	Private Rds left and	1.31
Stamp Rd 1	3	1	Rockingham	5.40	6.53	Private Rds left and	End	1.13
Stamp Rd 2	4	1	Rockingham	3.22	4.69	Driveway on the	Culvert/bridge	1.47
Stamp Rd 2	5	1	Rockingham	4.69	5.61	Culvert/bridge	End	0.92
Stamp Rd 3	1	1	Rockingham	0.00	0.74	Stamp Rd 1	End	0.74
Tully St	1	1	Cardwell	0.00	0.23	Brasenose St	St Albans St	0.23
Wilkinson Rd	2	1	Davidson	0.60	1.89	Culvert/bridge	End	1.29
Zonta Rd	1	1	Bilyana	0.00	0.36	Bluff Rd	End	0.36
Zonta Subdivision Rd	1	1	Rockingham	0.00	1.41	Rockingham Rd	End	1.41
								44.96

Racing Infrastructure, Pease Park, Innisfail

Initial Criteria Assessment

Criteria Number	Criteria	Relevant
1	Have limited use or sole use	
2	Have limited community value (asset serves a very small number of the community, or are underutilised)	
3	An alternative similar asset/facility or other means of providing the service is available	
4	Are not fit for purpose. E.g. A building which was once regularly used by a large number of the community is now infrequently used by a small group. A smaller shared facility may be better fit for purpose.	
5	May not need to be replaced as the service they provide can be delivered through new or other assets.	
6	The value provided by the asset benefits an individual/business – commercial use	
7	Assets which provide an inconsistent level or excessively high level of service when compared to other assets within Council's asset networks.	
8	Assets which compete with other council assets, private assets or businesses by oversupplying the community and impacting on the sustainability of other businesses and private groups.	

Financial Details

Annual Depreciation	\$45,400
O&M	\$10,000 Estimated savings in mowing and staff costs
Insurance	\$13,700 - estimated split from full council insurance policy

Action required to gain financial savings

Remove assets specifically related to horse racing and covered within the Innisfail Turf Club Lease from asset and insurance registers. Apply lease conditions which state ownership and maintenance are responsibility of the Innisfail Turf Club. Remove assets from insurance register.

Current use

Turf club hold the lease but overtime have not been fulfilling obligations under lease.

History

These assets are for the sole use of the lease holder and not used for any other purpose than horse racing. The assets have been built by the Innisfail Turf Club and would not be replaced in the scenario the Turf Club was to cease operation.

Strategy for existing use

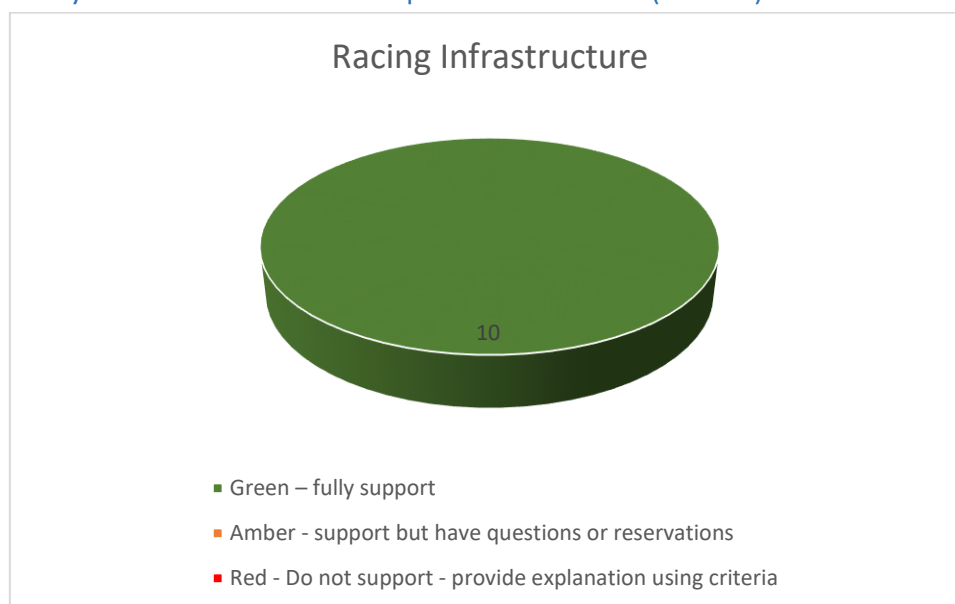
Continue to operate under lease agreement.

Consultation

Survey	Information Session	One on One
Completed	Attended	Attended

Approximately 70 members. Largest impact will be in regards to mowing of track. ITC are happy to work with CCRC to improve and make this a better facility. The current upgrade of the race track (under Racing Queensland grant) will provide an opportunity for the club to receive TAB meetings (telecast to the Nation) which will showcase Innisfail. ITC are also continually applying for grants to try and help improve the facility.

Community Consultative Group Assessment (N=11)



Criteria Number	Criteria	CCG Assessment
1	Have limited use or sole use	5
2	Have limited community value (asset serves a very small number of the community, or are underutilised)	4

3	An alternative similar asset/facility or other means of providing the service is available	2
4	Are not fit for purpose. E.g. A building which was once regularly used by a large number of the community is now infrequently used by a small group. A smaller shared facility may be better fit for purpose.	3
5	May not need to be replaced as the service they provide can be delivered through new or other assets.	3
6	The value provided by the asset benefits an individual/business – commercial use	5
7	Assets which provide an inconsistent level or excessively high level of service when compared to other assets within Council's asset networks.	4
8	Assets which compete with other council assets, private assets or businesses by oversupplying the community and impacting on the sustainability of other businesses and private groups.	3

Criteria – 1 = Do Not Agree, 2= Somewhat Disagree, 3= Neither Agree or Disagree, 4 = Somewhat agree, 5 = Strongly Agree.

Recommended Rationalisation Approach

Remove assets from the insurance register. Seek amendment to current lease that assets shall be removed at the end of the lease period, remove assets from asset register. Give written notice to the Innisfail Turf Club that all lease conditions will be applicable.

Innisfail Fishing Club, Innisfail

Initial Criteria Assessment

Criteria Number	Criteria	Relevant
1	Have limited use or sole use	
2	Have limited community value (asset serves a very small number of the community, or are underutilised)	
3	An alternative similar asset/facility or other means of providing the service is available	
4	Are not fit for purpose. E.g. A building which was once regularly used by a large number of the community is now infrequently used by a small group. A smaller shared facility may be better fit for purpose.	
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7	Assets which provide an inconsistent level or excessively high level of service when compared to other assets within Council's asset networks.	
8	Assets which compete with other council assets, private assets or businesses by oversupplying the community and impacting on the sustainability of other businesses and private groups.	

Financial Details

Annual Depreciation	\$11,800
O&M	\$500 estimated
Insurance	\$2,900 – estimated split from full Council Insurance Policy

Action required to gain financial savings

Set lease agreement to transfer ownership or Remove/sell building.

Current use

Only used for storage by the Feast of the Senses. The building is in very poor condition and is located in a High Hazard flood zone.

History

Building commissioned 1972.
 Lease recently handed back. Lessee did not meet the maintenance requirements, and as a result the building is in very poor structural condition. Was used by a Dance Club who did some minor maintenance regularly but no structural/major maintenance. No other lease details
 Building sits on land that is leased to the Innisfail Rowing Club by Cassowary Coast Regional Council.

More recently, discussions were held with Innisfail Creatives to use this space as an Arts Centre, however negotiations stalled when Council advised it wasn't prepared to make significant repairs to the building and install air conditioners.

Strategy for existing use

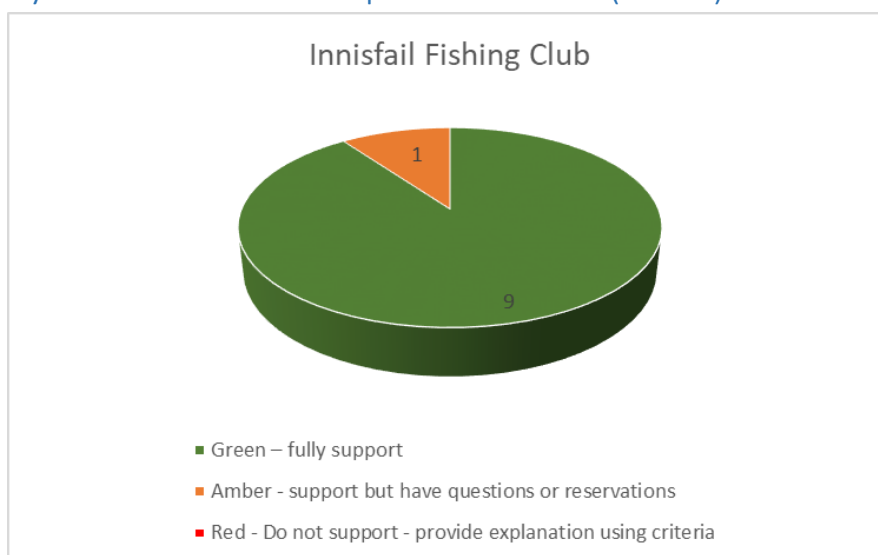
Groups to utilise other shared facilities in Innisfail.

Consultation

Survey	Information Session	One on One
Completed by one user	Attended	Phone conversations

Feast of The Senses use the space for storage.
Innisfail Creatives currently have no members as the club is currently in the phase of rejuvenation.

Community Consultative Group Assessment (N=11)



Criteria Number	Criteria	CCG Assessment
1	Have limited use or sole use	4
2	Have limited community value (asset serves a very small number of the community, or are underutilised)	4
3	An alternative similar asset/facility or other means of providing the service is available	4
4	Are not fit for purpose. E.g. A building which was once regularly used by a large number of the community is now infrequently used by a small group. A smaller shared facility may be better fit for purpose.	4
5	May not need to be replaced as the service they provide can be delivered through new or other assets.	4
6	The value provided by the asset benefits an individual/business – commercial use	2

7	Assets which provide an inconsistent level or excessively high level of service when compared to other assets within Council's asset networks.	4
8	Assets which compete with other council assets, private assets or businesses by oversupplying the community and impacting on the sustainability of other businesses and private groups.	3

Criteria – 1 = Do Not Agree, 2= Somewhat Disagree, 3= Neither Agree or Disagree, 4 = Somewhat agree, 5 = Strongly Agree.

Recommended Rationalisation Approach

Dispose of building by public auction. Restore site as open space. Sell any items of value/use/salvage via public auction.

Daradgee Wharf, Daradgee

Initial Criteria Assessment

Criteria Number	Criteria	Relevant
1	Have limited use or sole use	
2	Have limited community value (asset serves a very small number of the community, or are underutilised)	
3	An alternative similar asset/facility or other means of providing the service is available	
4	Are not fit for purpose. E.g. A building which was once regularly used by a large number of the community is now infrequently used by a small group. A smaller shared facility may be better fit for purpose.	
5	May not need to be replaced as the service they provide can be delivered through new or other assets.	
6	The value provided by the asset benefits an individual/business – commercial use	
7	Assets which provide an inconsistent level or excessively high level of service when compared to other assets within Council's asset networks.	
8	Assets which compete with other council assets, private assets or businesses by oversupplying the community and impacting on the sustainability of other businesses and private groups.	

Financial Details

Annual Depreciation	\$8,800
O&M	\$3,000. Estimate based on annual inspection and some minor repairs. Note significant costs can result if asset requires repairs after flooding.
Insurance	Asset not Insured

Action required to gain financial savings

Transfer ownership to school and Remove asset from register.

Current use

Used by Education Queensland (State Government) by Daradgee Environmental Education Centre (DEEC) residential camps and day visit excursions catering for Prep to Year 12.

History

The wharf was built in 2000 and co-funded by the Department of Education and Council under a joint-use agreement. DEEC have priority use over the wharf, however it is a fully accessible public asset but due to its location has limited community use. The Daradgee Environmental Education Centre's boat, the Daraji Sunbird is frequently moored at the wharf and used to give students of all year levels the opportunity to explore the Johnstone River.

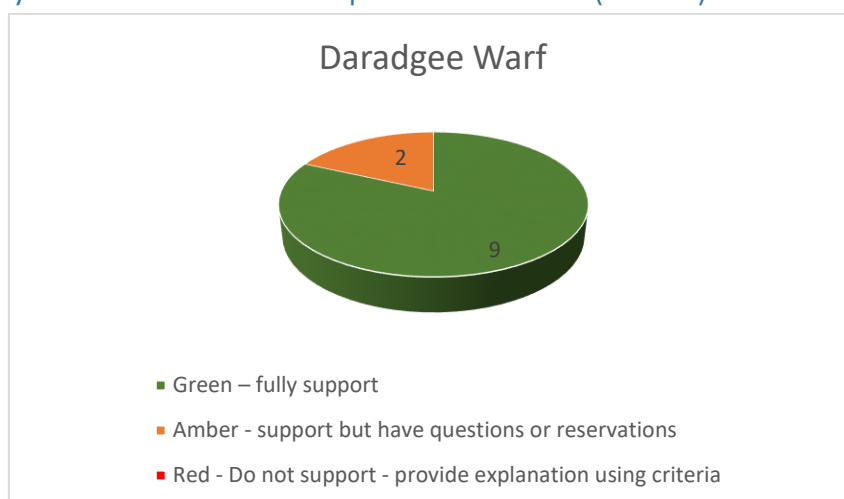
Strategy for existing use

Transfer ownership to Education Queensland (EQ) and allow EQ to decide whether the ongoing costs of ownership adds sufficient value to their business.

Consultation

Initial discussions with the school. School would clearly like the ongoing costs of ownership to remain with the ratepayer rather than shifted to State Government.

Community Consultative Group Assessment (N=11)



Criteria Number	Criteria	CCG Assessment
1	Have limited use or sole use	4
2	Have limited community value (asset serves a very small number of the community, or are underutilised)	4
3	An alternative similar asset/facility or other means of providing the service is available	3
4	Are not fit for purpose. E.g. A building which was once regularly used by a large number of the community is now infrequently used by a small group. A smaller shared facility may be better fit for purpose.	3

5	May not need to be replaced as the service they provide can be delivered through new or other assets.	2
6	The value provided by the asset benefits an individual/business – commercial use	4
7	Assets which provide an inconsistent level or excessively high level of service when compared to other assets within Council's asset networks.	3
8	Assets which compete with other council assets, private assets or businesses by oversupplying the community and impacting on the sustainability of other businesses and private groups.	2

Criteria – 1 = Do Not Agree, 2= Somewhat Disagree, 3= Neither Agree or Disagree, 4 = Somewhat agree, 5 = Strongly Agree.

CCG Comments

CCG Comment	Officer Comment
Would the facility still be available for public use?	Many facilities owned by Education Queensland are available for public use outside of school hours. While ongoing access would be a matter for Education Queensland to decide the amount of public use is considered low when compared to the costs of asset provision.

Recommended Rationalisation Approach

Transfer ownership to Education Queensland. If Education Queensland considers that the asset does not add sufficient value to their programs to warrant owning it adopt an alternative approach. This may include restricting access to the structure and demolishing when condition reaches a point where environment/safety become high risk.

Gem Club, Tully

Initial Criteria Assessment

Criteria Number	Criteria	Relevant
1	Have limited use or sole use	
2	Have limited community value (asset serves a very small number of the community, or are underutilised)	
3	An alternative similar asset/facility or other means of providing the service is available	
4	Are not fit for purpose. E.g. A building which was once regularly used by a large number of the community is now infrequently used by a small group. A smaller shared facility may be better fit for purpose.	
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6	The value provided by the asset benefits an individual/business – commercial use	
7	Assets which provide an inconsistent level or excessively high level of service when compared to other assets within Council's asset networks.	
8	Assets which compete with other council assets, private assets or businesses by oversupplying the community and impacting on the sustainability of other businesses and private groups.	

Financial Details

Annual Depreciation	\$4,000
O&M	\$1,500 – estimated
Insurance	\$1,000 – estimated split from full council insurance policy

Action required to gain financial savings

Remove building

Current use

<p>Facility is currently used by the Gem Club. Lease details – old/expired CSC Hire Agreement - no current CCRC agreement in place Part of the building is used as a gym by Tully Rugby Leauge.</p>

History

<p>The Gem Club is locked when not in use. Tully Gem Club Building Commissioned 1974. The Gem Club used to be in the old Scout Hut, relocated to its present site years ago. The building itself is in very poor condition because of its age and the fact it's a demountable (short life) building however the Gem Club generally take good care of it.</p>
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Strategy for existing use

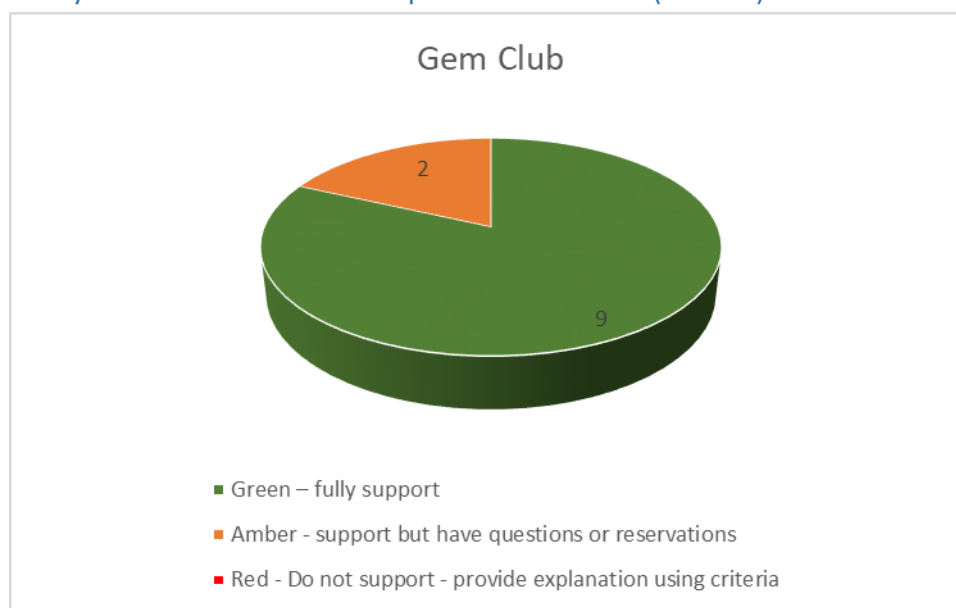
<p>Look to encourage a shared arrangement with the Men's Shed. Both groups have a similar function and would benefit from a shared facility.</p>
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Consultation

Survey	Information Session	One on One
Not Completed	Did not attend	Attended

Group understands that the facility is at end of life and is interested in finding an alternative facility from which to operate.

Community Consultative Group Assessment (N=11)



Criteria Number	Criteria	CCG Assessment
1	Have limited use or sole use	4
2	Have limited community value (asset serves a very small number of the community, or are underutilised)	4
3	An alternative similar asset/facility or other means of providing the service is available	4
4	Are not fit for purpose. E.g. A building which was once regularly used by a large number of the community is now infrequently used by a small group. A smaller shared facility may be better fit for purpose.	4
5	May not need to be replaced as the service they provide can be delivered through new or other assets.	4
6	The value provided by the asset benefits an individual/business – commercial use	2
7	Assets which provide an inconsistent level or excessively high level of service when compared to other assets within Council's asset networks.	3
8	Assets which compete with other council assets, private assets or businesses by oversupplying the community and impacting on the sustainability of other businesses and private groups.	2

Criteria – 1 = Do Not Agree, 2= Somewhat Disagree, 3= Neither Agree or Disagree, 4 = Somewhat agree, 5 = Strongly Agree.

CCG Comments

CCG Comment	Officer Comment
NA	

Recommended Rationalisation Approach

Remove from insurance register. Relocate Gem Club to an alternative facility, potentially the old Scout Building and have the club share this facility with the Men's Shed. Gym equipment to be relocated into other facility at Showgrounds and appropriate agreement with Tully Rugby League formalised (to include all use of the showgrounds inc Grandstand, Field, Lighting etc). Dispose of the building by public tender or demolish if not sold. Remove from asset register.

Transfer ownership of Caravan Park Building Assets to lessee

Initial Criteria Assessment

Criteria Number	Criteria	Relevant
1	Have limited use or sole use	
2	Have limited community value (asset serves a very small number of the community, or are underutilised)	
3	An alternative similar asset/facility or other means of providing the service is available	
4	Are not fit for purpose. E.g. A building which was once regularly used by a large number of the community is now infrequently used by a small group. A smaller shared facility may be better fit for purpose.	
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7	Assets which provide an inconsistent level or excessively high level of service when compared to other assets within Council's asset networks.	
8	Assets which compete with other council assets, private assets or businesses by oversupplying the community and impacting on the sustainability of other businesses and private groups.	

Financial Details

Annual Depreciation	\$32,000
O&M	\$500 - estimated
Insurance	\$14,000 - estimated split from full Council insurance policy.

Action required to gain financial savings

Ensure lease agreements stipulate that the assets are owned by the Lessee and then remove assets from our asset and insurance registers

Current use

Paid Caravan park sites with leases – Flying Fish point, ETTY Bay and Mission Beach.

History

The Lessee build assets for the sole purpose of operating the caravan park, these assets are not for community use and should not be renewed with rate payer dollars.

Strategy for existing use

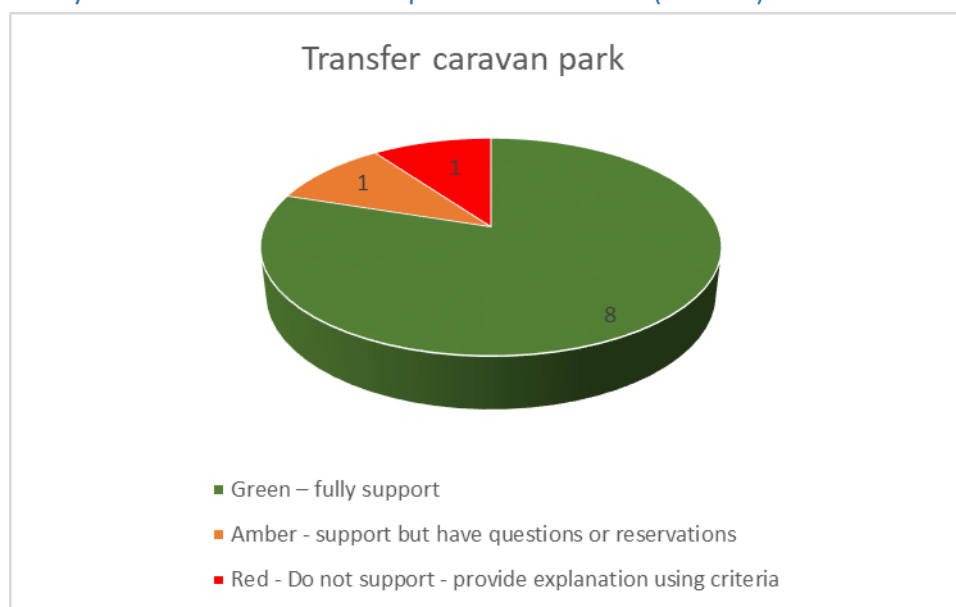
Continue as per lease agreement.

Consultation

Survey	Information Session	One on One
NA – Lessees	NA – Lessees	NA – Lessees

Preliminary discussions with leases

Community Consultative Group Assessment (N=11)



Criteria Number	Criteria	CCG Assessment
1	Have limited use or sole use	3
2	Have limited community value (asset serves a very small number of the community, or are underutilised)	3
3	An alternative similar asset/facility or other means of providing the service is available	3
4	Are not fit for purpose. E.g. A building which was once regularly used by a large number of the community is now infrequently used by a small group. A smaller shared facility may be better fit for purpose.	2
5	May not need to be replaced as the service they provide can be delivered through new or other assets.	3
6	The value provided by the asset benefits an individual/business – commercial use	4
7	Assets which provide an inconsistent level or excessively high level of service when compared to other assets within Council's asset networks.	3
8	Assets which compete with other council assets, private assets or businesses by oversupplying the community and impacting on the sustainability of other businesses and private groups.	3

Criteria – 1 = Do Not Agree, 2= Somewhat Disagree, 3= Neither Agree or Disagree, 4 = Somewhat agree, 5 = Strongly Agree.

CCG Comments

CCG Comment	Officer Comment
Cannot negatively impact community as has happened in the past	Council will use the previous undertakings as learning, ensuring that the lease conditions set up can be better managed, and provide better outcomes for all involved.
Standards at all 3 assets are poorly maintained in lease	

Recommended Rationalisation Approach

Remove from insurance register. Seek deed of amendment to lease conditions. Remove assets from asset register.

King Ranch Cultural Centre, Munro Plains

Initial Criteria Assessment

Criteria Number	Criteria	Relevant
1	Have limited use or sole use	
2	Have limited community value (asset serves a very small number of the community, or are underutilised)	
3	An alternative similar asset/facility or other means of providing the service is available	
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8	Assets which compete with other council assets, private assets or businesses by oversupplying the community and impacting on the sustainability of other businesses and private groups.	

Financial Details

Annual Depreciation	\$8,400
O&M	
Insurance	\$2,000 – estimated split from full Council Insurance Policy

Action required to gain financial savings

Sell building and land or remove building.

Current use

Used by school groups on an ad hoc basis for camping excursions etc. Facility functions as an ancillary building to Echo Creek Adventure Centre.

History

Land commissioned in 1942, building commissioned in 1999
 No current lease. Last lease was from 2007 to 2012.
 The theatre no longer serves the purpose for which it was built and there are now several more centrally-located venues within the Tully region that are well equipped to accommodate indigenous and non-indigenous art and cultural events.
 The King Ranch Cultural Theatre project was funded under the QHTN, a joint initiative of the Commonwealth and State governments and was officially opened on 23/02/2003. The project was originally proposed as an initiative of the traditional owners, the Girribal People with the support of El Ranch Del Ray (King Ranch) and the former CSC. The aim of the project was to add additional tourism value to the King Ranch area by providing a “Traditional Cultural Experience” to visitors to the area.

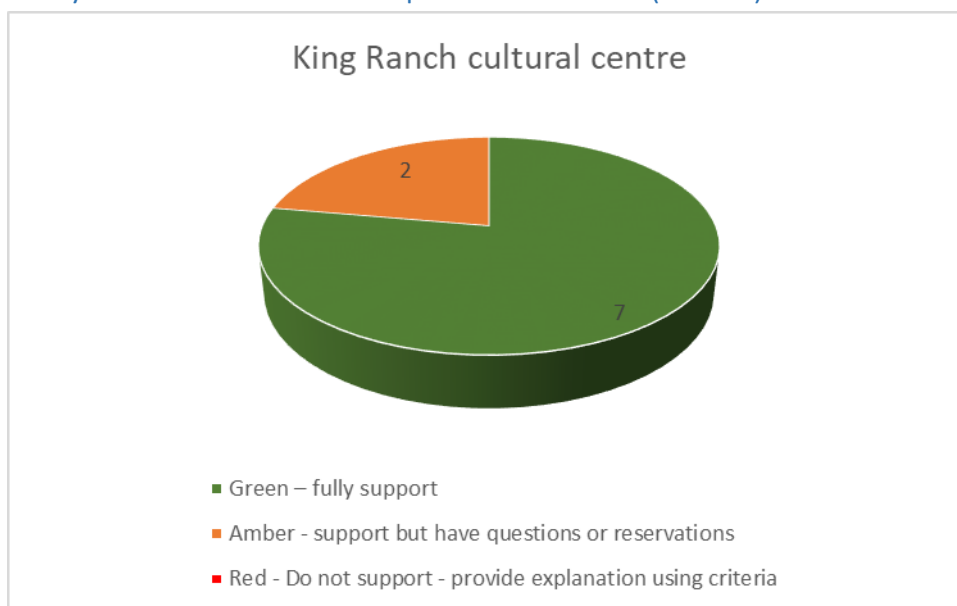
Strategy for existing use

Centrally-located venues within the Tully region are well equipped to accommodate indigenous and non-indigenous art and cultural events.

Consultation

Director Infrastructure Services has had a number of conversations with Traditional Owner representatives and adjoining property owners.

Community Consultative Group Assessment (N=11)



Criteria Number	Criteria	CCG Assessment
1	Have limited use or sole use	4

2	Have limited community value (asset serves a very small number of the community, or are underutilised)	4
3	An alternative similar asset/facility or other means of providing the service is available	3
4	Are not fit for purpose. E.g. A building which was once regularly used by a large number of the community is now infrequently used by a small group. A smaller shared facility may be better fit for purpose.	4
5	May not need to be replaced as the service they provide can be delivered through new or other assets.	4
6	The value provided by the asset benefits an individual/business – commercial use	2
7	Assets which provide an inconsistent level or excessively high level of service when compared to other assets within Council's asset networks.	3
8	Assets which compete with other council assets, private assets or businesses by oversupplying the community and impacting on the sustainability of other businesses and private groups.	3

Criteria – 1 = Do Not Agree, 2= Somewhat Disagree, 3= Neither Agree or Disagree, 4 = Somewhat agree, 5 = Strongly Agree.

CCG Comments

CCG Comment	Officer Comment
NA	

Recommended Rationalisation Approach

Remove from insurance register. Investigate options to dispose of building and land or demolish building and dispose of land. Undertake minimal and safety related maintenance only until asset is disposed. Remove from asset register.

Men's Shed + BMX track, Innisfail

Initial Criteria Assessment

Criteria Number	Criteria	Relevant
1	Have limited use or sole use	
2	Have limited community value (asset serves a very small number of the community, or are underutilised)	
3	An alternative similar asset/facility or other means of providing the service is available	
4	Are not fit for purpose. E.g. A building which was once regularly used by a large number of the community is now infrequently used by a small group. A smaller shared facility may be better fit for purpose.	
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8	Assets which compete with other council assets, private assets or businesses by oversupplying the community and impacting on the sustainability of other businesses and private groups.	

Financial Details

Annual Depreciation	\$9,600
O&M	\$1,500 estimated
Insurance	\$1,600- estimated split from full Council Insurance Policy

Action required to gain financial savings

Set lease agreement to transfer ownership.

Current use

Men's Shed have sole use and have a current management agreement with council. BMX component is not used and is not fit for purpose. Facility sits within high/extreme flood risk area.

History

Originally the building was used by BMX enthusiasts. The Men's Shed have used the building for at least 5 years. The Men's Shed generally keep the facility in very good condition and undertake all maintenance and ground maintenance. Very active group that seem to be expanding in size.

Strategy for existing use

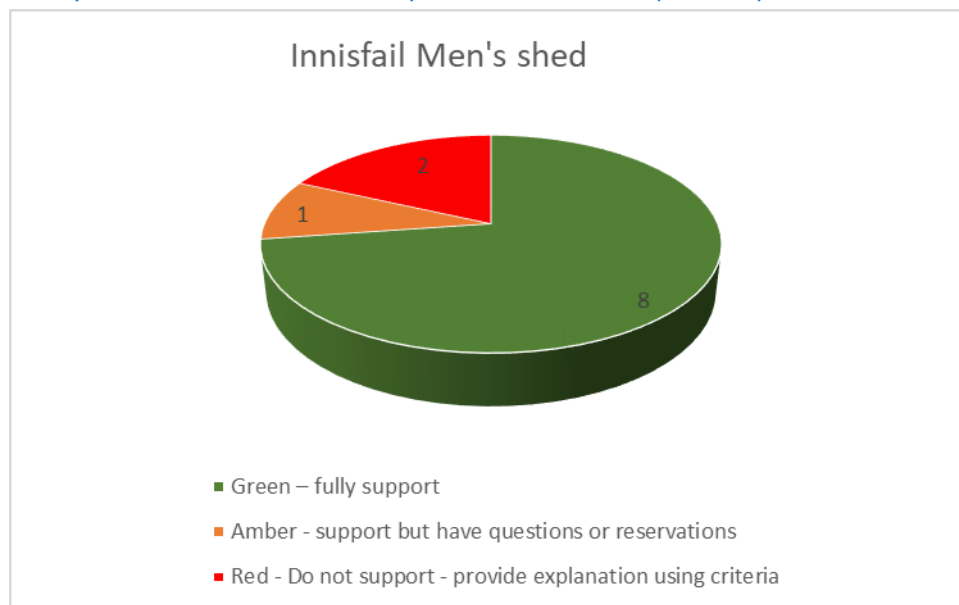
Change from management to lease with appropriate conditions to ensure assets are removed at end of use.

Consultation

Survey	Information Session	One on One
Completed	Attended	Attended

The basic premise of the shed is to provide an informal location where men can engage in crafts and social activities and help combat depression. Approximately 45 members. Club reports to have sufficient resources to support themselves.

Community Consultative Group Assessment (N=11)



Criteria Number	Criteria	CCG Assessment
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1	Have limited use or sole use	4
2	Have limited community value (asset serves a very small number of the community, or are underutilised)	3
3	An alternative similar asset/facility or other means of providing the service is available	2
4	Are not fit for purpose. E.g. A building which was once regularly used by a large number of the community is now infrequently used by a small group. A smaller shared facility may be better fit for purpose.	2
5	May not need to be replaced as the service they provide can be delivered through new or other assets.	3
6	The value provided by the asset benefits an individual/business – commercial use	2
7	Assets which provide an inconsistent level or excessively high level of service when compared to other assets within Council’s asset networks.	3
8	Assets which compete with other council assets, private assets or businesses by oversupplying the community and impacting on the sustainability of other businesses and private groups.	1

Criteria – 1 = Do Not Agree, 2= Somewhat Disagree, 3= Neither Agree or Disagree, 4 = Somewhat agree, 5 = Strongly Agree.

CCG Comments

CCG Comment	Officer Comment
Ensure adjoining land remains available for park / recreation.	Lease would cover the area of the shed and old BMX track leaving the remainder of Wrights park available for recreation.
Remove the BMX track	Removal of the track is supported but by allowing the Shed to do this work in the future through grants or volunteer effort there will be no cost to the ratepayer.

Recommended Rationalisation Approach

Remove from insurance register. Negotiate new lease with appropriate conditions. Remove from asset register.

Covered Car parking corner of Grace and Owen, Innisfail

Initial Criteria Assessment

Criteria Number	Criteria	Relevant
1	Have limited use or sole use	
2	Have limited community value (asset serves a very small number of the community, or are underutilised)	
3	An alternative similar asset/facility or other means of providing the service is available	
4	Are not fit for purpose. E.g. A building which was once regularly used by a large number of the community is now infrequently used by a small group. A smaller shared facility may be better fit for purpose.	
5	May not need to be replaced as the service they provide can be delivered through new or other assets.	
6	The value provided by the asset benefits an individual/business – commercial use	
7	Assets which provide an inconsistent level or excessively high level of service when compared to other assets within Council's asset networks.	
8	Assets which compete with other council assets, private assets or businesses by oversupplying the community and impacting on the sustainability of other businesses and private groups.	

Financial Details

Annual Depreciation	\$2,200
O&M	\$500 – estimated
Insurance	\$900 – estimated split from full council insurance policy

Action required to gain financial savings

No longer provide covered parking and sell or remove shelters.

Current use

The covered car parks are being managed by the Lionesses and Lions group in which they are renting the spaces to Good Counsel Collage staff. Council pays for any maintenance required.

History

These shelters are in poor condition and require capital expenditure to replace

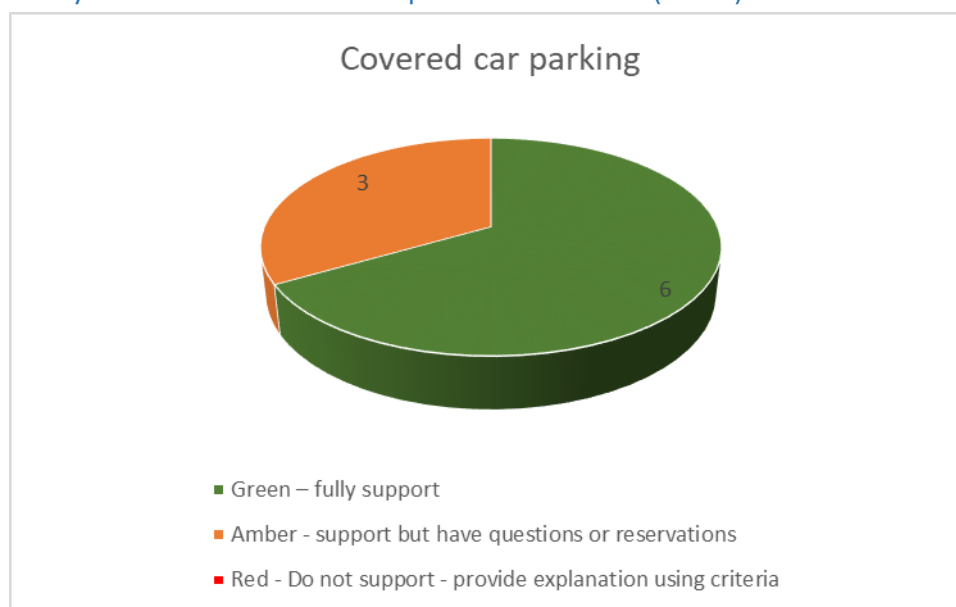
Strategy for existing use

No longer provide covered parking for paid private use unless funds cover all required expenditure.

Consultation

Survey	Information Session	One on One
Not completed for this asset	Attended	To be scheduled

Community Consultative Group Assessment (N=9)



Criteria Number	Criteria	CCG Assessment
1	Have limited use or sole use	4
2	Have limited community value (asset serves a very small number of the community, or are underutilised)	3
3	An alternative similar asset/facility or other means of providing the service is available	3
4	Are not fit for purpose. E.g. A building which was once regularly used by a large number of the community is now infrequently used by a small group. A smaller shared facility may be better fit for purpose.	3
5	May not need to be replaced as the service they provide can be delivered through new or other assets.	3
6	The value provided by the asset benefits an individual/business – commercial use	4
7	Assets which provide an inconsistent level or excessively high level of service when compared to other assets within Council's asset networks.	3
8	Assets which compete with other council assets, private assets or businesses by oversupplying the	3

	community and impacting on the sustainability of other businesses and private groups.	
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Criteria – 1 = Do Not Agree, 2= Somewhat Disagree, 3= Neither Agree or Disagree, 4 = Somewhat agree, 5 = Strongly Agree.

CCG Comments

CCG Comment	Officer Comment
Talk to good council (Good Counsel) if they want it let them upgrade and maintain it	Discussions will be had with all interested parties to determine the future use. As they are in poor condition, they need to be scheduled for replacement or removal.
Either develop a proper car park or lease commercially, get a return for asset	
Must keep car parks and negotiate with lionesses to come up with solution	
Sell off area of land	The Land is Freehold with an access easement down the middle for the adjoining businesses, therefore the use of this land would not suit any other use other than car parking.

Recommended Rationalisation Approach

Remove from insurance register. Enter discussions with interested parties on entering into a lease agreement that includes ownership or remove structures and maintain as uncovered parking.

Innisfail Cultural Complex, Innisfail

Initial Criteria Assessment

Criteria Number	Criteria	Relevant
1	Have limited use or sole use	
2	Have limited community value (asset serves a very small number of the community, or are underutilised)	
3	An alternative similar asset/facility or other means of providing the service is available	
4	Are not fit for purpose. E.g. A building which was once regularly used by a large number of the community is now infrequently used by a small group. A smaller shared facility may be better fit for purpose.	
5	May not need to be replaced as the service they provide can be delivered through new or other assets.	
6	The value provided by the asset benefits an individual/business – commercial use	
7	Assets which provide an inconsistent level or excessively high level of service when compared to other assets within Council's asset networks.	
8	Assets which compete with other council assets, private assets or businesses by oversupplying the community and impacting on the sustainability of other businesses and private groups.	

Financial Details

Annual Depreciation	\$17,000
O&M	\$2,000
Insurance	\$4,000 - estimated split from full Council Insurance Policy

Action required to gain financial savings

Remove/sell assets

Current use

Used by several smaller groups.

History

The building was originally used by the Innisfail Choral Society and the Innisfail Theatre Group which are still in existence but not active. Both groups have a long history with the Con, with many performances taking place since the doors first opened. In recent times the Innisfail Gem Club has been using the facility as well as the Innisfail Lionesses.

Strategy for existing use

Promote the use of other shared spaces in Innisfail such as the con

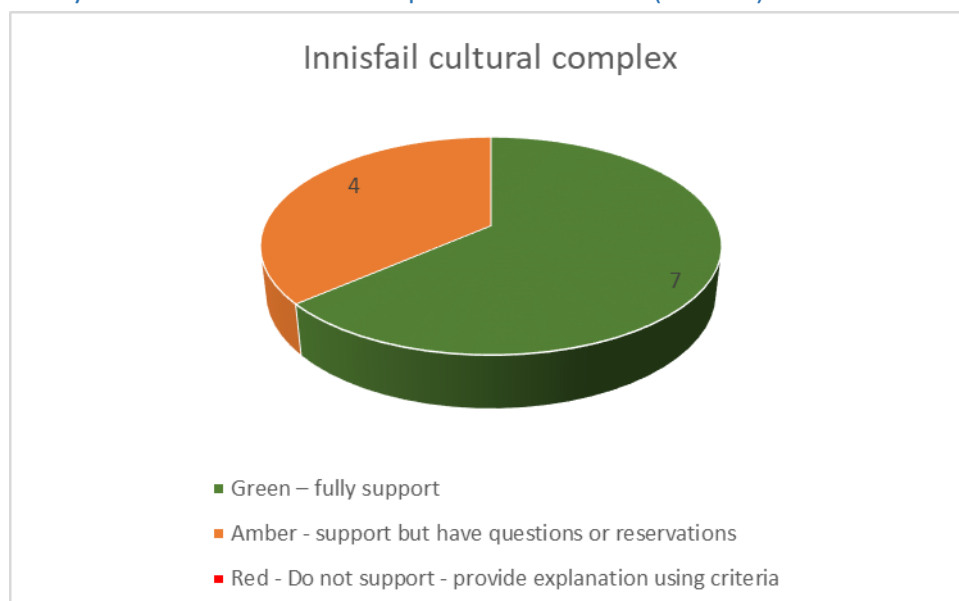
Consultation

Survey	Information Session	One on One
Completed by one user	Attended	Attended

The complex used to be run as a registered association. This has now been terminated, as there are only two users + some third party bookings for the meeting room.

Gem Club (35 Members) and Lionesses

Community Consultative Group Assessment (N=11)



Criteria Number	Criteria	CCG Assessment
1	Have limited use or sole use	4
2	Have limited community value (asset serves a very small number of the community, or are underutilised)	4
3	An alternative similar asset/facility or other means of providing the service is available	4
4	Are not fit for purpose. E.g. A building which was once regularly used by a large number of the community is now infrequently used by a small group. A smaller shared facility may be better fit for purpose.	4
5	May not need to be replaced as the service they provide can be delivered through new or other assets.	4
6	The value provided by the asset benefits an individual/business – commercial use	4
7	Assets which provide an inconsistent level or excessively high level of service when compared to other assets within Council's asset networks.	3
8	Assets which compete with other council assets, private assets or businesses by oversupplying the community and impacting on the sustainability of other businesses and private groups.	2

Criteria – 1 = Do Not Agree, 2= Somewhat Disagree, 3= Neither Agree or Disagree, 4 = Somewhat agree, 5 = Strongly Agree.

CCG Comments

CCG Comment	Officer Comment
NA	

Recommended Rationalisation Approach

Remove from insurance register. Allow existing clubs to remain, enter into new user agreements and progressively relocate groups. Manage building by doing minimal maintenance to mitigate safety risk until high risk. Do not replace asset at end of life. Sell any items of value/use/salvage via public auction.

Dalrymple Esplanade pathway, Innisfail Estate

Initial Criteria Assessment

Criteria Number	Criteria	Relevant
1	Have limited use or sole use	
2	Have limited community value (asset serves a very small number of the community, or are underutilised)	
3	An alternative similar asset/facility or other means of providing the service is available	
4	Are not fit for purpose. E.g. A building which was once regularly used by a large number of the community is now infrequently used by a small group. A smaller shared facility may be better fit for purpose.	
5	May not need to be replaced as the service they provide can be delivered through new or other assets.	
6	The value provided by the asset benefits an individual/business – commercial use	
7	Assets which provide an inconsistent level or excessively high level of service when compared to other assets within Council's asset networks.	
8	Assets which compete with other council assets, private assets or businesses by oversupplying the community and impacting on the sustainability of other businesses and private groups.	

Financial Details

Annual Depreciation	\$4,700
O&M	Costs not captured down at this level.
Insurance	Nil

Action required to gain financial savings

Change accounting methodology, at end of life remove concrete pathway and replace with Deco

Current use

Geraldton Bridge to Reynolds road (1310m) Recreational pathway. Well used due to scenic nature of path and close proximity to residential area.

History

Condition of the pathway is poor and for the most part adjoins the back of residential properties. Complaints have been received about its proximity to properties which increase the potential for break-ins.

Strategy for existing use

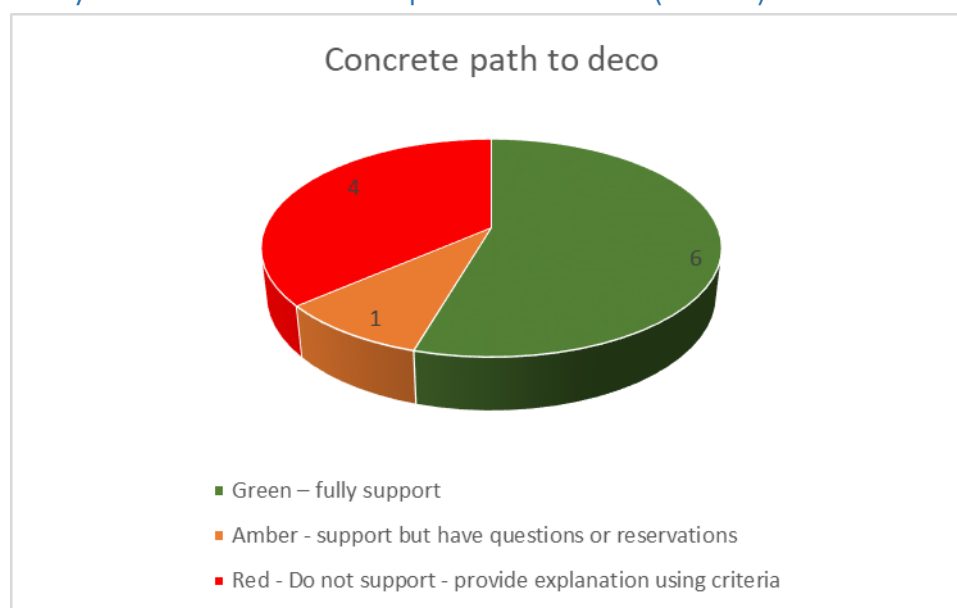
Replace concrete pathway with fit for purpose deco path closer to the river within parkland.

Consultation

Survey	Information Session	One on One
NA	NA	NA

Council has received a petition regarding the existing pathway. The petition requests that council relocate the pathway away from the rear of properties as there is a perception that this will reduce the likelihood of crime.

Community Consultative Group Assessment (N=11)



Criteria Number	Criteria	CCG Assessment
1	Have limited use or sole use	2
2	Have limited community value (asset serves a very small number of the community, or are underutilised)	2
3	An alternative similar asset/facility or other means of providing the service is available	1
4	Are not fit for purpose. E.g. A building which was once regularly used by a large number of the community is now infrequently used by a small group. A smaller shared facility may be better fit for purpose.	2
5	May not need to be replaced as the service they provide can be delivered through new or other assets.	2
6	The value provided by the asset benefits an individual/business – commercial use	2
7	Assets which provide an inconsistent level or excessively high level of service when compared to other assets within Council's asset networks.	3
8	Assets which compete with other council assets, private assets or businesses by oversupplying the community and impacting on the sustainability of other businesses and private groups.	2

Criteria – 1 = Do Not Agree, 2= Somewhat Disagree, 3= Neither Agree or Disagree, 4 = Somewhat agree, 5 = Strongly Agree.

CCG Comments

CCG Comment	Officer Comment
Need to ensure disabled/aged access	Deco does not provide the same level of all weather access when compared to concrete to use. Council can work with local disability groups to determine pathways that are likely be high use by those in wheel chairs and consider this in network approach.
Must be more expensive to maintain deco in Wet Tropics, keep concrete	Focus to date has been on depreciation expense. While Deco paths have been used extensively in the Mission Beach area their use outside this area is limited (within CCRC region). As maintenance costs are not captured at a pathway level more investigation is required to satisfy this comment.

Recommended Rationalisation Approach

Investigate options further to ensure savings will be realised and develop strategy for pathway material preferences. A network approach would produce criteria and service standard so that any changes in approach could be applied at a network level resulting in potentially greater savings.

Lihs Rd Tennis Court, Euramo

Initial Criteria Assessment

Criteria Number	Criteria	Relevant
1	Have limited use or sole use	
2	Have limited community value (asset serves a very small number of the community, or are underutilised)	
3	An alternative similar asset/facility or other means of providing the service is available	
4	Are not fit for purpose. E.g. A building which was once regularly used by a large number of the community is now infrequently used by a small group. A smaller shared facility may be better fit for purpose.	
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6	The value provided by the asset benefits an individual/business – commercial use	
7	Assets which provide an inconsistent level or excessively high level of service when compared to other assets within Council's asset networks.	
8	Assets which compete with other council assets, private assets or businesses by oversupplying the community and impacting on the sustainability of other businesses and private groups.	

Financial Details

Annual Depreciation	\$3,000
O&M	Costs not captured down at this level.
Insurance	\$900 – estimated split based on asset value

Action required to gain financial savings

Remove facility

Current use

No active club, minimal/no residents using. Report that some youth use to skate.
Tully Sugar Loco Drivers use toilets during cane season.

History

Very old facility, includes locked amenities building. No club for 10+ years possible more. Courts in very poor condition and are not suitable for tennis due to condition.

Strategy for existing use

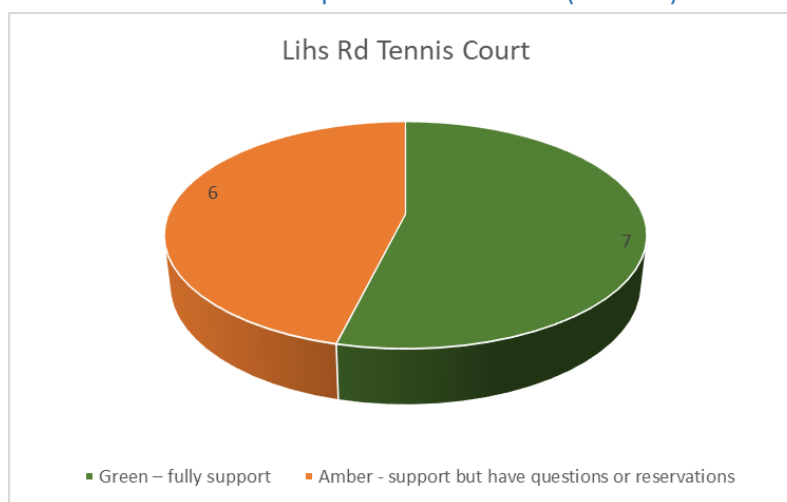
Encourage residents to utilise tennis courts in Tully or other facilities within the region. Council does not provide toilets for mill loco operators at other locations throughout the region. Tully Sugar can provide appropriate facilities for their staff on their land at their cost.

Consultation

Survey	Information Session	One on One
NA	NA	NA

Internal only

Community Consultative Group Assessment (N=14)



Criteria Number	Criteria	CCG Assessment
1	Have limited use or sole use	4
2	Have limited community value (asset serves a very small number of the community, or are underutilised)	5
3	An alternative similar asset/facility or other means of providing the service is available	4
4	Are not fit for purpose. E.g. A building which was once regularly used by a large number of the community is now infrequently used by a small group. A smaller shared facility may be better fit for purpose.	4
5	May not need to be replaced as the service they provide can be delivered through new or other assets.	4
6	The value provided by the asset benefits an individual/business – commercial use	2
7	Assets which provide an inconsistent level or excessively high level of service when compared to other assets within Council's asset networks.	3

8	Assets which compete with other council assets, private assets or businesses by oversupplying the community and impacting on the sustainability of other businesses and private groups.	2
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Criteria – 1 = Do Not Agree, 2= Somewhat Disagree, 3= Neither Agree or Disagree, 4 = Somewhat agree, 5 = Strongly Agree.

Recommended Rationalisation Approach

Lock facilities and demolish when considered high risk. Remove assets from insurance register. Sell any items of value/use/salvage via public auction.

Mullins Hall, Showgrounds, Tully

Initial Criteria Assessment

Criteria Number	Criteria	Relevant
1	Have limited use or sole use	
2	Have limited community value (asset serves a very small number of the community, or are underutilised)	
3	An alternative similar asset/facility or other means of providing the service is available	
4	Are not fit for purpose. E.g. A building which was once regularly used by a large number of the community is now infrequently used by a small group. A smaller shared facility may be better fit for purpose.	
5	May not need to be replaced as the service they provide can be delivered through new or other assets.	
6	The value provided by the asset benefits an individual/business – commercial use	
7	Assets which provide an inconsistent level or excessively high level of service when compared to other assets within Council's asset networks.	
8	Assets which compete with other council assets, private assets or businesses by oversupplying the community and impacting on the sustainability of other businesses and private groups.	

Financial Details

Annual Depreciation	\$20,280
O&M (security, elec, maint, etc)	\$5,340 – average of actuals over last 6 years
Insurance	\$4,880 - estimated split from full Council Insurance Policy

Action required to gain financial savings

Remove asset

Current use

The building is occasionally used by the Tully Support Centre for community care/youth activities and is in very poor condition.

History

Build 45 years ago in conjunction between Tully Rugby League and CSC and used for cabarets, sports presentation dinners etc. Last 10 years this has been only utilised occasionally the Tully Support Centre for community care/youth activities.

Strategy for existing use

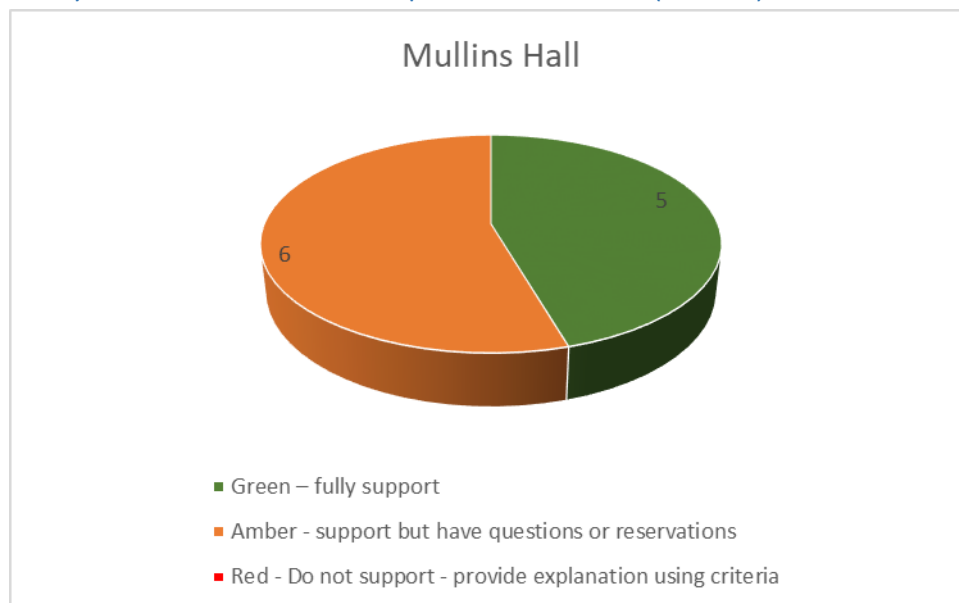
Utilise other shared locations within Tully.

Consultation

Survey	Information Session	One on One
Completed	Attended	Attended

Youth centre is operated by the Tully Support Centre and has approximately 2500 youth visit during the year providing free food and support to young people from the Tully Community. The youth centre is largely funded by Council. The Tully Support Centre has provided a large amount of information supporting the need for an ongoing service to be provided.

Community Consultative Group Assessment (N=11)



Criteria Number	Criteria	CCG Assessment
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1	Have limited use or sole use	3
2	Have limited community value (asset serves a very small number of the community, or are underutilised)	2
3	An alternative similar asset/facility or other means of providing the service is available	4
4	Are not fit for purpose. E.g. A building which was once regularly used by a large number of the community is now infrequently used by a small group. A smaller shared facility may be better fit for purpose.	4
5	May not need to be replaced as the service they provide can be delivered through new or other assets.	4
6	The value provided by the asset benefits an individual/business – commercial use	1
7	Assets which provide an inconsistent level or excessively high level of service when compared to other assets within Council’s asset networks.	3
8	Assets which compete with other council assets, private assets or businesses by oversupplying the community and impacting on the sustainability of other businesses and private groups.	2

Criteria – 1 = Do Not Agree, 2= Somewhat Disagree, 3= Neither Agree or Disagree, 4 = Somewhat agree, 5 = Strongly Agree.

CCG Comments

CCG Comment	Officer Comment
Need to find alternative for Youth Centre	Council can work with the youth centre to find an alternative location where services can be provided.

Recommended Rationalisation Approach

Remove from insurance register. Relocate Tully Youth Centre to an alternative facility. Demolish facility when high risk. Sell any items of value/use/salvage via public auction.

Old Tully Visitor Information Centre/Cassowary Region Arts Council Association (CRACA)

Initial Criteria Assessment

Criteria Number	Criteria	Relevant
1	Have limited use or sole use	
2	Have limited community value (asset serves a very small number of the community, or are underutilised)	
3	An alternative similar asset/facility or other means of providing the service is available	
4	Are not fit for purpose. E.g. A building which was once regularly used by a large number of the community is now infrequently used by a small group. A smaller shared facility may be better fit for purpose.	
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6	The value provided by the asset benefits an individual/business – commercial use	
7	Assets which provide an inconsistent level or excessively high level of service when compared to other assets within Council's asset networks.	
8	Assets which compete with other council assets, private assets or businesses by oversupplying the community and impacting on the sustainability of other businesses and private groups.	

Financial Details

Annual Depreciation	\$2,900
O&M	\$1,500
Insurance	\$700 - estimated split from full Council Insurance Policy

Action required to gain financial savings

Remove asset

Current use

Facility has been vacated by the Tully Arts and is currently unused. A number of groups have expressed interest in the facility however groups could be accommodated at alternative facilities. Given its location on the entrance to Tully an adjacent to the VIC a high quality, financially strong and low impact user would be required.

Asset requires significant maintenance.

History

Council assumed ownership of the building from the Development Bureau of Hinchinbrook & Cardwell Shires Inc. in December 2004. CRACA originally operated out of a space in the Post Office Meeting Rooms in Bryant Street, however when the space was required for other purposes, CRACA lobbied the CSC for use of the building on the Bruce Highway, next to the new Tully VIC for the purposes of facilitating cultural development, gallery exhibitions, arts workshops, etc. The building was converted from an undercover shelter into a building.

Strategy for existing use

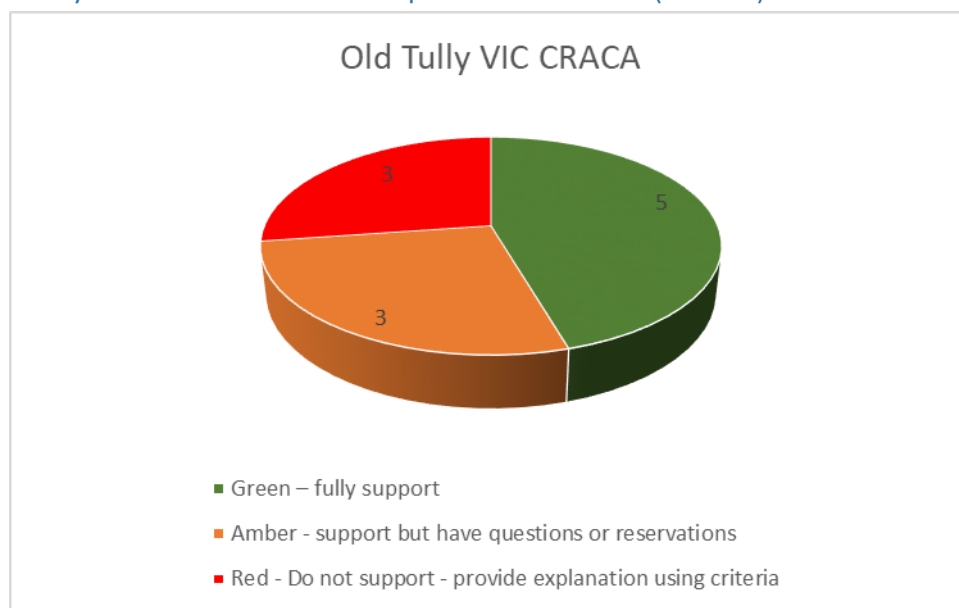
Look to accommodate any emerging groups in shared facilities.

Consultation

Survey	Information Session	One on One
NA -No User	NA -No User	NA -No User

Internal Only.

Community Consultative Group Assessment (N=11)



Criteria Number	Criteria	CCG Assessment
1	Have limited use or sole use	3
2	Have limited community value (asset serves a very small number of the community, or are underutilised)	3
3	An alternative similar asset/facility or other means of providing the service is available	3
4	Are not fit for purpose. E.g. A building which was once regularly used by a large number of the community is now infrequently used by a small group. A smaller shared facility may be better fit for purpose.	3
5	May not need to be replaced as the service they provide can be delivered through new or other assets.	3
6	The value provided by the asset benefits an individual/business – commercial use	2
7	Assets which provide an inconsistent level or excessively high level of service when compared to other assets within Council's asset networks.	3
8	Assets which compete with other council assets, private assets or businesses by oversupplying the community and impacting on the sustainability of other businesses and private groups.	2

Criteria – 1 = Do Not Agree, 2= Somewhat Disagree, 3= Neither Agree or Disagree, 4 = Somewhat agree, 5 = Strongly Agree.

CCG Comments

CCG Comment	Officer Comment
Commercial Opportunity for Café	Currently there are a number of café's within Tully. There is also been a long-term desire to get people to turn into Tully form the highway. Locating a café out on the highway contradicts this idea. A recent attempt to operate a café from the old railway station was unsuccessful.
Provide to alternative group	This would not allow rationalisation to result in savings. There is limited parking available which competes with the VIC. Other groups can be located in other shared facilities elsewhere in Tully leaving this site for the VIC.

Recommended Rationalisation Approach

Remove from insurance register. Dispose via public auction any items of value/use. Demolish facility when high risk.

Tennis Facility, Silkwood

Initial Criteria Assessment

Criteria Number	Criteria	Relevant
1	Have limited use or sole use	
2	Have limited community value (asset serves a very small number of the community, or are underutilised)	
3	An alternative similar asset/facility or other means of providing the service is available	
4	Are not fit for purpose. E.g. A building which was once regularly used by a large number of the community is now infrequently used by a small group. A smaller shared facility may be better fit for purpose.	
5	May not need to be replaced as the service they provide can be delivered through new or other assets.	
6	The value provided by the asset benefits an individual/business – commercial use	
7	Assets which provide an inconsistent level or excessively high level of service when compared to other assets within Council’s asset networks.	
8	Assets which compete with other council assets, private assets or businesses by oversupplying the community and impacting on the sustainability of other businesses and private groups.	

Financial Details

Annual Depreciation	\$9,000
O&M	\$500
Insurance	\$2,000 – estimated split from full Council insurance policy.

Action required to gain financial savings

Remove assets

Current use

The asset is not being utilised – no active Club. The courts are in poor condition. Due to the flood prone nature of the site removal of the assets is recommended to avoid placing assets and other groups in area that is prone to inundation.

History

The tennis courts were built in the early 1920's by Arthur Heaton, one of the first settlers in Silkwood and one of the first cane farmers to supply the South Johnstone Mill in 1916. Since the establishment of the courts they have been relocated three times. In its day it was a very active/well used space.

Strategy for existing use

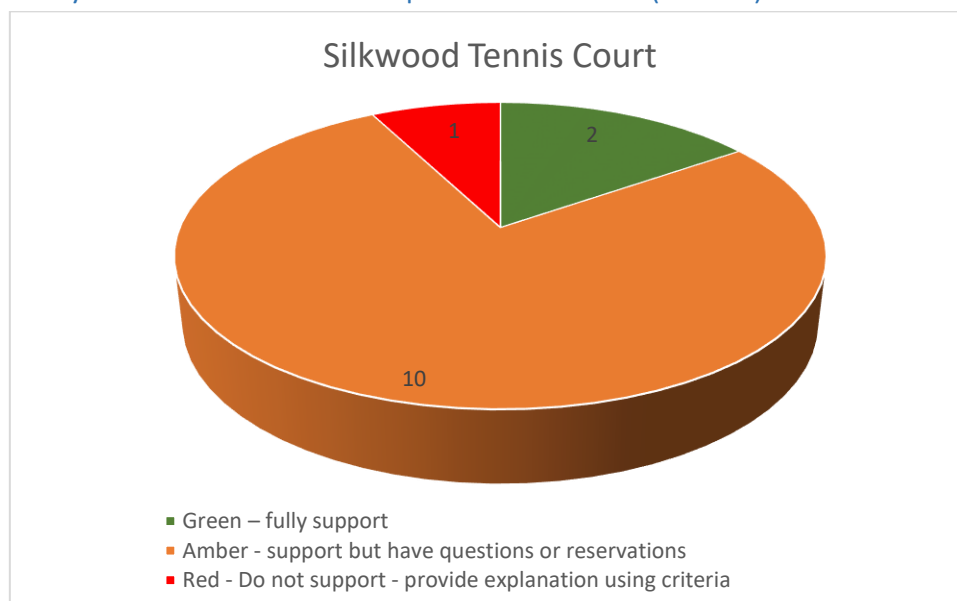
There is no active club. There are a number of other Tennis facilities within the region that tennis players can use within a 30 minute drive of this location.

Consultation

Survey	Information Session	One on One
No users NA	No users NA	No users NA

Internal Only.

Community Consultative Group Assessment (N=13)



Criteria Number	Criteria	CCG Assessment
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1	Have limited use or sole use	4
2	Have limited community value (asset serves a very small number of the community, or are underutilised)	4
3	An alternative similar asset/facility or other means of providing the service is available	3
4	Are not fit for purpose. E.g. A building which was once regularly used by a large number of the community is now infrequently used by a small group. A smaller shared facility may be better fit for purpose.	4
5	May not need to be replaced as the service they provide can be delivered through new or other assets.	3
6	The value provided by the asset benefits an individual/business – commercial use	2
7	Assets which provide an inconsistent level or excessively high level of service when compared to other assets within Council’s asset networks.	3
8	Assets which compete with other council assets, private assets or businesses by oversupplying the community and impacting on the sustainability of other businesses and private groups.	3

Criteria – 1 = Do Not Agree, 2= Somewhat Disagree, 3= Neither Agree or Disagree, 4 = Somewhat agree, 5 = Strongly Agree.

CCG Comments

CCG Comment	Officer Comment
More community consultation is required	There is no active club for many years. Council has undertaken consultation consistent with its adopted consultation approach .
Try to find alternative user	Finding another user would reduce the ability for council to achieve the savings available by rationalising the asset. Its also likely that any new group could use a shared facility somewhere else in the region.

Recommended Rationalisation Approach

Remove from insurance register. Dispose by public auction of storage shed and other saleable items. Remove courts and fencing. Provide minimal maintenance to mitigate safety risk. Demolish buildings when considered high risk due to asset condition.

Council Employee Housing (Pease Park, Warrina Lakes, Tully Showgrounds, Stoters Hill)

Initial Criteria Assessment

Criteria Number	Criteria	Relevant
1	Have limited use or sole use	
2	Have limited community value (asset serves a very small number of the community, or are underutilised)	
3	An alternative similar asset/facility or other means of providing the service is available	
4	Are not fit for purpose. E.g. A building which was once regularly used by a large number of the community is now infrequently used by a small group. A smaller shared facility may be better fit for purpose.	
5	May not need to be replaced as the service they provide can be delivered through new or other assets.	
6	The value provided by the asset benefits an individual/business – commercial use	
7	Assets which provide an inconsistent level or excessively high level of service when compared to other assets within Council's asset networks.	
8	Assets which compete with other council assets, private assets or businesses by oversupplying the community and impacting on the sustainability of other businesses and private groups.	

Financial Details

Annual Depreciation	\$26,771
O&M	\$23,184 – average annual expenditure over the past 4 years
Insurance	\$6,700 – estimated split from full council insurance policy

Action required to gain financial savings

Where houses are located on larger reserve and is able to be moved sell houses (Tully Showgrounds, Pease Park, Warrina Lakes). Where house is located on freehold land sell house and land.

Current use

These residences are rented to Council employees not related to the operation of any facility. 2 are currently vacant.

History

Stoters Hill Residence - Johnstone Shire Council acquired the residence (1 RP730859) and adjoining parcel of land at 15 Quarry Road Stoter's Hill (1 RP734667) in January 2001. In the time since the purchase the premises has accommodated a number of senior staff members and has had regular maintenance and capital work undertaken to ensure its condition has been kept in a reasonable state.

Caretaker Residence Warrina Lakes - The house was originally used as a caretaker residence/garages attached to the Clare Street Council Depot. It was relocated to Warrina Lakes in the late 1980's from its original site where Kmart is today. No formal caretaker duties now exist.

Tully Showgrounds – Caretaker's Residence was built pre 1950 when the showgrounds was used as cattle yards and the Council kept pound horses there. No formal caretaker duties now exist.

Pease Park Caretakers Residence - Building commissioned in 1969 and was tenanted up until January 2020 to staff in conjunction with the maintenance of Pease Park. Leases are in place that see this no longer a requirement of council.

Strategy for existing use

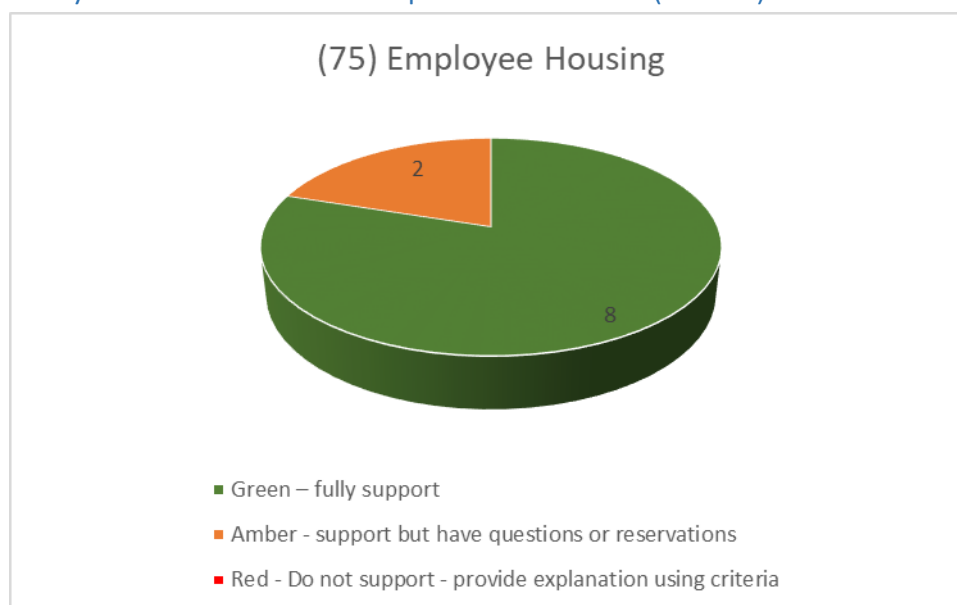
Honour current tenancy agreements. Advise tenants at the end of their current rental term they will need to find alternative accommodation.

Consultation

Survey	Information Session	One on One
NA	NA	Attended

Current tenants notified that Council might be looking to dispose of assets in future. Existing tenancy agreements will be honoured.

Community Consultative Group Assessment (N=11)



Criteria Number	Criteria	CCG Assessment
1	Have limited use or sole use	5

2	Have limited community value (asset serves a very small number of the community, or are underutilised)	5
3	An alternative similar asset/facility or other means of providing the service is available	4
4	Are not fit for purpose. E.g. A building which was once regularly used by a large number of the community is now infrequently used by a small group. A smaller shared facility may be better fit for purpose.	3
5	May not need to be replaced as the service they provide can be delivered through new or other assets.	4
6	The value provided by the asset benefits an individual/business – commercial use	4
7	Assets which provide an inconsistent level or excessively high level of service when compared to other assets within Council's asset networks.	4
8	Assets which compete with other council assets, private assets or businesses by oversupplying the community and impacting on the sustainability of other businesses and private groups.	3

Criteria – 1 = Do Not Agree, 2= Somewhat Disagree, 3= Neither Agree or Disagree, 4 = Somewhat agree, 5 = Strongly Agree.

CCG Comments

CCG Comment	Officer Comment
NA	

Recommended Rationalisation Approach

Remove from insurance register. Once houses are vacant dispose by public auction the Pease Park caretaker house, Warrina Lakes caretaker Residence and Tully Showgrounds Caretaker Residence buildings only. Sell the land and house at Stoters Hill. Remove from asset register.

Enforce lease conditions

Initial Criteria Assessment

Criteria Number	Criteria	Relevant
1	Have limited use or sole use	
2	Have limited community value (asset serves a very small number of the community, or are underutilised)	
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8	Assets which compete with other council assets, private assets or businesses by oversupplying the community and impacting on the sustainability of other businesses and private groups.	

Financial Details

Annual Depreciation	
O&M	\$25,000
Insurance	

Action required to gain financial savings

Enforce lease conditions onto the lessee. This will result in savings for mowing, cleaning and maintenance costs.

Current use

Various leases across the region

History

Council has many historical leases that have. In most cases this sees the lessee obtaining extra benefits at the ratepayers expense.

Strategy for existing use

Continue use with lease conditions enforced.

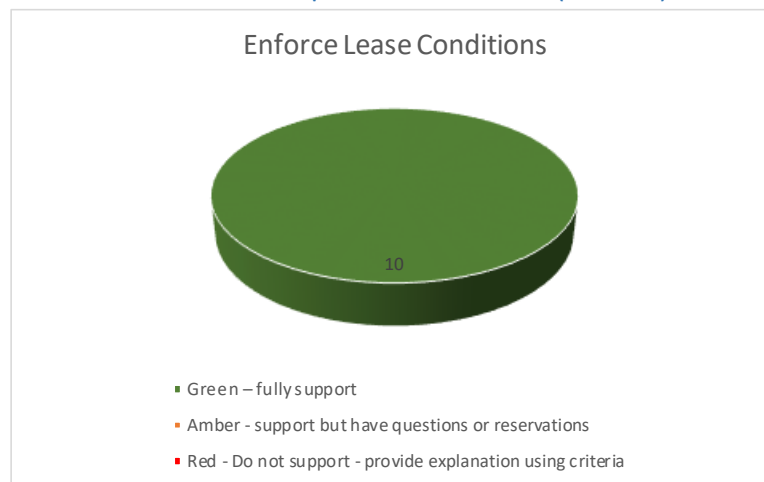
Consultation

Discussion regarding Principles for Community Use of Assets at CCG.

Resolution Number LG0885

"We require accountability for agreements and deliverables"

Community Consultative Group Assessment (N=11)



Criteria Number	Criteria	CCG Assessment
1	Have limited use or sole use	3
2	Have limited community value (asset serves a very small number of the community, or are underutilised)	2
3	An alternative similar asset/facility or other means of providing the service is available	2

4	Are not fit for purpose. E.g. A building which was once regularly used by a large number of the community is now infrequently used by a small group. A smaller shared facility may be better fit for purpose.	2
5	May not need to be replaced as the service they provide can be delivered through new or other assets.	2
6	The value provided by the asset benefits an individual/business – commercial use	3
7	Assets which provide an inconsistent level or excessively high level of service when compared to other assets within Council’s asset networks.	4
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Criteria – 1 = Do Not Agree, 2= Somewhat Disagree, 3= Neither Agree or Disagree, 4 = Somewhat agree, 5 = Strongly Agree.

CCG Comments

CCG Comment	Officer Comment

Recommended Rationalisation Approach

Audit all current leases/agreements to identify where Council is incurring costs that should be borne by the lessee/group (eg Insurance, Electricity, Rates, Depreciation, Maintenance, Mowing and Cleaning). Write to the lessee/group and request compliance with lease/agreement conditions, timeframes for compliance of 21 days to 90 days are anticipated for most cases. Should lessees/groups fail to comply, follow the process in the lease/agreement terms that the lessee/group agreed to for default/termination.

Stoters Quarry – Buildings and Equipment, Stoters Hill

Initial Criteria Assessment

Criteria Number	Criteria	Relevant
1	Have limited use or sole use	
2	Have limited community value (asset serves a very small number of the community, or are underutilised)	
3	An alternative similar asset/facility or other means of providing the service is available	
4	Are not fit for purpose. E.g. A building which was once regularly used by a large number of the community is now infrequently used by a small group. A smaller shared facility may be better fit for purpose.	
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6	The value provided by the asset benefits an individual/business – commercial use	
7	Assets which provide an inconsistent level or excessively high level of service when compared to other assets within Council's asset networks.	
8	Assets which compete with other council assets, private assets or businesses by oversupplying the community and impacting on the sustainability of other businesses and private groups.	

Financial Details

Annual Depreciation	\$19,394
O&M	Limited savings as site and assets have not been maintained.
Insurance	\$4,350 – estimated split from full council insurance policy

Action required to gain financial savings

Dispose of assets off site / make safe.

Current use

Unused

History

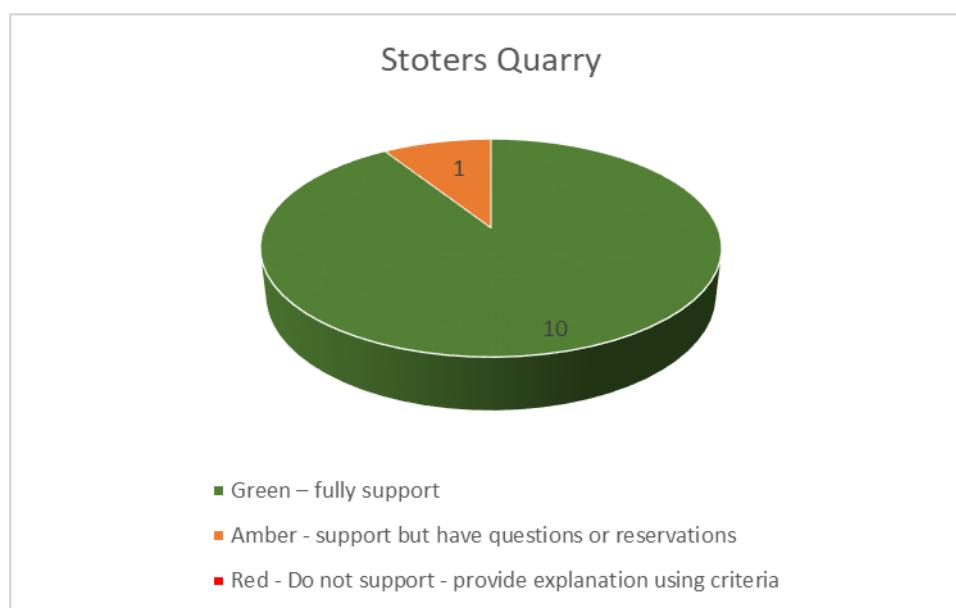
The Stoters Hill Quarry site was previously leased to Hasting NQ Pty Limited as an operating Quarry. The lease expired in February 2015 and the quarry is no longer in operation. There are no current plans to put the quarry back in operation in its current state. The assets on site are aged and deteriorated due to lack of maintenance. Significant investment would be required to bring the equipment up to a safe standard which complies with current requirements.

Strategy for existing use

Nil. There are currently a number of private quarries operating within the Cassowary Coast Region which are keeping up with demand for gravel. The site represents challenges to operate largely dewatering and any future operation would need to consider the use of mobile (rather than fixed) plant to enable dry season production with equipment to be utilised elsewhere during the wet season. Such an operation would not require fixed assets.

Consultation

Internal only



Criteria Number	Criteria	CCG Assessment
1	Have limited use or sole use	5
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CCG Comments

CCG Comment	Officer Comment
Offer quarry for tender/privatisation	The assets on site are aged and deteriorated due to lack of maintenance. Significant investment would be required to bring the equipment up to a safe standard which complies with current requirements. Its likely that the assets would actually be a detractor due to the investment required to bring them up to a reasonable standard. There are currently a number of private quarries operating within the Cassowary Coast Region which are keeping up with demand for gravel. Any future privatisation should be timed to align with a period of high demand to ensure that the ratepayer receives maximum benefit from the resource.

Recommended Rationalisation Approach

Dispose of assets by public auction or demolish.