



# Campbelltown City Council Asset Management Strategy 2016-2026



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**Version 3**

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(Raby Sports Complex, Raby)

# Introduction

Council's Asset Management Policy, Strategy and Plans facilitate sound planning and management for all existing assets under the control of Council.

The 10 year Asset Management Strategy supports the delivery of the objectives and strategies outlined in the Community Strategic Plan. While sound asset management contributes to the achievement of all the objectives and strategies, the plans address *Strategy 5.4 – The sound management of public assets and funds*, which specifically addresses the area of sound asset management.

The strategy details the processes that will be used to ensure services are provided to the community at a level that is considered acceptable and is in consideration of optimal lifecycle costs of the assets.

The aim of the strategy is to:

***Plan, acquire and manage the most appropriate assets to meet current and future service delivery requirements***



The strategy documents Council's asset management practices and activities for each asset class. It provides a framework for ensuring that:

- assets are maintained to an acceptable standard and to meet the community's needs
- asset management practices are applied consistently across Council
- assets are available to provide the appropriate services to the community
- works programs are effectively planned and resourced
- assets are managed in a continuous improvement environment now and into the future.
- a set of actions is developed aimed at improving asset management practices through improved
  - stewardship and accountability for assets
  - communication and relationships with service users
  - asset risk management
  - utilisation of assets
  - financial effectiveness.



## Background

As indicated in the Delivery Program, Council undertook community engagement with relevant stakeholders to inform the development of all the documents required under Integrated Planning and Reporting.

The community engagement confirmed that Council currently provides the services and functions that are required. It also confirmed that Council's focus on the provision of key services such as road maintenance and community services continues to be appropriate.

The strategy provides high level information for each of the following asset classes:

- road network (includes Roads, Footpaths, Road Bridges and Major Culverts, Kerb & Gutter and Traffic Islands etc.)
- buildings and facilities
- public spaces
- stormwater and drainage.

The relationship between the asset management documents and Council's other documents required in the IPR framework is shown in Figure 1.

This document provides a description of each asset class, asset drivers, asset management practices, and current challenges and actions to improve asset management.

This section of the strategy details what assets Council owns and manages, the asset condition and the value of the assets. It also details the current operation, maintenance and renewal cost of the assets, the level of utilisation and customer satisfaction.

**Figure 1 Asset management planning and the IPR framework**



## Asset description

Asset base, including value and condition

Council classifies assets to facilitate delivery of services into classes as shown in Table 1. Each class and in some instances sub classes, are subject to regular condition assessment. The current value of the asset base stands at approximately \$2.2b.<sup>1</sup> Fair value assessment for each of the asset classes has now been completed and is what has informed this value.

In order to undertake sound condition assessment, Council has developed an extensive set of processes and procedures to inspect and categorise assets. Council has developed an *Asset Identification & Condition Assessment Guidelines 2016* which details processes, procedures and the condition rating guidelines used in condition inspections. Regular inspections are carried out of assets, as determined by a risk assessment process described later in this strategy. Staff undertakes inspections and uses the guides in the handbook to determine condition ratings. The condition ratings, as indicated in Table 2, are used to describe the condition of all asset classes and sub classes. As an example, road condition is assessed in the field, and then the data is imported into the Pavement Management System, before entry into the corporate Asset Management System (Conquest). Footpaths, car parks and kerb and gutter assets are assessed in the field by Council staff and then entered directly into the System.

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<sup>1</sup> This is based on the 2015-2016 estimates, and includes the value of land under assets such as roads.

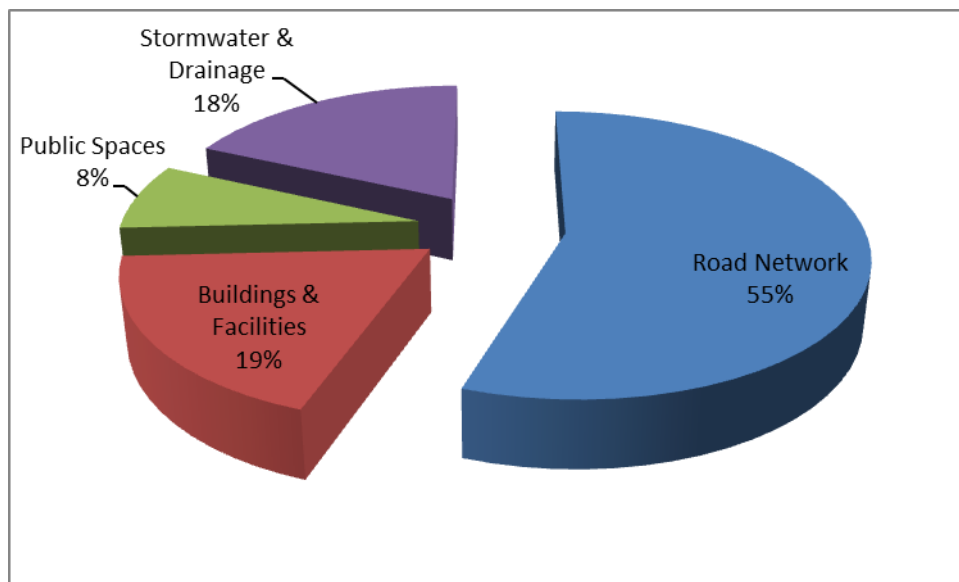
Table 1 Summary of replacement costs by asset class as at 2015-2016

Asset class	Replacement cost	Overall condition
Road network (includes Roads, Footpaths, Road Bridges and Major Culverts, Kerb & Gutter and Traffic Islands etc.)	\$749,955,616	Good
Buildings and facilities	\$251,559,378	Average to Good
Public spaces	\$47,008,449	Good
Stormwater and drainage	\$330,672,354	Good
Other (land, Land under road etc.)	\$910,211,000	-

Appendix 1 contains replacement cost and quantities/volumes information about each asset class.

# Asset description

Figure 2 Replacement costs by asset class



Council continues to refine the asset condition assessment process and setting of optimum condition ratings for each asset class and sub class. This information will be used to provide a sound basis for determining the level of expenditure that is required to maintain assets to continue to meet the needs of the community.

Table 2 Condition ratings and descriptions

Condition level	Condition description	Residual life (estimated % of asset's design life remaining)
0	New or recently rehabilitated	90 to 100
1	Very good condition-no work required	70 to 90
2	Good condition-Minor maintenance required	45 to 70
3	Average condition-some work required	25 to 45
4	Poor condition-renewal required within one year	10 to 25
5	Very poor condition-urgent renewal required	0 to 10

## Asset description

Table 3 Percentage Breakdown of condition ratings by asset class as of 2015-2016

Condition ratings	Road network	Stormwater and drainage	Buildings and facilities	Public spaces
Condition 0	5%	4%	7%	5%
Condition 1	23%	30%	25%	23%
Condition 2	55%	62%	48%	59%
Condition 3	15%	4%	18%	12%
Condition 4	2%	0%	1%	0.8%
Condition 5	0%	0%	1%	0.2%

### Managing service demand

Council appreciates that community assets will be affected by demand drivers particularly each asset class. To assist in forecasting the future demands of community assets the following factors have been considered:

- Population growth
- Demographics (changes in community age profile)
- Legislative requirements
- Changes in community expectations

Presently Council does not have a broad range of specific plans for managing demand; however consideration has been given to investigating a range of options across the asset classes. Further investigation of the options for demand management would facilitate a better understanding of the most efficient management of infrastructure and civic assets. The upcoming review of the Community Strategic Plan will inform and assist management of service demand.

### Growth in service demand

Campbelltown City Council is part of the Macarthur Regional Organisation of Councils (MACROC), which also includes Camden, and Wollondilly Shire Councils. While Campbelltown is expected to experience population growth, the population of Camden is expected to increase five fold over the next 30 years, from a current population of around 55,000 to approximately 350,000 in 2041 putting additional importance on Campbelltown's regional facilities.

It is expected that Campbelltown's population will increase from 158,000 in 2015 to over 300,000 by 2036.

Glenfield to Macarthur rail corridor are expected to increase in population density, while greenfield development in areas such as Edmonson Park, Mount Gilead and Menangle Park is also expected to take place.



## Asset drivers

### Community engagement

For engagement to be effective and consistent across an organisation, particularly large and often complex organisations like Councils, it is important to establish consistent principles and strong values to underpin the engagement approach. Table 4 details six principles that emerged from discussion with staff from across Campbelltown City Council. They build on the good foundation provided by Council's existing engagement practices.

These principles align with the social justice principles which engagement associated with Council's integrated planning and reporting framework is based upon. Those principles are: equity, access, participation and rights.

Table 4 Principles of engagement

Principle	Community benefit	Council benefit
Proactive We anticipate and act on community needs for information and involvement from the beginning of a project	Community members can be assured they will be informed and have an opportunity to be involved in all appropriate projects	Council's relationship with the community is strengthened Council projects are not unexpectedly delayed
Accessible Our engagement materials and activities are easy to understand, find and participate in	Community members of all backgrounds and abilities are able to provide informed input on projects	Council receives informed input on our projects from a wide variety of community members and stakeholders

Principle	Community benefit	Council benefit
Timely We prepare early to ensure we engage in the right way, at the right time, with the right people	Community members have sufficient time to act on information, attend events and provide input	Council staff in other sections are informed about and able to effectively support engagement activities Council resources are used efficiently
Consistent Our approach to community engagement consistently reflects the scale and likely impact of the project	Community members have a clear understanding of the way in which they can engage with Council on different projects	Council staff have clear direction on engagement expectations and processes Council targets its engagement resources so they are proportionate to the significance and impact of each project
Realistic We set realistic expectations about the purpose of engagement and communicates this clearly	Community members understand what aspects of a decision they can and cannot influence	Council's relationship with the community is strengthened Council projects are not unexpectedly delayed
Evidence-based We understand and use the engagement approaches that work best for our community and stakeholders	Community members have engagement activities targeted to their needs and interests	Council staff have guidance on the best engagement approaches for different kinds of projects

Council is currently developing a community engagement policy, framework and toolkit to assist staff in determining the appropriate level and methods of consultation.

# Asset maintenance practices

## Operational and maintenance cost and activities

The following maintenance work functions are used to manage assets at Council:

<b>Programed Maintenance</b>	Maintenance that occurs on an annual cycle that is planned to bring the asset back to its intended level of service
<b>Operational maintenance</b>	Maintenance that addresses Legislative or Australian Standard requirements.
<b>Reactive maintenance</b>	Maintenance that is unplanned due to unforeseen changes to the assets intended level of service.

As part of the annual planning and budgeting process, maintenance budgets are proposed to Council. They are placed on public exhibition as part of the Operational Plan. Recent operational and maintenance expenditure, by asset class is shown in Table 5.

Generally, operational and maintenance activities are carried out by qualified Council staff. Where this is not possible, contractors are employed to undertake other activities particularly those that relate to Australian Standards or legislative requirements.

Table 5 Operational and maintenance expenditure by asset class<sup>2</sup>

Asset class	Operational and maintenance expenditure in 2014-2015
Road network	\$5,800,000
Buildings and facilities	\$6,000,000
Public spaces	\$6,500,000
Stormwater and drainage	\$1,407,703

Road maintenance includes kerb and gutter, footpaths, cycle ways, bridges, culverts and car parks is generally undertaken by Council staff and in some instances, by contractors. Work programs are generally determined by requests and inspections. The Roads Asset Management Plan contains more detail on road operations and maintenance.

Operational and maintenance activities on buildings and facilities are carried out by either Council staff or third parties. Building maintenance requests can be generated in numerous ways. These include requests or through inspections carried out in line with the *Condition Inspection Handbook* developed by Council. Requests are entered into the Asset Management System and prioritised for action. Any significant issues that are identified are included in future renewal programs.

<sup>2</sup> This includes actions such as heavy /minor patching of the road network, mowing of parks and public spaces as well as insurances and utilities for buildings and facilities. These figures do not include capital renewal cost detailed in schedule 7 of the financial statements.

## Asset maintenance practices

Maintenance of public spaces is generally carried out by Council staff, however in peak times contractors may be used to maintain appropriate service levels. Maintenance of public spaces is programed by request and regular inspections. Mowing and horticulture activities are determined by seasonal changes and weather patterns.

The stormwater and drainage network is designed to operate without physical intervention, and there is little or no mechanical/electrical equipment that requires control. Maintenance activities include cleaning stormwater drains and gross pollutant traps, as well as maintenance and minor repair of drains are completed in-house by operations.

### Renewal of assets

Renewal activities are informed by models that are influenced by intervention levels. Intervention levels are condition factors used to determine renewal maintenance programs. A renewal program is intended to bring assets back to their optimum life to ensure services are continually delivered to the community.

The funding of renewal activities to maintain Council's assets at an agreed level of service is continually considered by Council and an issue that is recognised across the industry in general.

In addition Council uses a number of principles to ensure that the renewal program is sound. These include:

- allocating funds year by year on a prioritised basis, ensuring that the most risk affected assets are rehabilitated
- modelling long term consolidated renewal expenditure requirements over 10 years

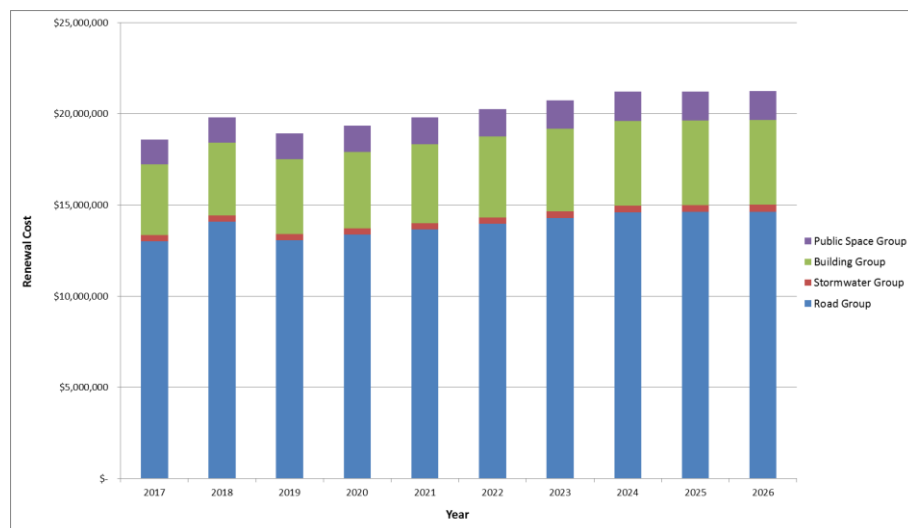
- detailing renewal requirements and associated funding requirements for the Delivery Program and budget cycle over ongoing four year periods
- consultation with relevant stakeholders regarding funding required and consideration of funding options
- allocating additional renewal funding per year to reduce the need for reactive maintenance
- seek supplementary funding from various sources (Government grants, contributions).

Council currently dedicates approximately \$17m a year towards asset renewal. Current modelling and condition assessments indicate that Council does not have any maintenance gap and the backlog is also reducing. With the recent special rate variation and LIRS funding, the backlog will be totally minimised by 2023 - 2024. The Long Term Financial Plan provides more detail on this topic.

# Asset maintenance practices

## Annual renewal requirement

Figure 3 Predicted Renewal Requirement for all assets



The asset renewal program for each asset class is determined annually through the budget preparation process. It is published in Council's business papers annually.

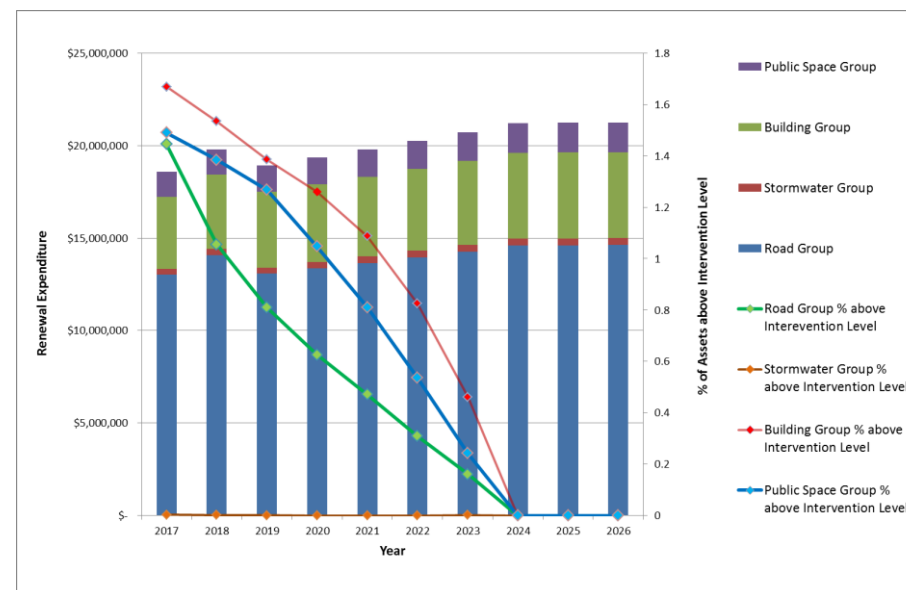
## Level of utilisation and customer satisfaction

Council uses various methods to determine utilisation of a number of its assets. Utilisation of childcare centres, libraries, leisure centres and attendance at the Arts Centre are regularly monitored and reported to Council. An area of improvement for the asset management process is for this data to be entered into the Asset Management System.

Council has commenced the development of defined service levels for each asset class. This includes the development of performance

Council's telephone survey undertaken in 2015 indicated that the community were satisfied with the performance of Council. However, as indicated with the inclusion of An Accessible city as an objective in the Community Strategic Plan, road maintenance and quality footpaths were an area that the community felt was important and that should continue to be an area of focus.

Figure 4 Percentage of asset base not meeting Council's intervention level standards





# Asset maintenance practices

The performance measures can be found in the Asset Management Plan and Council will work on refining them in the coming years. This section of the strategy describes the approach to asset management that Council has taken.

The strategic goals of the asset management are to:

- integrate the financial and maintenance aspects of asset management
- facilitate management of the total asset lifecycle for all assets
- develop and facilitate a consistent works management process to ensure operational efficiencies
- optimise the life of assets through better forecasting of required maintenance for the total lifecycle of the asset/equipment (i.e. from planning through to disposal)
- provide information to support replacement versus rehabilitation decisions
- assist the business to evolve from reactive to programed maintenance where appropriate
- facilitate reporting on asset condition, value and performance.

Council's Asset Management System is the database for asset information. The range of functions and activities that are addressed by this system include:

- asset register
- valuations
- managing acquisition and disposal
- planning long term/renewal maintenance programs
- works order generation and management
- spatial representation of assets
- risk analysis through management of probability and consequence data

- dynamic link to asset management software for condition assessment of roads
- links with modelling software for life cycle predictive scenarios as well as financial analysis.

The management of risk is at the centre of the asset management process. The Asset Management System is also utilised for:

- identification and management of key risks across each asset class
- benchmarking the performance of all assets against prescribed objectives
- development of a risk-based works program and inspection schedules
- recording the history of completed maintenance work.

The Asset Management System is central to asset management decision making processes. There are a number of parameters that are used to develop maintenance programs, programs for the frequency of asset inspections and future works programs for assets. These include utilisation, importance to the community, economic benefit and a risk score.

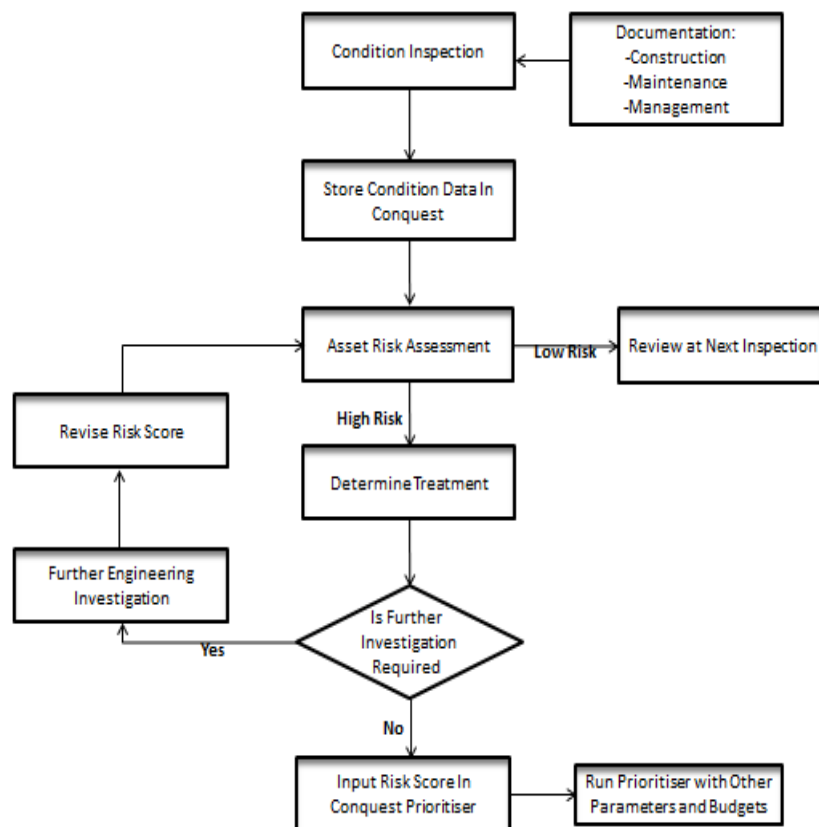
A general overview of the risk assessment process is provided below. The *Institute of Public Works Engineering Australia (IPWEA) International Infrastructure Management Manual 2011* defines risk as the product of the probability of failure and the consequence of failure of an asset:

*Risk score = probability (of failure) score x consequence (of failure) score.*

# Asset maintenance practices

The following Figure 5 provides an overview of the process.

Figure 5 Development of risk based works/inspection programs



Council relies on various other information systems to manage assets. Table 6 describes the information systems that are utilised to inform asset management planning.

Table 6 Reliance on information systems for asset planning

Asset management system	Current business system
Financial Asset Register	Conquest
Asset Register	Conquest
Spatial (Mapping)	MapInfo
Maintenance Management	Conquest
Asset Performance Assessment and Monitoring	Conquest
Asset Condition Monitoring	Conquest
Customer Requests	Pathways request
Asset Risk Management	Conquest
Forward Works Programing	Conquest, SMEC PMS
Annual Maintenance Programs	Conquest
Document Management System	ECM
Financial and Predictive Modelling	Moloney, SMEC

With continued use of these systems and other systems that become available, Council continually improves the approach to the management of assets.

# Asset maintenance practices

## Risk Management Plan

The overall objectives of our asset risk management approach are to:

- outline the process by which Council will manage risk associated with its assets, so that all risks (related to assets) can be identified and evaluated in a consistent manner
- identify operational and organisational risks at a broad level,
- allocate responsibility for managing asset risks to specific staff to improve accountability
- prioritise the asset risks to identify the highest risks that should be addressed in the short to medium term.

An assessment of asset risks associated with service delivery from infrastructure assets has identified critical asset risks to Council. The risk assessment process identifies credible asset risks, the likelihood of the risk event occurring, the consequences should the event occur, develops a risk rating, evaluates the risk and develops a risk treatment plan for non-acceptable risks. Critical asset risks, being those assessed as 'Very High' - requiring immediate corrective action and 'High' – requiring prioritised corrective action.

Critical assets have been identified by applying a risk scoring system to assets in each asset category. The critical assets identified were then placed in a risk table, which details the associated failure type, failure mode, likelihood and risk scores. Appendix 2 provides an overview major asset risks associated with major areas of Council exposure.

## Business Continuity

Council's business continuity plan with set out to:

- re-establish services and operations as quickly and efficiently as possible at the Civic Centre or other Council facilities following a significant interruption or loss of services or facilities
- minimise the impact of service disruption on the community and staff
- implement systematic and tested procedures to maintain essential services throughout the recovery period

Asset management plays a key role as part of the business continuity plan. Key functions include:

- In consultation with the relevant professionals, be responsible for the validating of all decisions concerning the damaged assets. This includes securing the site, safety of the site, access control to the site and documentation of all these activities.
- In consultation with the Manager Property, be responsible for locating and securing interim office accommodation and services for those affected by the incident
- Will work with the Emergency Planning Committee to conduct an impact assessment of the disaster site once cleared by the emergency services.
  - Will organise all contractual services such as:
  - trades
  - maintenance
  - cleaning restoration services
  - others, as needed for all premises used during the emergency

## Current asset management challenges and vision for the future

### Capital Investment

A number of plans and strategies are currently being developed for the consideration of Council. These plans and strategies will require an allocation of resources, both financial and physical, to meet the competing demands of a diverse changing community. New assets are funded in different ways, these include;

- Section 94 Developer Contributions
- Contributions made by developers under Section 94 legislation to fund new community infrastructure/assets are managed and reported on separately.
- Government Grant Funding
- General revenue

### External challenges

Although each asset will be affected by demand drivers particular to their class, calculations for future demand on each asset class is influenced by a common set of characteristics including:

- population growth
- demographics (changes in community age profile)
- legislative requirements
- changes in community expectations.

In December 2014, the State Government's new metropolitan planning strategy – A Plan for Growing Sydney was released. The plan identified Campbelltown/Macarthur as one of three regional city centres (outside the Sydney and Parramatta CDB's). This status puts Campbelltown in a position to attract a range of new business, government, health, cultural, retail and recreational opportunities to support our growing population.

It is expected that the population in Campbelltown will increase from the 158,000 in 2015 to over 300,000 by 2036. The existing centres of Campbelltown and Ingleburn are expected to increase in population density, while greenfield development in areas such as Edmondson Park, Mount Gilead and Menangle Park is also expected to take place. In addition, areas such as the Oran Park development will see residents come from outside the Local Government Area to use the services provided by Council. The changing population and demographics both within the Local Government Area and in surrounding Local Government Areas will have a significant impact on transport corridors and infrastructure needs within the Campbelltown Local Government Area.

While the population will grow it will also change significantly with the redevelopment of a number of Land and Housing NSW estates within the Local Government Area. This brings with it the potential for a growing base of aged assets being handed over to Council to manage. This is particularly relevant to roads.

The Community Strategic Plan provides guidance to Council on the expectations of the community with respect to services and assets required. To ensure that Council is prepared for the challenges it continues to face, it holds regular strategic planning days with Councillors and senior staff to discuss future plans.

### Internal challenges

As with any business and particularly Local Government, the asset base will continue to require appropriate funding to ensure that service levels are maintained. In addition, the asset management processes and procedures used at Council, will require continual refinement and updating to ensure they provide the necessary support staff to manage the assets in line with best practice principles.



## Current asset management challenges and vision for the future

### Vision for the future - Council's action plan

There are a number of activities that Council will undertake over the coming years to refine and further develop the approach to asset

management, which are outlined in the action plan in Table 7. The action plan will be reviewed and updated regularly.

Table 7 Action Plan

Action	Timeframe
Action Area: Asset Management Strategy (leadership)	
Review and update policy as required	Ongoing
Continually review and refine Asset Management Strategy	Ongoing
Continually review and refine Asset Management Plans	Ongoing
Action Area: Outcome driven (customer and market focus)	
Further refine approach to the analysis and management of demand for assets	2016-2017
Further refine asset related service level standards and performance measures for each asset class	2016-2017
Periodic review of asset related levels of service	Yearly
Develop robust utilisation measures for the main services/assets	2016-2017
Develop options for assets if utilisation is poor	2016-2017
Investigate innovative approaches to the provision of public space and building facilities	2016-2017
Consult with community groups to establish community expectations for assets	2016-2017
Develop procedures related to the management of new buildings and facilities	2016-2017

## Current asset management challenges and vision for the future

Action	Timeframe
Action Area: Success and sustainability	
Develop a strategic capital works program	2016-2017
Continually refine asset renewal predictive models	Ongoing
Carry out revaluations to meet statutory requirements on a five year cycle	As per program
Consider lifecycle costs to be considered in all decision making processes relating to new/upgrade services and assets	Ongoing
Continue to review and refine asset condition information	Ongoing
Refining Council's Asset Disposal Policy	2016-2017
Action Area: Asset knowledge (information and knowledge)	
Undertake strategic review of asset related information systems	2016-2017
Further refine methodologies for collection of asset data and condition assessment for inclusion in the <i>(Condition Inspection Handbook )</i>	Ongoing
Link asset management planning activities more closely with Council's section business planning and budgeting process	Ongoing

# Appendix

## Appendix 1 – Assets owned by Council

### Details of road network assets owned by Council

Asset category	Sub category	Quantity	Total replacement cost
Roads	Formation	6,209,410m <sup>2</sup>	\$22,810,268
	Pavement Base with Subbase	2,387,096m <sup>2</sup>	\$91,693,676
	Pavement without Subbase	3,821,598m <sup>2</sup>	\$113,158,078
	Surfacing	6,208,315m <sup>2</sup>	\$89,884,877
Car parks	Formation	410,383m <sup>2</sup>	\$2,135,748
	Pavements	410,383m <sup>2</sup>	\$10,111,641
	Surfacing	391,534m <sup>2</sup>	\$6,872,016
Footpaths and cycleways	Footpaths and cycle ways	434.66km	\$49,288,687
Kerb and gutter and traffic island	Kerb and gutter	1,263.63km	\$244,523,702
	Road intersections - islands	537	\$3,016,389
	Roundabouts and other devices	850	\$15,418,899
Bridges and culverts	Road Bridges	32	\$46,973,124
	Pedestrian Bridges	35	\$5,342,171
	Major Culverts Under Roads	122	\$22,115,195
	Major Culverts Not Under Roads	4	\$687,711
Traffic management devices	Raised/Wombat Crossing	256	\$1,550,084
	Local Area Traffic Management	232	\$432,317
Road furniture	Signs	17363	\$7,060,300

## Appendix

Asset category	Sub category	Quantity	Total replacement cost
	Street Litter Bins	249	\$261,450
	Bin Enclosures (120L & 240L)	80	\$155,808
	Concrete Street Benches	33	\$31,615
	Aluminium Street Benches	53	\$65,720
	Crash barrier fencing	19.42km	\$7,466,990
	Trolley Coral	4	\$8,997
	Footpath Baulks	60	\$80,000
Other infrastructure	Bus shelters	220	\$7,030,233
	Road Related Retaining Walls	5,742 m <sup>2</sup>	\$1,783,978
Total Road Network Assets			\$749,955,616



## Appendix

Details of buildings and facilities assets owned by Council

Asset category (as determined by Council)	No of buildings
Council Offices & Works Depot Buildings	9
Halls & Neighbourhood Centres	24
Irrigation Pump Sheds	6
Investment & Commercial Buildings	9
Historical Buildings & Cottages	8
Library	4
Early Learning & Occasion Care Centres	18
Bushfire Buildings	8
Swimming & Recreation Centre Buildings	28
Miscellaneous Building	22
Art Gallery	1
Amenities & Public Toilets	78
Baby Health Care Centres	3
Animal Care Facility Buildings	5
Total Number of Building	223
Total Buildings & Facilities	\$251,559,378

# Appendix

Details of key public space asset groups and value owned by Council

Asset Group	Total Assets	Replacement Value
Signage	832	\$305,810
BBQ's	27	\$172,271
Litterbins	365	\$421,353
Sports Surfacing	71	\$3,300,378
Sports Ground & Park Lighting	691	\$7,496,478
Sport Ground & Park Furniture	655	\$2,924,814
Shade Structures	297	\$5,399,369
Sporting Facilities	310	\$2,412,353
Fencing & Barriers	943	\$7,940,839
Sports Ground & Parks Irrigation Assets	111	\$1,470,135
Gates	459	\$608,675
Steps, Decking & Hand Railing	54	\$900,440
Miscellaneous & Special Features	224	\$626,664
Garden Edging	37	\$38,748
Retaining Walls	61	\$1,251,381
Grandstands & Viewing Platforms	20	\$1,012,900
Pools	3	\$2,511,000
Skate Park Facilities	8	\$8,214,840
Total Public Space Assets		\$47,008,449

## Appendix

Details of stormwater and drainage assets and values assets owned by Council

Asset Type	Quantity	Replacement value
Pits	22,120	\$57,234,692
Pipes	614.61km	\$106,557,916
Headwalls	816	\$952,013
Channels	101.64km	\$37,436,144
Water quality devices	46	\$2,391,063
Pipe Lining	614.61km	\$75,997,693
Flood Mitigation	217	\$50,102,833
Total Stormwater Assets		\$330,672,354

Details of other assets owned by Council

Asset Type	Replacement value
Other (land, land under road etc.)	\$910,211,000

# Appendix

## Appendix 2 – Risk management - an overview of major risk associated with major areas of Council

Asset class	Asset at risk	What can happen?	Risk rating (Very high, High)	Risk treatment plan
<b>Road Surface and Pavement</b>	Road Surface and Pavement	Poor condition of asset causes damage to vehicle	High	Establish routine inspection regime, and review customer request management system (CRMS) for capturing and analysis of and response to reported problems and incidents
	Road Surface and Pavement	Poor condition of asset causes injury	High	Establish routine inspection regime, and review customer request management system (CRMS) for capturing and analysis of and response to reported problems and incidents
	Road Surface and Pavement	Poor road surface causing noise/dust complaints	High	Establish routine inspection regime, and review customer request management system (CRMS) for capturing and analysis of and response to reported problems and incidents. Appropriate re-surfacing program implemented. Regular cleaning of streets and pavements.
	Road Surface and Pavement	Damage caused to assets by maintenance equipment	High	Review standard operating and maintenance procedures annually. Consider in activity planning.
	Road Surface and Pavement	Injury caused by poor road design/construction	High	Adopt more rigorous design check to ensure standards are achieved for design and documentation. Implement Quality Control and Quality Assurance processes in construction. Establish mechanism for post construction design review with design.
	Road Surface and Pavement	Loose material e.g. dirt on surface, loose gravel on roads causing damage/injury	High	Surveillance of washout and sediment control from development sites. Regular street cleaning implemented.
	Road Surface and Pavement	Damage/injury caused by road opening and delay in permanent restoration	High	Monitor road openings. Introduce/ maintain records of damage/injury due to road opening.
	Road Surface and Pavement	Flooding causing damage to road assets	High	Consider suitable design at flood prone areas.
	Road Surface and Pavement	Heavy/overweight vehicle damage of pavements/bridge/ culverts	High	Review signposting at problem areas and report to relevant authority enforcing load limit of the breach. Active surveillance in problem areas.
	Road Surface and Pavement	Inadequate funding leading to increasing prevalence of asset failures	High	Improve asset management/planning. Allocate appropriate funding. Consider risk management issues in prioritising works.

## Appendix

Asset class	Asset at risk	What can happen?	Risk rating (Very high, High)	Risk treatment plan
<b>Footpath</b>	Footpath – High use	Trip and fall	High	Improve data, determine priorities based on service and risk criteria, develop prioritised program for development within a footpath asset management plan
	Footpath – Regular use	Trip and fall	High	Improve data, determine priorities based on service and risk criteria, develop prioritised program for development within a footpath asset management plan
	Footpath – Renewal	Deteriorate to poor condition	High	Improve data, determine priorities based on service and risk criteria, develop prioritised program for development within a footpath asset management plan
<b>Kerb and Gutter</b>	Kerb – Maintenance	Maintenance costs increases due to inadequate renewal program	High	Improve data, determine priorities based on service and risk criteria, develop prioritised program for maintenance.
	Kerb – Renewal	Deteriorate to poor condition	High	Improve data, determine priorities based on service and risk criteria, develop prioritised program for renewal
<b>Buildings</b>	Building – Maintenance	Maintenance costs increasing due to inadequate renewal program	High	Improve data, determine priorities based on service and risk criteria, develop prioritised program for maintenance
	Building – Renewal	Buildings deteriorate to a lesser service standard and higher risk situation	High	Improve data, determine priorities based on service and risk criteria, develop prioritised program for renewal
<b>Open Spaces</b>	Parks and reserves	Serious injury due to failure of structure eg furniture and seats etc.	High	Introduce inspection processes and formalise recording of inspections and ensure identified defects are rectified
	Parks and reserves	Injury caused by maintenance plant	High	Review and improve operations and administration practices as necessary
	Parks and reserves	Damage or injury due to use of insecticides, herbicides, pesticides	High	Ensure appropriate practices used and improve contract admin for pesticide contract
	Parks and reserves	Fall/Injury due to trip over hazards	High	Introduce inspection processes and formalise recording of inspections and ensure identified defects rectified
	Parks and reserves	Drowning in water features and river	High	Review, undertake individual risk assessment and introduce controls as necessary particularly in regard to developing areas
	Parks and reserves	Unable to maintain/sustain assets at required service levels due to lack of funding	High	Identify cost of providing services and asset renewals. Council to consider providing required funding in line with service levels adopted and asset renewal requirements identified.



(New amenities building at Mawson Park, Campbelltown)



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