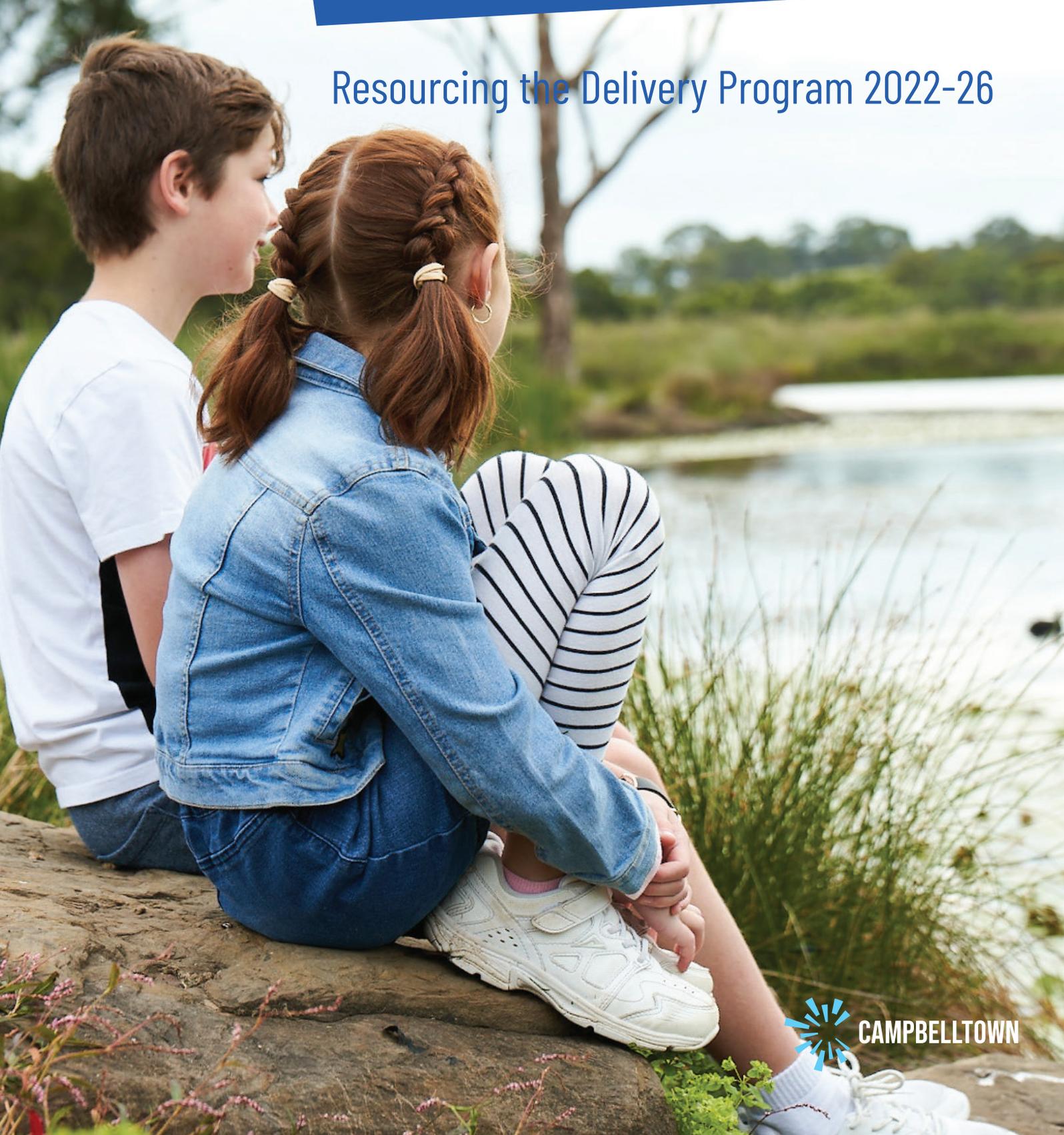


# CAMPBELLTOWN

## Asset Management Plans **2032**

Resourcing the Delivery Program 2022-26





**Council acknowledges the traditional custodians of the land, the Dharawal people and their unique and spiritual connections to the land. We also respectfully acknowledge Elders past and present for the role they continue to play in guiding future generations.**

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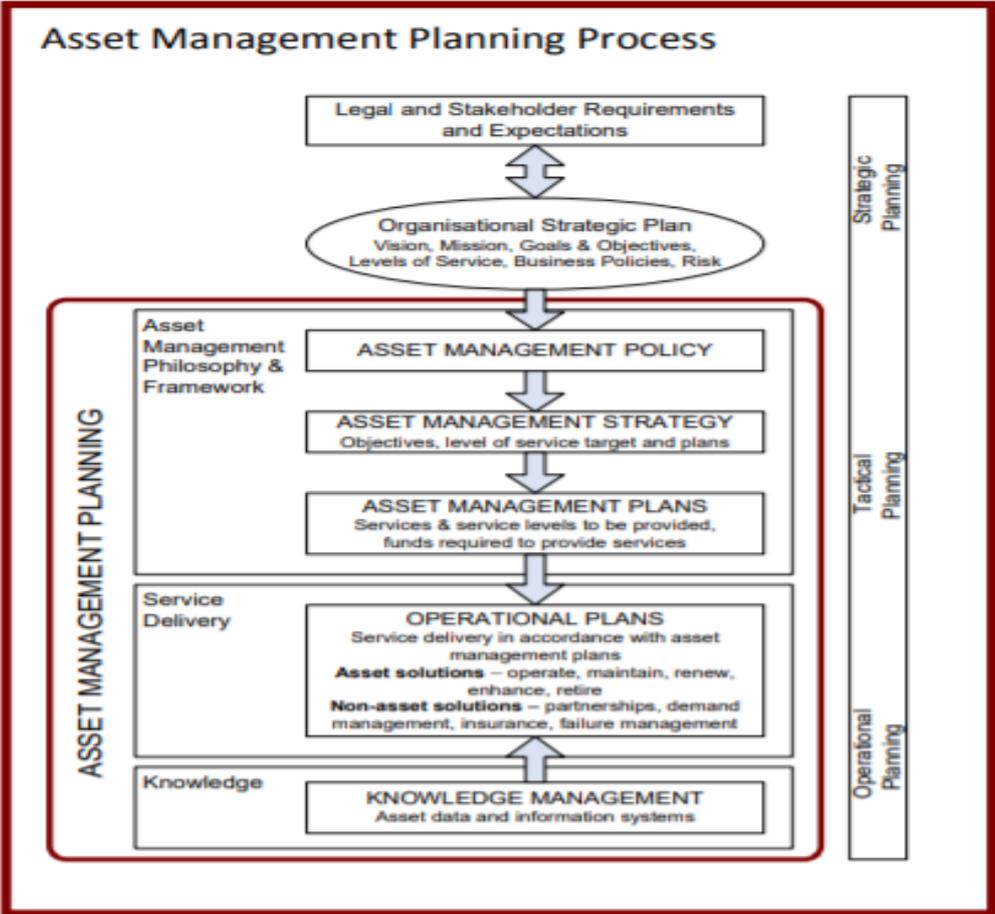
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# Executive Summary

Our Asset Management Plan 2022 to 2032 translates the Asset Management Strategy into targeted plans for each of our four asset management classes. Together with the Long-Term Financial Plan (LTFP), the Workforce Management Strategy and Asset Management Strategy forms our comprehensive Resourcing Strategy under the Integrated Planning and Reporting Framework (IP&R).

The Asset Management Plans form a key component of Council’s Resourcing Strategy. The Community Strategic Plan provides a vehicle for each community to express its long term vision and the Delivery Program and Operational Plan provides the actions and initiatives to deliver on this.

However, these aspirations will not be achieved without sufficient resources – time, money, assets and people – to carry them out. The Resourcing Strategy is a critical link when it comes to translating strategic objectives into actions. The Asset Management Plans ensure Council can effectively manage its assets; determine future requirements, fund improvements and repairs, as well as maintain them to a high standard.



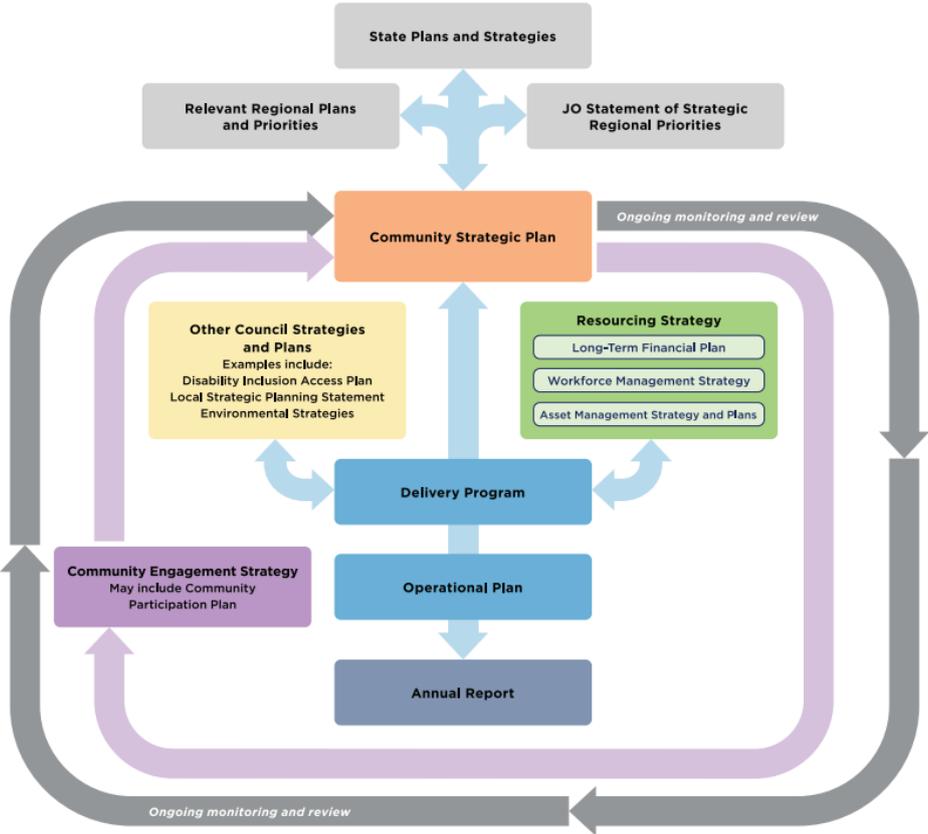
# Integrated Planning and Reporting

All councils in NSW are required to operate within an Integrated Planning and Reporting (IP&R) framework. The IP&R framework guides how each council develops, documents and reports on their strategic plans under the *Local Government Act 1993*.

The IP&R framework requires each council to develop and implement a Resourcing Strategy, which shows how they will leverage available resources to implement the Delivery Program and Operational Plan.

The Resourcing Strategy has 3 major components:

- **Long-Term Financial Plan** - The approach to financial management ensuring sufficient funding to deliver commitments into the future
- **Workforce Management Strategy** - The approach to workforce planning to ensure the right people, skills and culture exist to deliver commitment into the future
- **Asset Management Strategy and Plans (this document)** - The approach to asset management, renewal and planning to ensure well maintained and sustainable infrastructure into the future



The Integrated Planning & Reporting Framework – Office of Local Government 2021

The Resourcing Strategy is a key driver in delivering the strategies and plans developed by Council under the IP&R framework:

- The **Community Strategic Plan (CSP)** is the highest-level plan that a council will prepare. The purpose of the plan is to identify the community's main priorities and aspirations for the future and to plan strategies for achieving these goals.
- The **Delivery Program** outlines council's direct response to the CSP. It details the specific activities (projects and programs) that will be undertaken during its elected term to address the CSP.
- The **Operational Plan** is a sub-plan of the Delivery Program. The Operational Plan outlines the annual activities that will be undertaken as part of the Delivery Program, alongside the annual budget.
- **Reports** are prepared by councils (e.g. annual reports) that capture the progress against the CSP outcomes as well as monitoring the delivery of key activities in its Delivery Program and Operational Plan.

Detailed information about our council and city is provided in our Community Strategic Plan – Campbelltown 2032 and Delivery Program 2022–26.

# BUILDING AND FACILITIES

## ASSET MANAGEMENT PLAN 2022-2032

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# Introduction

The objective of a Building Asset Management Plan is to ensure that assets provide their required levels of services in the most cost effective manner to cater for both present and future customers. This Asset Management Plan focuses on the management of the Campbelltown City Council's building assets.

The plan specifies the requirements for effective management of this asset group and the corresponding financial implications. This plan is reviewed annually with a formal update completed every 4 years.

This 10 year Building and Facilities Asset Management Plan meets the requirements of Integrated Planning and Reporting with respect to it being a component of the Resourcing Strategy.

The plan provides details about Council's approach to the management of the community's assets, in line with appropriate standards, and contributing to the achievement of the objectives in the Community Strategic Plan.

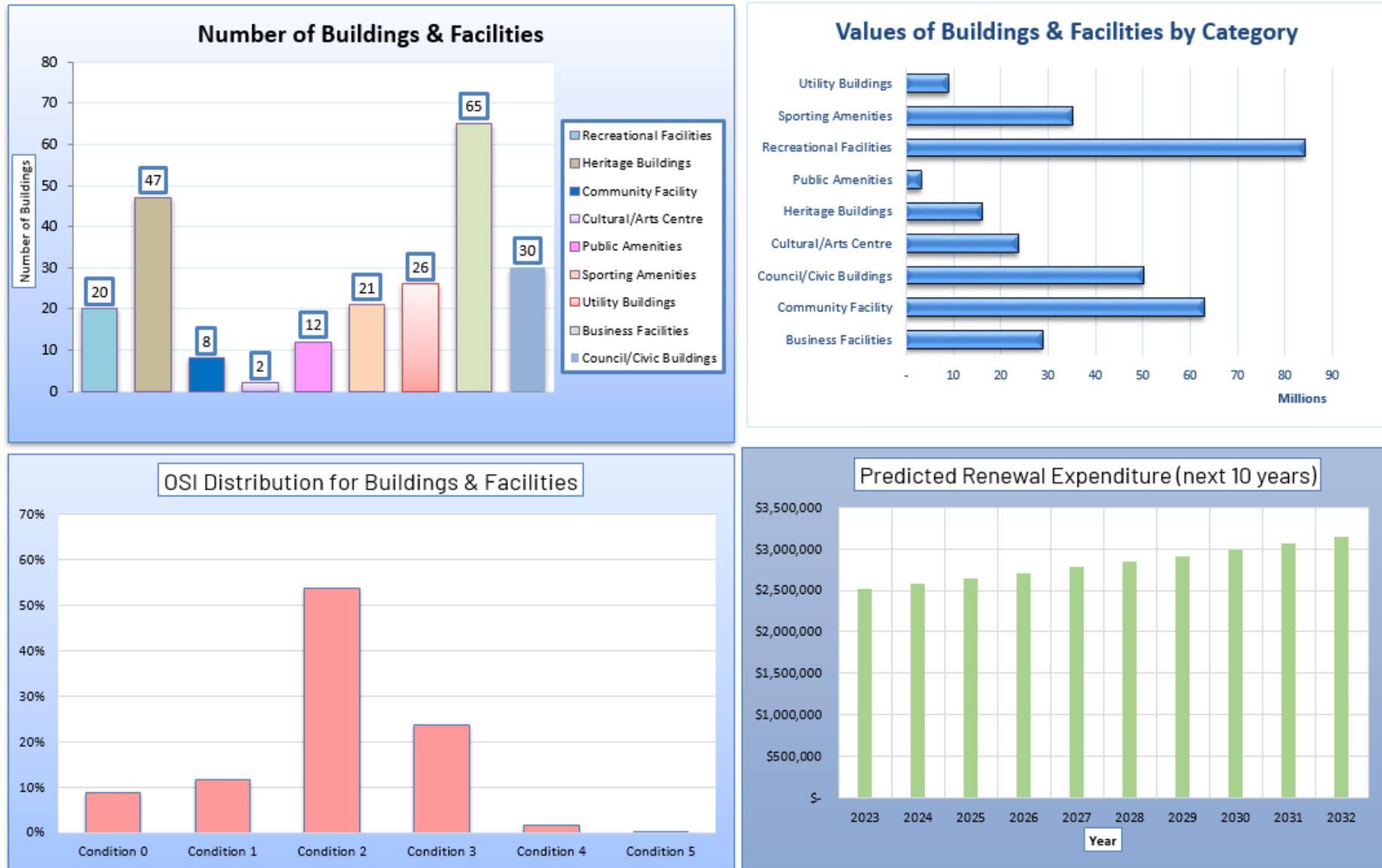
The plan has been written in line with the *International Infrastructure Management Manual* (International Edition 2011) and addresses the areas of levels of service, demand forecasts, current status of assets operations and maintenance, renewals, new works (capital) and disposals, and also includes reference to the 10 year financial forecasts for the management of the assets as contained in the Long Term Financial Plan.

The level of service expected by the community is the first factor that influences the approach to asset management. The community engagement that was undertaken and the resulting objectives and strategies contained in the Campbelltown Community Strategic Plan provide an overview of the levels of service that the community want from Council. The general feeling from the community is that they are satisfied with the level of service that they receive from Council<sup>1</sup>, however, with respect to asset management; they would like Council to continue to focus on areas such road maintenance, availability of parking and traffic management.

Council continues to work on defining and documenting the levels of service for each of its asset classes. Indicative service levels for each asset class have been suggested in the plan, however these will be finalised as part of the improvements to Council's overall asset management approach.

All Council assets are considered critical to the delivery of services to the community. The summary of building assets, replacement cost, conditions and predated renewal funding requirements are outlined in Figure 1.

**Figure 1: Summary of building assets, replacement cost, conditions and predated renewal funding requirements**



Key stakeholders in the preparation and implementation of this asset management plan are shown in Table 1 below.

**Table 1: Key Stakeholders in the AM Planning Process**

Key Stakeholder	Role in Asset Management Plan
Councillors	<ul style="list-style-type: none"> <li>• Represent needs of community/shareholders</li> <li>• Allocate resources to meet the organisation’s objectives in providing services while managing risks</li> <li>• Ensure organisation is financial sustainable</li> </ul>
General Manager	<ul style="list-style-type: none"> <li>• Supporting implementation of best practice asset management</li> <li>• Ensuring that staff are provided with appropriate systems, training and resources because it is difficult to develop a long term vision when crisis management and short term asset development are stretching resources</li> </ul>
Rate payers and residents	Consumer of the services provided by Buildings assets
Business and industry	Consumer
Federal Government and NSW Roads and Maritime Services	<p>Funder</p> <ul style="list-style-type: none"> <li>• Confident that their investment is secure and economic returns are being maximised</li> <li>• Operational capability of roads is being maintained</li> </ul> <p>Regulator</p> <ul style="list-style-type: none"> <li>• Ensuring that Council complies with service performance, risk management and network access requirements</li> </ul>

## Plan Framework

Council’s building assets provide valuable services to the area, and comprise of a large number of assets established over a long period of time. These assets have been acquired and developed over several generations and must be properly maintained and improved to continue to provide adequate service and benefits for generations in the future. This plan demonstrates Council’s responsive management of building assets (and services provided from these assets), compliance with regulatory requirements and proposed funding requirements to provide the required levels of service. This plan demonstrates how Council will achieve this outcome by applying the principles of responsible Asset Management Planning, the object of which is to; ‘Deliver the required level of service to existing and future customers in the most cost effective way’.

The key elements of infrastructure asset management are:

- Taking a life cycle approach.
- Developing cost-effective management strategies for the long term.
- Providing a defined level of service and monitoring performance.
- Understanding and meeting the demands of growth through demand management and infrastructure investment.
- Managing risks associated with asset failures.

- Sustainable use of physical resources.
- Continuous improvement in asset management practices.

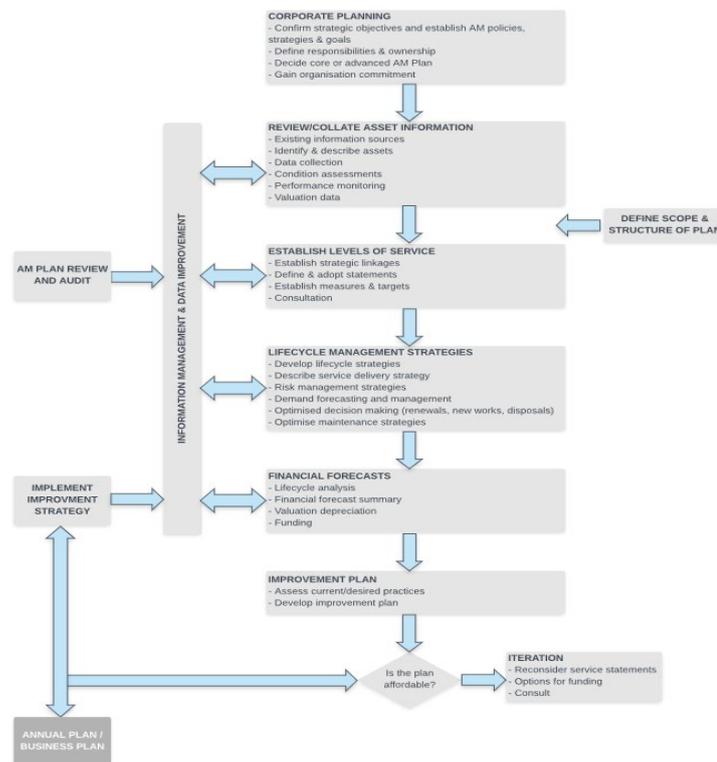
The contribution of building asset services towards the strategic goals and asset management objectives will be achieved by:

- Stakeholder consultation to establish and confirm service standards.
- A regular program of inspections and monitoring activities to assess asset condition and performance.
- Application of a systematic analysis to prioritise renewals and establish the most cost effective works programs.
- Continuously reviewing and improving the quality of asset management practices.

The Asset Management Plan should be read in conjunction with the Asset Management Policy, Long Term Financial Plan and Annual Budget. The key elements of the Asset Management Plan are:

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

**Figure 2: A road map for preparing an asset management plan with reference to IIMM (2011)<sup>2</sup>**



<sup>2</sup> International Infrastructure Management Manual (2011)

# Levels of Service

## Buildings and facilities

Council manages a wide variety of buildings and facilities. These buildings range from early learning centres, an arts centre to office buildings and leisure centres as shown in Table 2. It is a diverse portfolio of assets that require a diverse range of strategies and expertise to ensure that the assets continue to deliver an acceptable level of service to the community.

For a comprehensive list of buildings and facilities in the Campbelltown Local Government Area, refer to the Asset Management Strategy.

The extensive range of buildings and facilities provides the community with a broad range of services that, in conjunction with other service providers, contribute to the Campbelltown Community Strategic Plan, Objective 4 - *A safe, healthy and connected community*. More specifically, they contribute to Strategies 4.1 and 4.3 - *The provision of a balanced range of services to the community and the provision of activities that foster a sense of community spirit*.

Work has commenced on the development of performance measures and service levels for the management and provision of buildings and facilities - see Table 3. These measures will continue to be refined over the coming 12 months, along with a process for monitoring and reporting against them.

**Table 2: Council Buildings and Facilities**

Asset Category (as determined by Council)	No. of Buildings
Business Facilities	20
Community Facility	47
Council/Civic Buildings	8
Cultural/Arts Centre	2
Heritage Buildings	12
Public Amenities	21
Recreational Facilities	26
Sporting Amenities	65
Utility Buildings	30
<b>TOTAL</b>	<b>231</b>

**Table 3: Performance measures and levels of service for Council's buildings and facilities**

Key Performance Measure	Level of Service	Performance Measure	Performance Target	2020-2021 Performance
Quality	Provide clean and serviceable facilities	Customer Service requests relating to cleanliness.	<10 requests	15 Requests
	Facilities are accessible in line with <i>Disability Discrimination Act</i> (DDA)	Customer feedback related to accessibility for DDA groups and recommendations from audits undertaken	100% in 2020-21	No negative feedback regarding DDA requirements. Council's new projects comply with Australian Standards AS 1428: 2009 Design for access & Mobility, the BCA & the DDA Act.
Safety	Provide safe and suitable facilities	Reported personal injury claims	<5 personal injury claims per year	7 claims received 2020-2021
Function	Facilities are appropriate for the service requirement/use	Customer Service requests relating to facility not being fit for the service/use.	<5 requests	0 requests
Asset renewal	Implement renewal program at optimum time to upgrade/maintain the building network at satisfactory condition	Select knock-down and rebuild candidates by utilising optimise decision making model and considering benefit/cost ratio	100% treatments selected by optimise decision making model Benefits > costs for 100% projects	All currently renewal treatments are based on Condition, Capacity, Utilisation, Hierarchy and Function Grading
Condition	Well maintained and suitable building	Building condition assessment	Less than 1% asset in Condition 5	15 of 1816 components are in condition 5 0.83% (Consistent with 2019-2020)
Operations	Building facilities meet user needs	2 Yearly condition/defects inspection	Inspect minimum 2 yearly	Inspection Requirements not met
	Buildings are clean	Cleaning Frequency	High use buildings cleaned daily, medium and low use	All buildings cleaned daily except community halls,

			buildings weekly	which are cleaned after events
Maintenance	Buildings are suitable for purpose	Reactive and planned maintenance completed to adopted timeframe	Same day inspection for any safety issues. Planned maintenance plus or minus 2 weeks from that schedule	Planned maintenance carried out on schedule for 2020-2021 FY

Note - Condition ratings referred to in the table above are listed in Table 4.

**Table 4: Condition Ratings (Building and Facilities Assets)**

Service Index	Condition Description
0	New or recently rehabilitated asset
1	Very Good: Near new condition. No defects
2	Good: Sound condition. Minor maintenance required
3	Average: Some deterioration. Significant maintenance required
4	Poor: Severe deterioration. Significant renewal of rehabilitation required
5	Very Poor: Asset unserviceable. Asset is beyond rehabilitation. Renewal required
6	End of Life



*Campbelltown Stadium*

# Demand Forecast and Management

There are various factors that will affect the demand for services and associated assets that Council provides, now and in future years. While some factors will affect all services and assets, such as population growth, others will only affect particular services and assets such as growth in car ownership. The changing population and demographics, both within Campbelltown and surrounding Local Government Areas will have a significant impact on building corridors and infrastructure needs within the Campbelltown Local Government Area.

Council completes modelling of the impacts of population growth across the Local Government Area. It is expected that the population of Campbelltown will increase from the 175,000 in 2020 to at least 256,041 by 2036<sup>3</sup>. Growth will largely be urban renewal, medium density and smaller scale master-planned estates.

The Campbelltown Local Government Area has been announced as a growth corridor through the Glenfield to Macarthur Priority Urban Corridor Strategy. This strategy has the potential to add more than 33,000 new dwellings to the area, thereby accommodating an estimated 90,000 additional people.

It is anticipated that there will be extra pressure on already stressed roads from development within the Local Government Area, and in addition, residents from areas such as the South West Growth Centre (including Oran Park) and in the north and south of Campbelltown will come to use the services provided at Campbelltown, for example the hospitals and railway stations.

These increases in demand will place pressure on the types and numbers of buildings and facilities Council manages. These will be discussed in further detail in the following pages.



*Campbelltown CBD*

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<sup>3</sup> Source for population forecast figure is .id (Informed Decisions)

## Buildings and Facilities

The expected growth in and around the Local Government Area will have an impact on the types of buildings and facilities that Council owns now and into the future. It is anticipated that residents from the new development areas in the nearby South West Growth Centre will utilise services provided by Council. This has the potential to place more pressure on some services that are currently operating at or near capacity. However, Council must continue to provide services and assets to meet the needs of the changing existing population.

The more specific factors affecting demand for Council buildings and facilities, and an analysis of these factors, are shown in Table 5.

**Table 5: Expected impact on service demand for buildings and facilities from various demand influences**

Demand Factor	Present Position	Projection	Impact on Services
Demographics	Mix of elderly and young from varying social and economic backgrounds	Ageing population, but new growth areas in next 20 years may see an influx of younger families with children	Review of services and subsequently buildings and facilities, required to service community
Increasing level of service via legislative requirements	Current requirements of the Building Code of Australia 1993, and <i>Disability Discrimination Act 1992</i>	Improved access for the disabled and vision impaired community	Providing a higher level of service for easier access will require a review of how we implement the requirements

# Life Cycle Management Plan

## Classes, number of, condition and value

Council buildings are valued against eight main sub-components. Table 6 shows the main sub-components, which are valued typically every three years, and the useful lives which are generally adopted. The useful life of a component is based on the material from which it is constructed.

**Table 6: Asset sub-components and expected useful life**

Sub Components	Useful Life Expectancy (Years)
Building Fit out	21 to 89
Building Floor Covering	2 to 46
Building Roof	19 to 156
Building Service - Electrical	30 to 124
Building Service - Fire	8 to 35
Building Service - Hydraulic System	17 to 103
Building Service - Mechanical	2 to 72
Building Service - Security	10 to 26
Building Structure	31 to 229
Building Sub-structure	36 to 186

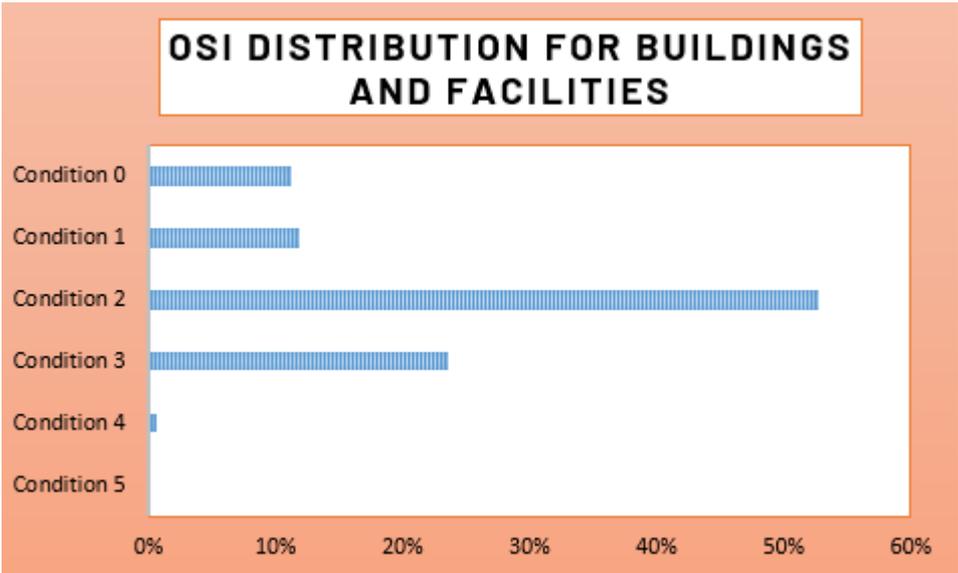
A summary of the assets owned and their replacement cost is given in Appendix 1.

Conditions for buildings and facilities are categorised based on the Service Index as shown in Table 7.

**Table 7: Condition Ratings**

Service Index	Condition Description	Life Consumed (%)
0	New or near new	<10
1	Very Good-No work required	>10 to 28
2	Good Condition-Normal Maintenance only	>28 to 46
3	Fair (Average Condition)-Some work required	>46 to 68
4	Poor Condition-Renewal required within one year	>68 to 89
5	Very Poor (Critical Condition)-urgent renewal required	>89 to 99
6	End of Life	100

**Figure 3: Summary Overall Service Index (Condition) of Buildings & Facilities**



Details of desired and current building standards (hierarchy) are provided in Appendix 1 and Appendix 2.

Another key factor that will affect Council’s buildings and facilities is technological change. More specifically, improvements in the area of sustainability and energy saving technologies will see changes to how Council builds and operates these assets.

Table 8 provides a summary of some of the changes.

**Table 8: Technology Changes**

Technology Changes	Effect on Service Delivery
Solar Energy	Solar Technology is a key strategy to reduce the costs and hedge against rising electricity bills, as well as to mitigate the effects of climate change. This technology will increase the green rating of houses, buildings and cities and to shape a more sustainable future.
Improved air conditioning units (hydro chlorofluorocarbon – HCFC)	Reduction of greenhouse gas emissions (carbon footprint)
Fluorescent light replacement program	Reduce cost and lower the carbon footprint

Council currently has limited quantitative analysis methods for determining how these changing factors will affect demand. Changes in this area are generally informed by the drivers for demand and external pressures by external parties. This is an area for improvement in the asset management process.

Over the coming years, Council will be investigating how it can deliver services in new and innovative ways, incorporating technology changes and addressing sustainability issues wherever possible.

The original Building and facilities asset sub-components have been split into 11 asset types as of 2019, shown in Table 9. These types will be used for modelling purposes.

**Table 9: Building and facilities asset type and value**

Asset Types	Value
Building Fitout	\$31 Million
Building Floor Covering	\$15 Million
Building Roof	\$47 Million
Building Service – Electrical	\$29 Million
Building Service – Fire	\$6 Million
Building Service – Hydraulics	\$32 Million
Building Service – Mechanical	\$22 Million
Building Service – Transport	\$2 Million
Building Service – Security	\$3 Million
Building Structure	\$88 Million
Building Sub-structure	\$37 Million
<b>Total</b>	<b>\$312 Million</b>

Council has an extensive program of operations and maintenance of its assets. This includes actions such as insurances and utilities for buildings and facilities. Generally, operations and maintenance activities are carried out by qualified Council staff. Where this is not possible, contractors are employed to undertake other relevant activities, especially those that are related to compliance with Australian Standards or legislative requirements.

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

- **Programmed maintenance** - Maintenance that is planned to bring the asset back to its intended level of service.
- **Preventative maintenance** - Maintenance that is regularly performed on an asset to lessen the likelihood of it failing.
- **Reactive maintenance** - Maintenance that is unplanned due to unforeseen changes to the assets intended level of service.
- **Operations** - The active process of utilising an asset which will consume resources such as manpower energy, chemicals and materials. (Excludes depreciation and corporate overheads).

Council spent approximately \$6,780,661 on building and facility assets maintenance and Operational activities in 2020-2021.

Each building is maintained to a certain standard. Prestigious public buildings such as the Arts Centre are generally kept in a higher condition than community halls, for instance.

**Table 10: Type of maintenance and total spend**

Type of maintenance	Total Spend 2020-2021
Reactive	\$1,378,450
Preventative	\$727,326
Programmed Maintenance	\$585,509
Operations	\$4,089,376
<b>Total</b>	<b>\$6,780,661</b>

## Buildings and Facilities

A detailed list of the building and facilities managed by Council can be found in the Asset Management Strategy.

Building maintenance works can be generated in numerous ways. These include customer requests or through inspections carried out in line with the *Condition Inspection Handbook* developed by Council. Staff utilise tablet technology to download building information prior to going into the field to undertake inspections. Requests are recorded in the Asset Management System used by Council, and prioritised for action. Any significant issues that are identified are included in future renewal programs.

Operational and maintenance activities are carried out on each building by either Council staff or third parties. Some Council owned buildings and facilities are permanently occupied by others, and therefore, the occupier undertakes the maintenance of those buildings.

Council has performance indicators for the operation and maintenance activities for buildings and facilities. They are shown in Table 11.

**Table 11: Performance measures for operations and maintenance for buildings and facilities**

Key Performance Measures	Level of Service	Performance Measure	Performance Target	2020-2021 Performance
Condition	Provide regular maintenance as per schedule	Inspection log and outstanding defects log, service requests	<5 outstanding defects or actions per month	<3 per month (100% requests completed before due date)
Cost effectiveness	Provide service in cost effective manner	Facility maintenance cost within budget \$/facility per annum	Meet budget expenditure with 100% planned maintenance completed	90% of maintenance tasks completed within budget
		Percentage planned / reactive maintenance	80% planned / 20% reactive tasks	79% planned 21% reactive
Safety	Provide safe, suitable facilities, free from hazards, with hazards clearly identified	Outstanding hazards log	<1 outstanding hazard per month	<1 per month
		Legislative compliance for asbestos, hazardous chemicals and Work Health Safety	Zero safety related defects	0

## Operations and Maintenance

When maintenance activities are undertaken on a building by third parties, the contracts for the work generally cover the following:

- Procedures, standards and end results are mandated to ensure that the most appropriate materials and methods are used for building construction, refurbishment and maintenance
- Compliance with legislation, e.g. Work Health and Safety and Australian Standards
- Response times (to routine and emergency work) are defined by activity type
- Approvals and scheduling of work programs
- Monthly reporting of activities at facilities.

If a building component is assessed to be in need of maintenance work, a defect is raised and then an action is placed into the Asset Management System. This action generates the next inspection date, which is linked to a risk factor defined by Council and the system. Asset staff may extract reports that allow them to better schedule inspection activities related to type of building and location.

The frequency of inspections for legislative and Australian Standard compliance are shown in Table 12.

**Table 12: Example of inspection frequencies**

Type of Inspections	Frequency of Inspections (months)
Fire equipment	6
Air conditioning	1
Emergency lighting	6
Pest spraying	1-4

## Asset Renewal

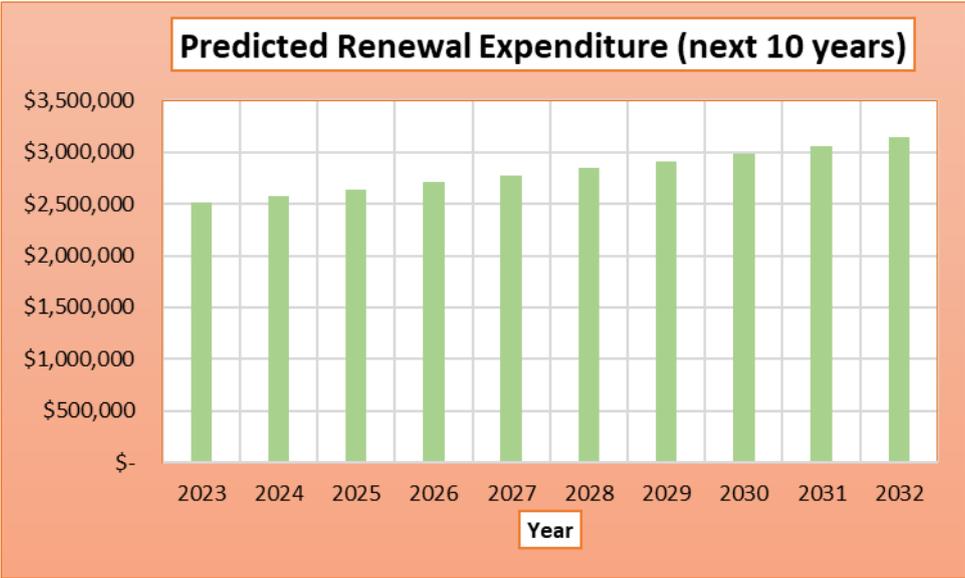
Council describes renewals as expenditure on assets that returns them to their original state or as close to it as possible.

Capital works are defined as activities that enhance the function of an asset or materially extend the life of an asset beyond its original designed life. More information on capital works can be found in the Long Term Financial Plan and the Operational Plan.

Council undertakes extensive modelling using data captured by rigorous inspection programs to project the renewal of assets.

Figure 4 shows the projected renewals costs for buildings and facilities for the coming 10 years. Building data is entered into the modelling software on a yearly basis to determine future funding requirements. Council is currently developing a strategy to deal with the increasing need in funding for renewal of assets. This is addressed in the Long Term Financial Plan.

**Figure 4: Predicted renewal expenditure for Buildings and Facilities**



### New Assets

The program of new works is generated by a number of means, including new development in and around the Local Government Area. Council is currently developing a strategic capital works program that will provide a framework for a more structured approach to the need for capital works. The Long Term Financial Plan and the 2022-23 Operational Plan and Budget provide details of Council’s capital expenditure.

As indicated in the demand forecast section of the plan, there will be growth in and around the city over the coming years that will have an impact on the types of buildings and facilities that Council owns and manages. Council is currently working closely with the major land developers in the Local Government Area to ensure that there are appropriate buildings and facilities available to the community of the new estates. More specifically, Council is working with Landcom and NSW Department of Family and Community Services (through Housing NSW) on the buildings and facilities required as part of the redevelopment of housing estates in the Local Government Area.

An opportunity for improvement for Council is the development of a more formal approach to the planning of future capital works for buildings and facilities. This asset class will see benefits from this process.

## Asset Disposal

A detailed procedure on asset disposal has been prepared by Council in line with the statutory requirements. This document is currently being reviewed to ensure that it is contemporary. It is the responsibility of all staff who are involved in the disposal of assets to ensure that the process is performed in a transparent and accountable way.

A decision to dispose of an asset may be based on the following:

- Asset is no longer required
- Asset is unserviceable or beyond economic repair
- Asset is obsolete or operationally inefficient
- Asset does not comply with council's work health safety standards
- There is no use expected for the asset in the foreseeable future
- Optimum time to maximise return or part of the asset replacement program
- Discovery of hazardous chemicals contained within the asset
- Costs associated with the retaining of the asset (e.g. Storage, insurance, security and management) outweigh the benefits of retaining the asset

Council has an extensive approval process in place prior to any asset being disposed of. Significant assets will not be disposed of without the approval of elected members.

# Financial Summary

This section contains the financial requirements resulting from all the information presented in the previous sections of this infrastructure and asset management plan. The financial projections will be improved as further information becomes available on desired levels of service and current and projected future asset performance.

The following general assumptions have been made in preparing the 10-year expenditure forecasts:

- All expenditure is stated in dollar values with 2.5% increase per year as an allowance made for inflation over the 10-year planning period
- Initial renewal costs have been reviewed on the basis of historical costs, preliminary condition deterioration work, and compared to the depreciation provision and the funding available.
- Similarly, Maintenance costs typically increase by 1% per annum to allow for the increase in total asset value (reflecting the higher costs associated with managing a larger network base).

These costs may be offset slightly by resultant reductions in maintenance costs for the assets involved and savings achieved through full competitive tendering of infrastructure work.

## Funding Strategy

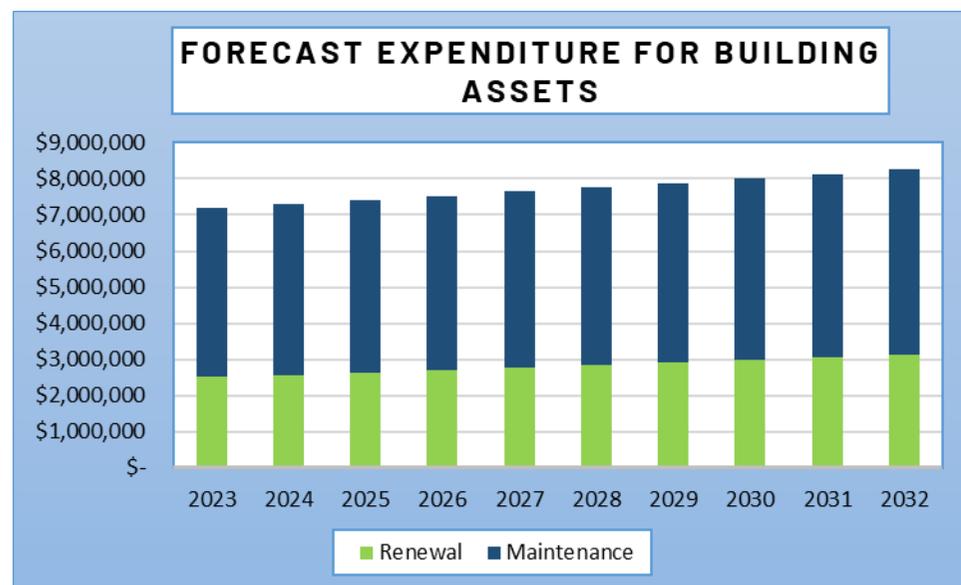
Projected expenditure is to be funded from Council's maintenance, operating, and capital budgets. After reviewing service levels, as appropriate to ensure ongoing financial sustainability the below projected expenditures (Figure 5) will be accommodated in the Council's 10 year long term financial plan.

**Figure 5: Investment by Asset Group**

<b>Renewal</b>		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Buildings		\$ 2,513,840.70	\$ 2,576,747.92	\$ 2,640,976.57	\$ 2,706,857.84	\$ 2,774,812.78	\$ 2,844,158.08	\$ 2,915,259.48	\$ 2,987,865.89	\$ 3,063,018.02	\$ 3,139,131.43

<b>Maintenance</b>		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Buildings		\$ 4,677,469.00	\$ 4,724,243.69	\$ 4,771,486.13	\$ 4,819,200.99	\$ 4,867,393.00	\$ 4,916,066.93	\$ 4,965,227.60	\$ 5,014,879.87	\$ 5,065,028.67	\$ 5,115,678.96

**Figure 6: Forecast Expenditure for Building Assets**



## Asset valuations

The value of assets recorded in the asset register as at July 2021 covered by this asset management plan is shown in Figure 7. Assets were last revalued at 2021. Assets are valued at fair value.

**Figure 7: Building and Facilities Asset Values at 01/07/2021**

### Asset Values At 1/07/2021



Grouping: Type Code

Current Filter: Buildings Summary

Type Code	Asset Description	Replacement	Last Valuation	Additions	Accum Depr.	WDV
26	<b>Buildings &amp; Facilities - 2018</b>		\$309,419,387	\$3,988,745	\$63,591,396	\$249,816,736
26.01	Building Fitout		\$30,853,941	\$331,236	\$4,383,282	\$26,801,894
26.02	Building Floor Covering		\$15,007,969	\$66,239	\$4,805,884	\$10,268,323
26.03	Building Roof		\$46,902,232	\$370,380	\$10,433,082	\$36,839,530
26.04	Building Service - Electrical		\$29,091,424	\$216,806	\$5,326,781	\$23,981,449
26.05	Building Service - Fire		\$5,681,667	\$13,200	\$1,645,045	\$4,049,822
26.06	Building Service - Hydraulic System		\$31,738,293	\$598,584	\$7,397,821	\$24,939,056
26.07	Building Service - Mechanical		\$22,347,866	\$48,208	\$4,109,060	\$18,287,014
26.08	Building Service - Transport		\$2,269,162		\$189,794	\$2,079,368
26.09	Building Service - Security		\$2,429,554	\$87,976	\$560,651	\$1,956,878
26.10	Building Structure		\$87,088,930	\$1,201,949	\$17,113,760	\$71,177,118
26.11	Building Sub-structure		\$36,008,350	\$1,054,168	\$7,626,236	\$29,436,282
	<b>Grand Total</b>	\$0	\$309,419,387	\$3,988,745	\$63,591,396	\$249,816,736

Useful lives were reviewed in 2021 by Campbelltown staff.

Key assumptions made in preparing the valuations were:

- Condition data is accurate
- Adopted useful lives are appropriate
- All assets have been captured in the inventory

Major changes from previous valuations are due to updated condition data and new assets. The annual depreciation for all Buildings Assets is approximately \$4.587M.

## Asset Valuation Forecasts

Asset values are forecast to increase as additional assets are added to the asset stock from construction and acquisition by the council and from assets constructed by land developers and others and donated to the council.

## Forecast Reliability and Confidence

The expenditure and valuations projections in this AM Plan are based on best available data. Currency and accuracy of data is critical to effective asset and financial management. Data confidence is classified on a 5 level scale 4 in accordance with Table 13. The confidence in the asset data used as a basis for the financial forecasts has been assessed using the following grading system:

**Table 13: Data Confidence Grading System**

Confidence Grade	General Meaning
A	Highly Reliable Data based on sound records, procedures, investigations, and analysis, documented properly and recognised as the best method of assessment. Dataset is complete and estimated to be accurate $\pm 2\%$ .
B	Reliable Data based on sound records, procedures, investigations and analysis, documented properly but has minor shortcomings, for example some of the data is old, some documentation is missing, and / or reliance is placed on unconfirmed reports or some extrapolation. Dataset is complete and estimated to be accurate $\pm 10\%$ .
C	Uncertain Data based on sound records, procedures, investigations and analysis which is incomplete or unsupported, or extrapolation from a limited sample for which grade A or B data is available
D	Very Uncertain Data based on unconfirmed verbal reports and/or cursory inspection and analysis. Dataset may not be fully complete and most data is estimated or extrapolated. Accuracy $\pm 40\%$ .
E	None or very little data held

<sup>4</sup> IPWEA, 2011, IIMM, Table 2.4.6, p 2|59.

The estimated confidence level for and reliability of data used in this AM Plan is shown in Table 14.

**Table 14: Data Confidence Assessment for Data used in AM Plan**

<b>Data</b>	<b>Confidence Assessment</b>	<b>Comment</b>
Demand drivers	Reliable	Depends on population growth rates, which are uncertain at this time
Growth projections	Reliable	
Operations and Maintenance expenditures	Reliable	Sourced from Finance System
Projected Renewal Expenditures	Reliable	
Asset values	Highly Reliable	Based on 2019 condition inspection and asset valuation
Asset residual values	Not Applicable	Asset Residual Values are not used in this plan
Asset useful lives	Highly Reliable	Based on 2019 condition inspection and asset valuation
Condition modelling	Highly Reliable	Condition was modelled in Assetic Predictor based on 2019 condition inspection of building components
Defect repairs	Reliable	Based on 2019 condition inspection
Upgrade/New expenditures	Reliable	
Disposal expenditures	Reliable	Council keeps a record of buildings and facilities that have been disposed

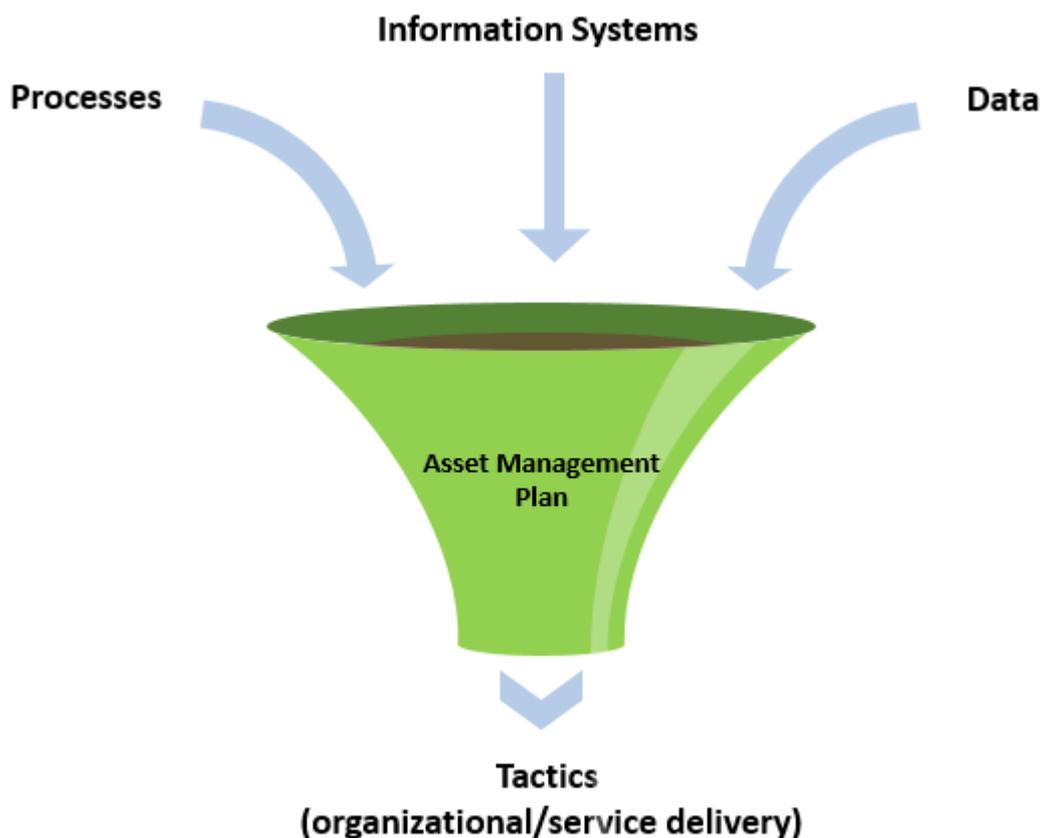
Overall data sources and data confidence are assessed as HIGH confidence level for data used in the preparation of this AM Plan.

# Plan Improvement and Monitoring

The key AM practices needed to support good AM Plans can be grouped into three broad areas:

- **Processes:** The necessary processes, analysis and evaluation techniques needed for life cycle asset management.
- **Information systems:** The information support systems which support the above processes and which store and manipulate asset data.
- **Data:** Data available for manipulation by information systems to support AM decision-making. Practices in all of these areas, as well as the AM Plan itself, are assessed. Finally, implementation tactics, covering service delivery, procurement, and organisational arrangements are also part of the review process.

**Figure 8: AM Practices (IPWEA 2011)**



## Status of Asset Management Practices

### Accounting and financial systems

Finance 1

### Accountabilities for financial systems

Council uses the Technology 1 Finance System

### Accounting standards and regulations

Council operates under the Australian Accounting Standards and NSW State Legislation/Regulations and Directives issued by the Division of Local Government

### **Capital/maintenance threshold**

Council has a comprehensive Asset Capitalisation Policy with Capitalisation threshold. Required changes to accounting financial systems arising from this AM Plan:

- Maintenance and operational expenditures to be split
- Clearer differentiation between planned and reactive maintenance activities

### **Asset management system**

Conquest Asset Management System.

### **Asset registers**

Detailed asset registers are held in Conquest Asset Management system.

### **Linkage from asset management to financial system**

Council is currently implementing an integration between Conquest and Finance 1.

### **Accountabilities for asset management system and data maintenance**

The Strategic Assets Coordinator is responsible for the asset management system and data maintenance.

### **Required changes to asset management system arising from this Asset Management Plan**

It is anticipated that future versions of this Building and Facilities Asset Management Plan will have greater inputs from the Asset Management system, as Council's use of the system grows in sophistication.

## **Information flow requirements and processes**

The key information flows into this Buildings Asset Management Plan are:

- Asset Register's data on size, age, value, and remaining life of the network
- The unit rates for categories of work/material
- The adopted service levels
- Projections of various factors affecting future demand for services
- Maintenance and renewal, including deterioration models
- Data on new assets acquired by Council
- Assumed works programs and trends
- Budget, valuation and depreciation projections
- Useful life analysis

## Improvement Plan

The Asset Management Improvement Plan generated from this Asset Management Plan is shown in Table 15 below.

**Table 15: Building and Facilities Asset Management Improvement Plan**

Task No	Task	Responsibility	Resources Required	Time Line
1	Implement detailed inspection program for building components as per Conquest condition parameters.	Strategic Assets Coordinator	In-house / External	12 months
2	Review the accuracy and currency of asset data.	Strategic Assets Coordinator	In-house	12 months
3	Develop 4 year work program for renewals for all buildings assets.	Strategic Assets Coordinator/ Asset Program Officers	In-house	12 months
4	The accuracy of the information provided by Council's Predictor Model and used to inform this Buildings AM Plan, depends on the accuracy of the data used to inform the model. It is essential that Council perform on-going quality control to validate building condition data, risk data and consumption values stored in Predictor.	Strategic Assets Coordinator and Asset Systems Development Officer	In-house	12 months
5	Financial information used to inform this Buildings AM Plan bundles the operational costs and maintenance costs together. Splitting of these costs will allow more in-depth analysis and accurate modelling.	Management Accountant	In-house	12 months
6	Review of unit rates and asset valuations.	Strategic Assets Coordinator	In-house	12 months
7	Review of capital renewal and maintenance strategies.	Executive Manager, Infrastructure	In-house	12 months
8	Maintain an annual review of the AM Plan incorporating an update of service level performance, financial projections, and risk.	Strategic Assets Coordinator	In-house / External	12 months

## Monitoring and Review Procedures

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

The AM Plan will be updated annually to ensure it represents the current service level, asset values, projected operations, maintenance, capital renewal and replacement, capital upgrade/new and asset disposal expenditures and projected expenditure values incorporated into the organisation's long-term financial plan.

The AM Plan has a life of 4 years (Council election cycle) and is due for complete revision and updating within one year of each Council election.

Finally, to ensure the plan remains useful and relevant the following on-going process of AM plan monitoring and review activity will be undertaken:

- Quality assurance audits of AM information to ensure the integrity and cost effectiveness of data collected.
- Peer review: Annual internal audits will be undertaken to assess the effectiveness with which the AM plan meets corporate objectives. Periodic internal audits will be undertaken to assess the adequacy of AM processes, systems and data and external audits will be undertaken to measure AM performance against 'best practice'.

## Performance Measures

The effectiveness of the Asset Management Plan can be measured in the following ways:

- The degree to which the required projected expenditures identified in this asset management plan are incorporated into Council's long term financial plan.
- The degree to which 1-5 year detailed works programs, budgets, business plans and organisational structures take into account the 'global' works program trends provided by the asset management plan.
- The degree to which the existing and projected service levels and service consequences (what we cannot do), risks and residual risks are incorporated into the Council's Strategic Plan and associated plans,

The Asset Renewal Funding Ratio achieving the target of 1.0.

## Appendix 1 - Asset management categories

### 1.1.1 Maintenance Standards

Campbelltown City Council have adopted a list of building categories (A – E) to define building and facilities maintenance standards, which create a building hierarchy. Below is a description of the characteristics for each building category.

#### Category A - Exceptional

Characteristics: In such areas the requirement is to preserve the facility in “as new” condition continuously and indefinitely and to correct unacceptable conditions swiftly and unobtrusively.

Example(s): Campbelltown Regional Art Gallery

#### Performance Criteria:

- Visual appearance: As new or highest quality reasonably achievable.
- Function: All elements must function as intended at all times with no down time tolerated during period of intended use.
- Legal: All legal responsibilities must be met.
- Financial: Financial and economic criteria are not primary considerations in planning maintenance programs for buildings of this type.

Maximum efficiency of maintenance and cleaning operations is required, to minimise expenditure in achieving the desired outcomes.

Planning implications: A very high proportion of maintenance and cleaning in such areas must be undertaken on a pre-planned, regular basis. Inspections, maintenance tasks and cleaning operations must be scheduled outside normal working hours or when the facility is not in use, although cleaning staff must be on hand at all times for the regular and unobtrusive cleaning of items such as ashtrays, rubbish containers, and areas subject to finger marking such as counter tops. A rapid response capability must be available to respond to any failures which occur when the facility is in use, and on a round the clock basis if required. All essential spares must be kept in inventory or readily available at short notice elsewhere. Planned redundancy or duplication of items may be appropriate.

Comprehensive and regular inspections are carried out frequently and all existing or incipient defects rectified promptly. Facilities in this category typically contain unusual special purpose finishes, structures and plant materials (marble cladding, tiling, integral sculptures, special paints, timbers or transplanted mature plant material) and may have to comply with heritage or other conservation criteria. Maintenance work orders must be fully detailed and include all necessary work practices and materials. Full reference manuals and instructions must be kept available for ready reference.

## Category B – High

Characteristics: In such areas the requirement is to preserve the facility in good condition both visually and functionally, and to respond promptly in the event of failures.

Example(s): HJ Daley Library, Eagle Vale Leisure Centre, Gordon Fetter place Aquatic Centre etc.

### Performance Criteria:

- Visual appearance: Minor signs of deterioration when viewed closely may be acceptable.
- No deterioration when viewed from normal distance. Some deterioration may be tolerated for short periods of time.
- Function: All elements must function as intended during periods of use, with a low probability of failure.
- Legal: All responsibilities should be met.
- Financial: The primary aim in this category is to maximise the long-term economic performance of the facility. Refurbishments, equipment replacements and maintenance planning should be in a strategic framework, and decisions taken on a life-cycle basis.

Planning implications: A high proportion of maintenance should be undertaken on a cyclic basis, in order to reduce failures and maintain an adequate level of functionality and appearance. Cleaning, inspections and maintenance tasks should be planned in conjunction with the user to minimise disruption, but some interruptions to service can be tolerated. Arrangements may have to be made for the regular cleaning of such items as ashtrays, rubbish containers and counter tops at regular intervals to maintain satisfactory standards of presentation.

A call out capability must be available when the facility is in use, in order to respond to failures reported by users. Unusual items should be kept in inventory, but some delays and certain substitutions may be acceptable.

Inspections should be carried out regularly and defects rectified as soon as possible.

## Category C – Standard

**Characteristics:** This standard is the “default” standard, which should apply if no special conditions are present. It is aimed at preserving essential functionality, complying with statutory health, safety and environmental obligations, and rectifying faults before consequential damage incurs additional cost.

In such cases the requirement is to preserve the operational capacity of the facility as much as possible.

This standard does not in itself require close attention to physical appearance except in so far as it is desirable to meet the other criteria.

**Example(s):** East Campbelltown Community Hall, Macquarie Fields Youth Centre, Namut Early Learning Centre etc.

### Performance Criteria:

- Visual appearance: In this category physical appearance is not the major consideration and some minor signs of deterioration when viewed from normal distance is acceptable.
- Function: All required elements should function as intended during periods of intended use. Minor failures, excluding those, which bring a threat to safety or security, can be tolerated.
- Legal: All requirements with respect to health, safety and the environment must be met. Other responsibilities should be achieved to the maximum extent feasible.
- Financial: The primary aim in this category is to maximise the long-term economic performance of the facility. Refurbishments, equipment replacements and maintenance planning should be in a strategic framework, and decisions taken on a life-cycle basis.

**Planning implications:** Some maintenance is undertaken on a cyclic basis, in order to reduce failures and maintain an adequate level of functionality. Cleaning, inspections and maintenance tasks should be planned in conjunction with the user to minimise disruption, but interruptions to service are acceptable.

A call out capability should be available in order to respond to emergency failures reported by users.

## Category D – Minimal

**Characteristics:** This standard applies to facilities, which have a limited life or are in use on an interim basis. It can also be used for facilities that provide a basic utility function only and visual appearance and amenity are not critical. Maintenance is aimed at minimising current operational costs whilst continuing to preserve essential functionality for operational purposes and complying with statutory obligations to the maximum extent possible.

The standard is normally applied where the expected remaining life of the facility is less than five years or where use is expected to meet basic operational needs only.

**Example(s):** Hazlett Oval Amenities, Memorial Oval Amenities, Park Central Amenities etc.

### Performance Criteria:

- Visual appearance: Some signs of deterioration are acceptable
- Function: All required elements should function as intended during periods of intended use. Minor failures will be tolerated except for security.
- Legal: Legal responsibilities with respect to health, safety and the environment should be met.
- Financial: Limitation of short-term maintenance costs is the primary objective.

**Planning implications:** Most maintenance in such areas is reactive, and planned to retain functionality for a limited period only. Cyclic maintenance is confined to specialist areas such as the maintenance of lifts and grass cutting, and at the minimum required to retain safety and compliance with regulations. Regular cleaning is undertaken.

## Category E- Mothball

Characteristics: This standard applies to facilities which have been closed or vacated, and are not in current use.

Maintenance is aimed at maintaining safety and security, protecting against vandalism or other damage, and limiting cost penalties. Cleaning only takes place to ensure essential hygiene and safety.

Example(s): Council currently has no facilities in mothball condition. Facilities would typically include buildings ready for demolition and / or vacated properties purchased to make way for development

### Performance Criteria:

- Visual appearance: Not important
- Function: No requirement to retain any functional performance except to avoid degradation of asset value.
- Legal: Only essential responsibilities with respect to safety and the environment should be met.
- Financial: In this category the limitation of maintenance costs in the short term is the primary objective.

Planning implications: Maintenance in such areas is confined to regular patrols and inspections, with only essential works undertaken such as the control of proclaimed noxious weeds or the removal of safety or fire hazards.

## Appendix 2: Current Standard and Policy Standard for Building Assets

Asset ID	Asset Description	Building Score	Building Rating	Desired Policy Standard
368711	Civic Centre New Staff Training Centre	85.75	B	C
368712	Civic Centre Gardeners Shed	85.75	B	C
368713	Civic Centre Administration Building	54.75	C	C
368714	BFB/SES Headquarters	63.75	C	C
368715	Kentlyn B.F.B.	89.75	B	D
368716	Lynwood Park B.F.B.	84.75	B	D
368717	Lynwood Park B.F.B. Shed	84.75	B	D
368718	Menangle Park B.F.B.	80.75	B	C
368719	Minto Heights B.F.B.	80.75	B	C
368720	Varroville B.F.B. (At HQ Minto)	84.75	B	C
368721	Wedderburn B.F.B.	80.75	B	C
368722	Campbelltown B.H.C.	67.75	C	C
368723	Ingleburn B.H.C.	89.75	B	C
368724	Amarina Early Learning Centre	80.75	B	C
368725	Amber Cottage Early Learning Centre	80.75	B	C
368726	Waratah Early Learning Centre	80.75	B	C
368727	Eagles nest Early Learning Centre	80.75	B	C
368728	Minto Early Learning Centre	80.75	B	C
368729	Parklands Early Learning Centre	84.75	B	C
368730	Kabbarli Early Learning Centre	80.75	B	C
368731	Wombat Willows Early Learning Centre	80.75	B	C
368732	Families First Centre (K.U. Starting Points Macarthur)	63.75	C	C
368733	Namut Early Learning Centre	80.75	B	C
368734	Ingleburn O.C.C.	78.50	C	C
368735	Campbelltown Family Day-care Centre	84.75	B	C
368736	Macarthur Temporary Family Day-care Centre	84.75	B	C
368737	Campbelltown Pre School	80.75	B	C
368738	Raby O.S.H.C.	80.75	B	C
368739	Campbelltown O.S.H.C.	89.75	B	C

<b>368740</b>	Campbelltown H.J. Daley Library	87.00	B	B
<b>368741</b>	Ingleburn Library	96.00	A	B
<b>368742</b>	Eagle Vale Central Leisure Centre	92.00	B	B
<b>368743</b>	Macquarie Fields Indoor Sporting Complex	84.75	B	B
<b>368744</b>	Minto Indoor Sports Centre	80.75	B	C
<b>368745</b>	Bicycle Education Centre	80.75	B	C
<b>368746</b>	Raby Oval Indoor Cricket Centre	89.75	B	C
<b>368747</b>	Campbelltown Sports Stadium - Western Grandstand	89.75	B	B
<b>368748</b>	Campbelltown Sports Stadium - Eastern Grandstand	80.75	B	C
<b>368749</b>	Campbelltown Sports Stadium - Athletics Track Grandstand	89.75	B	B
<b>368750</b>	Campbelltown Sports Stadium - Amenities 96	59.75	C	B
<b>368751</b>	Campbelltown Sports Stadium - Eastern Turnstiles Ticket Box	84.75	B	B
<b>368752</b>	Campbelltown Sports Stadium - Western Turnstiles Ticket Box	89.75	B	B
<b>368753</b>	Campbelltown Sports Stadium - Athletics Media / Operations Centre	84.75	B	C
<b>368754</b>	Campbelltown Sports Stadium - Groundsman Shed Office	89.75	B	B
<b>368755</b>	Campbelltown Sports Stadium - Northern Amenities	89.75	B	B
<b>368756</b>	Campbelltown Sports Stadium - Athletics Announcers Box	89.75	B	C
<b>368757</b>	Ambarvale Sports Complex Amenities	67.75	C	D
<b>368758</b>	Aussie Rules Amenities Canteen	59.75	C	D
<b>368759</b>	Aussie Rules Grandstand Clubhouse	55.75	C	D
<b>368760</b>	Benham Oval Sporting Complex	89.75	B	D
<b>368761</b>	Bensley Road Amenities	59.75	C	D
<b>368762</b>	Bradbury Park Storerooms / Amenities	89.75	B	D
<b>368763</b>	Clark Reserve Amenities / Canteen	59.75	C	D
<b>368764</b>	Coronation Park Canteen	45.75	D	D
<b>368765</b>	Coronation Park Netball Clubhouse / Amenities	89.75	B	D

<b>368766</b>	Coronation Park Toilet Facility	89.75	B	D
<b>368767</b>	Davis Park Amenities / Canteen	34.50	D	D
<b>368768</b>	Eschol Park No 1 Rugby League Clubhouse	64.75	C	D
<b>368769</b>	Eschol Park No 3 Soccer Clubhouse / Amenities	71.75	C	D
<b>368770</b>	Exeloo (Automated Public Toilet) Campbelltown	85.75	B	C
<b>368771</b>	Exeloo (Automated Public Toilet) Ingleburn	89.75	B	C
<b>368772</b>	Fullwood Reserve Amenities [north]	59.75	C	C
<b>368773</b>	Gilchrist Oval Amenities / Canteen	68.75	C	D
<b>368774</b>	Hazlett Oval Amenities	68.75	C	D
<b>368776</b>	Kayess Park Amenities / Clubhouse	85.75	B	D
<b>368777</b>	Kennett Park Toilets	64.75	C	D
<b>368778</b>	Kooringa Reserve Amenities / Canteen	89.75	B	D
<b>368779</b>	Koshigaya Park Toilets	59.75	C	C
<b>368780</b>	Lynwood Park Amenities / Canteen	59.75	C	D
<b>368781</b>	Lynwood Park Clubroom	71.75	C	D
<b>368782</b>	Macquarie Fields Park Amenities / Canteen	76.75	C	D
<b>368783</b>	Macquarie Fields Park Change rooms	89.75	B	D
<b>368784</b>	Macquarie Fields Skate Park/Basketball Court Amenities	89.75	B	D
<b>368785</b>	Memorial Oval Amenities / Canteen	59.75	C	D
<b>368786</b>	Memorial Oval Small Amenities	30.50	D	D
<b>368787</b>	Memorial Oval Storage Shed	89.75	B	D
<b>368788</b>	Milton Park Softball Amenities / Canteen	59.75	C	D
<b>368789</b>	Nepean River Reserve Amenities	54.75	C	D
<b>368790</b>	Old Showground Grandstand Amenities	63.75	C	D
<b>368791</b>	Old Showground Toilets / Clubroom	59.75	C	D
<b>368792</b>	Oswald Reserve Amenities	63.75	C	D
<b>368793</b>	Park Central Amenities	59.75	C	C
<b>368794</b>	Raby Oval Amenities [north]	59.75	C	C
<b>368795</b>	Raby Oval Change rooms	89.75	B	C
<b>368796</b>	Raby Oval Clubhouse	89.75	B	C
<b>368797</b>	Riley Park Amenities / Canteen	46.75	D	D
<b>368798</b>	Rosemeadow Amenities / Canteen	59.75	C	D
<b>368799</b>	Sarah Redfern Amenities / Canteen	59.75	C	D

<b>368800</b>	Simmos Beach Toilets No 1(Bottom Beach Area)	63.75	C	D
<b>368801</b>	Simmos Beach Toilets No 2(Top of Quarry Area)	63.75	C	D
<b>368802</b>	Simmos Beach Toilets No 3(Lower Quarry Area)	59.75	C	D
<b>368803</b>	St Helens Park (Mary Brookes Park) Amenities/Canteen	64.75	C	D
<b>368804</b>	Stromeferry Oval Amenities / Canteen	59.75	C	D
<b>368805</b>	Thomas Acres Amenities / Canteen	55.75	C	D
<b>368806</b>	Uniting Church Amenities / Canteen	55.75	C	D
<b>368807</b>	Victoria Park Amenities / Canteen	80.75	B	D
<b>368808</b>	Waminda Oval Amenities / Referees Room	89.75	B	D
<b>368809</b>	Woodlands Baseball Complex Amenities / Canteen	89.75	B	D
<b>368810</b>	Worrell Park Storage Shed / Referees Room	89.75	B	C
<b>368811</b>	Lynwood Park Entry/Commentators Box	59.75	C	D
<b>368812</b>	Bradbury Park Amenities / Canteen	89.75	B	D
<b>368813</b>	Milton Park Rugby League Amenities / Canteen	89.75	B	D
<b>368814</b>	Exeloo (Automated Public Toilet) St Helens Park Reserve	89.75	B	D
<b>368815</b>	Exeloo (Automated Public Toilet) Mawson Park	89.75	B	C
<b>368816</b>	Exeloo (Automated Public Toilet) Pembroke Park	89.75	B	C
<b>368817</b>	Exeloo (Automated Public Toilet) Ingleburn Reserve	89.75	B	C
<b>368818</b>	Exeloo (Automated Public Toilet) Leumeah Skate Park	89.75	B	C
<b>368819</b>	Exeloo (Automated Public Toilet) Kentlyn Reserve	89.75	B	C
<b>368820</b>	Fullwood Reserve Amenities [south]	89.75	B	C
<b>368821</b>	Blinman Oval Amenities	89.75	B	C
<b>368822</b>	Worrell Park Amenities / Canteen	89.75	B	C
<b>368823</b>	Exeloo (Automated Public Toilet) Apex Park	89.75	B	D
<b>368824</b>	Wood Park Amenities / Canteen	78.50	C	C
<b>368825</b>	Raby Oval Amenities [south]	49.75	D	C
<b>368826</b>	Willow dale Park Toilet Block	93.75	B	D
<b>368827</b>	Civic Hall	59.75	C	B
<b>368828</b>	East Campbelltown Community Hall	54.75	C	C
<b>368829</b>	Glenfield/Seddon Park Community Hall	59.75	C	C

<b>368830</b>	Ruse Community Hall	59.75	C	C
<b>368831</b>	Hurley Park Hall	54.75	C	C
<b>368832</b>	Kearns Hall	89.75	B	C
<b>368833</b>	Ron Moore Community Centre	89.75	B	C
<b>368834</b>	Airds Bradbury Youth Centre	84.75	B	C
<b>368835</b>	Macquarie Fields Youth Centre	80.75	B	C
<b>368836</b>	Youth Off The Streets (Koch Centre)	89.75	B	C
<b>368837</b>	Youth Off The Streets (Koch Centre) - Storage Shed	75.75	C	C
<b>368838</b>	Airds N.H.C.	71.75	C	C
<b>368839</b>	Airds N.H.C. Campbelltown Child Family Centre	59.75	C	C
<b>368840</b>	Ambrosia N.H.C.	71.75	C	C
<b>368841</b>	Blair Athol Community Centre	85.75	B	C
<b>368842</b>	Bow Bowling N.H.C.	71.75	C	C
<b>368843</b>	Eagle Vale N.H.C.	71.75	C	C
<b>368844</b>	Glen Alpine Community Hall	85.75	B	C
<b>368845</b>	Ingleburn Community Centre	96.00	A	B
<b>368846</b>	Minto Community Centre	75.75	C	C
<b>368847</b>	Rosemeadow N.H.C.	71.75	C	C
<b>368848</b>	St Andrews Community Centre	71.75	C	C
<b>368849</b>	St Helens Park Community Centre	71.75	C	C
<b>368850</b>	Woodbine N.H.C.	75.75	C	C
<b>368851</b>	Glenquarie Library	71.75	C	C
<b>368852</b>	Ambarvale Community Hall	71.75	C	C
<b>368853</b>	Ruse Tennis Club	30.50	D	C
<b>368854</b>	Ingleburn Tennis Club	59.75	C	D
<b>368855</b>	Glenfield Tennis Club	30.50	D	D
<b>368856</b>	Ambarvale Cottage (Yummy Cafe)	89.75	B	C
<b>368857</b>	Ambarvale Cottage Meeting Room (Yummy Cafe)	89.75	B	C
<b>368858</b>	Depot Administration Building	59.75	C	C
<b>368859</b>	Depot Meeting Room (Old Engineers Building)	59.75	C	C
<b>368860</b>	Depot Recreation Building	59.75	C	C
<b>368861</b>	Depot Workshop Store	59.75	C	C
<b>368862</b>	Depot Buildings Property Workshop	54.75	C	C

<b>368863</b>	Depot New Plumber Shed	89.75	B	D
<b>368864</b>	Glenquarie Senior Citizens	64.75	C	C
<b>368865</b>	Sanitary Depot Portable Amenities	48.50	D	D
<b>368866</b>	Sanitary Depot Administration	89.75	B	D
<b>368867</b>	Sanitary Depot Wash Bay	57.50	C	D
<b>368868</b>	Sanitary Depot Garage / Carport	89.75	B	D
<b>368869</b>	Sanitary Depot Pan Treatment Works	43.50	D	D
<b>368870</b>	Sanitary Depot Workshop	43.50	D	D
<b>368871</b>	Country Women's Association Hall (CWA) Showground	30.50	D	C
<b>368872</b>	Dredges Cottage Meeting Room (Veterans)	85.75	B	C
<b>368873</b>	Lapidary Club	39.50	D	C
<b>368874</b>	Softball Clubhouse Lot 1 Macquarie Road Ingleburn (Milton Park)	30.50	D	D
<b>368875</b>	St Andrews Cottage	71.75	C	C
<b>368876</b>	SWSAS Cottage 51 Queen St	67.75	C	C
<b>368877</b>	Animal Care Facility Cattery	75.75	C	C
<b>368878</b>	Animal Care Facility Kennels	54.75	C	C
<b>368879</b>	Animal Care Facility Demountable Lunch Room	59.75	C	C
<b>368880</b>	Animal Care Facility Storage Shed	34.50	D	C
<b>368881</b>	Animal Care Facility New Administration Building	89.75	B	C
<b>368882</b>	Campbelltown Multi-deck Carpark	82.00	B	C
<b>368883</b>	Campbelltown Pigeon Club	57.50	C	C
<b>368884</b>	Fishers Ghost Shed	48.50	D	D
<b>368885</b>	Lynwood Park Switch room	57.50	C	D
<b>368886</b>	Wedderburn Resource Centre Brick Classroom	59.75	C	C
<b>368887</b>	Wedderburn Resource Centre Timber Classroom	57.50	C	C
<b>368888</b>	Wedderburn Resource Centre Portable Amenities	63.75	C	D
<b>368889</b>	Gilchrist Oval Pump Shed	63.75	C	D
<b>368890</b>	Riley Park Pump Shed	63.75	C	D
<b>368891</b>	Bensley Road Amenities Irrigation Control Shed	50.75	C	D
<b>368892</b>	Gilchrist Oval Irrigation Control Shed	89.75	B	C
<b>368893</b>	Dumaresq Street Cinema and Shops	80.75	B	B
<b>368894</b>	Macquarie Fields Store Residence	80.75	B	C

<b>368895</b>	Milgate Arcade	80.75	B	C
<b>368896</b>	Woodbine Store Residence	63.75	C	C
<b>368897</b>	Campbelltown Arts Centre	85.75	B	B
<b>368898</b>	Campbelltown Arts Centre Japanese Tea House	85.75	B	B
<b>368899</b>	Macquarie Fields Swimming Centre Club Room	59.75	C	B
<b>368900</b>	Macquarie Fields Swimming Centre Plant Room	34.50	D	B
<b>368901</b>	Macquarie Fields Swimming Centre Indoor Pool	85.75	B	B
<b>368902</b>	Macquarie Fields Swimming Centre Outdoor Toilets	89.75	B	B
<b>368903</b>	Macquarie Fields Swimming Centre Splash Pool Plant Room	89.75	B	B
<b>368904</b>	The Gordon Fetterplace Aquatic Centre Entrance/Change rooms/Residence	59.75	C	B
<b>368905</b>	The Gordon Fetterplace Aquatic Centre Grandstand/Clubhouse	69.00	C	B
<b>368906</b>	The Gordon Fetterplace Aquatic Centre Groundsman's Shed (Chemical Storage)	89.75	B	B
<b>368907</b>	The Gordon Fetterplace Aquatic Centre Indoor Heated Pool	84.75	B	B
<b>368908</b>	The Gordon Fetterplace Aquatic Centre Plant Room (Outdoor Pool)(OLD)	35.50	D	B
<b>368909</b>	Richmond Villa	66.00	C	C
<b>368910</b>	Richmond Villa Outback Kitchen Building	63.75	C	C
<b>368911</b>	Briar Cottage Early Learning Centre	80.75	B	C
<b>368912</b>	Dredges Cottage	59.75	C	C
<b>368913</b>	Old Town Hall	66.00	C	B
<b>368914</b>	Campbelltown/Airds Arts Crafts	55.75	C	C
<b>368915</b>	Glenalvon Historical Cottage Residence	59.75	C	B
<b>368916</b>	Glenalvon Historical Cottage Servants Quarters Stables	59.75	C	C
<b>368917</b>	Glenalvon Historical Cottage Shed	44.50	D	C
<b>370827</b>	12 Browne Street	85.75	B	C
<b>370828</b>	14 Browne Street	85.75	B	C
<b>370829</b>	Hurley Park Amenities Canteen	89.75	B	D
<b>373153</b>	Mawson Park Groundsman Shed	89.75	B	D

<b>374426</b>	Eschol Park No 2 Amenities / Canteen (New Facility)	48.50	D	D
<b>376101</b>	Minto Indoor Sports Centre Demountable Amenities	93.75	B	C
<b>376715</b>	14 Browne Street Double Garage	89.75	B	C
<b>376716</b>	Aussie Rules Grandstand Shed	89.75	B	D
<b>376719</b>	Macarthur Temporary Family Day-care Centre Demountable Office	80.75	B	C
<b>376720</b>	Quondong Tourist Information Centre	66.00	C	C
<b>376765</b>	Leumeah Pedestrian Footbridge Overpass - Transportation Services (Lifts)	96.00	A	C
<b>378156</b>	Jackson Park Amenities / Canteen - (new facility)	93.75	B	C
<b>378163</b>	Ambarvale Sports Complex Amenities - (new facility)	93.75	B	D
<b>386381</b>	Uniting Church Amenities / Canteen - New Facility	93.75	B	D
<b>387932</b>	Sanitary Depot Double Garage	83.50	B	D
<b>389973</b>	Oswald Reserve Clubroom (new facility)	93.75	B	C
<b>389974</b>	Rosemeadow Amenities / Canteen (new facility)	93.75	B	C

# PUBLIC SPACES

## ASSET MANAGEMENT PLAN 2022-2032

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# Introduction

This 10 year Asset Management Plan, along with the Policy and Strategy, meets the requirements of Integrated Planning and Reporting with respect to its being a component of the Resourcing Strategy.

The plans provide details about Council's approach to the management of the community's assets, in line with appropriate standards, and contributing to the achievement of the objectives in the Community Strategic Plan.

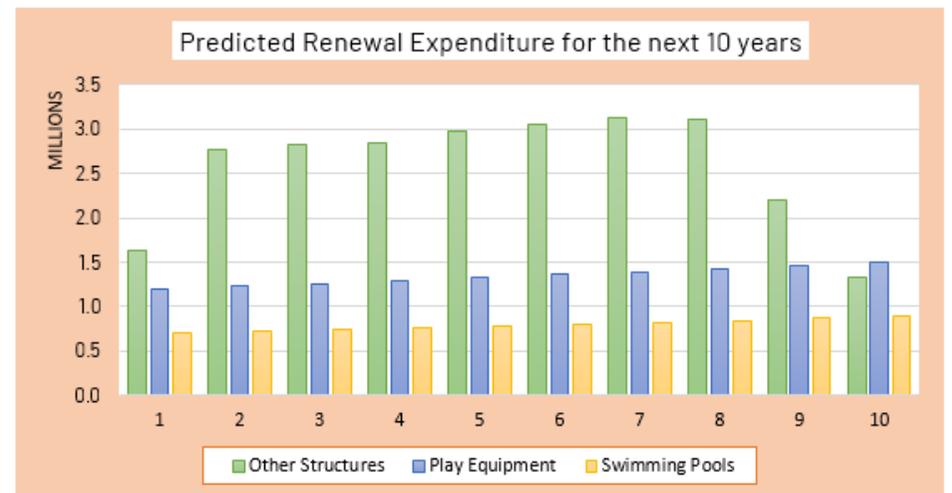
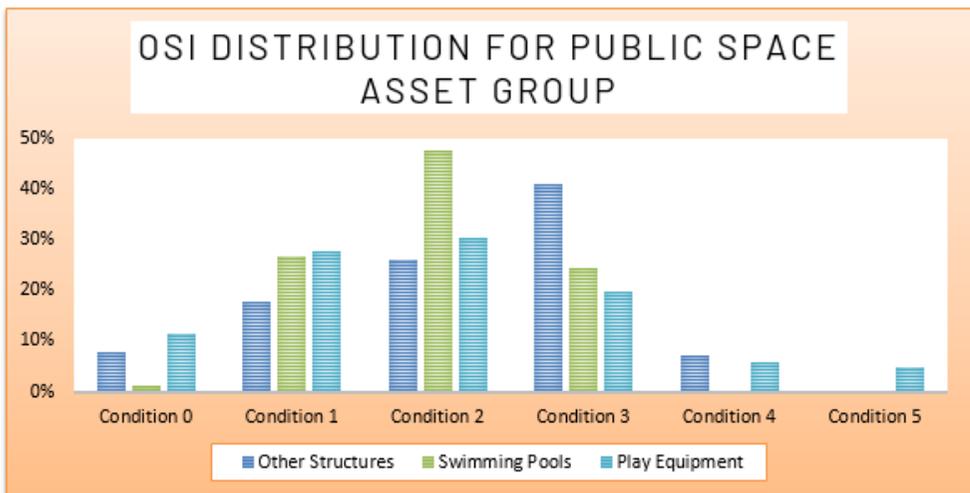
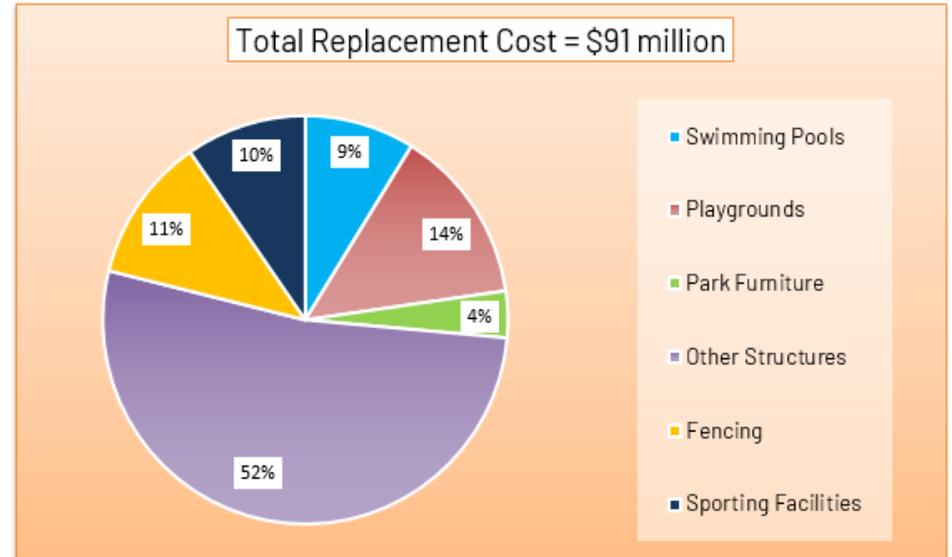
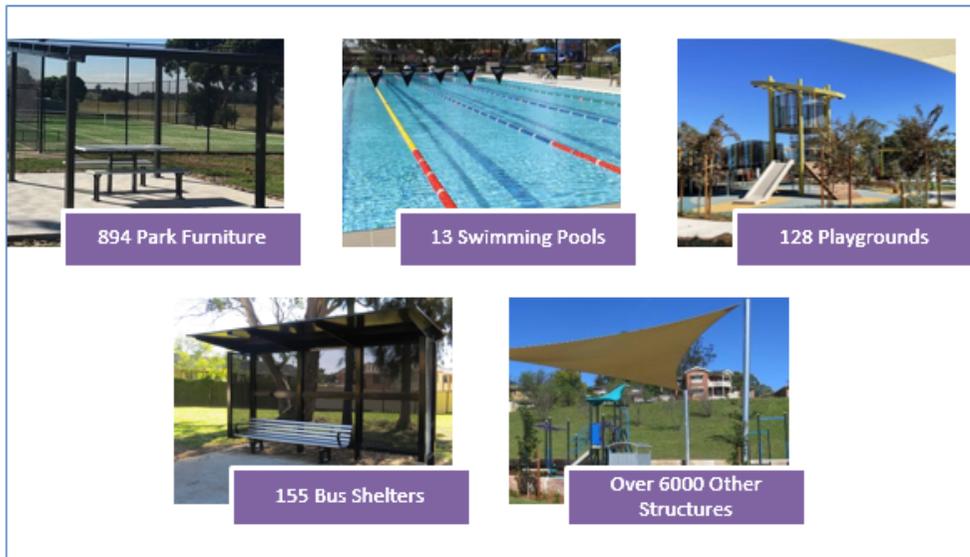
The plans have been written in line with the *International Infrastructure Management Manual* (International Edition 2011) and addresses the areas of levels of service, demand forecasts, current status of assets, operations and maintenance, renewals, new works (capital), and disposals, and also includes reference to the 10 year financial forecasts for the management of the assets as contained in the Long Term Financial Plan.

The level of service expected by the community is the first factor that influences the approach to asset management. The community engagement that was undertaken and the resulting objectives and strategies contained in the Campbelltown Community Strategic Plan provide an overview of the levels of service that the community want from Council. The general feeling from the community is that they are satisfied with the level of service that they receive from Council, however, with respect to asset management; they would like Council to continue to focus on areas such as road maintenance, availability of parking and traffic management.

Council continues to work on defining and documenting the levels of service for each of its asset classes. Indicative service levels for each asset class have been suggested in the plan, however these will be finalised as part of the improvements to Council's overall asset management approach.

All Council assets are considered critical to the delivery of services to the community. The summary of Replacement cost, conditions, and predicted renewal funding requirements is shown in Figure 9.

**Figure 9: Summary of replacement cost, conditions, and predicted renewal funding requirements**



Key stakeholders in the preparation and implementation of this asset management plan are shown in Table 16:

**Table 16: Key Stakeholders and their roles in Asset Management**

Key Stakeholder	Role in Asset Management Plan
Councillors	<ul style="list-style-type: none"> <li>• Represent needs of community/shareholders,</li> <li>• Allocate resources to meet the organisation's objectives in providing services while managing risks,</li> <li>• Ensure organisation is financial sustainable.</li> </ul>
General Manager	<ul style="list-style-type: none"> <li>• Supporting implementation of best practice asset management,</li> <li>• Ensuring that staff are provided with appropriate systems, training and resources because it is difficult to develop a long term vision when crisis management and short term asset development are stretching resources.</li> </ul>
Rate payers and residents	Consumer of the services provided by Public Spaces assets
Business and industry	Consumer
Federal Government and NSW Roads and Maritime Services	<p>Funder</p> <ul style="list-style-type: none"> <li>• Confident that their investment is secure and economic returns are being maximised</li> <li>• Operational capability of roads is being maintained</li> </ul> <p>Regulator</p> <p>Ensuring that Council complies with service performance, risk management and network access requirements.</p>

## Plan Framework

Council's public space assets provide valuable services to the area, and comprise of a large number of assets established over a long period of time. These assets have been acquired and developed over several generations and must be properly maintained and developed to continue to provide adequate service and benefits for generations in the future. This plan demonstrates Council's responsive management of public space assets (and services provided from these assets), compliance with regulatory requirements and proposed funding requirements to provide the required levels of service.

This plan demonstrates how Council will achieve this outcome by applying the principles of responsible Asset Management Planning, the object of which is to:

'Deliver the required level of service to existing and future customers in the most cost effective way'.

The key elements of infrastructure asset management are:

- Taking a life cycle approach.
- Developing cost-effective management strategies for the long term.
- Providing a defined level of service and monitoring performance.
- Understanding and meeting the demands of growth through demand management and infrastructure investment.
- Managing risks associated with asset failures.
- Sustainable use of physical resources.
- Continuous improvement in asset management practices.

The contribution of Public Space asset services towards the strategic goals and Asset Management objectives will be achieved by:

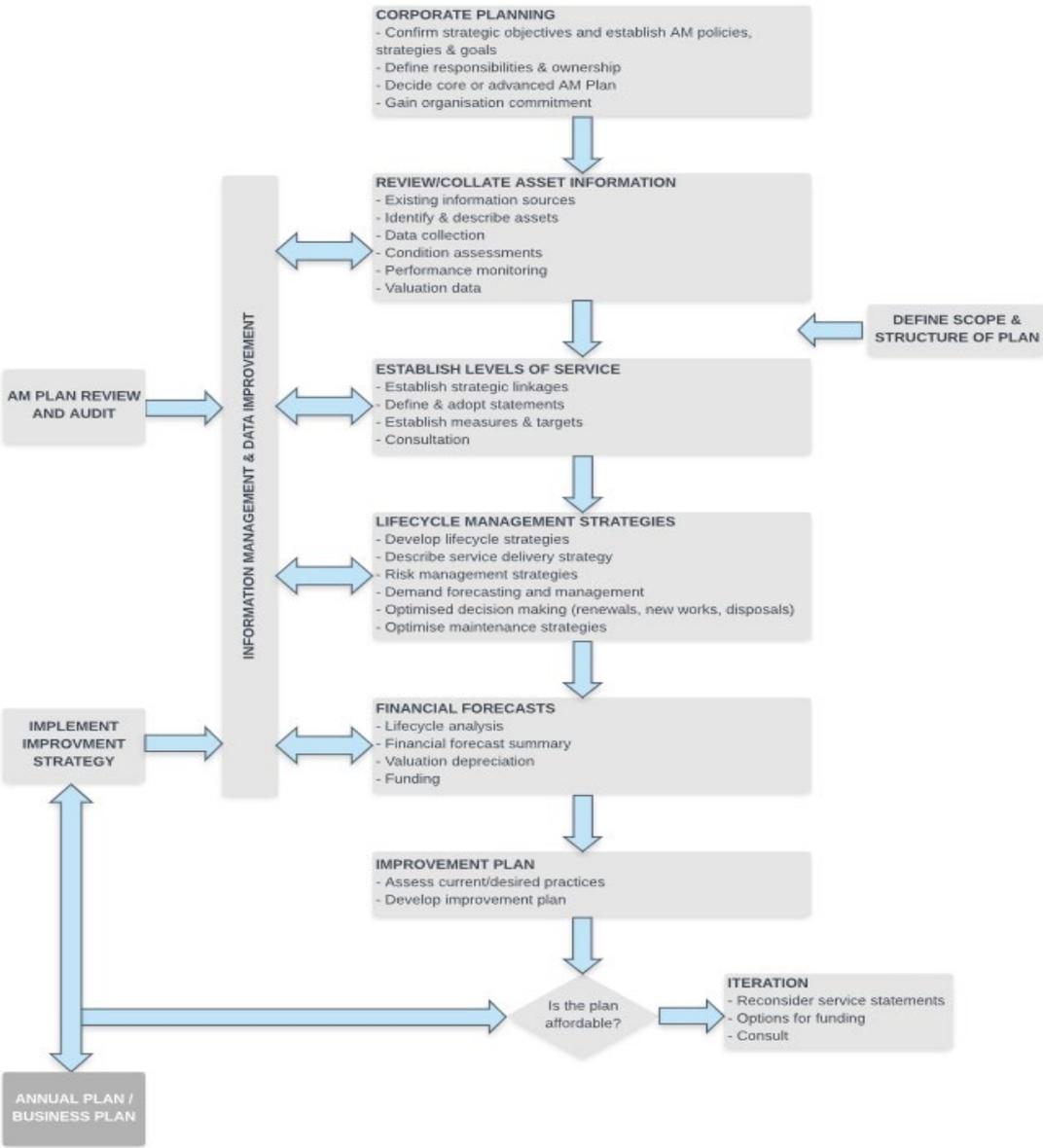
- Stakeholder consultation to establish and confirm service standards.
- A regular program of inspections and monitoring activities to assess asset condition and performance.
- Application of a systematic analysis to prioritise renewals and establish the most cost effective works programs.
- Continuously reviewing and improving the quality of Asset Management practices.

The Asset Management Plan is to be read in conjunction with the Asset Management Policy, Long Term Financial Plan and Annual Budget.

The key elements of the asset management plan are:

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

Figure 10: Road map for preparing an asset management plan with reference to IIMM (2011).<sup>5</sup>



<sup>5</sup> International Infrastructure Management Manual (2011)

# Levels of Service

## Public spaces

Public space, for the purposes of asset management, is defined as sports grounds, parks, playgrounds and the equipment and furniture that is located within these spaces. For a comprehensive list of public space assets in the Campbelltown Local Government Area, refer to the Appendix 1.

Campbelltown City Council has a total of 67 sports grounds and 322 parks and reserves (117 have play or exercise equipment). Council provides sporting venues for community use, local sports clubs and even national rugby league teams, while the playgrounds range from small pocket type parks to our regional park “Koshigaya” which is located in Campbelltown. Other facilities provided include 2 splash parks, 3 skate parks and 30 barbeque sites for the public to utilise.

Council aims to maintain all public space assets to at least an average (fair) condition standard, (as detailed on page 8 of the Asset Management Strategy) as they provide the community with important recreation and exercise opportunities. In doing this, they contribute to the achievement of outcome 1 of the Community Strategic Plan – *A vibrant, liveable city*. More specifically, they contribute to strategy 1.2 – *Create safe, well maintained, activated and accessible public spaces*.

Work has commenced on the development of performance measures and service levels for the management and provision of public spaces in the Local Government Area - see Table 17. The measures will continue to be refined over the coming 12 months, along with a process for monitoring and reporting against them.



Colorado Reserve – Kearns

**Table 17: Performance measures and levels of service for Council's public space assets**

Key Performance Measure	Level of Service	Performance Measure	Performance Target	2020-2021 Performance
Quality	Provide well maintained, serviceable and up to date public space assets	Horticultural Maintenance	Sporting Grounds: Weekly	100%
			Regional and District Parks: Weekly to fortnightly	90%
			Local, Pocket parks and open space areas: 6 to 8 weeks	70%
	Meets compliance requirements	External Consultant Reports	Less than 10% of playground network non-compliant	Achieved
	Customer Satisfaction	Customer request management system	Customer's requests regarding public space assets attended to within 2 weeks.	80% of requests attended within 2 weeks.
Accessibility	Provide leisure and play facilities in line with the <i>Disability Discrimination Act</i> (DDA )	Sporting facilities, parks and play grounds are accessible, in line with <i>Disability Discrimination Act</i> (DDA) and recommendations from audits are undertaken	To integrate accessible areas of play and leisure equipment at two locations in each operational area of the LGA by 2019-2020	Council continues to investigate the provision of accessible equipment in line with Play Space Strategy.  Currently 48.5% complete
Reliability / Responsiveness	Provide reliable assets to community	Number of complaints from sporting fields users about fields or surfaces not being ready	<5 per month complaints	In the process of being developed

Key Performance Measure	Level of Service	Performance Measure	Performance Target	2020-2021 Performance
Safety	Provide safe and suitable public spaces assets	Reported accidents/incidents	<5 accidents/incidents per year	9 reported incident 0 insurance claims
Asset renewal	Implement play equipment renewal program at optimum time to upgrade/maintain the assets at satisfactory condition	Select renewal treatments by consideration of condition, risk priorities, function and utilisation etc.	100% play equipment to be replaced as per adopted criteria	Renewal activities based on condition, utilisation & function grading
Risk/condition	Playground equipment and soft fall areas are maintained at a technically optimal threshold	Annual comprehensive inspections carried out by approved contractor	No playground equipment and soft-fall areas to be in condition 5 by 2019-2020	0% playground or soft fall components in condition 5
	Public space asset conditions are maintained at a technically optimal threshold	Annual condition inspection	No public space assets to be in condition 5 by 2019 -2020	0.07% of public space assets in condition 5

# Demand Forecast and Management

There are various factors that will affect the demand for the services and associated assets that Council provides, now and in future years. While some factors will affect all services and assets, such as population growth, others will only affect particular services and assets such as growth in car ownership. The changing population and demographics, both within Campbelltown and surrounding Local Government areas will have a significant impact on transport corridors and infrastructure needs within the Campbelltown Local Government Area.

Council completes modelling of the impacts of population growth across the Local Government Area. It is expected that the population of Campbelltown will increase from the 175,000 in 2020 to at least 275,778 by 2036. Growth will largely be urban renewal, medium density and smaller scale master-planned estates.

The Campbelltown LGA has been announced as a growth corridor through the Glenfield to Macarthur Priority Urban Corridor Strategy. This strategy has the potential to add more than 33,000 new dwellings to the Campbelltown LGA thereby accommodating an estimated 90,000 additional people.

It is anticipated that there will be extra pressure on already stressed roads from development within the Local Government Area, and in addition, residents from areas such as the South West Growth Centre (including Oran Park) and in the north and south of Campbelltown will come to use the services provided at Campbelltown, for example the hospitals and railway stations.

These increases in demand will place pressure on the types and numbers of facilities that Council manages and also the amount of public space that is in the Local Government Area. These will be discussed in further detail in the following pages.



*Milton Park Play Space (Macquarie Fields)*

## Public spaces

Council currently has an extensive portfolio of public space assets. These assets are important to the community as they provide valuable space for families to gather and for sports and recreation activities to take place, which is necessary for the health and wellbeing of the community.

There are many issues facing Council with respect to public space assets. Current spaces used for sporting activities are at capacity; and new public spaces that Council is expected to inherit through new development anticipated around the Local Government Area.

There are a number of unique factors that directly impact the demand for public space assets. These factors include:

- Changes in recreation and leisure trends
- Changes in community expectations
- Changes in community age profile

Council monitors recreation and leisure trends closely by maintaining excellent networks with the relevant industry and community groups. This enables Council to react to the needs of the community when it is able to do so.

With a changing population and changing demographics comes changing expectations of the community for services. As mentioned previously, a move in the demographics towards an ageing population has seen an increased demand for services to support the aged community, for example hydrotherapy and aqua aerobics.

Another key factor that may affect public space assets is technological change, which will require further investigation. For example, changes to playground equipment and soft fall products can provide a longer lasting asset and increased safety for children in these areas. Table 18 provides a summary of some of the changes.

**Table 18: Technology changes**

Technology Changes	Effects on Service Delivery
New playground equipment and soft fall materials i.e. TPV (Thermoplastic Polymer Vulcanizes)	Longer lasting material which is not effected by sunlight
New design steel playground equipment from Europe	Designed to withstand more robust type activity (no plastic or timber materials used)
Multi-purpose synthetic grass materials for sports grounds	Enables sports ground to be used for cricket wickets in summer, and soccer fields in winter
Introduction of storm water tanks for irrigation purposes	Enables sports ground playing surface to last longer and be more sustainable

The Institute of Public Works Engineering Australia model used by Council utilises population projections and ratios of asset value per person to predict the needs for public space assets. At present, the model predicts the need for more facilities within public space assets to be available for future communities. Council is mindful that traditional methods for determining public space requirements do not take into consideration the 'actual' or 'real' needs of the community. Council has taken a considered approach to this issue and will finalise a study shortly that will provide some direction on this critical asset class. This is another area where innovative service delivery methods will be investigated to ensure that Council can meet the changing needs of the community of Campbelltown.

# Life Cycle Management Plan

## Classes, number of, condition, and value

Table 19 shows *key asset groups* with quantities and replacement costs. The next valuation of public space assets will be conducted in 2020.

**Table 19: Key Public Space & Recreational Asset Groups**

Key Assets	Replacement Value	Total Assets
BBQ's	\$392,707	35
Swimming Pools	\$8,011,906	13
Playgrounds	\$9,261,132	128
Soft Fall Areas	\$3,454,518	113
Park Furniture	\$2,969,905	1292
Shade Structures	\$5,562,513	472
Bus Shelters	\$3,045,510	152
Other Structures (Including retaining walls, fencing, lighting, gates etc.)	\$58,538,444	5372
<b>Totals</b>	\$ 91.2 million	7577

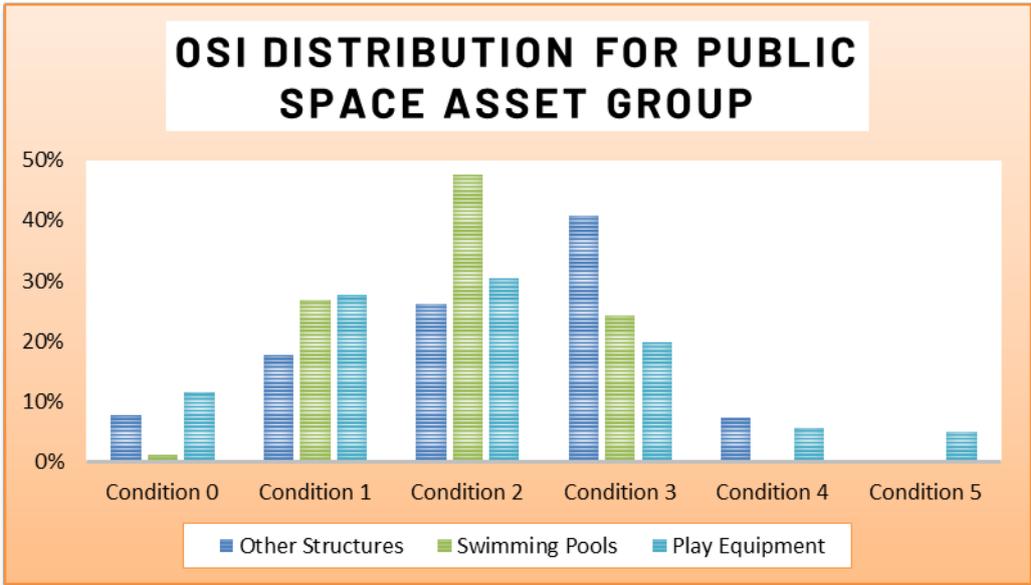
The condition ratings in Table 20 are used for public space assets.

**Table 20: Condition Ratings**

Condition Rating	Condition Description	Life Consumed (%)
0	New or recently rehabilitated asset	0 to 10
1	Very Good: Near new condition. No defects	>10 to 28
2	Good: Sound condition. Minor maintenance required	>28 to 46
3	Average: Some deterioration. Significant maintenance required	>46 to 68
4	Poor: Severe deterioration. Significant renewal of rehabilitation required	>68 to 89
5	Very Poor: Asset unserviceable. Beyond rehabilitation. Renewal required	>89 to 99
6	End of Life	>99

Figure 11 summarises the Overall Service Index of public space & play equipment assets.

**Figure 11: Summary of OSI for Public Space Assets**



**Critical Public Space and Play Equipment Assets**

Critical assets have been identified by applying a risk scoring system to assets in each asset category. The following public spaces assets are listed as critical assets:

- Campbelltown Sports Stadium & Athletic Track - Leumeah
- Koshigaya Park - Campbelltown
- Mawson Park - Campbelltown
- Ingleburn Reserve - Ingleburn
- Simmo’s Beach Area - Macquarie Fields
- Marsden Park - Campbelltown
- Macquarie Fields Splash Park & Playground - Macquarie Fields
- Willowdale Regional Park - Denham Court
- Glenfield Park

Example of a critical public space asset shown below:



*Glenfield Park - Glenfield*

Council has an extensive program of operations and maintenance of its assets. This includes actions such as heavy/minor patching of the road network, mowing of parks and public spaces

as well as insurances. These figures do not include renewal costs detailed in Schedule 7 of the Financial Statements. Generally, operations and maintenance activities are carried out by qualified Council staff. Where this is not possible, contractors are employed to undertake other relevant activities, especially those that are related to compliance with Australian Standards or legislative requirements.

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

- **Programed maintenance** - Maintenance that occurs on an annual cycle that is planned to bring the asset back to its intended level of service, or
- **Operational maintenance** - Maintenance that addresses Legislative or Australian Standards requirements.
- **Reactive maintenance** - Maintenance that is unplanned due to unforeseen changes to the assets intended level of service.

### Public spaces

Council spent approximately \$1.88m on public space maintenance activities in 2020-2021. Approximately 70% of the expenditure was attributable to other structures.

Maintenance of public spaces is programed by both customer requests and regular inspections that are undertaken.

Operations and maintenance performance measures have been prepared and are detailed in Table 21.

**Table 21: Performance Measures for Operations and Maintenance**

Key Performance Measure	Level of Service	Performance Measure Process	Performance Target	2020-2021 Performance
Cost effectiveness	Proactive maintenance - playground equipment	Percentage of maintenance done by proactive repairs	>90% proactive maintenance works	85% achieved
	Proactive maintenance - other public space assets	Percentage of maintenance done by proactive repairs	>70% programed maintenance works	>85% Programmed maintenance works
		Maintenance cost within budget	Meet budget expenditure with 100% planned maintenance completed	100% planned maintenance completed and on budget

## Asset Renewal

Council describes renewals as expenditure on assets that returns them to their original state or as close to it as possible.

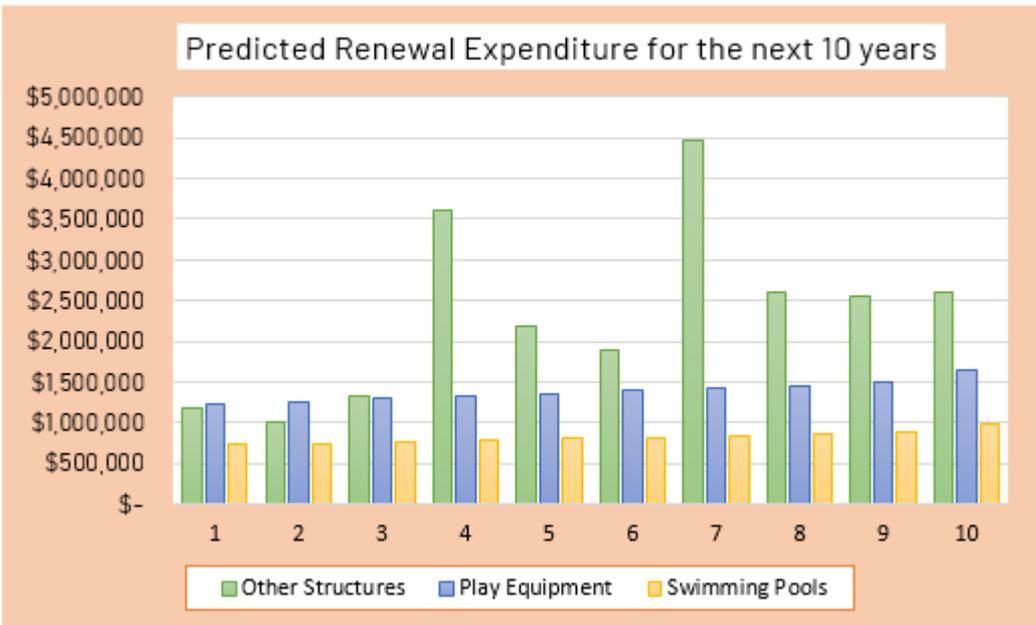
Capital works are defined as activities that enhance the function of an asset or materially extend the life of an asset beyond its original designed life. More information on capital works can be found in the Long Term Financial Plan and the Operational Plan.

Council undertakes extensive modelling using data captured by rigorous inspection programs to project the renewal of assets.

Figure 12 shows the projected renewals costs for public space assets for the coming 10 years. Public space data is entered into the modelling software on a yearly basis to determine future funding requirements. Council is currently developing a strategy to deal with the increasing need in funding for renewal of assets. This is addressed in the Long Term Financial Plan.

As mentioned previously, there are a number of projects that Council will consider to revitalise our business centres. This will include renovation of public areas in Campbelltown, Ingleburn and Glenfield, contributing to improved amenities & facilities and encouraging new investment.

**Figure 12 - Predicted Required Renewal Expenditure for Public Space Assets**



## New Works

The program of new works is generated by a number of means, including new development in and around the Local Government Area. Council is currently developing a strategic capital works program that will provide a framework for a more structured approach to the need for capital works. The Long Term Financial Plan and the 2017-2018 Operational Plan and Budget provide details of Council’s capital expenditure.

Modelling is a useful tool in advising on the need for public space within the Local Government Area. The model predicts the need for more facilities in public space available to the community into the future. However, Council is mindful that traditional methods for determining public space requirements do not take into consideration the “actual” or “real” needs of the community.

Council has taken a considered approach to public space assets and will finalise a study shortly that will provide direction on this critical asset class.

Investigations are underway for the following projects:

- Department of Sport and Recreation projects
- Open Space Strategy

An opportunity for improvement for Council is the development of a more formal approach to the planning of future capital works. This asset class will see benefits from this process.

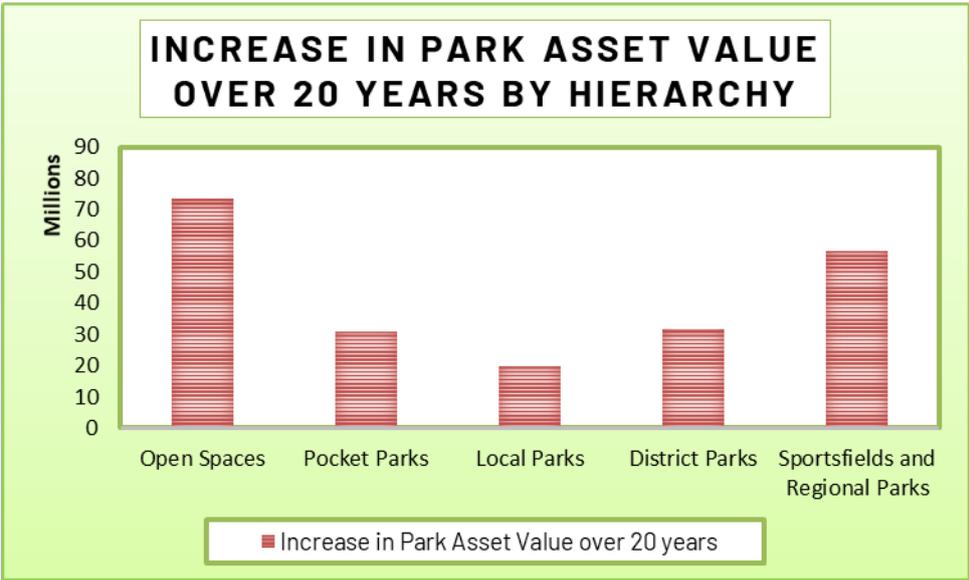
The model developed by the Institute of Public Works Engineering Australia (IPWEA) is used by Council to predict the demand for new Public Space assets.

The model predicts the future increase in park services based on future population growth.

**Figure 13: Indicates projected increase in total park asset value**



**Figure 14: Indicates projected increase in park asset value (over 20 years) by hierarchy**



## Asset Disposal

A detailed procedure on asset disposal has been prepared by Council in line with the statutory requirements. This document is currently being reviewed to ensure that it is contemporary. It is the responsibility of all staff who are involved in the disposal of assets to ensure that the process is performed in a transparent and accountable way.

A decision to dispose of an asset may be based on the following:

- Asset is no longer required
- Asset is unserviceable or beyond economic repair
- Asset is obsolete or operationally inefficient
- Asset does not comply with council's work health safety standards
- There is no use expected for the asset in the foreseeable future
- Optimum time to maximise return or part of the asset replacement program
- Discovery of hazardous chemicals contained within the asset
- Costs associated with the retaining of the asset (e.g., storage, insurance, security and management) outweigh the benefits of retaining the asset.

Council has an extensive approval process in place prior to any asset being disposed of. Significant assets will not be disposed of without the approval of elected members.

# Financial Summary

This section contains the financial requirements resulting from all the information presented in the previous sections of this infrastructure and asset management plan. The financial projections will be improved as further information becomes available on desired levels of service and current and projected future asset performance.

The Long Term Financial Plan provides scenarios for meeting the funding requirements for operation, maintenance and renewal of assets. The scenarios have been informed by the complex models that are generated from the Asset Management System used by Council. The models allow Council to predict the funding requirements over time, based on the levels of service required and the age of the asset.

The following general assumptions have been made in preparing the 10-year expenditure forecasts:

- All expenditure is stated in dollar values as at May 2020 with 2.5% increase per year as an allowance made for inflation over the 10-year planning period.
- Initial renewal costs have been reviewed on the basis of historical costs, preliminary condition deterioration work, and compared to the depreciation provision and the funding available.
- Similarly, maintenance costs typically increase by 1% per annum to allow for the increase in total asset value (reflecting the higher costs associated with managing a larger network base).

These costs may be offset slightly by resultant reductions in maintenance costs for the assets involved and savings achieved through full competitive tendering of road infrastructure work.

## Funding Strategy

Projected expenditure is to be funded from Council's maintenance, operating, and capital budgets. After reviewing service levels, as appropriate to ensure ongoing financial sustainability the below projected expenditures will be accommodated in the Council's 10 year long term financial plan.

**Figure 15: Investment by Asset Group**

### Renewal

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Other Structures	\$ 1,189,829	\$ 1,017,250	\$ 1,316,180	\$ 3,605,336	\$ 2,194,551	\$ 1,882,192	\$ 4,475,338	\$ 2,603,989	\$ 2,550,133	\$ 2,613,844
Play Equipment	\$ 1,230,000	\$ 1,260,750	\$ 1,292,269	\$ 1,324,575	\$ 1,357,690	\$ 1,391,632	\$ 1,426,423	\$ 1,462,083	\$ 1,498,636	\$ 1,648,499
Swimming Pools	\$ 727,750	\$ 745,944	\$ 764,592	\$ 783,707	\$ 803,300	\$ 823,382	\$ 843,967	\$ 865,066	\$ 886,693	\$ 975,362

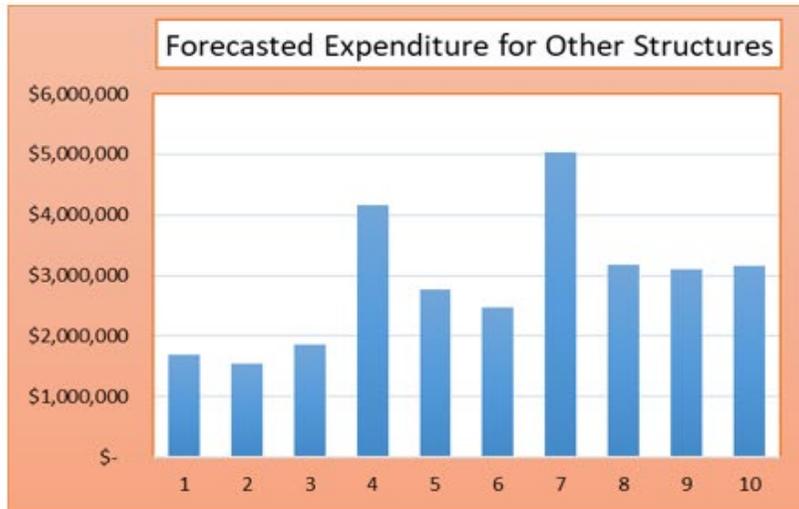
### Maintenance

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Other Structures	\$ 499,800	\$ 520,096	\$ 536,180	\$ 548,380	\$ 570,685	\$ 595,334	\$ 566,296	\$ 571,373	\$ 557,437	\$ 554,781
Play Equipment	\$ 365,193	\$ 368,845	\$ 372,534	\$ 376,259	\$ 380,022	\$ 383,822	\$ 387,660	\$ 391,537	\$ 395,452	\$ 405,339
Swimming Pools	\$ 238,194	\$ 237,622	\$ 230,116	\$ 221,625	\$ 166,213	\$ 137,065	\$ 147,304	\$ 133,032	\$ 153,964	\$ 157,813

### Total Forecast Expenditure

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Other Structures	\$ 1,689,628	\$ 1,537,347	\$ 1,852,359	\$ 4,153,716	\$ 2,765,237	\$ 2,477,526	\$ 5,041,634	\$ 3,175,361	\$ 3,107,570	\$ 3,168,625
Play Equipment	\$ 1,595,193	\$ 1,629,595	\$ 1,664,803	\$ 1,700,835	\$ 1,737,712	\$ 1,775,454	\$ 1,814,083	\$ 1,853,620	\$ 1,894,088	\$ 2,053,838
Swimming Pools	\$ 965,944	\$ 983,566	\$ 994,708	\$ 1,005,332	\$ 969,513	\$ 960,448	\$ 991,271	\$ 998,098	\$ 1,040,656	\$ 1,133,175

**Figure 16: Forecasted Expenditure for Play Equipment, Swimming Pools and Other Structures**



## Asset valuations

The value of assets recorded in the asset register as at July 2021 covered by this asset management plan is shown below. Assets were last revalued at 2021. Assets are valued at fair value.

**Figure 17: Public Spaces Asset Values at 01/07/2021**

### Asset Values At 1/07/2021

Grouping: Type Code

Current Filter: 2021 Public spaces valuation

Type Code	Asset Description	Replacement	Last Valuation	Additions	Accum Depr.	WDV
02	<b>Public Space Asset Types</b>					
02.03	Other Structures	\$70,116,372	\$70,049,344	\$24,179	\$24,225,534	\$45,847,990
02.09	Open Space/Recreational Asset types	\$21,120,263	\$21,120,263		\$6,753,588	\$14,366,675
	<b>Grand Total</b>	<b>\$91,236,635</b>	<b>\$91,169,608</b>	<b>\$24,179</b>	<b>\$30,979,122</b>	<b>\$60,214,665</b>

Useful lives were reviewed in 2020 by Campbelltown Staffs.

Key assumptions made in preparing the valuations were:

- Condition data is accurate
- Adopted useful lives are appropriate
- All assets have been captured in the inventory.

Major changes from previous valuations are due to updated condition data and new assets. The annual depreciation for all Public Space Assets is approximately \$3.46M

## Forecast Reliability and Confidence

The expenditure and valuations projections in this AM Plan are based on best available data. Currency and accuracy of data is critical to effective asset and financial management. Data confidence is classified on a 5 level scale<sup>6</sup> in accordance with Table 22.

The confidence in the asset data used as a basis for the financial forecasts has been assessed using the following grading system:

**Table 22: Data Confidence Grading System**

Confidence Grade	General Meaning
A	Highly Reliable Data based on sound records, procedure, investigations and analysis that is properly documented and recognised as the best method of assessment.
B	Reliable Data based on sound records, procedures, investigations, and analysis which is properly documented but has minor shortcomings' for example the data is old, some documentation is missing and reliance is placed on unconfirmed reports or some extrapolation.
C	Uncertain Data based on sound records, procedures, investigations and analysis which is incomplete or unsupported, or extrapolation from a limited sample for which grade A or B data is available
D	Very Uncertain Data based on unconfirmed verbal reports and/or cursory inspection and analysis
E	Unknown

The estimated confidence level for and reliability of data used in this AM Plan is shown in Table 23.

<sup>6</sup> IPWEA, 2011, IIMM, Table 2.4.6, p 2|59.

**Table 23: Data Confidence Assessment for Data used in AM Plan**

Data	Confidence Assessment	Comment
Demand drivers	B	Depends on condition of asset, hierarchy, utilisation
Growth projections	B	
Operations and Maintenance expenditures	C	
Projected Renewal Expenditures. - Asset values	B	Council has a robust Asset Management Systems operated by specialist staff, which delivers reliable outcomes.
- Asset residual values	Not Applicable	
- Asset useful lives	B	Council has also implemented Assetic Predictor Modelling software.
- Condition modelling	C	
- Network renewals	B	
- Defect repairs	B	
Upgrade/New expenditures	B	
Disposal expenditures	B	

Overall data sources and data confidence are assessed as Medium confidence level for data used in the preparation of this AM Plan.

# Plan Improvement and Monitoring

The key AM practices needed to support good AM Plans can be grouped into three broad areas:

- **Processes:** The necessary processes, analysis and evaluation techniques needed for life cycle asset management.
- **Information systems:** The information support systems which support the above processes and which store and manipulate asset data.
- **Data:** Data available for manipulation by information systems to support AM decision-making. Practices in all of these areas, as well as the AM Plan itself, are assessed. Finally, implementation tactics, covering service delivery, procurement, and organisational arrangements are also part of the review process.

**Figure 18: The Key Asset Management Practices**



## Status of Asset Management Practices

### Accounting and financial systems

Finance 1

### Accountabilities for financial systems

Council uses the Technology 1 Finance System

### Accounting standards and regulations

Council operates under the Australian Accounting Standards and NSW State Legislation/Regulations and Directives issued by the Division of Local Government

### Capital/maintenance threshold

Council has a comprehensive Asset Capitalisation Policy with Capitalisation threshold. Required changes to accounting financial systems arising from this AM Plan:

- Maintenance and operational expenditures to be split
- Clearer differentiation between planned and reactive maintenance activities

### Asset management system

Conquest Asset Management System.

## Asset registers

Detailed asset registers are held in Conquest Asset Management system.

## Linkage from asset management to financial system

Council is currently implementing an integration between Conquest and Finance 1.

## Accountabilities for asset management system and data maintenance

The Strategic Assets Coordinator is responsible for the asset management system and data maintenance.

## Required changes to asset management system arising from this Asset Management Plan

It is anticipated that future versions of this Public Spaces Asset Management Plan will have greater inputs from the Asset Management system, as Council's use of the system grows in sophistication.

## Information flow requirements and processes

The key information flows into this Public Spaces Asset Management Plan are:

- Asset Register's data on size, age, value, and remaining life of the network
- The adopted service levels
- Projections of various factors affecting future demand for services
- Maintenance and renewal, including deterioration models
- Assumed works programs and trends
- Budget, valuation and depreciation projections
- Useful life analysis

## Improvement Plan

The asset management improvement plan generated from this asset management plan is shown in Table 24.

**Table 24: Public Spaces Asset Management Improvement Plan**

Task No	Task	Responsibility	Resources Required	Time Line
1	Implement detailed inspection program for all public spaces assets as per Conquest condition parameters.	Strategic Assets Coordinator	In-house/External	12 months
2	Review the accuracy and currency of asset data	Strategic Assets Coordinator	In-house	12 months
3	Develop 4 year work program for renewals for all Public Spaces Assets	Strategic Assets Coordinator / Asset Program Officers	In-house	12 months

Task No	Task	Responsibility	Resources Required	Time Line
4	Financial information used to inform this Public Spaces AM Plan bundles the operational costs and maintenance costs together. Splitting of these costs will allow more in-depth analysis and accurate modelling.	Management Accountant	In-house	12 months
7	Review of unit rates and asset valuations	Strategic Assets Coordinator	In-house	12 months
8	Review of capital renewal and maintenance strategies.	Executive Manager, Infrastructure	In-house	12 months
8	Maintain an annual review of the AM Plan incorporating an update of service level performance, financial projections, and risk.	Strategic Assets Coordinator	In-house/External	12 months
9	Consider Obsolescence data to finalise renewal programs for playground assets	Strategic Assets Coordinator / Asset Program Officers	In house	12 Months
10	Develop performance based renewal cycles for applicable other structure asset types.	Strategic Assets Coordinator / Asset Program Officers	In house	12 Months
11	Develop key performance indicator parameters that are easier to measure performance with current systems and processes within council	Strategic Assets Coordinator / Asset Program Officers	In house	12 Months
12	Develop the plan to have less writing overall and more imagery e.g. Graphs, charts, and figures - to simplify the aim of the plan to make it more engaging with stakeholders.	Strategic Assets Coordinator / Asset Program Officers	In house	12 Months
13	Implement more concisely the key points of the 2016 Play space strategy into the plan	Strategic Assets Coordinator / Asset Program Officers	In house	12 Months
14	Implement a section in the plan which critically analyses the problems with the current management of the public spaces and the way forward for these issues.	Strategic Assets Coordinator / Asset Program Officers	In house	12 Months
15	Plan to be redeveloped per above points with more input from staff on the ground e.g. maintenance staff, depot leadership, inspection staff - to get more practical knowledge on the current state of public space assets and the network overall.	Strategic Assets Coordinator / Asset Program Officers / Asset Inspectors / Works Depot Leadership / Parks Crews, Works Depot.	In house	12-24 Months

## Monitoring and Review Procedures

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

The AM Plan will be updated annually to ensure it represents the current service level, asset values, projected operations, maintenance, capital renewal and replacement, capital upgrade/new and asset disposal expenditures and projected expenditure values incorporated into the organisation's long term financial plan.

The AM Plan has a life of 4 years (Council election cycle) and is due for complete revision and updating within one year of each Council election.

Finally, to ensure the plan remains useful and relevant the following on-going process of AM plan monitoring and review activity will be undertaken:

- Quality assurance audits of AM information to ensure the integrity and cost effectiveness of data collected.
- Peer review: Annual internal audits will be undertaken to assess the effectiveness with which the AM plan meets corporate objectives. Periodic internal audits will be undertaken to assess the adequacy of AM processes, systems and data and external audits will be undertaken to measure AM performance against 'best practice'



*Raby Sports Complex Practice Cricket Wicket - Raby*

# STORMWATER AND DRAINAGE

## ASSET MANAGEMENT PLAN 2022-2032

### CONTENTS

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# Introduction

The objective of infrastructure asset management is to ensure that assets provide their required levels of service in the most cost effective manner to cater for both present and future customers. This Asset Management plan focuses on the management of Campbelltown City Council's stormwater assets which include stormwater structures (Headwalls, Pits, and Pipes) and stormwater quality devices.

This plan specifies the requirements for effective management of this asset group and the corresponding financial implications. The figures (condition and financial data) in this plan are reviewed annually, with a full update completed every 4 years.

This 10 year Stormwater Asset Management Plan meets the requirements of Integrated Planning and Reporting with respect to its being a component of the Resourcing Strategy.

The plan provides details about Council's approach to the management of the community's assets, in line with appropriate standards, and contributing to the achievement of the objectives in the Community Strategic Plan.

The plan has been written in line with the *International Infrastructure Management Manual* (International Edition 2011) and addresses the areas of levels of service, demand forecasts, current status of assets, operations and maintenance, renewals, new works (capital), and disposals, and also includes reference to the 10 year financial forecasts for the management of the assets as contained in the Long Term Financial Plan.

The level of service expected by the community is the first factor that influences the approach to asset management. The community engagement that was undertaken and the resulting objectives and strategies contained in the Campbelltown Community Strategic Plan provide an overview of the levels of service that the community want from Council. The general feeling from the community is that they are satisfied with the level of service that they receive from Council, however, with respect to asset management, they would like Council to continue to focus on areas such as road maintenance, availability of parking and traffic management.

Council continues to work on defining and documenting the levels of service for each of its asset classes. Indicative service levels for each asset class have been suggested in the plan, however these will be finalised as part of the improvements to Council's overall asset key stakeholders in the preparation and implementation of this asset management plan are shown in Table 25.

**Table 25: Key Stakeholders in the AM Plan**

Key Stakeholder	Role in Asset Management Plan
Councillors	<ul style="list-style-type: none"> <li>• Represent needs of community/shareholders,</li> <li>• Allocate resources to meet the organisation’s objectives in providing services while managing risks,</li> <li>• Ensure organisation is financially sustainable.</li> </ul>
General Manager	<ul style="list-style-type: none"> <li>• Supporting implementation of best practice asset management,</li> <li>• Ensuring that staff are provided with appropriate systems, training and resources because it is difficult to develop a long term vision when crisis management and short term asset development are stretching resources.</li> </ul>
Rate payers and residents	Consumer of the services provided by transport assets
Business and industry	Consumer
Federal Government and NSW Roads and Maritime Services	Funder Confident that their investment is secure and economic returns are being maximised Regulator -Ensuring that Council complies with service performance, risk management and network access requirements.

**Plan Framework**

The Council’s Stormwater assets provide valuable services to the area, and comprise a large number of assets established over a long period of time. These assets have been acquired and developed over several generations and must be properly maintained and developed to continue to provide adequate service and benefits for generations in the future. This plan demonstrates Council’s responsive management of Stormwater assets (and services provided from these assets), compliance with regulatory requirements and proposed funding requirements to provide the required levels of service.

This plan demonstrates how Council will achieve this outcome by applying the principles of responsible Asset Management Planning, the object of which is to:

*‘Deliver the required level of service to existing and future customers in the most cost effective way’*

The key elements of infrastructure asset management are:

- Taking a life cycle approach.
- Developing cost-effective management strategies for the long term.
- Providing a defined level of service and monitoring performance.
- Understanding and meeting the demands of growth through demand management and infrastructure investment.
- Managing risks associated with asset failures.
- Sustainable use of physical resources.
- Continuous improvement in asset management practices.

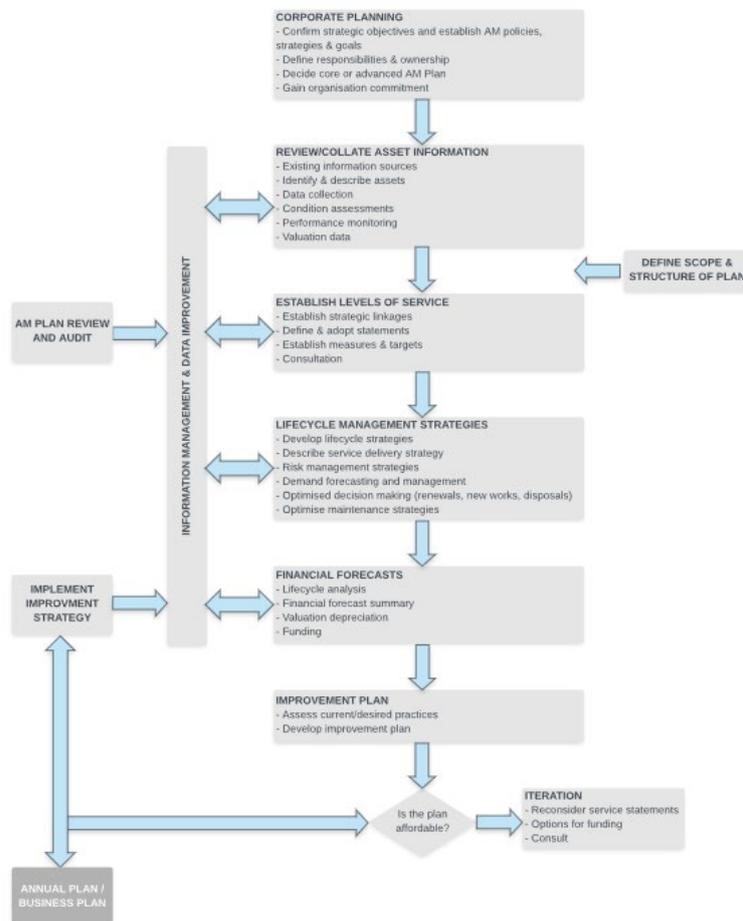
The contribution of stormwater assets towards the strategic goals and Asset Management objectives will be achieved by:

- Stakeholder consultation to establish and confirm service standards.
- A regular program of inspections and monitoring activities to assess asset condition and performance.
- Application of a systematic analysis to prioritise renewals and establish the most cost effective works programs.
- Continuously reviewing and improving the quality of Asset Management practices.

The Asset Management Plan is to be read in conjunction with the Asset Management Policy, Long Term Financial Plan and Annual Budget. The key elements of the asset management plan are:

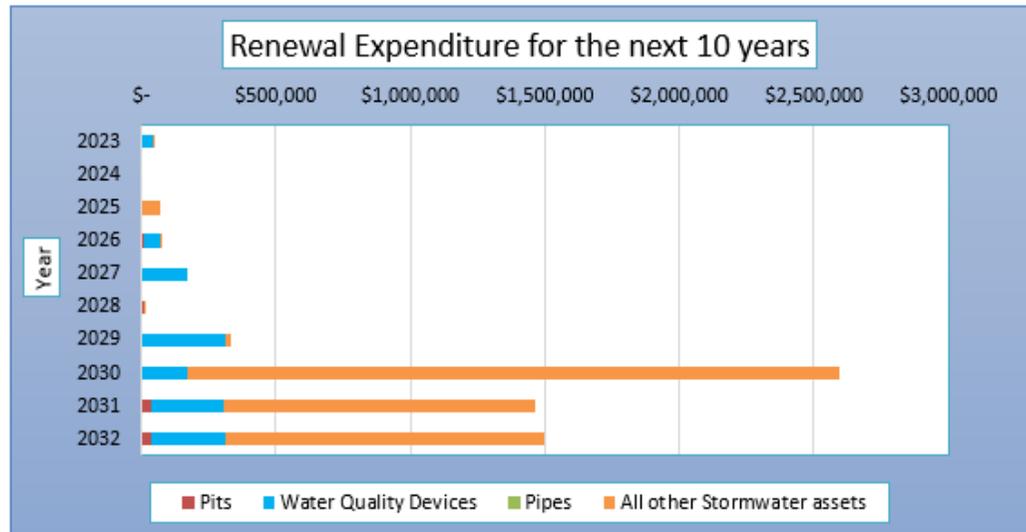
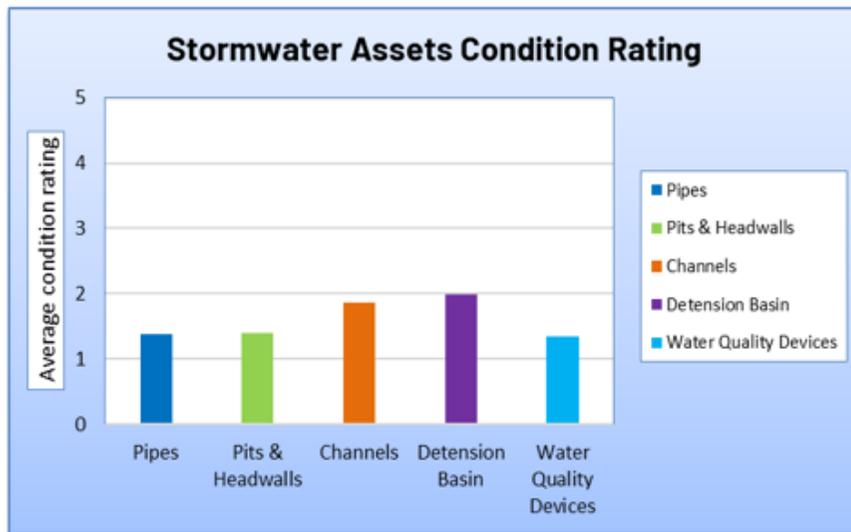
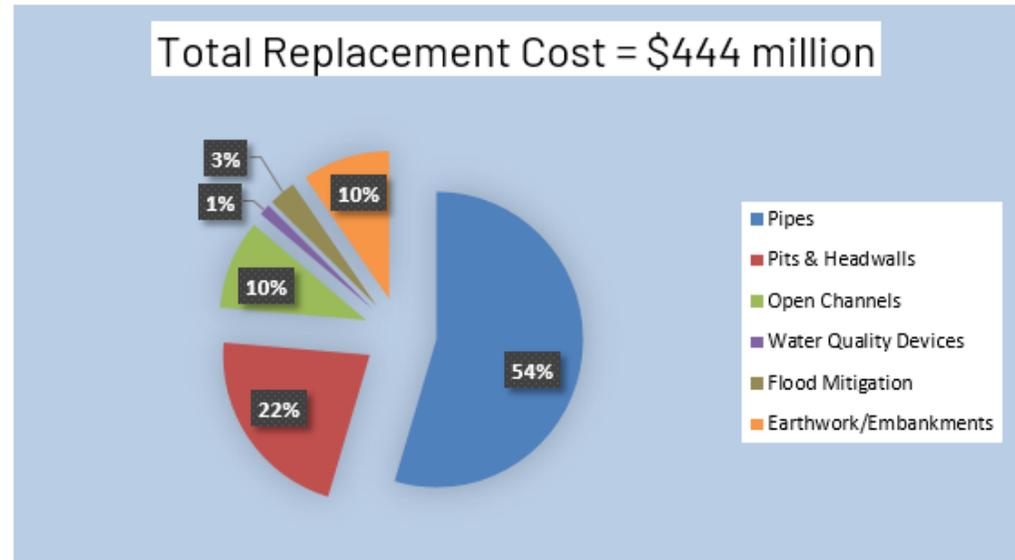
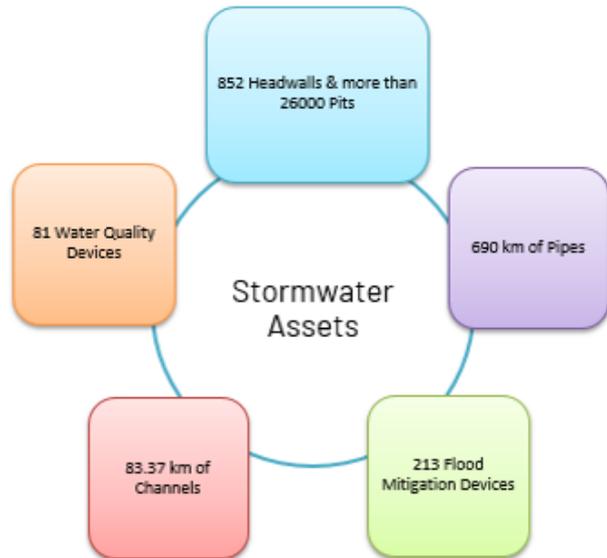
- Levels of service – specifies the services and levels of service to be provided by the organisation,
- Future demand – how this will impact on future service delivery and how this is to be met,
- Life cycle management – how Council will manage its existing and future assets to provide defined levels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

**Figure 19: Road map for preparing an asset management plan with reference to IIMM (2011).<sup>7</sup>**



<sup>7</sup> International Infrastructure Management Manual (2011)

**Figure 20: Summary of replacement cost, conditions, and predicted renewal funding requirements**



# Levels of Service

## Stormwater and Drainage

A key objective of the Asset Management plan is to identify the current level of service provided by the asset group. This level of service has been developed over time as a result of customer feedback and consultation. The levels of service defined in this section will be used to: Clarify the level of service that our customers should expect.

- Identify works required to meet these levels of service.
- Identify the costs and benefits of the services offered.
- Enable Council and customers to discuss and assess the suitability, affordability and equality of the existing service level and to determine the impact of increasing or decreasing this level in future.

There is an ongoing development of levels of service to address the reasonable needs and expectations of the community. Stormwater assets are measured by delivery of programs, inspections, adequate asset assessment and customer service, asset operation, prevention of flooding, injury and damage and relevant legislative framework, standards and codes.

The organisation has to meet many legislative requirements including Australian and State legislation and State regulations. These are listed in Table 25:

**Table 26: Legislative requirements**

Legislation	Requirement
Local Government Act	Sets out role, purpose, responsibilities and powers of local governments including the preparation of a long term financial plan supported by asset management plans for sustainable service delivery.
Work Health and Safety Act 2011	This Act aims to secure and promote the health, safety and welfare of people at work and to protect people at a place of work against risks to health or safety arising out of the activities at work.
Environmental Planning and Assessment Act, 1979	Provides for the protection of the environment, established the Department of the Environment and defines its functions and powers

Service levels are defined service levels in two terms, customer levels of service and technical levels of service.

Community Levels of Service measure how the community receives the service and whether the organisation is providing community value.

Community levels of service measures used in the asset management plan are:

- Quality                                      How good is the service?
- Function                                      Does it meet users’ needs?
- Capacity/Utilisation                      Is the service over or under used?

Council manages an extensive network of stormwater and drainage assets. For a comprehensive list of stormwater and drainage assets in the Campbelltown Local Government Area, refer to the Asset Management Strategy.

In managing the stormwater and drainage assets, Council ensures best practice management of the quality and quantity of stormwater and drainage throughout the catchment. This contributes to the Campbelltown Community Strategic Plan, Objective 3 - *An accessible City*. More specifically, it contributes to the Strategy 3.1 - *The development and implementation of infrastructure plans to support efficient movement around the City*.

Work has commenced on the development of performance measures and service levels for the management of stormwater and drainage assets in the Local Government Area - see Table 27. The measures will continue to be refined over the coming 12 months, along with a process for monitoring and reporting against them.

**Table 27: Performance measures and levels of service**

Key Performance Measure	Level of Service	Performance Measure Process	Performance Target	2020-2021 Performance
Quality	Provide efficient method of collection and disposal of stormwater	Customer Service Requests	<50 per year	90
Function	Ensure that stormwater systems meet community expectations	Customer Service Requests relating to property flooding	<5 per year, during heavy rainfall events	5
Safety	Provide stormwater systems that are low risk to the community	Reported hazards from customer service request	<5 per year	0
Asset condition	Condition assessment	Percentage of pipes CCTV assessed per year (average)	2%	1%
Asset condition	Condition assessment	Stormwater asset condition	No asset in condition 5	0% of assets in condition 5

Notes: Condition ratings referred to in the Table 27 are listed in Table 28.

**Table 28: Condition ratings**

Rating	Definition
Condition 0	New or recently rehabilitated asset
Condition 1	Very Good – near new condition with no defect, no work required
Condition 2	Good – sound or good condition with minor defects, minor routine maintenance required
Condition 3	Average – some deterioration, significant maintenance required
Condition 4	Poor – severe deterioration, significant renewal or rehabilitation required
Condition 5	Very Poor – asset unserviceable and/or beyond rehabilitation requires replacement or renewal
Condition 6	End of life

# Demand Forecast and Management

There are various factors that will affect the demand for the services and associated assets that Council provides, now and in future years. While some factors will affect all services and assets, such as population growth, others will only affect particular services and assets such as growth in car ownership. The changing population and demographics, both within Campbelltown and surrounding Local Government Areas will have a significant impact on transport corridors and infrastructure needs within the Campbelltown Local Government Area.

Council completes modelling of the impacts of population growth across the Local Government Area. It is expected that the population of Campbelltown will increase from the 175,000 in 2020 to approximately 280,000 by 2038.

The Campbelltown LGA has been identified by the NSW Government as a priority urban growth area. This means that there are expectations on Council to plan for growth targets outlined by the State Government. New development will pose challenges for the planning of new infrastructure, while infill development requires plans to rejuvenate old infrastructure.

It is anticipated that there will be extra pressure on all infrastructure assets from development within the Local Government Area with new residents moving into growth areas such as Denham Court, Bardia and Menangle Park in the coming years. In addition, residents from areas such as the South West Growth Centre (including Oran Park) and in the north and south of Campbelltown will come to use the services provided at Campbelltown, for example the hospitals and railway stations.

These increases in demand will place pressure on all infrastructure assets that are managed by the council. The effect on stormwater assets will be discussed in further detail in the following pages.

## Stormwater and drainage

The expected growth in and around the Local Government Area has implications for Council in its continued provision of stormwater and drainage services, as additional impermeable areas from new development will increase, the stormwater runoff potentially also increases.

The following factors affect the demand for the services provided by stormwater and drainage assets:

- Climate change and long and short term weather patterns (making storms more intense and the burden on stormwater and drainage assets greater, making levels of service more difficult to achieve)
- Population growth (indirectly by promoting greenfield development)
- Development – particularly greenfield development (by increasing hard-surface areas and therefore increasing run-off rates and the size and concentration of flows to stormwater assets)
- Increased legislative demands
- More sophisticated flood predictions (which may uncover the previously unknown need for new or higher-capacity stormwater and drainage assets).

Council is aware of the factors affecting demand and to aid in understanding the issue, Council is preparing a number of detailed flood studies. These studies will identify areas of deficiencies in the system and provide the means to determine the impact of new development. These studies take into account future development and climate change predictions. An understanding of the relative impacts of these factors is important for Council.

To ensure current systems can manage the flows associated with new developments, each development is designed to ensure the increased stormwater flows are mitigated to pre-development levels, or the downstream system is upgraded to cater for the changes in flow.

The development control processes used by Council have the aims of:

- Retaining natural stormwater systems as far as possible
- Taking a major/minor approach to stormwater and drainage design to limit the frequency of flooding
- In no case allowing a development that would overload the downstream drainage system
- Considering floods greater than the design floods when designing stormwater and drainage systems.

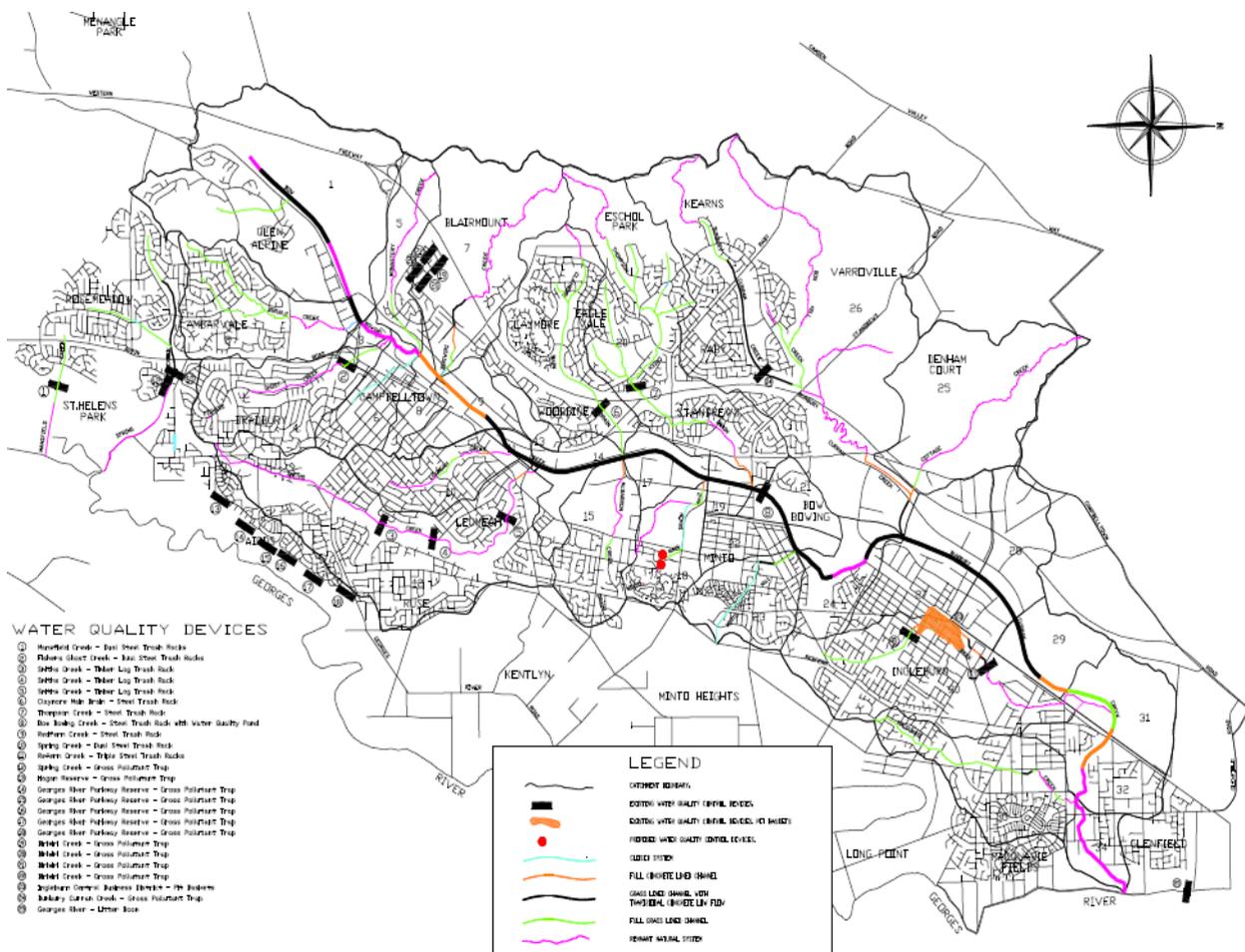
These principles are addressed by encouraging and/or mandating the use of water sensitive urban design (WSUD), which includes:

- Detention facilities in new development areas
- Stormwater treatment facilities in new development areas.

### Classes, number of, condition, and value

The service the assets provide is the collection, disposal and treatment of stormwater that falls into the Campbelltown City catchment. Figure 21 shows a schematic of the stormwater network.

**Figure 21: Stormwater Network Map**



# Life Cycle Management Plan

Campbelltown City Council’s stormwater assets are divided into six groups as shown in Table 29. Campbelltown City Council does not own all stormwater assets within Campbelltown LGA. Those shown in Table 30 are all Council owned.

**Table 29: Replacement Value of Stormwater Asset Groups**

Asset Type	Useful Life (Year)	Unit	Quantity	Replacement Value
Pits	75	No.	26113	\$94 million
Pipes	175	km	693	\$243 million
Headwalls	75	No.	852	\$1.3 million
Flood Mitigation Assets	100	No.	213	\$ 56 million
Channels	50	km	83.37	\$ 44 million
Water quality devices	5-100 depending on type*	No.	81	\$6 million
<b>Total value</b>				<b>\$444 million</b>

\*Pit baskets = 5 yrs.; timber log trash racks = 20 yrs.; litter booms = 20 yrs.; single and dual steel trash racks = 30 yrs.; steel trash racks with water quality ponds; gross pollutant traps = 60 yrs.; triple steel trash racks = 100 yrs.; continuous deflective separation (CDS) units = 100 yrs.

**Table 30: Condition ratings and descriptions**

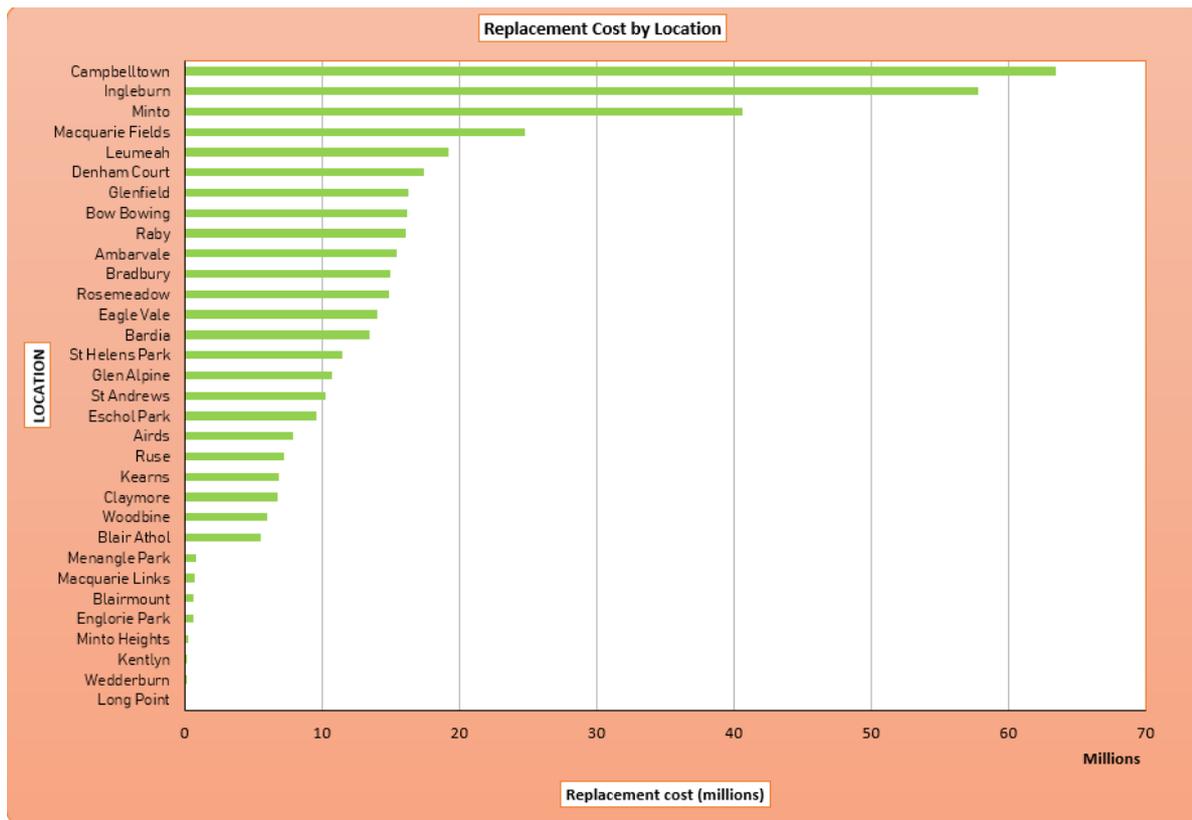
Service Index	Condition Description	Life Consumed (%)
0	New or near new	<10
1	Very Good-No work required	>10 to 28
2	Good Condition-Normal Maintenance only	>28 to 46
3	Fair (Average Condition)-Some work required	>46 to 68
4	Poor Condition-Renewal required within one year	>68 to 89
5	Very Poor (Critical Condition)-urgent renewal required	>89 to 99
6	End of Life	>99 to 100

The current condition of the Stormwater asset groups are shown in Figure 22.

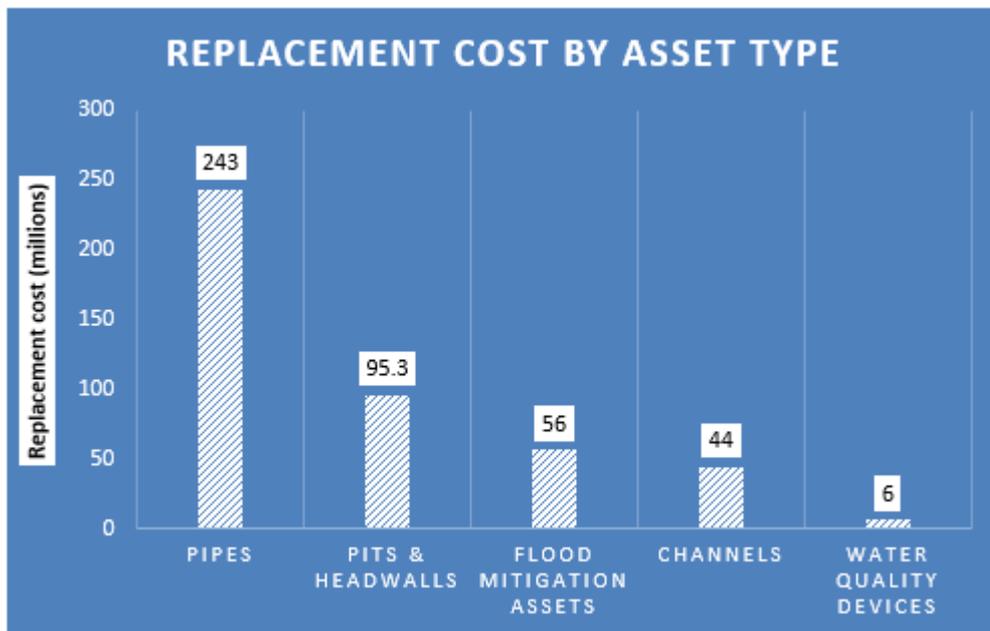
**Figure 22: Condition Rating of Stormwater Asset Groups**

Condition Grade	Flood Mitigation	Channels	Pits	Pipes	Headwalls	Water Quality Devices
Condition 0	1%	0%	8%	14%	2%	0%
Condition 1	20%	17%	31%	60%	15%	30%
Condition 2	76%	56%	56%	23%	72%	61%
Condition 3	1%	26%	5%	3%	11%	7%
Condition 4	2%	1%	0%	0%	0%	2%
Condition 5	0%	0%	0%	0%	0%	0%

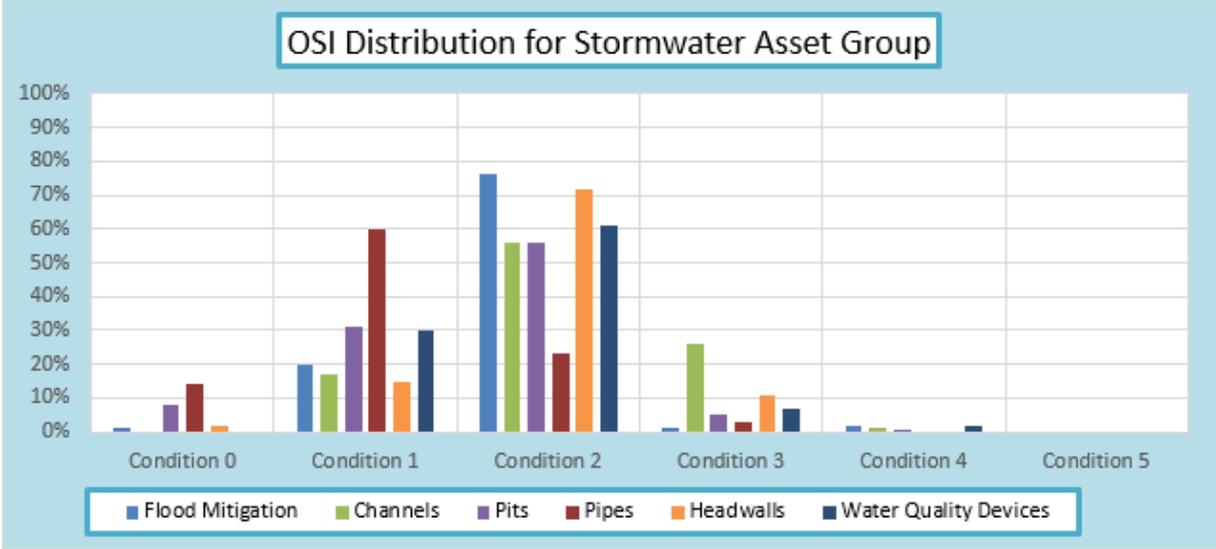
**Figure 23: Stormwater Pipe Asset Replacement Costs summarised by suburb**



**Figure 24: Stormwater Asset values summarised by Asset Types**



**Figure 25: Condition of Stormwater Assets based on groups**



**Operations and maintenance**

Council has an extensive program of operations and maintenance to ensure stormwater assets are maintained as per requirements. These figures do not include renewal costs detailed in Schedule 7 of the Financial Statements. Generally, operations and maintenance activities are carried out by qualified Council staff. Where this is not possible, contractors are employed to undertake other relevant activities, especially those that are related to compliance with Australian Standards or legislative requirements.

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

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

Council spent approximately \$557,000 on stormwater and drainage maintenance activities in 2020-2021. This budget was mostly assigned to cleaning stormwater drains and gross pollutant traps, as well as maintenance and minor repair of drains.

The stormwater and drainage network, during storm events, is designed to operate without human intervention, and there is little or no mechanical/electrical equipment that requires control.

There are no known major operational or maintenance issues at present. Assets are generally in a good condition or better.

Council undertakes regular inspections of the assets in line with the *Condition Inspection Handbook*.



Stormwater pit lintel replacement at Parnell Close, Minto

Council has performance measures for the operations and maintenance of its stormwater and drainage assets, as detailed in Table 31.

**Table 31: Performance measures for operations and maintenance**

Key Performance Measure	Level of Service	Performance Measure Process	Performance Target	2020-2021 Performance
Condition	Provide a network free of blockages or failures	Response time to unblocking pits and pipes	Pits two days Pipes three days	Pits two days Pipes four days
Cost effectiveness	Maintain high levels of proactive maintenance for pipe and pit cleaning	Ratio of planned and cyclic maintenance versus reactive maintenance	Planned/reactive >60%	90%
	Provide cost effective stormwater system	Operating cost \$/km	\$/km	To be developed

Council describes renewals as expenditure on assets that returns them to their original state or as close to it as possible.

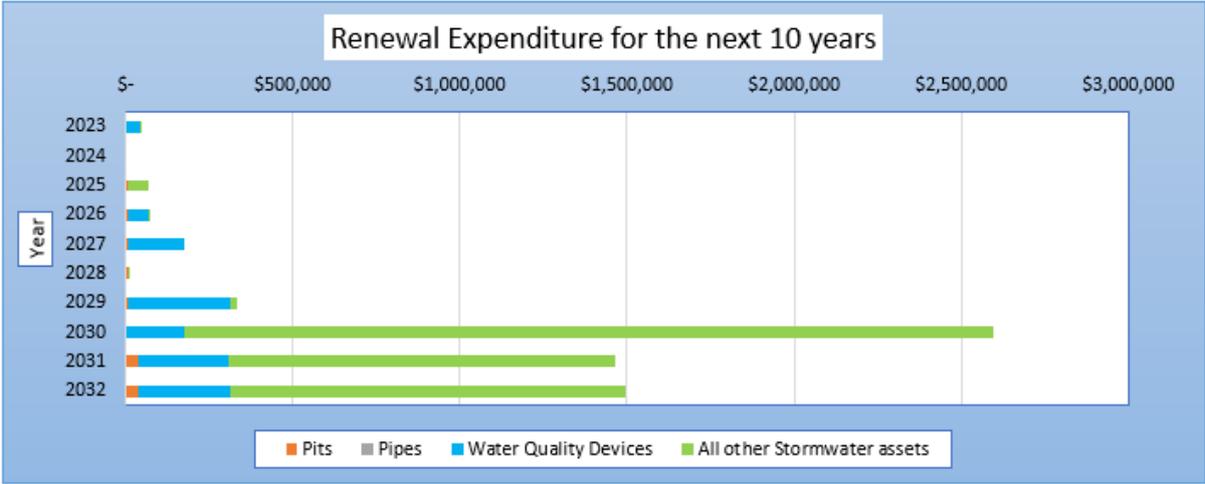
Capital works are defined as activities that enhance the function of an asset or materially extend the life of an asset beyond its original designed life. More information on capital works can be found in the Long Term Financial Plan and the Operational Plan.

Council undertakes extensive modelling using data captured by rigorous inspection programs to project the renewal of assets.

## Stormwater and drainage

Figure 26 shows the projected renewals costs for stormwater and drainage assets for the coming 10 years. Council is currently developing a strategy to deal with the increasing need in funding for renewal of assets. This is addressed in the Long Term Financial Plan.

**Figure 26: Predicted renewal expenditure for stormwater and drainage assets**



**New Works**

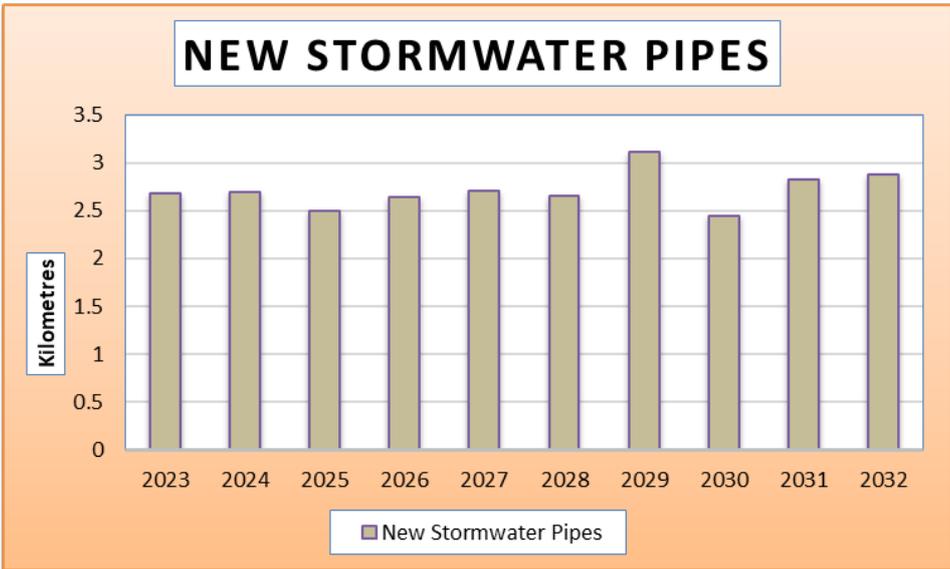
The program of new works is generated by a number of means, including new development in and around the Local Government Area. Council is currently developing a strategic capital works program that will provide a framework for a more structured approach to the need for capital works. The Long Term Financial Plan, 2022-23 Operational Plan and Budget provide details of Council’s capital expenditure.

**Stormwater and drainage**

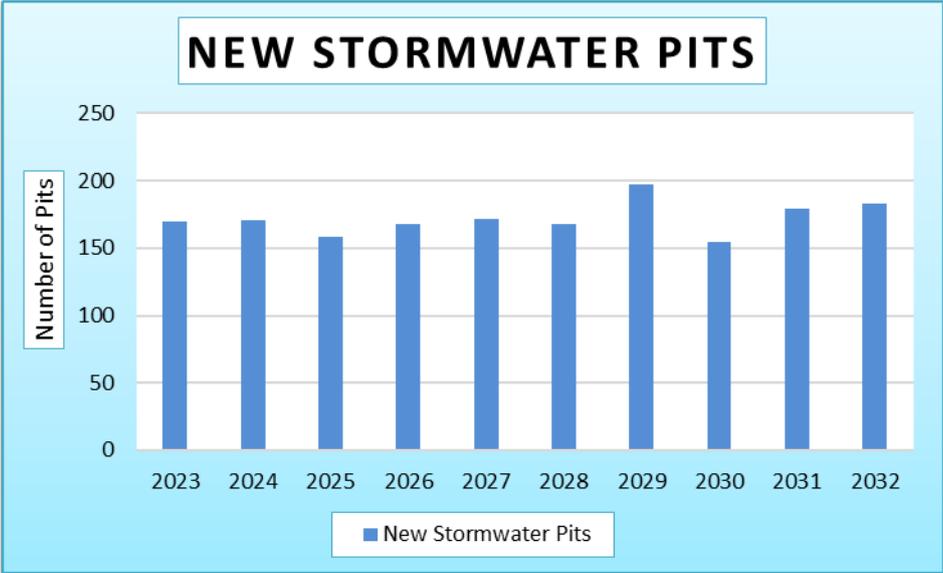
Council estimates the amount of additional stormwater and drainage assets based on a model developed by the Institute of Public Works Engineers Australia. These projections are based on the rise in the population only, and are therefore a fairly simplistic model.

Figure 27 shows the estimated number of kilometres of new stormwater pipes, while Figure 28 shows the estimated number of new stormwater pits. In addition to these projections, the IPWEA model also suggests the need for additional headwalls in future. No projections for lined channels, detention basins or water quality control devices have yet been made.

**Figure 27: Projected additional kilometres of stormwater pipes**



**Figure 28: Projected Additional Number of Stormwater Pits**



**Asset Disposal**

A detailed procedure on asset disposal has been prepared by Council in line with the statutory requirements. This document is currently being reviewed to ensure that it is contemporary. It is the responsibility of all staff who are involved in the disposal of assets to ensure that the process is performed in a transparent and accountable way.

A decision to dispose of an asset may be based on the following:

- Asset is no longer required
- Asset is unserviceable or beyond economic repair
- Asset is obsolete or operationally inefficient
- Asset does not comply with Councils work health safety standards
- There is no use expected for the asset in the foreseeable future
- Optimum time to maximise return or part of the asset replacement program
- Discovery of hazardous chemicals contained within the asset
- Costs associated with the retaining of the asset (e.g., storage, insurance, security and management) outweigh the benefits of retaining the asset.

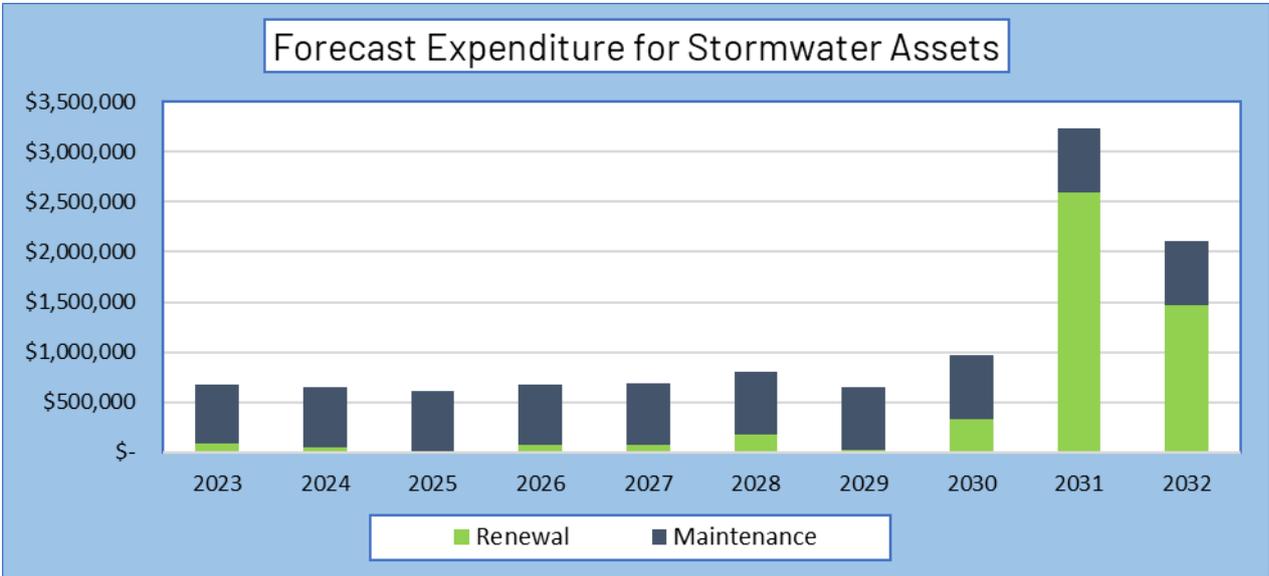
Council has an extensive approval process in place prior to any asset being disposed of. Significant assets will not be disposed of without the approval of elected members.

# Financial Summary

The Long Term Financial Plan provides scenarios for meeting the funding requirements for operation, maintenance and renewal of assets. The scenarios have been informed by the complex models that are generated from the Asset Management System used by Council. The models allow Council to predict the funding requirements over time, based on the levels of service required and the age of the asset.

This section contains the financial requirements resulting from all the information presented in the previous sections of this asset management plan. Figures 29 and 30 highlight the financial projections for planned operating (maintenance) and capital expenditure (renewal and new) for stormwater assets. The target is to retain relatively stable levels of operating expenditure for all asset types. Projected expenditure is to be funded from Council’s maintenance, operating, and capital budgets. The funding allocation is detailed in Council’s 10-year Long Term Financial Plan.

**Figure 29: Financial Projections**



## Breakdown of Forecast Expenditure for the next 10 years:

**Figure 30: Forecasted Expenditure**

<b>Renewal</b>	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Stormwater	\$ 85,314.99	\$ 48,730.88	\$ 12,081.29	\$ 68,977.42	\$ 72,961.24	\$ 174,836.06	\$ 19,704.08	\$ 333,359.00	\$ 2,596,991.18	\$ 1,467,143.99

<b>Maintenance</b>	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Stormwater	\$ 591,370.33	\$ 597,284.04	\$ 603,256.88	\$ 609,289.44	\$ 615,382.34	\$ 621,536.16	\$ 627,751.52	\$ 634,029.04	\$ 640,369.33	\$ 646,773.02

**Figure 31: Stormwater Asset Values as of July 2021**

## Asset Values At 1/07/2021

Grouping: Type Code

Current Filter: 2021 SW Valuation

Type Code	Asset Description	Replacement	Last Valuation	Additions	Accum Depr.	WDV
<b>12.01</b>	<b>Stormwater Drainage</b>					
12.01.01	Stormwater Pipe	\$145,545,112	\$145,545,112		\$28,052,049	\$117,493,064
12.01.02	Stormwater Pit	\$93,959,083	\$93,959,083		\$27,926,129	\$66,032,955
12.01.04	Stormwater Channel	\$43,512,867	\$43,512,867		\$10,402,874	\$33,109,992
12.01.09	Water quality devices	\$5,573,164	\$5,573,164		\$1,803,679	\$3,769,484
12.01.10	Flood Mitigation	\$56,045,042	\$56,045,042		\$3,983,617	\$52,061,425
12.01.12	Stormwater Headwalls	\$1,317,695	\$1,317,695		\$473,087	\$844,608
12.01.13	Miscellaneous Channel Assets	\$315,937	\$315,937		\$98,102	\$217,835
12.01.14	Pipe Lining	\$97,122,701	\$97,122,701		\$21,786,194	\$75,336,507
12.01.16	Medium Culvert - Valued Asset	\$1,038,600	\$1,038,600		\$299,208	\$739,392
	<b>Grand Total</b>	<b>\$444,430,201</b>	<b>\$444,430,201</b>	<b>\$0</b>	<b>\$94,824,940</b>	<b>\$349,605,261</b>

The confidence in the asset data used as a basis for the financial forecasts has been assessed using the grading system shown in Table 32.

**Table 32: Data confidence Grading System**

Confidence Grade	General Meaning
A	Highly Reliable Data based on sound records, procedure, investigations and analysis that is properly documented and recognised as the best method of assessment.
B	Reliable Data based on sound records, procedures, investigations, and analysis which is properly documented but has minor shortcomings' for example the data is old, some documentation is missing and reliance is placed on unconfirmed reports or some extrapolation.
C	Uncertain Data based on sound records, procedures, investigations and analysis which is incomplete or unsupported, or extrapolation from a limited sample for which grade A or B data is available
D	Very Uncertain Data based on unconfirmed verbal reports and/or cursory inspection and analysis
E	Unknown

The estimated confidence level for and reliability of data used in this AM Plan is shown in Table 33.

**Table 33: Data confidence assessment for AM Plan**

Data	Confidence Assessment	Comment
Demand drivers	B	Depends on population growth rates, which are uncertain at this time
Growth projections	B	
Operations and Maintenance expenditures	B	Council has good data on recent expenditures
Projected Renewal Expenditures.	B	Council has a robust Asset Management Systems operated by specialist staff, which delivers reliable outcomes.
- Asset values		
- Asset residual values	Not Applicable	Council has also implemented Assetic Predictor Modelling software.
- Asset useful lives	C	
- Condition modelling	B	Council is in the process of refining the condition modelling process for Stormwater Assets.
- Network renewals	B	
- Defect repairs	B	
Upgrade/New expenditures	B	
Disposal expenditures	B	

Overall data sources and data confidence are assessed as Medium confidence level for data used in the preparation of this AM Plan.

## Key Assumptions

This section details the key assumptions made in presenting the information contained in this infrastructure and asset management plan and in preparing forecasts of required operating and capital expenditure and asset values, depreciation expense and carrying amount estimates. It is presented to enable readers to gain an understanding of the levels of confidence in the data behind the financial forecasts.

Key assumptions made in this infrastructure and asset management plan are:

- All costs are shown in 2020/21 financial year dollar values.
- General assumptions have been made in the replacement of assets based on the asset type. For example, asbestos pipes are replaced with concrete pipes.
- The required renewal expenditure assumes that the community is content with the current levels of service across the entire asset category, which is confirmed through the consultation process for asset management plans. Should these levels of service be refined through future community consultation, it could have a significant impact on the intervention levels used and funding required.
- Replacement works will be valued based on actual costs of work, the brownfield cost.

# Plan Improvement and Monitoring

## Monitoring and Review Procedures

This figures within this infrastructure asset management plan will be reviewed annually as part of Council's long term financial plan review process and amended to recognise any changes in service levels, valuations, conditions and/or resources available to provide those services. The Plan has a life of 4 years and is due for full revision and updating within 2 years of each Council election.

## Status of Asset Management Practices

### Accounting and financial systems

Finance 1

### Accountabilities for financial systems

Council uses the Technology 1 Finance System

### Accounting standards and regulations

Council operates under the Australian Accounting Standards and NSW State Legislation/Regulations and Directives issued by the Division of Local Government

### Capital/maintenance threshold

Council has a comprehensive Asset Capitalisation Policy with Capitalisation threshold. Required changes to accounting financial systems arising from this Asset Management Plan:

- Maintenance and operational expenditures to be split
- Clearer differentiation between planned and reactive maintenance activities

### Asset management system

Conquest Asset Management System.

### Asset registers

Detailed asset registers are held in Conquest Asset Management system.

### Linkage from asset management to financial system

Council is currently implementing an integration between Conquest and Finance 1.

### Accountabilities for asset management system and data maintenance

The Strategic Assets Coordinator is responsible for the asset management system and data maintenance.

### Required changes to asset management system arising from this Asset Management Plan

It is anticipated that future versions of this Stormwater and Drainage Asset Management Plan will have greater inputs from the Asset Management system, as Council's use of the system grows in sophistication.

## Improvement Plan

Council is committed to working to continuously improve the quality and rigour of our Asset Management practices. The asset management improvement plan generated from this infrastructure and asset management plan is shown in Table 34.

**Table 34: Stormwater and Drainage Asset Management Improvement Plan**

Task Number	Task	Responsibility	Resources	Timeline
1	Undertake pro-active CCTV inspection of pipes near the end of their useful life and update useful life if necessary. (Target 20Km of network per year)	Strategic Assets Coordinator / Asset System Development officer	External	Ongoing
2	Undertake condition rating investigation of portions of the network shown as required for renewal	Strategic Assets Coordinator / Asset Technical Officer	Internal	12 months
3	Update register of blockages and inspections against pipe runs electronically using the new Asset Management Information System	Assets and Pavements Engineer	Internal	12 months
4	Review and adjust valuation rates as required for annual financial reporting	Strategic Assets Coordinator / Assets System Development Officer/ Assets and Pavements Engineer	Internal	12 months
5	Refine the Condition Modelling Process for Stormwater Assets in Council's Predictor Software as more up to date data is captured	Strategic Assets Coordinator / Asset System Development Officer	Internal	12 months
6	Audit Process – Develop and implement an annual review and a 4- year audit of Stormwater asset management plan and related processes	Strategic Assets Coordinator / Assets and Pavements Engineer	Internal	Ongoing
7	Stormwater Network Asset Inspections – Develop a regime covering inspection program and reporting and recording mechanisms.	Assets and Pavements Engineer / Asset System Development Officer	Internal and External	Ongoing

# TRANSPORT

## ASSET MANAGEMENT PLAN 2022-2032

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# Introduction

The objective of Transport asset management plan is to ensure that assets provide their required levels of services in the most cost effective manner to cater for both present and future customers. This Asset Management Plan focuses on the management of the Campbelltown City Council's transport assets.

This plan specifies the requirements for effective management of this asset group and the corresponding financial implications. This plan is reviewed annually with a formal update completed every 4 years.

The 10 year Transport Asset Management Plan meets the requirements of Integrated Planning and Reporting with respect to being a component of the Resourcing Strategy.

The plan provides details about Council's approach to the management of the Transport network, in line with appropriate standards, and contributing to the achievement of the objectives in the Community Strategic Plan.

The plan has been written in line with the *International Infrastructure Management Manual* (International Edition 2011) and addresses the areas of levels of service, demand forecasts, Lifecycle Management Plan, and also includes reference to the 10 year financial forecasts for the management of the assets as contained in the Long Term Financial Plan.

This plan is one of four covering each of the asset classes:

- Transport Assets (including Roads, bridges, Footpaths, Kerbs, Car Parks etc.)
- Buildings and facilities
- Public spaces (sports grounds, parks, playgrounds and the equipment and furniture that is located within these spaces)
- Stormwater and drainage

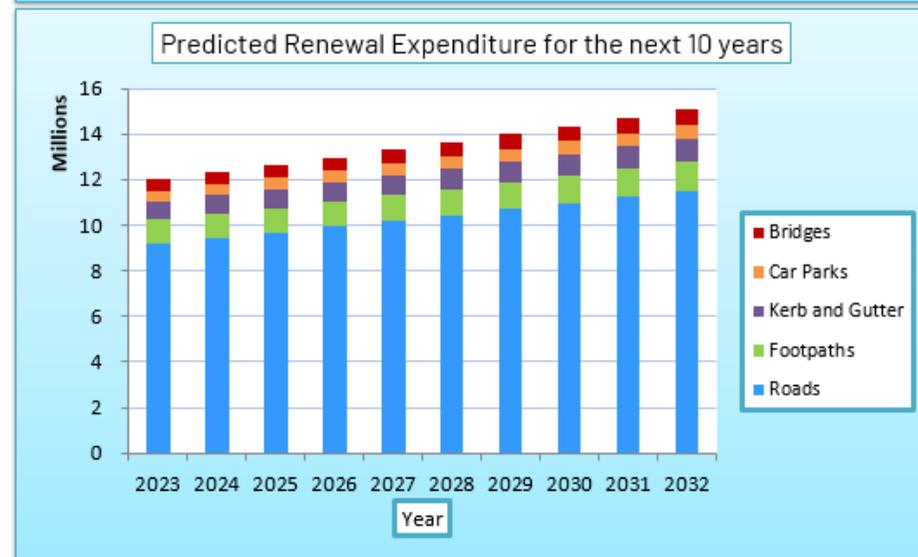
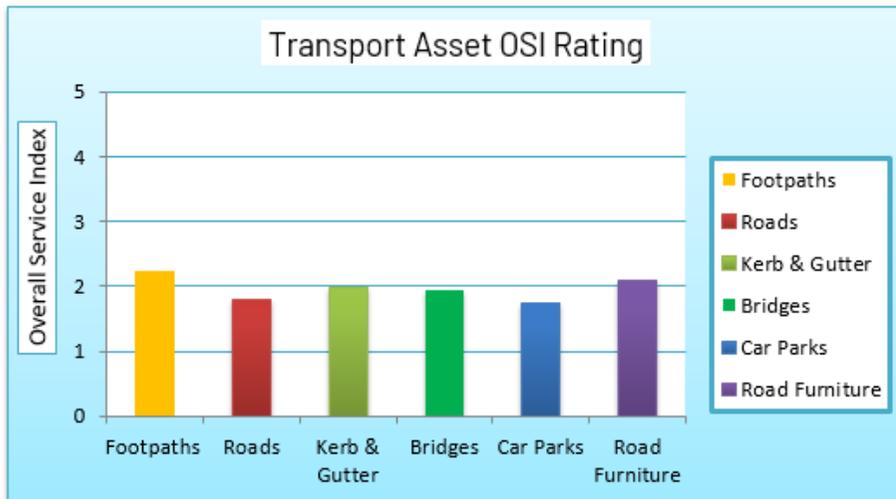
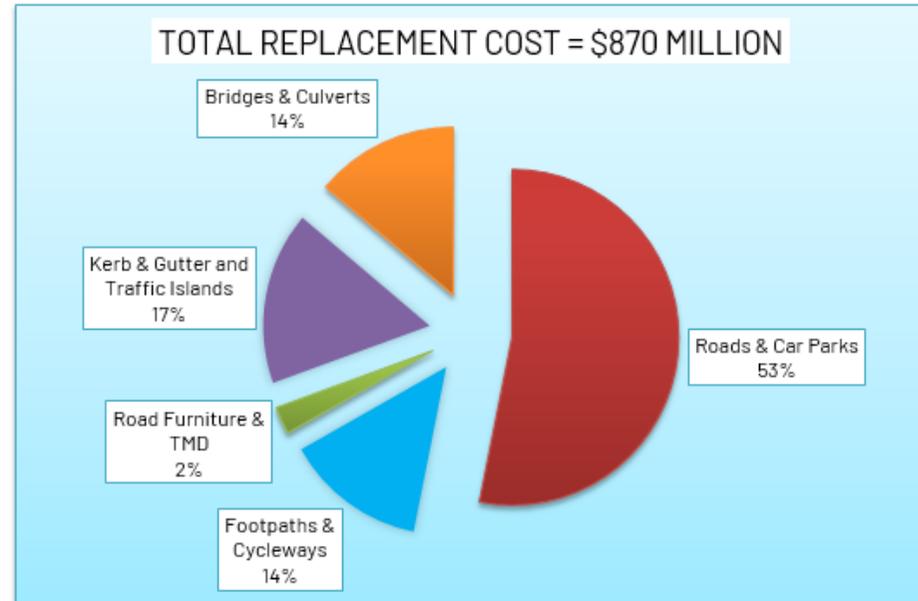
The level of service expected by the community is the first factor that influences the approach to asset management. The community engagement that was undertaken and the resulting objectives and strategies contained in the Campbelltown Community Strategic Plan provide an overview of the levels of service that the community want from Council. The general feeling from the community is that they are satisfied with the level of service that they receive from Council, however, with respect to asset management; they would like Council to continue to focus on areas such as road maintenance, availability of parking and traffic management.

Our goal in managing our transport assets is to meet the required service levels in the most cost effective manner for present and future customers. This means timing infrastructure renewals before unplanned maintenance costs become excessive, but not so soon that assets are renewed before it is really needed.

Council continues to work on defining and documenting the levels of service for each of its asset classes. Indicative service levels for each asset class have been suggested in each plan, however these will be finalised as part of the improvements to Council's overall asset management approach.

All Council assets are considered critical to the delivery of services to the community. The replacement cost, predicted renewal funding requirements, overall service index rating and summary of transport assets are shown in Figure 32.

**Figure 32: Summary of replacement cost, conditions, and predicted renewal funding requirements**



Key stakeholders in the preparation and implementation of this asset management plan are shown in Table 35.

**Table 35: Key Stakeholders in the AM Plan**

Key Stakeholder	Role in Asset Management Plan
Councillors	<ul style="list-style-type: none"> <li>• Represent needs of community/shareholders</li> <li>• Allocate resources to meet the organisation’s objectives in providing services while managing risks</li> <li>• Ensure organisation is financially sustainable</li> </ul>
General Manager	<ul style="list-style-type: none"> <li>• Supporting implementation of best practice asset management</li> <li>• Ensuring that staff are provided with appropriate systems, training and resources because it is difficult to develop a long term vision when crisis management and short term asset development are stretching resources.</li> </ul>
Executive Manager, Infrastructure and Manager, Assets	<ul style="list-style-type: none"> <li>• Provide leadership for effective asset management</li> <li>• Identify resource requirements for delivering various asset management services to the community</li> <li>• Ensure asset management services are provided in accordance with the Corporate Strategy and Council priorities</li> <li>• Deliver services in a cost effective and sustainable manner</li> </ul>
Rate payers and residents	Consumer of the services provided by transport assets
Business and industry	Consumer
Federal Government and NSW Roads and Maritime Services	Funder <ul style="list-style-type: none"> <li>• Confident that their investment is secure and economic returns are being maximised</li> <li>• Operational capability of roads is being maintained</li> <li>• Regulator - Ensuring that Council complies with service performance, risk management and network access requirements.</li> </ul>

## Plan Framework

The Council’s transport assets provide valuable services to the area, and comprise a large number of assets established over a long period of time. These assets have been acquired and developed over several generations and must be properly maintained and developed to continue to provide adequate service and benefits for generations in the future.

This plan demonstrates Council's responsive management of transport assets (and services provided from these assets), compliance with regulatory requirements and proposed funding requirements to provide the required levels of service.

This plan demonstrates how Council will achieve this outcome by applying the principles of responsible Asset Management Planning, the object of which is to:

'Deliver the required level of service to existing and future customers in the most cost effective way'.

The key elements of infrastructure asset management are:

- Taking a life cycle approach.
- Developing cost-effective management strategies for the long term.
- Providing a defined level of service and monitoring performance.
- Understanding and meeting the demands of growth through demand management and infrastructure investment.
- Managing risks associated with asset failures.
- Sustainable use of physical resources.
- Continuous improvement in asset management practices.

The contribution of transport asset services towards the strategic goals and Asset Management objectives will be achieved by:

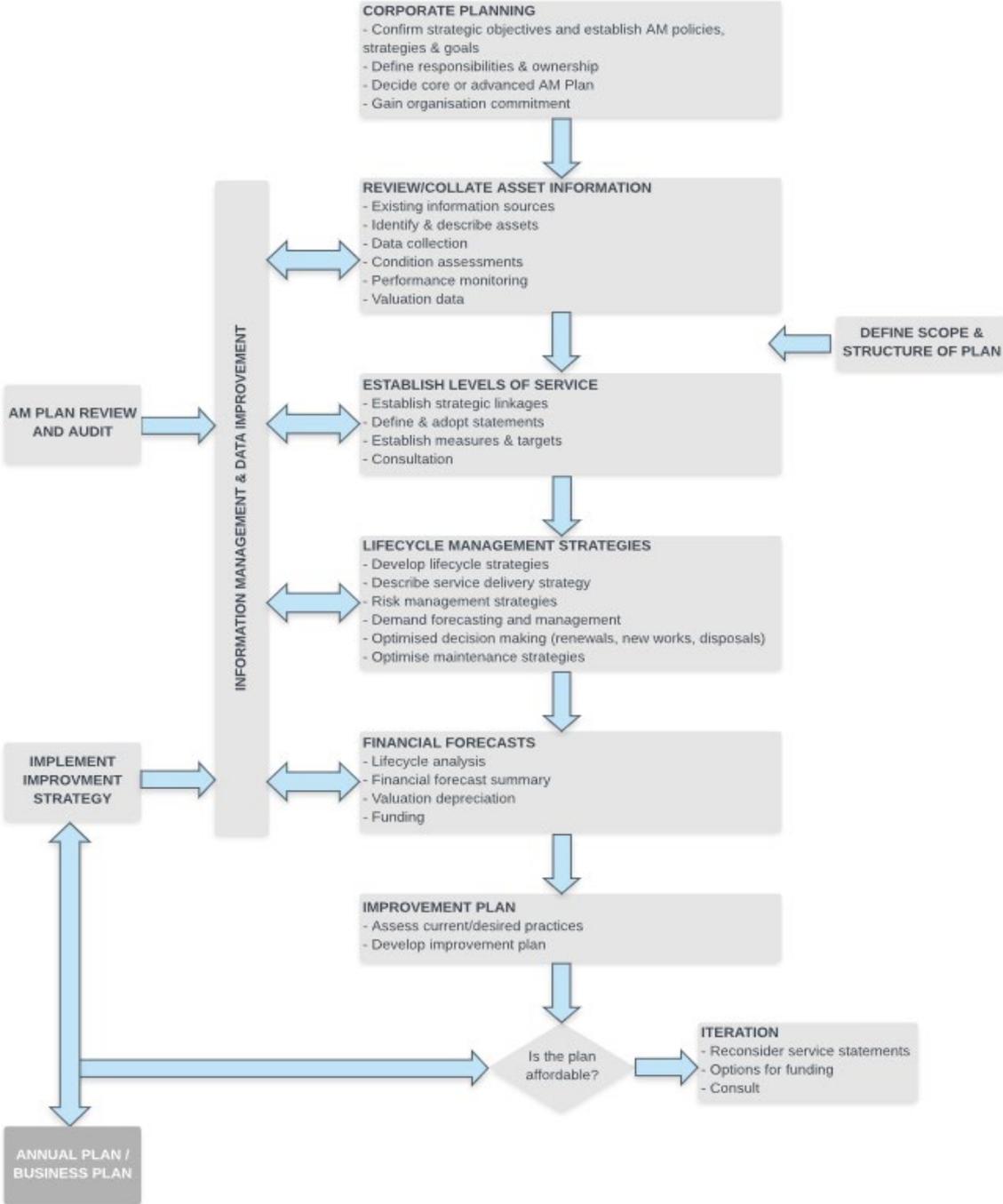
- Stakeholder consultation to establish and confirm service standards.
- A regular program of inspections and monitoring activities to assess asset condition and performance.
- Application of a systematic analysis to prioritise renewals and establish the most cost effective works programs.
- Continuously reviewing and improving the quality of Asset Management practices.

The Asset Management Plan is to be read in conjunction with the Asset Management Policy, Long Term Financial Plan and Annual Budget.

The key elements of the asset management plan are:

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

**Figure 33: Road map for preparing an asset management plan with reference to IMM (2011).<sup>8</sup>**



<sup>8</sup> International Infrastructure Management Manual (2011)

# Levels of Service

## Transport

A key objective of the Asset Management plan is to identify the current level of service provided by the asset group. This level of service has been developed over time as a result of customer feedback and consultation. The levels of service defined in this section will be used to:

Clarify the level of service that our customers should expect.

- Identify works required to meet these levels of service.
- Identify the costs and benefits of the services offered.
- Enable Council and customers to discuss and assess the suitability, affordability and equality of the existing service level and to determine the impact of increasing or decreasing this level in future.

This section defines the service for the Council’s transport assets. The adopted levels of service for transport assets are based on legislative requirements, customer research and expectations, and strategic goals.

The organisation has to meet many legislative requirements including Australian and State legislation and State regulations. These are listed in Table 36.

**Table 36: Legislative Requirements**

Legislation	Requirement
Local Government Act	Sets out role, purpose, responsibilities and powers of local governments including the preparation of a long term financial plan supported by asset management plans for sustainable service delivery.
Roads Act, 1993	Sets out the rules to be followed and responsibilities of users of the roads system and how the rules are enforced
Work Health and Safety Act 2011	This Act aims to secure and promote the health, safety and welfare of people at work and to protect people at a place of work against risks to health or safety arising out of the activities at work.
Environmental Planning and Assessment Act, 1979	Provides for the protection of the environment, established the Department of the Environment and defines its functions and powers
Australian Standards and RMS Traffic Control at Worksites Manual, 2010	Provides guidance for transport asset managers in use of transport services such as 1742; Manual of Uniform Traffic Control Devices
Australian Road Rules	The Australian Roads Rules are incorporated into State Traffic Regulations under the Road Traffic Act

Service levels are defined service levels in two terms, customer levels of service and technical levels of service.

Community Levels of Service measure how the community receives the service and whether the organisation is providing community value.



Key Performance Measure	Level of Service	Performance Measure Process	Performance Target	2020-2021 Performance
		Kerb and gutter asset conditions	No asset in condition 5 by 2020-2021	0% in condition 5
		Car Parks Assets Condition	No Assets in Condition 5 by 2020-2021	0% in condition 5
		Bridges and culverts conditions	No asset in condition 5 by 2020-2021	0% in condition 4 & 5
		Road network condition	Overall Condition Index (OSI) is < 2.0 for 100% of network	86% roads have OSI of <2.0
	Provide smooth ride	Roughness testing as per Naasra Index (NI)	Average network roughness count <85 counts/km	Average network roughness 108 counts/km
Safety	Ensure that road network is safe	Reported fatal crashes	0 per year	3 Fatal Crashes
	Provide a footpath network that is suitable for the demographics and managed on risk priority	Claims on customer service request	<5 per year	1 claim
Accessibility	Provide all weather access at all times	Occurrences and times of roads being inaccessible	No road should be inaccessible at any time	No closure
Road renewal	Implement renewal program at optimum time to upgrade/maintain the road network at satisfactory condition	Treatment selection by utilising optimise decision making model and considering benefit/cost ratio	100% treatments selected by optimise decision making model, Benefits > costs for 100% of projects	98%
Condition	Bridges are free from hazards, structurally sound and are in a condition appropriate for use	Regular Condition and Defects Audit	Network condition audit every 2 years or 50% assets per year	100% Inspected
Condition	Roads and Kerb and Gutter are free from hazards and are in a condition appropriate to use.	Regular Condition and Defects Audit	Network condition audit every 4 years or 25% assets per year	25% assets inspected as per condition audit

Key Performance Measure	Level of Service	Performance Measure Process	Performance Target	2020-2021 Performance
Condition	Safe, sound, non-slippery pathways provided to enable safe travel throughout the township	Regular Condition and Defects Audit	Network condition audit every 4 years or 25% assets per year	25% assets inspected as per condition audit
Condition	Provide an efficient parking and bus shelter areas that are aesthetically pleasing	Regular Condition Audit	Condition assessment every 2 years to ensure these assets are contained at condition 3 or above	To be developed

Note: Condition ratings referred to in the table above are as follows

0 = Newly Constructed - no work required

1 = Excellent - no work required

2 = Good condition - normal maintenance only

3 = Fair (average condition) - some work required

4 = Poor condition - renewal required within one year

5 = Very poor (critical condition) - urgent renewal required

6 = End of Life

# Demand Forecast and Management

There are various factors that will affect the demand for the services and associated assets that Council provides, now and in future years. While some factors will affect all services and assets, such as population growth, others will only affect particular services and assets such as growth in cycling. Along with existing trends, it is important to acknowledge the role Council can play in changing transport behaviour through the types of infrastructure and services in which we choose to invest. The growing population as well as changing technology, work and study patterns, investment decisions, and demographics, both within Campbelltown and surrounding Local Government Areas will have a significant impact on transport and infrastructure needs within the Campbelltown Local Government Area (LGA).

Council completes modelling of the impacts of population growth across the LGA. It is expected that the population of Campbelltown will increase from 175,000 in 2021 to 250,000 in 2036.

The Interim Greater Macarthur 2040 Plan provides a framework for the future development of the Greater Macarthur Growth Area: in the north, the urban renewal of the rail corridor from Glenfield to Macarthur, and in the south, the development of land release areas from Menangle Park to Appin. It contains a number of transport priorities relevant for this plan, including:

- Walkable neighbourhoods for all age groups
- Cycle paths connecting neighbourhoods with public transport, jobs, education and open space
- Transport-oriented development in both urban renewal and land release precincts
- A highly accessible transport corridor connecting Campbelltown-Macarthur, Mt Gilead, Appin and Douglas park
- Three new east-west connections to the Hume Motorway to support delivery of the growth area in sectors.

It is anticipated that there will be extra pressure on already stressed transport networks from development within the Local Government Area, as well as the development of Campbelltown-Macarthur as a key employment hub. In addition, residents from areas across the Macarthur and beyond will come to Campbelltown to access key facilities, services and opportunities – such as Campbelltown Hospital, Campbelltown Stadium and various university and TAFE campuses. These increases in demand will place pressure on the transport networks and will be discussed in further detail in the following pages.

The expected growth in and around the Local Government Area has implications for Council in its continued provision of services and assets to meet the needs of both existing and new populations. The more specific factors affecting demand for transport can be found in Table 38 below.

**Table 38: Factors specifically affecting demand and expected impacts on road assets**

Demand Factor	Present Position	Projection	Impact on Services/ Assets
Residential impacts	Number of dwellings as at 2020 is 61,600	Increase over the next 10 years to 77,654 in 2031	Population growth will affect demand for all transport services. Improving community access to key facilities, services and opportunities will affect the

Demand Factor	Present Position	Projection	Impact on Services/Assets
			way we deliver all transport assets
Public transport	Council reviews public transport needs in conjunction with the State government and surrounding Local Government Areas	With a larger population, more local jobs, constrained parking, and more congested roads, demand for public transport is likely to be higher	Increase in the provision of bus priority lanes, comfortable bus shelters, and better interchanges will support more people to use public transport. Developing a strategic approach to commuter car parking will support improved access to rail services into the future.
Cycling	Council is currently delivering facilities in accordance with the Local Area Bike Plan.	Increased focus on encouraging cycling for health and wellbeing and support sustainable forms of transport, as well as the introduction of technology such as e-bikes will increase in the kilometres of cycle ways required	Increased provision of separated cycle ways and shared pedestrian paths to form a safe, connected cycling network across the LGA. Additional bike parking and end of trip facilities will be required at key destinations and transport interchanges.
Walking	Walking is the highest participation active recreation activity in Australia, with around 46% of the adult population walking for recreation in 2020, up from 43% in 2015. <sup>9</sup> The renewed drive to create walkable places is increasingly understood as essential to supporting the health and wellbeing of people, and the commercial viability key centres.	Increased demand for walking for recreation and urban heat create the need for better connected paths and more shade. An aging population creates demand for safe, high quality footpaths with shaded resting spots.	Increased provision of high quality, safe walkways and pedestrian environments, in urban areas, parks and bushland will be required. This may include pedestrian refuges and crossings, and appropriate landscaping and street scaping like lighting.
Legislative requirements	There are changes in NSW Roads and Maritime Services technical directions and disability accessibility standards	Higher standards for improved safety and amenity	Higher levels of service will require consideration of funding arrangements to ensure that service standards are met

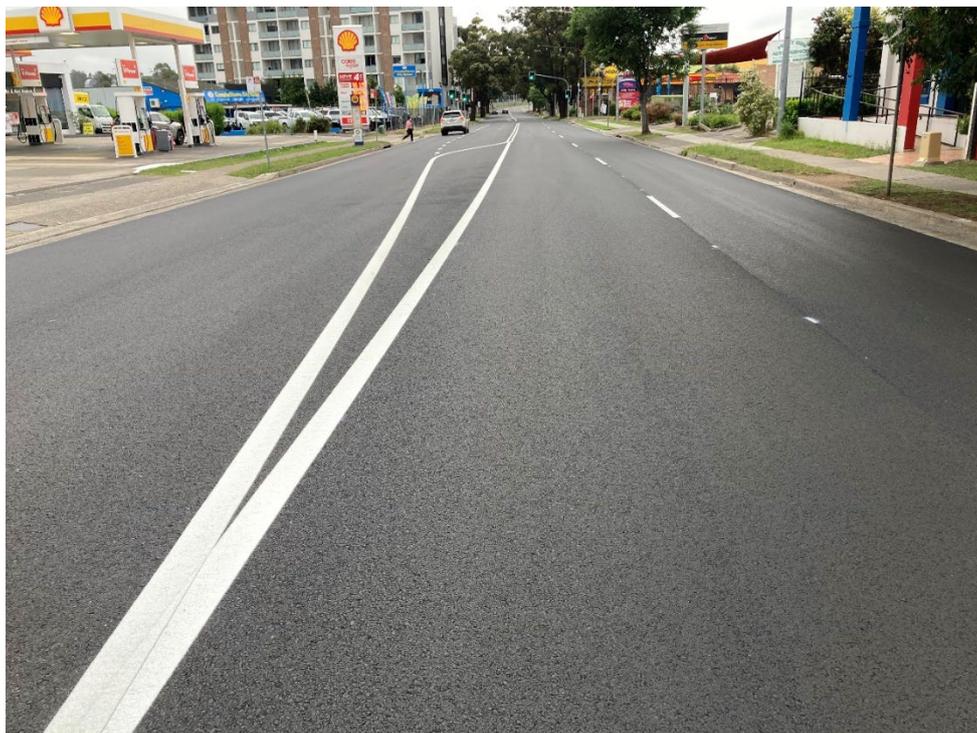
<sup>9</sup> <https://www.clearinghouseforsport.gov.au/research/ausplay/results>

Demand Factor	Present Position	Projection	Impact on Services/Assets
Commercial and Industrial Areas	Movement in and out of the City via the main arterial roads and highways is currently at capacity, reducing the ability for goods and people to reach their destination	With no increased investment, congestion for freight and other transport to industrial areas will increase over the next 10 years, reducing the productivity of the area.	The congestion will increase and therefore the roads will have higher utilisation and deteriorate faster. There is also the potential for the loss of jobs through employers relocating

Council utilises the Institute of Public Works Engineering Australia model, as defined in the Asset Management Strategy, to estimate demand for new roads and associated assets. One of the main inputs to model is population data. The model predicts that over the next 10 years (2023-2032), Council will be required to build approximately 50 kilometres of new road, 60 kilometres of new footpath and 101 kilometres of new kerb and gutter. This will also generate a need for new street signs, bus stops, street lights and lanterns. Renewals are dealt with later in this document in more detail.

Council will address the increasing demand for roads, and develop strategies to manage it, in the following four ways by:

- By modelling and analysing traffic in its Local Government Area
- By modelling and analysing utilisation in its Local Government Area
- By modelling and analysing traffic in partnership with Camden Council, focusing on the combination of areas and demand factors
- By participating in State Government strategies



*Queen Street, Campbelltown*



*Dish Drain at Brookfield Road, Minto*

With new development comes increased traffic on the roads in and around the city. This is particularly important, as there is a need to retain quality traffic access to the city centres to maintain their commercial competitiveness. There is also a need to expedite bus movements through the centre and facilitate traffic circulation within the centre. To mitigate the traffic issues, Council builds approximately \$200,000 worth of cycle ways a year, and supports all reasonable requests for bus priority works in an attempt to reduce the use of private cars.



*Pembroke Road, Leumeah*

Council worked in partnership with Camden Council and the NSW State Government to develop the *Campbelltown and Camden Council's Integrated Transport Strategy Final Report*, which was finalised in September 2006. The strategy was aimed at:

- The integrating transport strategies across the region of Camden and Campbelltown
- The integration of land use planning and transport objectives and policies; and
- The integration of modes of transport

With the following objectives:

- Bringing together the various existing transport studies and strategies affecting the region into one comprehensive strategy document
- Outlining the costs and benefits of the various transport priorities identified for the region
- Providing both council's with information and facts to support actions to implement and lobby for transport improvements, and
- Outlining an implementation strategy for transport improvements, including costings, timing and responsibilities.

The strategy identifies five key areas: Land Use, Road Network, Parking facilities, Public Transport, and Walking and Cycling, and contains a number of individual actions under each of the areas, including an appropriate implementation plan for each action. A number of the actions are already in progress through Council's normal planning processes for new release areas, or are part of existing transport reviews such as the bus services review recently completed and implemented by Transport for NSW (TfNSW).

Other actions that will commence shortly include:

- A review of the footpath strategies
- Increased funding for cycleway linkages
- An increase in council involvement in the bus services review by TfNSW
- An increase in council involvement in the TfNSW commuter parking strategy
- An increase in lobbying activities for improvements to the road network for all forms of transport, rail services, commuter parking and expansion of bus services to keep in step with resident demands.

## **Developing a Place-Based Transport Strategy (PBTS):**

In 2018, the Western City District Plan was prepared by the Greater Sydney Commission (GSC) which identified Campbelltown-Macarthur as a Metropolitan Cluster Centre, a Collaboration Area, and an emerging health and education precinct. Accordingly, a Place Strategy for the Campbelltown-Macarthur Collaboration Area was prepared by the GSC, which is aligned to the Reimagining Campbelltown City Centre Master Plan. The Place Strategy presents a framework for decision making and puts forward a vision for the Collaboration Area; identifies impediments and opportunities; sets priorities; and, identifies actions to deliver the vision.

Council has been working closely with Transport for NSW (TfNSW) who are leading and funding this project. NSW Health - South Western Sydney Local Health District (SWSLHD) is a key stakeholder, and NSW Health Infrastructure (NSW HI) is also involved. It is expected that this project will deliver a high-level Place-Based Transport Strategy that informs an approach to creating Healthy Streets and catering for last-mile deliveries and freight. It is a key initiative that will support delivery of the connectivity, economic, social and environmental outcomes identified in the Place Strategy and assist us in implementing the Reimagining Campbelltown City Centre Master Plan.

## **City Centre Design Framework (CCDF):**

The CCDF will translate the Place Framework within the Reimagining Campbelltown City Centre Master Plan (RCMP) into more detailed directions on the design, function and experience of places within the City Centre. The CCDF is a single project that will deliver:

- A City Centre **Public Domain Plan** that details the locations of public spaces and connections, as well as their role, function and hierarchy within the larger urban structure and public domain of the City Centre. The scope for this deliverable will be finalised following the outcomes of the internal scoping and engagement phase for the CCDF (currently being undertaken by Council).
- A City Centre **Design Guide** that details agreed Council positions, objectives and quality benchmarks to inform capital works, infrastructure and private development within the City Centre. An early draft of this deliverable has been developed internally and will be updated according to key learnings from the internal scoping and engagement phase for the CCDF (currently being undertaken by Council).

By developing a Public Domain Plan and Design Guide concurrently, the project will ensure that both the spatial and qualitative aspects of the urban structure and public realm work together, inform and reinforce each other to develop a cohesive experience of the City Centre.

They will provide clear decision-making guidance for staff, and directions to external stakeholders, consultants and development partners who are seeking to invest in the City Centre. In the absence of clear directions, there is a risk that development and works 'on the ground' will not align with the vision that Council adopted in April 2020 (Reimagining Campbelltown City Centre Master Plan).

By undertaking an extensive scoping and internal engagement phase at the outset of the CCDF project, Council can ensure that it has formed a cohesive and informed position on how it will go about implementing the Reimagining Campbelltown City Centre Master Plan to inform the future development of the City Centre, providing clear guidance to staff, as well as to external stakeholders, consultants and partners. The engagement process will be held over 5 - 6 months (starting in March) and will progress in stages based around the following five themes:

1. Streets, mobility and connecting place (informing TfNSW's Place-Based Transport Strategy)

2. Resilience and sustainability (informing Council's Resilience Strategy)
3. Function, identity and activation
4. Design Excellence in built projects
5. Public Domain Plan

The City Strategy/Reimagining team will be using the results from this internal engagement to inform the scope and brief for the City Centre Design Framework project.

Council recently endorsed the *Campbelltown Local Government Area Bicycle Plan* and the *Pedestrian Access and Mobility Plan*. These plans act as a guide to ensuring crucial linkages and access are provided throughout the City. The plans will ensure that future development takes into account access and alternate forms of transport at the concept stage of any development, and appropriate land is set aside within the developments to adequately provide for these plans.

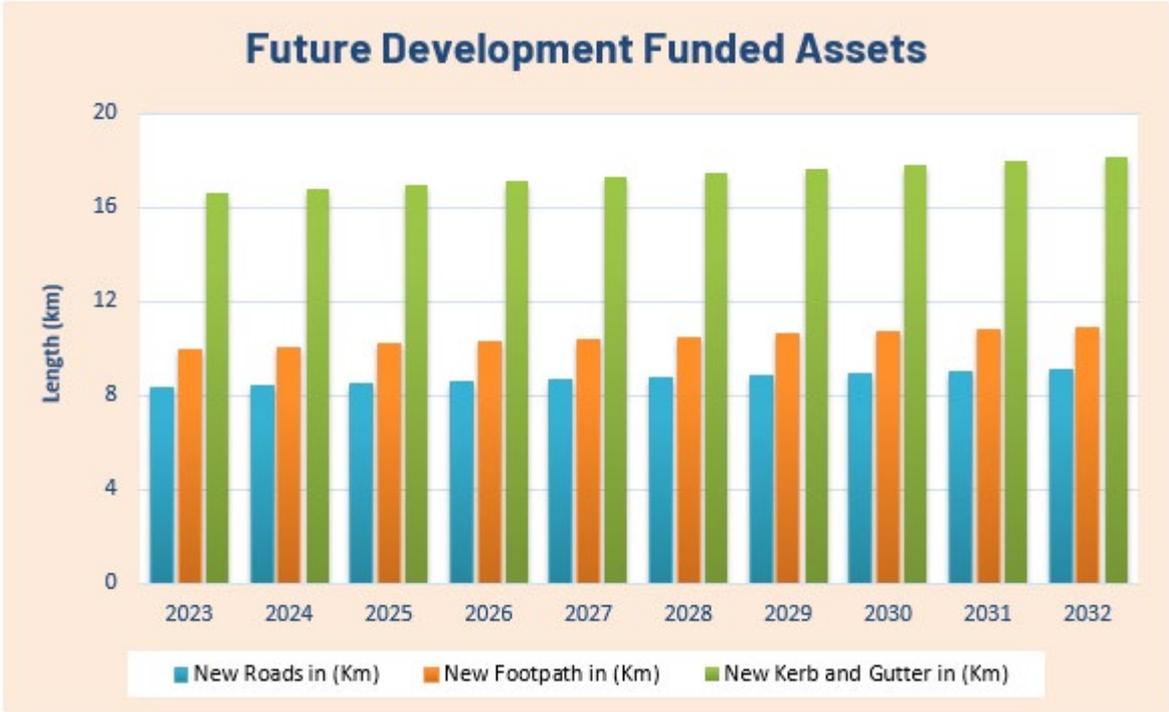


*Wyangala Crescent, Leumeah*

## Asset Programs to meet Demand

The new assets required to meet growth will be acquired free of cost from land developments. The predicted quantity of new contributed assets are summarised in Figure 34.

**Figure 34: Assets to meet new demand**



Acquiring these new assets will commit the organisation to fund ongoing operations, maintenance and renewal costs for the period that the service provided from the assets is required. These future costs are identified and considered in developing forecasts of future operations, maintenance and renewal costs in next section.

# Life Cycle Management Plan

This section outlines asset performance and condition information, and uses Asset Management principles to develop broad strategies and specific work programs to achieve the service standards previously outlined.

It presents an analysis of available asset information and the life cycle management plans covering the three key work activities to manage the transportation network:

- Operations and Maintenance Plan - Activities undertaken to ensure efficient operation and serviceability of the assets. This will ensure that the assets retain their service potential over the course of their useful life.
- Renewal Plan - Provides a program of progressive renewal of individual assets. Deteriorating asset condition primarily drives renewal needs.
- Enhancement Plan - Provides a program of system enhancements to improve parts of the system performing below target service standards and to develop the system to meet any future demand requirements.

The lifecycle management plan details how the organisation plans to manage and operate the assets at the agreed levels of service while optimising life cycle costs.

## Road and Car Park Pavements or Structure

The pavement is the structural component of the roadway, and is comprised of the base and sub base layers. The pavement layers are constructed from natural gravels, fine crushed rock, hot mix, or concrete, and are designed to adequately distribute the surface loads from vehicles to the weaker natural material at the sub grade level.

## Road and car park surfaces

The surface is the interface between the road vehicle and the pavement. The purpose of this asset group is to provide a safe, preferably all-weather, wear-resistant surface that improves the coefficient of friction between the vehicles and the roadway. The surface layer inhibits water infiltration into the pavement thus retaining the pavement's structural integrity.

## Kerb and gutters

Kerb and gutters provide a defined edge to a road for traffic management purposes and for the conveyance of stormwater to underground pipe systems.

## Footpaths and cycle ways

Footpaths and cycle ways are paths designated for the use of pedestrians and bicycles.

## Bridges and culverts

Road bridges are those sections of a road that have abutments. Foot bridges form a separate asset sub-class.

## Road Furniture

Road furniture is comprised of signs, crash fencing, litter bins and public seating.

## Road Structures

Road structures include roundabouts, bus shelters, retaining walls, and raised crossings, amongst others.

A summary of the assets owned and their replacement cost as shown in the following Table 39.

**Table 39: Asset Owned and their Replacement Cost**

Asset Category	Sub Category	Quantity	Total replacement cost
Roads	Formation	1,995,119 m <sup>3</sup>	\$27,532,640
	Pavement Base	8,269,355 m <sup>2</sup>	\$158,535,575
	Pavement Subbase	5,607,185 m <sup>2</sup>	\$107,263,531
	Surfacing	7,163,083 m <sup>2</sup>	\$146,767,639
Car parks	Formation	180,132 m <sup>3</sup>	\$2,485,832
	Pavements	426,839 m <sup>2</sup>	\$10,136,098
	Surfacing	412,372 m <sup>2</sup>	\$9,668,824
Footpaths and Cycle ways	Footpaths and cycle ways	573 km	\$119,111,917
Kerb and gutter and traffic island	Kerb and gutter	1,372 km	\$119,990,647
	Traffic Islands	1378	\$24,961,697
Bridges and culverts	Road Bridges	34	\$81,598,341
	Pedestrian Bridges	35	\$6,518,882
	Major Culverts	131	\$32,506,476
Traffic management devices	Crossing Treatment	282	\$2,181,206
	Local Area Traffic Management Island	483	\$933,835
	Traffic Management Device	172	\$366,262
Road furniture	Signs	17846	\$8,212,637
	Crash barrier fencing	22.07km	\$9,892,061

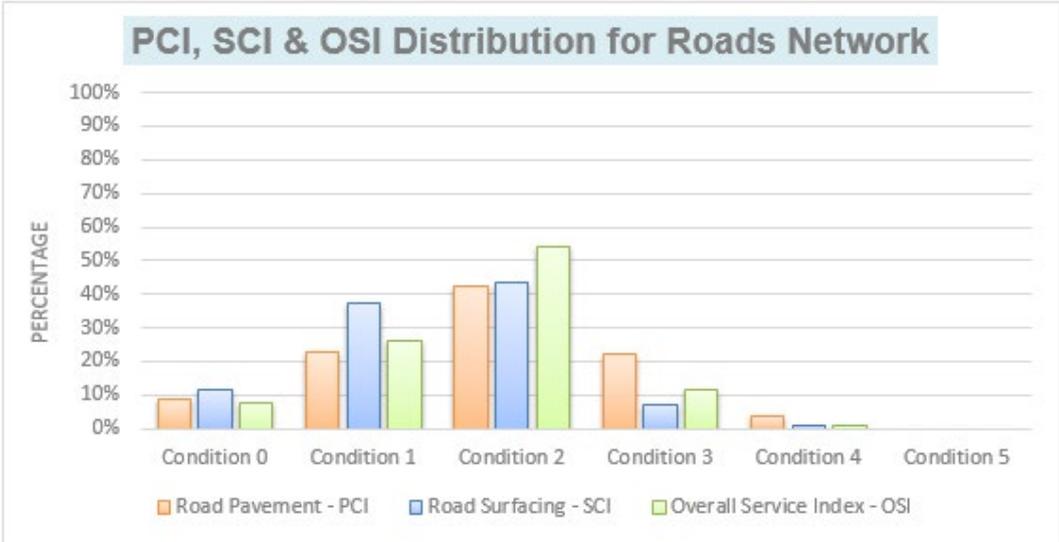
Condition rating for road is based on the Pavement Condition Index (PCI) and Surface Condition Index (SCI) is detailed in Table 40.

**Table 40: Road condition, measured by Overall Service Index-(OSI), ranging from 0 to 6**

PCI and SCI rating	Condition
0	New
1	Very Good
2	Good
3	Average
4	Poor
5	Very Poor
6	End of Life

The following Figure 35 demonstrates the overall service index distribution of the assets of Road Pavement and Road Surfacing.

**Figure 35: OSI Distribution for Roads Network**



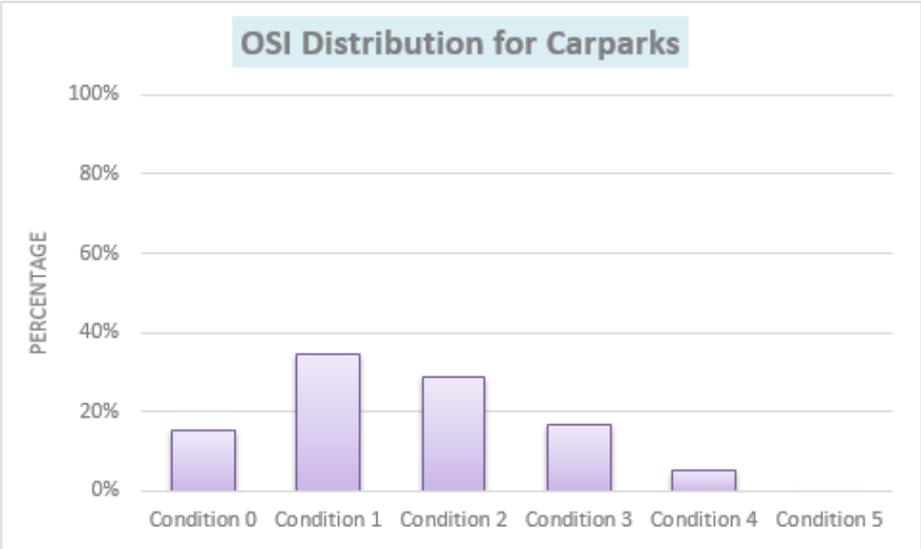
Condition ratings and descriptions for infrastructure assets other than roads are detailed in the Table 41.

**Table 41: Condition rating and its description for infrastructure assets other than road:**

Service Index	Condition Description	Life Consumed (%)
0	New or near new	<10
1	Very Good-No work required	>10 to 28
2	Good Condition-Normal Maintenance only	>28 to 46
3	Fair (Average Condition)-Some work required	>46 to 68
4	Poor Condition-Renewal required within one year	>68 to 89
5	Very Poor (Critical Condition)-urgent renewal required	>89 to 99
6	End of Life	>99 to 100

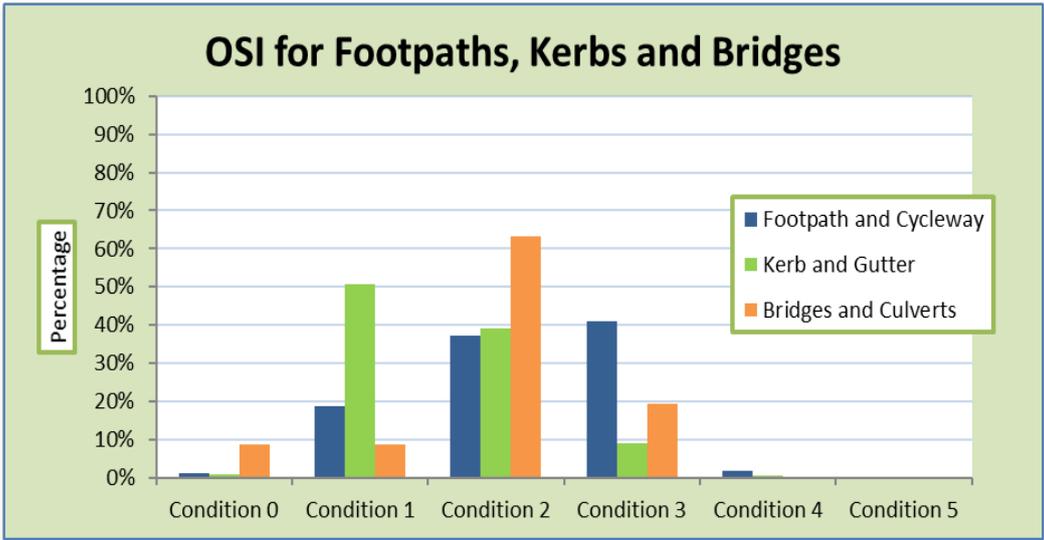
The following Figure 36 shows the overall service index distribution of Car Parks.

**Figure 36: OSI Distribution for Car Parks**



The following Figure 37 shows the overall service index distribution of Footpaths, Kerb and Gutter and Bridges and Culverts.

**Figure 37: OSI Distribution for other Road Assets**



Council’s acceptable network Pavement Condition Index (PCI) and Surface Condition Index (SCI) level of 2.0. In addition to this, Council also decided to maintain its road network on different PCI and SCI levels based on road hierarchies and urban classes as below.

**Table 42: Acceptable PCI and SCI Levels for Road Assets**

Road Class	Hierarchy	Urban Class	Acceptable PCI	Acceptable SCI
Class 6	Regional Road	Urban	1.5	1.5
Class 6	Regional Road	Rural	1.65	1.65
Class 7	Collector Road	Urban	1.75	1.75
Class 7	Collector Road	Rural	1.85	1.85
Class 8	Residential Street	Urban	2.0	2.0
Class 8	Residential Street	Rural	2.0	2.0
Class 9	Cul-de-sac	Urban	2.0	2.0
Class 9	Cul-de-sac	Rural	2.0	2.0

## Critical Road Infrastructure Assets

Critical assets have been identified by applying a risk scoring system to assets in each asset category. The following Road Infrastructure assets are listed as critical assets:

- Airds Road Bridge
- Ben Lomond Road Bridge over Bow Bowing Creek, Minto
- Briar Road Bridge, Airds
- Ben Lomond Road Bridge over Railway, Minto
- Railway Parade Bridge, Glenfield
- Rose Payten Road Bridge over Railway, Leumeah
- Henderson Road Bridge [ west ], Ingleburn
- Henderson Road Bridge [ east ], Ingleburn
- Henderson Road Bridge [ centre ], Ingleburn
- Badgally Road, Campbelltown
- Blaxland Road, Campbelltown
- Williamson Road, Ingleburn
- Macdonald Road, Ingleburn

## Operations and Maintenance

Council has an extensive program of operations and maintenance of its assets. This includes actions such as heavy/minor patching of the road network. Generally, operations and maintenance activities are carried out by qualified Council staff. Where this is not possible, contractors are employed to undertake other relevant activities, especially those that are related to compliance with Australian Standards or legislative requirements.

These figures do not include renewal costs detailed in Schedule 7 of the Financial Statements. Table 43 below provides an indication of the expenditure.

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

- **Programed maintenance** - Maintenance that occurs on an annual cycle that is planned to bring the asset back to its intended level of service, or
- **Operational maintenance** - Maintenance that addresses Legislative or Australian Standards requirements.
- **Reactive maintenance** - Maintenance that is unplanned due to unforeseen changes to the assets intended level of service.

## Road Network

Council spent approximately \$5.11 million on road maintenance activities in 2020 - 2021. The typical maintenance activities carried out are listed in Table 43.

Generally, maintenance activities are guided by the following principles:

- The network is maintained to deliver the desired levels of service
- Assessing whether minor maintenance is required if road pavements are due for rehabilitation
- Ensuring that all defects in the road are rectified before the road is re-sealed.

Road maintenance activities are carried out by qualified Council staff. If a section of road requires more than minor maintenance works, then the road is listed on the future renewal program.

**Table 43: Typical maintenance activities for road assets**

Asset Group	Asset Management
Roads and car parks	Pothole patching, heavy patching, crack sealing and rejuvenation/micro sealing
Kerb and gutter	Reactive maintenance where urgent
Footpaths and cycle ways	Asphalt levelling and footpath grinding
Bridges and culverts	Concrete repair work, timber repair work, painting work and de-vegetation at waterways

Council has drafted key performance measures for road operations and maintenance activities as listed below in Table 44.

**Table 44: Performance measures for road assets operations and maintenance activities**

Key Performance Measure	Level of Service	Performance Measure Process	Performance Target	2020-2021 Performance
Cost effectiveness of maintenance	Proactive maintenance	Percentage of maintenance completed by proactive repairs	>75% programed maintenance works	80%
	Provide road maintenance services in a cost effective manner	Maintenance cost \$/km	No increase in \$/km	Pending
	Footpaths: Provide construction and maintenance of footpaths in a cost effective manner	Scheduled works completed within budgets	100% within Budget	98% within budget

Undertaking road maintenance work is a difficult activity. Some of the operational challenges faced when attempting to undertake this work includes:

- Carrying out rehabilitation/reconstruction works while minimising traffic delays

- Identifying critical timeframes to plan work
- Managing public expectation
- Sustaining natural products in construction works by recycling all materials, soils, aggregates and vegetation
- Reducing erosion and protecting waterway systems
- Minimising noise and restricted working hours
- Resourcing skilled staff
- Ensuring adequate and appropriate training
- Ensuring quality standards are met
- Operating with the least amount of disruption

Hand in hand with maintenance activities comes the inspection program that Council undertakes. Council has extensive procedures in place to undertake condition assessment of roads and other assets, and Council has developed a *Condition Inspection Handbook* which contains the procedures used for asset management inspection activities.

Council describes renewals as expenditure on assets that returns them to their original state or as close to it as possible.

## Asset Renewals

Capital works are defined as activities that enhance the function of an asset or materially extend the life of an asset beyond its original designed life. More information on capital works can be found in the Long Term Financial Plan and the Operational Plan.

Council undertakes extensive modelling using data captured by rigorous inspection programs to project the renewal of assets.

Road asset renewals are identified and prioritised in a cost effective manner based on a comparison of the costs and benefits of alternatives. This prioritisation is performed using the Assetic Predictor Modelling System. The Modelling system applies condition-based life-cycle degradation profiles to accurately model the future condition and service levels of every asset. Renewal is undertaken using 'low-cost' renewal methods where practical. The aim of 'low-cost' renewals is to restore the service potential or future economic benefits of the asset by renewing the assets at a cost less than replacement cost.

There are a number of projects that Council will consider to revitalise our business centres. This will include refurbishment of paving and increased parking in the Campbelltown Central Business District. This will contribute to improved amenity and encouraging new investment.

## Renewal methods

**Road pavements:** Council's common practice for the renewal of urban sealed road pavements is by recycling of the pavement base (top part) materials. This is the most cost effective renewal method as the estimated cost of recycling of the pavement base is less than the cost to replace (reconstruction) the existing pavement base material. The value of the modern equivalent asset for the pavement base asset is based on recycling of the existing base materials with addition of stabilising binder material.

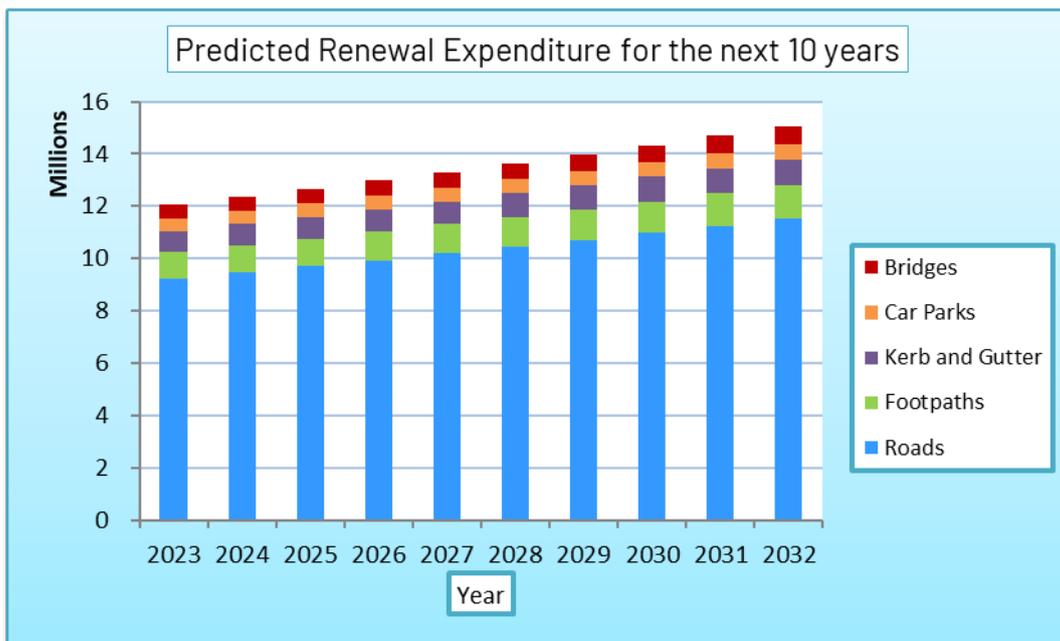
**Pavement surfacing:** The most common method is to resurface the existing asset on a specified frequency. Council recently applied micro surfacing treatment on many local roads.

**Table 45: Typical Renewal activities for road assets**

Asset Group	Asset Management
Roads and car parks	Spray sealing, rejuvenation/micro sealing, micro surfacing, pavement stabilisation and asphalt overlay
Kerb and gutter	Kerb and gutter reconstruction
Footpaths and cycle ways	Footpath reconstruction program & Concrete grinding/slicing program
Bridges and culverts	Bridge deck wearing surface renewal work, safety barrier upgrading work and timber replacement work

The predicted renewal expenditures are determined by comprehensive models. The predicted renewal expenditure for road assets can be found in Figure 38.

**Figure 38: Predicted required renewal expenditure for transport assets**



## New Works

The program of new works is generated by a number of means, including new development in and around the Local Government Area. Council is currently developing a strategic capital works program that will provide a framework for a more structured approach to the need for capital works. The Long Term Financial Plan and the 2017-2018 Operational Plan and Budget provide details of Council's capital expenditure.

The creation of new road assets is affected in several ways:

- Assets being vested in Council through subdivision/developments
- Construction of new roads
- Installation of traffic management devices and street furniture etc. on existing streets to address identified needs
- Where new Council-owned bus shelters are constructed, action is taken to ensure that they are *Disability Discrimination Act 1992* compliant.

The model developed by the Institute of Public Works Engineering Australia (IPWEA) is used by Council to predict the demand for new road assets. Figures 39 and 40 show the forecast demand for new road assets up until 2032.

The assumptions the Institute of Public Works Engineering Australia model uses are:

- A new house has a street frontage of 12 to 15 metres
- Location of houses on the road (one or both sides)
- A new road will have 1.2 metres of footpath associated with it
- Stormwater drains are on one side of a road
- The spacing between river culverts is 5000 metres
- The length of a river culvert is 10 metres
- There are five new signs for every new kilometre of road
- The length of new kerb and channel is once/twice that of the length of new road built
- There is one catchpit every 32 metres of road
- There is one street light every 55 metres of road
- There is one bus stop every 1000 metres of road
- The average persons per household will be three
- There is a linear average annual growth increase and population figures are based on the projections based on census data
- The cost of new assets is based on the unit rate of the current replacement cost

## Risk Management Plan

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

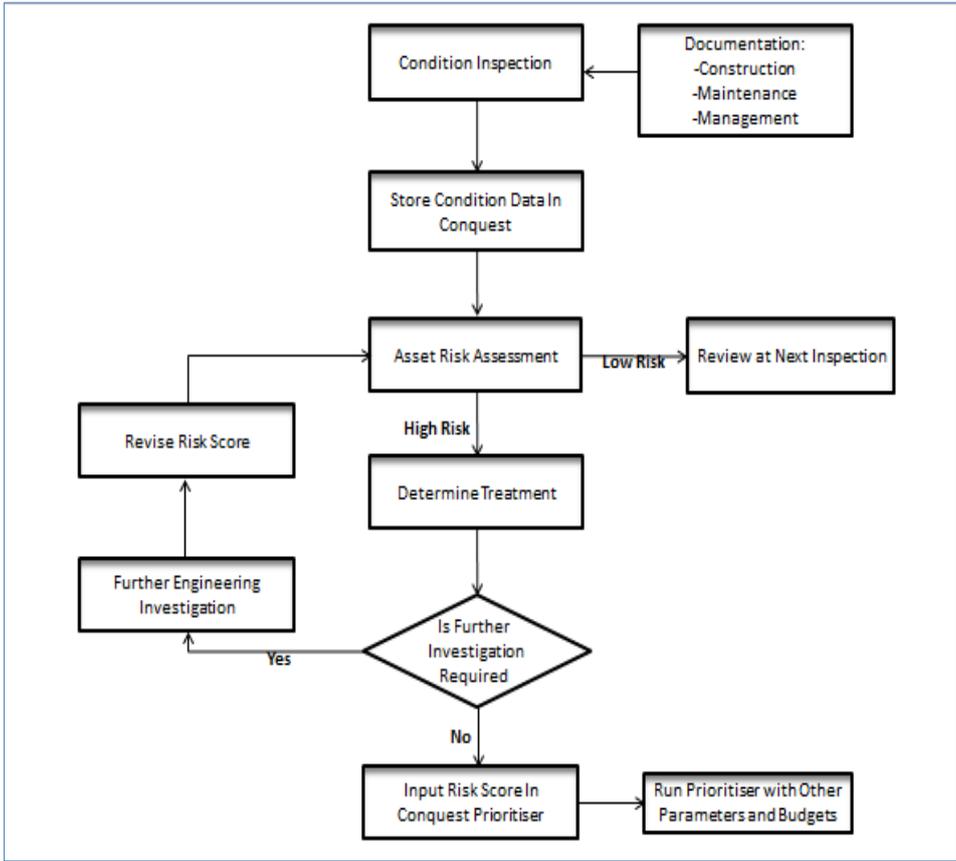
The Asset Management System is central to asset management decision making processes. There are a number of parameters that are used to develop maintenance programs, programs for the frequency of asset inspections and future works programs for assets. These include utilisation, importance to the community,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

Figure 39 provides an overview of the process.

**Figure 39: Development of risk based works/inspection programs**



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. Major Infrastructure asset risks associated with major areas of Council exposure are shown in Table 46.

**Table 46: Major Infrastructure asset risks and treatment plans**

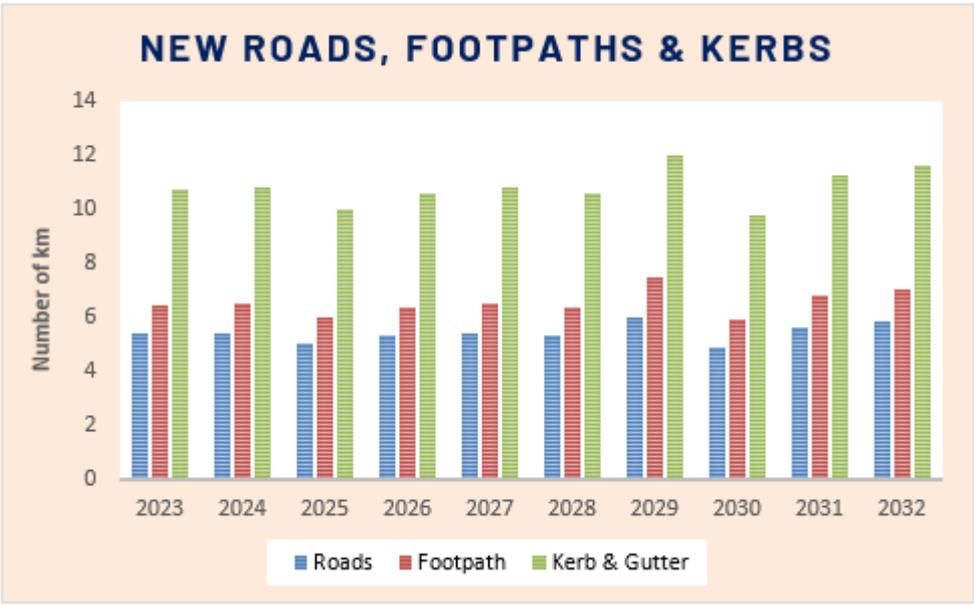
Asset Class	Asset at risk	What can happen?	Risk rating (Very high, High)	Risk treatment plan
Road Surface and Pavement	Road Surface and Pavement	Poor condition of asset causes damage to vehicle	High	Establish routine inspection regime, and review customer request management system (CRMS) for capturing 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.
Footpath	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

Asset Class	Asset at risk	What can happen?	Risk rating (Very high, High)	Risk treatment 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
Kerb	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

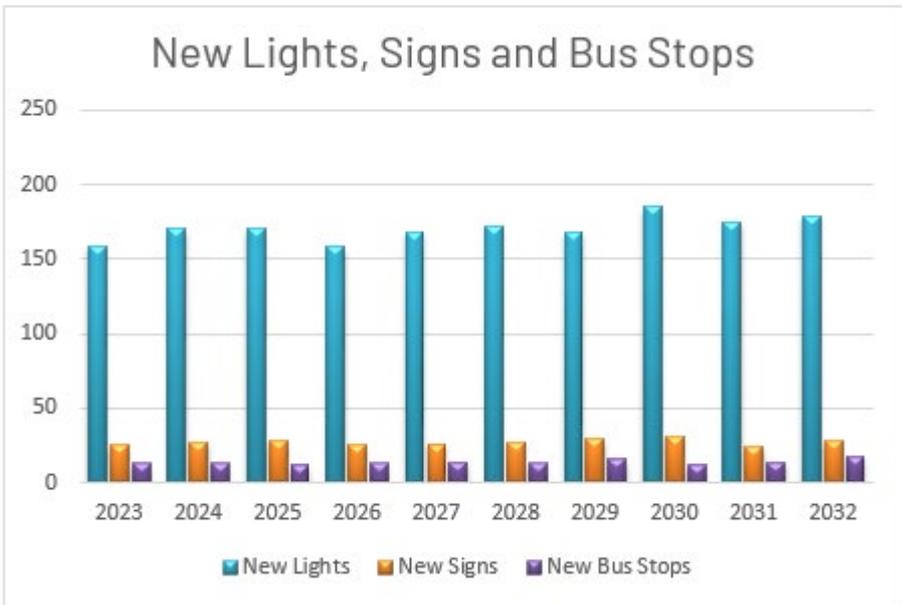


*Upcoming Development, Menangle Park, NSW*

**Figure 40: Projected demand for new roads, footpaths and kerb and gutter (km) (IPWEA modelling)**



**Figure 41: Projected demand for new street signs, lights and bus stops (IPWEA modelling)**



As indicated earlier, Council has worked in conjunction with Camden Council and the State Government on the *Campbelltown and Camden Council's Integrated Transport Strategy Final Report*. This report provides a regional perspective to transport issues and provides Council with information to support actions to implement and lobby for transport improvements. It also outlines an implementation strategy for transport improvements, including costings, timing and responsibilities, among other more regionally focused issues.

Other issues that are particularly relevant to Council and the community include:

- Badgally Road link to Campbelltown CBD and railway station (Over Bridge)
- Raby Road intersection upgrades
- Kellicar Road upgrade
- Spring Farm Parkway

- Development of a support road and traffic management network for the Campbelltown CBD
- M31 capacity and future ramps at Menangle Park and Badgally Road, Campbelltown
- Alternative/upgrades to University of Western Sydney access
- Redevelopment of housing estates - community and recreation facilities
- Narellan Road upgrade
- Development of Macarthur Bus/Rail Interchange
- Future commuter parking provision at Campbelltown, Leumeah, Minto, Ingleburn, Macarthur railway

Investigations are being continued for the following projects:

- Moore Oxley Bypass/Queen Street intersection improvement - dual right turn lane into Queen Street
- Minto to Ingleburn industrial link road
- Cambridge Avenue high level bridge
- Duplication of Raby Road Bridge over M31

## Asset Disposal

A detailed procedure on asset disposal has been prepared by Council in line with the statutory requirements. This document is currently being reviewed to ensure that it is contemporary. It is the responsibility of all staff who are involved in the disposal of assets to ensure that the process is performed in a transparent and accountable way.

A decision to dispose of an asset may be based on the following:

- Asset is no longer required
- Asset is unserviceable or beyond economic repair
- Asset is obsolete or operationally inefficient
- Asset does not comply with council's work health safety standards
- There is no use expected for the asset in the foreseeable future
- Optimum time to maximise return or part of the asset replacement program
- Discovery of hazardous chemicals contained within the asset
- Costs associated with the retaining of the asset (e.g., storage, insurance, security and management) outweigh the benefits of retaining the asset.

Council has an extensive approval process in place prior to any asset being disposed of. Significant assets will not be disposed of without the approval of elected members.



*Therry Road, Campbelltown*

# Financial Summary

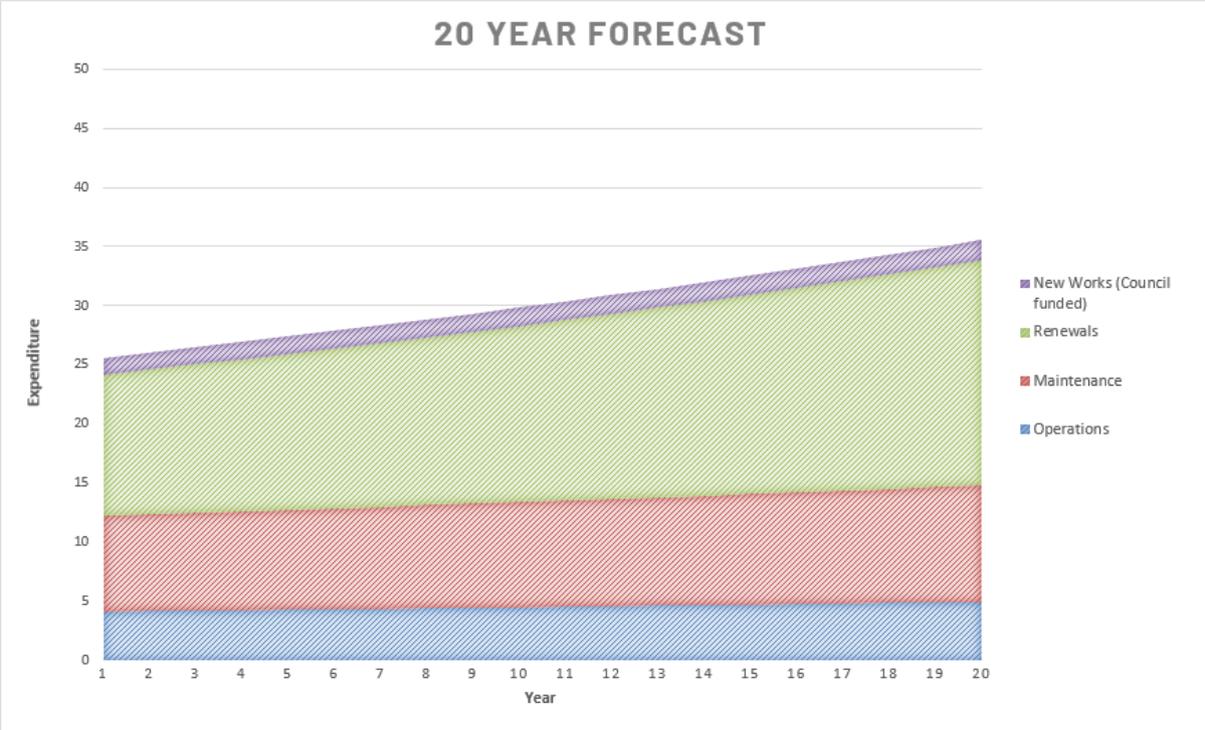
The Long Term Financial Plan provides scenarios for meeting the funding requirements for operation, maintenance and renewal of assets. The scenarios have been informed by the complex models that are generated from the Asset Management System used by Council. These costs may be offset slightly by resultant reductions in maintenance costs for the assets involved and savings achieved through full competitive tendering of road infrastructure work.

Figure 42 below summarises the 20 year financial forecast for road infrastructure assets. Note: these costs exclude inflation and GST.

Expenditure is identified by asset group under the headings of:

- Operations
- Maintenance
- Renewals
- New assets (separating developer funded)

**Figure 42: 20 year forecast**



The key features of the financial projections shown in figure 42 include:

- Operations and maintenance expenditure
- Renewal expenditure
- Capital development works

In addition, developers of subdivisions are expected to vest in the order of \$18.090 million of new assets per year with the Council, a total of \$361 million over 20 years. As there is some uncertainty in predicting this, same figures is provided for the next 20 years.

Figure 43 (shown below) illustrates this in another way, and shows how total asset replacement value is expected to increase over the period of the Plan – from just over \$823 million to approximately \$1.196 billion in Year 20.

**Figure 43: 20 year asset and expenditure growth**

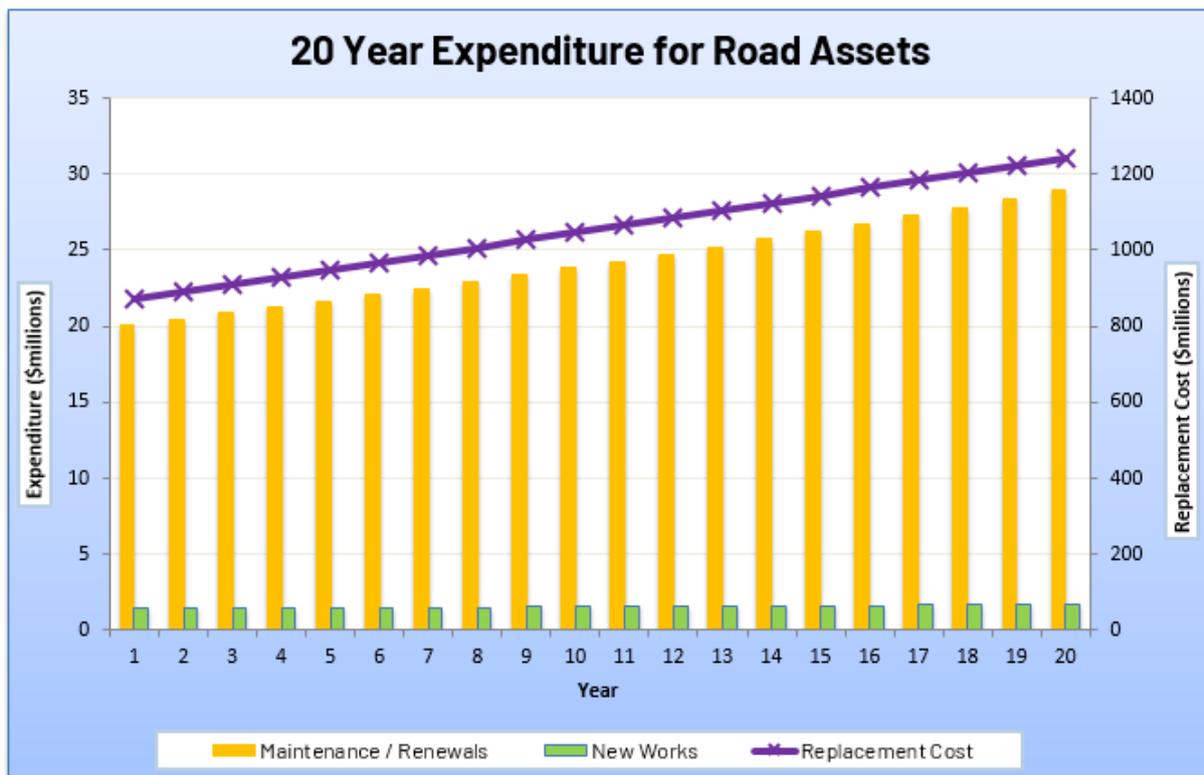
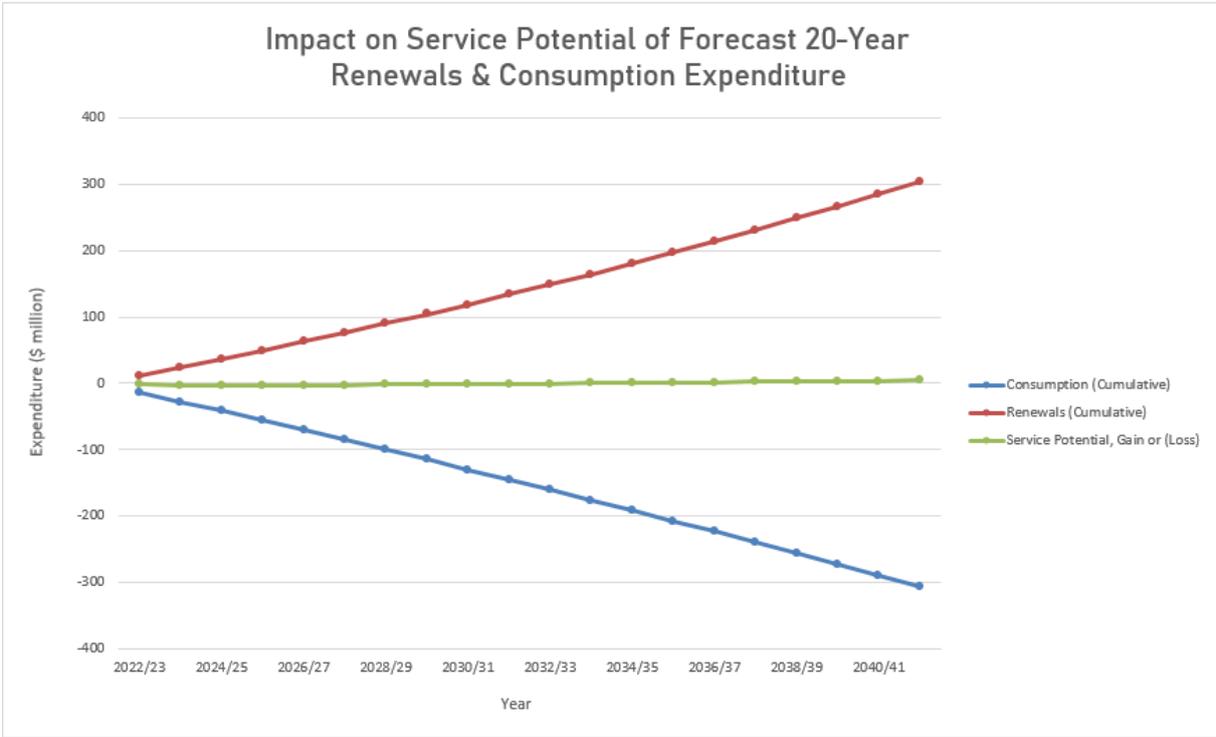


Figure 44 displays the trade-off occurring between expenditure on the renewal of assets and asset depreciation. The difference between these can be used as an indicator of the Loss (or Gain) in Service Potential. This accumulates over the next 20-years to a total gain of service potential of \$ 2.395 million.

**Figure 44: Gain (or Loss) of Service Potential**



## Funding Strategy

Projected expenditure is to be funded from Council's maintenance, operating, and capital budgets. After reviewing service levels, as appropriate to ensure ongoing financial sustainability the below projected expenditures will be accommodated in the Council's 10 year long term financial plan.

**Figure 45: Investment by Asset Group**

<b>Renewal</b>	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Roads	\$ 9,224,875	\$ 9,455,623	\$ 9,691,893	\$ 9,933,890	\$ 10,182,463	\$ 10,436,951	\$ 10,697,978	\$ 10,965,553	\$ 11,238,522	\$ 11,519,485
Fpaths	\$ 1,017,813	\$ 1,043,258	\$ 1,069,340	\$ 1,096,073	\$ 1,123,475	\$ 1,151,562	\$ 1,180,351	\$ 1,209,860	\$ 1,240,106	\$ 1,271,109
Kerb and Gutter	\$ 793,449	\$ 813,285	\$ 833,617	\$ 854,458	\$ 875,819	\$ 897,715	\$ 920,157	\$ 943,161	\$ 966,740	\$ 990,909
Car Parks	\$ 481,923	\$ 493,971	\$ 506,320	\$ 518,978	\$ 531,953	\$ 545,251	\$ 558,883	\$ 572,855	\$ 587,176	\$ 601,855
Bridges	\$ 535,819	\$ 549,214	\$ 562,945	\$ 577,018	\$ 591,444	\$ 606,230	\$ 621,385	\$ 636,920	\$ 652,843	\$ 669,164
<b>Total Renewal</b>	<b>\$ 11,938,347</b>	<b>\$ 12,236,805</b>	<b>\$ 12,542,726</b>	<b>\$ 12,856,294</b>	<b>\$ 13,177,701</b>	<b>\$ 13,507,144</b>	<b>\$ 13,844,822</b>	<b>\$ 14,190,943</b>	<b>\$ 14,545,716</b>	<b>\$ 14,545,716</b>

<b>Maintenance</b>	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Roads	\$ 2,866,724	\$ 2,895,391	\$ 2,924,345	\$ 2,953,588	\$ 2,983,124	\$ 3,012,956	\$ 3,043,085	\$ 3,073,516	\$ 3,104,251	\$ 3,135,294
Fpaths	\$ 967,730	\$ 977,407	\$ 987,181	\$ 997,053	\$ 1,007,024	\$ 1,017,094	\$ 1,027,265	\$ 1,037,538	\$ 1,047,913	\$ 1,058,392
Kerb and Gutter	\$ 170,780	\$ 172,488	\$ 174,213	\$ 175,955	\$ 177,714	\$ 179,492	\$ 181,286	\$ 183,099	\$ 184,930	\$ 186,780
Car Parks	\$ 177,579	\$ 179,355	\$ 181,148	\$ 182,960	\$ 184,789	\$ 186,637	\$ 188,504	\$ 190,389	\$ 192,293	\$ 194,216
Bridges	\$ 232,145	\$ 234,467	\$ 236,811	\$ 239,179	\$ 241,571	\$ 243,987	\$ 246,427	\$ 248,891	\$ 251,380	\$ 253,894
<b>Total Maintenance</b>	<b>\$ 4,414,958</b>	<b>\$ 4,459,108</b>	<b>\$ 4,503,699</b>	<b>\$ 4,548,736</b>	<b>\$ 4,594,223</b>	<b>\$ 4,640,165</b>	<b>\$ 4,686,567</b>	<b>\$ 4,733,433</b>	<b>\$ 4,780,767</b>	<b>\$ 4,780,767</b>

## Asset Valuations

The value of assets recorded in the asset register as at July 2021 covered by this asset management plan is shown below. Assets were last revalued at June 2021. Assets were valued at fair value.

**Figure 46: Transport Asset Values as at 01/07/2021**

### Asset Values At 1/07/2021

Grouping: Type Code

Current Filter: Infrastructure 2022

Type Code	Asset Description	Replacement	Last Valuation	Additions	Accum Depr.	WDV
12	<b>Infrastructure Assets</b>					
12.02	Road Network	\$440,099,385	\$440,099,385		\$74,010,963	\$366,088,422
12.04	Bridges and Culverts	\$120,623,699	\$120,623,699		\$40,511,188	\$80,112,511
12.10	Car Parks and Drive Ways	\$22,290,754	\$22,290,754		\$5,412,083	\$16,878,671
12.11	Footpaths and Cycleways	\$119,111,917	\$119,111,917		\$50,396,614	\$68,715,303
12.12	Local Area Traffic Management	\$3,481,304	\$3,481,304		\$798,851	\$2,682,452
12.13	Road Furnitures	\$18,104,697	\$18,104,697		\$5,106,857	\$12,997,841
12.14	Kerb & Gutter and Traffic Islands	\$144,952,345	\$144,952,345		\$33,090,806	\$111,861,539
12.16	Other Infrastructure	\$194,928	\$194,928		\$70,174	\$124,754
12.17	Street Lighting	\$1,167,522	\$1,167,522		\$41,256	\$1,126,266
	<b>Total</b>	<b>\$870,026,550</b>	<b>\$870,026,550</b>	<b>\$0</b>	<b>\$209,438,792</b>	<b>\$660,587,758</b>

Useful lives were reviewed in 2020 by Campbelltown Staff.

Key assumptions made in preparing the valuations were:

- Condition data is accurate
- Adopted useful lives are appropriate
- All assets have been captured in the inventory.

Major changes from previous valuations are due to updated condition data and new assets. The annual depreciation for all Transport Assets is approximately \$13.77M.

### Asset Valuation Forecasts

Asset values are forecast to increase as additional assets are added to the asset stock from construction and acquisition by Council and from assets constructed by land developers and others and donated to Council. Figure 47 shows the projected replacement cost asset values over the planning period in 2020 dollar values.

**Figure 47: Projected Replacement Cost**



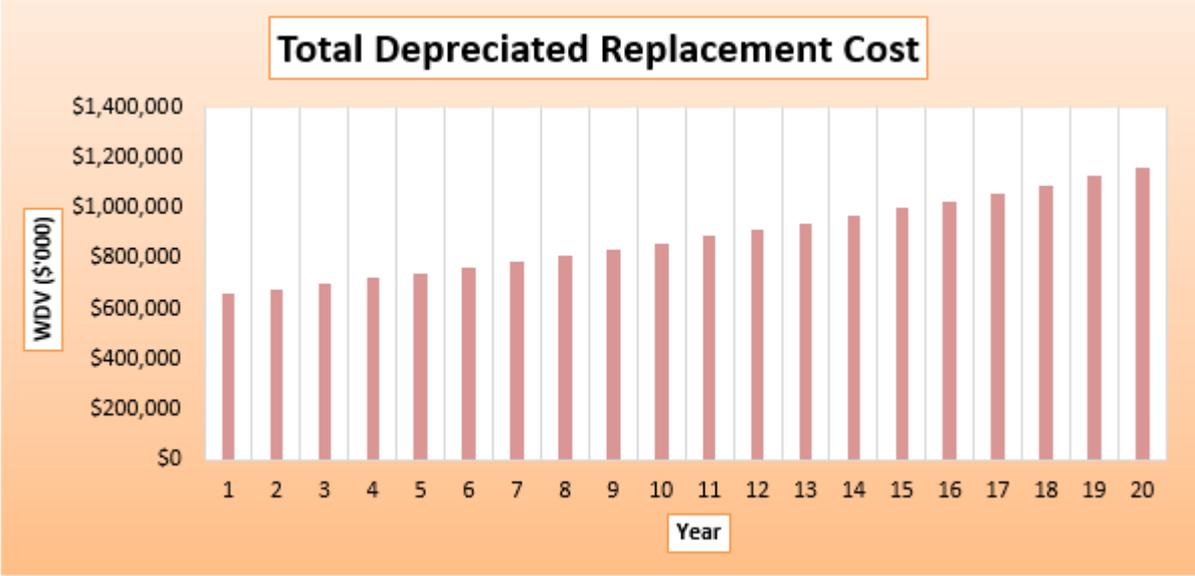
Depreciation expense values are forecast in line with asset values as shown in Figure 48

**Figure 48: Annual Depreciation**



The depreciated replacement cost (current replacement cost less accumulated depreciation) will vary over the forecast period depending on the rates of addition of new assets, disposal of old assets and consumption and renewal of existing assets. Forecast of the assets' depreciated replacement cost is shown in Figure 49.

**Figure 49: Projected Depreciated Replacement Cost**



**Key Assumptions made in Financial Forecasts**

The following general assumptions have been made in preparing the 20 year expenditure forecasts:

- All renewal expenditure is stated in dollar values as at June 2020 with 2.5% increase per year for the next 10 years. Please note that no allowance made for inflation and GST over the 20 year planning period.
- Initial renewal costs have been reviewed on the basis of historical costs, preliminary condition deterioration work, and compared to the depreciation provision and the funding available.
- Similarly, maintenance costs typically increase by 1% per annum to allow for the increase in total asset value (reflecting the higher costs associated with managing a larger network base).

The most significant potential changes to the financial projections shown will result from the factors below:

These costs may be offset slightly by resultant reductions in maintenance costs for the assets involved and savings achieved through full competitive tendering of road infrastructure work.

Assumptions have been made as to the average useful lives and average remaining lives of the asset groups based on current local knowledge and experience and historical trends. These need to be reviewed and the accuracy improved based on real time assessments of asset deterioration.

- Review of the effective economic life of pavement base, subbase and surfacing layers has the potential for greatest variance in future cost predictions.
- Changes in development needs associated with the rate and location of growth.
- Changes in the desired level of service and service standards from those identified in this AM plan

## Forecast Reliability and Confidence

The expenditure and valuations projections in this AM Plan are based on best available data. Currency and accuracy of data is critical to effective asset and financial management. Data confidence is classified on a 5 level scale in accordance with Table 47.

The confidence in the asset data used as a basis for the financial forecasts has been assessed using the following grading system:

**Table 47: Data Confidence Grading System**

Confidence Grade	General Meaning
A	Highly Reliable Data based on sound records, procedure, investigations and analysis that is properly documented and recognised as the best method of assessment.
B	Reliable Data based on sound records, procedures, investigations, and analysis which is properly documented but has minor shortcomings' for example the data is old, some documentation is missing and reliance is placed on unconfirmed reports or some extrapolation.
C	Uncertain Data based on sound records, procedures, investigations and analysis which is incomplete or unsupported, or extrapolation from a limited sample for which grade A or B data is available
D	Very Uncertain Data based on unconfirmed verbal reports and/or cursory inspection and analysis
E	Unknown – None or very little data held

The estimated confidence level for and reliability of data used in this AM Plan is shown in Table 48.

**Table 48: Data Confidence Assessment for AM Plan**

Data	Confidence Assessment	Comment
Demand drivers	B	Depends on population growth rates, which are uncertain at this time
Growth projections	B	
Operations and Maintenance expenditures	A	Council has good data on recent expenditures
Projected Renewal Expenditures. - Asset values	A	Council has a robust Asset, Pavement Management Systems operated by specialist staff, which delivers reliable outcomes. Council has also implemented Assetic Predictor Modelling software.
- Asset residual values	A	
- Asset useful lives	A	
- Condition modelling	A	
- Network renewals	A	
- Defect repairs	A	
Upgrade/New expenditures	B	
Disposal expenditures	B	Council unlikely to dispose of road

Overall data sources and data confidence are assessed as HIGH confidence level for data used in the preparation of this AM Plan.

# Plan Improvement and Monitoring

The key AM practices needed to support good AM Plans can be grouped into three broad areas:

- Processes: The necessary processes, analysis and evaluation techniques needed for life cycle asset management.
- Information systems: The information support systems which support the above processes and which store and manipulate asset data.
- Data: Data available for manipulation by information systems to support AM decision-making. Practices in all of these areas, as well as the AM Plan itself, are assessed. Finally, implementation tactics, covering service delivery, procurement, and organisational arrangements are also part of the review process.

**Figure 50: Asset Management Practices (IPWEA 2011)**



## Status of Asset Management Practices

### Accounting and financial systems

Finance 1

### Accountabilities for financial systems

Council uses the Technology 1 Finance System, the Senior Management Accountant is responsible for the maintenance of this system

### **Accounting standards and regulations**

Council operates under the Australian Accounting Standards and NSW State Legislation/Regulations and Directives issued by the Division of Local Government

### **Capital/maintenance threshold**

Council has a comprehensive Asset Capitalisation Policy with Capitalisation threshold. Required changes to accounting financial systems arising from this AM Plan:

- Maintenance and operational expenditures to be split
- Clearer differentiation between planned and reactive maintenance activities

### **Asset management system**

Conquest Asset Management System.

### **Asset registers**

Detailed asset registers are held in Conquest Asset Management system.

### **Linkage from asset management to financial system**

Council is currently implementing an integration between Conquest and Finance 1.

### **Accountabilities for asset management system and data maintenance**

The Strategic Assets Coordinator is responsible for the asset management system and data maintenance.

### **Required changes to asset management system arising from this Asset Management Plan**

Council's asset management system is always growing in sophistication as a result of improvements identified in the Transport Asset Management Plan.

## **Information flow requirements and processes**

The key information flows into this Transport Asset Management Plan are:

- Asset Register's data on size, age, value, and remaining life of the network
- The unit rates for categories of work/material
- The adopted service levels
- Projections of various factors affecting future demand for services
- Maintenance and renewal, including deterioration models
- Data on new assets acquired by Council.
- Assumed works programs and trends
- Budget, valuation and depreciation projections
- Useful life analysis

## Improvement Plan

The asset management improvement plan generated from this asset management plan is shown in Table 49.

**Table 49: Transport Asset Management Improvement Plan**

Task No	Task	Responsibility	Resources Required	Time Line
1	Implement detailed inspection program for bridges, kerbs, footpaths as per Conquest condition parameters.	Strategic Assets Coordinator /Assets Pavements Engineer	In-house/External	12 months
2	Review the accuracy and currency of asset data	Strategic Assets Coordinator /Asset Systems Development Officer	In-house	12 months
3	Develop 4 year work program for renewals for all transport Assets	Strategic Assets Coordinator /Assets Pavements Engineer	In-house	12 months
4	It is essential that Council perform on-going quality control to validate the transport asset condition data and other attributes stored in the Asset Management System (Conquest) before this data is utilised in the Assetic Predictor Model	Strategic Assets Coordinator and Asset Systems Development Officer	In-house	12 months
5	Financial information used to inform this Transport AM Plan bundles the operational costs and maintenance costs together. Splitting of these costs will allow more in-depth analysis and accurate modelling.	System and Management Accountant	In-house	12 months
6	Review of unit rates and asset valuations	Strategic Assets Coordinator/Asset Systems Development Officer	In-house	12 months
7	Review of capital renewal and maintenance strategies.	Executive Manager, Infrastructure	In-house	12 months
8	Investigate alternate & new treatments to reduce renewal costs and/or significantly extend useful life of transport assets (such as roads, footpaths)	Assets and Pavements Engineer/Asset System Development Officer	In-house	12 months
9	Maintain an annual review of the AM Plan incorporating an update of service level performance, financial projections, and risk.	Strategic Assets Coordinator	In-house/External	12 months

## Monitoring and Review Procedures

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

The AM Plan will be updated annually to ensure it represents the current service level, asset values, projected operations, maintenance, capital renewal and replacement, capital upgrade/new and asset disposal expenditures and projected expenditure values incorporated into the organisation's long term financial plan.

The AM Plan has a life of 4 years (Council election cycle) and is due for complete revision and updating within one year of each Council election.

Finally, to ensure the plan remains useful and relevant the following on-going process of AM plan monitoring and review activity will be undertaken:

- Quality assurance audits of AM information to ensure the integrity and cost effectiveness of data collected.
- Peer review: Annual internal audits will be undertaken to assess the effectiveness with which the AM plan meets corporate objectives. Periodic internal audits will be undertaken to assess the adequacy of AM processes, systems and data and external audits will be undertaken to measure AM performance against 'best practice'

## Performance Measures

The effectiveness of the asset management plan can be measured in the following ways:

- The degree to which the required projected expenditures identified in this asset management plan are incorporated into Council's long term financial plan,
- The degree to which 1-5 year detailed works programs, budgets, business plans and organisational structures take into account the 'global' works program trends provided by the asset management plan,
- The degree to which the existing and projected service levels and service consequences (what we cannot do), risks and residual risks are incorporated into the Council's Strategic Plan and associated plans,
- The Asset Renewal Ratio achieving the benchmark of 100%



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