





Open Space

Asset Management Plan

2019 to 2029

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2016-2026	07/03/2016	Draft prepared in conjunction with Asset/Service Managers and presented to Council for adoption.
2019-2029	18/03/2019	Annual review conducted, with major changes being update of financial information. Converted to new format AM Plan.

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1 EXECUTIVE SUMMARY

Context

The fundamental purpose of this Open Space Asset Management Plan (Open Space AM Plan) is to improve Council's long-term strategic management of its Open Space assets in order to cater for the community's desired levels of service in the future, in accordance with Council's key strategic documents and demonstrate reasonable management in the context of Council's available financial and human resources.

The Open Space AM Plan achieves this by setting standards, service levels and programmes which Council will develop and deliver. The standards and service levels have been set in accordance with user needs, regulations, industry practice and legislative codes of practice.

What does the plan Cover?

The Buildings asset portfolio comprises:

- Barbecues
- Coastal Protection Infrastructure
- Lighting and Electrical
- Marine and River Facilities
- Memorials and Signs
- Miscellaneous Structures
- Pedestrian Facilities
- Playgrounds and Sporting Facilities
- Shelters
- Waste Transfer Stations
- Water Supply Systems

These Open Space assets have a replacement value of \$5,274,984 as at 30th June 2018.

It should be noted that items with a replacement value of less than \$3,000 are considered to be low value assets and therefore their value is not included in the financial sections of this plan.

What doesn't the plan Cover?

- All assets associated with Mount Gambier Airport and Mount Gambier & District Saleyards. Assets associated with these services are included within the respective Master Plans.
- Assets associated with non maintained buildings.

What does it Cost?

There are two key indicators of cost to provide the Open Space asset portfolio :

- The life cycle cost being the average cost over the life cycle of the asset; and
- The total maintenance and capital renewal expenditure required to deliver existing service levels in the next 10 years covered by Council's long term financial plan.

The total operations, maintenance and capital renewal expenditure required to sustain the Open Space asset base over the next ten years at current service levels is estimated at \$3,992,682, an average of \$399,268 per annum. Council's planned lifecycle expenditure for year one of this AM Plan is \$359,665.

What we will do

Council plans to provide Open Space services for the operation, maintenance, renewal and upgrade of all as outlined in Section 2.2 to meet service levels set by Council within annual budget.

Managing the Risks

There are risks associated with providing the service and not being able to complete all identified activities and projects. We have identified major risks as:

- Insufficient resources including funding and staff to replace/renew assets in accordance with renewal forecasts maintenance standards.
- Incomplete/inaccurate asset data, particularly the condition of the building components. This potentially leads to poor decision making and lack of funding for maintenance and renewals.

We will endeavour to manage these risks within available funding by:

- Conducting regular condition audits and site inspections to determine the remaining useful life of assets and maintenance requirements.
- Request funding for renewals as required and monitor trends of maintenance requirements.

2. INTRODUCTION

2.1 Background

This asset management plan (AM Plan) has been developed to support Council’s Strategic AM Plan and communicates the actions required for the responsive management of assets (and services provided from assets), compliance with regulatory requirements, and funding needed to provide the required levels of service over a 20-year planning period.

Much of Council’s core asset management information is detailed within the Strategic AM Plan and it is therefore important that this document be read in conjunction with that Plan along with other Council key planning documents including:

- Strategic Management Plan
- Long Term Financial Plan
- Annual Business Plan
- Annual Management Policy
- Asset Accounting Policy
- Risk Management Framework
- Leases and Licences Policy
- Disability Discrimination Act Action Plan *(to be developed)*

2.2 Assets Covered by this Plan

The Open Space assets covered by this AM Plan are shown in table below.

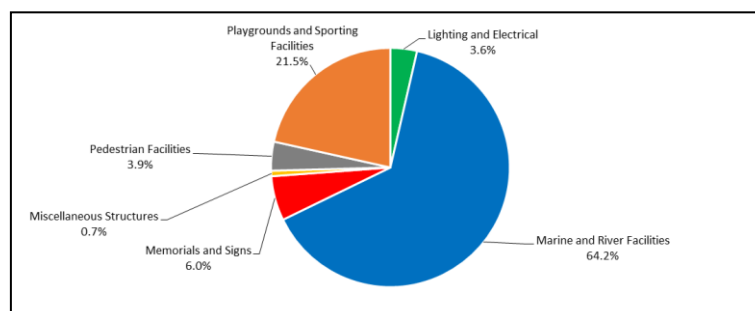
Note: All values throughout this AM Plan are shown in current (real) dollars.

Assets covered by this Plan (by asset category) as at 30th June 2018

Asset Category	Quantity	Replacement Value
Barbecues	16	\$64,399
Coastal Protection Infrastructure	1	\$88,648
Effluent system	3	\$18,029
Lighting and Electrical	5	\$157,469
Marine and River Facilities	17	\$2,812,969
Memorials and Signs	19	\$263,795
Miscellaneous Structures	4	\$32,686
Pedestrian Facilities	10	\$170,921
Playgrounds and Sporting Facilities*	92	\$942,869
Shelters	23	\$256,714
Waste Transfer Stations	5	\$409,680
Water Supply Systems	10	\$56,805
TOTAL	205	\$5,274,984

* Note: This quantity includes all individual pieces of playground equipment as they are treated as individual assets. Council has 15 playgrounds.

Current Replacement Value by Asset Category



3. LEVELS OF SERVICE

3.1 Community Levels of Service

Service Attribute	Level of Service Objective	Performance Measure Process	Desired Level of Service	Current Level of Service
Playgrounds and Sporting Facilities				
Quality/ Condition	Provide quality playground equipment that is adventurous, entertaining and stimulating.	Community Survey	70% Agree	<i>Not Currently Measured (refer Note below)</i>
Function/ Safety	To provide a diverse range of playgrounds within the District which ensures that user requirements are met.	Post Upgrade Survey, Open Space Strategy and Locality Master Plans	70% Agree and adherence with Open Space Strategy and Locality Master Plans	<i>Not Currently Measured (refer Note below)</i>
	To provide a safe hazard free environment.	Reported accident and incidents	<5 PA	2017/18 – 1
	Continued maintenance of existing DDA compliant accessible play equipment	Forward Budgeting of Maintenance	Forward Planned Budgeting	-
Capacity/ Utilisation	Ensure that Playgrounds and Sports Facilities are of appropriate size for the capacity utilised.	Forecasting future users for the playgrounds (demographics)	Forward program to meet future requirements	-
Marine and River Facilities				
Quality/ Condition	Floats are level, ramps are smooth for launching	Number of service requests from users	< 5 Customer Services Requests Per Annum	2017/18 – 0
	Boat ramp ticket machines are in working order.	Reported malfunctions	< 5 Customer Services Requests Per Annum	2017/18 – 3
Function/ Safety	Piers, Walkways, pontoons and Landings provide sure footing, appropriate railings and are safely accessible.	Customers Service Request, Quarterly Inspection	< 5 Customer Services Requests Per Annum	2017/18 – 0
	Services provisioned in a safe manner	Injury Incidence reports through Customer Feedback	< 2 Per Year	2017/18 – 0
Capacity/ Utilisation	Availability for use sufficient for demand	Period (in days) when not available for use	Days closed < 5 per annum	2017/18 – 0
Waste Transfer Stations				
Quality/ Condition	Provision of a easy to use waste transfer facilities	Customer Service Requests in relation to functionality	2 or less Per Annum	
	Meet the needs of the community while providing a level of service in accordance with licence conditions and the State Waste Strategy	Compliance with License Conditions and State Waste Strategy	Compliance with License Conditions and State Waste Strategy	<i>Not Currently Measured (refer Note below)</i>
Function/ Safety	Customer Access Times appropriate for community needs	Customer Survey and Log of Usage Statistics	>10 Customers per day when open and <5 Customer Service Request for more availability per quarter	5 Sites opened between 2 and 4 days a week based on levels of patronage and township size.
	Provision of safe to use waste transfer facilities	Incidence reports of injury or near miss for waste transfer stations	2 or less Per Annum	2017/18 – 0
Capacity/ Utilisation	Patronage of Waste Transfer Station	Log of load numbers	To be determined	<i>Not Currently Measured (refer Note below)</i>

3.2 Technical Levels of Service

Service Attribute	Level of Service Objective	Performance Measure Process	Desired Level of Service	Current Level of Service
Playgrounds and Sporting Facilities				
Operations and Maintenance <i>Budget \$xxxx (Year 1)</i>	Ensure all Play Equipment are functional	Customer Request's and Inspections	Response to customer request within 1 working day to inspect / make safe	<i>Not Currently Measured (refer Note below)</i>
	The playgrounds are managed efficiently for the required level of service.	Effectively managed within allocated resources.	Within +/-5% of budget.	2017/18 – 48% under budget
	Ensure all Play Equipment is maintained in an appropriate manner	Reported Issues within scope of maintenance practices	< 2 Customer Services Requests Per Annum	2017/18 – 0
Renewal <i>Budget \$0 (Year 1)</i>	Playground assets are renewed in prior to end of useful life and Condition rating of 4	Renewals managed in alignment with Asset Management Plan	90% to be renewed before deteriorating to condition 4	Renewal program to be developed
Upgrade/New <i>Budget \$0 (Year 1)</i>	Playground asset types and location meet the needs and expectation of the community	Community surveys and feedback	Meeting the needs and expectation of the community	<i>Not Currently Measured (refer Note below)</i>
Marine and River Facilities				
Operations and Maintenance <i>Budget \$xxxx (Year 1)</i>	Compliance with Maintenance Guidelines issued by Bellingham Marine	Quarterly Inspection Log	Zero missed quarterly Inspections	<i>Not Currently Measured (refer Note below)</i>
	Repair of failing infrastructure	Reactive service requests and scheduled maintenance is completed within reasonable time frames	< 5 Customer Services Requests Per Annum	<i>Not Currently Measured (refer Note below)</i>
Renewal <i>Budget \$0 (Year 1)</i>	Infrastructure Components are replaced within operational lifecycles	Condition rating to not exceed Condition 4	100% Condition 4 or better	<i>Not Currently Measured (refer Note below)</i>
Upgrade/New <i>Budget \$0 (Year 1)</i>	Users have means of accessing or launching their vessels	Complaints due to lack of ability to access	<3 per month	2017/18 – 0
Waste Transfer Stations				
Operations and Maintenance <i>Budget \$xxxx (Year 1)</i>	Provision of a clean and debris free waste transfer station	Quarterly Inspection	No major issues found	<i>Not Currently Measured (refer Note below)</i>
	Operate within EPA licence conditions and safety requirements	EPA Biannual site inspections	Adherence to standards with no issues noted	<i>Currently meeting requirement</i>
	Waste Transfer Stations free of noxious weeks	Quarterly Inspection	Bi-Annual Weed Spraying and Slashing	<i>Not Currently Measured (refer Note below)</i>
Renewal <i>Budget \$0 (Year 1)</i>	Provided roadways into and around waste transfer station in a safe and good state of repair	Quarterly Inspection	Roadways not to exceed Condition 3 as per Transport Asset Condition Rating	<i>Not Currently Measured (refer Note below)</i>
Upgrade/New <i>Budget \$0 (Year 1)</i>	Plan and budget for upgrading of equipment as required to achieve safety and functional services.	Within budget and in accordance with changes in legislative requirements.	Adherence with budget	<i>Not Currently Measured (refer Note below)</i>

Note:

- At this point in time, Council is unable to formerly measure current levels of service criteria except anecdotally. As the Asset Management System and Customer Request System matures, a more accurate measure of current service levels can be provided.

3.3 Maintenance Response Levels of Service

Activity	Intervention Level	Response Times			
		Make Safe	Repair	Replacement	Perf Target
Playgrounds and Sporting Facilities					
Replacement of damaged Swing Seats	Cracking in supporting area of seat or metal saddles showing delamination due to rust	2 Days	5 Days	10 days	70%
Repair of rusted components	Metal Components show signs of flaking or holes	7 Days	20 Days	N/A	70%
Repair of broken bolts, shackles or fastenings	Bolts found broken, shackles/ fastenings loose or damaged	2 Days	N/A	10 Days	70%
Repair / Replacement of broken timber	Broken or Splintered Timber Found	2 Days	5 Days	20 Days (if required)	70%
Replacement of worn or damaged chain	Chains found to be worn or damage	2 Days	5 Days	20 Days	70%
Marine and River Facilities/Waste Transfer Stations					
Repair of metal infrastructure	Identification of rust flaking or holes, damage or vandalism	2 Days	10 Days	30 days	70%
Repair of timber infrastructure	Identification of damaged or splintering timber	2 Days	10 Days	30 days	70%
Repair of broken bolts, shackles or fastenings	Bolts found broken, shackles/ fastenings loose or damaged	2 Days	N/A	10 Days	70%
Repair / Replacement of broken timber	Broken or Splintered Timber Found	2 Days	5 Days	20 Days (if required)	70%

3.4 Desired Levels of Service

At present, indications of desired levels of service are obtained from various sources including residents' feedback to Councillors and staff, service requests and correspondence. Council has yet to quantify desired levels of service. This will be done as part of Councils' future community consultation process and incorporated into future revisions of this AM Plan.

3.5 Asset Hierarchy

Due to the nature of Council's Open Space assets, it is considered that the use of a hierarchy to define service levels is not required at this point in time. The following hierarchy has been developed if required in the future.

Classification	Points	Description
Asset Class		
Township	10	Asset is located within a township area
Rural	6	Asset is located within a rural area
Asset Sub-Class		
Community	10	Asset used for general community
Operational	8	Asset used for Council operational services
Tourism	8	Asset used for tourism needs
Recreational	6	Asset used for sports or recreational activities
Significance		
Regional	10	Asset aimed to serve wider community including outside LGA
District	6	Asset aimed to serve community within LGA
Local	2	Asset aimed to serve community within surrounding suburbs
Community Expectation		
High	10	Community has high expectations on proper maintenance and management
Medium	6	Community has medium expectations on proper maintenance and management
Low	4	Community has low expectations on proper maintenance and management
Insignificant	1	Community has negligible expectations on proper maintenance and management
Hierarchy		
<i>Asset Class + Asset Sub Class + Significance + Community Expectation = Hierarchy</i>		
Premium (Level 1)	28 to 40	High level of management and service - asset provides a key focus for the Council and is a defining icon of Council service
Moderate (Level 2)	25 to 27	Average level of management and service – asset provides an important focus for the Council
Standard (Level 3)	0 to 24	Reasonable level of management and service – asset provides a regular focus for the Council

4. FUTURE DEMAND

4.1 Demand Drivers and Impact of Services

Demand Factor	Present Position	Projection	Impact on Services
Population and Demographics *	8,203 (based on 2016 Census data) 63.3% increase in people aged 65 years and over from 2011 to 2016.	Steady increase of 0.9% per annum, with the increase expected to occur mainly in the older demographic 65+.	Some possible impact on access and egress, with some alterations possibly required to recreation and other open space areas.
Development	Increase in the development of rural living sub divisions.	Expected to continue.	Possible strain on localised open space assets including Waste Transfer Stations.
	Development undertaken in both township and rural areas.		
Environment	Assets are constructed to withstand today's known environmental conditions.	Greater requirements related to constructing assets to suit change in conditions.	Increased cost associated with renewal and upgrade of open space assets.
	Higher frequency of extreme weather events.	Unknown at this stage, but changes likely.	Potential for damage to existing infrastructure due to extreme weather.
	Community awareness on environmental and sustainability issues is increasing.	Community expectation for assets to be environmentally sustainable as awareness increases.	Demand for increased recycling/re-use facilities at Waste Transfer Stations.
Legislative Requirements	Assets are constructed and maintained in accordance with current legislation.	Potential for legislation to change.	Potential for higher construction, operation and maintenance costs if legislation was to impose additional requirements.

* Current population and demographical information can be found in the Strategic AM Plan.

4.2 Changes in Technology Forecast to Affect Delivery of Services

Technology Change	Affect on Service Delivery
No changes in technology forecast to affect delivery of services included in this AM Plan.	

4.3 Demand Management Plan

Demand Driver	Impact on Services	Demand Management Plan
Demographics	Some possible impact on access and egress, with some alterations possibly required to recreation and other open space areas.	Assess current assets to identify possible access and egress modifications required.
Development	Possible strain on localised open space assets including Waste Transfer Stations.	Assess current capacity to ensure future demands are met and investigate options for shared use of facilities with community organisations, sporting clubs and local schools.
Environment	Increased cost associated with renewal and upgrade of open space assets.	Costs to be monitored and considered during annual budget planning process.
	Potential for damage to existing infrastructure due to extreme weather.	Ensure infrastructure is adequately insured.
	Demand for increased recycling/re-use facilities at Waste Transfer Stations.	Assess waste volumes and identify potential re-use methods to reduce volume going to landfill.
Legislative Requirements	Potential for higher construction, operation and maintenance costs if legislation was to impose additional requirements.	Costs to be monitored and considered during annual budget planning process.

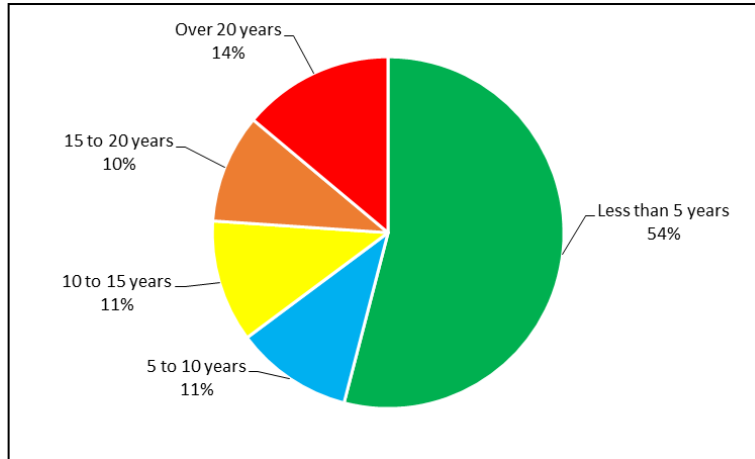
4.4 New Assets for Growth

Additional open space assets resulting from the redevelopment of Port MacDonnell foreshore (The Waterfront) constructed during 2018 and 2019 will be included in future revisions of this AM Plan.

5. LIFECYCLE MANAGEMENT PLAN

5.1 Asset Age Profile

Age Profile (by replacement value)



5.2 Asset Capacity and Performance

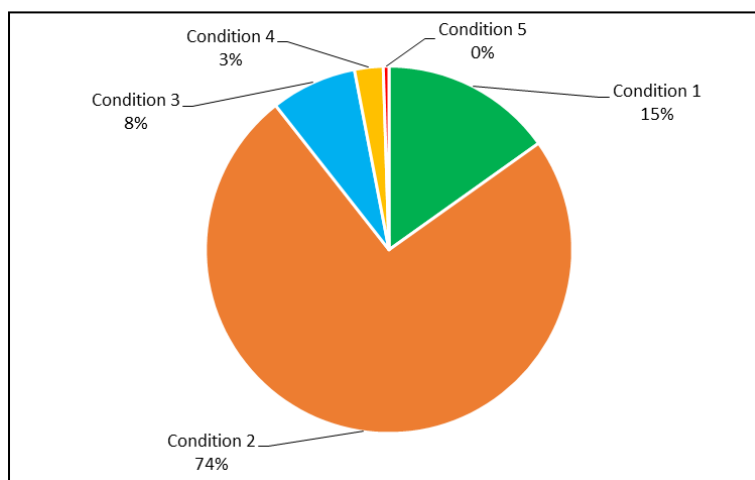
Location	Service Deficiency
Lions Park, Port MacDonnell	Playground and facilities require significant work going forward, this will be addressed in a review of playground facilities and utilisation levels for future planning.

The above service deficiencies were identified from inspections and maintenance requests.

5.3 Asset Condition

A full condition assessment of all Building assets was undertaken by Maloney Field Services in July 2014. A detailed condition assessment manual can be found in the Appendices.

Asset Condition (by % of assets)



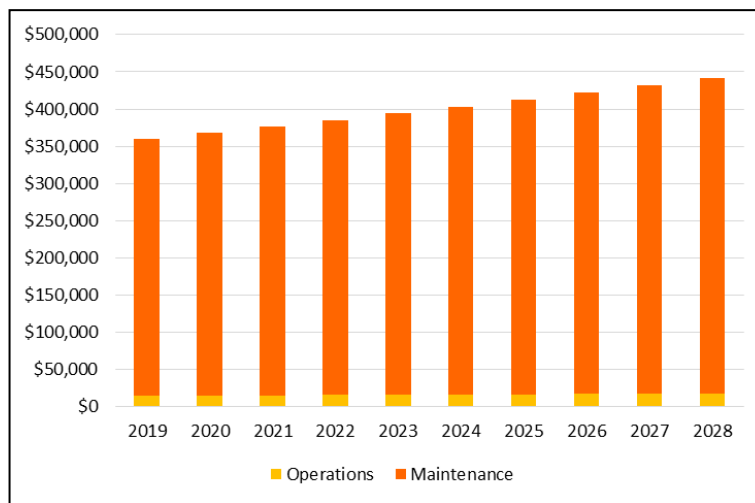
5.4 Operations and Maintenance

5.4.1 Operations and Maintenance Expenditure Trends

Year	Operations \$	Maintenance \$
2018 Actual	\$12,869	\$308,040
2019 Budget	\$14,320	\$345,345
2020 Estimate	\$14,650	\$353,288

5.4.2 Future Operations and Maintenance

Operations and Maintenance Expenditure



55 Renewal Plan

5.5.1 Ranking Criteria

Criteria	Weighting
Safety and Accessibility	20%
Asset Usage	20%
Current Asset Condition	10%
Community Need	20%
Operating and Maintenance Costs	20%
Existence if Viable Alternative	10%
Total	100%

5.5.2 Renewal expenditure

There is no capital renewal expenditure included in the program at this time.

5.6 New/Upgrade Plan

5.6.1 Ranking Criteria

Criteria	Weighting
Strategic Plan Objectives	15%
Regulatory Change (including environmental criteria)	20%
Community Expectation (current vs future level of service)	10%
Funding Availability	45%
Total	100%

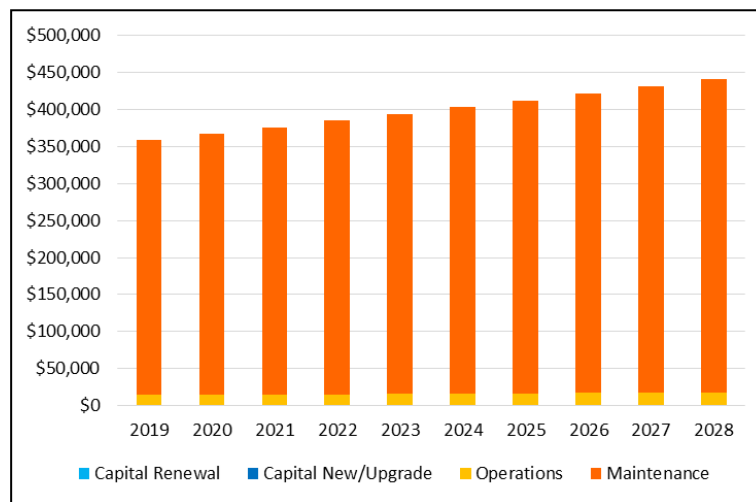
5.6.2 New/Upgrade expenditure

A capital renewal expenditure program is to be developed in future revisions of this AM Plan.

5.7 Summary of asset expenditure requirements

The financial projections from this asset plan are shown below for projected operating (operations and maintenance) and capital expenditure (renewal and new/upgrade assets).

Asset Expenditure Requirements



5.8 Disposal Plan

Asset	Reason for Disposal	Timing	Disposal Expenditure	Operations & Maintenance Annual Savings
No planned disposals.	-	-	\$0	\$0

7. RISK MANAGEMENT

7.1 Critical Risks and Treatment Plans

Service at Risk	What can Happen	Risk Rating	Risk Treatment Plan
Park Furniture, Marine Structures	Structural Failure	High	Quarterly Inspection Sheets to be developed and implemented. Any structural concerns reported and followed up with inclusion in budgeting or a structural engineer to further investigate.
Playgrounds	Structural Failure	High	<ul style="list-style-type: none"> Quarterly inspections Adherence with Australian Standards for installation and safety auditing Reactive response to reports from patrons in alignment with Levels of Service
Playgrounds	Injuries (entrapment, bruises, falls, impact)	High	<ul style="list-style-type: none"> Quarterly inspections Adherence with Australian Standards for installation and safety auditing Reactive response to reports from patrons in alignment with Levels of Service Staff training

8. PLAN IMPROVEMENT AND MONITORING

8.1 Improvement Plan

Action	Responsibility	Timeline
Completed and Ongoing Actions		
Develop risk management plan.	MOD/WM	Framework Completed
Develop asset hierarchy for open space assets.	AMC2	Completed
Develop condition assessment manual.	WM/AMC2	Completed
Consider future uses for open space assets and possible alternatives to meet the needs of the community.	WM/AMC2	Ongoing
Current and Outstanding Actions		
Develop capital program.	WM/AMC1/AMC2	June 2019
Develop Disability Discrimination Act action plan.	WM/AMC2	June 2019
Implement inspection program and review maintenance practices to ensure alignment with service level requirements.	WM/AMC2	December 2019
Conduct community research into desired levels of service for community used assets.	WM/AMC2	Not Currently Scheduled

8.2 Monitoring and Review Procedures

This 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.

9. APPENDICES

Appendix A Projected 10 year Capital Renewal Works Program

Appendix B Projected 10 year Capital Upgrade/New Works Program

Appendix C Condition Assessment Manual

Appendix D Assets Included in this Plan

Appendix E Asset Unit Rates, Useful Lives and Valuation Matrices

Appendix A Projected 10 Year Capital Renewal Program

There is no capital renewal expenditure included in the program at this time.

Appendix B Projected 10 Year Capital Upgrade/New Program

A capital renewal expenditure program is to be developed in future revisions of this AM Plan.

Appendix C Condition Assessment Manual

The primary purpose of this manual is to act as a guide for assessing, determining and assigning a condition rating to Council's Open Space assets in a systematic and consistent manner. The condition assessment enables Council to determine the overall condition of its Open Space assets for valuation purposes (where required) as well as identify those assets that require additional maintenance or renewal in future years.

PLAYGROUNDS	
Playground (Overall)	
Includes, but not limited to borders, fencing, tables and seating.	
Rating	Description
0	Brand New – Components are under 12 months old.
1	Very Good – All structural and surface indicators of condition are in excellent condition.
2	Good – All indicators are in good condition and limited signs of wear and require only cyclic maintenance.
3	Acceptable – Indicators still in good working conditions, but the quality is moderate and showing need of future improvement.
4	Poor – Some indicators in need of minor repair work to maintain the minimum acceptable performance. Appearance is worn and requires restoration works.
5	Very Poor – Almost all indicators in need of major repair work to maintain the minimum acceptable performance. Appearance is worn and requires major renovations.
Playground (Softfall)	
The soft-fall surface is the area within a playground, normally under play equipment where children play. The soft-fall should be appropriate to the type of play equipment within the playground and conform to Australian standards, and may consist of bark, sand or rubber.	
Rating	Description
0	Brand New – Components are under 12 months old.
1	Very Good – Sound surface, constructed to standards, well maintained with no visible defects. No work required.
2	Good – As grade 1 but may or may not be constructed to current standards, showing minor wear, tear and deterioration of surface eg. Some minor contamination of material and minor weed growth. Deterioration has no significant impact on appearance, safety and user comfort. Only minor work required.
3	Acceptable – Surface functionally sound, but appearance affect by minor defects eg, contamination of material with dirt, vegetation, untidy edging and some loss of material. Deterioration beginning to affect appearance, safety and user comfort. Some work required.
4	Poor – Surface functioning, but with problems due to significant defects eg. Contamination of material, vegetation growth, faecal matter, sections of edging damaged and inadequate bark depth, likely to cause a marked deterioration in appearance, safety and user comfort. Some replacement or rehabilitation needed.
5	Very Poor – Surface has serious problems, has failed or is about to fail in the near future eg. Serious contamination. <200mm bark depth, scour of sub-base and sections of edging missing, causing unacceptable appearance, safety and user comfort. Urgent replacement/rehabilitation required.
Play Equipment and Skate Parks	
The play equipment is the equipment that has generally been provided for park users; however, this assessment should also be used to capture condition information on basketball boards, tennis nets, cricket enclosures, and other appropriate equipment. The play equipment should be appropriate to the age group for whom the playground is provided for and conform to Australian standards. Skate parks are fixed infrastructure assets, purposely designed and constructed to attract local users generally around the teenage age. Skate parks need to be challenging but safe to use.	
Rating	Description
0	Brand New – Components are under 12 months old.
1	Very Good – Sound equipment, designed to current standards, well maintained with no defects. No work required.
2	Good – As grade 1 but may or may not be designed to current standards, showing minor wear, tear and deterioration eg. Minor impact damage, but no loss of protective coatings, staining of fastenings and welds. Deterioration has no significant impact on strength, appearance safety. Only minor work required. Play equipment needs to be re-inspected in 2 years by qualified assessor.
3	Acceptable – Equipment/infrastructure functionally sound, but appearance affected by minor defects eg, slight impact damage, vandalism, flaking of protective coatings, staining of steel and fastenings. Deterioration beginning to affect the strength, appearance and safety of the equipment. Some work required. Play equipment needs to be re-inspected in 2 years by qualified assessor.
4	Poor – Equipment/infrastructure functioning but with problems due to significant defects eg. Loss of protective coatings, corrosion of steel, fastenings and welds, impact damage, loosening of fastenings and supports, likely to cause a marked deterioration in strength, appearance and safety. Some replacement/rehabilitation needed within 1-2 years.
5	Very Poor – Equipment/infrastructure has serious problems and has failed or is about to fail in the near future, causing unacceptable strength, stability, safety and appearance. Urgent replacement/rehabilitation required.
ALL OTHER ASSETS	
Rating	Description
0	Brand New – Components are under 12 months old.
1	Very Good – Only planned maintenance required
2	Good – Minor maintenance required plus planned maintenance
3	Fair – Significant maintenance required
4	Poor – Significant renewal/rehabilitation required
5	Very Poor – Physically unsound and/or beyond rehabilitation

Appendix D Assets included in this Plan

Asset ID	Asset Name	Segment/Group Name	Date Built	Value (\$)
EP.000717	BBQs	Blackfellows Caves Recreation Reserve BBQ	1/01/2002	4,000.00
EP.000719	BBQs	Donovans Foreshore Reserve BBQ	1/01/2009	4,500.00
EP.000720	BBQs	Donovans Recreation Reserve BBQ	1/01/2007	4,000.00
EP.000721	BBQs	Kongorong Recreation Reserve BBQ	1/01/2009	4,000.00
EP.000722	BBQs	Port MacDonnell Foreshore Reserve (East) BBQ	1/01/1998	4,000.00
EP.000723	BBQs	Port MacDonnell Foreshore Reserve (East) BBQ	1/01/1998	4,000.00
EP.000724	BBQs	Port MacDonnell Foreshore Reserve (West) BBQ	1/01/2010	4,000.00
EP.000725	BBQs	Port MacDonnell Foreshore Reserve (West) BBQ	1/01/2010	4,000.00
EP.000726	BBQs	Tenterden Reserve BBQ	1/01/1997	4,000.00
EP.000727	BBQs	Port MacDonnell Lions Park BBQ	1/01/1998	4,000.00
EP.000728	BBQs	Port MacDonnell Lions Park BBQ	1/01/1998	4,000.00
EP.000729	BBQs	Mount Schank Reserve BBQ	1/11/2007	4,000.00
EP.000730	BBQs	Tarpeena Recreation Reserve BBQ	1/01/1994	4,000.00
EP.000885	BBQs	Tenterden Reserve BBQ	26/06/2013	2,872.00
EP.001685	BBQs	Dry Creek Foreshore Reserve BBQ	7/08/2014	4,490.00
EP.002096	BBQs	Carpenter Rocks Recreation Reserve BBQ	18/10/2016	4,537.00
OS.CL076.19	Port MacDonnell Foreshore Reserve - West	Rock Wall	29/06/2018	88,648.26
OS.CL021.05	Carpenter Rocks Recreation Reserve	RV Dump Point	23/01/2017	3,384.55
OS.CL081.07	Port MacDonnell Recreation Reserve	RV Dump Point	13/06/2017	11,484.15
OS.CL086.06	Tarpeena Recreation Reserve	RV Dump Point	29/06/2016	3,160.00
OS.CL164.03	Blackfellows Caves Marine Facilities	Lighting at Blackfellows Caves Boat Ramp	1/11/2014	22,661.00
OS.ECL012.02	Council Office and Depot - Mount Gambier	Street Light in East End Carpark	27/06/2017	5,396.77
OS.CL076.15	Port MacDonnell Marine Facilities	Boat Ramp/Wharf Lighting and Electrical	22/12/2014	121,811.50
OS.0884.01	Street Lighting	Hillview Lane	1/11/2017	3,800.00
OS.0884.02	Street Lighting	Hillview Lane	1/11/2017	3,800.00
OS.CL164.01	Blackfellows Caves Marine Facilities	Concrete Boat Ramp	1/11/2014	325,756.00
OS.CL164.02	Blackfellows Caves Marine Facilities	Landing Structure	1/11/2014	166,530.00
OS.OTHER.04	Carpenter Rocks Marine Facilities	Pontoon (Transportable)	1/01/2003	5,000.00
OS.CL074.01	Donovans River Facilities	Boat Ramp	1/01/2000	185,000.00
OS.CL074.02	Donovans River Facilities	Pier	1/01/2004	18,750.00
OS.CL075.01	Donovans River Facilities	Landing	1/05/2017	166,407.88
OS.CL044.01	Dry Creek River Facilities	Boat Ramp	1/01/2000	25,000.00
OS.CL084.01	Little Blue Lake	Steps, Pontoon, Fencing etc, Little Blue Lake	1/01/2003	40,000.00
OS.OTHER.12	Port MacDonnell Marine Facilities	Pontoon (Transportable)	1/01/2001	10,000.00
OS.CL076.02	Port MacDonnell Marine Facilities	Washdown Bay	1/01/2005	95,000.00
OS.CL076.17	Port MacDonnell Marine Facilities	Fish Cleaning Tables	22/12/2014	16,032.74
OS.CL076.16	Port MacDonnell Marine Facilities	Boat Ramp Balustrade	22/12/2014	30,000.00
OS.CL076.13	Port MacDonnell Marine Facilities	Boat Ramp	22/12/2014	608,927.96
OS.CL076.12	Port MacDonnell Marine Facilities	Wharf	22/12/2014	755,916.42
OS.CL076.14	Port MacDonnell Marine Facilities	Boat Ramp pontoons	22/12/2014	340,800.58
EP.001907	Ticket Machines	Hectronic Ticket Machine (Port MacDonnell Boat Ramp)	10/08/2015	12,054.15
EP.001906	Ticket Machines	Hectronic Ticket Machine (Blackfellows Caves)	10/08/2015	11,793.53

Asset ID	Asset Name	Segment/Group Name	Date Built	Value (\$)
OS.OTHER.01	Memorials & Signs	Admella Memorial	1/01/1998	6,000.00
OS.OTHER.02	Memorials & Signs	Allendale Memorial Cairne	1/01/1998	3,000.00
OS.CL019.01	Memorials & Signs	Bicentennial Turret	1/01/2003	105,000.00
OS.CL052.01	Memorials & Signs	Land Mine Memorial	1/01/1959	6,000.00
OS.CL030.01	Memorials & Signs	Nene Valley Memorial Wall	1/01/2003	3,000.00
OS.CL019.03	Memorials & Signs	Port MacDonnell Lighthouse Memorial	1/01/1998	3,000.00
OS.CL052.02	Memorials & Signs	War Memorial	1/01/1922	6,000.00
OS.OTHER.05	Memorials & Signs	Wave Sculpture	1/01/2005	25,000.00
OS.CL168.02	Memorials & Signs	Kongorong Council Chambers Memorial	1/01/1985	3,000.00
OS.CL086.02	Memorials & Signs	Tarpeena Playground Memorial	1/01/1998	1,500.00
OS.OTHER.07	Memorials & Signs	Admella Discovery Trail Markers	6/08/2009	24,273.00
OS.CL076.03	Memorials & Signs	Mary McKillop Heritage Trail Marker	15/10/2010	2,133.00
OS.OTHER.08	Memorials & Signs	Six Mile Inn Plaque		0.00
OS.OTHER.09	Memorials & Signs	Laurence Egans Half-Way House Plaque		0.00
OS.OTHER.11	Memorials & Signs	Council Area Entrance Signage	26/07/2013	28,009.32
OS.OTHER.13	Memorials & Signs	Tarpeena Entrance Signage	2/05/2016	18,975.96
OS.OTHER.15	Memorials & Signs	Coastal & River Township Entrance Signage	28/03/2017	23,443.33
OS.CL076.18	Memorials & Signs	Memorial Walk Signs (2)	31/07/2017	920.00
OS.OTHER.16	Memorials & Signs	Port MacDonnell Directional Signs (2)	29/06/2018	4,540.00
OS.CL081.03	Port MacDonnell Community Garden	Community Garden	1/10/2011	2,481.64
OS.CL008.01	Port MacDonnell Lions Park	Entrance	1/01/1998	1,500.00
OS.CL054.02	Port MacDonnell Village Green	Village Green	28/05/2015	13,703.99
OS.CL053.01	Port MacDonnell Volunteer Park	Various (Tables, Gardens)	1/01/2004	15,000.00
OS.CL049.01	Blackfellows Caves Foreshore Reserve	Boardwalk and Steps	1/01/2002	2,000.00
OS.CL163.02	Brown Bay	Brown Bay Boardwalk	19/06/2015	18,211.42
OS.CL142.02	Cape Douglas Foreshore Reserve	Pedestrian Bridge	30/05/2017	14,709.86
OS.CL118.01	Donovans Look Out	Platform	1/01/2002	30,000.00
OS.CL056.01	Nene Valley Foreshore Reserve	Boardwalk	1/01/2001	20,000.00
OS.CL019.02	Penguin Viewing Platform	Platform/Boardwalk	1/01/2001	30,000.00
OS.CL064.01	Port MacDonnell Foreshore Reserve - East	Fencing and Steps (East Foreshore)	1/01/1998	25,000.00
OS.OTHER.03	Port MacDonnell Foreshore Reserve - West	Petrified Forest Steps	1/01/2000	10,000.00
OS.CL082 .01	Port MacDonnell Germein Reserve	Boardwalk	1/01/1998	15,000.00
OS.CL064.02	Shelley Beach	Boardwalk	1/01/1995	6,000.00
PE.001807	Blackfellows Caves Recreation Reserve	Swing Set - Triple	30/03/2015	1,590.00
PE.001032	Blackfellows Caves Recreation Reserve	U Shaped Monkey Bars	10/05/2008	2,670.00
PE.001029	Blackfellows Caves Recreation Reserve	Half Basketball Court	1/01/2002	9,000.00
PE.001028	Blackfellows Caves Recreation Reserve	Gym Set	29/06/2011	15,099.00
PG.CL049.01	Blackfellows Caves Recreation Reserve	Blackfellows Caves Playground	1/01/2002	10,000.00
OS.CL021.01	Carpenter Rocks Recreation Reserve	Tennis/Basketball Court	1/01/1998	10,000.00
PE.001036	Carpenter Rocks Recreation Reserve	Spring Rocker - Bullrider	1/01/1998	700.00
PE.001039	Carpenter Rocks Recreation Reserve	Star Rider Rocker	1/01/1998	700.00
PE.001038	Carpenter Rocks Recreation Reserve	Spring Rocker - Whale	1/01/1998	700.00
PE.001037	Carpenter Rocks Recreation Reserve	Spring Rocker - Seal	1/01/1998	700.00
PE.001035	Carpenter Rocks Recreation Reserve	Spinner Pole	1/01/1998	1,350.00
PE.001040	Carpenter Rocks Recreation Reserve	Swing Set - Double	1/01/1998	1,500.00
PE.001969	Carpenter Rocks Recreation Reserve	See-Saw Rocker (4 Way)	27/04/2016	2,750.00
PE.001033	Carpenter Rocks Recreation Reserve	Gym Set	1/01/1998	17,500.00
PG.CL021.01	Carpenter Rocks Recreation Reserve	Carpenter Rocks Playground	1/01/1998	20,000.00
PE.001041	Donovans Foreshore Reserve	Swing	1/01/2002	500.00
PG.CL073.01	Donovans Foreshore Reserve	Donovans Playground (Lower)	1/01/2002	1,000.00

Asset ID	Asset Name	Segment/Group Name	Date Built	Value (\$)
PE.001930	Donovans Recreation Reserve	4 Way Rocker		0.00
PE.001043	Donovans Recreation Reserve	Single Spring Play - Horse Shape	1/01/1997	700.00
PE.001044	Donovans Recreation Reserve	Swing Set - Double	1/01/1997	2,500.00
PE.001045	Donovans Recreation Reserve	Toy Boat	1/01/1997	2,800.00
PE.001042	Donovans Recreation Reserve	Gym Set	1/01/1997	20,000.00
PG.CL114.01	Donovans Recreation Reserve	Donovans Playground (Upper)	1/01/1997	10,000.00
PE.001052	Kongorong Recreation Reserve	Spring Rocker - Teddy	1/01/1985	700.00
PE.001053	Kongorong Recreation Reserve	Star Rider Rocker	1/01/1985	700.00
PE.001047	Kongorong Recreation Reserve	Dual Rider	1/01/1985	2,700.00
PE.001054	Kongorong Recreation Reserve	Swing Set - Double	1/01/1985	3,000.00
PE.001051	Kongorong Recreation Reserve	Spinner	1/01/1985	3,000.00
PE.002099	Kongorong Recreation Reserve	Slide	27/02/2017	3,680.00
PE.001048	Kongorong Recreation Reserve	Flying Fox	1/01/1985	5,000.00
PE.001050	Kongorong Recreation Reserve	Slippery Dip	1/01/1985	7,000.00
PE.001049	Kongorong Recreation Reserve	Gym Set	1/01/1985	18,900.00
PG.CL168.01	Kongorong Recreation Reserve	Kongorong Playground	1/01/1985	30,000.00
PE.001059	Nene Valley Memorial Park	Bull Rider - Spring Rocker	27/07/2009	1,263.12
PE.001062	Nene Valley Memorial Park	Spinner	27/07/2009	1,350.00
PE.001063	Nene Valley Memorial Park	Swing Set - Double	27/07/2009	1,500.00
PE.001060	Nene Valley Memorial Park	Cricket Pitch	27/07/2009	4,000.00
PE.001061	Nene Valley Memorial Park	Gym Set	27/07/2009	8,041.84
PG.CL030.01	Nene Valley Memorial Park	Nene Valley Playground	27/07/2009	10,000.00
PE.001072	Port MacDonnell Foreshore Reserve - Little Hunter	Spring Toy - Whale	1/01/1998	500.00
PE.001071	Port MacDonnell Foreshore Reserve - Little Hunter	Spinner	1/01/1998	500.00
PE.001073	Port MacDonnell Foreshore Reserve - Little Hunter	Swing Set - Triple	1/01/1998	500.00
PE.001069	Port MacDonnell Foreshore Reserve - Little Hunter	Roller	1/01/1998	500.00
PE.001065	Port MacDonnell Foreshore Reserve - Little Hunter	Four Way Spring Rocker	1/01/1998	500.00
PE.001068	Port MacDonnell Foreshore Reserve - Little Hunter	Photo Sign	1/01/1998	500.00
PE.001070	Port MacDonnell Foreshore Reserve - Little Hunter	Small Boat	1/01/1998	2,500.00
PE.001066	Port MacDonnell Foreshore Reserve - Little Hunter	Gym Set	1/01/1998	3,000.00
PE.001064	Port MacDonnell Foreshore Reserve - Little Hunter	Fitness Trail	1/01/1998	3,500.00
PE.001067	Port MacDonnell Foreshore Reserve - Little Hunter	Little Hunter Boat	1/01/1998	20,000.00
PG.CL076.04	Port MacDonnell Foreshore Reserve - Little Hunter	Little Hunter Playground	1/01/1998	5,000.00
PE.001076	Port MacDonnell Foreshore Reserve - West	Swing Set - Double (Timber)	1/01/1998	1,250.00
PE.001075	Port MacDonnell Foreshore Reserve - West	Swing Set - Double (Metal)	1/01/1998	1,250.00
PE.001074	Port MacDonnell Foreshore Reserve - West	Gym Set	1/01/1998	9,500.00
PG.CL076.01	Port MacDonnell Foreshore Reserve - West	Port MacDonnell Foreshore Playground	1/01/1998	10,000.00
PE.001079	Port MacDonnell Foreshore Tourist Park	Swing Set - Double	1/01/2010	3,000.00
PE.001077	Port MacDonnell Foreshore Tourist Park	Double Slippery Dip	1/01/2010	4,500.00
PE.001078	Port MacDonnell Foreshore Tourist Park	Gym Set	1/01/2010	4,500.00
PG.CL035.01	Port MacDonnell Foreshore Tourist Park	Port MacDonnell Foreshore Tourist Park Playground	1/01/2010	5,000.00

Asset ID	Asset Name	Segment/Group Name	Date Built	Value (\$)
PE.001081	Port MacDonnell Lions Park	Swing Set - Double	1/01/1998	1,000.00
PE.001082	Port MacDonnell Lions Park	Wig Wam Rocker	1/01/1998	1,000.00
PE.001080	Port MacDonnell Lions Park	Disabled Swing	1/03/2017	12,821.00
PG.CL008.01	Port MacDonnell Lions Park	Lions Park Playground	1/01/1998	5,000.00
OS.CL081.06	Port MacDonnell Recreation Reserve	Tennis Courts	1/01/1985	39,000.00
PG.CL076.03	Port MacDonnell Skate Park	Port MacDonnell Skate Park	1/01/2004	195,000.00
PE.001093	Tarpeena Recreation Reserve	Swing Set - Triple	1/01/1998	2,104.67
PE.001088	Tarpeena Recreation Reserve	Spring Rocker - Bench Seats	1/01/1998	2,500.00
PE.001091	Tarpeena Recreation Reserve	Spring Rocker - Motorbike	1/01/1998	2,500.00
PE.001089	Tarpeena Recreation Reserve	Spring Rocker - Bird	1/01/1998	2,500.00
PE.001092	Tarpeena Recreation Reserve	Spring Rocker - Wombat	1/01/1998	2,500.00
PE.001090	Tarpeena Recreation Reserve	Spring Rocker - Horse	1/01/1998	2,500.00
PE.001087	Tarpeena Recreation Reserve	Gym Set	1/01/1998	32,500.00
PG.CL086.01	Tarpeena Recreation Reserve	Tarpeena Playground	1/01/1998	50,000.00
PG.CL086.02	Tarpeena Skate Park	Tarpeena Skate Park	1/01/2010	75,000.00
PE.001100	Tenterden Reserve	Spinner Pole	1/01/1997	1,500.00
PE.001102	Tenterden Reserve	Swing Set - Double	1/01/1997	1,500.00
PE.001099	Tenterden Reserve	Showers	1/01/1997	2,500.00
PE.001103	Tenterden Reserve	Table with Shelter	1/01/1997	3,500.00
PE.001095	Tenterden Reserve	Cricket Nets	1/01/1997	8,000.00
PE.001096	Tenterden Reserve	Gym Set	1/01/1997	9,000.00
PE.001097	Tenterden Reserve	Half Basketball court	1/01/1997	10,000.00
PE.001101	Tenterden Reserve	Supernova	20/10/2011	14,139.02
PE.001098	Tenterden Reserve	Modular System	29/06/2011	20,293.00
PE.001094	Tenterden Reserve	BLOQX Climbing Boulders (3)	20/10/2011	25,917.11
PG.CL076.02	Tenterden Reserve	Tenterden Playground	1/01/1997	30,000.00
PE.001110	Yahl Recreation Reserve	Swing Set Double	1/01/1995	2,000.00
PE.001108	Yahl Recreation Reserve	Spring Rocker - Motorbike	1/01/1995	2,000.00
PE.001109	Yahl Recreation Reserve	Spring Rocker - Sheep	1/01/1995	2,000.00
PE.001111	Yahl Recreation Reserve	Whirly Spinner	1/01/1995	2,000.00
PE.001105	Yahl Recreation Reserve	Double Spring Rocker	1/01/1995	4,000.00
PE.001107	Yahl Recreation Reserve	Half Court Basketball	1/01/1995	10,000.00
PE.001106	Yahl Recreation Reserve	Gym Set	1/01/1995	20,000.00
PG.CL113.01	Yahl Recreation Reserve	Yahl Playground	1/01/1995	40,000.00
OS.CL049.02	Blackfellows Caves Foreshore Reserve	BBQ Shelter	1/01/2005	5,000.00
OS.CL163.03	Brown Bay	Shelter	3/12/2015	16,147.08
OS.CL021.04	Carpenter Rocks Recreation Reserve	BBQ Shelter	1/01/2005	5,000.00
OS.CL073.02	Donovans Foreshore Reserve	BBQ Shelter	1/01/2010	14,000.00
OS.CL114.03	Donovans Recreation Reserve	BBQ Shelter	1/01/2000	5,000.00
OS.CL044.02	Dry Creek Foreshore Reserve	Shelter	30/10/2014	11,501.60
OS.CL168.03	Kongorong Recreation Reserve	BBQ Shelter	1/01/2008	5,000.00
OS.CL078.02	Mount Schank Reserve	BBQ Shelter	1/11/2007	30,000.00
OS.CL001.01	Port MacDonnell Cemetery	Gazebo	1/01/2010	8,030.00
OS.CL076.10	Port MacDonnell Foreshore Reserve - East	Shelter	1/01/2000	19,000.00
OS.CL076.11	Port MacDonnell Foreshore Reserve - East	Stone Shelter with Lighthouse Mural	1/01/1998	3,000.00
OS.CL076.05	Port MacDonnell Foreshore Reserve - West	BBQ Shelter	1/01/1998	3,000.00
OS.CL076.07	Port MacDonnell Foreshore Reserve - West	Stone Shelter with Dingley Dell Mural	1/01/1998	3,000.00
OS.CL076.08	Port MacDonnell Foreshore Reserve - West	Stone Shelter with Fish Mural	1/01/1998	3,000.00
OS.CL076.06	Port MacDonnell Foreshore Reserve - West	Stone Shelter with Crayfish Mural	1/01/1998	3,000.00
OS.CL008.02	Port MacDonnell Lions Park	BBQ Shelter	1/01/1998	6,700.00

Asset ID	Asset Name	Segment/Group Name	Date Built	Value (\$)
OS.CL081.04	Port MacDonnell Recreation Reserve	Bus Shelter	1/01/1950	27,000.00
OS.CL053.02	Port MacDonnell Volunteer Park	BBQ Shelter	1/11/2007	24,000.00
OS.CL086.04	Tarpeena Recreation Reserve	BBQ Shelter	1/01/1998	22,000.00
OS.OTHER.10	Tarpeena Road Reserve	Shelter	27/02/2012	5,335.21
OS.CL076.09	Tenterden Reserve	BBQ Shelter	1/01/1998	19,000.00
OS.CL035.02	Woolwash Interpretive Centre	Interpretive Shelter	1/01/2001	15,000.00
OS.CL113.05	Yahl Recreation Reserve	Playground Shelter	1/01/1995	4,000.00
OS.ECL019.01	Waste Transfer Stations	Waste Transfer Station (Carpenter Rocks)	1/01/2010	95,000.00
OS.ECL003.01	Waste Transfer Stations	Waste Transfer Station (Donovans)	1/01/2004	65,000.00
OS.ECL004.01	Waste Transfer Stations	Waste Transfer Station (Port MacDonnell)	1/01/2011	150,000.00
OS.ECL010.01	Waste Transfer Stations	Waste Transfer Station (Tarpeena)	1/01/2004	99,680.00
OS.CL085.01	Waste Transfer Stations	Waste Transfer Station (Nene Valley/Kongorong)	1/07/2010	0.00
OS.CL142.01	Cape Douglas Emergency Water Supply	Tank	1/06/2013	11,100.00
B.CL142.01	Cape Douglas Emergency Water Supply	Shed		20,125.00
OS.CL021.02	Carpenter Rocks Recreation Reserve	Poly Tanks	1/01/1998	6,000.00
OS.CL021.03	Carpenter Rocks Recreation Reserve	Concrete Tank and Pump Shed	1/01/1998	4,000.00
EP.000776	Generators	Generator - Cape Douglas Emergency Water Supply	1/06/2013	3,012.00
EP.000777	Pumps	Pump and Bore - Cape Douglas Emergency Water Supply	1/06/2013	7,929.86
OS.CL086.05	Tarpeena Emergency Water Supply	Bore	23/01/2010	4,638.38
B.CL086.04	Tarpeena Emergency Water Supply	Tarpeena Emergency Water Supply Shed		0.00
EP.000771	Tarpeena Emergency Water Supply (Leased)	Dunlite 16KVA 3 Phase Generator	23/01/2010	0.00
EP.000772	Tarpeena Emergency Water Supply (Leased)	Grundfos 4KW Submersible Pump	23/01/2010	0.00
			Total	\$5,274,984

Appendix E Asset Unit Rates, Useful Lives and Valuation Matrices

Asset Type	Useful Life	Valuation Matrix
All Assets	Individually Determined	Age Based (Straight Line Method)