



*The Barossa Council*



# INFRASTRUCTURE ASSET MANAGEMENT PLAN 2024-2034





# Version Control

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# 1 ASSET MANAGEMENT STRATEGY

## 1.1 Goal

The goal of asset management is to define a process to effectively maintain, operate, and upgrade assets. This will provide a financially sustainable level of service at an acceptable level of risk, within statutory and legislative requirements, to present and future customers. Infrastructure represents a significant investment by the community and is vital to its health and wellbeing.

### Ownership of Assets by Council

For many Council assets, 'Asset Lifecycle Activities' are multi-faceted and usually span multiple generations. When all costs are included, asset decisions tend to dominate the financial commitments of Council. Although Council should always consider the option of delivering a service without using Council owned assets, this is often impractical, or demonstrably not the best option. Council ownership of a significant asset portfolio on behalf of the community appears inevitable in the current environment.

### A Responsibility to Manage Assets Properly

Council then has a 'Stewardship' responsibility for good management of these assets on behalf of the community. A subset of this good 'stewardship' is to strive for reasonable 'intergenerational equity', where it is necessary to consider all the activities across the asset lifecycle. The IIMM provides guidance on these lifecycle phases, which are described by the following diagram (IIMM, fig 1.2.2.1):



## 1.2 The Barossa Council – Demographics

The Council covers an area of approximately 912 square kilometres, is located approximately 60 kilometres north-east of Adelaide, adjacent to the Town of Gawler. The Barossa Council (TBC) encompasses six major towns, Angaston, Lyndoch, Mount Pleasant, Nuriootpa, Tanunda, and Williamstown as well as smaller towns and communities, with a combined population of approximately 25,000.

With the ongoing projected increase in resident population, it is vital for Council to sustainably manage existing assets, as well as plan for additional future assets to meet demands.

### OUR COMMUNITY POPULATION AND DEMOGRAPHICS TRENDS



\*Includes preliminary development staging estimates and population projections for the Concordia development. The 2024 projection is based on midpoint projection for Census years 2041 and 2046.

## 1.3 Legislative Basis for the Plan

The Infrastructure Asset Management Plan (IAMP) is to be prepared in accordance with Australian and State Legislations, and relevant Standards and guidelines. More specifically, the IAMP is intended to fulfill requirements of Council under Section 122 of the Local Government Act 1999.

## 1.4 Purpose of the Plan

The IAMP needs to demonstrate responsive management of assets (and services provided from assets), compliance with regulatory requirements, and to communicate funding needed to provide the required levels of service over a 10-year planning period. The IAMP needs to define activities associated with the provision, operation, maintenance, renewal, and disposal of assets. The IAMP is to be a single plan covering all fixed asset classes, with early sections describing the asset management approach common to all classes and then later sections describe the approach unique to each asset class.

The IAMP is to be read in conjunction with Council's Asset Management Policy and Non-Current Asset Accounting Policy and the following associated documents:



## 1.5 Role of Key Stakeholders

The following table outlines, but is not limited to, the key stakeholder groups:

| STAKEHOLDER GROUP                                                    | ROLE OR INVOLVEMENT                                                                                                                                                                                                                                                          |
|----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Internal Stakeholders</b>                                         |                                                                                                                                                                                                                                                                              |
| Elected Council                                                      | Custodian of the asset, with Elected Members representing the residents and setting strategic direction as per the Corporate and Community Plans.                                                                                                                            |
| Executive Leadership Team and Strategic Asset Coordination Committee | To ensure that Asset Management (AM) Framework, Policy and IAMP is being implemented as adopted, and to ensure that long-term financial needs to sustain the assets for the services they deliver are advised to Council for its strategic and financial planning processes. |
| Directorate Representatives                                          | Responsible for the overall management of the assets including planning, design, maintenance, capital works, monitoring, updating the IAMP and ensuring its outcomes are realised to achieve the levels of service being required from utilisation of the assets.            |
| Asset Management Coordination                                        | To ensure AM planning meets requirements that optimise useful asset life and service provision.                                                                                                                                                                              |
| Asset Managers                                                       | The relevant Asset Managers will also receive financial information to facilitate sound management of the assets. Council's single council subsidiary is the Nuriootpa Centennial Park Authority, who manages                                                                |



| STAKEHOLDER GROUP                            | ROLE OR INVOLVEMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                              | assets under their Constitution within their precinct. Council is also one of six Constituent Councils of the Gawler River Floodplain Management Authority, which is a Regional Subsidiary.                                                                                                                                                                                                                                                                                                |
| Finance Team                                 | To ensure that Council, Audit Committee and relevant external bodies (State Government, Grants Commission, External Audit, etc) is provided with adequate financial information. Finance and asset staff need to meet Australian Accounting Standards, audit and other legislative requirements, to ensure assets are accounted for, including the capture, costing, consumption, replacement, reconciliation, reporting, impairment and existence, revaluation and condition assessments. |
| Enterprise Technology and Innovation Team    | To ensure that the relevant IT systems are functioning and that any data within the systems is secure, and its integrity is not compromised.                                                                                                                                                                                                                                                                                                                                               |
| Risk Team                                    | To ensure that risk management practices are conducted as per Council policy and assist operations managers with advice on risk issues.                                                                                                                                                                                                                                                                                                                                                    |
| Internal auditors                            | To ensure that appropriate policy practices are carried out and to advise and assist on improvements.                                                                                                                                                                                                                                                                                                                                                                                      |
| CWMS Operations Team                         | To ensure that the CWMS functions efficiently and within all regulatory frameworks, in both environmental and customer services guidelines.                                                                                                                                                                                                                                                                                                                                                |
| <b>External Stakeholders</b>                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Community                                    | Users of the infrastructure.                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Emergency Services                           | Includes Police, Fire, Ambulance and SES for access.                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Disability Access & Inclusion Advisory Group | Advice on disabled access and inclusion for Council infrastructure and facilities.                                                                                                                                                                                                                                                                                                                                                                                                         |
| Traffic/Transportation Managers              | For the management of traffic flow through the area.                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Contractors                                  | To implement the procured level of service for asset components.                                                                                                                                                                                                                                                                                                                                                                                                                           |
| SA Transport and Utility agencies            | Utility service providers sharing the use of an asset (water, sewerage, gas, electricity, telecommunications, etc).                                                                                                                                                                                                                                                                                                                                                                        |
| External Audit Committee                     | To ensure that appropriate policy practices are carried out, and to audit and advise respectively on the plans.                                                                                                                                                                                                                                                                                                                                                                            |
| State and Federal Government Departments     | Periodic provision of advice, instruction and support funding to assist with management of the assets. Provide periodic operational information to comply with licensing requirements. Departments include but not limited to the Department for Environment and Water (DEW), including the Stormwater Management Authority (SMA), the Northern and Yorke Natural Resources Management Board (NRMB) and the Department of Infrastructure and Transport (DIT).                              |
| Developers                                   | Investing of new assets, (includes private and public/government owned)                                                                                                                                                                                                                                                                                                                                                                                                                    |

## 1.6 Assets included in the IAMP

The assets included in this IAMP, are detailed in the table below. Replacement value of the assets as at 30 June 2023 is \$660,036,958.

| ASSET FINANCIAL CLASS                   | REPLACEMENT VALUE*    |
|-----------------------------------------|-----------------------|
| Transport Infrastructure                | \$ 273,770,864        |
| Bridge Infrastructure                   | \$ 53,682,941         |
| CWMS Infrastructure                     | \$ 73,069,841         |
| Community and Recreation Infrastructure | \$ 172,872,937        |
| Stormwater Infrastructure               | \$ 56,965,442         |
| Plant, Fleet and Equipment              | \$ 10,860,072         |
| NCPA                                    | \$ 18,814,861         |
| <b>Total</b>                            | <b>\$ 660,036,958</b> |

All assets are classed according to a hierarchy in terms of their specific function and construction/usage. A hierarchy classification at the asset level is used to assist in prioritising works programs and intervention responses for any defects that exceed the relevant intervention levels.

These hierarchy classifications are identified in the tables below:

| ASSET CLASS                                   | ASSET SUB-CLASS                                 |
|-----------------------------------------------|-------------------------------------------------|
| Transport Infrastructure                      | Car Parks & Internal Roads                      |
|                                               | Footpaths (includes bike paths)                 |
|                                               | Kerb & Guttering                                |
|                                               | Roads - Earth                                   |
|                                               | Roads - Pavement                                |
|                                               | Roads - Road Infrastructure                     |
|                                               | Roads - Roundabouts                             |
|                                               | Roads - Sealed Surface                          |
|                                               | Roads - Unsealed Surface                        |
| Bridge Infrastructure                         | Bridges                                         |
|                                               | Footbridges                                     |
|                                               | Major Culverts                                  |
| Community Wastewater Management System (CWMS) | Lagoons                                         |
|                                               | Wastewater Treatment Plants                     |
|                                               | Pump Stations                                   |
|                                               | Pipes – Pressure Mains                          |
|                                               | Fencing & Roadways                              |
|                                               | CWMS Buildings and Structures                   |
|                                               | Inspection Points, Flushing Points and Manholes |
|                                               | Gravity Drains                                  |
|                                               | Control Systems                                 |
| Community and Recreation Infrastructure       | Operational Support Equipment                   |
|                                               | Buildings and Structures (Excluding CWMS)       |
|                                               | Parks and Gardens                               |
|                                               | Play Equipment                                  |
|                                               | Recreation Reserves                             |
|                                               | Sporting Reserves                               |
| Stormwater Infrastructure                     | Recreation Assets                               |
|                                               | Culverts                                        |
|                                               | Open Drains / Channels                          |
|                                               | Cross Drains                                    |
|                                               | Flood Walls and Gates                           |
|                                               | Gross Pollutant Traps                           |
| Fleet, Plant and Equipment                    | Pits                                            |
|                                               | Vehicles                                        |
|                                               | Trailers                                        |
|                                               | Plant & Equipment                               |

## 2 SERVICE EXPECTATIONS

### 2.1 Assets and Service

Council uses assets to work toward achieving our strategic and corporate goals and to meet legislative requirements. More specifically, we aim to utilise assets to achieve the target service standards, as identified in our Corporate Plan.

Council's asset management policy identifies that assets need to be managed in accordance with Council's priorities for service delivery, with the aim of delivering agreed service levels.

Indeed, we aim to only hold assets that help to achieve these things. Non-asset solutions can also be used to meet service expectations. Where practical and cost effective, non-asset solutions may be the preferred approach, for flexibility and to avoid locking in service levels and costs in an undesirable manner.





## 2.2 Community Goals

This infrastructure asset management plan is driven by the commitments that Council has identified within its Community Plan, which fall under the following themes:



### Our Community

Creating a safe and connected community where people have access to sustainable services and service levels, the infrastructure they need, and feel a sense of belonging.



### Our Economy

Implementing economic development strategies to support future growth opportunities and a diversified and resilient economy showcasing the Barossa rural and regional character.



### Our Places

Our places and spaces enhance the liveability, retain rural and regional character and diversity of our communities.



### Our Council

We strive to be a leader in regional Local Government and are committed to delivering effective, efficient, and valued services to the community.



### Our Environment

Supporting a sustainable Barossa.

## 2.3 Community Expectations

The Levels of Service defined in the IAMP are set by Council, and the community has an opportunity to provide feedback, through a variety of methods:

- Council website ([www.barossa.sa.gov.au/contact](http://www.barossa.sa.gov.au/contact)) and social media platforms
- Council Customer Relationships Management System
- Local Newspapers
- Direct communication and feedback to staff and elected members
- Community Engagement Platform (YourSay Barossa)
- Stakeholder engagement and consultation

Council uses this information to develop the Annual Business Plan and Budget.

Specific levels of service for our assets are adopted by Council and can be found in Council's Corporate Plan.

Growth in property development and an increasing population base has resulted in a demand for increased services delivered through assets. It is expected that the expectations of the Barossa community will continue to rise or change over time.

Community expectation needs to be balanced along with constraints such as fixed resource allocation, budgets, and additional new assets.

## 2.4 Levels of Service

To monitor and manage our assets, as well as community expectations, Service Standards are approved by Council, as documented in the Corporate Plan (2024-2028). These Service Standards are sometimes relatively technical in nature but, on their own, not considered sufficient to drive good practice asset management. Consequently, the IAMP proposes Technical Levels of Service for each Asset Class. These

Levels of Service, relate to the allocation of resources to service activities to best achieve appropriately managed assets and the desired community outcomes, and demonstrate effective organisational performance. The guiding architecture for these Technical Levels of Service are shown in the table below:

| SERVICE OBJECTIVES | CRITERIA AND METRICS                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Asset Integrity    | <ul style="list-style-type: none"> <li>Assets are maintained according to the agreed Level of Service for the benefit of users.</li> <li>Design, construction, and maintenance meet technical standards and legislative requirements.</li> </ul>                                                                                                                                                                                                    |
| Health and Safety  | <ul style="list-style-type: none"> <li>Assets performance and conditions are monitored to ensure potential hazards are identified.</li> <li>Identified Hazards are managed</li> </ul>                                                                                                                                                                                                                                                               |
| Functionality      | <ul style="list-style-type: none"> <li>Asset functionality meets long-term sustainability of services.</li> <li>Assets are maintained and operated to be fit for purpose and visually pleasing.</li> <li>Consider future proofing to provide for climate, other environment changes and other 'Risk' factors.</li> <li>Where known provide an added margin on renewal programs for upgrades to meet statutory changes and best practice.</li> </ul> |
| Cost Efficiency    | <ul style="list-style-type: none"> <li>Deliver services at the approved Level of Service for the benefit of current and future users.</li> <li>Financial planning takes into consideration the requirements of the IAMP.</li> </ul>                                                                                                                                                                                                                 |
| Responsiveness     | <ul style="list-style-type: none"> <li>Response to customer requests in accordance with the principles of Council's Customer Service Statements.</li> </ul>                                                                                                                                                                                                                                                                                         |

## 2.5 Requests for Service

Customer Requests for services, both internal and external, are entered into Council's Customer Relationship Management System.

This enables the request to be recorded, directed to the responsible officer or department, and have its process tracked to completion. This allows Council to determine the effectiveness of services supplied to maintain Council assets.

## 2.6 Future Demand

Council's priorities in managing assets and funding allocations may change over time. The main drivers affecting demand and change include:

- New residential development
- Population growth
- Aging and obsolete assets
- Upgrades to assets, including change in the operation of freight network
- Climate change
- Emerging new technologies
- Improvement in environmental outcomes

It is, therefore, important that Council continues to collect data and review the IAMP and relevant documents at least every four years.

## 2.7 Resilience and Climate Change

South Australia is experiencing hotter and drier conditions, leading to more frequent and severe heatwaves, bushfires, storms, and floods. The global climate changes (climate change) will affect the assets we manage and the services we provide. While cutting carbon emissions is crucial (mitigation), it won't be enough to fully address the impacts of climate change. We will also need to take steps to adapt and

minimize harm (adaptation). The State Government declared a Climate Emergency (May 2022) supporting the need for action.

To improve the resilience and sustainability of our assets, we will look for opportunities to:

- Engage and collaborate with stakeholders, including government bodies, industry groups, and the community, to learn, share knowledge and best practices in climate risk management.
- Start integrating climate risk and sustainability into how we work.
- Consider how climate risk, mitigation and adaptation opportunities can be incorporated into longer term financial plans to improve investment in asset resilience.
- Drive new requirements and improved measurement through procurement specifications and project management frameworks.
- Recognise that asset renewals and new builds provide opportunities to consider and invest in lower lifecycle costs, reduced embodied carbon, recycled content, circular economy principles, and water sensitive design.

We acknowledge that climate risk management is an emerging skill for asset managers, there are currently limited management tools and frameworks across South Australian local governments, and balancing improvements within current resources and budget is challenging.



# 3 LIFECYCLE MANAGEMENT

## 3.1 Asset Lifecycles

An effective IAMP requires a 'whole-of-life' approach. To ensure financial efficiency, this IAMP has a holistic approach over the life cycle of all assets. It is important that all costs (i.e., up-front costs to acquire assets, ongoing costs to maintain and operate assets and renewal or disposal costs) are included in the financial analysis undertaken to evaluate asset investment options.

Initial capital cost constitutes a significant cost and often dominates the decision-making process while the ongoing recurrent expenditures (including depreciation, maintenance and operating) usually represent a high portion of the total life-cycle costs of many assets.



The 'whole of life' approach that Council takes managing its assets is shown in the structure of operations and maintenance, and capital works, as represented by the following diagram:



## 3.2 Asset Management Information System

The Asset Management Information System (AMIS) is a key system within Council. It houses all the asset information including attribute data, financials and valuations and forms the basis for infrastructure asset related decisions. In 2023 Council upgraded its AMIS to Brightly - Assetic which has been implemented on an enterprise-wide basis, with field data collection and customer service functionality being utilised, as well as core functionality assisting renewal decision making.

## 3.3 Asset Inspections

Survey and inspection processes are required for competent management of all assets. A four-tier inspection regime is used. It covers safety, incidents, defects, and condition inspections.

The inspection program not only identifies safety defects that exceed stated intervention levels and facilitates timely repairs, but it also feeds into and guides the development of maintenance and capital works programs.

The inspection regime is as follows:

- Programmed (Defect/Maintenance) Inspections – Regular inspections, as part of the day-to-day maintenance of the asset, to monitor condition against defect intervention levels.
- Reactive/Safety Inspections – Response to customer enquiries or notifications. Council inspects all reported defects and records this information in Council AMIS following notification by members of the community or Council employees while undertaking their normal work duties. All inspections are conducted by an appropriate Council representative and defects are assessed against any relevant stated intervention level.
- Condition Inspections – Proactive inspection of a group of assets, undertaken in a structured fashion to assess condition, discover defects and patterns of asset consumption. Collected data is used to assist with renewal planning and/or maintenance interventions. Inspections target the identification of deficiencies asset integrity, which if untreated, are likely to adversely affect level of service and possibly degrade other asset components unnecessarily. Deficiencies may impact short-term serviceability as well as the ability of the asset to continue to perform for the duration of its intended life span.

Programmed and Condition Inspections are undertaken by way of a formal timetable regime. Condition inspections are conducted at a lesser frequency than programmed inspections.

## 3.4 Condition Assessment

Council undertakes periodic condition assessments of all its assets, their components, and programs. This is generally undertaken for an entire asset class, or group of assets within an asset class, all at the same time, typically once every several years.

The methodologies vary between asset class, with robustness, consistency and quality control being foundation principles. This condition data not only enables assessing current asset condition and reliability, but it also assists in predicting an assets future life span. This forms the basis of programming maintenance works and feeds into and guides the development of capital programs.

The overall condition of each asset in service is rated using a scale 0 to 6. It should be noted that there is significant data, structure, and consideration behind each decision.

The condition grading system is shown in the table below:

| CONDITION GRADING | DESCRIPTION OF CONDITION                                             |
|-------------------|----------------------------------------------------------------------|
| 0                 | New – only within the financial year that the asset was commissioned |
| 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           |
| 6                 | Failed and/or out of service.                                        |

## 3.5 Intervention Levels

The intervention level is the extent of a defect above which the defect may pose an unacceptable risk, or drop in service level, to users of that asset and the community. Initial visual inspections do not always accurately identify the issue or defect(s), due to the nature of on-site visual assessment, ground condition and light condition at the time of survey. Care is needed to ensure interventions are timed to maintain service levels, but not unduly waste asset service potential. To maximise value, it is also important to capture the opportunity to maintain or renew other associated components or assets. Consequently, an appropriate level of detailed on-site inspection is always required before any work proceeds.

Several factors are considered when setting intervention levels, including:

- Safety
- Asset Integrity
- Cost
- Historical Practices
- Available Resources
- Public Opinion & Community Consultation
- Legislative Requirements
- Neighbouring Council Practices
- User Amenity and Accessibility
- Effect on Life Cycle Cost
- Engineering Judgement

## 3.6 Infrastructure Risk Management Plan

An assessment of risks associated with service delivery from infrastructure assets has identified critical risks that will result in loss or reduction in service from infrastructure assets or a 'financial shock' to the organisation. The risk assessment process identifies credible 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.

Full information on the applicable risks can be found in Council's Infrastructure Risk Management Plan, attached as Appendix 3.

## 3.7 Asset Lifecycle Plans and Strategies

### Routine Operations and Maintenance Plan

Maintenance includes 'all actions necessary for retaining an asset as near as practicable to its original condition but excluding rehabilitation or renewal. The objective of maintenance works is to ensure that assets and their various features continue to function at a level that meets the needs of the community.'

Asset maintenance levels of service provide for the day- to- day maintenance programs to ensure that the asset operations are safe within practical constraints, maintain to perform targets for day- to- day use and is managed and maintained to minimise environmental risk and protection of residents.

Maintenance may be classified as:

- Reactive maintenance is unplanned repair work carried out in response to service requests and management/supervisory directions. Assessment and prioritisation of reactive maintenance is undertaken by Council staff using experience and judgement and is based on the inputs into the Customer Relationship Management (CRM) System.
- Planned maintenance is repair work that is identified and managed through a Maintenance Management System (MMS). MMS activities include inspection, assessing the condition against failure/breakdown experience, prioritising, scheduling, actioning the work and reporting what was done to develop a maintenance history and improve maintenance and service delivery performance.
- Specific maintenance is replacement of higher value components/sub-components of assets that is undertaken on a regular cycle including repainting, replacing air conditioning units, etc. This work falls below the capital/maintenance threshold but may require a specific budget allocation.

### Operations and Maintenance Strategies

Council undertakes several activities to assist in the development of maintenance standards. These activities include:

- Scheduling operations activities to deliver the defined level of service in the most efficient manner
- Undertaking maintenance activities through a planned maintenance system to reduce maintenance costs and improve maintenance outcomes. Undertake cost-benefit analysis to determine the most cost-effective split between planned and unplanned maintenance activities (50 – 70% planned desirable as measured by cost)
- Maintain a current infrastructure risk register for assets and present service risks associated with providing services from infrastructure assets
- Report High and Very High risks and residual risks after treatment to management, Council and regulatory bodies
- Review current and required skills base and implement workforce training and development to meet required operations and maintenance needs
- Review asset utilisation to identify appropriate asset usage
- Maintain a hierarchy of critical assets and required operations and maintenance activities
- Develop and regularly review appropriate emergency response capability and ensure compliance with all regulatory requirements
- Continually review the operations and maintenance activities of all assets to ensure Council is obtaining best value for resources used

Schedules of maintenance standards and activities exist for most Council assets that require periodic intervention. By developing long term maintenance programs, Council is better able to strategically plan its finances.

### Renewals Plan

Renewals include all works to rehabilitate or replace existing asset or their components with assets or components of equivalent capacity or performance capability.



Renewal expenditure is major work which does not increase the asset's design capacity or service, but restores, rehabilitates, replaces or renews an existing asset to its original or lesser required service potential.

Minor improvements to design capacity or service may occur through renewals in an incidental fashion by appropriate use of a 'modern-day' equivalent material or technology. Beyond this, work over and above restoring an asset to original service potential is upgrade, expansion and/or new works expenditure.

Assets requiring renewal are identified from one of four methods:

1. Forward projection of historic expenditure, combined with some level of judgement to make broad parametric adjustments.
2. Broad estimates based on replacing the asset at the end of its useful life.
3. Predictive modelling of varying degrees of complexity.
4. Asset renewal identified via observation of defects and compiled into a list of future consideration. Projects within this list are prioritised awaiting funding allocated and budget consideration.

For this IAMP, the asset renewals program is generally based on methods 3 and/or method 4. This takes form of periodic comprehensive condition audits across each asset class, followed by predictive modelling being applied to develop longer term renewal programs, with deliberate levels of service adjustments/corrections as required. The asset renewal observations also generate shorter term (more urgent) renewal works lists, which are supplemented 'in between years' by asset condition and performance observations 'in the field'.

The useful lives of assets used to develop projected asset renewal expenditures are shown in Appendix 5.

## Renewal Strategies

The organisation will plan capital renewal projects to meet level of service objectives and minimise infrastructure service risks by:

- Planning and scheduling renewal projects to deliver the defined level of service in the most efficient manner
- Undertaking project scoping for all capital renewal projects to identify:
  - The service delivery 'deficiency', present risk, and optimum time for renewal
  - The project objectives to rectify the deficiency
  - The range of options, estimated capital and life cycle costs for each option that could address the service deficiency
  - Evaluate the options against evaluation criteria adopted by the organisation
  - Select the best option to be included in capital renewal programs
- Using 'low cost' renewal methods (cost of renewal is less than replacement) wherever possible

Asset renewal and replacement is typically undertaken to either:

- Ensure the reliability of the existing infrastructure to deliver the service it was constructed to facilitate,
- Ensure the infrastructure is of sufficient quality to meet the service requirements

It is possible to get some indication of capital renewal and replacement priorities by identifying assets or asset groups that:

- Have a high consequence of failure
- Have a high utilisation and subsequent impact on users would be greatest
- The total value represents the greatest net value to the organisation
- Have the highest average age relative to their expected lives
- Have high operational or maintenance costs
- Where replacement with modern equivalent assets would yield operational savings

The projected capital renewal program for each asset class is identified within the lifecycle management plan for each asset class.

## Creation / Acquisition / Upgrade Plan

New works are those works that create a new asset that did not previously exist or works which upgrade or improve an existing asset beyond its existing capacity. They may result from growth, social or environmental needs.

Assets may also be acquired at no cost to the organisation from land development i.e. 'gifted assets'. Apart from the proposed Concordia Development, the amount of gifted assets, over the next 20 years, is expected to be minimal in proportion to the total asset base.

New assets and upgrade/expansion of existing assets are identified from various sources such as elected member or community requests. Council has a new initiative process to evaluate and prioritise requests for new assets. Validated new initiative requests are ranked by priority and available funds (as determined in the annual budget process and in accordance with the adopted Long Term Financial Plan) and scheduled in future works programs.

## Capital Investment Strategies

The organisation will plan capital upgrade and new projects to meet level of service objectives by:

- Planning and scheduling capital upgrade and new projects to deliver the defined level of service in the most efficient manner
- Undertaking project scoping for all capital upgrade/new projects to identify:
  - The service delivery 'deficiency', present risk and required timeline for delivery of the upgrade/new asset
  - The project objectives to rectify the deficiency including value management for major projects
  - The range of options, estimated capital and life cycle costs for each option that could address the service deficiency
  - Management of risks associated with alternative options
  - Evaluate the options against evaluation criteria adopted by Council
  - Select the best option to be included in capital upgrade/new programs
- Reviewing current and required skills base and implement training and development to meet required construction and project management needs
- Reviewing management of capital project management activities to ensure Council is obtaining best value for resources used

Standards and specifications for new assets and for upgrade/expansion of existing assets are the same as those for renewal.

## Disposal Plan

Disposal includes any activity associated with disposal of a decommissioned asset including sale, demolition, part replacement, missing, theft, written off or relocation.

# 4 PLAN IMPROVEMENT AND MONITORING

## 4.1 Monitoring and Review Procedures

Changes to the IAMP need to be readily identified. The process that will be adopted for updating it is outlined below:

- a) Where changes are made that do not materially alter the technical aspects of management (standards and specifications) and seek only to enhance the information provided within the Plan, the changes will be approved by the Director responsible for the asset
- b) If material changes are made to standards and specifications, a report will be presented to Council, along with a brief explanation as to why such changes were necessary, seeking their endorsement

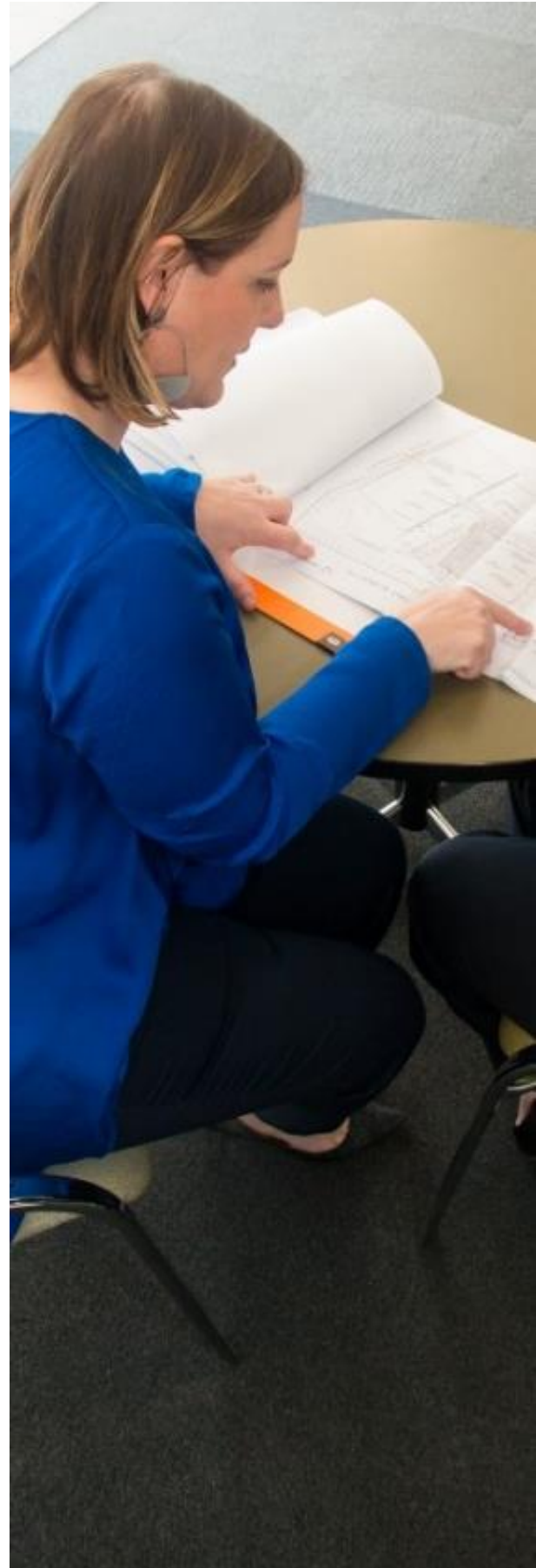
In relation to numbering the document version, material changes necessitating Council approval will cause a change to the prime number of the specific AM Plan Version (e.g. from Version 1.00 to 2.00).

Enhancements approved by the relevant Director will cause a change to the point number of the specific AM Plan Version that had previously been endorsed by Council (e.g. from Version 1.00 to 1.01).

The Appendices to the IAMP will be reviewed during annual budget planning processes and amended to recognise any changes in service levels and/or resources available to provide those services as a result of budget decisions.

The Appendices will also be updated as required to ensure they represent 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 IAMP has a life of 4 years (Council election cycle) and is due for complete revision and updating within two years of each Council election.



## 4.2 Asset Management Maturity

Through the review of Council's current Asset Management Plan and utilising the IPWEA National Assessment Framework for Asset Management Practice, Council has identified operational and process improvements to improve our asset management maturity.

These include items such as skills and processes, data and systems, evaluations, levels of service and governance and management. Many of the improvements identified will streamline our internal processes, improve efficiencies, and ensure consistent process use throughout Council, the key improvements have been listed in our improvement plan below.

## 4.3 Improvement Plan

| TASK NO | TASK                                                                                                                                                                                                                                | RESPONSIBILITY                                    | RESOURCES REQUIRED              | TIMELINE      |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|---------------------------------|---------------|
| 1       | Update the Gap Analysis of Council's Organisational Asset Management practices – reviewing data, systems and capabilities with intent to drive greater level of preventive maintenance across all asset classes.                    | Manager Strategic Assets and Engineering          | 8 person hours staff time       | 30 July 2025  |
| 2       | Continue to improve data quality in the asset management system (Assetic) as part of ongoing operation and maintenance of the system, with occasional modest step improvements such as adding 'functional location' to the dataset. | Co-ordinator Asset Management                     | Commenced                       | Ongoing       |
| 3       | Continue to improve data quality and usage of the GIS system                                                                                                                                                                        | GIS Officer                                       | Commenced                       | Ongoing       |
| 4       | Continue to improve data quality and usage of the new mobile technology used for live data capture and response to customer requests for service, risk management and maintenance.                                                  | GIS Officer                                       | Commenced                       | Ongoing       |
| 5       | Develop a plan for greater proactive traffic count data capture through greater utilisation of existing equipment.                                                                                                                  | Co-ordinator Asset Management                     | Use 3 existing traffic counters | 31 March 2025 |
| 6       | CWMS – review of annual ESCOSA reporting to ensure continued compliance.                                                                                                                                                            | CWMS Co-ordinator                                 | CWMS Co-ordinator               | Annual        |
| 7       | Review and update the Barossa, Light and Lower North Region Open Space, Recreation and Public Realm Strategy                                                                                                                        | Director, Infrastructure & Environmental Services | TBC                             | 31 July 2025  |
| 8       | Undertake condition audits and obtain condition ratings for stormwater, building and recreational assets, minor culverts and floodways                                                                                              | Director, Infrastructure & Environmental Services | TBC – additional cost           | FY25/26       |
| 9       | Update CWMS asset register (disposal and renewal)                                                                                                                                                                                   | CWMS Co-ordinator                                 | TBC                             | Ongoing       |
| 10      | Develop strategic tree management policy                                                                                                                                                                                            | Director, Infrastructure & Environmental Services | Commenced                       | December 2024 |
| 11      | Review and develop updated hierarchies for the transport group                                                                                                                                                                      | Co-ordinator Asset Management                     | TBC                             | December 2025 |



# 5 TRANSPORT ASSETS

## 5.1 Background

The Transport infrastructure assets covered by this Asset Management Plan are:

- Roads (sealed, unsealed, pavement and formation)
- Kerb and Watertable
- Footpaths
- Carparks and Internal roads
- Traffic Control Devices.

This plan summarises the needs, challenges and risks attributed to managing road assets and associated infrastructure assets over the next 10 years.

A condition and defect assessment was commissioned in 2022 and this data has been used to inform the renewal and maintenance requirements.

## 5.2 Asset Breakdown

This section of the Infrastructure Asset Management Plan identifies how Council manages Transport assets, including details of the management systems for Transport infrastructure under the care and control of The Barossa Council.

This Infrastructure Asset Management Plan defines how Council will manage the road network and sets a standard in relation to discharge of duties in the performance of those assets. It also provides guidance that details future inspection, maintenance, and data collection practices.

Council has a register which records the details of the public roads and ancillary areas for which it is responsible. Council's Asset Management Information System (AMIS) breaks roads down into segments to provide better management of discrete portions of road. Typically, these are lengths of road between intersecting streets, or in rural roads no greater than one kilometre in length. The assets related to a roads structural makeup (formation /pavement / surface) sit under the individual road segments within the asset management system.

The AMIS has been mapped in Council's Geographic Information System (GIS), which is an integral component. The AMIS also records information such as the type, condition, and valuation (e.g., replacement value, depreciation) of road assets together with a history of the assets including construction, maintenance, any additions, deletions and changes to those assets.



## 5.3 Transport Technical Levels of Service

### Roads Technical Levels of Service

| SERVICE ATTRIBUTE    | SERVICE ACTIVITY OBJECTIVE                                                                                | ACTIVITY MEASURE PROCESS                                                      | CURRENT PERFORMANCE                                                                                                                                                                                                | DESIRED FOR OPTIMUM LIFECYCLE COST                                                                                                      |
|----------------------|-----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| <b>Operations</b>    | Ensure all road components achieve optimum life and perform in a manner that meets the communities needs. | Review of condition assessment data.                                          | Increased deterioration of sealed network since last condition assessment. Condition assessment to be undertaken approximately every 4 years.                                                                      | Development of maintenance program integrated with Optimised Renewal Decision Making (ORDM) to decrease the road surface deterioration. |
|                      |                                                                                                           | Review of internal time and effort to maintain unsealed roads.                | TBC currently undertaking inspections of unsealed road network every 3 months to determine grading requirements and any additional rectification works. Service improvements to be defined after a period of time. | Grade unsealed roads at the optimum time based on inspection results.                                                                   |
| <b>Maintenance</b>   | Road networks are maintained fit for purpose, within the road hierarchy.                                  | Reactive service requests completed within timeframes.                        | All requests are logged and actioned.                                                                                                                                                                              | All requests are logged and actioned.                                                                                                   |
|                      |                                                                                                           | Planned maintenance activities completed to schedule.                         | Councils Field Maintenance Module for Assetic being used to coordinate.                                                                                                                                            | Capital works and maintenance program coordinated using Assetic.                                                                        |
| <b>Renewal</b>       | Ensure road components are replaced when due so that the network continues to be fit for purpose.         | Number of renewals identified in renewal plan completed per annum.            | Renewal program based on inspection undertaken in 2022. Undertake field inspection and scope road prior to undertaking works.                                                                                      | ORDM at component collection level, using relevant environmental variables and deterioration modelling.                                 |
| <b>Upgrade / New</b> | Ensure road network is upgraded to meet all relevant legislation, new                                     | Elected Member requests, Roads to Recovery, Blackspot funding and Crash data. | Reporting on project from start to completion.                                                                                                                                                                     | Timely upgrades. Optimal use of Federal/State funding.                                                                                  |

|  |                             |                                                |                                                    |                                                                                    |
|--|-----------------------------|------------------------------------------------|----------------------------------------------------|------------------------------------------------------------------------------------|
|  | standards and modern needs. |                                                |                                                    |                                                                                    |
|  |                             | Number of upgrades identified in Upgrade Plan. | Projects are defined in response to grant funding. | Upgrade plans approved by Council and funded through the Long Term Financial Plan. |

### Kerb Technical Levels of Service

| SERVICE ATTRIBUTE    | SERVICE ACTIVITY OBJECTIVE                                                                            | ACTIVITY MEASURE PROCESS                                                      | CURRENT PERFORMANCE                                                           | DESIRED FOR OPTIMUM LIFECYCLE COST                                                                                                                                                     |
|----------------------|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|-------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Operations</b>    | Ensure all kerb components achieve optimum life perform in a manner that meets the communities needs. | Review of condition assessment data.                                          | Approximately 44% of kerb value consumed, based on 2022 condition assessment. | Development of maintenance program to improve the consumption of kerb infrastructure.                                                                                                  |
|                      |                                                                                                       | Review of internal time and effort to maintain kerbing.                       | TBC currently undertake minor kerb patching based on customer requests.       | Capital and maintenance set up and operational in Assetic – Asset Management System.                                                                                                   |
| <b>Maintenance</b>   | Kerb networks are suitable for purpose.                                                               | Reactive service requests completed within timeframes.                        | All requests are logged and actioned.                                         | All requests are logged and actioned.                                                                                                                                                  |
|                      |                                                                                                       | Planned maintenance activities completed to schedule.                         | Councils Field Maintenance Module for Assetic being used to coordinate.       | Capital works and maintenance program utilised in Council's Asset Management Information System                                                                                        |
| <b>Renewal</b>       | Ensure kerb components are replaced when due so that the network continues to be fit for purpose.     | Number of renewals identified in renewal plan completed per annum.            | Renewal program based on condition, community needs and requests.             | Identifying renewals to align with the resealing of roads. Works to be undertaken year prior to resealing works. Undertake field inspection and scope road prior to undertaking works. |
| <b>Upgrade / New</b> | Ensure road network is upgraded to meet all relevant legislation, new standards and modern needs.     | Elected Member requests, Roads to Recovery, Blackspot funding and Crash data. | Reporting on project from start to completion.                                | Time frames met<br>Use of Federal/State funding.                                                                                                                                       |
|                      |                                                                                                       | Number of upgrades identified in Upgrade Plan.                                | Use of Federal/State funding.                                                 | Upgrade plans approved by Council and funded through                                                                                                                                   |

|  |  |  |  |                               |
|--|--|--|--|-------------------------------|
|  |  |  |  | the Long Term Financial Plan. |
|--|--|--|--|-------------------------------|

## Footpath Technical Levels of Service

| Service Attribute    | Service Activity Objective                                                                                    | Activity Measure Process                                                                       | Current Performance                                                                                           | Desired for Optimum Lifecycle Cost                                                                                                                                                     |
|----------------------|---------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Operations</b>    | Ensure all footpath components achieve optimum life and perform in a manner that meets the communities needs. | Review of condition assessment data.                                                           | Approximately 48% of footpath value consumed, based on 2022 condition assessment.                             | Development of maintenance program to improve the consumption of footpath infrastructure.                                                                                              |
|                      |                                                                                                               | Review of internal time and effort to rubble footpaths.                                        | TBC currently maintain the rubble footpaths under the operational budget.                                     | Optimise the renewal of rubble footpaths and minimise re-work. Compare undertaking work via capital funding.                                                                           |
|                      |                                                                                                               | Identification and measurement of trip hazards when collecting footpath condition information. | TBC are currently working to remediate known trip defects.                                                    | 95% of segments have no trip hazards greater than 20mm.                                                                                                                                |
| <b>Maintenance</b>   | Footpath networks are suitable for purpose.                                                                   | Reactive service requests completed within timeframes.                                         | All requests are logged and actioned in line with policy.                                                     | All requests are logged and actioned in line with policy within Council's Asset Management Information System.                                                                         |
|                      |                                                                                                               | Planned maintenance activities completed to schedule.                                          | Councils Field Maintenance Module for Assetic being used to coordinate.                                       | Capital works and maintenance program utilised in Council's Asset Management Information System.                                                                                       |
| <b>Renewal</b>       | Ensure footpath components are replaced when due so that the network continues to be fit for purpose.         | Number of renewals identified in renewal plan completed per annum.                             | Renewal program based on inspection undertaken in 2020 and the footpath strategy currently under development. | Identifying renewals from the Asset Management System at a component level based on recent condition assessments. Undertake field inspection and scope road prior to undertaking work. |
| <b>Upgrade / New</b> |                                                                                                               |                                                                                                |                                                                                                               |                                                                                                                                                                                        |



|  |                                                                                           |                                                               |                                                                                                      |                                                                                                         |
|--|-------------------------------------------------------------------------------------------|---------------------------------------------------------------|------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
|  | Close level of service gaps to meet relevant legislation and/or minimum level of service. | Percentage network length requiring upgrade.                  | Minimum service level and list not yet developed. Projects are defined in response to grant funding. | Level of Service and Upgrade plans approved by Council and funded through the Long Term Financial Plan. |
|  | Understand and manage community expectations.                                             | Total length of footpaths requested by community for upgrade. | 44km.                                                                                                | List is similar to closing of Level of Service Gaps list.                                               |

## 5.4 State of the Assets: Data Collection and Asset Condition

### Data collection and Condition Assessment.

In 2022-2023 financial year, Council's sealed road, unsealed roads, kerb, footpath and carpark network assets were inspected by an independent contractor using state of the art equipment and technology. The data collection was assessed using a multi criteria analysis to create an overarching condition assessment.

A comprehensive condition survey is expected to be repeated approximately every four years.

### Renewal Modelling.

In early 2023, Council staff (including field staff) worked with a consultant to combine the 2022 collected condition information with current evidence and council practises to develop a number of transport renewals funding scenario profiles for consideration and input into a future works program. This included a scenario that matched the current Long Term Financial Plan allocations.

### Future Condition Assessments

Council will undertake periodic surveys and/or audits to monitor transport infrastructure and associated elements such as road pavement, road surfacing, kerb and gutter and shoulder conditions, footpaths, signs and other road furniture. These audits, as highlighted in the table below, are to determine the overall condition of the assets and provide input into future maintenance, renewal and replacement plans. The specified intervals depend on the asset, the volume and nature of road usage (hierarchy classification), and any risk to safety.

| ASSET/COMPONENT                 | AUDIT INTERVALS | DATA TO BE COLLECTED                                        |
|---------------------------------|-----------------|-------------------------------------------------------------|
| Sealed road network             | 4 years         | Overall condition rating scores                             |
| Kerb and Gutter                 | 4 years         | Overall condition rating scores                             |
| Road Shoulders                  | 4 years         | Overall condition rating scores                             |
| Unsealed road network           | 6 years         | Overall condition rating scores                             |
| Footpaths including Bike Tracks | 4 years         | Condition audit to Identify footpath defect extent          |
| Street Trees – Urban Areas      | 5 years         | Species, expected remaining life, qualified risk assessment |
| Drainage                        | 4 years         | Overall condition rating scores                             |

*\*The above timeframes are estimates and may alter based on available resources, weather events, budget, and future requirements*

In addition to the specified audits, Council will undertake regular inspections to monitor asset condition and identify maintenance defects, which will then identify repair works as part of the day-to-day maintenance of the road infrastructure network. Council also conducts reactive inspections as part of the response to customer requests.

Information related to defects identified via inspection will be recorded in Council's Asset Management System. Repair and maintenance works will be scheduled based on the severity of the defect ensuring the safety of infrastructure users and general public.

## 5.5 Duties to Maintain and Keep Safe

### Road infrastructure assets

In accordance with the Local Government Act 1999, Council is responsible for the care and control of its Transport Assets and is required to maintain and keep them in a safe condition for their intended function.

Pursuant to Section 221 of the Act, a person (other than Council or a person acting under some statutory authority) must not make an alteration to a public road unless authorised to do so by the Council.

Any proposed work or activity on Council land, including a road, verge / nature strip, recreation reserve etc., is required to have a Section 221 "Application for Construction or Modifications on Council Property" lodged for Council consideration. Council may issue permits for certain activities and alterations to be made with conditions and requirements that are to be completed at the applicant's expense to Council satisfaction.

### Infrastructure Definition

- **Road Carriageway** - The traffic lanes on the road where a vehicle is not restricted by any physical barriers or separation lines to laterally move.
- **Verge / Nature Strip** - The Council land between the property boundary and the edge of road carriageway / back of kerb. A verge / nature strip may sometimes be landscaped.
- **Kerb / Kerb and Gutter** - The roadside infrastructure that conveys stormwater drainage along the length of the road. A kerb / kerb and gutter may comprise of upright barrier or mountable kerb profiles.
- **Invert / Gutter Crossing** - A crossing point within the kerb and gutter that allows safe and convenient access over the infrastructure. An invert / gutter crossing may be a spoon drain or other similar profile.
- **Driveway / Crossover** - The Council land between a property boundary and the edge of road carriageway / back of kerb utilised for private property access. A driveway / crossover includes the pavement surface and may also comprise a culvert crossing.
- **Culvert Crossing** - A culvert or pipe within the driveway / crossover that allows safe conveyance of roadside stormwater drainage. The culvert crossover may include inlet and outlet infrastructure such as headwalls and scour protection.
- **Stormwater Connection** - The stormwater connection between a property boundary and the roadside drainage system. The stormwater connection may comprise of a pipe or channel conduit.
- **Stormwater Connection Sleeve** - The sleeve or conduit within a footpath or kerb and gutter that allows the placement of a stormwater connection conduit.
- **Footpath** - The paved or treated surface within the verge / nature strip or within land acting as a thoroughfare from point A to point B allocated for pedestrian and/or bicycle use. The footpath includes the section of a driveway / crossover traversed by footpath infrastructure.

## 5.6 Transport Operations and Maintenance Plan

The provisions of this IAMP apply to those assets listed in the Council's AMIS. The construction, operation and maintenance of the listed assets are Council's responsibility. Roads and car parks on private properties and private drainage are the responsibility of the property owner, unless deemed otherwise by relevant easements and agreements. Arterial roads are the responsibility of Department for Infrastructure and Transport (DIT) in terms of the relevant DIT Operational Instructions.

The Barossa Council is responsible for constructing new, repairing, and maintaining road carriageway, kerb / kerb and gutter, invert / gutter crossing, stormwater connection sleeve, footpath street trees, and associated infrastructure such as street furniture.

The property owner is responsible for constructing new, repairing, and maintaining their driveway / crossover, culvert crossing, stormwater connection. However, construction of a driveway / crossover may require the property owner to modify the existing and/or construct a new kerb and gutter or invert / gutter crossing. All works on Council land will require approval through the Section 221 permit process where the conditions and requirements will be outlined.

It is the property owner's responsibility to ensure their driveway and their private stormwater connection to Council drainage assets are maintained to the satisfaction of Council.

Whilst the portion of a driveway located between the road carriageway and the property boundary is the responsibility of the adjoining property owner to maintain, Council will maintain the section of a driveway/crossover that is part of a constructed footpath.

Council is required to ensure that the verge / nature strip is safe and convenient for pedestrian access. Property owners are, however, encouraged to maintain verge / nature strip land adjacent their respective allotments i.e. by mowing the grass. In townships, Council may, if required, spray unmaintained verge land with appropriate herbicides to control unsightly weed growth and to ensure safe pedestrian access. Council does not generally spray or cut rural roadside verges, except as required for road safety reasons.

Property owners are not permitted to landscape or install a structure (including planting or removal of vegetation, irrigation, excavations, letter boxes, pipes, wires, cables, fittings, fixtures, and other objects) in, on, across, under or over Council verge / nature strip land without Council approval through the Section 221 permit process or development application process.

All fences are required to be constructed entirely within the boundaries of the relevant allotment.

A property owner is required to enter an agreement with Council for the construction, maintenance, repair, and insurance of cattlegrids and gates in Council land. This agreement defines the roles and responsibilities of both the property owner and Council for the ongoing management of these items.

Council will not maintain an unmade road. In some cases, an adjoining property owner may have a permit to use the unmade road area and constructed a road/driveway for access purposes.

Council maintains a dry-weather-only road occasionally on an as required basis, with no minimum level of service identified.

No built form or development requiring application through either the Development Act, Planning Development Infrastructure Act or Local Government Act (Section 221) processes will be approved on or over any Council service infrastructure or any easement in favour of The Barossa Council.

## 5.7 Transport Renewals Plan

Based on the 2022 condition assessment, an options analysis was undertaken for various scenarios:

- Current LTFP funding (and resultant Average Network Condition).
- Expenditure to achieve an Average Network Condition of 2.5 after 10 years
- Expenditure to achieve a nominal Average Network Condition of 3.0 after 10 years – relatively linear.
- Recommended Expenditure – achieving a nominal Average Network Condition of 3.0

The modelling informed us that current levels in the Long Term Financial Plan (Appendix 2) for Transport group, using the recommended expenditure model (average condition of 3) is generally enough to achieve the desired levels of service into the future.

## 5.8 Transport Upgrade Plan

Any upgrade to transport assets i.e. sealing of unsealed roads, construction of new footpath or intersection upgrade will be determined based on the social, tourism and freight importance of the road and projected demand for future traffic.

Any proposed variations to infrastructure levels of service that have a financial impact are required to be considered by Council in terms of the revised asset function level. Any proposed upgrade is required to be considered through the Council budget process.

## 5.9 Transport Disposal Plan

Includes any road closures. No roads are currently identified for disposal. Excludes assets removed and replaced as part of a renewal project.

## 5.10 Asset Summary

| ASSET TYPE          | QUANTITY               | REPLACEMENT VALUE     |
|---------------------|------------------------|-----------------------|
| Sealed Roads        | 368 km                 | \$ 156,456,022        |
| Unsealed Roads      | 626 km                 | \$ 29,659,092         |
| Kerb and Gutter     | 254 km                 | \$ 68,585,893         |
| Car Parks           | 43                     | \$ 1,402,994          |
| Footpath            | 452km (inc. Bike Path) | \$ 17,562,784         |
| Roundabout          | 1                      | \$ 12,758             |
| Road Infrastructure | 3                      | \$ 91,321             |
| <b>Total</b>        |                        | <b>\$ 273,770,864</b> |



# 6 BRIDGE ASSETS

## 6.1 Asset Breakdown

This section of the Infrastructure Asset Management Plan provides information on bridges, footbridges, floodways and major culverts, which are collectively known as Bridges.

Bridge assets are managed in a way to meet safety and functional standards and to achieve outcomes set in the Community Plan. The plan details the management systems for the management of bridge assets under the care and control of The Barossa Council. It also provides guidance that details future inspection, maintenance, upgrade, and replacement of bridge infrastructure assets, where required.

The data within the AMIS has been mapped in Council's Geographic Information System (GIS), and records information such as the type, condition, and valuation (e.g. replacement value, depreciation) of Bridge assets together with a history of the assets including construction, maintenance, any additions, deletions and changes to those assets.



## 6.2 Bridges Technical Levels of Service

All bridges must adhere to legislative, standards and Council's Development Plan requirements. Bridges are designed to meet standards and guidelines at the time of construction. Some bridges will need to meet current, revised design standards when the asset is renewed or replaced.

The road bridges required to service our existing road network are largely in place but were mostly built in the first half of the 1900s. Many of these bridges require upgrades as vehicle size and load limits have increased greatly, hence the focus is more on the capital renewal and upgrade of these structures. Careful consideration is given to National Heavy Vehicle Regulator (NHVR) bridge use approvals to minimise the risk of bridge damage.

The requirement for new bridges to service new development within the Council will be a future development consideration for developers on a case-by-case basis.

Where a Bridge is within a Road Reserve, the duties to maintain and keep safe as set out in the Transport Assets section of this IAMP should also be referred to. Outside of a Road Reserve, duties relating to bridges are covered by common law as well as building and local government statutes. For the purposes of this IAMP, the Service Standards Identified in Council's Corporate Plan (2023—2027) are 'Customer Levels of Service'. Complimenting these, the following Technical Levels of Service have been developed to aid in the management of these assets.

### Bridges Technical Levels of Service

| Service Attribute    | Service Activity Objective                                                                                  | Activity Measure Process                                                   | Current Performance                                                                     | Desired for Optimum Lifecycle Cost                                                                                |
|----------------------|-------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| <b>Operations</b>    | Ensure all bridge components achieve maximum life and perform in a manner that meets the communities needs. | Formal condition assessments. Assessment resulting from customer requests. | Condition audit in to provide priority of work. Condition inspection every 2 – 6 years. | Condition inspection every 2 – 6 years.                                                                           |
| <b>Maintenance</b>   | Bridges are suitable for purpose.                                                                           | Reactive service requests completed within timeframes.                     | All requests are logged and actioned.                                                   | All requests are logged and actioned.                                                                             |
|                      |                                                                                                             | Planned maintenance activities completed to schedule.                      | Previous inspection data used to inform maintenance tasks.                              | Capital works and maintenance program utilised in Council's Asset Management System.                              |
| <b>Renewals</b>      | Ensure minor components are replaced when due so that the Bridge continues to be fit for purpose.           | Number of renewals identified in renewal plan completed per annum.         | Renewal program based on previous inspections.                                          | Identifying renewals from the Asset Management system at a component level based on recent condition assessments. |
| <b>Upgrade / New</b> | Ensure bridge network is upgraded to meet all relevant                                                      | Elected Member requests. Government funding.                               | Reporting on project from start to completion.                                          | Time frames met. Use of Federal/State funding.                                                                    |

|  |                                              |                                                |                                                      |                                                                                    |
|--|----------------------------------------------|------------------------------------------------|------------------------------------------------------|------------------------------------------------------------------------------------|
|  | legislation, new standards and modern needs. |                                                |                                                      |                                                                                    |
|  |                                              | Number of upgrades identified in Upgrade Plan. | Projects to be defined in response to grant funding. | Upgrade plans approved by Council and funded through the Long Term Financial Plan. |

## 6.3 State of the Assets: Data Collection and Asset Condition

In 2017 a comprehensive bridge audit was conducted by WSP, which provided an overall asset summary, condition rating and defects list along with inspection photos. The purpose for conducting the bridge audit was to determine the overall quality of the assets and provide input into future maintenance, renewal, and replacement plans.

In addition to the specified audits, Council will undertake regular inspections to monitor asset performance and identify defects. This will inform Council of any repair works and intervention that may be required. Council also conducts reactive maintenance as part of the response to customer requests.

Information related to defects identified via any inspections will be recorded. Repair and maintenance works will be scheduled based on the severity of the any identified defect ensuring the safety of infrastructure for use by the general public.

## 6.4 Bridges Operations and Maintenance Plan

The provisions of this IAMP apply to those assets listed in the Council's AMIS. The construction, operation and maintenance of the listed assets are Council's responsibility. Bridges on private properties are the responsibility of the property owner, unless deemed otherwise by relevant easements and/or formal agreements. Culverts within private property, not identified as a Council asset in Council's AMIS and/or not specifically covered by easement are deemed to be not Council responsibility.

The Barossa Council is responsible for constructing new, repairing, and maintaining bridges and culverts within road reserves or within land in care and control of Council.

The maintenance regime of structures that are accepted as being Council's is as follows:

- In addition to the comprehensive bridge audits, Council will undertake ad-hoc inspections to monitor asset performance and identify defects. This will inform Council of any repair works and intervention that may be required. Council also conducts reactive maintenance as part of the response to customer requests.
- Information related to defects identified via inspection will be recorded in Council's Asset Management System. Repair and maintenance works will be scheduled based on the severity of the defect ensuring the safety of infrastructure for use by the general public.

## 6.5 Bridges Renewal and Replacement Plan

The 2017 WSP Bridge Audit Maintenance Report short lists 10 selected bridge assets for priority capital renewals or replacement work. This may include major maintenance items but, for the purposes of this IAMP, the works are all identified as renewal. The audit report also informs longer term bridge replacement and upgrade requirements across the region without specific priority assigned. Council is planning to complete a new bridge audit in the future.

Load Limits may be placed on bridges in poor condition to extend the life of the bridge asset, where reasonable alternative access is not available.

The upgrade of major bridges on the DIT arterial road network is a consideration for the State Government which owns these assets.

## 6.6 Bridges Upgrade Plan

There are presently no Council bridges separately identified as requiring specific upgrades. However, Moss Smith Bridge replacement design investigation options are budgeted for within the 2024-2025 financial year.

Upgrades outside of renewals (and associated modern equivalent componentry/methods) will be demand or standards driven. Typical factors would include increased hydraulic capacity requirements, increased traffic demand (volume) and safety, increased pedestrian or mobility demand and safety, or vehicle type increased mass.

## 6.7 Asset Summary

| ASSET TYPE        | QUANTITY | REPLACEMENT VALUE    |
|-------------------|----------|----------------------|
| Vehicular Bridges | 37       | \$ 19,875,783        |
| Major Culverts    | 76       | \$ 17,884,809        |
| Footbridges       | 28       | \$ 5,653,283         |
| Floodways         | 53       | \$ 10,269,066        |
| <b>Total</b>      |          | <b>\$ 53,682,941</b> |



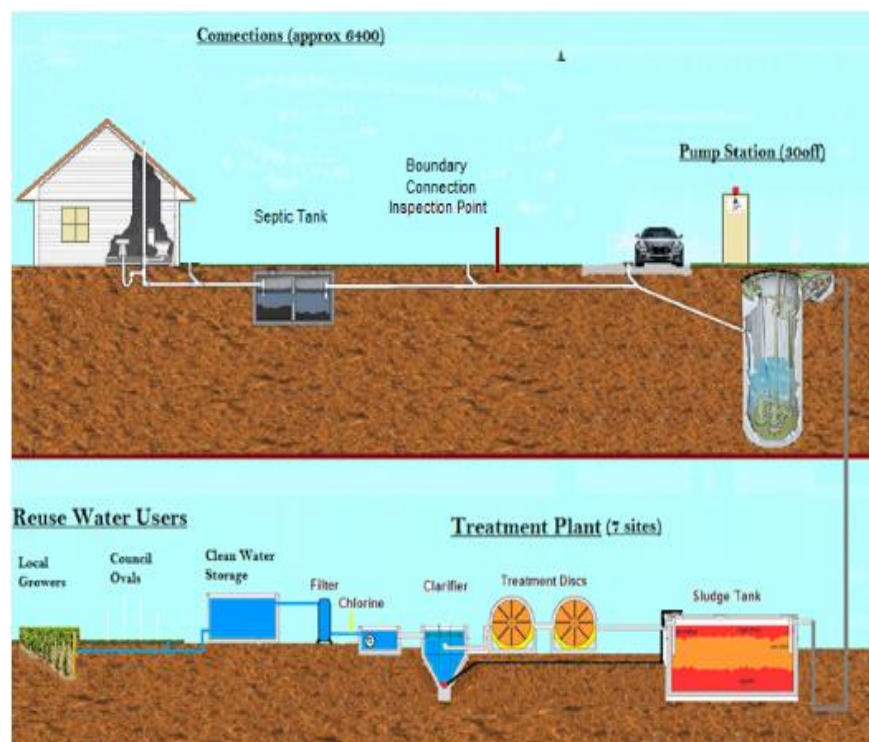
# 7 CWMS Assets

## 7.1 Community Wastewater Management System

### 7.1.1 Overview

The Community Wastewater Management System (CWMS) Network within the Council Area services its customers as per the conditions of its Water Entity Licence as a Fee for Service Business within The Barossa Council area. Figure 7.1 below shows the main components of the CWMS System.

As a licenced water entity, the CWMS business is fully compliant to the Water Industry Act 2012 and delivers services in-line with the Essential Services Commission of South Australia (ESCOSA) approved customer charter and guidelines.



**Figure 7.1 – CWMS schematic**

All assets upstream of the Boundary Connection Inspection Point are owned by Property Owner. The pipework and septic

The Boundary Connection Inspection Point and all other CWMS assets downstream of this are owned and managed by Council.

## 7.2 Asset Breakdown

This Asset Management Plan covers the (CWMS) assets under the care and control of Council.

Council's Asset Management Information System breaks the CWMS assets down into whether the assets are associated with Reuse or Wastewater.

## 7.3 CWMS Technical Levels of Service.

For the purposes of this IAMP, the Service Standards Identified in Council's Corporate Plan (2023—2027) are 'Customer Levels of Service'. Complimenting these, the following Technical Levels of Service have been developed to aid in the management of these assets.

'Optimum Lifecycle Cost' is an aspirational long-term state for Council. A key action to achieve this is implementation of a process known as Optimised Renewal Decision Making (ORDM). To optimise cost to the community, ORDM needs to be integrated with transparent Levels of Service decision processes, excellent planning and robust business cases, design, acquisition, operations, and maintenance procedures.

Normally, all treated effluent is on-sold to customers (with the backup being to discharge to the environment). SA Health requires that treated effluent on-sold (for use other than for drinking or



environmental flows) must comply with the Australian Guidelines for Water Recycling (Phase 1). This requires monthly testing, at each of Council's 13 sites, for a range of chemical and biological determinants and complying with prescribed limits.

An industrial standard Supervisory Control and Data Acquisition (SCADA) system is used to monitor all treatment and pump station sites and alarms (high level wet wells etc) are responded to by qualified Council staff, with either remote intervention or attendance on site. Power outages are managed using a set of three portable generators.

### CWMS Technical Levels of Service

| Service Attribute  | Service Activity Objective                                                                       | Activity Measure Process                                                                                                                | Current Performance                                                                                                                                  | Desired for Optimum Lifecycle Cost                                                      |
|--------------------|--------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| <b>Operations</b>  | Treated water delivered to Customers (for non-potable use) complies with SA Health requirements. | Monthly testing of water quality at each site.                                                                                          | Approx. 95% compliance.                                                                                                                              | 95%                                                                                     |
|                    | Attend sewer blockages incident in a timely manner to stop any overflows.                        | Response time to return network drain to normal operations.                                                                             | Within 2hours.                                                                                                                                       | Within 2hours.                                                                          |
|                    | Septic tanks are pumped out as part of the de-sludging program to prevent solids carry over.     | Time between tank de-sludge once every 1 to 4 years, as required by tank size and customer type.                                        | Solids carry over instances minimal.                                                                                                                 | Solids carry over instances minimal.                                                    |
| <b>Maintenance</b> | Cleaning of gravity drains and post clean inspection.                                            | 85% of network drains to be cleaned and inspected every 5 years.                                                                        | Minimal blockages occurring. High level of service continuity.                                                                                       | The condition of the drain network is known, Targeted maintenance can be undertaken.    |
|                    | Repairing broken pipes.                                                                          |                                                                                                                                         | Minimal blockages occurring. High level of service continuity.                                                                                       | Reactive replacement of broken pipe undertaken in a timely manner.                      |
|                    | Pump Stations mechanical maintenance.                                                            | Pumps and pumping station equipment regularly inspected and checked for suitable operation.                                             | Pumps and pumping station equipment have a 95% availability of operational requirement.                                                              | The condition of the Pump Stations is known, Targeted maintenance can be undertaken.    |
|                    | Brief inspection of pump station.                                                                | Check alarm, leaks, flow rates, and valves.                                                                                             | Inspection undertaken fortnightly.                                                                                                                   | Inspection undertaken fortnightly.                                                      |
|                    | Inspection of treatment plants.                                                                  | Use SCADA to monitor performance. On-site control systems. On-site disinfection monitoring. 3 days/week on-site inspections each plant. | All treatment plants produce fit for purpose recycled water and treatment plant equipment availability is maintained at the highest practical level. | The condition of the treatment Plants is known, Targeted maintenance can be undertaken. |

|                      |                                                                                            |                                                                                                                                                          |                                                                                                                                                           |                                                   |
|----------------------|--------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|
| <b>Renewal</b>       | Maintain a high level of reliability of network and treatment assets.                      | Network maintenance inspections inform condition and renewals programmed. Using SCADA and manual observations to identify declining performance.         | Overall, there is a high level of reliability. No unmanageable surge in required renewals is foreseen. Rising mains are seen as the key asset to monitor. | As at present.                                    |
| <b>Upgrade / New</b> | Ensure capacity to match anticipated demand and/or compliance requirements 10 years ahead. | Network maintenance inspections of the operation of the network, with the use of SCADA and manual observations to identify increase loads on the system. | No limitations are put in place on developments due to no capacity in the network and treatment plant.                                                    | As at present<br>No limitations are put in place. |
|                      |                                                                                            | CWMS Suitable Connection and Augmentation charged are applied to additional loads connecting the network.                                                | No limitations are put in place on developments due to no capacity in the network and treatment plant.                                                    | As at present<br>No limitations are put in place. |

## 7.4 State of the Assets: Data Collection and Asset Condition

### Data Collection

Around 70% of the CWMS network was constructed between 1969 and 1978 by the Department of Health, with assets and records (microfiche) subsequently handed over to Council. Between 5% and 10% of the network is pre-1969. 20% to 25% of the network is post 1978 as either gifted infrastructure from development or constructed by Council.

Council's GIS is used to display basic location and pipe details of the network. Within these records, details are based on digitisation of historic plans, where the location detail was usually related to a physical feature (i.e. fence lines etc) and not survey.

All historic plans available have been scanned and are reflected in GIS. Historic records have been stored in Council's Electronic Document Record Management System (EDRMS).

The most recent CWMS Pipe Network comprehensive valuation using an external party was conducted as at 1 July 2022.

An in-house condition assessment of lagoons and wastewater treatment plants was undertaken in 2013/14 using independent assistance as/when required together with a review of the independent useful life for this asset class. These assets have continued to be revalued using in-house expertise comparing component values to actual costs from recent CWMS wastewater treatment plant construction and industry rate comparisons.

One sixth of The CWMS Pipe Network is condition assessed annually. This sets the maintenance, upgrade, and replacement program for the following years.

## Asset Condition

Locations where deficiencies in service performance are known are detailed in the table below:

| ASSET CLASS | DEFICIENCY                                                                                                                          | NATURE OF DEFICIENCY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CWMS        | Drainage systems gravity lines                                                                                                      | <p><u>Inflow and Infiltration (I&amp;I) into network, leading to overloading and overflows.</u></p> <p>This only occurs after heavy rain events and is applicable to about 40% of the network. I&amp;I involves the entry of surface water and/or groundwater into a wastewater collection system, causing hydraulic overloading of the system. This can result in:</p> <ul style="list-style-type: none"> <li>• Surging from manholes and house connections, causing effluent to flow over properties, with potential public health impacts</li> <li>• Overflow of effluent from wet wells and bypassing of treatment plants, causing environmental and public health problems</li> <li>• Overloading of the treatment processes, causing a deterioration in effluent quality</li> <li>• Additional operational costs from pumping and additional capital costs from early renewal and system augmentation.</li> </ul> <p>Preventative methods include building standards enforcement, Council drain CCTV inspection and repair.</p> |
|             | Critical asset failure (Lagoon, Reticulation Network, Pump Stations, Wastewater Treatment Plants, Reuse water distribution network. | <p>Critical assets are those assets which have a high consequence of failure but not necessarily a high likelihood of failure. By identifying critical assets and critical failure modes, organisations can target and refine investigative activities, maintenance plans and capital expenditure plans at the appropriate time. Operations and maintenances activities may be targeted to mitigate critical assets failure and maintain service levels. These activities may include increased inspection frequency, higher maintenance intervention levels, etc.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|             | Legislative Requirements are not met                                                                                                | <p>Ensure that all Water Industry Act and ESCOSA* requirements are followed.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

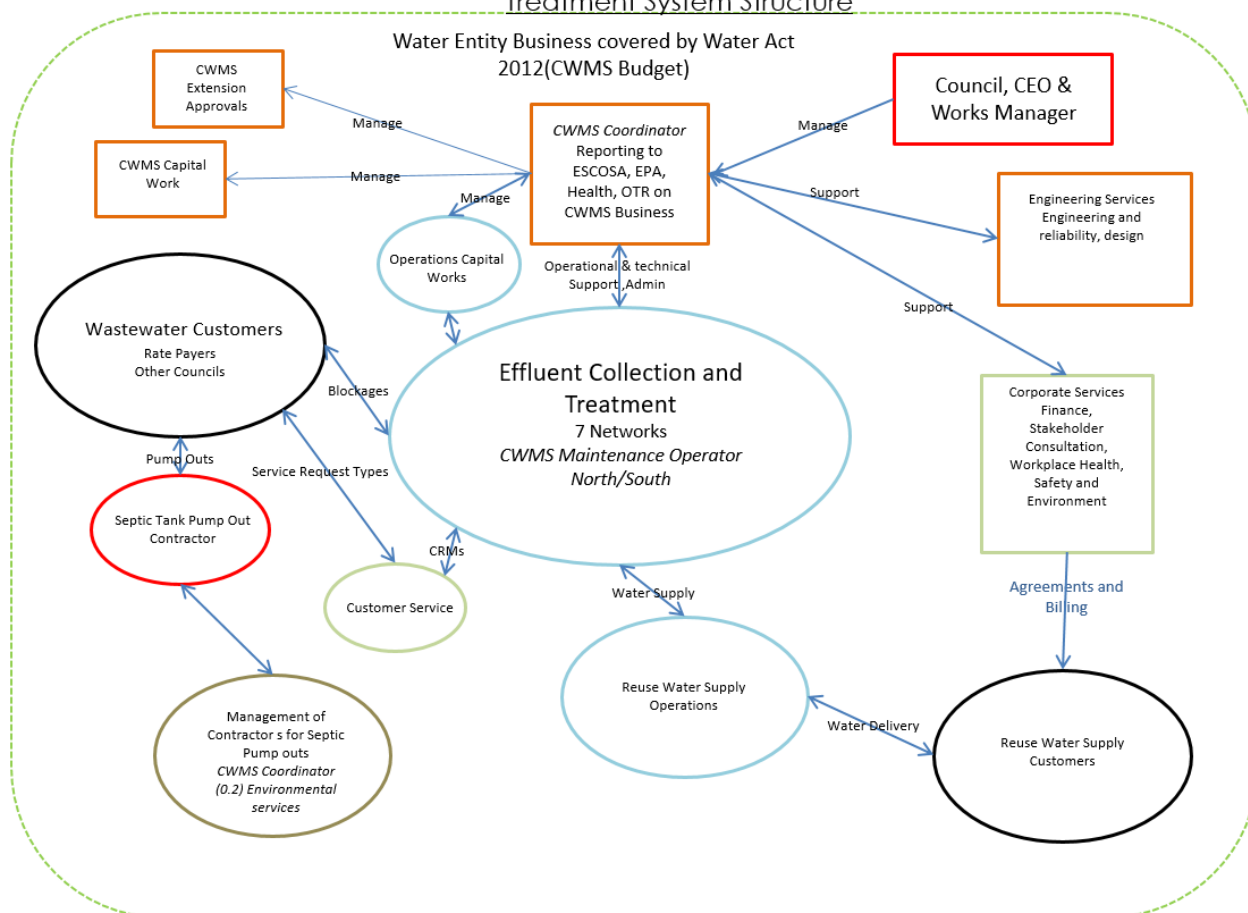
\* Refer also the Safety, Reliability, Maintenance and Technical Management Plan for CWMS Networks, The Barossa Council, Version 1, July 2018 (SRMTMP).

## 7.5 CWMS Operations and Maintenance Plan

The SRMTMP is a controlled document developed to meet the requirements of the Water Industry Act, as required by the Office of the Technical Regulator (OTR). The SRMTMP identifies how Council operations and maintenance employees ensure the safe and reliable operation of the collection networks, wastewater treatment facilities and recycled water use for surface irrigation of adjacent land.

The operational structure of Council's CWMS operation is shown by the following diagram.

## The Barossa Council Community Wastewater Treatment System Structure



The current status of Councils CWMS Operation can be summed up by the following: "The Barossa Council has valid approvals and licences from the relevant regulatory authority." (SRMTMP). Furthermore, in consideration of the risks and benefits, Council aspires to meet and generally achieves industry best practice with this operation.

"The existing equipment utilised by The Barossa Council in the CWMS is operated within a maintenance structure that schedules the work to common procedures.

Council adopts a preventive maintenance program over a breakdown maintenance approach. This program includes scheduled mid-life overhauls of major mechanical and electrical equipment to extend asset life and defer increased maintenance costs. Replacement of minor / low capital mechanical and electrical equipment is adopted to avoid increased routine maintenance costs. This preventative maintenance program is reviewed using a performances review process." – SRMTMP.

### Future Considerations

| ASSET CATEGORY | LOCATION    | SERVICE CONSIDERATIONS                                                                                                                                                                                                                                                                                                                                                            |
|----------------|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CWMS           | Township    | Population growth / new large scale housing developments and new townships.                                                                                                                                                                                                                                                                                                       |
|                | Maintenance | Augmentation of existing or new infrastructure, services and effluent disposal may lead to increased demands on the existing network.<br>Maintenance includes all actions necessary for retaining an asset to an appropriate service condition to allow the asset to deliver all of the needs of the community. This may involve the regular ongoing day-to-day work necessary to |

| ASSET CATEGORY | LOCATION                                   | SERVICE CONSIDERATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                |                                            | <p>keep assets operating but excluding rehabilitation or renewal.</p> <p>Maintenance may be classified into reactive, planned and specific maintenance work activities.</p> <p><u>Reactive</u> maintenance is unplanned repair work carried out in response to service requests and management/supervisory directions.</p> <p><u>Planned</u> maintenance is repair work that is identified and managed through a Maintenance Management System (MMS). MMS activities include inspection, assessing the condition against failure/breakdown experience, prioritising, scheduling, actioning the work and reporting what was done to develop a maintenance history and improve maintenance and service delivery performance.</p> <p><u>Specific</u> maintenance is replacement of higher value components/sub-components of assets that is undertaken on a regular cycle including manhole and inspection point replacement, etc. This work falls below the capital/maintenance threshold but may require a specific budget allocation.</p>                                                                                                                                                                                          |
|                | Capital Renewal and Replacement Strategies | <p>Planning and scheduling renewal projects to deliver the defined level of service in the most efficient manner,</p> <ul style="list-style-type: none"> <li>Undertaking project scoping for all capital renewal and replacement projects to identify: <ul style="list-style-type: none"> <li>the service delivery 'deficiency', present risk and optimum time for renewal/replacement,</li> <li>the project objectives to rectify the deficiency, of the range of options, estimated capital and life cycle costs for each option that could address the service deficiency, of and evaluate the options against evaluation criteria adopted by the organisation, and of select the best option to be included in capital renewal programs,</li> </ul> </li> <li>Using 'low cost' renewal methods (cost of renewal is less than replacement) wherever possible,</li> <li>Maintaining a current infrastructure risk register for assets and service risks associated with providing services from infrastructure assets and reporting Very High and High risks and residual risks after treatment to management and Council</li> <li>Reviewing current and required skills base and implementing workforce training and</li> </ul> |



| ASSET CATEGORY | LOCATION | SERVICE CONSIDERATIONS                                                                                                                                                                                                                                                                                                                                               |
|----------------|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                |          | development to meet required construction and renewal needs, <ul style="list-style-type: none"> <li>• Maintaining a current hierarchy of critical assets and capital renewal treatments and timings required,</li> <li>• Reviewing management of capital renewal and replacement activities to ensure Council is obtaining best value for resources used.</li> </ul> |

## 7.6 Asset Summary

The following table summarises the Major Asset types within Councils CWMS Infrastructure:

| ASSET TYPE                                      | QUANTITY                           | REPLACEMENT VALUE    |
|-------------------------------------------------|------------------------------------|----------------------|
| Gravity Main                                    | 178kms                             | \$ 33,412,978        |
| Gravity Property Connections                    | 7,836 Connected Customers – 33.5km | \$ 6,075,414         |
| Rising Mains                                    | 44kms                              | \$ 10,931,695        |
| Manholes                                        | 14                                 | \$ 182,683           |
| Pump Stations                                   | 38                                 | \$ 6,011,092         |
| Standpipes                                      | 3                                  | \$ 315,975           |
| Waste Water Treatment Plants and Infrastructure | 5 Treatment plants                 | \$ 16,140,002        |
| <b>Total</b>                                    |                                    | <b>\$ 73,069,841</b> |

## 8 COMMUNITY AND RECREATION ASSETS

### 8.1 Asset Breakdown

This Infrastructure Asset Management Plan covers the Land, Recreation and Sporting Facilities, Parks and Gardens, and Buildings, assets under the care and control of The Barossa Council.

Council's AMIS breaks the Community and Recreation Assets down into Land, Recreation/Sporting Facilities, Parks and Gardens, and Buildings.



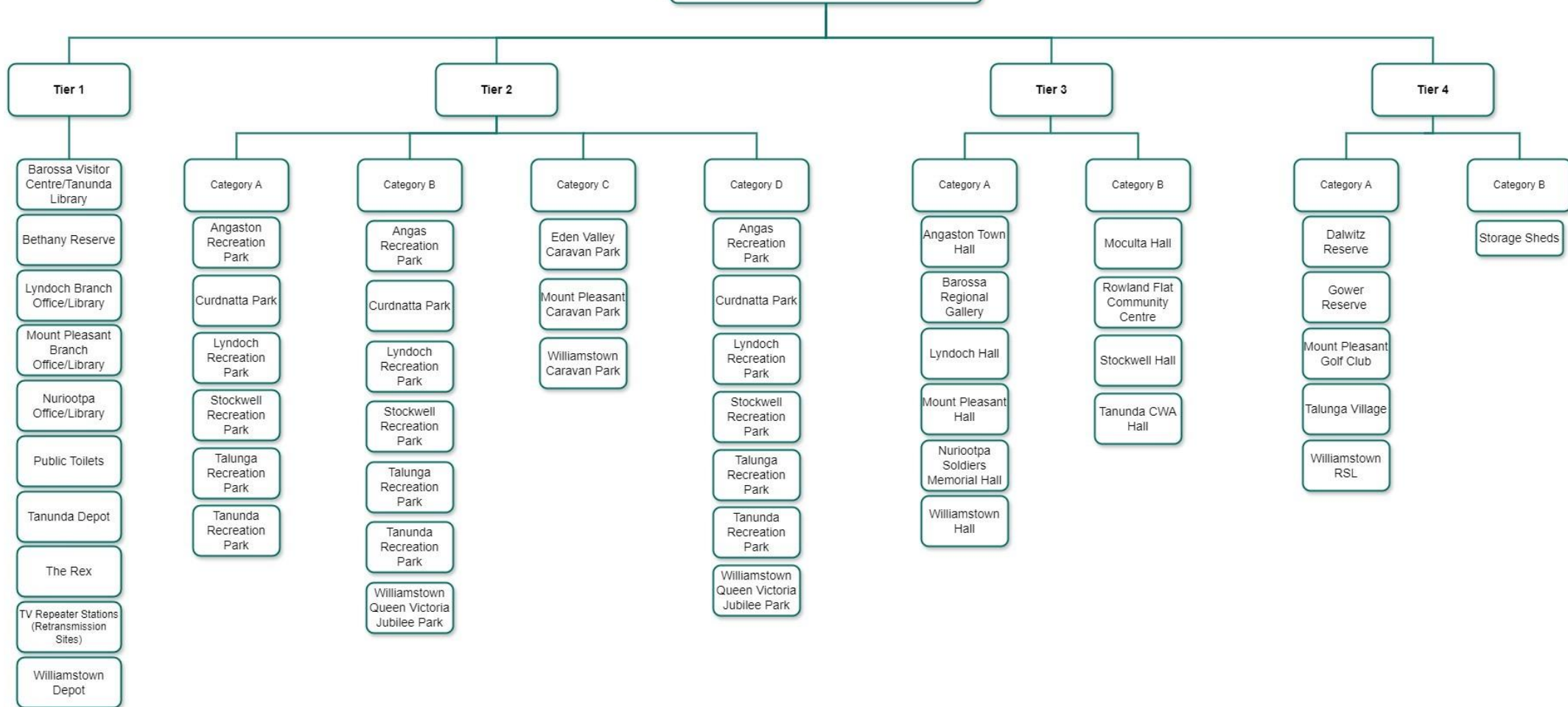
## 8.2 Technical Levels of Service

The best formal baseline for Council's current Level of Service and performance measuring process for the operations and maintenance Community and Recreation Assets is described within *The Barossa Council's Community Land Register Management Plan 1 (CLMP 1) - Council Reserves and Gardens – Developed\** (V 1.0, 8 June 2016).

| Service Attribute    | Service Activity Objective                                                                                                                          | Activity Measure Process                                                                            | Current Performance                                                     | Desired for Optimum Lifecycle Cost                                               |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <b>Operations</b>    | Refer to CLMP 1*                                                                                                                                    | Refer to CLMP 1*                                                                                    | Refer to CLMP 1*                                                        | Refer to CLMP 1*                                                                 |
| <b>Maintenance</b>   | Refer to CLMP 1*                                                                                                                                    | Refer to CLMP 1*                                                                                    | Refer to CLMP 1*                                                        | Refer to CLMP 1*                                                                 |
| <b>Renewal</b>       | Ensure minor components are replaced when due so that the asset continues to be fit for purpose.                                                    | Number of renewals identified in renewal plan completed per annum.                                  | Renewal program of individual components based on previous inspections. | Coordinated renewals program based on recent condition assessments.              |
| <b>Upgrade / New</b> | Working toward implementation of the OSRPRS 2013, ensure that assets are upgraded to meet all relevant legislation, new standards and modern needs. | Elected member requests.<br>Government funding.<br>Comparison with CLMP and OSRPRS 2013 objectives. | Reporting on project from start to completion.                          | Time frames and scale for optimum market price.<br>Use of Federal/State funding. |

A 'Facilities Hierarchy' is used to determine priority when there is competing demand for resources and also to reflect the differing levels of service aimed for in each 'tier'. Tier 1 is the 'top' level, and these facilities are critical to delivery of Council functions and and/or multiple user groups.

## FACILITY HIERARCHY



## Facility Hierarchy Matrix

| Tier | Type            | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Sub-Category                                                                                                                                                                                                                                                                                       | Impact to Community | Impact to Council Staff/Third Party |
|------|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------------------------------------|
| 1    | Civic Centre    | <ul style="list-style-type: none"> <li>• Very high community access or impact to community</li> <li>• Of a regional significance and capable of hosting state and/or national events</li> <li>• Services a population catchment above 5,000 people and receives regular regional level usage.</li> <li>• Diverse community &amp; staff/third party service offerings</li> <li>• Generally, professionally managed with Council contributing to all maintenance costs to ensure high standard of service.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | N/A                                                                                                                                                                                                                                                                                                | Major               | Major                               |
| 2    | Recreation Park | <ul style="list-style-type: none"> <li>• High community access</li> <li>• Of an important district significance.</li> <li>• Services a population catchment above 1,000 people</li> <li>• Receives regular usage from users competing in district competitions.</li> <li>• Receives regular usage from the community for recreational activities such as playgrounds</li> <li>• Can house caravan park grounds which are managed by a professional managing body or Council</li> <li>• Managed directly by Council or by a managing body, with Council contributing toward maintenance costs to ensure an appropriate standard of service.</li> <li>• If directly managed by Council, will have appropriate user group fees determined to ensure sufficient cost recuperation.</li> <li>• Individual facilities/areas within the Recreation Park may be subject to differing service levels in accordance with corresponding Council Policies and/or plans (e.g. Ovals)</li> <li>• Individual facilities/buildings within the Recreation Park may be exclusively utilised by third parties under agreement with Council which will attract</li> </ul> | <p>A – Community space/facility</p> <p>B – Open space/oval area subject to corresponding Council policies/plan</p> <p>C – Caravan Park grounds &amp; associated facilities</p> <p>D – Area under exclusive Lease or Licence agreement and subject to such agreements terms and conditions only</p> | High                | High                                |



|   |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                    |          |          |
|---|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|----------|----------|
|   |                                            | differing service levels outside of this Hierarchy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                    |          |          |
| 3 | Community Halls                            | <ul style="list-style-type: none"> <li>• Moderate community access</li> <li>• Of an important local significance</li> <li>• Services a population catchment of less than 1,000 people</li> <li>• These facilities provide for casual recreation or event usage to the community</li> <li>• Receives regular usage from a small number of user groups</li> <li>• Council managed facility with cost of management and maintenance funded by charging fees to users.</li> <li>• Individual areas within the facility may be exclusively utilised by third parties under agreement which will attract differing service levels outside of this Hierarchy</li> </ul> | <p>A – Large Halls (capable of accommodating over 100 people)</p> <p>B – Small Halls (capable of holding less than 100 people)</p> | Moderate | Moderate |
| 4 | Storage Sheds/Leased Reserves & Facilities | <ul style="list-style-type: none"> <li>• Low to no, or targeted community access</li> <li>• Services a targeted population catchment of less than 1,000 people</li> <li>• Provides for casual recreation to the community or storage of Council owned equipment</li> <li>• Receives regular usage from a single user group which is under a lease agreement with Council</li> <li>• Individual areas within, or the whole, facility may be exclusively utilised by third parties under agreement which will attract differing service levels outside of this Hierarchy</li> </ul>                                                                                | <p>A – Leased space</p> <p>B – Council storage shed</p>                                                                            | Low      | Low      |

## 8.3 State of the Assets: Data Collection, and Asset Condition

### Data Collection and Asset Condition

In the 2022-2023 financial year Council undertook a Building Condition Assessment for all Buildings within this class of Assets. The assessment involved dividing each asset into up to 9 component categories. The information obtained in this assessment classified the quality and condition of assets. Using the Assetic Predictor module and modelling of this information has enabled Council to make better decisions on prioritising operating expenditure, renewals, and future capital works.

The Assessment also identified deficiencies and defects within this group of Assets and provided a suggested three-year work plan for improvement.

Data is also collected via Council's Customer Relationship Management System to inform reactive maintenance tasks and to document suggested improvement or investment.

## Buildings Asset Value and criticality

The building assessment was conducted on all 290 listed Council buildings. The building criticality rating was based on input factors of:

- Availability for usage
- Duration of usage
- Average occupancy on days of usage
- Community impact of non-availability
- Compensation payable for non-availability causing service failure

## 8.4 Operations and Maintenance Plan

The Community and Recreation Assets category is one of Councils' largest asset groups and encompasses many different types of assets. At an operational level, the Asset Types within this class are managed quite differently, and in most cases have a specific service level, plan, or strategy in place to identify the required operational management and maintenance activities.

### Building management and inspections

All Council buildings are subject to a range of inspections including:

- Annual (minimum) inspection by Council staff
- Periodic Level 1 building condition assessments
- Electrical tagging and testing annually
- Fire safety checks
- Quarterly inspection of all air conditioning systems
- Pest control treatment (including for termites) annually
- Plumbing inspections (including backflow prevention systems)

The main Council Administration Building and The REX facility both have electronic 'Building Management Systems' that enable optimisation and control of the relatively complex services at these sites.

### Land

Council owned and/or managed land is categorised as:

- Crown Land
- Community Land
- Council Owned and Managed Land
- Council Leased (not owned)
- Council Owned and Leased

#### Crown Land

Crown Land vested in the care and control of Council and managed in accordance with the Crown Land Management Act 2009 and any related Crown Condition Agreements.

#### Community Land

Management of Council Owned Community Land is managed in accordance with the Community Land Management Plans (CLMPs) which have been formally adopted by Council. The CLMPs provide a framework for Council to operate and maintain its community land to maximise its use by the community for recreational and leisure activities. Each plan contains the following information:

- Identity of the land and the owner
- Purpose for which it is held
- Objectives, policies and proposals of how the land is managed
- Performance targets and the measurement of performance against objectives and targets
- Nature of any trust, dedication or restriction
- Any requirement placed on the land by the owner

Below is a list of Council's seven current CLMP's\*:

- Plan 1 – Reserves and Gardens Developed

- Plan 2 – Reserves and Gardens Undeveloped
- Plan 3 – Recreation Reserves
- Plan 4 – Institute and Halls
- Plan 5 – Car Park Land
- Plan 6 – Cemeteries
- Plan 7 – Established Trails, Bikeways and Walkways

*\*These plans available on Council website*

## Council Owned and Managed Land

Parcels of land that Council owns and manages, such as recreation facility locations, are managed in accordance with Council adopted service levels. Masterplans have been developed for each recreation facility location in conjunction with the community and registered user groups and adopted by Council, to provide a blueprint for future development and identify key improvements for each facility.

### Council Leased (not owned)

This land type is managed in accordance with the lease agreement which Council has entered into with the landowner.

### Council Owned and Leased

Many user groups, such as sporting clubs and other community groups, lease Council owned land and facilities. A formal lease agreement with the relevant tenant is in place and identifies any maintenance or renewal responsibilities of Council and the tenant in accordance with Council's Lease and Licence Policy.

## Recreation / Sporting Facilities

Sporting and Recreation Assets are managed on a day to day basis in accordance with Council adopted service levels. Both proactive and reactive maintenance requirements are managed in accordance with the Annual Business Plan and Budgets for the facilities.

## Parks and Gardens

Parks and Gardens, like Recreation and Sporting Facilities, are managed on a day to day basis in accordance with service levels and Council's Annual Business Plan and Budget which includes proactive and reactive maintenance requirements. This involves activities such as:

- Mowing
- Irrigation
- Fertilising
- Weeding
- Playground Inspections

Most of the maintenance activities that are undertaken within Council's Parks and Gardens are planned, with daily, weekly, fortnightly and monthly tasks scheduled to ensure that the assets are well maintained, safe and are aesthetically pleasing for the community. Customer requests are also key drivers for reactive maintenance activities undertaken.

## Building assets

Council buildings are managed on a day-to-day basis in accordance with service levels and Council's Annual Business Plan and Budget, which includes, proactive and reactive maintenance requirements. Capital investment in building assets in Council's recreation parks is also documented and approved within The Big Project (see also the upgrade section further below).

The Building Condition Assessment, undertaken in 2022/23 is an important input into planning for future works. Prioritisation of building maintenance work is already being assisted by this data. Future renewals are discussed in the relevant section further below.

## Cemeteries

Cemetery land, buildings, cemetery beams, niche walls, carpark and access roads are the main component types that make up Council's Cemetery asset collection. Ancillary structures include minor

sheds and lighting. At an operational level, Council manages plot bookings and coordinates with funeral directors and families for the use of these facilities.

## 8.5 Renewal Plan

Renewal expenditure is work that does not increase the asset's design capacity but returns the service capability of an asset up to that which it had originally. Work over and above restoring an asset to original service potential is upgrade/expansion or new works expenditure.

Council plans renewal of defects raised as either part of any asset component condition assessment, regular planned inspections, or customer requests.

Major renewal is undertaken in consultation with the Council and / or Community, to meet Community levels of service objectives and minimise infrastructure service risks.

## 8.6 Upgrade Plan

### General

Any upgrade to Community and Recreation Assets will be determined based on the social, tourism and economic importance of the facility and its projected demand.

Any proposed variations to infrastructure levels of service that have a financial impact are required to be considered by Council in terms of the revised asset function level. Any proposed upgrade is required to be considered through the Council budget process.

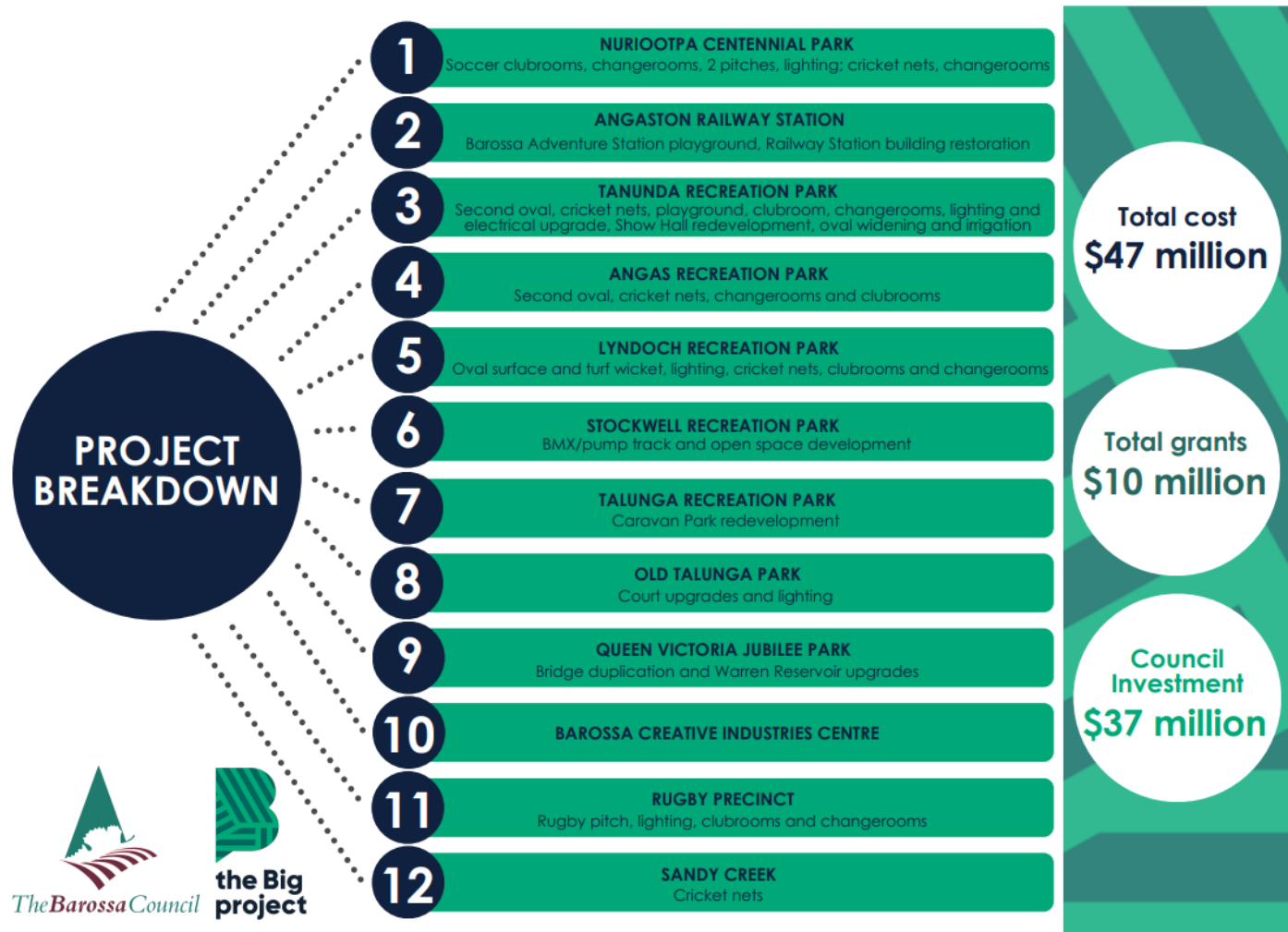
### Recreation / Sporting Facilities: THE BIG PROJECT

In 2017, Council embarked on a Generational Community Infrastructure Project named "The Big Project". Medium to long term investment in recreation, sporting, cultural and aquatic facilities is documented within the adopted Masterplans and subsequent detailed design for each recreational facility.

Each Masterplan has been subject to more detailed component planning, design, cost feasibility assessment and overarching prudential management review as required under the Local Government Act and has in turn been prioritised by Council at its meeting in August 2019. Council partnered with the community and user groups to complete a needs assessment and working groups were established to progress the detailed design elements of each prioritised project element.

Council has continued to deliver on its vision to future-proof sports, recreation, and cultural facilities in the Barossa, rolling out multiple priority projects as part of The Big Project. As at 30 June 2023, Council's investment in The Big Project has totalled \$37 million to-date, with Council also securing around \$10 million in grant funding and contributions, bringing total investment to \$47 million. The investments to date are described in the infographic below.

In April 2024 Council also received a \$20 million contribution from the State Government to help fund the Barossa Park Project, a major redevelopment of Lyndoch Recreation Park that will cater for sports, major events, and community activation.



## 8.7 Asset Summary

Below is a brief overview of the number of each Asset Type that Council currently own and maintain.

| ASSET TYPE                           | QUANTITY  | REPLACEMENT VALUE     |
|--------------------------------------|-----------|-----------------------|
| Community & Council Owned Land       | 549       | \$ 60,225,350         |
| Barossa Recreation Assets            | 376 units | \$ 19,284,292         |
| Aged and Disabled Services Buildings | 5         | \$ 1,718,422          |
| Bushgardens Buildings                | 5         | \$ 563,167            |
| Car Park Buildings                   | 1         | \$ 75,000             |
| Cemetery Buildings                   | 2         | \$ 13,000             |
| Community Buildings                  | 44        | \$ 25,084,436         |
| CWMS Buildings                       | 1         | \$ 52,000             |
| Depot Buildings                      | 2         | \$ 1,914,952          |
| Office / Library Buildings           | 7         | \$ 10,888,454         |
| Park / Gardens Buildings             | 27        | \$ 3,019,952          |
| Recreation Buildings                 | 6         | \$ 19,380,883         |
| Sporting Reserve Buildings           | 96        | \$ 28,161,510         |
| Transfer Station Buildings           | 3         | \$ 48,472             |
| Community Infrastructure             | 70        | \$ 2,442,867          |
| <b>Total</b>                         |           | <b>\$ 172,872,937</b> |



## 9 STORMWATER ASSETS

### 9.1 Asset Breakdown

Stormwater Assets are currently stored in Council's AMIS, and includes type, condition, and valuation (e.g. replacement value, depreciation) of stormwater assets together with a history of the assets including construction, maintenance, any additions, deletions and changes to those assets.

The data has also been mapped in Council's GIS, and includes displaying information such as the dimensions, type, and condition.



## 9.2 Technical Levels of Service

| Service Attribute  | Service Activity Objective                                                                | Activity Measure Process                                                                                                                 | Current Performance                                                             | Desired for Optimum Lifecycle Cost                              |
|--------------------|-------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-----------------------------------------------------------------|
| <b>Operation</b>   | Proactive/reactive Side Entry Pit and Gross Pollutant Traps cleaning program.             | Reduction in flooding and pit failures created by blocked pits.                                                                          | Programmed proactive stormwater infrastructure cleaning program.                | Programmed proactive cleaning in addition to reactive cleaning. |
|                    | Street sweeping of water table to reduce the amount of debris entering stormwater system. | Completion of street sweeping program.                                                                                                   | Programmed 8 week rolling proactive street sweeping program.                    | Programmed proactive street sweeping program.                   |
| <b>Maintenance</b> | Existing infrastructure is free from debris and in good working order.                    | Routine inspections of known problem areas and prior to significant forecast events.                                                     |                                                                                 |                                                                 |
|                    |                                                                                           | Ongoing clearing of exotic vegetation and watercourse clearing.                                                                          |                                                                                 |                                                                 |
|                    | Maintain the serviceability of the temporary road crossing stormwater flood walls.        | Compliance with a planned inspection regime.                                                                                             | Flood wall inspections is undertaken at varying frequencies across the network. | Establish set frequencies for inspections.                      |
| <b>Renewal</b>     | Asset renewal is planned prior to end of useful life.                                     | Asset renewal is accurately predicted in the plan.                                                                                       | Minimal asset renewal is anticipated based on condition data.                   | Asset renewal is confidently planned based on condition data.   |
| <b>Upgrade</b>     | Remove gaps between desired service level and actual service level for performance.       | Finalise SMP's and prioritises high risk works from the plans to be approved by Council and Funded through the long term financial plan. | Per annual budget.                                                              | Per stormwater implemented plans.                               |

## 9.3 State of the Assets: Data Collection and Asset Condition

Council's stormwater drainage assets were surveyed in 2009 by visual inspection. Asset detail collected included pipe and pit data and pit depth information. Condition assessment information collected was notional.

Stormwater upgrades are driven by risk. Risk and the mitigation options are identified through completion of Stormwater Management Plans (SMPs).

The Stormwater Drainage Long Term Plan has been derived from the survey data in conjunction with Flood Mapping and SMPs prepared for numerous Water Courses and Townships with an identified flood hazard risk to development. The flood management policies were reviewed in March 2013 and found to be adequate for flood hazard risk assessment. The Stormwater Drainage Long Term Plan is reviewed annually on this basis and outlines known deficiencies with the stormwater drainage infrastructure and identifies the required long-term interventions and notional capital costs.

Stormwater Management Plans have been prepared for the following Townships:

- Kalbeeba – W&G, Gawler East Residential, Stormwater Management Strategy, Northern Catchment, March 2011
- Lyndoch – GHD, September 2004
- Mount Pleasant – GHD, September 2004
- Tanunda – Tonkin, June 2001
- Nuriootpa – W&G, North of Kalimna Road, August 2013
- Nuriootpa Township – Tonkin, June 2021

Flood Mapping has been completed as follows (a full flood study unless stated otherwise):

- Angaston:
  - Angaston Creek
- Nuriootpa:
  - North Para River
  - Kalimna Creek
- Tanunda:
  - Basedow Creek (Railway line to North Para River)
  - Tanunda Creek, (minimal localised data)
- Moculta:
  - Moculta Creek, (minimal localised data)
- Mount Pleasant:
  - Torrens River
  - Isaac Street (Lot 30), (localised data)
- Springton:
  - Hamiltons Road creek, (minimal localised data)
- Lyndoch:
  - Lyndoch Creek, (minimal localised data)
- Williamstown
  - Yettie Creek, (minimal localised data)
- Review of Flood Management Policies, March 2013

## 9.4 Operations and Maintenance Plan

The provisions of this IAMP apply to those assets listed in the Council's AMIS. The construction, operation and maintenance of the listed assets are Council's responsibility. Stormwater infrastructure within private property, not identified as a Council asset in Council's AMIS and/or not specifically covered by easement are deemed to be not Council responsibility.

The Barossa Council is responsible for constructing new, repairing, and maintaining stormwater infrastructure within road reserves, land in care and control of Council or contained within an easement or other legal agreement.

The maintenance regime of structures that are accepted as being Council's is as follows:

- Council will undertake ad-hoc inspections (linked to road maintenance activity) to monitor asset performance and identify defects. This will inform Council of any repair works and intervention that may be required. Council also conducts reactive maintenance as part of the response to customer requests.
- Information related to defects identified via inspection will be recorded in Council's AMIS. Repair and maintenance works will be scheduled based on the severity of the defect ensuring the safety of infrastructure for use by the general public.

## 9.5 Renewal Plan

Councils Stormwater Drainage Masterplan identifies priorities for stormwater asset capital renewal or replacement work. This may include major maintenance items but, for the purposes of this IAMP, the works are all identified as renewal. The Plan report also informs longer term stormwater replacement and upgrade requirements across the region without specific priority assigned.

## 9.6 Upgrade Plan

Councils Stormwater Drainage Masterplan identifies priorities for stormwater asset capital upgrade work.

Upgrades outside of renewals (and associated modern equivalent componentry/methods) will be demand or standards driven. Typical factors would include increased flows, increased hydraulic requirements, increased level of service requirements, safety from flooding or water ingress and safety and convenience from road / channel flows.

## 9.7 Asset Summary

The assets covered by this Plan are shown below:

| ASSET TYPE                  | QUANTITY | REPLACEMENT VALUE    |
|-----------------------------|----------|----------------------|
| Stormwater Pits             | 2433     | \$ 9,592,032         |
| Stormwater Pipes            | 2426     | \$ 24,064,011        |
| Gross Pollutant Trap        | 11       | \$ 185,540           |
| Stormwater Drainage Channel | 47       | \$ 3,022,059         |
| Stormwater Culverts         | 309      | \$ 7,087,350         |
| Headwalls                   | 406      | \$ 459,543           |
| Cross Drain                 | 1905     | \$ 12,554,907        |
| <b>Total</b>                |          | <b>\$ 56,965,442</b> |



# 10 FLEET, PLANT AND EQUIPMENT ASSETS

## 10.1 Asset Breakdown

This IAMP covers the fleet, mobile plant and equipment assets under the care and control of Council. These assets are to manage and maintain its infrastructure and are used to provide community services. Assets covered include the following:

- Community transport – buses and light passenger vehicles
- Community Wastewater Management Scheme operations vehicles
- Commercial vehicles, plant and trailers for infrastructure maintenance and operations
- Passenger vehicles used for administration and management of Council's functions

Data describing Council's fleet, mobile plant and equipment assets are stored in Council's Asset Management System, Assetic. In late 2023, a draft Fleet Asset Management Plan (FAMP) was prepared. This IAMP summarises the coverage and outputs of the FAMP.





## 10.2 Legislative Requirements.

Legislative requirements for management of Council's fleet assets differs from most fixed assets, with the particular requirements set out below:

| Federal Legislation and Regulations                                                                                 | Purpose                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Road Vehicle Standards Act 2018 (Australian Design Rules)                                                           | The Australian Design Rules (ADRs) are national standards for vehicle safety, antitheft and emissions.                                                                                                |
| National Environment Protection (Diesel Vehicle Emissions) Measure                                                  | Supporting legislation to the National Environment Protection Council Act 1994 that requires monitoring and control of emissions from diesel vehicles                                                 |
| Heavy Vehicle National Law Act 2012                                                                                 | Heavy Vehicle National Law is intended to promote safety, manage the impact of heavy vehicles on the environment, infrastructure, and public amenity, and encourage improvement in business practice. |
| Work Health and Safety Act 2011 and regulations                                                                     | Legislation relating to workplace health and safety consultation, co-operation, and co-ordination, how to manage work health and safety risks, managing the work environment and facilities.          |
| Accounting Standard AASB 116 Property, Plant and Equipment                                                          | Lists the requirements for the content and reporting of financial reports.                                                                                                                            |
| Australian Tax Office Legislation and Regulations                                                                   | Lists organisational responsibilities to report to the Australian Tax Office (ATO) on Fringe Benefit Tax, asset depreciation, fuel tax credits, etc.                                                  |
| Australian Dangerous Goods Code                                                                                     | Dangerous goods are substances and articles that have explosive, flammable, toxic, infectious or corrosive properties. They pose a risk to public safety, property, or the environment.               |
| <i>Relevant state legislation has not been listed at this time and is identified as an improvement opportunity.</i> |                                                                                                                                                                                                       |

## 10.3 Technical Levels of Service

| Level of Service      | Standard                                                               | Responsibility                                                                           | Performance Target                                                   |
|-----------------------|------------------------------------------------------------------------|------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| Scheduled Maintenance | All servicing to Original Equipment Manufacturer (OEM) specifications. | Coordinator Fleet and Stores, Co-ordinator Asset Management or Vehicle Assigned Officer. | 90% within scheduled month / 100% within 30 days of scheduled month. |
|                       | Daily checks of operation vehicles completed.                          | Operations Officers.                                                                     | 100% prior to operation.                                             |
|                       | Monthly check of pool vehicle completed.                               | Assigned officer.                                                                        | 90% within scheduled month / 100% within 30 days of scheduled month. |

|                         |                                                     |                                                                                          |                                                                                                                                 |
|-------------------------|-----------------------------------------------------|------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
|                         | Comprehensive records maintained.                   | Coordinator Fleet and Stores, Co-ordinator Asset Management or Vehicle Assigned Officer. | 85% of scheduled maintenance recorded in Financial Management Information Systems or the Electronic Document Management System. |
| Unscheduled Maintenance | Respond within timeframes based on criticality.     | Coordinator Fleet and Stores, Co-ordinator Asset Management or Vehicle Assigned Officer. | 90% adherence to response times.                                                                                                |
| Safety                  | All passenger vehicles 5 Star ANCAP.                | Coordinator Fleet and Stores or Co-ordinator Asset Management.                           | 100% Passenger Vehicles 5-Star.                                                                                                 |
|                         | Risk Assessments on all Plant assets.               | Coordinator Fleet and Stores.                                                            | 100% of Plant have current Risk Assessments.                                                                                    |
| Fleet Replacement       | 10-year Replacement Plan established and maintained | Co-ordinator Asset Management                                                            | Replacement Plan updated annually.                                                                                              |
|                         | Asset commissioned as per 10-year Replacement Plan. | Co-ordinator Asset Management.                                                           | 90% Capital Program expenditure achieved in scheduled year.                                                                     |
| Administration          | Fuel supply contracts in place.                     | Manager, Infrastructure and Environment and Co-ordinator Asset Management.               | 100% current contract in place.                                                                                                 |
|                         | Registration renewal.                               | Co-ordinator Asset Management.                                                           | 100% of road assets registered.                                                                                                 |

## 10.4 State of the Assets: Data Collection and Asset Condition

Condition of Major Plant and Equipment assets is monitored by Council staff and while a full condition profile has not yet been developed, the following aspects are considered:

**Quality** – is operational, fit for purpose to meet agreed Level of Service (LoS) and maintained and managed to industry standards

**Function** – that is appropriate to meet operational requirements

**Capacity / Utilisation** – that is available to meet operation requirements

Council maintains a comprehensive database of fleet assets, and this includes the age and nominal useful life of each asset. Where asset age is in excess of nominal useful life, the renewal amount is identified as 'backlog'. The renewal plan identifies how the backlog amount is proposed to be managed in overall expenditure terms. Individual 'backlog' item renewal will be a on a case-by-case basis, considering factors including risk, utilisation and operating cost.

## 10.5 Operations and Maintenance Plan

Council records kilometres travelled / hours used or the approved service schedule for its fleet and mobile plant and equipment assets. The information collected assists Council to prioritise operating expenditure, future capital expenditure and to guide assessment of major plant upgrades.

Maintenance is recorded and includes scheduled and unscheduled activities necessary to ensure the fleet operates as required, is safe and residual values are retained. Maintenance and repair are generally all outsourced.

## 10.6 Renewal Plan

Renewal relates to work and expenditure that does not increase the assets capacity but rather restores, replaces, or renews an existing asset, maintaining the original capacity. Routine incremental improvements in safety or efficiency associated with technological development over time and provided in a replacement fleet asset would generally be considered renewals. However, where significant cost increases are associated with improvement, additional funding may need to be sought through funding approval processes. Renewal cost estimates are based on a purchase price and indexed annually from purchase date.

The timing of Fleet asset renewals is generally based on:

- sound fleet management and asset management principles
- the most cost-effective option available to Council,
- internal officer assigned vehicles, depending on the manufacturers' warranty period and vehicle type, are replaced:
  - Between 3 and 5 years of age; or
  - Between 80,000 to 100,000 kilometres use
- Community transport vehicles are renewed on rolling three-year program subject to external funding.

## 10.7 Upgrade Plan

While it is believed that Fleet enhancements are necessary and expected, a more in-depth review of current service delivery functions is required to provide a detailed forward plan. It is expected that the outcome of this review will be relatively minor.

## 10.8 Disposal Plan

Every Fleet item replacement has an associated disposal. The revenue realised from disposal is not included in this IAMP. There are 235 Fleet asset renewals proposed over the 10-year planning period (plus FY24).

## 10.9 Asset Summary

Assets covered by this IAMP include:

| ASSET TYPE        | QUANTITY | REPLACEMENT VALUE    |
|-------------------|----------|----------------------|
| Vehicles          | 129      | \$ 7,637,000         |
| Trailers          | 19       | \$ 166,874           |
| Plant & Equipment | 239      | \$ 3,056,198         |
| <b>Total</b>      |          | <b>\$ 10,860,072</b> |

The average asset age is 8.25 years, ranging from 7 months to 59 years. Average nominal useful life 10 years.

# 11 NURIOOTPA CENTENNIAL PARK AUTHORITY

The Nuriootpa Centennial Park Authority (NCPA) manages a tourism, recreational and sporting precinct, Nuriootpa Centennial Park, on behalf of The Barossa Council as a wholly owned subsidiary under s42 of the Local Government Act 1999.

The precinct incorporates:

- Playing fields (football ovals, soccer pitches and tennis / netball courts)
- Community and sporting buildings
- Reserves (including Coulthard Reserve incorporating the Bush Chapel)
- Barossa Valley Tourist Park: assets and infrastructure:
  - Cabins: 42
  - Powered Sites: 144
  - Ensuite Powered Sites: 12
  - Unpowered Sites: 2
- Supporting infrastructure (roadways, amenities blocks, playgrounds (including new adventure playground), swimming pool, barbeque areas, camp kitchen, meeting room, basketball court, electric charging stations, dump points and power and wastewater infrastructure)
- Prider Street Residential Property

## 11.1 Managing the Assets

### Barossa Valley Tourist Park (BVTP)

Maintain a 4-star AAA Tourism (overall) park rating, remain competitive in the tourist accommodation market and increase park profitability and sustainability by:

- Renewing, replacing or removing (as appropriate) outdated, poor performing and aged infrastructure / assets / facilities
- Developing new infrastructure / assets / facilities determined as required to meet needs of key target markets;

### Sporting & Recreation Reserve

Maintain sporting and recreational facilities and infrastructure in partnership with stakeholder user groups to attract visitors to the Barossa region and for sustainable (and increased) utilisation by the Barossa regional community by:

- Supporting user groups in the maintenance, renewal and replacement of existing infrastructure / assets / facilities to continue to meet the needs of users and manage associated risk
- Supporting user groups in the development of new infrastructure / assets / facilities determined as required to meet emerging and future needs of users

### Coulthard Reserve (incorporating the Bush Chapel)

Provide recreational reserve open space and facilities for visitors to the Barossa region and for sustainable use by the Barossa regional community by:

- Working with key stakeholders to implement the Master Plan for future management of the reserve to maximise amenity, environmental benefit, visitation, and use (local community and tourists)
- Implement recommendations from the Master Plan

# 11.2 Asset Summary

| ASSET TYPE                     | QUANTITY  | REPLACEMENT          |
|--------------------------------|-----------|----------------------|
| Land                           | 7 Parcels | \$ 2,230,868         |
| Buildings and Other Structures | 101 Units | \$ 10,037,707        |
| Stormwater Infrastructure      | 60 Units  | \$ 446,084           |
| Recreation Infrastructure      |           | \$ 5,340,596         |
| Plant and Equipment            |           | \$ 759,706           |
| <b>Total</b>                   |           | <b>\$ 18,814,961</b> |



# Appendix 1 – Asset Lives

| Asset Class                           | Asset Groups/Types within Class                                                                                                                                                                 | Type                                                                                      | Sub-Classification/ Component                               | Useful Life Range (years)    |
|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-------------------------------------------------------------|------------------------------|
| Land Assets                           | Land                                                                                                                                                                                            | Land                                                                                      |                                                             | N/A                          |
| Building and Other Structures         | Depots, Offices / Libraries, Aged and Disabled Services, Fire Service, Cemeteries, Halls, Community, Recreation, park/Garden, Sporting Reserve, CWMS, Car parks, Transfer Station, Bushgardens. | Buildings – Market Value                                                                  |                                                             | 20 - 100                     |
|                                       |                                                                                                                                                                                                 | Buildings - valued over \$100,000 recorded at component level                             | Substructure                                                | 40 - 300                     |
|                                       |                                                                                                                                                                                                 |                                                                                           | Superstructure                                              | 20 - 300                     |
|                                       |                                                                                                                                                                                                 |                                                                                           | Roofing                                                     | 40 - 60                      |
|                                       |                                                                                                                                                                                                 |                                                                                           | Town Hall solid                                             | 150                          |
|                                       |                                                                                                                                                                                                 |                                                                                           | Flooring only                                               |                              |
|                                       |                                                                                                                                                                                                 |                                                                                           | Internal Fit-out                                            | 20 - 25                      |
|                                       |                                                                                                                                                                                                 |                                                                                           | Services                                                    | 20 - 100                     |
|                                       |                                                                                                                                                                                                 | Buildings – not componentised and/or valued under \$100,000 recorded as one Asset         |                                                             | 20 - 100                     |
|                                       |                                                                                                                                                                                                 | Toilets - recorded as one Asset                                                           |                                                             | 20 - 100                     |
|                                       |                                                                                                                                                                                                 | Sheds, Garages, Pavilions and Shipping Containers - recorded as one Asset                 |                                                             | 20 - 100                     |
|                                       |                                                                                                                                                                                                 | Pergola, Cabins, Carports, Gazebo, Shelters, and other Structures - recorded as one Asset |                                                             | 20 - 100                     |
| Leasehold Improvements                | Depots, Offices / Libraries, Aged and Disabled Services, Fire Service, Cemeteries, Halls, Community, Recreation, Park/Garden, Sporting Reserve, CWMS, Car parks, Transfer Station, Bushgardens. | Buildings                                                                                 |                                                             | Term of the lease            |
| Transport                             | Road – Earth, Pavement, Surface and Seal, Footpath, Kerbing, Car parks                                                                                                                          | Sealed Roads                                                                              | Sealed Roads – Earth                                        | Unlimited                    |
|                                       |                                                                                                                                                                                                 |                                                                                           | Sealed Roads – Pavement (includes shoulders) - 2 components | 1: 40–200                    |
|                                       |                                                                                                                                                                                                 |                                                                                           | Sealed Roads – Surface - 2 components                       | 1: 10 – 50                   |
|                                       |                                                                                                                                                                                                 | Sheeted Roads                                                                             | Sheeted Roads - Earth                                       | Unlimited                    |
|                                       |                                                                                                                                                                                                 |                                                                                           | Sheeted Roads – Pavement or Surface - 2 components          | 1: 12 - 50                   |
|                                       |                                                                                                                                                                                                 | Formed and Unformed Roads                                                                 | Unformed Roads - Earth                                      | Unlimited                    |
|                                       |                                                                                                                                                                                                 | Footpaths / Kerbs / Car park Structures                                                   | Carpark Surfaces - 2 components                             | 1: 30 – 50                   |
|                                       |                                                                                                                                                                                                 |                                                                                           | Footpaths – 2 components                                    | 1: Up to 100<br>2: Up to 350 |
|                                       |                                                                                                                                                                                                 |                                                                                           | Kerb                                                        | 50 - 100                     |
|                                       |                                                                                                                                                                                                 |                                                                                           |                                                             |                              |
| Bridges, Floodways and Major Culverts | Bridges, Floodways, Major Culverts and Footbridges                                                                                                                                              |                                                                                           | Road Bridge - 2 components                                  | 1: Up to 100<br>2: Up to 300 |
|                                       |                                                                                                                                                                                                 |                                                                                           | Footbridges - 2 components                                  | 1: Up to 100<br>2: Up to 300 |
|                                       |                                                                                                                                                                                                 |                                                                                           | Floodways, Major Culverts - 2 components                    | 1: Up to 100<br>2: 250       |
| Community Wastewater                  | Pipework, Wastewater Treatment Plant, Lagoon, Pumping Stations                                                                                                                                  |                                                                                           | CWMS – Pumping Stations                                     | 10 - 50                      |
|                                       |                                                                                                                                                                                                 |                                                                                           | CWMS – Lagoons - Components                                 | 40 - 100                     |

|                                  |                                                                                                                                     |                                                                        |                                                                                     |           |
|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------|
| <b>Management Systems (CWMS)</b> |                                                                                                                                     |                                                                        | CWMS – Wastewater Treatment Plant - Components                                      | 5 - 50    |
|                                  |                                                                                                                                     |                                                                        | CWMS –Pipes – Gravity Main                                                          | 60 - 80   |
|                                  |                                                                                                                                     |                                                                        | CWMS –Pipes – Gravity Property Connection                                           | 80 - 100  |
|                                  |                                                                                                                                     |                                                                        | CWMS –Pipes – Rising Main                                                           | 65        |
| <b>Stormwater and Drainage</b>   | Cross Drains, Stormwater Drains, Drainage Channels, Floodways                                                                       |                                                                        | Swale Earth                                                                         | Unlimited |
|                                  |                                                                                                                                     |                                                                        | Cross Drains                                                                        | 25 - 150  |
|                                  |                                                                                                                                     |                                                                        | Drainage Channels                                                                   | 25 - 150  |
|                                  |                                                                                                                                     |                                                                        | Stormwater Other Floodways                                                          | 150       |
| <b>Recreation</b>                | Recreation Infrastructure, Parks and Gardens Infrastructure, Sporting Reserve Infrastructure                                        |                                                                        | Infrastructure - Various                                                            | 15 - 200  |
|                                  |                                                                                                                                     |                                                                        | Oval - earthworks                                                                   | Unlimited |
|                                  |                                                                                                                                     |                                                                        | Oval - soil and turf                                                                | 100 - 200 |
| <b>Other Infrastructure</b>      | Fire Service, Cemetery, Community, Waste Management, Fence, Monuments and Statues, Bushgardens, Township Entrance Statements        |                                                                        | Fences                                                                              | 40        |
|                                  |                                                                                                                                     |                                                                        | Monuments / Statues                                                                 | 100       |
|                                  |                                                                                                                                     |                                                                        | Other Assets                                                                        | 10 - 200  |
| <b>Plant and Equipment</b>       | Plant (Includes vehicles and machines), Community, Recreation, Equipment (Includes computers, printers)                             | Major Plant and Equipment                                              | Plant and Machines*                                                                 | 3 - 20    |
|                                  |                                                                                                                                     |                                                                        | Vehicles (i.e. sedans, utes, vans, trucks etc.)*                                    | 3 - 33    |
|                                  |                                                                                                                                     | Minor Plant and Equipment                                              | Other Equipment                                                                     | Up to 15  |
|                                  |                                                                                                                                     | Hill and Son Historic Pipe Organ                                       | Other Equipment                                                                     | 300       |
|                                  |                                                                                                                                     | ICT and Office Equipment and software (including one off licence fees) | Computer Equipment - Individual hardware Assets/Assets that can be easily grouped.  | 3 - 33    |
|                                  |                                                                                                                                     |                                                                        | Software systems - Purchase and/or significant upgrades of Core software systems ** |           |
| <b>Furniture and Fittings</b>    | Office and Library, Recreation, Parks and Gardens, Sporting Reserve, Community, Street Furniture, Road Traffic Devices, Main Street |                                                                        |                                                                                     | 10 - 25   |
| <b>Right of Use Assets</b>       | AASB16 - Land, buildings, equipment                                                                                                 |                                                                        |                                                                                     | 3 - 5     |

# Appendix 2 – Long Term Financial Plan

| A3 Consolidated Results: Budgeted Capital Expenditure         |                        |                   |                 |                 |                 |                 |                 |                 |                 |                 |                 |
|---------------------------------------------------------------|------------------------|-------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
|                                                               | 2023-24                | 2024-25           | 2025-26         | 2026-27         | 2027-28         | 2028-29         | 2029-30         | 2030-31         | 2031-32         | 2032-33         | 2033-34         |
|                                                               | Q4 Forecast<br>\$' 000 | Budget<br>\$' 000 | LTFP<br>\$' 000 | LTFP<br>\$' 000 | LTFP<br>\$' 000 | LTFP<br>\$' 000 | LTFP<br>\$' 000 | LTFP<br>\$' 000 | LTFP<br>\$' 000 | LTFP<br>\$' 000 | LTFP<br>\$' 000 |
| <b>Renewal/Replacement Capital summary: Non-Discretionary</b> |                        |                   |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| Land                                                          | 0                      | 0                 | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Buildings                                                     | 1,664                  | 5,391             | 3,003           | 961             | 1,171           | 1,181           | 1,191           | 1,692           | 1,362           | 1,372           | 1,382           |
| Recreation                                                    | 1,665                  | 85                | 120             | 329             | 325             | 336             | 346             | 357             | 368             | 379             | 391             |
| Transport - Roads & Footpaths                                 | 4,607                  | 4,418             | 3,889           | 4,426           | 5,092           | 5,563           | 5,748           | 5,941           | 6,140           | 6,347           | 6,802           |
| Stormwater, Bridges & Floodplain                              | 113                    | 0                 | 312             | 321             | 331             | 341             | 351             | 362             | 373             | 384             | 395             |
| CWMS                                                          | 96                     | 782               | 773             | 488             | 606             | 691             | 800             | 809             | 959             | 1,065           | 962             |
| Equipment - Plant & Vehicles                                  | 991                    | 958               | 1,201           | 929             | 958             | 988             | 1,019           | 1,051           | 1,084           | 1,117           | 1,152           |
| Other Assets                                                  | 195                    | 112               | 152             | 154             | 557             | 568             | 1,079           | 1,166           | 1,189           | 1,213           | 1,237           |
|                                                               | 9,331                  | 11,746            | 9,450           | 7,608           | 9,040           | 9,668           | 10,534          | 11,378          | 11,475          | 11,877          | 12,321          |
| <b>New/Upgrade Capital summary: Discretionary</b>             |                        |                   |                 |                 |                 |                 |                 |                 |                 |                 |                 |
| Land                                                          | 1,556                  | 0                 | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Buildings (includes TBP program)                              | 3,613                  | 6,033             | 6,106           | 187             | 0               | 0               | 0               | 341             | 0               | 0               | 0               |
| Recreation (includes TBP program)                             | 4,084                  | 21,984            | 182             | 296             | 187             | 190             | 193             | 196             | 1,803           | 203             | 206             |
| Transport - Roads & Footpaths                                 | 1,011                  | 1,591             | 244             | 597             | 98              | 101             | 105             | 109             | 112             | 116             | 120             |
| Stormwater, Bridges & Floodplain                              | 393                    | 1,369             | 385             | 388             | 391             | 534             | 397             | 400             | 404             | 407             | 411             |
| CWMS                                                          | 535                    | 3,176             | 271             | 131             | 34              | 33              | 35              | 31              | 81              | 81              | 81              |
| Equipment - Plant & Vehicles                                  | 0                      | 0                 | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               | 0               |
| Other                                                         | 313                    | 959               | 57              | 59              | 60              | 62              | 63              | 65              | 67              | 68              | 70              |
|                                                               | 11,505                 | 35,112            | 7,245           | 1,658           | 770             | 920             | 793             | 1,142           | 2,467           | 875             | 888             |
| <b>Total Capital Expenditure</b>                              | <b>20,836</b>          | <b>46,858</b>     | <b>16,695</b>   | <b>9,266</b>    | <b>9,810</b>    | <b>10,588</b>   | <b>11,327</b>   | <b>12,520</b>   | <b>13,942</b>   | <b>12,752</b>   | <b>13,209</b>   |

# Appendix 3 – Infrastructure Risk Management Plan

| Infrastructure Risk Management Plan                 |                                                                                                                       |             |                                                                                                                                                                                  |               |                                                                                                                                      |
|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Asset description                                   | Risk                                                                                                                  | Risk Rating | Risk Mitigation                                                                                                                                                                  | Residual Risk | Resources / Cost required                                                                                                            |
| Footpaths in poor condition                         | Injury to pedestrian/cyclists                                                                                         | Major       | Complete footpath condition audit complete reactive repair to footpaths as informed by the Customer request management system                                                    | High          | 2 x internal staff for approximately for four weeks<br>Additional maintenance budget/maintenance staff required. Cost TBC            |
| Sealed roads in poor condition                      | Increased quantity and extend of road surface defects that could result in a vehicle collision and/or personal injury | Major       | Undertake road condition audits at regular intervals<br>reactive maintenance informed by Council's Customer Request Management System                                            | Low           | 2 x internal staff for two weeks                                                                                                     |
| Road resurfacing renewal backlog                    | Roads continue to deteriorate leading to customer dissatisfaction, increased accidents or road closure                | Major       | Additional road upgrade projects, increased road infrastructure spend                                                                                                            | Moderate      | \$10M shortfall over forecast 10 year period                                                                                         |
| Unsealed roads in poor condition                    | Poor surface condition could result in vehicle collisions and possible injury                                         | Major       | Undertake regular road surface condition audits including material depthing and testing<br>Reactive maintenance informed by councils customer request management system          | Low           |                                                                                                                                      |
| Buildings and recreational assets in poor condition | Structural failure, flooding, loss of service                                                                         | Major       | Undertake condition audit to inform maintenance and renewal costs                                                                                                                | Moderate      |                                                                                                                                      |
| Building financial management                       | Increased financial pressure to adequately maintain the full building portfolio                                       | Major       | Annual budget and Long Term Financial Planning process. The Big Project new community assets financial modelling includes provision for maintenance and operations               | Moderate      |                                                                                                                                      |
| Building Asbestos                                   | Risk of exposure to asbestos from disturbance                                                                         | Major       | Annual inspections, active asbestos register and warning signs in place                                                                                                          | Low           |                                                                                                                                      |
| Building utilisation                                | Low utilisation for some community building facilities . Buildings not suiting the needs of service providers         | Minor       | Documented service levels risk rating process and prioritisation for establishing future maintenance work                                                                        | Low           |                                                                                                                                      |
| Road and footbridges in poor condition              | Poor surface condition could result in vehicle collisions and possible injury                                         | Major       | Condition audit undertaken by professional engineering consultants in 2017                                                                                                       | Moderate      | Additional funding approved for FY20/21 financial year with further review during the annual budget and business plan review process |
| Floods                                              | Flooding caused by inadequate or lack of flood management systems                                                     | Major       | Flood infrastructure is in place for Nuriootpa, flood operations and maintenance manual has been developed                                                                       | Low           |                                                                                                                                      |
| Community Waste water management system             | Loss of service                                                                                                       | Major       | Preventive maintenance programme in place, SCADA system to advise faults, On-call staff and system Safety, Reliability Maintenance & Technical Management Plan (SRMTMP) in place | Low           |                                                                                                                                      |

# Appendix 4 – Extract from Barossa, Light and Lower Northern Region – Open Space, Recreation, and Public Realm Strategy 2013.

The following table is pages 52 and 53 from the Barossa, Light and Lower Northern Region – Open Space, Recreation, and Public Realm Strategy 2013 (OSRPRS 2013).

| Barossa Council - Local Strategies                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Open Space & Trails                                                                                                                                                                                                                                                                                                               | Recreation and Sport                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Public Realm                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>BOS 1</b><br>The Barossa's predicted growth to 2036 will require an additional 89ha of open space to meet the 9ha/1000 benchmark. Applying the 30% Local & Neighbourhood / 70% District distribution, 27 ha should be passive and 62 ha structured.                                                                            | <b>BRS 1</b><br>Investigate the development of a sporting precinct in Tanunda to consolidate sporting infrastructure.                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>BPR 1</b><br>Reduce on street car parking numbers to allow space for people oriented activities on footpaths such as outdoor dining, safe pedestrian crossings and local parks, meeting places, seating and shade on Main Streets in <ul style="list-style-type: none"> <li>- Tanunda</li> <li>- Angaston</li> <li>- Springton</li> <li>- Mount Pleasant</li> </ul>                                                                                                                                                 |
| <b>BOS 2</b><br>Investigate access agreements for state land, forestry and water bodies for local and regional tourism opportunities at: <ul style="list-style-type: none"> <li>- Warren Reservoir</li> <li>- Whispering Wall</li> <li>- Kaiserstuhl Conservation Park</li> <li>- Develop cycle path through to Gawler</li> </ul> | <b>BRS 2</b><br>Create appealing destinations that support socialisation and activity by integrating active recreation spaces that include places for play, exercise, fitness, walking and cycling, informal sporting activities, picnicking, community events and improved landscape amenity at : <ul style="list-style-type: none"> <li>- Tanunda: Recreation Reserve and Heinemann Park</li> <li>- Angaston Recreation Reserve</li> <li>- Springton: Miller Street Reserve</li> <li>- Mount Pleasant: Pioneer Settler Site, Main Street and Recreation Area/Oval</li> </ul> | <b>BPR 2</b><br>Reduce the speed of traffic travelling on main streets in Tanunda, Nuriootpa, Angaston, Eden Valley, Springton, Mount Pleasant and the Herbig Pullover through a combination of design treatments and earlier speed limit reductions plus reduce the speed to 40km/h in some towns (or parts of towns)                                                                                                                                                                                                 |
| <b>Nuriootpa</b><br><b>BOS 3</b><br>Improve linear open space between the western section of town and Murray Street.                                                                                                                                                                                                              | <b>BRS 3</b><br>Develop an equitable fees and charges policy for all community land and assets.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>BPR 3</b><br>Increase street tree planting numbers and shade in Main Streets and around areas of passive recreation / picnicking in <ul style="list-style-type: none"> <li>- Kapunda - Davidson Reserve,</li> <li>- Tanunda - Recreation Reserve, Main Street and Heinemann Park,</li> <li>- Angaston, Eden Valley and Mount Pleasant Main Streets.</li> </ul>                                                                                                                                                      |
| <b>Angaston</b><br><b>BOS 4</b><br>Improve O/S along eastern section of township.                                                                                                                                                                                                                                                 | <b>Nuriootpa</b><br><b>BRS 4</b><br>Master Plan Coulthard Reserve to regional level precinct.<br><b>BRS 5</b><br>Master Plan Tolley Reserve to a regional level play space<br><b>BRS 6</b><br>Play space required in newly developed section of town.                                                                                                                                                                                                                                                                                                                          | <b>BPR 4</b><br>Use indigenous planting palettes to reinforce township character and that of the surrounding natural landscape and improve habitat / biodiversity opportunities in <ul style="list-style-type: none"> <li>- Kapunda: Davidson Reserve,</li> <li>- Tanunda: Recreation Reserve, Main Street and Heinemann Park,</li> <li>- Angaston, Eden Valley and Mount Pleasant Main Streets.</li> </ul>                                                                                                            |
| <b>Tanunda</b><br><b>BOS 5</b><br>Improve local open space in the southern area of township.                                                                                                                                                                                                                                      | <b>Angaston</b><br><b>BRS 7</b><br>Develop Dean Street Reserve into family recreation area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>BPR 5</b><br>Reflect authentic township character through thoughtful entrance signage, local artwork and local material selection suitable for a moving car or for a pedestrian to walk up to and read.                                                                                                                                                                                                                                                                                                             |
| <b>Lyndoch</b><br><b>BOS 6</b><br>Secure additional open space around housing development.                                                                                                                                                                                                                                        | <b>Tanunda</b><br><b>BRS 8</b><br>Improve access for south eastern residents to district level facilities.<br><b>BRS 9</b><br>Considerations for growth and potential gaps in play facilities in the north east and south east sections of township.                                                                                                                                                                                                                                                                                                                           | <b>BPR 6</b><br>Consider hard surface materials, footpath widths, linking pram ramps and logical routes to and through open space at <ul style="list-style-type: none"> <li>- Greenock Recreation Park,</li> <li>- Tanunda Recreation Reserve and Heinemann Park,</li> <li>- Nuriootpa: Bush Gardens,</li> <li>- Angaston: Main Street and Recreation Reserve,</li> <li>- Springton: Miller Street Reserve and Herbig Pullover,</li> <li>- Mount Pleasant: Main Street,</li> <li>- Lyndoch: Recreation Park</li> </ul> |



| Barossa Council - Local Strategies                                                                       |                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Open Space & Trails                                                                                      | Recreation and Sport                                                                                                                                       | Public Realm                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Williamstown</b><br><b>BOS 7</b><br>Improve walking accessibility to district precinct.               | <b>Lyndoch</b><br><b>BRS 10</b><br>Play facility needed in the western area of township.                                                                   | <b>BPR 7</b><br>Enliven public realm by building on established community practises such as markets by providing space, power and shelter in retail areas for stalls to encourage activity and that complement existing businesses in main streets of <ul style="list-style-type: none"> <li>- Greenock,</li> <li>- Tanunda,</li> <li>- Eden Valley and</li> <li>- Springton.</li> </ul>                                                        |
| <b>Eden Valley</b><br><b>BOS 8</b><br>Local O/S area or public realm improvement required.               | <b>Williamstown</b><br><b>BRS 11</b><br>Master plan for district sports precinct.<br><b>BRS 12</b><br>Playground along Victoria Terrace or Memorial Drive. | <b>BPR 8</b><br>Upgrade and provide ongoing maintenance for interesting activities, trails, spaces and places including <ul style="list-style-type: none"> <li>- Greenock Recreation Park,</li> <li>- Tanunda Recreation Reserve and Heinemann Park,</li> <li>- Nuriootpa Bush Gardens,</li> <li>- Angaston Main Street, Springton Main Street and Herbig Pullover,</li> <li>- Mount Pleasant – Pioneer Settler Site and Main Street</li> </ul> |
| <b>Mount Pleasant</b><br><b>BOS 9</b><br>Local O/S required east of main road in residential development | <b>Springton</b><br><b>BRS 13</b><br>Upgrading of play spaces at the district sports ground.                                                               | <b>Nuriootpa</b><br><b>BPR 9</b><br>Investigate development of a town square in Nuriootpa                                                                                                                                                                                                                                                                                                                                                       |
|                                                                                                          | <b>Stockwell</b><br><b>BRS 14</b><br>Another play space and seating/shade area should be provided at the centrally located open space.                     | <b>Eden Valley</b><br><b>BPR 10</b><br>Small local space required in proximity to general store and hotel.                                                                                                                                                                                                                                                                                                                                      |
|                                                                                                          |                                                                                                                                                            | <b>Springton</b><br><b>BPR 11</b><br>Upgrade visitor area at Herbig Family Tree                                                                                                                                                                                                                                                                                                                                                                 |
|                                                                                                          |                                                                                                                                                            | <b>Mount Pleasant</b><br><b>BPR 12</b><br>Master plan Talunga Park Road Facility.                                                                                                                                                                                                                                                                                                                                                               |