





# Open Space & Recreation Infrastructure Asset Management Plan 2020/21 to 2029/30

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## 1. EXECUTIVE SUMMARY

The City of Charles Sturt is defined by unique natural and built geographic features including the coastline, West Lakes, the River Torrens Linear Park and a connection to the Adelaide Park Lands. Contributing to the City's distinctive character and liveability are the open spaces across the City, including large recreation parks and sportsgrounds, neighbourhood parks, linear connections and natural settings.

Council has a total of 403 hectares of parks and reserves and a further 31 hectares of streetscapes that contribute to the character of many suburbs. The beaches (which are additional to the total hectares of Council-owned open space) include large open areas for community use and aquatic and recreation activities. The western part of the City has a strong coastal and aquatic character, attracting residents and visitors alike, from swimming at the beach to rowing and canoeing on the Lake.

The City of Charles Sturt exists to provide services to its community, some of which are provided by infrastructure assets. Infrastructure assets have been acquired by construction by contract or council staff or through contribution of new public infrastructure from developers. The organisations goal in managing infrastructure assets is to meet a defined level of service in the most cost-effective manner for present and future consumers.

Over the last 10 years, population growth and demand for open space and recreation infrastructure in the City of Charles Sturt has been steady, reflecting the targets of the 30-year Plan for Greater Adelaide.

The age of open space and recreation infrastructure and associated investment to ensure maintained condition and service levels, continues to provide Council with a challenge. Asset Management Plans are important tools for balancing this investment in planning for new and maintaining existing assets.

The preparation of this Asset Management Plan (AMP) has considered the principles and directions of the City of Charles Sturt Open Space Strategy 2025, which has enabled the alignment of resources to achieve the aspirations of the strategy.

### 1.1 Asset Description

The Open Space & Recreation Infrastructure assets covered in this plan include:

- Irrigation infrastructure – includes underground pipes, sprinklers, controllers, tanks and pumps;
- Playgrounds;
- Sporting accessories – includes skate parks, tennis courts, basketball courts, etc;
- Park and street furniture;
- Fences, walls and bollards; and
- Shelters.

To support the preparation of this AMP, playground, sporting accessories and irrigation assets were audited and valued in 2017/18 and these figures have been incorporated into this AMP.

A formal audit and valuation for other asset classes included in this AMP previously occurred in 2013, however condition ratings and values for these assets have been reviewed internally to ensure they are as accurate as possible and reflect current industry replacement costs. Further to this, a partial revaluation of park and street furniture assets and an internal desktop review of all other assets has been undertaken.

These open space and recreation assets, which are financial and are represented as the book value, have a current replacement cost of **\$63,464,865** (as at January 2019). This increase, since the previous plan was adopted, is a result of a range of factors, including:

- The formal audit and valuation of playground and irrigation assets in 2018, which together comprises the largest replacement cost compared with other asset classes;
- Inclusion of replacement costs for non-commissioned records;
- The development of new assets since the 2017 Asset Management Plan, including the Point Malcolm Reserve and St Clair developments; and
- Assets which have been discovered and included since the development of the previous AMP.

The current value of all open space and recreation assets (known as the 'gross replacement cost') is **\$76,118,000**. This figure includes all non-financial (valued under \$5,000), fully depreciated assets and assets where clubs are responsible for their maintenance and renewal under a lease or licence agreement.

### 1.3 Confidence Levels

This AMP is based on a **reliable** level of confidence in the information, primarily due to the revaluation and auditing of all playground, sporting accessories and irrigation assets, and revaluation of approximately 50% of council's total open space and recreation asset stock. In this instance, the data used to determine what renewal works are required and the timing of the renewals is accurate and maintained.

Confidence levels for other assets, including fences, furniture and shelters is **low**, however an audit and revaluation of these asset classes will enable more accurate costs to be reflected in future AMPs. For the purposes of this AMP, an extensive desktop review has been completed by council staff to ensure the highest level of confidence in the data.

### 1.4 What does it Cost?

The projected outlay necessary to provide the services over the 10-year planning period from 2020 - 2029 is as follows:

- Renewal - \$26,732,000
- Upgrade - \$9,235,000
- Operations – \$2,175,000
- Maintenance - \$13,259,000

The total for the 10-year planning period is **\$51,401,000** or **\$5,140,100** per year on average (excluding non-financial assets and assets that are the responsibility of clubs).

Asset upgrades represent approximately **\$9,235,000** or **\$923,500** on average per year which are discretionary items presented for consideration through the annual budget cycle.

The 4-year upgrade program outlined in this AMP includes the St Clair recreation facilities, West Beach sea wall, Henley and Grange Memorial Oval and Collins Reserve.

Based on the existing Long Term Financial Plan, Council's estimated available funding for this period is **\$46,366,000** or **\$4,636,600** on average per year which is **90%** of the cost to provide the service.

This is a funding shortfall of **\$503,000** on average per year. Endorsing this AMP allows these figures to be transferred to the Long Term Financial Plan. Projected expenditure required to provide services in the AMP compared with planned expenditure currently included in the Long Term Financial Plan are shown in the graph on the following page.

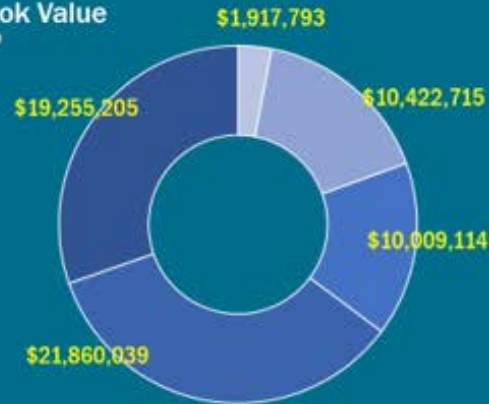
# CITY OF CHARLES STURT OPEN SPACE AND RECREATION ASSETS NETWORK

## CITY OF CHARLES STURT OPEN SPACE ASSETS

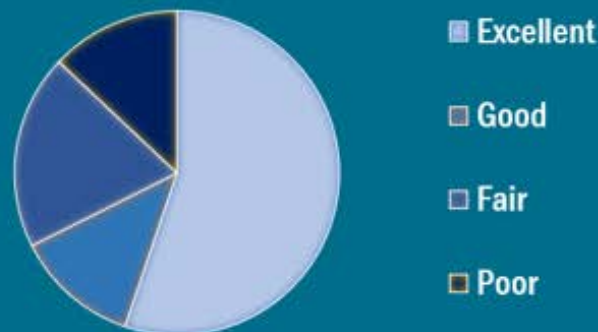


### Asset Book Value

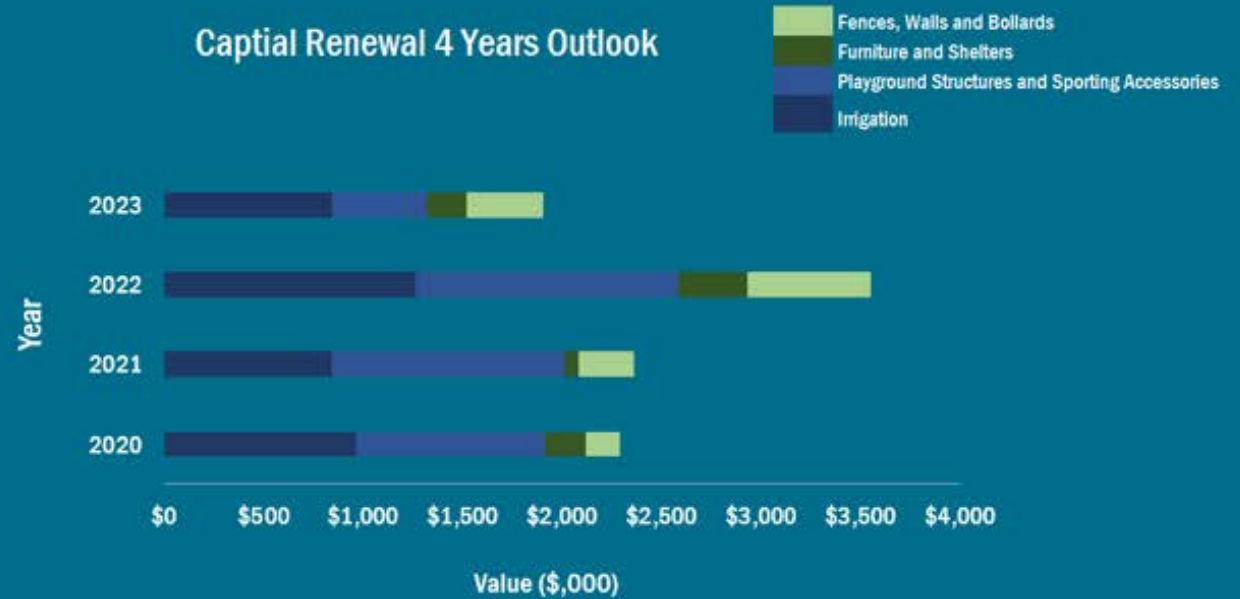
\*As of 30/1/2019



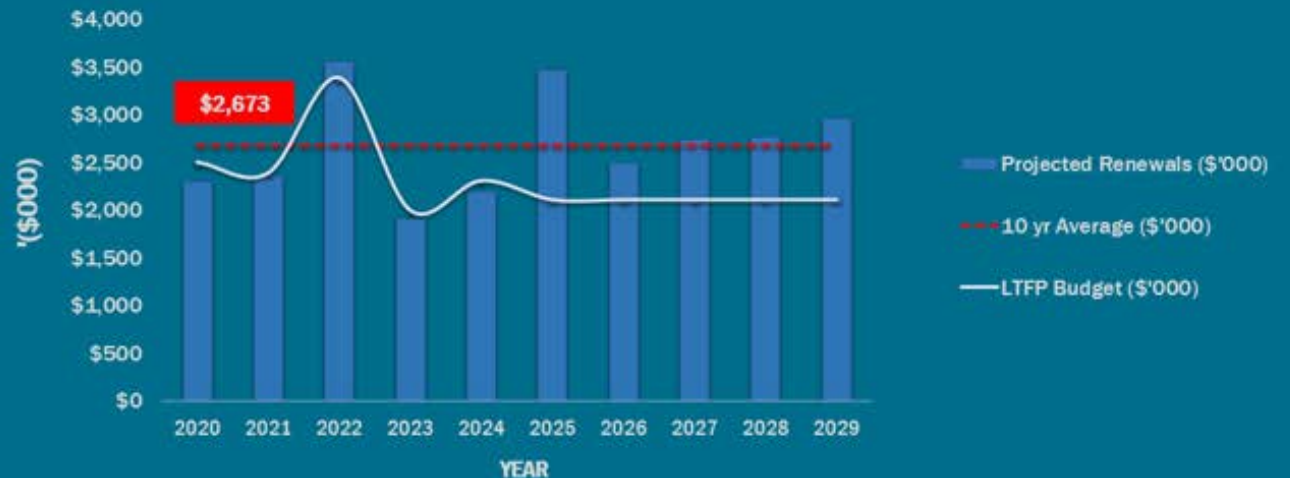
## Condition of OSR Asset Network



## Capital Renewal 4 Years Outlook



## Projected & LTFP Budgeted Renewal Expenditure



## 2. INTRODUCTION

### 2.1 Background

This Asset Management Plan (AMP) communicates the actions required for the management of assets (and services provided from assets); compliance with regulatory requirements and funding needed to provide the required levels of service over a 10-year planning period.

The AMP has been developed in consideration of a range of Council strategic planning documents, listed as follows:

- Community Plan 2016 – 2027
- Corporate Plan 2016 – 2020
- Open Space Strategy 2025
- Development Plan
- Living Green to 2020
- Engineering and Open Space Development Guidelines
- Asset Accounting Policy
- Asset Fund Policy
- Environmental Sustainability Policy
- Sporting and Community Clubs Fees Policy

The Open Space & Recreation Infrastructure assets covered by this AMP are outlined in section 1.1. These assets are used to provide our community with opportunities for active and passive recreation, as well as participation in a range of sports activities provided by local clubs.

Several updates have been made to this AMP since the previous 2017 version, and these are summarised as follows:

- The increased asset stock since the previous AMP is largely due to new open space infrastructure in all categories constructed within the Henley Square (\$3M), St Clair (\$3M), Bowden/Brompton (\$550K) developments and Point Malcolm Reserve (\$850K) redevelopments.
- Drip irrigation systems have been excluded within this edition of the Open Space, Recreation & Property AMP as they are not replaced at the end of their useful life in most cases.
- West Beach Rock Wall is currently under reconstruction following extensive storm damage. At the time of preparing this AMP (February 2019), the rock wall did not have a value on our Asset Books, as prior to 2016 it was understood that the rock wall was the responsibility of the State Government. This will be included in the next review of this AMP.
- Bus shelters (183 in total) have been omitted within this AMP, equating to a decrease of \$1.372m to this asset category. These assets are proposed to be included in a future Transport / Engineering Assets AMP (the title of this AMP is yet to be determined).
- Art work (556 assets) has been omitted from this AMP as these assets are generally not replaced on a like for like basis in a similar way to other assets, however these assets are still captured in the asset register to ensure they are maintained.
- The maintenance and renewal of club assets where they are not accessible to the general public are the responsibility of the Club as outlined in Council's '*Sporting and Community Clubs Fees Policy*' (see Appendix C for list of club assets).
- New assets acquired since the previously adopted AMP, including one *pizza oven* and five *bee hotels*.

The process for preparing an asset management plan is shown on the following page.

# INFORMATION FLOWS

- Asset register data on size, age, value, remaining life of the network
- Unit rates for categories of work/material
- Adopted service levels
- Projections of various factors affecting future demand for services
- Correlations between maintenance and renewal, including decay models
- Data on new assets acquired by council

## ASSET MANAGEMENT PLAN

- Assumed Works Program and trends
- Resulting budget, valuation and depreciation projections
- Useful life analysis

- Long term financial plan
- Strategic business plan
- Annual budget
- Departmental business plans and budgets



### 3. LEVELS OF SERVICE

Levels of Service are a commitment to carry out a given action or actions within a specified time frame in response to an event or asset condition data. The levels of service defined in this section will be used to:

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

The adopted levels of service for open space and recreation assets are based on legislative requirements, customer research and expectations (outlined in section 3.1), and corporate goals (outlined in section 4.1).

#### 3.1 Customer Research and Expectations

A Community Survey Report was conducted in March 2018 to capture City of Charles Sturt residents' and business owners' satisfaction with aspects of services and facilities provided by Council and to test the importance of specific aspects of service provided to the community.

Overall, **68%** of people were satisfied with Council's performance. Levels of satisfaction for parks, reserves and playing fields are high at **81%**, whilst levels of satisfaction with public and open spaces and playgrounds are also high at **80%**.

Whilst these results are positive, council strives to develop an environment of continuous improvement, which is underpinned by our Community Plan 2016 – 2027 in particular, ***Our Liveability*** – *Charles Sturt will continue to evolve as a destination of choice to live and visit. Local places will bring people together and new ways of living will revitalise our suburbs to create a liveable City of great places.*

#### 3.2 Levels of Service

**Customer Levels of Service** measure how the customer receives the service and whether value to the customer is provided.

**Technical Levels of Service** are defined by standards and legislative requirements and relate to the allocation of resources to service activities that the Council undertakes to best achieve the desired community outcomes and demonstrate effective organisational performance.

The customer and technical levels of service relevant to this AMP are as follows:

- |                                 |   |
|---------------------------------|---|
| • <b>Quality</b>                | <i>What is the condition or quality of the service?</i>                           |
| • <b>Function</b>               | <i>Is the service suitable for its intended purpose? Is it the right service?</i> |
| • <b>Safety</b>                 | <i>Are open space and recreation facilities free of hazards and safe to use?</i>  |
| • <b>Sustainability</b>         | <i>Is the service environmentally and/or financially sustainable?</i>             |
| • <b>Legislative Compliance</b> | <i>Does the service comply with current legislation?</i>                          |

## 4. FUTURE DEMAND

### 4.1 Corporate Goals

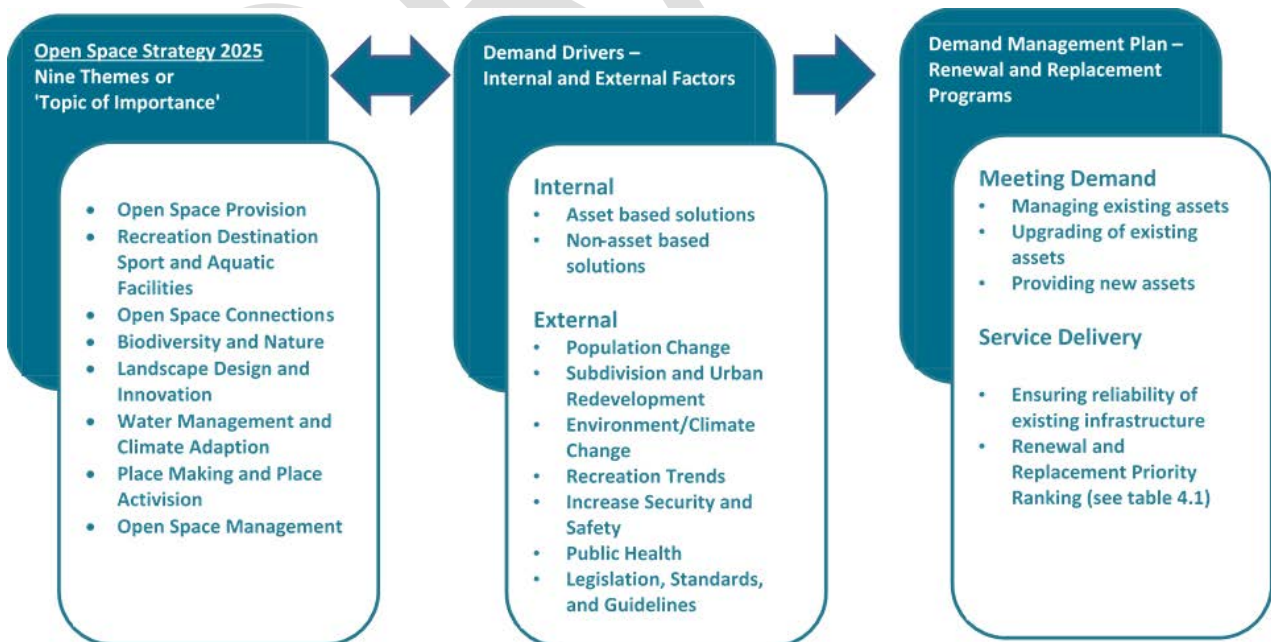
This asset management plan is prepared under the direction of the City of Charles Sturt's planning documents outlined in section 2.1. Relevant goals and objectives of the Community Plan 2016 – 2027 that are addressed in this AMP are as follows:

- **Goal - Our Liveability - A liveable city of great places.**
  - City assets and infrastructure are developed and well maintained on a strategic and equitable basis.
  - Enhance the quality and diversity of open and public spaces.
  - Create valued urban places that bring people together and reflect local character and identity.
- **Goal - Our Environment - An environmentally responsible and sustainable city.**
  - Continue to implement climate change mitigation and adaptation solutions.
  - Enhance the state of the City's environment and biodiversity.
- **Our Leadership - A leading and transformational local government organisation**
  - Adaptive and sustainable management of the City's finances.

### 4.2 Managing Demand

Future demand for new assets and services will be managed through alignment to the [Open Space Strategy 2025](#), Internal and External drivers, and existing renewal and replacement programs. The Open Space Strategy 2025 guides the City of Charles Sturt in the strategic provision, development and management of open space until 2025.

The strategy recognises that Council has achieved a great deal since 2006, and the City has good quality and diverse open space that is appreciated by the community. The flowchart below shows the relationship between the Open Space Strategy 2025 and the consideration of other factors in meeting demand through sound asset management practices.



The ranking criteria used to determine priority of identified renewal and replacement proposals is detailed in Table 4.1.

**Table 4.1: Renewal and Replacement Priority Ranking Criteria**

Criteria	Weighting %
<b>Condition</b>  Asset condition rated from 1 (very good) to 5 (very poor) and compliance with relevant standards.	50%
<b>Function</b>  Ability for the asset to program/service needs in a fully efficient and effective manner. In this instance, the Open Space Strategy priority rating is used, indicating a future upgrade is planned for this asset.	30%
<b>Capacity</b>  Ability for the asset to meet current and future demand and growth. In this instance, the reserve hierarchy is used (i.e. a regional reserve can cater for more growth)	20%

### 4.3 Asset Programs to meet Demand

In most instances new assets required to meet demand and growth of the community will be acquired free of initial cost from developers contributing to the construction of new public infrastructure. New assets that will be constructed by the organisation are discussed in Section 5.4.

Acquiring these new assets will commit the organisation to fund ongoing operations, maintenance and renewal costs of these assets for their economic lives. These future costs are identified and considered in developing forecasts of future operations, maintenance and renewal costs in Section 5.

## 5. LIFECYCLE MANAGEMENT PLAN

The lifecycle management plan details how the organisation plans to manage and operate the assets at the agreed levels of service (defined in Section 3) while optimising life cycle costs. Based on Council's current knowledge and audit data, the expected useful lives (EUL) of Open Space & Recreation assets are summarised in Table 5.1.

**Table 5.1: Useful Lives of Assets**

<b>Fences Walls and Bollards</b>	<b>EUL</b>	<b>Change from previous AMP</b>
Bollards	25	No Change
Fences	25	No Change
Gates (reserve)	25	No Change
Guard rails	40	No Change
Hand rails	40	No Change
Retaining Walls	40	No Change
<b>Irrigation</b>	<b>EUL</b>	
Irrigation System	30	No Change
Central Controller	10	No Change
<b>Reserve and Street furniture</b>	<b>EUL</b>	
BBQ	15	No Change
Bee Hotel	10	New asset
Bin on stand (plastic MGB)	10	No Change
Bin enclosure	20	No Change
Bike Racks	30	No Change
Fountain (drinking)	10	Previously 50 years (separated from other decorative fountains)
Fountain (decorative)	50	No change
Memorials / Plaques	80	No Change
Pizza Ovens	25	New asset
Seats/picnic settings	20	No Change
<b>Playgrounds</b>	<b>EUL</b>	
Playgrounds	15	No Change
<b>Sports Accessories</b>	<b>EUL</b>	
Basketball back board / hoop	15	No Change
Basketball court	20	No Change
Concrete cricket pitch	40	No Change
Football and Soccer goals	25	No Change
Tennis Courts	20	No Change
Skate Park	50	No Change
Synthetic Hockey Pitch	15	No Change

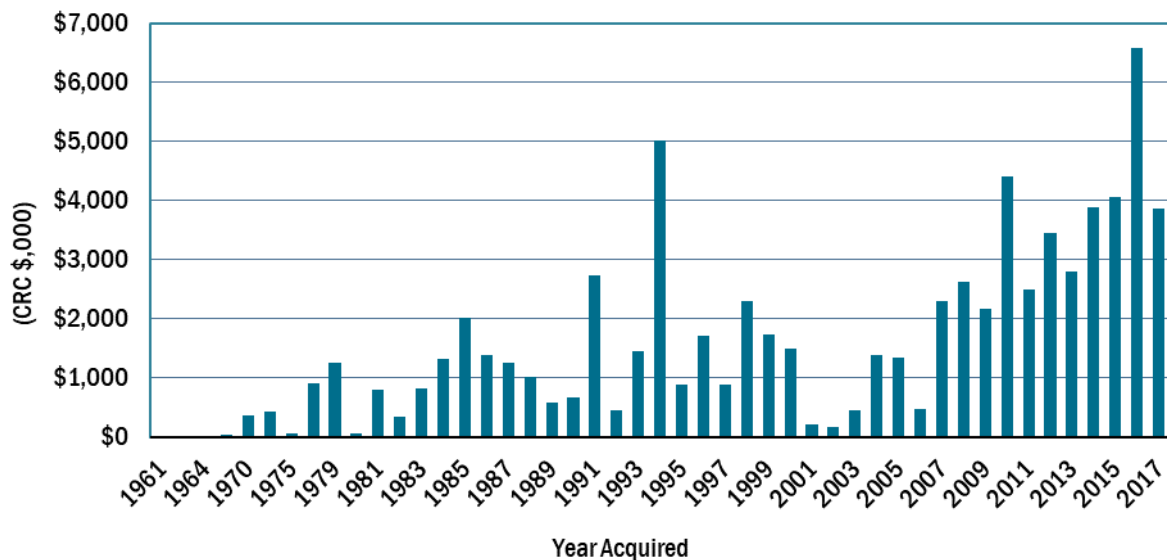
This AMP is based on the updated list of useful lives as shown in Table 5.1, as well as the 2018 condition and valuation audit of **playground, sporting accessories** and **irrigation** assets.



## 5.1 Asset Condition

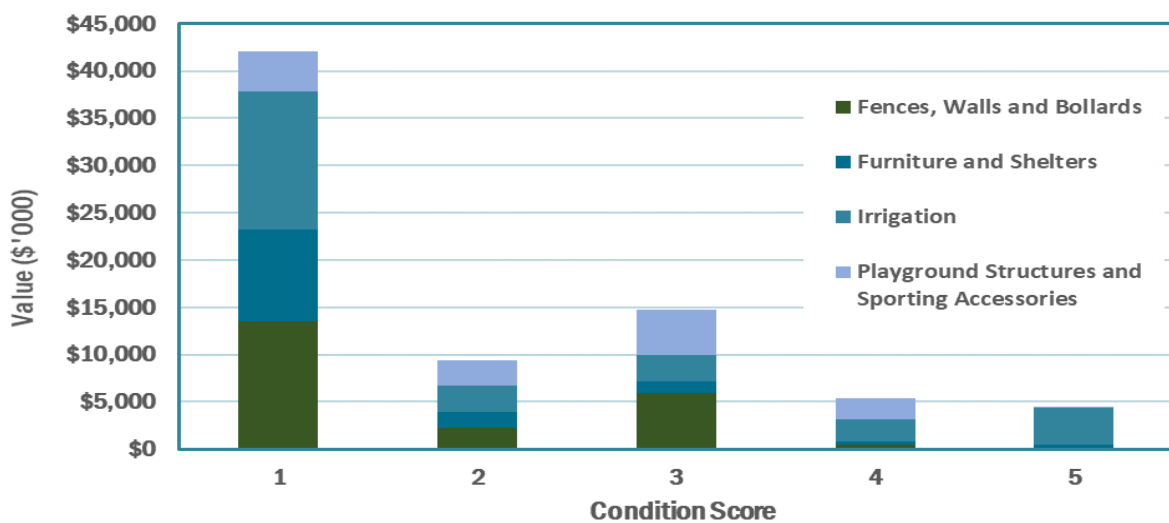
The assets covered by this asset management plan are outlined in section 1.4. For the purposes of this AMP, Open Space and Recreation assets have been grouped by like components. The useful life of an asset is defined as a period over which a depreciable asset is expected to be fully utilised, however, this period can be significantly impacted by Council's maintenance practices. The age profile of the assets included in this AMP is shown in Figure 1.

**Figure 1: Asset Age Profile**



Asset Condition is currently being monitored by a combination of field staff (for irrigation assets) and contractors (for other open space assets) through a select tender process. A review of the open space and recreation assets nearing renewal is also undertaken by staff annually to ensure renewal is required before the annual budget cycle commences. The condition profile of Council's assets is shown in Figure 2.

**Figure 2: Asset Condition Profile**



An independent condition assessment of playground and irrigation assets was completed in 2018. The last audit of other assets, including fences, furniture, sports accessories and shelters was undertaken in 2013 and the next audit will be undertaken as part of council's ongoing audit program.

Overall, council's open space and recreation assets are in good condition, due to the intervention and expected service levels established in early AMP's. Current data confidence in playgrounds, sports accessories and irrigation systems is high, however there is a low level of confidence in the data for fences, furniture and shelters.

Whilst there is a lower level of confidence in the condition and valuation data for other assets (including fences, furniture and shelters), it is important to note that staff have undertaken an extensive desktop review of assets that are due for renewal prior to 2018, and this AMP has been updated to ensure all priority assets are included for renewal in 2019 or at an appropriate time, based on:

1. Asset condition;
2. Useful remaining life;
3. Strategic importance (listed in the Open Space Strategy 2025); and
4. Reserve hierarchy (regional, district, neighbourhood and local).

Condition is measured using a 1 – 5 grading system<sup>1</sup> as detailed in Table 5.1.2.

**Table 5.1.2: Simple Condition Grading Model**

Condition Grading	Description of Condition
<b>1</b>	<b>Very Good:</b> only planned maintenance required
<b>2</b>	<b>Good:</b> minor maintenance required plus planned maintenance
<b>3</b>	<b>Fair:</b> significant maintenance required
<b>4</b>	<b>Poor:</b> significant renewal/rehabilitation required
<b>5</b>	<b>Very Poor:</b> physically unsound and/or beyond rehabilitation

## 5.2 Operations and Maintenance Plan

Operations include regular activities to provide services such as public health, safety and amenity, e.g. grass mowing, repair of irrigation pipe, painting of play equipment and oiling of timber. Routine maintenance is the regular on-going work that is necessary to keep assets operating, including instances where portions of the asset fail and need immediate repair to make the asset operational again.

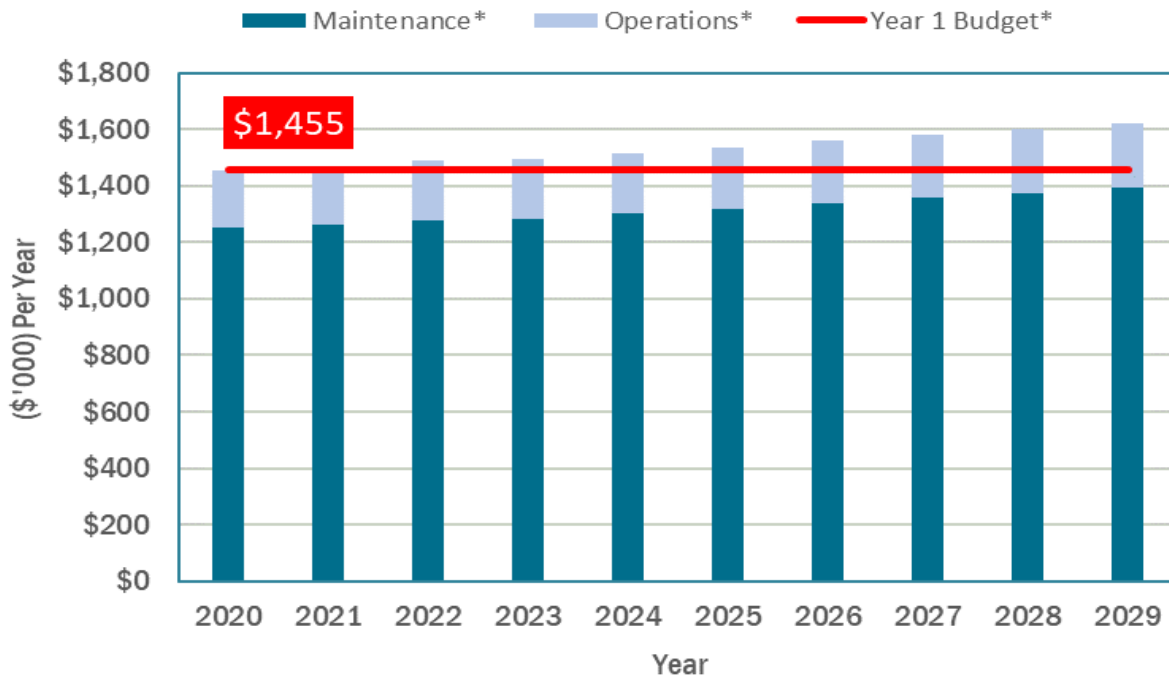
### 5.2.1 Summary of future operations and maintenance expenditures

Future operations and maintenance expenditure is forecast to trend in line with the value of the asset stock as shown in Figure 3. Note that all costs are shown in current 2019 dollar values (i.e. real values) and all operational and maintenance works are budgeted annually in the recurrent budget.

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<sup>1</sup> IPWEA, 2015, IIMM, Sec 2.5.4, p 2 | 80.

**Figure 3: Projected Operations and Maintenance Expenditure**



A review of current operation and maintenance expenditure has been undertaken as part of this AMP. There has been an increase in operation and maintenance expenditure over the last 3 years, hence why the expenditure is higher than the original budgeted amount in the AMP. The maintenance budget requirements above the red line (shown in Figure 3) are funded from the open space and recreation program for major maintenance practices.

Previous annual **operations and maintenance** expenditure is estimated at **\$1.455m**, which is an average calculated over the past 10 years and includes administrative overheads and operating costs for field staff and external contractors. Annual operations and maintenance expenditure will increase as new assets are acquired and based on the values shown in Figure 3, therefore the **average gap** for recurrent operations and maintenance expenditure is **\$88,600** per year. Endorsing this AMP allows these figures to be transferred to the Long Term Financial Plan.

Maintenance includes all actions necessary for retaining an asset as near as practicable to an appropriate service condition including regular ongoing day-to-day work necessary to keep assets operating, e.g. oiling of timber elements on reserve furniture, but excludes rehabilitation or renewal activities. Maintenance may be categorised into reactive, planned and specific maintenance work activities.

**Reactive** maintenance is generally logged via Council's Customer Request Management (CRM) system, with work programmed through a Work Order (WO) process through the Works and Assets Systems. This repair work is carried out in response to service requests and management/supervisory directions.

**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 timber components on furniture, etc. This work falls below the capital/maintenance threshold but may require a specific budget allocation.

### 5.3 Renewal/Replacement Plan

Renewal and replacement expenditure is major work which does not increase the asset's design capacity but restores, rehabilitates, replaces or renews an existing asset to its original service potential. Work over and above restoring an

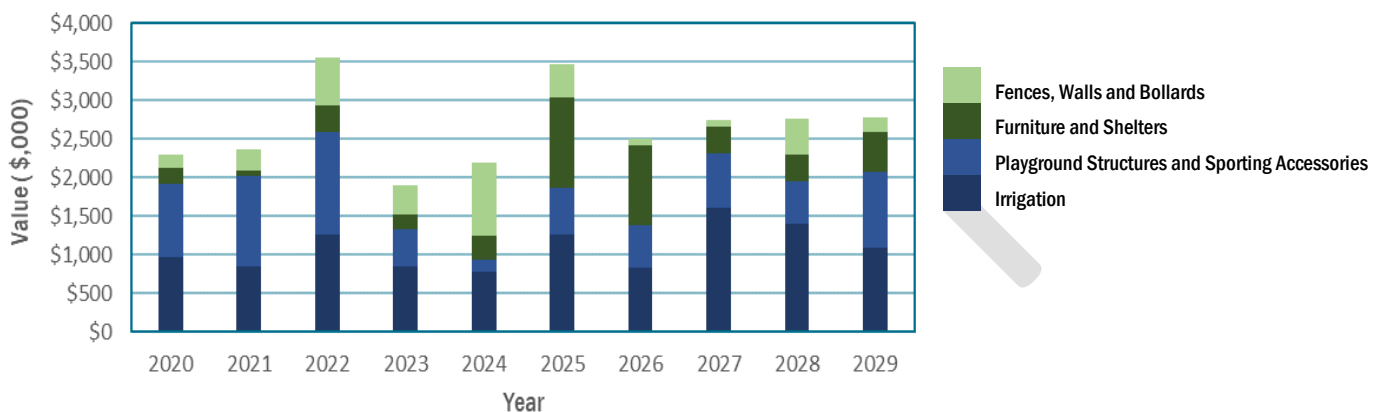
asset to original service potential is considered to be an upgrade/expansion or new work expenditure resulting in additional future operations and maintenance costs.

### 5.3.1 Summary of future renewal and replacement expenditure

Projected future renewal and replacement expenditures are forecast to increase over time when the asset stock increases. The expenditure associated with this AMP is shown in Figure 6. Note that all amounts are shown in current 2019 dollars.

The organisation will need to maintain its current Long Term Financial Plan (LTFP) to meet the demands of the projected expenditure in 10 years. The 4-year projected capital renewal and replacement program is provided as a separate document to Council to the AMP.

**Figure 6: Projected Capital Renewal and Replacement Expenditure**



Deferred renewal and replacement, i.e. those assets identified for renewal and/or replacement and not scheduled in capital works programs are to be included in the risk analysis process in the risk management plan. Renewals and replacement expenditure in the capital works program will be accommodated in the Long Term Financial Plan. This is further discussed in Section 7.

## 5.4 Creation/Acquisition/Upgrade Plan

New works are those that create a new asset that did not previously exist, or works which will 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 directly to Council from major land developments. These additional assets are considered in Section 4.3.

### 5.4.1 Selection criteria

New assets and upgrade/expansion of existing assets are identified from various sources such as community requests, proposals identified by strategic plans or partnerships with others. Candidate proposals are inspected to verify need and to develop a preliminary renewal estimate. Verified proposals are ranked by priority and available funds and scheduled in future works programmes. The priority ranking criteria is detailed in Table 5.4.1.

**Table 5.4.1: New Assets Priority Ranking Criteria**

Criteria	Weighting
Is the new asset/upgrade aligned to any strategic documents (Asset Management Plans, Open Space Strategy, Community Plan, Long Term Financial Plan)?	High
Will the new asset/upgrade assist in meeting legal requirements or industry best practice?	High
Will the new asset/upgrade reduce Council's risk?	High



Will a large section of the community directly benefit from the new asset/upgrade?	High
How much economic benefit will be derived by the new asset/upgrade?	High

#### 5.4.2 Summary of future upgrade/new assets expenditure

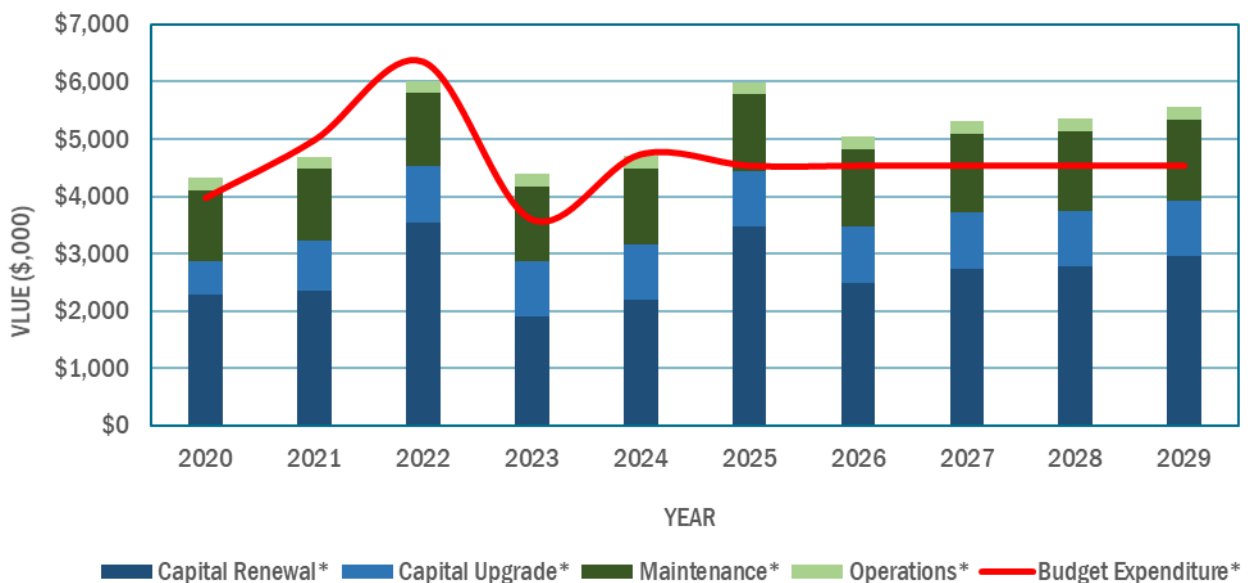
Expenditure on new assets and services in the capital works program will be generated as required and budget approval will be at the discretion of Council approval. The 4-year projected capital renewal and replacement program is provided as a separate document to Council to the AMP.

#### 5.4.3 Summary of asset expenditure requirements

The financial projections from this asset plan are shown in Figure 4 for projected operating (operations and maintenance) and capital expenditure (renewal and upgrade/expansion/new assets). Note that all costs are shown in real values. These projections have been developed using Asset Register data to project the renewal costs using acquisition year and useful life to determine the renewal year and will be reviewed to inform future updates of this AMP. Further information relating to financial projections is included in section 7.

It should be noted that a number of assets that were due for renewal in 2019 or before have been deferred for renewal in 2025, as they have been assessed and are currently in good condition. This assessment will be reconfirmed at the next review of this AMP, and their renewal dates adjusted accordingly.

**Figure 4: Projected Operating and Capital Expenditure**



## 5.5 Disposal Plan

Disposal includes any activity associated with disposal of a decommissioned asset including sale, demolition or relocation. Any revenue gained from asset disposals is accommodated in Council's Long Term Financial Plan. Where cashflow projections from asset disposals are not available, these will be developed in future revisions of this asset management plan. Increasingly Council incurs greater costs in relation to asset disposals, including the treatment of contaminated soils removed from sites, electronic goods, items containing gas(es) and other environmentally sensitive disposals.

The City of Charles Sturt has not identified any open space and recreation assets within its network that are excess to requirements or not required for possible decommissioning and disposal at this stage. However, this is a continuous process which will be reviewed on an 'as required' basis.

## 6. RISK MANAGEMENT PLAN

The purpose of infrastructure risk management is to document the results and recommendations resulting from the periodic identification, assessment and treatment of risks associated with providing services from infrastructure, using the fundamentals of International Standard ISO 31000:2009 Risk management – Principles and guidelines.

An assessment of risks<sup>2</sup> 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'. 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.

### 6.1 Critical Assets

Critical assets are defined as those which have a high consequence of failure causing significant loss or reduction of service. Similarly, critical failure modes are those which have the highest consequences.

By identifying critical assets and failure modes investigative activities, condition inspection programs, maintenance and capital expenditure plans can be targeted at the critical areas.

### 6.2 Risk Assessment

The risk management process used in this project is shown in Figure 5 below. It is an analysis and problem-solving technique designed to provide a logical process for the selection of treatment plans and management actions to protect the community against unacceptable risks. The process is based on the fundamentals of the ISO risk assessment standard ISO 31000:2009.

**Figure 5: Risk Management Process – Abridged**



The risk assessment process:

- identifies credible risks;
- the likelihood of the risk event occurring;
- the consequences should the event occur;
- evaluates the risk; and
- develops a risk treatment plan for non-acceptable risks.

Table 4.1 outlines the priority ranking criteria for renewal and replacement of open space and recreation infrastructure, based on condition function and open space hierarchy.

### 6.2.1 Service Consequences and Risks

The organisation has prioritised decisions made in adopting this AMP to obtain the optimum benefits from its available resources. Council has an existing budget that allows the AMP to balance the risks of open space and recreation assets and the asset register data provides a basis for where the AMP and future works is generated from.

### 6.2.2 What we cannot do

There are some operations and maintenance activities and capital projects that are unable to be undertaken within the next 10 years, including:

- Renewal of assets that may fail prematurely due to unforeseen events, such as storms or heat wave conditions; and
- Renewal of assets that are not associated with the CCS open space and recreation renewal program.

### 6.2.3 Service consequences

Operations and maintenance activities and capital projects that cannot be undertaken will maintain or create service consequences for users. These include:

- Limited or prevention of access to impacted sites and/or infrastructure;
- Increase in maintenance costs.

### 6.2.4 Risk consequences

The operations and maintenance activities and capital projects that cannot be undertaken may maintain or create risk consequences for the organisation. These include:

- Increased risk of infrastructure failures, such as damaged irrigation systems or damaged playground components; and
- Increased customer complaints regarding lack of open space and recreation asset renewal.

Once risks have been assessed and rated the most significant risks (those rated as high or extreme), are isolated for the implementation of treatment measures. Those identified as moderate or low will continue to be monitored and reviewed if circumstances change. A summary of open space and recreation infrastructure risks and treatment measures is outlined in Table 6.2.4.

**Table 6.2.4 Risk and Treatment Measures**

Service or Asset at Risk	What can Happen	Risk Rating (VH, H, Med, Low)	Risk Treatment Plan	Residual Risk	Treatment Costs
Irrigation	Power supply: Improper use/access to power supply on reserves by third-party hirers (e.g. electrocution).	H	Provide alternative power supply on selected sites. Warning stickers on inside of power box. Prevent access to power supply.	Moderate	Alternative power supply estimated at \$15,000 per site, depending on requirements. Other preventative measures estimated at \$5,000 total.

	Power supply: electrocution due to aged infrastructure.	H	A program for inspection, testing and certification.	Moderate	Approximately \$10,000 per year.
Park Furniture	Fire/Electrocution risk. Free standing bins chained to park furniture could cause fire/ electrocution risk if vandalised.	H	Inspection program to be developed to ensure there are no bins chained to building or light poles.	Moderate	Completed using internal resources, within existing recurrent budget.
	Structural failure	H	Annual inspection sheets to be developed and implemented. Any structural concerns to be reported and assessed by Council.	Moderate	Completed using internal resources, within existing recurrent budget.
	Electrocution– electrical fault from electric BBQ	H	Inspection sheets to be developed and implemented.	Moderate	Completed using internal resources, within existing recurrent budget.
Playgrounds	Structural Failure	H	All new playground infrastructure is designed and constructed to Australian Standards. Fortnightly visual inspection by contracted maintenance provider. Adhere to Australian Standards for installation. Safety audit sheets.  Reactive response to reports from customers and other work groups.	Low	Annual 'Playground Maintenance' contract.
	Injuries (entrapment, bruises, falls, impact)	H	All new playground infrastructure is designed and constructed in accordance with current Australian Standard (AS 4685).	Low	Annual 'Playground Maintenance' contract.



## 7. FINANCIAL SUMMARY

This section contains the financial requirements resulting from all the information presented in the previous sections of this asset management plan. The financial projections will be improved as further information becomes available with the introduction of a new strategic asset management modelling system in future AMPs, on desired levels of service and current and projected future asset performance.

### 7.1 Financial Statements and Projections

#### 7.1.1 Asset valuations

The best available estimate of the value of assets included in this Asset Management Plan are outlined below.

• Gross Replacement Cost	\$76,118,000
• Depreciable Amount	\$63,465,000
• Depreciated Replacement Cost <sup>3</sup>	\$39,381,000
• Annual Average Asset Consumption	\$2,808,000

**Gross Replacement Cost** refers to the current replacement value of all open space and recreation assets. **Depreciable amount** refers to the cost of an asset, or other amount substituted for its cost, less its residual value. **Depreciated replacement cost (DRC)** refers to the current replacement cost of an asset less, where applicable, accumulated depreciation calculated based on such cost to reflect the already consumed or expired future economic benefits of the asset.

**Annual average asset consumption** refers to the ratio of annual asset consumption relative to the depreciable amount of the assets. It measures the amount of the consumable parts of assets that are consumed in a period (depreciation) expressed as a percentage of the depreciable amount.

#### 7.1.2 Sustainability of service delivery

Two key indicators for service delivery sustainability that have been considered in the analysis of the services provided by this asset category, these being the:

- asset renewal funding ratio; and
- long term budgeted expenditures/projected expenditure (over 10 years of the planning period).

#### 7.1.3 Long Term Asset Renewal Funding Costs

Life cycle costs (or whole of life costs) are the average costs that are required to sustain the service levels over the asset life cycle. Life cycle costs include operations and maintenance expenditure and asset consumption (depreciation expense). The life cycle cost for the services covered in this asset management plan is **\$4,351,000** per year (average operations and maintenance expenditure plus depreciation expense projected over 10 years).

Life cycle costs can be compared to life cycle expenditure to give an initial indicator of affordability of projected service levels when considered with age profiles. Life cycle expenditure includes operations, maintenance and capital renewal expenditure. Life cycle expenditure will vary depending on the timing of asset renewals. The life cycle expenditure over the 10-year planning period is **\$3,768,000** per year (average operations and maintenance plus capital renewal budgeted expenditure in LTFP over 10 years).

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<sup>3</sup> Also reported as Written Down Value, Carrying or Net Book Value.

A shortfall between life cycle cost and life cycle expenditure is the life cycle gap. This is primarily due to the inclusion of non-financial assets (under \$5,000 value) in this AMP, and the low confidence in **some** of the current data (including condition rating and replacement cost) for furniture, fencing and shelters. The total value of non-financial assets is **\$23,452,378.45**.

The average annual **Life Cycle Gap** for the services covered by this AMP over the 10-year planning period is **-\$583,000 per year**.

Life cycle expenditure is **87%** of life cycle costs. The life cycle costs and life cycle expenditure comparison highlights any difference between present outlays and the average cost of providing the service over the long term. If the life cycle expenditure is less than that life cycle cost, it is most likely that outlays will need to be increased or cuts in services made in the future.

#### 7.1.4 Projected expenditures for Long Term Financial Plan

Table 7.1.4 shows the projected expenditures for the 10-year Long Term Financial Plan.

Expenditure projections are in 2019 real values. It is evident that the Open Space asset age profile will have significant impact on the LTFP in approximately five years with projected required renewals starting at \$3.5 million and then averaging a **\$777,000** funding gap per year for the life of the plan.

**Table 7.1.4: Projected Expenditures for Long Term Financial Plan**

Projected Expenditure (\$000)	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Capital Expenditure on Renewal/Replacement of existing assets	\$2,292	\$2,357	\$3,551	\$1,904	\$2,193	\$3,471	\$2,497	\$2,741	\$2,769	\$2,957
Capital Expenditure on Upgrade/New assets	\$570	\$865	\$975	\$975	\$975	\$975	\$975	\$975	\$975	\$975
Operational cost of existing assets	\$205	\$205	\$205	\$205	\$205	\$205	\$205	\$205	\$205	\$205
Maintenance cost of existing assets	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250
Operational cost of New assets	\$0	\$2	\$5	\$8	\$11	\$14	\$17	\$20	\$23	\$26
Maintenance cost of New assets	\$0	\$12	\$29	\$47	\$66	\$84	\$103	\$121	\$140	\$158
Disposal of Surplus Assets	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

## 7.2 Funding Strategy

Funding for assets is provided from the budget and Long Term Financial Plan. The financial strategy of the entity determines how funding will be provided, whereas the asset management plan communicates how and when this will be spent, along with the service and risk consequences of differing options.

### 7.3 Forecast Reliability and Confidence

The expenditure and valuations projections in this AMP are based on best available data. Currency and accuracy of data is critical to effective asset and financial management. Data confidence is classified on a 5 level scale<sup>4</sup> in accordance with Table 7.3.

**Table 7.3: Data Confidence Grading System**

Confidence Grade	Description
A - Highly reliable	Data based on sound records, procedures, investigations and analysis, documented properly and agreed as the best method of assessment. Dataset is complete and estimated to be accurate $\pm 2\%$
B - Reliable	Data based on sound records, procedures, investigations and analysis, documented properly but has minor shortcomings, for example some of the data is old, some documentation is missing and/or reliance is placed on unconfirmed reports or some extrapolation. Dataset is complete and estimated to be accurate $\pm 10\%$
C - Uncertain	Data based on sound records, procedures, investigations and analysis which is incomplete or unsupported, or extrapolated from a limited sample for which grade A or B data are available. Dataset is substantially complete but up to 50% is extrapolated data and accuracy estimated $\pm 25\%$
D - Very Uncertain	Data is based on unconfirmed verbal reports and/or cursory inspections and analysis. Dataset may not be fully complete and most data is estimated or extrapolated. Accuracy $\pm 40\%$
E - Unknown	None or very little data held.

Over all data sources, the data confidence is assessed as **reliable (B)** confidence level for data used in the preparation of this AMP.

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<sup>4</sup> IPWEA, 2015, IIMM, Table 2.4.6, p 2|71.

## 8. IMPROVEMENT AND MONITORING

### 8.1 Status of Asset Management Practices

The City of Charles Sturt commissioned a review of the existing open space and recreation asset register and revaluation report in 2018, in accordance with the relevant Australian Accounting Standards and Local Government Regulations.

Revaluation is the act of recognising a reassessment of values of non-current assets at a point in time and must be carried out with sufficient regularity to ensure that the carrying amount does not differ materially from that which would be determined using fair value at the reporting date.

Reporting on infrastructure assets using the fair value process enables Council to meet the requirements for financial reporting. It results in financial reports, financial sustainability indicators, asset management and Long Term Financial Plans more accurately reflecting the financial performance and position of the Council and its ability to provide goods and services to community.

### 8.2 Improvement Plan

The asset management improvement plan generated from this AMP is shown in Table 8.2.

**Table 8.2: Improvement Plan**

Task No	Task	Responsibility	Resources Required	Timeline
1	Continue to improve asset data including a review of expected useful lives and the asset handover process.	Open Space Planner Coordinator Urban Design, Asset Officer	Within existing resources and budgets.	Ongoing
2	Continued review and site validation of the OSR asset portfolio to align the Finance Asset Register and the Operating Asset Register.	Open Space Planner Coordinator Urban Design, Asset Officer	Asset Information Team Budget	2019/20
3	Further investigate ownership responsibilities of the remaining sections of the City of Charles Sturt coastal and West Lakes seawalls.	Open Space Planner Coordinator Urban Design, Asset Officer	Within existing resources and budgets.	2020/21
4	Measure the performance KPI's for responding to CRM's.	Open Space Planner Coordinator Urban Design, Asset Officer	Within existing resources and budgets.	Ongoing
5	Improve planning and communications between internal portfolios, including open space planning, design, maintenance and asset management.	Asset Management Lead, Coordinator Open Space Policy Planning and Assets, Open Space Planner	Time from all staff to facilitate the interaction required	Ongoing
6	Identify new efficient maintenance options to improve service (continuous improvement research).	Coordinator Arboriculture, Coordinator Property Services	Within existing resources and budgets.	Ongoing
7	Identify new efficient renewal options to improve facilities and limit/reduce costs (continuous improvement research).	Coordinator Arboriculture, Coordinator Property Services	Within existing resources and budgets.	Ongoing
8	Review renewal costs annually to ensure that approved renewal budgets will continue to cover the cost of like for like replacements.	Asset Officer, Open Space Planner	Within existing resources and budgets.	Ongoing



9	Continue to increase staff awareness of the importance of updating Open Space and Recreation Asset Management Plans. The plan outlines the types of services we provide to the community in respect to providing adequate OSR assets. Furthermore, the plan drives the Council's Long Term Financial Plan and budget bids.	Manager Open Space and Recreation and Property, Coordinator Open Space Policy, Planning and Assets, Open Space Planner	Time from all staff to develop and implement awareness strategies.	Ongoing
10	Undertake an audit of all artwork and remaining non-financial assets, as defined by Council's Asset Accounting Policy, in consideration of the ongoing audit program.	Asset Management Lead	Time from all staff to manage and complete the audit.	2021/22
11	Undertake a review of the Sporting and Community Clubs Fees Policy, considering the renewal costs of open space assets that are the responsibility of clubs, to ensure renewal of these assets are achievable.	Manager Open Space and Recreation and Property, Coordinator Open Space Policy, Planning and Assets, Open Space Planner	Time from all staff to complete the review.	2020/21

### 8.3 Monitoring and Review Procedures

This AMP will be reviewed during annual budget planning processes and amended to show any material changes in service levels and/or resources available to provide those services as a result of budget decisions. The AMP will be updated annually to ensure it represents the current service level, asset values, projected operations, maintenance, capital renewal and replacement, capital upgrade/new and asset disposal expenditures and projected expenditure values incorporated into the Long Term Financial Plan.

### 8.4 Performance Measures

The effectiveness of the AMP can be measured in the following ways:

- The degree to which the required projected expenditures identified in this asset management plan are incorporated into the Long Term Financial Plan.
- The degree to which 1-5 year detailed works programs, budgets, business plans and corporate structures take into account the 'global' works program trends provided by the asset management plan.
- The degree to which the existing and projected service levels and service consequences (what we cannot do), risks and residual risks are incorporated into the Strategic Plan and associated plans.
- The Asset Renewal Funding Ratio achieving the target of 1.0.

## 9. REFERENCES

- IPWEA, 2008, 'NAMS.PLUS Asset Management', Institute of Public Works Engineering Australasia, Sydney, [www.ipwea.org/namsplus](http://www.ipwea.org/namsplus).
- IPWEA, 2015, 2nd edition, 'Australian Infrastructure Financial Management Manual', Institute of Public Works Engineering Australasia, Sydney, [www.ipwea.org/AIFMM](http://www.ipwea.org/AIFMM).
- IPWEA, 2015, 3rd edition, 'International Infrastructure Management Manual', Institute of Public Works Engineering Australasia, Sydney, [www.ipwea.org/IIMM](http://www.ipwea.org/IIMM)
- IPWEA, 2012 LTFP Practice Note 6 PN Long Term Financial Plan, Institute of Public Works Engineering Australasia, Sydney

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## 10. APPENDICES

### Appendix A - Budgeted Expenditures Accommodated in LTFP

#### Open Space and Recreation Infrastructure Renewal

Year End	Projected Renewal	LTFP Renewal Budget As at 2018/19	Renewal Financing	Cumulative Shortfall
Jun-30	(\$'000)	(\$'000)	Shortfall (- gap, + surplus) (\$'000)	(- gap, + surplus) (\$'000)
2020/21	\$2,292	\$2,502	\$210	\$210
2021/22	\$2,357	\$2,389	\$32	\$242
2022/23	\$3,551	\$3,382	-\$169	\$73
2023/24	\$1,904	\$1,999	\$95	\$168
2024/25	\$2,193	\$2,309	\$116	\$284
2025/26	\$3,471	\$2,110	-\$1,361	-\$1,077
2026/27	\$2,497	\$2,110	-\$387	-\$1,464
2027/28	\$2,741	\$2,110	-\$631	-\$2,095
2028/29	\$2,769	\$2,110	-\$659	-\$2,754
2029/30	\$2,957	\$2,110	-\$847	-\$3,601

## Appendix B – Projected 4 Year Renewal and Replacement Program

These tables show the indicative renewal and replacement cost estimates for the next four financial years, based on the 2018 condition audit and revaluation of playground and irrigation assets, and the desktop review of other assets completed by Council staff. The figures for playground and irrigation renewals reflect current market rates, including design, project management and other relevant project costs.

### 2020/21

Asset Group	Estimate
Playgrounds	\$752,158
Irrigation	\$961,281
Fences, Walls, Bollards	\$172,133
Sporting Accessories	\$198,264
Furniture	\$208,494
<b>TOTAL</b>	<b>\$2,292,330</b>

### 2021/22

Asset Group	Estimate
Playgrounds	\$1,170,757
Irrigation	\$839,700
Fences, Walls, Bollards	\$276,378
Sporting Accessories	\$3,125
Furniture	\$67,125
<b>TOTAL</b>	<b>\$2,357,085</b>

### 2022/23

Asset Group	Estimate
Playgrounds	\$1,157,550
Irrigation	\$1,263,801
Fences, Walls, Bollards	\$612,404
Sporting Accessories	\$94,375
Furniture	\$348,364
<b>TOTAL</b>	<b>\$3,476,495</b>

**2023/24**

Asset Group	Estimate
Playgrounds	\$480,296
Irrigation	\$841,000
Fences, Walls, Bollards	\$382,791
Furniture	\$200,068
<b>TOTAL</b>	<b>\$1,904,155</b>

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## Appendix C – Club Assets

The table below is an indicative list of assets where replacement is the responsibility of a club under a lease or licence agreement.

Asset ID	Sub Category	Asset Name	Estimated Renewal Year
014559	Sport	Sports - Colin Sellars Reserve - Tennis Net - String - Cudmore Terrace Henley Beach	2020
014625	Sport	Sports - Grant Reserve - Tennis Net - String - Grant Place Flinders Park	2020
014670	Sport	Sports - Matheson Reserve - Scoreboard - Steel - Matheson Avenue Findon	2020
011099	Fences	Fences - Findon Skid Kids - Fence - Timber Post Galvanised Rail - Drummond Avenue Findon	2022
011939	Fences	Fences - Richard Russell Reserve - Fence - Chain Mesh - Fisher Street Royal Park	2022
246912	Playground	Playground - Richard Russell Reserve/ Montessori Children's Centre Playground Fisher Street Royal Park	2022
014640	Sport	Sports - Jubilee Reserve - Tennis Net - String - Edwin Street West Lakes Shore	2022
014693	Sport	Sports - Robert Haigh Reserve - Cricket Pitch - Concrete - Park Avenue Woodville North	2023
014694	Sport	Sports - Robert Haigh Reserve - Cricket Pitch - Concrete - Park Avenue Woodville North	2023
014695	Sport	Sports - Robert Haigh Reserve - Cricket Net - Chain Mesh - Park Avenue Woodville North	2023
245813	Sport	Sports - Robert Haigh Reserve - Cricket Pitch - Concrete - Park Avenue Woodville North	2023
014564	Sport	Sports - Collins Reserve - Cricket Pitch - Turf - Valetta Road Kidman Park	2024
014565	Sport	Sports - Collins Reserve - Cricket Pitch - Turf - Valetta Road Kidman Park	2024
014566	Sport	Sports - Collins Reserve - Cricket Pitch - Turf - Valetta Road Kidman Park	2024
014567	Sport	Sports - Collins Reserve - Cricket Pitch - Turf - Valetta Road Kidman Park	2024
012952	Furniture	Furniture - Findon Skid Kids - Seat - Fibreglass - No details - Drummond Avenue Findon	2025
014526	Sport	Sports - AD Whiteford Reserve - Tennis Court - Plexi Pave - Fletcher Road Henley Beach South	2026
014568	Sport	Sports - Collins Reserve - Basketball Court - Concrete - Valetta Road Kidman Park	2026
014592	Sport	Sports - Findon Skid Kids - Bike Racing Track - Bitumen - Reserve Parade Findon	2026
014601	Sport	Sports - Gleneagles Reserve - Goals - Steel - Pape Avenue Seaton	2026
014626	Sport	Sports - Grant Reserve - Tennis Court - Plexi Pave - Grant Place Flinders Park	2026
014634	Sport	Sports - Henley and Grange Memorial Oval - Scoreboard - Steel - Atkin Street Henley Beach	2026
014750	Sport	Sports - Trust Reserve - Goals - Steel - Eagle Court Semaphore Park	2026
254249	Sport	Sports - Pedlar Reserve - Scoreboard - Steel - Pedlar Street Seaton	2026
254788	Sport	Sports - Flinders Park Oval - Goals - Steel - Hartley Terrace Flinders Park	2026
254789	Sport	Sports - Flinders Park Oval - Goals - Steel - Hartley Terrace Flinders Park	2026
289754	Sport	Sports - Sunningdale Reserve - Goals - Metal - Holthouse Road Fulham Gardens	2026
300493	Furniture	Furniture - Flinders Park Oval - Bench - NA - Two storey benches - Flinders Parade Flinders Park	2026
304401	Sport	Sports - Allenby Gardens Reserve - Goals - Steel - Lewanick Street Allenby Gardens	2026
304486	Sport	Sports - Trust Reserve - Goals - Steel - Eagle Court Semaphore Park	2026
304697	Sport	Sports - Robert Haigh Reserve - Hockey Pitch - Synthetic Surface - Park Avenue Woodville North	2026
014550	Sport	Sports - Carnegie North Reserve - Goals - Steel - Kingston Avenue Royal Park	2028
014555	Sport	Sports - Carnegie South Reserve - Goals - Steel - Crown Terrace Royal Park	2028
014571	Sport	Sports - Collins Reserve - Goals - Steel - Valetta Road Kidman Park	2028
014585	Sport	Sports - Fawk Reserve - Goals - Steel - Hanson Road Athol Park	2028



014598	Sport	Sports - Frank Mitchell Park - Goals - Steel - Todville Street Woodville West	2028
014620	Sport	Sports - Grange Recreation Reserve - Goals - Steel - Fort Street Grange	2028
014624	Sport	Sports - Grange Recreation Reserve - Goals - Steel - Fort Street Grange	2028
014637	Sport	Sports - John Mitchell Reserve - Goals - Steel - Whibley Street Henley Beach	2028
014656	Sport	Sports - Ledger Oval - Goals - Steel - Ledger Road Woodville South	2028
014668	Sport	Sports - Matheson Reserve - Goals - Steel - Matheson Avenue Findon	2028
014676	Sport	Sports - Pedlar Reserve - Goals - Steel - Pedlar Street Seaton	2028
014680	Sport	Sports - Pennington Oval - Goals - Steel - Gilligan Street Pennington	2028
014681	Sport	Sports - Pennington Oval - Goals - Steel - Gilligan Street Pennington	2028
014712	Sport	Sports - Sam Johnson Sportsground - Goals - Steel - Swan Street Renown Park	2028
014713	Sport	Sports - Sam Johnson Sportsground - Goals - Steel - Swan Street Renown Park	2028
014720	Sport	Sports - Smith Reserve - Tennis Net - String - Albany Street Woodville West	2028
014727	Sport	Sports - St Clair Oval No 2 - Goals - Steel - Woodville Road St Clair	2028
014763	Sport	Sports - Woodville Oval - Tennis Net - String - Oval Avenue Woodville South	2028
014771	Sport	Sports - Woodville West Reserve - Goals - Steel - Lawton Crescent Woodville West	2028
245817	Sport	Sports - Grange Recreation Reserve - Cricket Pitch - Turf - Fort Street Grange	2028
254250	Sport	Sports - West Lakes Shore Oval - Goals - Steel - Bartley Terrace West Lakes Shore	2028
257395	Sport	Sports - Henley and Grange Memorial Oval - Goals - Steel - Atkin Street Henley Beach	2028
304402	Sport	Sports - Allenby Gardens Reserve - Goals - Steel - Lewanick Street Allenby Gardens	2028
014562	Sport	Sports - Collins Reserve - Cricket Pitch - Concrete - Valetta Road Kidman Park	2029
014563	Sport	Sports - Collins Reserve - Cricket Pitch - Concrete - Valetta Road Kidman Park	2029
014093	Playground	Playground - Gerard Reserve - Play Equipment - Gerard Road Flinders Park	2029
014709	Sport	Sports - Sam Johnson Sportsground - Scoreboard - Brick - Swan Court Renown Park	2029
014753	Sport	Sports - West Lakes Shore Oval - Cricket net - Chain Mesh - Newcombe Avenue West Lakes Shore	2029
014758	Sport	Sports - West Lakes Shore Oval - Cricket Pitch - Concrete - Bartley Terrace West Lakes Shore	2029
245811	Sport	Sports - Fawk Reserve - Cricket Pitch - Turf - Hanson Road Athol Park	2029
246872	Sport	Sports - Fawk Reserve - Cricket Net - Chain Mesh - 171B Hanson Road Woodville North	2029
304433	Sport	Sports - Collins Reserve - Cricket net - Chain Mesh - Valletta Road Kidman Park	2029
014581	Sport	Sports - Fawk Reserve - Scoreboard - Steel - Hanson Road Woodville North	2030
014602	Sport	Sports - Gleneagles Reserve - Scoreboard - Steel - Pape Avenue Seaton	2030
014730	Sport	Sports - St Clair Oval No 3 - Goals - Steel - Brocas Avenue St Clair	2030
014765	Sport	Sports - Woodville Oval - Goals - Steel - Oval Avenue Woodville South	2030
246869	Sport	Sports - Croydon Bowling Club/Arch Patterson Community Centre - Bowling Green - Turf - Blight Street Ridleyton	2030
014617	Sport	Sports - Grange Recreation Reserve - Cricket Pitch - Turf - Fort Street Grange	2031
014655	Sport	Sports - Ledger Oval - Cricket Pitch - Turf - Ledger Road Woodville South	2031
014657	Sport	Sports - Ledger Oval - Cricket Net - String - Ledger Road Woodville South	2031
014764	Sport	Sports - Woodville Oval - Cricket Pitch - Turf - Oval Avenue Woodville South	2031
014767	Sport	Sports - Woodville Oval - Scoreboard - Electronic Timer - Steel - Oval Avenue Woodville South	2031
245812	Sport	Sports - Fawk Reserve - Cricket Pitch - Turf - Hanson Road Athol Park	2031
245822	Sport	Sports - John Mitchell Reserve - Oval - Cricket Pitch - Turf - Whibley Street Henley Beach	2031
245826	Sport	Sports - Woodville Oval - Cricket Pitch - Turf - Oval Avenue Woodville South	2031
014597	Sport	Sports - Flinders Park Oval - Scoreboard - Steel - Flinders Parade Flinders Park	2032

014766	Sport	Sports - Woodville Oval - Scoreboard - Steel - Oval Avenue Woodville South	2032
014558	Sport	Sports - Colin Sellars Reserve - Tennis Court - Plexi Pave - Cudmore Terrace Henley Beach	2033
014633	Sport	Sports - Henley and Grange Memorial Oval - Sandpit - Sand - Atkin Street Henley Beach	2033
014636	Sport	Sports - Henley and Grange Memorial Oval - Athletic Pit - Sand - Atkin Street Henley Beach	2033
014641	Sport	Sports - Jubilee Reserve - Goals - Steel - Edwin Street West Lakes	2033
014642	Sport	Sports - Jubilee Reserve - Tennis Court - Plexi Pave - Edwin Street West Lakes Shore	2033
014643	Sport	Sports - Jubilee Reserve - Tennis Court - Plexi Pave - Edwin Street West Lakes Shore	2033
014644	Sport	Sports - Jubilee Reserve - Tennis Court - Plexi Pave - Edwin Street West Lakes Shore	2033
014662	Sport	Sports - Ledger Oval - Scoreboard - Steel - Ledger Road Woodville South	2033
014699	Sport	Sports - Robert Haigh Reserve - Scoreboard - Steel - Park Avenue Woodville North	2033
245814	Sport	Sports - Flinders Park Oval - Cricket Pitch - Turf - Hartley Road Flinders Park	2033
248117	Sport	Sports - Jubilee Park - Baseball backstops	2033
254342	Sport	Sports - Fawk Reserve - Netball Ring - Steel - Hanson Road	2033
014552	Sport	Sports - Carnegie South Reserve - Scoreboard - Steel - Crown Terrace Royal Park	2034
014667	Sport	Sports - Matheson Reserve - Cricket Pitch - Turf - Matheson Avenue Findon	2034
014669	Sport	Sports - Matheson Reserve - Cricket net - Chain Mesh - Matheson Avenue Findon	2034
014671	Sport	Sports - Matheson Reserve - Cricket Pitch - Concrete - Matheson Avenue Findon	2034
014711	Sport	Sports - Sam Johnson Sportsground - Cricket net - Chain Mesh - Swan Court Renown Park	2034
014728	Sport	Sports - St Clair Oval No 2 - Cricket Pitch - Turf - Woodville Road St Clair	2034
014770	Sport	Sports - Woodville Oval - Scoreboard - Steel - Oval Avenue Woodville South	2034
245825	Sport	Sports - Sam Johnson Sportsground - Oval No 1 - Cricket Pitch - Concrete - Swan Court Renown Park	2034
257107	Sport	Sports - Sam Johnson Sportsground - Cricket net - Chain Mesh - Swan Court Renown Park	2034
014584	Sport	Sports - Fawk Reserve - Cricket Pitch - Concrete - Hanson Road Athol Park	2035
014613	Sport	Sports - Grange Lakes Reserve - North - Netball Ring - Steel - Kentdale Street Grange	2035
014614	Sport	Sports - Grange Lakes Reserve - North - Tennis Court - Plexi Pave - Kentdale Street Grange	2036
014616	Sport	Sports - Grange Recreation Reserve - Cricket Pitch - Turf - Fort Street Grange	2036
014630	Sport	Sports - Henley and Grange Memorial Oval - Cricket Pitch - Turf - Atkin Street Henley Beach	2036
014631	Sport	Sports - Henley and Grange Memorial Oval - Cricket Pitch - Turf - Atkin Street Henley Beach	2036
014729	Sport	Sports - St Clair Oval No 3 - Cricket Pitch - Turf - Brocas Avenue St Clair	2036
254341	Sport	Sports - West Lakes Shore Oval - Goals - Steel - Bartley Terrace West Lakes Shore	2036
014696	Sport	Sports - Robert Haigh Reserve - Goals - Steel - Park Avenue Woodville North	2037
014697	Sport	Sports - Robert Haigh Reserve - Goals - Steel - Park Avenue Woodville North	2037
014698	Sport	Sports - Robert Haigh Reserve - Goals - Steel - Park Avenue Woodville North	2037
014593	Sport	Sports - Flinders Park Oval - Cricket Pitch - Concrete - Hartley Road Flinders Park	2038
014605	Sport	Sports - Gleneagles Reserve - Cricket Pitch - Turf - Pape Avenue Seaton	2038
014627	Sport	Sports - Henley and Grange Memorial Oval - Cricket Net - String - Atkin Street Henley Beach	2038
014632	Sport	Sports - Henley and Grange Memorial Oval - Cricket Pitch - Concrete - Atkin Street Henley Beach	2038
014658	Sport	Sports - Ledger Oval - Cricket net - Chain Mesh - Ledger Road Woodville South	2038
014663	Sport	Sports - Ledger Oval - Cricket Pitch - Concrete - Ledger Road Woodville South	2038
014677	Sport	Sports - Pedlar Reserve - Cricket Pitch - Concrete - Pedlar Street Seaton	2038

014678	Sport	Sports - Pedlar Reserve - Cricket Pitch - Concrete - Pedlar Street Seaton	2038
014749	Sport	Sports - Trust Reserve - Cricket Pitch - Concrete - Eagle Court Semaphore Park	2038
014768	Sport	Sports - Woodville Oval - Tennis Court - Bitumen - Oval Avenue Woodville South	2038
014769	Sport	Sports - Woodville Oval - Tennis Court - Bitumen - Oval Avenue Woodville South	2038
245815	Sport	Sports - Flinders Park Oval - Cricket Pitch - Turf - Hartley Road Flinders Park	2038
245816	Sport	Sports - Flinders Park Oval - Cricket Pitch - Concrete - Hartley Road Flinders Park	2038
245823	Sport	Sports - Ledger Oval - Cricket Pitch - Turf - Ledger Road Woodville South	2038
245824	Sport	Sports - Ledger Oval - Cricket Pitch - Concrete - Sansom Road West Lakes Shore	2038
245827	Sport	Sports - Woodville Oval - Cricket Pitch - Concrete - Oval Avenue Woodville South	2038
246746	Sport	Sports - Grange Recreation Reserve - Cricket Pitch - Junior - Concrete - Fort Street Grange	2038
011097	Fences	Fences - Findon Skid Kids - Fence - Chain Mesh - Reserve Parade Findon	2039
011098	Fences	Fences - Findon Skid Kids - Fence - Chain Mesh - Reserve Parade Findon	2039
014719	Sport	Sports - Smith Reserve - Tennis Court - Bitumen - Albany Street Woodville West	2040
254787	Sport	Sports - Flinders Park Oval - Cricket net - Chain Mesh - Flinders Parade Flinders Park	2043
288946	Sport	Sports - Fawk Reserve - Goals - Steel - Hanson Road Athol Park	2043
288951	Sport	Sports - Pedlar Reserve - Goals - Steel - Pedlar Street Seaton	2043
014629	Sport	Sports - Henley and Grange Memorial Oval - Cricket net - Chain Mesh - Atkin Street Henley Beach	2047
254353	Sport	Sports - Fawk Reserve - Netball Court - Bitumen - Hanson Road Woodville North	2047
304434	Sport	Sports - Grange Recreation Reserve - Cricket net - Chain Mesh - Fort Street Grange	2047
014722	Sport	Sports - Smith Reserve - Tennis Court - Plexi Pave - Albany Street Woodville West	2048
288950	Sport	Sports - Matheson Reserve - Cricket net - Chain Mesh - Matheson Avenue Findon	2048
304865	Sport	Sports - Matheson Reserve - Cricket Net and Storage Box - Matheson Avenue Findon	2049
304866	Sport	Sports - Matheson Reserve - Cricket Net and Storage Box - Matheson Avenue Findon	2049
304867	Sport	Sports - Matheson Reserve - Cricket Net and Storage Box - Matheson Avenue Findon	2049
304868	Sport	Sports - Matheson Reserve - Cricket Net and Storage Box - Matheson Avenue Findon	2049
304869	Sport	Sports - Matheson Reserve - Cricket Net and Storage Box - Matheson Avenue Findon	2049
012789	Furniture	Furniture - Croydon Bowling Club - Bench - NA - No details - Blight Street Ridleyton	2050
012790	Furniture	Furniture - Croydon Bowling Club - Bench - Campus - Street & Park Furniture - Blight Street Ridleyton	2050
012793	Furniture	Furniture - Croydon Bowling Club - Seat - Campus - Street & Park Furniture - Blight Street Ridleyton	2050
014726	Sport	Sports - St Clair Oval No 2 - Cricket Pitch - Concrete - Woodville Road St Clair	2052
246925	Sport	Sports - St Clair Oval No 2 - Cricket Net - Chain Mesh - Woodville Road Woodville	2052
254340	Sport	Sports - Grange Recreation Reserve - Cricket Pitch - Turf - Fort Street Grange	2055
304870	Sport	Sports - Matheson Reserve - Cricket Pitch - Turf - Matheson Avenue Findon	2059
304871	Sport	Sports - Matheson Reserve - Cricket Pitch - Concrete - Synthetic Turf - Matheson Avenue Findon	2059
304698	Sport	Sports - Robert Haigh Reserve - Hockey Pitch - Base - Park Avenue Woodville North	2091
247256	Playground	Playgrounds - St Margarets Kindergarten Playground - 27 Norman Street - WOODVILLE	2021
014700	Sport	Sports - Robert Haigh Reserve - Hockey Pitch - Synthetic - Park Avenue Woodville North	2026