

**DRAFT**

# Asset Management Portfolio Plan

2024-2034





# Acknowledgement OF TRADITIONAL OWNERS

We acknowledge the Ngarrindjeri people as the traditional owners of this land on which we meet and work. We respect and acknowledge their spiritual connection as the custodians of this land and that their cultural heritage beliefs are still important to the living people today.

We recognise the living culture and combined energies of the Ngarrindjeri people, our global pioneers and community members today for their unique contribution to the life of our region.

# MAYOR'S MESSAGE

**The Rural City of Murray Bridge is a place where you can live well and thrive.**

Set to become South Australia's second city, Council is actively preparing for growth to ensure our current and future residents to have access to the services and opportunities that a growing community brings.

A vital part of Council's strategy is ensuring our communities have well-planned and maintained infrastructure to support them day to day – from the roads we travel on, the sportsgrounds we play on to the community facilities we visit – they all contribute to the enjoyment of life across our rural city.

The Asset Management Portfolio Plan is our roadmap for effectively managing the important community assets we all rely on. Responsible for an asset portfolio with a replacement value of \$565M, this plan positions Council to address the challenges and opportunities of growth, community expectations, environmental pressures and financial constraints in a sustainable and balanced way.

Central to this plan is ensuring we're meeting our community's needs and providing them fit for purpose, reliable and accessible infrastructure assets now and for generations to come.

We look forward to implementing this plan with the support and involvement of Council Members, staff and our community.

Wayne Thorley  
Mayor  
Rural City of Murray Bridge

# ABOUT THIS PLAN

Our Asset Management Portfolio Plan forms part of Council's Strategic Planning framework as one of four documents that comprise our suite of strategic management plans.

## OUR ASSET MANAGEMENT PORTFOLIO PLAN PROVIDES:

- An overview of our assets and how we intend to manage them over the next 10 years
- An outline of the operating context and challenges
- A policy and governance framework that describes our principles, commitments and accountabilities
- A management plan for each significant infrastructure asset category
- A framework to manage our asset risks, including managing the vulnerability of our assets to the impacts of climate change, and
- An asset management improvement plan.

### STRATEGIC PLAN 4-YEAR TIMEFRAME

Identifies our **strategic focus** for the next four years and **provides direction** for decision making and how we prioritise our resources and effort.

### LONG TERM FINANCIAL PLAN 10-YEAR TIMEFRAME

Ensures we can **deliver** services, maintain our assets and achieve our strategic focus in a **financially sustainable manner**.

### ASSET MANAGEMENT PLANS 10-YEAR TIMEFRAME

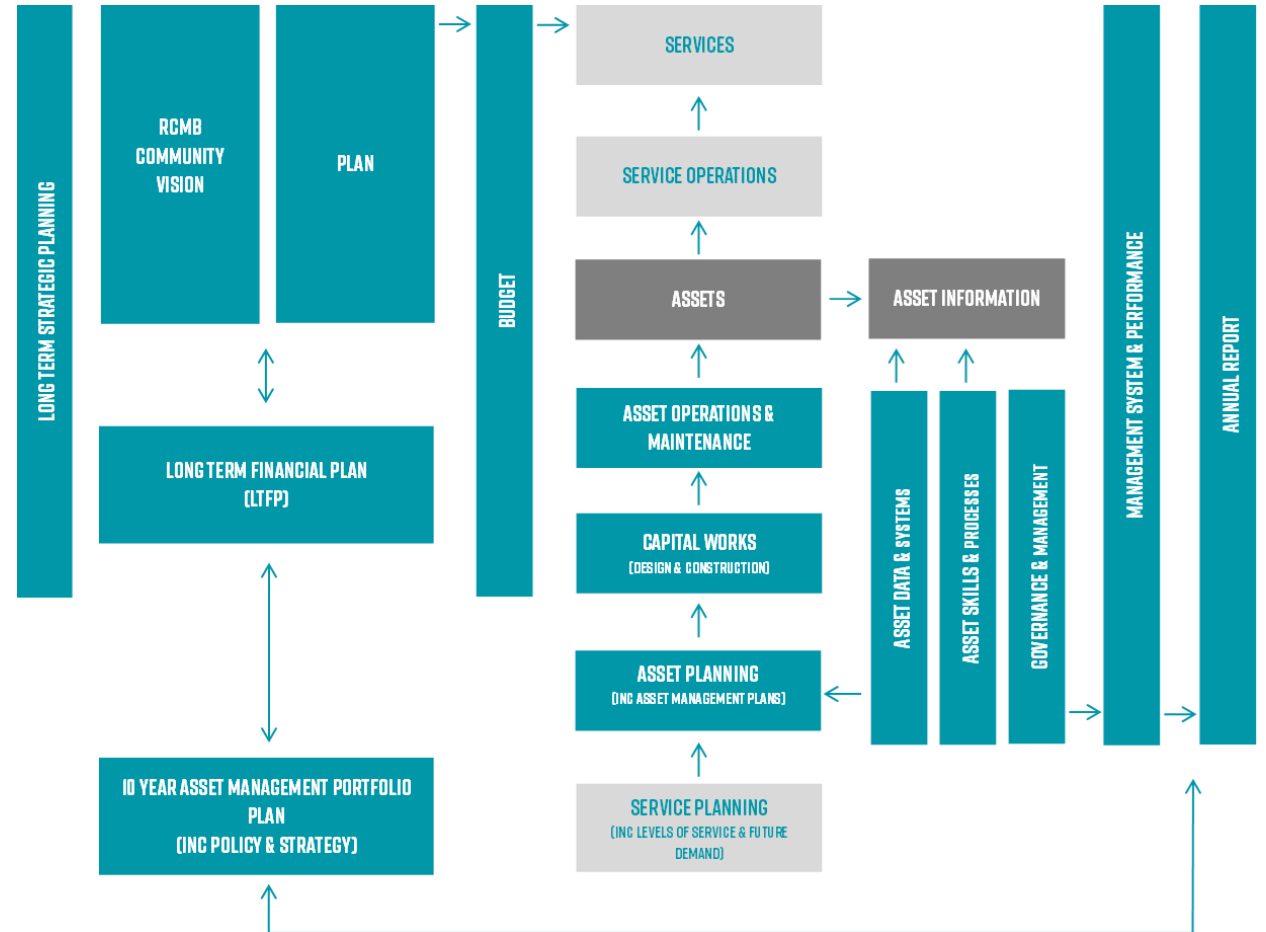
Supports effective and data driven **management and care** of our **community assets**.

### ANNUAL BUSINESS PLAN AND BUDGET 1-YEAR TIMEFRAME

Secures **resources** and **identifies the work** to deliver the Strategic Plan over a 12-month period.

# ASSET MANAGEMENT FRAMEWORK

The figure to the right shows how Council's strategic plans relate to service planning and operations, and key asset management processes.



# OUR ASSETS AT A GLANCE

Managing assets is an important part of what we do at Council and our focus is on being cost effective and meeting community expectations.

TOTAL  
REPLACEMENT  
VALUE  
**\$565M**

**\$86**



BUILDINGS

**\$366M**



CIVIL & TRANSPORT

**\$8.3M**



PLANT & FLEET

**\$36.7M**



OPEN SPACE

**\$65.5M**



STORMWATER

**\$2.3M**



WATER SUPPLY AND  
WASTEWATER

# HOW WE MANAGE OUR ASSETS

## REVIEW AND AUDIT

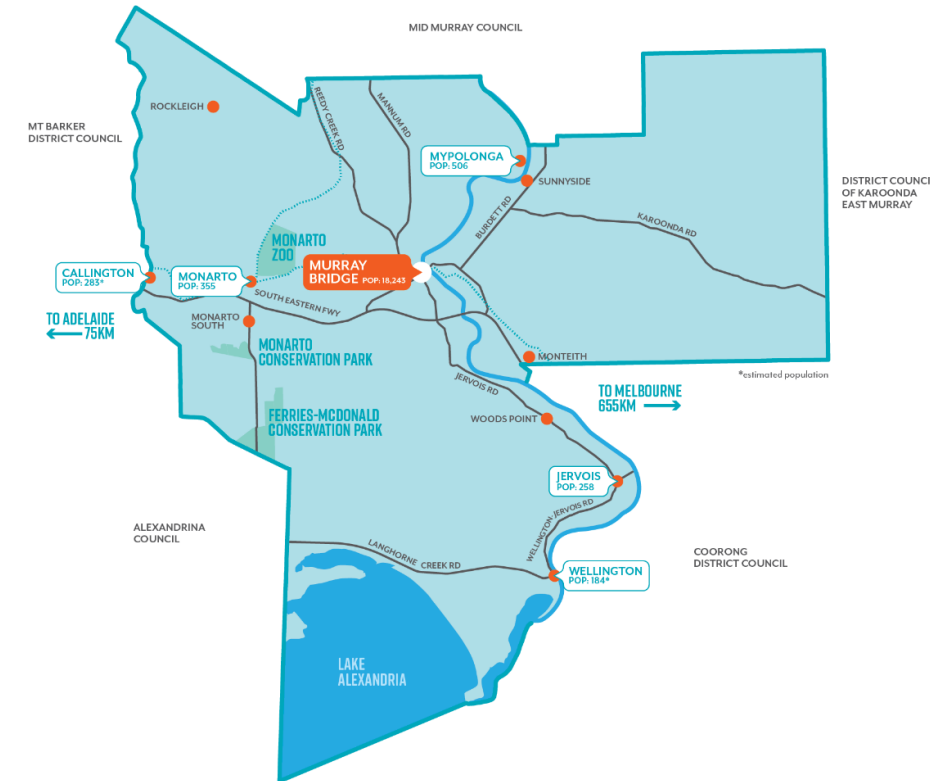
- We regularly audit our major assets, rating them to ensure they meet expectations.
- We know things change, so we regularly check and review these ratings and listen to feedback from our community and field employees.

## DATA AND ANALYSIS

- We record data about age, location, usage and value - recording and analysing our data is vital in managing our assets. We use digital systems to do this.
- We analyse the condition of our assets, estimating how long they will last. We can then predict the costs to maintain or renew assets and make decisions in the best interests of our community.
- We consider long-term challenges like climate change to ensure our assets support generations to come.

## STRATEGY AND INVESTMENT

- Each year we invest in creating new community assets and we plan for these assets through our strategic plans and community feedback.
- Our strategic planning process informs our Asset Management Plans.
- We are improving the way we manage our assets through an Asset Management Improvement Plan.



# ASSET CONDITION

Condition across all asset classes is typically measured using a 1-6 grading system as detailed below. It is important that consistent condition grades be used in reporting various assets across an organisation which support portfolio level analysis and effective communication. Condition in most cases is assessed at 3–5-year intervals. Hazard and defects reporting occurs continuously through our customer portal or service personal feedback.

All asset condition graphs throughout the plan are represented as percentage of replacement cost per asset condition grade unless otherwise stated.

Condition Grading	Condition Description	% Value and Life Remaining
1	<b>Very Good:</b> only minor planned maintenance required	100
2	<b>Good:</b> minor maintenance required plus planned maintenance	80
3	<b>Fair:</b> significant maintenance required	60
4	<b>Poor:</b> significant renewal/rehabilitation required	40
5	<b>Very Poor:</b> physically unsound and/or beyond rehabilitation	20
6	<b>Unserviceable:</b> Unsafe: Needs immediate replacement or closure	0



# WHAT WE WOULD LIKE FROM YOU

Your feedback is valued to ensure we continue to deliver open spaces and community places that are safe, welcoming and encourage people and groups to use and enjoy.

We welcome your feedback on our Asset Management Portfolio Plan to ensure we are balancing community expectations while being financially responsible. An overview of our Buildings, Civil and Transport, Open Space, Stormwater and Water Supply and Wastewater Asset Management Plans are found further in this document.

Each asset class has several service levels we use to measure if they are continuing to provide value to the community. They also help us understand where to invest in creating new facilities or upgrading existing ones.

We look forward to receiving your feedback.



# BUILDINGS ASSET MANAGEMENT PLAN

MANAGED BY: MANAGER CITY ASSETS



TOTAL REPLACEMENT  
VALUE Buildings

**\$86M**

\$46M



Category one

Corporate Operational Buildings of strategic importance and have high public usage:

- Local Government Centre
- Library
- Town Hall
- Swimming Centre
- Work Depot
- Railway Station
- Operational Council Buildings occupied most of the time.

\$35M



Category two

Strategically important buildings which have high level public usage:

- Public toilets
- Council owned sporting clubrooms
- Sheds, park shelters, museums, Roundhouse.

\$5.6M



Category three

Less significant buildings or those which are maintained by someone else.

- Private buildings on Council land that are maintained by the owner
- Storage sheds

# BUILDINGS ASSET MANAGEMENT PLAN

MANAGED BY: MANAGER CITY ASSETS



## ASSET CONDITION

70.03% of assets/components are in “fair” or better condition signaling the need for proactive maintenance renewals planning. Of these, 16.34% of assets/components are in “as new” condition.

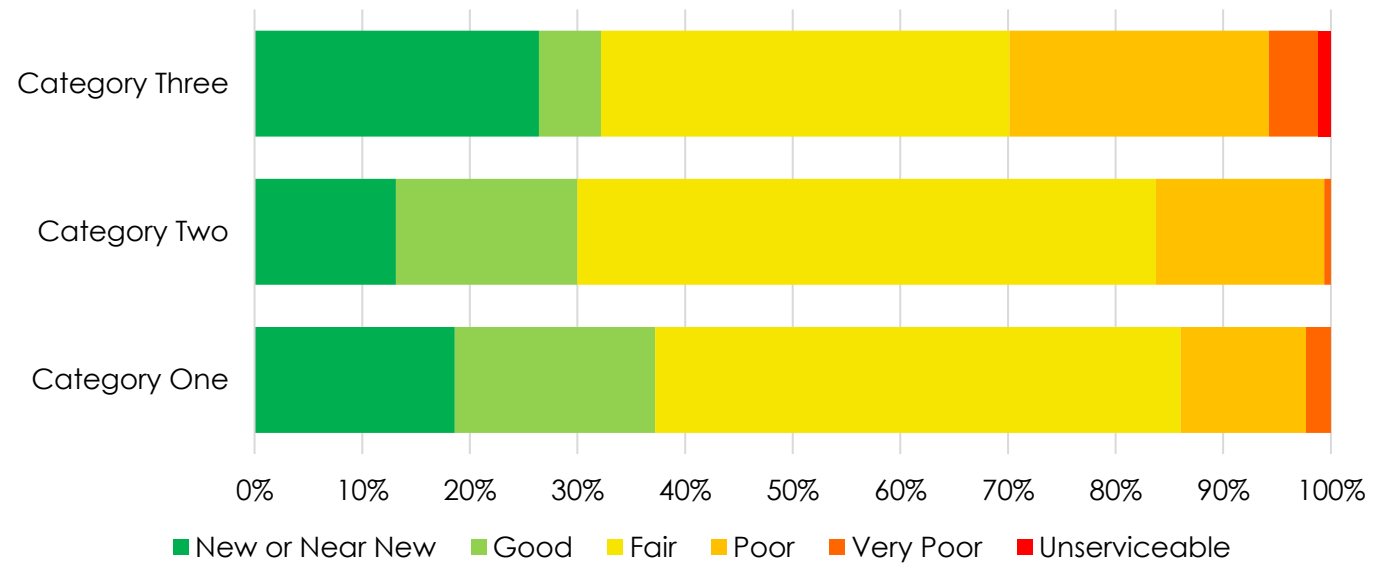


Chart above demonstrates assets where there is both condition and valuation data freely available.

# BUILDINGS ASSET MANAGEMENT PLAN

MANAGED BY: MANAGER CITY ASSETS



## LEVELS OF SERVICE

Measure	Level of Service	Performance Measurement	Current Performance	Target Performance
Condition	Provide building assets of suitable quality for its intended purpose	Validated customer requests / year, mostly roof leaks	40	40
		% of portfolio not in need of investment (condition 1,2 or 3)	94.60%	94.60%
Function	Provide building assets which are suitable for its intended purpose	Lighting, A/C	12	<12
		% of portfolio not in need of investment	N/A	N/A
Capacity	Provide building assets that are efficiently suited to current demand levels	Asset utilisation	Anecdotal only	Develop a method for the ongoing measurement and reporting of asset utilisation
		% of portfolio not in need of investment	Unknown	



# CIVIL & TRANSPORT ASSET MANAGEMENT PLAN

MANAGED BY: MANAGER CITY INFRASTRUCTURE

## TOTAL VALUE CIVIL & TRANSPORT **\$366M**

**\$245M**



SEALED ROADS

**\$66M**



UNSEALED ROADS

**\$20M**



KERBS

**\$12.5M**



FOOTPATHS

**\$4.5M**



CARPARKS

**\$15M**



BRIDGES AND CAUSEWAYS

**\$2.9M**



SIGNS & TRAFFIC MANAGEMENT DEVICES



# CIVIL & TRANSPORT ASSET MANAGEMENT PLAN

MANAGED BY: MANAGER CITY INFRASTRUCTURE

## ASSET CONDITION

Civil and Transport Infrastructure asset condition is generally very good, with more than 90% of assets categorised as New, Near New, or in Fair condition.

There are some assets that currently necessitate renewal, particularly in unsealed roads and footpaths. Council recognises the significance of addressing the 10% of assets in the Very Poor condition range as a top priority in future capital works programs.

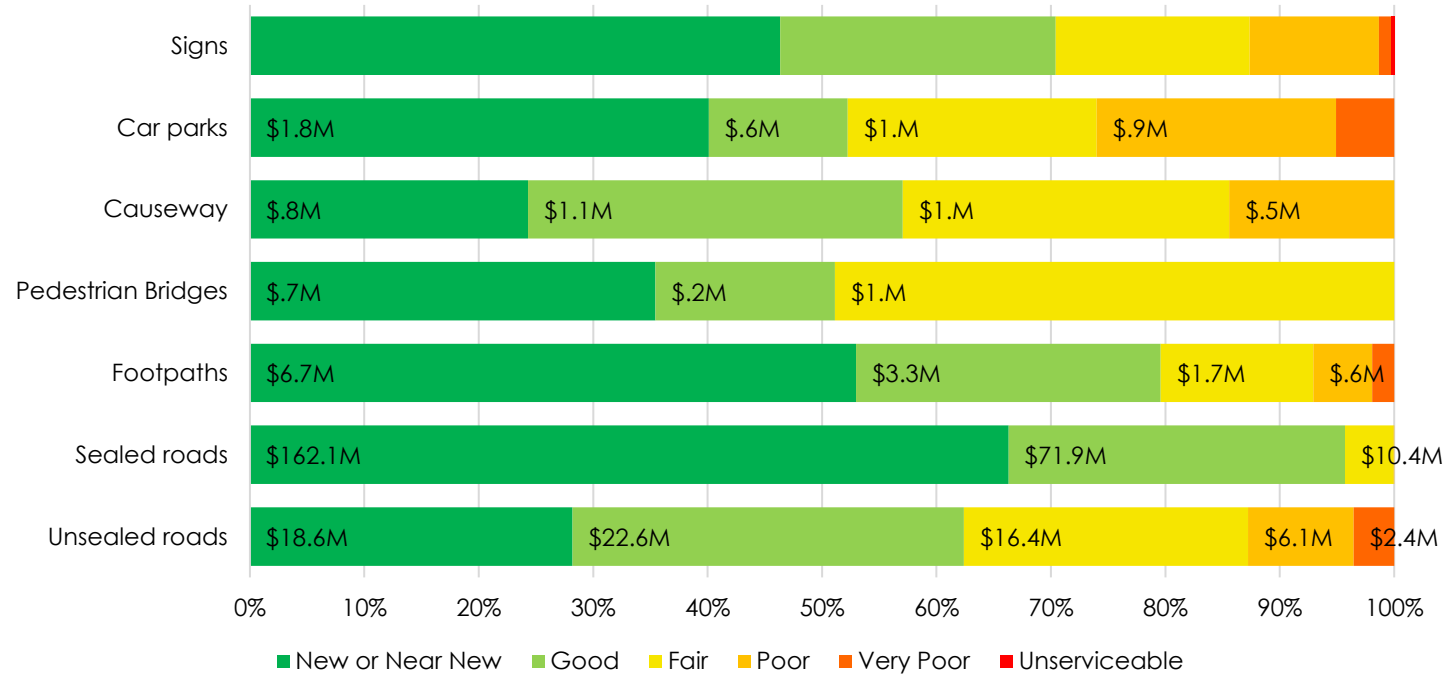


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# CIVIL & TRANSPORT ASSET MANAGEMENT PLAN

MANAGED BY: MANAGER CITY INFRASTRUCTURE

## LEVELS OF SERVICE

Measure	Level of Service	Performance Measurement	Current Performance	Target Performance
Condition	Provide a road network with minimal potholes and areas of pavement failure	Number of customer requests for road maintenance	30 pa	30 pa
	Provide a road network with minimal water ponding issues	Number of customer requests for kerb and water table repairs	10 pa	<10 pa
Function	Provide a road network that meets the needs of road users	Proactively look for opportunities to improve function	Review by Manager City Infrastructure	Review by Manager City Infrastructure
Capacity	Provide a road network with minimal traffic congestion and speeding vehicles on local roads	Number of customer complaints regarding speeding vehicles and traffic congestion	To be measured through Customer Request Management System and responses to DIT Local Area Traffic Management surveys.	Steady decline in number of customer complaints due to the ongoing development of Local Area Traffic Management plans.



# OPEN SPACE ASSET MANAGEMENT PLAN

MANAGED BY: MANAGER CITY ASSETS

## TOTAL VALUE OPEN SPACE **\$36.7M**

**\$3.6M**



FURNITURE

**\$2M**



PLAY EQUIPMENT

**\$6M**



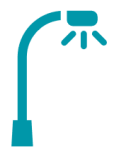
PLAYING SURFACES

**\$17.5M**



STRUCTURES

**\$1.6M**



LIGHTING

**\$638K**



PUBLIC ART





# OPEN SPACE ASSET MANAGEMENT PLAN

MANAGED BY: MANAGER CITY ASSETS

## ASSET CONDITION

90.55% of assets/components are in “fair” or better condition. Of these, 24.39% of assets/components are in “as new” condition.

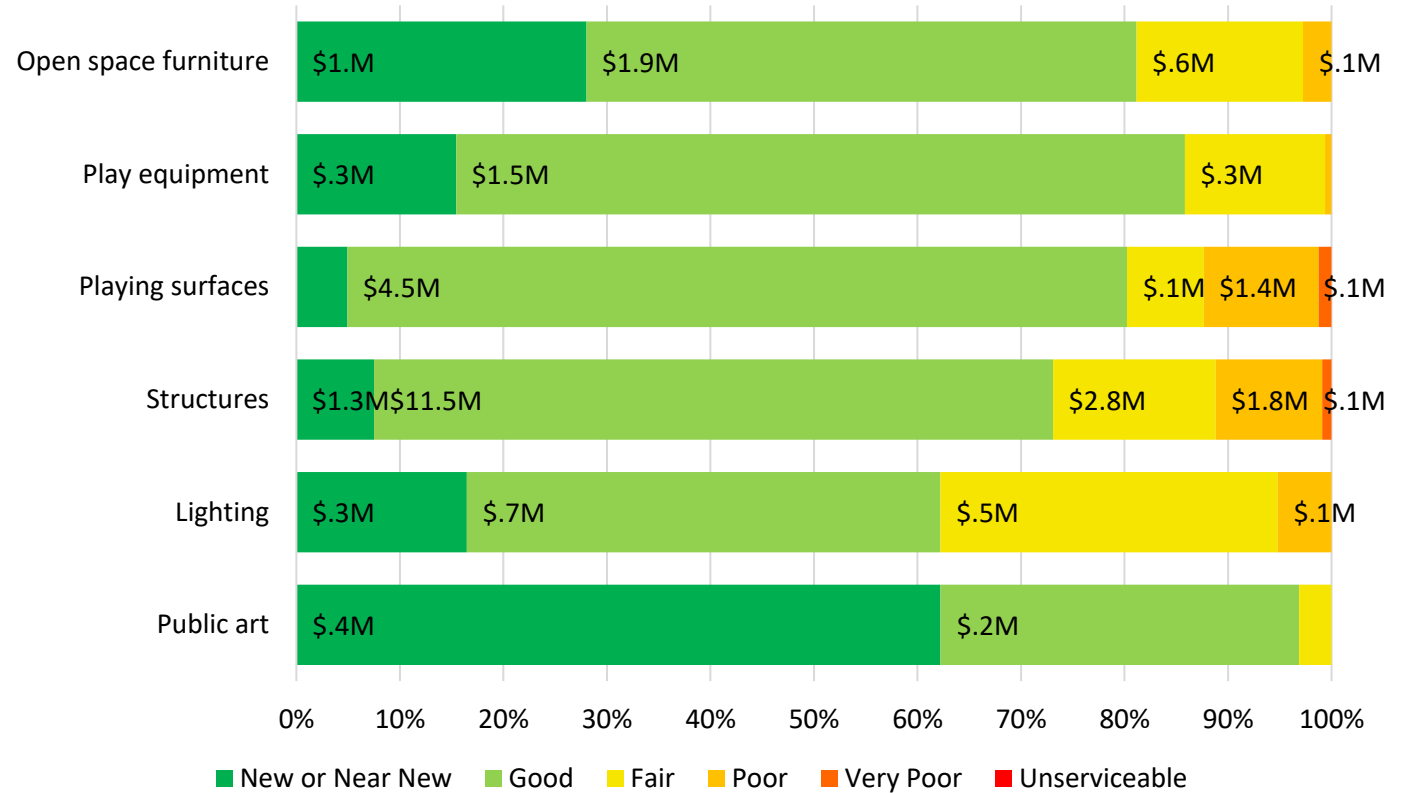


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# OPEN SPACE ASSET MANAGEMENT PLAN

MANAGED BY: MANAGER CITY ASSETS

## LEVELS OF SERVICE

Measure	Level of Service	Performance Measurement	Current Performance	Target Performance
Condition	Provide a network of open space and recreation assets which are safe to use.	Number of customer requests for material maintenance in Magiq. Number of non-conforming formal inspections		A reduction from current performance
Function	Provide a network of open space and recreation assets that are appealing and suitable for its intended purpose.	Targeted Customer Satisfaction Survey every 4 Years	Not presently measured	Customer satisfaction is expected to remain steady
Capacity	Provide a network of open space and recreation assets that efficiently meets demand levels.	Asset Utilisation	Not currently measured and viewed as adequate.	Develop a method to measure asset utilisation

# STORMWATER ASSET MANAGEMENT PLAN



MANAGED BY: MANAGER CITY INFRASTRUCTURE

## TOTAL REPLACEMENT VALUE STORMWATER

# \$65.5M

\$41.3M



STORMWATER PIPES DRAINAGE

\$3.1M



STORMWATER PIPES HARVESTING

\$7.9M



STORMWATER PITS

\$2.4M



STORMWATER EQUIPMENT

\$728K



OPEN DRAINS

\$4.3M



BASINS & BORES DRAINAGE

\$3.3M



BASINS & BORES HARVESTING

\$2.4M



RURAL CULVERTS

# STORMWATER ASSET MANAGEMENT PLAN

MANAGED BY: MANAGER CITY  
INFRASTRUCTURE

## ASSET CONDITION

72.64% of assets/components are in “fair” or better condition signaling the need for proactive maintenance and renewals planning. Of these, 47.24% of assets/components are in “as new” condition. 50% of the network is less than 20 years old.

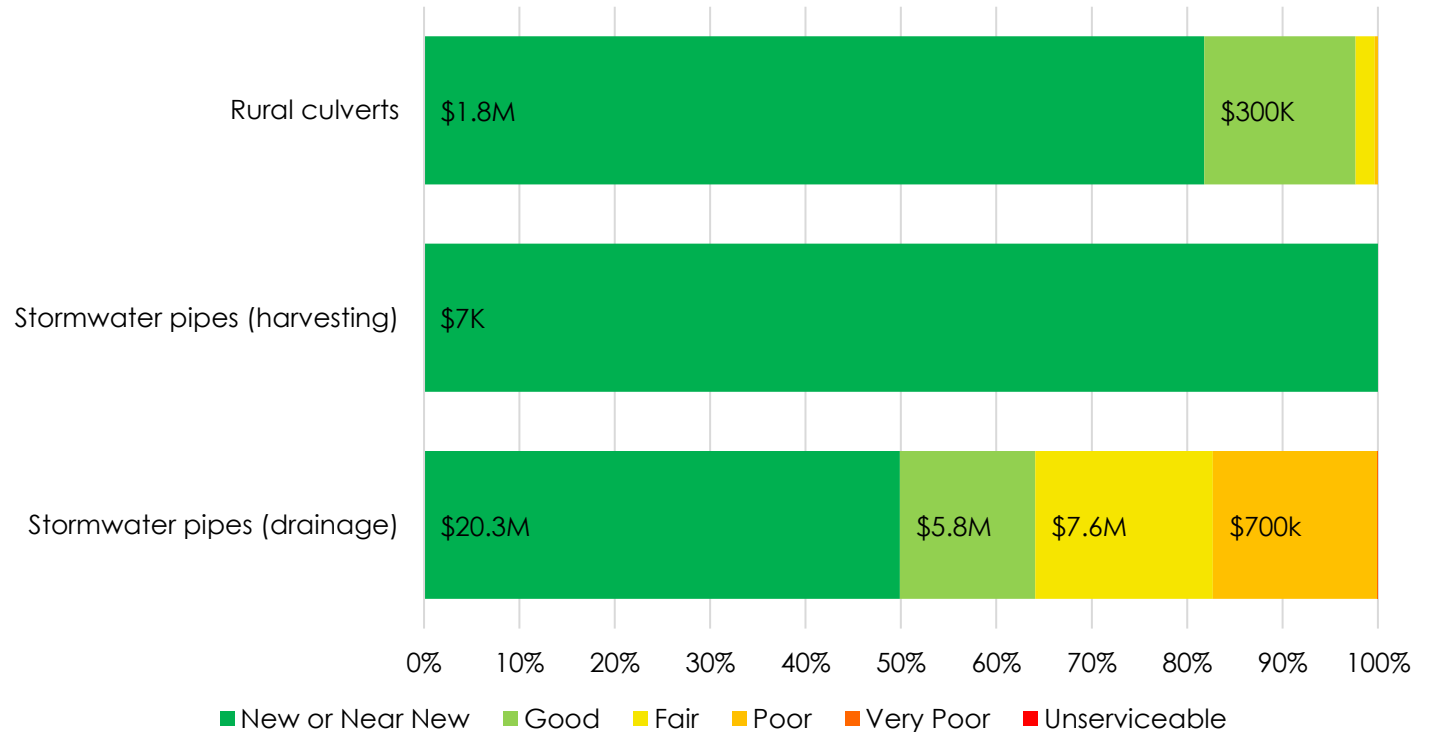


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# STORMWATER ASSET MANAGEMENT PLAN

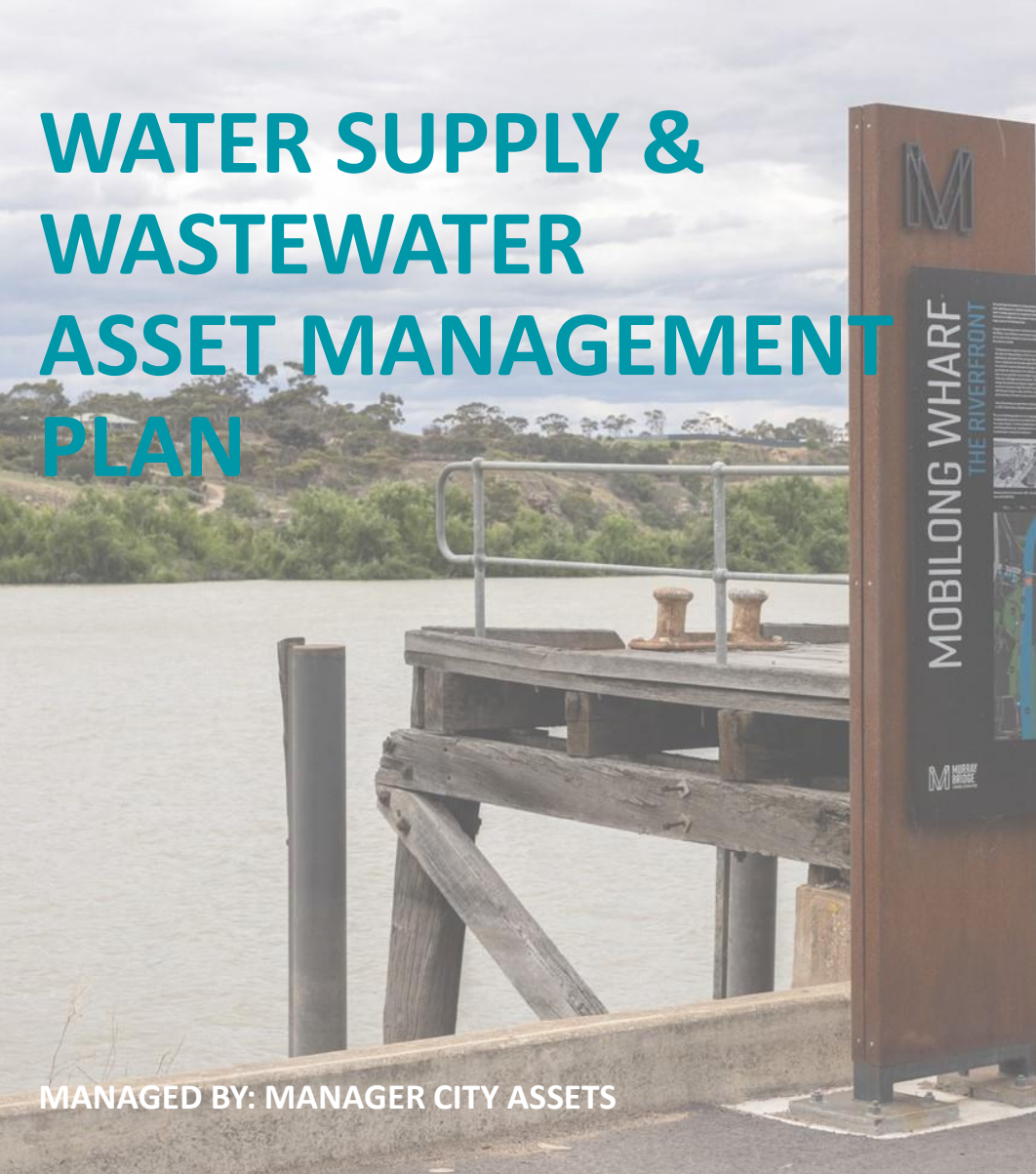


MANAGED BY: MANAGER CITY INFRASTRUCTURE

## LEVELS OF SERVICE

Measure	Level of Service	Performance Measurement	Current Performance	Target Performance
Condition	Provide a stormwater network that efficiently captures and treats stormwater run-off and provides irrigation in some circumstances.	Value of stormwater renewal and upgrade projects  Incorporation of water sensitive design	Council incorporates raingardens, soakage tree wells.	Renewal expenditure is expected to increase as a fair portion of the asset class is now in fair to poor condition
Function	Provide a stormwater network that controls drainage, protects the public from major flooding.	Number of customer requests relating to property flooding	Less than 5 per annum	Less than 5 per annum
Capacity	Provide and maintain a fit for purpose stormwater network	Number of customer requests for blocked drains/ pits	<10 pa	<10 pa

# WATER SUPPLY & WASTEWATER ASSET MANAGEMENT PLAN



MANAGED BY: MANAGER CITY ASSETS

## TOTAL VALUE WATER SUPPLY & WASTEWATER

# \$2.3M

\$482K



WATER  
MAINS

\$258K



WATER  
NODES

\$260K



WATER PLANT &  
EQUIPMENT

\$202K



WATER TREATMENT  
FACILITY

\$595K



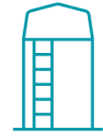
WASTEWATER  
MAINS

\$83K



WASTEWATER  
NODES

\$351K



WASTEWATER PLANT &  
EQUIPMENT

\$20K



WASTEWATER TREATMENT  
FACILITY

# WATER SUPPLY & WASTEWATER ASSET MANAGEMENT PLAN



MANAGED BY: MANAGER CITY ASSETS

## ASSET CONDITION

98.84% of assets/components are in “fair” or better condition signaling the need for proactive maintenance and renewals planning. Of these, 43.31% of assets/components are in “as new” condition.

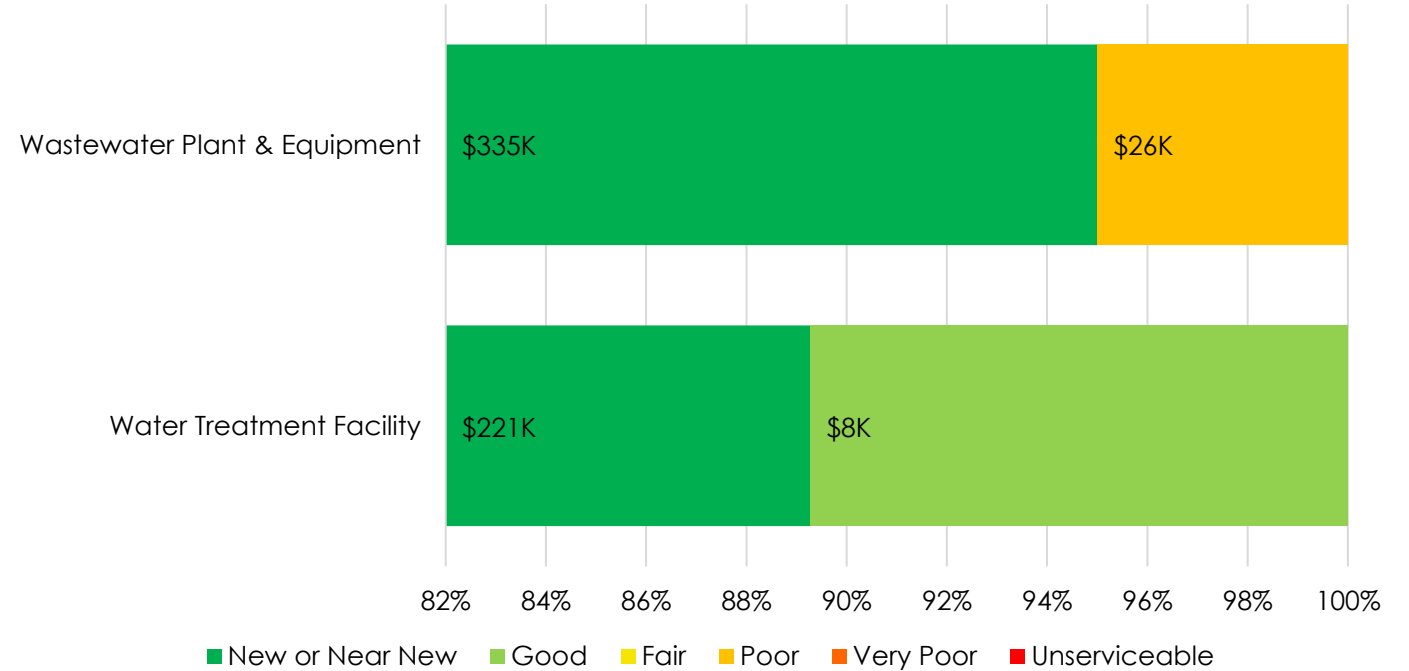


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# WATER SUPPLY & WASTEWATER ASSET MANAGEMENT PLAN



MANAGED BY: MANAGER CITY ASSETS

## LEVELS OF SERVICE

Measure	Level of Service	Performance Measurement	Current Performance	Target Performance
Condition	Provide assets of suitable quality for its intended purpose	Customer requests / year	<5	<5
		% of portfolio not in need of investment		
Function	Provide assets which are suitable for its intended purpose	Customer satisfaction	Medium	High
		Water Quality	High	High
Capacity	Provide assets that are efficiently suited to current demand levels	Asset utilisation and Outputs	Council required to monitor and report on annual usage of all W&W	As per existing