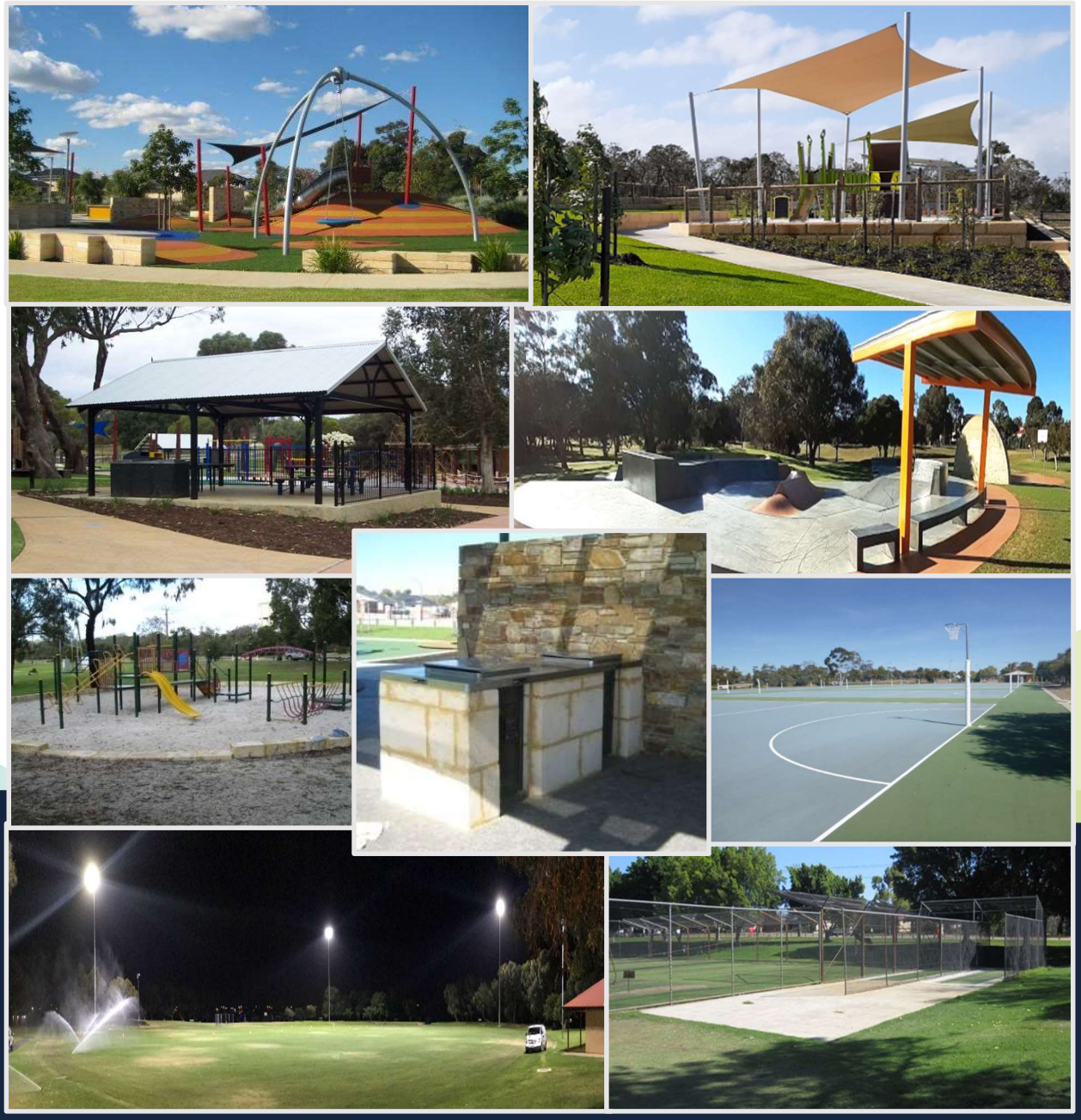
PARKS

ASSET MANAGEMENT PLAN



April 2025

City of Wanneroo

Document Control						
HPE Content Manager Container ID: 3979						
Rev No	**Date**	**Revision Details**	**HPE REF#**	**Author**	**Reviewer**	**Approver**
0.1	26 Nov 2020	Endorsed by Parks Working Group	20/6185[v3]	LH	KT/BC	PWG
0.1	8 Dec 2020	AMSG Endorsement	20/6185[v3]	LH	PWG	AMSG
1.0	16 Dec 2020	ELT Endorsement	20/6185[v3]	LH	AMSG	ELT
2.0	01 April 2025	2025 Review Final - Council Member Endorsed	20/6185[v4]	LH	LN/BC	Council Members

TABLE OF CONTENTS

List of Figures

List of Tables

1. EXECUTIVE SUMMARY

1.1 The Purpose of the Plan

Asset Management (AM) Plans details information about infrastructure assets with actions required to provide an agreed level of service and tactical requirements for the management of assets to deliver services to the community. They highlight the processes and systems used to manage the associated assets that services rely on and consider how current and future services to the community will be sustainably provided in the most cost-effective manner.

AM Plans developed in alignment with the City of Wanneroo's (the City's) AM Policy, AM Strategy and Strategic Community Plan (SCP) enables the City to improve its long term strategic management of infrastructure assets. They look into the current state of infrastructure assets and considers current and future requirements together with associated risks to inform the optimum lifecycle costs and management into the future. They aim to:

- determine an agreed level of service at a cost that is affordable to the community,
- determine the short, medium and long-term financial requirements for assets and to inform the City's Long Term Financial Plan (LTFP),
- document AM practises that ensure sustainable management of community assets and identify opportunities for improvement,
- ensure legislative and reporting requirements are met,
- support business cases and funding applications, and
- support community and organisational needs.

The AM Plans defines the services to be provided, how the services are provided and what funds are required over the 20 year planning period.

1.2 Asset Description

This Parks AM Plan (PAMP) focuses on the City's approach to the management of its park assets and forms part of a suite of AM Plans for other asset categories namely, Transport Infrastructure, Stormwater Drainage, Buildings, Parks, Natural Areas and Coastal Infrastructure.

This plan covers park infrastructure assets that provide opportunities for residents, community and visitors to enjoy and connect to the City's diverse range of park facilities ensuring that these assets:

- provide an appropriate level of service, safe access and accessibility for all users to park facilities at a cost that is affordable to the community, and
- continue to provide for places for sport, recreation and play, improving urban amenity and achieving positive outcomes,
- be maintained appropriately to achieve sustainable landscapes, water management and innovative approach to using water, irrigating parks, managing trees and landscapes, and appropriately designing spaces and structures.

The City manages over 560 parks covering an area of approximately 2619 ha of Public Open Space (POS). These parks are managed as either active spaces for sporting purposes or passive spaces for recreation purposes. Approximate 350 of these parks are irrigated. The table below provides a summary of the number of parks categorised in accordance with the City's Local Planning Policy 4.3: Public Open Space:

Park Type	No.	Area (ha)
Regional - Sport (Kingsway Regional Sporting Complex, & Golf Courses)	3	199
Regional – Passive (Rotary Park)	1	2
District – Sport / Recreation	17	130
Neighbourhood – Sport	28	166
Neighbourhood – Recreation	127	261
Local	115	90
Pocket	121	36
Nature - Conservation & Coastal Foreshore	150	1735
Total Parks	**562**	**2619**

Note that assets associated with Nature POS type is considered as part of the Natural Areas AMP.

The parks asset portfolio covered under this PAMP has an estimated replacement cost of **$242.39M.**

1.3 Levels of Service

The levels of service for parks asset have been derived from a combination of customer values and technical requirements The Technical Levels of Service governs much of the measures for park infrastructure and are driven mainly by safety, legislative and industry requirements.

Intervention points and chosen treatment methods, are based upon:

- Available budget and resource allocations.
- Criticality of the asset and the level of exposure to risk
- Historical data on customer request and complaints.
- Frequency of maintenance requirements.
- General performance of the asset portfolio based on asset condition assessments.

Critical park facilities have been identified with a strong focus on Regional and District facilities such as Kingsway Sporting Complex, Wanneroo Showgrounds and Rotary Park Opportunity Playspace. The higher levels of service provided to these facilities are detailed in Table 11: Service Levels - Parks, Reserves, Streetscapes and Conservation. Services such as higher frequency of mowing, level of irrigation maintenance, provision of security and sports flood lighting, and playground maintenance. In addition to this condition assessments are undertaken regularly on specific asset types due to their higher consequence of failure or level

of exposure to risk. The table below highlights the frequency of inspections conducted on some of the critical park assets:

Asset type	Condition Assessment cycle (years)	Comments
Park Structures	5	Includes shelters, gazebos, picnic shelters, boardwalks, pergolas, park lighting, visual inspections of drink fountains, benches, barbeques
Sports Floodlighting	5	Includes sports floodlighting poles and fixings
Sports Infrastructure	5	Includes visual inspections of surfaces including cricket wickets, multi-use hard courts.
Playground Assets	0.5	Inspected by independent contractor twice a year

There is no functional rating system currently in place. Assessment on functionality of the assets is based on historical knowledge and professional judgement of the asset. Renewal of assets are upgraded where deemed required with considerations to cater for increased capacity or functionality requirements such as accessibility requirements, optimum standards or meet modern equivalent standards.

Planning for new and increasing the asset portfolio are based on community request and assessed on need in accordance with the City's AM Policy.

1.4 Future Demand

The factors influencing future demand and the impacts they have on this category of assets include things such as population growth, regulations, changes in demographics, consumer preferences and expectations, technological changes, economic factors, seasonal factors and climate change.

These demands will be approached using a combination of managing existing assets, upgrading existing assets and providing new assets balancing priorities and funding to meet demand. Many of the new park facilities and assets have been constructed and 'gifted' to the City through the land development process. This puts added pressures on the budget and resourcing requirements for the ongoing maintenance of these assets.

Ensuring these assets are constructed to a quality that will last will be key to ensuring that the City is not unnecessary burdened with high maintenance and renewal costs associated with premature failure.

Other demand management practises include:

- Optimising assets - Efficiently using and maintaining existing assets to extend their lifespan and performance.
- Capacity Upgrades - Enhancing the capacity of current assets to meet increased demand.

1.5 Lifecycle Management Plan

What does it Cost?

Funding for park assets are generally funded through municipal funding, renewal reserve and grant funding. At this stage the renewal demand for these assets are adequately funded in the LTFP. Although asset condition assessments are conducted annually on these assets, the implementation of proactive planned maintenance on these assets require further consideration.

The forecast lifecycle costs necessary to provide the services covered by this AM Plan includes operation, maintenance, renewal and acquisition of assets. Although the AM Plan and LTFP may be prepared for a 20-years planning period, the accuracy of the predictions outside of the first 5 year would be less accurate.

Based on the City's current AM practises, the forecast lifecycle costs necessary to provide the services covered by this PAMP are shown in the table below.

Lifecycle Activity & Costs	**Financial Year (FY)**				
	2026	**2027**	**2028**	**2029**	**2030**
Maintenance	$ 34.31M	$ 36.20M	$ 38.18M	$ 40.29M	$ 42.50M
Planned renewals	$ 6.30M	$ 14.29M	$ 7.00M	$ 6.91M	$ 7.00M
Planned upgrades & acquisitions	$ 4.29M	$ 23.64M	$13.54M	$4.59M	$5.78M
Total	**$44.90M**	**$74.13M**	**$58.72M**	**$51.79M**	**$55.28M**

1.6 Financial Summary

What we will do

It is considered that, based on the current maintenance practises, the budget allocation and trends are adequate to meet the minimum service levels, which may be less than or equal to current service levels. Detailed maintenance budgeting will be evaluated in future revisions of this plan to determine more accurate operating and maintenance cost. This will be critical when more and more areas within the City develops such as the northern coastal corridor and East Wanneroo.

Current Services and Costs

As at 30/06/2024, the City's park assets with a current replacement value of $242.39M, has a written down value of $127.09M and an expected annual depreciation rate of $7.90M. A further summary of the financial valuation of park assets grouped into four categories shown in the table below.

Park Infrastructure Assets	Replacement Cost ($)	Depreciated Replacement Cost (Fair Value) ($)	Annual Depreciation ($)
Park Structures (barbeque, gates and fencing, viewing platform, picnic shelter, gazebo, park signage, drink fountain, park lighting, park bench, boardwalk, etc.)	89.02M	49.43M	1.82M
Sports Infrastructure (golf course playing surfaces, baseball pitch, basketball and netball court, cricket practise net, multipurpose courts and sports fields, tennis court, BMX track, skateboard rink, sporting lighting, etc)	82.66M	40.03M	2.77M
Playground assets (combination unit, swing, exercise equipment, climbing unit, rocker, carousel, softfall surfaces, etc)	36.82M	20.33M	2.21M
Irrigation Asset (reticulation system, bore and associated headworks, water pump and pump station, filtration system, irrigation controller and cabinet, etc)	33.89M	17.30M	1.10M
Total	**242.39M**	**127.09M**	**7.90M**

Based on renewal model forecast, the renewal demand for park assets over the next ten (10) years is $73.85M. This is based on intervention levels set at a combination of 7 and 8 depending on the asset type. In previous years, the modelling was based on interventions level of 8 and 9. The City has made a commitment to gradually increase its renewal funding in the LTFP to target earlier intervention levels. The latest LTFP currently has allocated a total of $74.05M over the same period which means the City plans to fund 100% of the required renewals over the next 10 years.

The City will continue to:

- inspect and maintain the park assets to ensure they are safe and functional within the current levels of service.
- prioritise renewals, upgrades and expansions, and
- undertake regular asset condition assessments and review the useful lives and replacement costs of assets to validate the renewal modelling outputs that inform the LTFP.

What we cannot do

The funding allocation in the planned budget is considered sufficient to continue providing existing services at current levels for the planning period. Although there is an increased effort to budget for preventative maintenance activities, there are still a large majority of maintenance activities that are reactive in nature. It is necessary to provide sufficient funding in the long-term to achieve,

- more proactive measures to improve community satisfaction with park assets,
- improved safety to users at park facilities, and
- improved the overall condition of assets.

Managing the Risks

Present budget levels are sufficient to continue to manage risks in the medium term. The City's present funding and resource allocations is considered insufficient should the City strive to undertake a more proactive approach to maintenance and renewal planning. The City will continue to struggle to meet the expected levels of service particularly with the continued high growth experienced at the City. The main service consequences are:

- Response timeframes for undertaking maintenance activities will increase impacting on park user safety and community health.
- Reduced maintenance frequency and inadequate renewal funding leading to deteriorating asset conditions and increased repair/replacement costs in the long term.
- Delayed upgrades and expansions of park infrastructure, potentially removing services, reduced service levels and increasing community dissatisfaction.
- Structural damage and safety issues with playground structures and equipment and the threat to users.
- Structural damage or deterioration to sport lighting poles - non-visible internal corrosion of poles causing damage to people and property.
- Structural damage to park structures causing injury to users.

The City will endeavour to manage these risks within available resourcing and funding by:

- Implementing visual inspection, annual condition assessments and undertaking maintenance works as required.
- Engaging specialist structural engineers as required to assessed poles and structures.
- Conducting 5-yearly condition assessments of park assets.
- Conducting 6-monthly safety inspections of playgrounds.

1.7 Asset Management Planning Practices

The systems to manage assets include:

- Financial System: Oracle, and
- Asset Management Information System (AMIS): QGIS and Assetic

Assets requiring renewal/replacement are identified from the remaining useful life in the asset register and are inspected to validate and confirm their condition. The Asset Register was used to forecast the renewal life cycle costs for the PAMP. Future renewal modelling forecasts will be undertaken using Assetic's Predictor Module.

The figures presented in this AM Plan is based on data with a confidence rating of 'C' which is a medium level of confidence.

1.8 Monitoring and Improvement Program

The City's park assets portfolio has the highest value of unfunded renewals (or sometimes referred to as asset renewal backlog) amongst all the other infrastructure categories. The renewal demand required from the asset portfolio cover many different park asset types, such as playgrounds assets, park furniture, sports infrastructure and irrigation systems.

The next key steps resulting from this AM Plan to improve AM practices are:

- Undertake regular audits on asset data inventory and condition assess all park assets not currently included in the AMIS.
- Investigate opportunities to capture and track detailed operational and maintenance expenditures for parks operations.
- Expand future community satisfaction surveys (Wanneroo Liveability Survey) to include feedback on asset performance specifically for coastal and marine facilities and assets. This will enable the City to measure its performance against community expectations and how customers value these assets.
- Document a standards and specification manual for park maintenance work in the Park Maintenance Management Plan
- Develop a priority list for floodlighting replacement considering LED globes.
- Ensure the PAMP incorporates alternative service delivery solutions in line with the recommendations from the IPR Asset Management Guidelines.

Plan and determine the costing associated with a more proactive approach to maintenance of park assets, i.e. scheduled preventative maintenance practices.

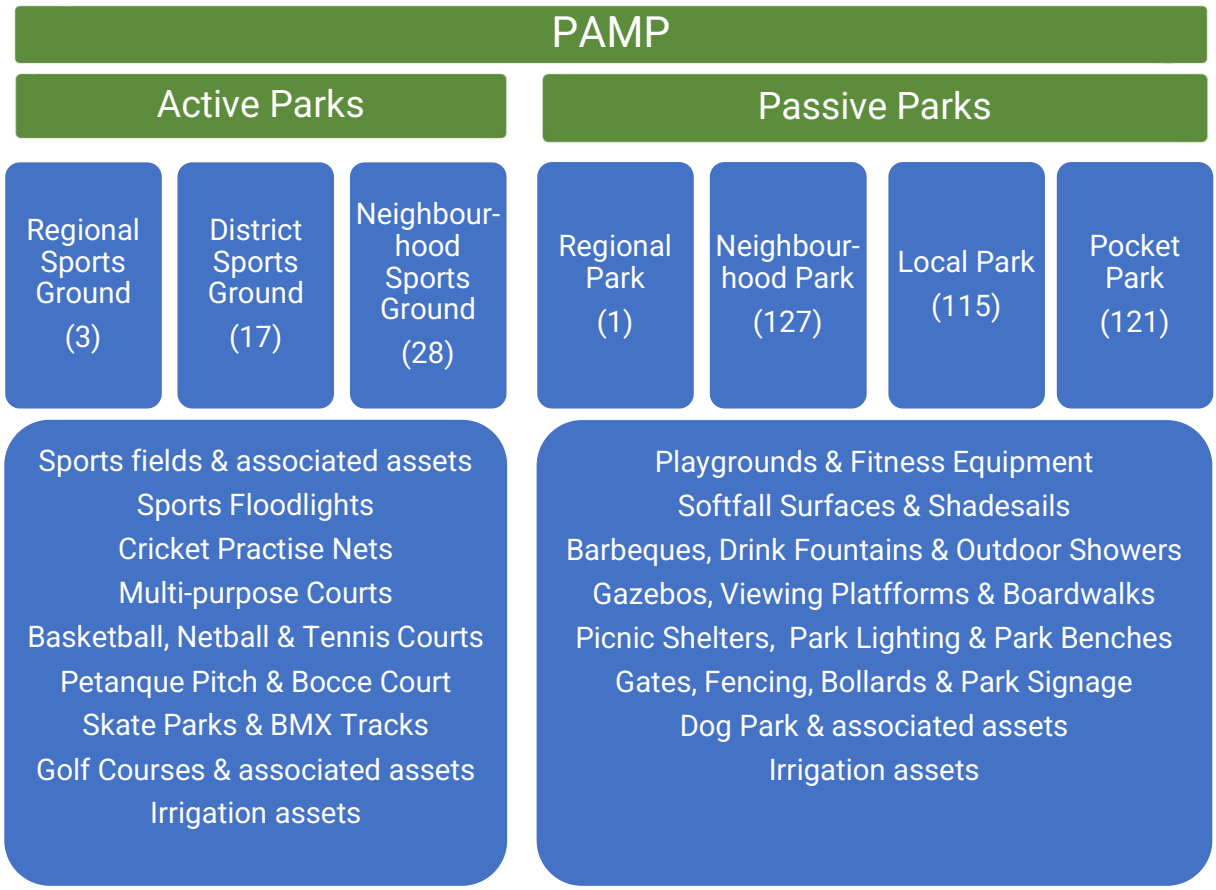
2. INTRODUCTION

2.1 Background

Asset Management (AM) Plans support the AM Policy in alignment with the City of Wanneroo's (the City) AM framework which is detailed in the City's AM Strategy. AM Plans detail the levels of service and tactical requirements for the management of assets to deliver services to the community. These plans define the services to be provided, how they are provided and what funds are required over the 20-year planning period and linking these to the City's Long-Term Financial Plan (LTFP).

This Parks AM Plan (PAMP) focuses on the City's approach to the management of its park assets and forms part of a suite of AM Plans for other asset categories namely, Transport Infrastructure, Stormwater Drainage, Buildings, Natural Areas and Coastal Infrastructure. The PAMP provides information on the state of park assets, processes and systems used to manage the associated assets that services rely on and consider how current and future services to the community will be safely and sustainably provided in the most cost-effective manner. In delivering the service, risks are identified and managed so that a balance is achieved between achieving the desired performance of the asset, against the cost of providing the service.

Information contained in this plan is current as of 30 June 2024. The assets covered under this PAMP are shown below. The total replacement value of these asset is estimated at **$242.39M**



For conservation and foreshore reserves, there is a separate Natural Areas Asset Management Plan (NAAMP) developed for the management of these areas and to consider the assets associated with these areas.

Other park related assets such as unirrigated turf and garden beds do not have any renewable costs however are included for maintenance reasons.

The PAMP has been developed in conjunction with other City planning documents. These include (refer to Section 9 for additional reference documents):

- AM Policy
- AM Strategy 2024-2030
- Strategic Community Plan (SCP) 2021-2031
- Corporate Business Plan (CBP) 2023/24–2026/27

2.2 Goals and Objectives of Asset Ownership

The goal of the PAMP is to document the measures currently taken by the City, or which need to be improved upon to ensure Park assets will:

- provide an appropriate level of service, safe access and accessibility for all users to park facilities at a cost that is affordable to the community, and
- continue to provide for places for sport, recreation and play, improving urban amenity and achieving positive outcomes
- be maintained appropriately to achieve sustainable landscapes, water management and innovative approach to using water, irrigating parks, managing trees and landscapes, and appropriately designing spaces and structures.

The objectives of the AM Plan are:

- To document the defined levels of service and performance monitoring schedules,
- To manage the impact of growth and future demand through demand management and infrastructure investment,
- To take a lifecycle approach to developing cost-effective management strategies for the long-term that meet the defined levels of service,
- To determine appropriate asset management practices to manage the provision of the services ensuring at a minimum legislative and reporting requirements are met,
- To identify, assess and appropriately control associated risks,
- To identify required and affordable forecast costs and link these to the City's LTFP, and
- To monitor performance and identify areas of improvements to ensure objectives are met with the aim to continually increase AM maturity.

2.3 Key Stakeholders

Table 1 shows the key stakeholders in the preparation and implementation of this AM Plan:

Table 1: Stakeholders

Stakeholders	Description and Level of Involvement
Ratepayer groups and residents	Stakeholder Consultation including the bi-annual Wanneroo Liveability Survey Perception Survey, reviews as part of project planning.
Council members	Stewardship and Asset Management Leadership. Endorsement of Asset Management Policy, AM Strategy, AM Plan. Adoption of the key AM principles and the approval of Capital Works Budgets that support good Asset Management principles.
Executive Leadership Team (ELT)	Provide strategic direction and leadership for asset management practices and decisions within the City. Responsible for the development of AM Policy, AM Strategy and AM Plans.
Parks and Conservation Management	Maintain the parks assets portfolio to a safe standard, including the determination of technical levels of service and monitoring performance measures.
Infrastructure Capital Works	Design & construct park projects to safe standard. Inc. Site assessment prior to renewal (Accessibility and safety improvements)
Land Development	Identifies park infrastructure requirements for new developments. Assesses, determines, audits and accepts the handover of new park assets from land developers. Collects all asset data (including O-Spec) and forwards to Asset Planning for validation and input into the Asset Management Information System.
Place Management	Provide advice on place management, development, activation and community engagement aspects in regard to the identification and design of new parks and renewal of existing parks. To be included within working groups for Park Improvements.
Asset Planning	Long term management of Park Assets, asset data collection, asset condition assessments, asset renewal demand modelling and long term renewal budget analysis. Author and review of this AMP.
Corporate Strategy & Performance	Long Term Financial Planning and incorporation of Asset Management principles.
Strategic Land Use Planning and Environment	Responsible for Development Contributions Plan and collection of money for Parks assets funded by developers.
Community Facilities - Planning	To determine the community's existing and future needs, identifying outcomes, which will provide optimum results for both the City and the community. Primarily responsible in undertaking the strategic planning and project delivery of community infrastructure including public open space, leisure and community centres, youth facilities, community infrastructure plans, various strategies and studies. Facility planning and development for Public Open Space (POS).
Community Facilities - Operations	Use of City parks to deliver services to the community. Liaison with park users to confirm levels of service and identify

Stakeholders	Description and Level of Involvement
	opportunities to improve service delivery through pro-active asset management.
Federal and State Government Agencies	Department of Local Government, Sport and Cultural Industries (DLGSCI) for funding assistance and standards development (Such as DSR – Sports Guidelines) Kidsafe Guidelines, Inclusion WA, grant funding opportunities, Department of Biodiversity, Conservation and Attractions (DBCA) Department of Planning, Lands and Heritage (DPLH)
State Sporting Associations	Determine level of provision for training and competition

3. LEVELS OF SERVICE

The City has recently completed a Wanneroo Liveability Survey whereby the results of the survey have yet to be analysed to inform this AM Plan. These will be considered in future revisions of this plan. The levels of service and performance measures identified in the PAMP have been based on past community engagement surveys, together with inputs and feedback from Resident Groups, Advisory Groups and Elected Members. Other factors that heavily influence the level of service determinations are:

- service risks, Industry best practice and consequences to meet legislative and safety requirements,
- strategic objectives,
- the availability of resources and financial constraints, and.
- customer expectations of the quality of service, balanced against the price they are willing and able to pay.

The levels of service defined in this section will be used to:

- Clarify the level of service that the community should expect.
- Identify works required to meet these levels of service.
- Enable Council and the community to discuss and assess the suitability, affordability and the quality of the existing service level and to determine the impact of increasing or decreasing this level in future.

The primary objective of the assets within this PAMP is that they are suitably managed to provide valued services to the community, visitors and the environment. The following section describes the service levels and performance measures.

A key objective of this AMP is to identify the current level of service provided by the park asset portfolio. The level of service currently in practice will be used:

- To inform customers of the level of service they can expect.
- To develop asset management strategies to meet or continue to meet these levels of service.
- To measure the effectiveness of the City's asset management practices and the performance of this plan.
- To identify the costs and benefits of the services offered.
- To enable the City and customers to discuss and assess the suitability, affordability and equitable of the existing service level and to determine the impact of increasing or decreasing this level in future.

3.1 Strategic and Corporate Goals

The PAMP is aligned with the goals and priorities of the City's SCP as shown in Table 2:

Table 2: Alignment to Strategic Community Plan Goals

Goal	Priority	How Goal and Objectives are addressed in the AM Plan
1. An inclusive and accessible city with places and spaces that embrace all	1.2. Value public places and spaces	Active Reserve Master Plan 2016 Implement a Sports Facilities Capital Works Program Undertake regular inspections of the City's park assets and maintain an accurate database to ensure renewals are scheduled in a timely manner.
	1.3. Facilities and activities for all	Asset renewal identities opportunities for replacement assets to be inclusive and accessible. This has already commenced with replacing drink fountains, bench seats and playground items that provide inclusiveness.
4. A sustainable City that balances the relationship between urban growth and the environment	4.3. Manage natural assets and resources	Optimise water usage within Council owned and managed reserves and facilities Implement recommendations of the Water Conservation Plan Work in partnership with Department of Water to identify alternative water supply options to support agribusiness precinct Deliver the Irrigation Infrastructure Replacement Program incorporating hydrozoning. Implementing a Central Irrigation Control System. Reviewing all irrigation plans submitted to City ensuring they meet irrigation standards.
5. A well-planned, safe and resilient City that is easy to travel around and provides a connection between people and places	5.1. Develop to meet current need and future growth	Monitor the usage of park assets providing sports and recreational function to ensure that the existing asset meets the changing needs of the community. Plan for new asset provisions or upgrades to meet the growth of the City.
	5.3. Manage and maintain assets	Develop and apply asset management principles to support the management and maintenance of infrastructure assets. Maintain an accurate asset database and the provision of asset performance data to enable informed decision making. Continuing a program for condition monitoring and inspection activities to assess asset performance. Continuous review and improvement of the quality of AM practices and updating this AM Plan. Providing a defined level of service, monitoring performance and implementing initiatives to improve efficiency and effectiveness.

Goal	Priority	How Goal and Objectives are addressed in the AM Plan
6. A future focused City that advocates, engages and partners to progress the priorities of the community	6.2. Actively seek to engage	Internal communication across Directorates to ensure that assets, be that new or replacement are to a standard of compliance whilst also meeting the needs of the community.
	6.4. Understand our stakeholders and their needs	Conduct community and key stakeholder engagement during the planning and implementation of new, upgrade and renewal projects.
7. A well-governed and managed City that makes informed decisions, provides strong community leadership and valued customer focused services	7.1. Clear direction and decision making	Complete asset inspections and assessments to inform the development of new, upgrade and renewal coastal and marine projects within the City's LTFP.
	7.2: Responsibly and ethically managed	Effective management of assets through their lifecycle to ensure long-term, sustainable outcomes to provide for current and future communities. The development of AM Policy, AM Strategy and AM Plans to drive AM maturity to improve AM practises ensuring clear understanding of roles and accountabilities.

3.2 Legislative Requirements and Industry Standards

The City has to meet a number of legislative requirements including Australian and State legislation and regulations. These are listed in Table 3.

Table 3: Legislative Requirements and Industry Standards

Legislation / Industry Standard	Requirement
Aboriginal and Torres Strait Islander Heritage Protection Act 1984 and Aboriginal Heritage Act 1972	Minimise impact on heritage sites as a result of development. In November of 2023 the Heritage Act of WA 1990 was repealed and the Aboriginal Heritage Act of 1972 was reinstated as the legislation for managing Aboriginal heritage in Western Australia.
Australian Standards	Duty of care to ensure minimum established industry standards are met.
Agriculture and Related Resources Protection Act 1976	Control and prevention of certain plants
Biological Control Act 1986	Provision for the Biological control of pests
Building Code of Australia / National Construction Code 2012	Code of practice for providing safe buildings and developing and managing a uniform, national approach to building standards Relates to parks structures such as forts, viewing structures and boardwalks.
Bush Fires Act 1954	Regulates the specifications of firebreaks

Legislation / Industry Standard	Requirement
Contaminated Sites Act 2003 & Contaminated Sites Regulations 2006	Some current parks are built on former tip and contaminated sites, effects quality of bore water and regulates treatment for contaminated soils
Crown Lands Act 1989	Controls the use and leasing of Crown Land
City of Wanneroo Local Government and Public Property Local Law 1999	Provides the regulation, control, management and use of public property in the City
Disability Discrimination Act 1992	Provides protection against discrimination based on disability, in this case facility and pathway access.
Dividing Fences Act	Local government exempt from 50/50 contribution for dividing fences abutting public open space.
Environmental Protection Act 1986 and Regulations 2004 & Environmental Protection and Biodiversity Conservation Act 1999	Sets out legislative requirements associated with the clearing of native vegetation and the protection of species and habitat associated with any clearing. Minimise impact on the environment as a result of infrastructure works.
Land Administration Act 1997 (WA)	Regulates the use of Crown land, including road reserves, accessways and land under management orders. Leases and other interests in Crown land require Ministerial consent under section 18.
Local Government Act 1995 and associated regulations	Sets out role, purpose, responsibilities and legal powers of local governments including the requirement for the preparation of a long term financial plan supported by asset management plans for sustainable service delivery.
Planning & Development Act 2005	Setting aside land for open space or payment in lieu as conditions of subdivision.
Rights in Water and Irrigation Act 1914	Licence to take water from the groundwater aquifer for the purpose of irrigation of public open space
Work Health and Safety Act 2020	Sets out roles and responsibilities to secure health, safety and welfare of the person at work.

3.3 Customer Values

Service levels are defined in three (3) ways, customer values, customer levels of service and technical levels of service.

Customer Values indicate:

- what aspects of the service is important to the customer,
- whether they see value in what is currently provided and
- the likely trend over time based on the current budget provision

The results from the recent Wanneroo Liveability Survey which has yet to be analysed to inform this AM Plan will be used to populate Table 4.

Table 4: Customer Values and Satisfaction Survey Levels

Customer Values	Customer Satisfaction Measure	Current Feedback	Expected Trend Based on Planned Budget
Assets are fit for purpose	Not available	Performance not currently measured	Not available
Satisfaction with coastal and marine assets	Not available	Performance not currently measured	Not available

3.4 Customer Levels of Service

Customer Levels of Service are considered in terms of:

- Condition: How good is the service. What is the condition or quality of the service?
- Function: Is it suitable for its intended purpose. Is it the right service?
- Capacity/Use: Is the service over or under used. Do we need more or less?

In Table 5 under each of the service measures types (Condition, Function, Capacity/Use) there is a summary of the performance measure being used, the current performance, and the expected performance based on the current budget allocation.

Table 5: Customer Levels of Service Measures

Type of Measure	Community Level of Service	Performance Measure	Current Performance	Expected Trend Based on Planned Budget
Condition	All assets to be in good visual and structural condition.	Assets designed and constructed to a high standard. Asset are inspected regularly, maintenance requirements identified, rectified promptly and completed to a high quality and safety standard Community consulted with respect to the levels of service standards.	Critical park infrastructure are identified and inspected with set frequencies, maintenance requirements scheduled and actioned accordingly to a high quality and safety standard. Other assets are attended to on a reactive basis within agreed timeframes. Structural condition assessments of critical assets are conducted regularly or as required. Components renewed as required within current resourcing limitations. Where maintenance is considered no longer viable, these assets are listed and prioritised for renewal in Capital Works Program. Community and users are consulted in certain areas	For asset attended to on a reactive basis, improve resourcing to target a more proactive preventative maintenance regime and cleaning frequency. Increase renewal budget allocations and resourcing to target earlier intervention condition of assets before they reach poor to very poor levels. Increase inspection frequencies for improved evidenced based renewal planning for the first 3 to 5 years of the budget planning process.

Type of Measure	Community Level of Service	Performance Measure	Current Performance	Expected Trend Based on Planned Budget
			of the parks service. Not consistent across all park assets services.	Community and users engaged and consulted with respect to the levels of service standards through the AM Plans
Function	Assets are fit for purpose, provides for the intended function and operates as expected.	Assets are designed and constructed to high standards in accordance with the City's design standards or recognised industry standards Assets are planned and located in alignment with the City's policies and guidelines with consideration to the City's SCP goals. Community and users input consider in service requirements.	Design and construction of assets are in accordance with design standards and/or well-established industry standards with the use of appropriate materials in coastal environments. There is no functional rating system currently in place. Assessment on functionality of the assets is based historical knowledge and professional judgement of the asset. Community consulted in accordance with the City's Community Engagement Policy	Extend condition assessment of assets from just physical condition of the assets to include functionality and capacity criteria. Increased community and user involvement with asset renewals and determining current functionality needs of park assets.
Capacity	Assets can meet current and future demand	Availability of appropriate infrastructure to meet community expectations in distributed locations. Regular review of City planning documents to address the provision of asset and services to improve capacity to meet growth. Early planning to address community and users needs – timely provision of community facilities.	Renewal of assets are upgraded where deemed required with considerations to cater for increased capacity or functionality requirements such as accessibility requirements, optimum standards or meet modern equivalent standards. Planning for new and increasing the asset portfolio are based on community request and assessed on need in accordance with the City's AM Policy. Development of the Northern Coastal Growth Corridor Community Facilities Plan.	Improved planning for new asset provisions – Development of management plans, master plans based on growth trends. Inclusion of budget allocations for future assets upgrades and new provisions in the LTFP. Improved long term planning for new and upgrades of facilities with scheduled timeframes and budget planning in the LTFP with consideration to growth in East Wanneroo.

3.5 Technical Levels of Service Profile

Technical levels of service measures are linked to annual budgets covering:

- Operations and maintenance – the activities necessary to retain an asset as near as practicable to an appropriate level of service (e.g. repair works, patching, softfall replacement, minor structure repairs).
- Renewal – the activities that return the service capability of an asset up to that which it had originally (e.g. playground replacement, bench seating, multi-purpose court resurfacing). An asset is renewed when maintenance is no longer is able to meet the required level of service.
- Upgrade/New – the activities to provide a higher level-of-service (e.g. increased playground footprint, accessible amenities such as bench seating and drink fountains) to meet a higher demand.

Table 6: Technical Measures

Service Criteria	Technical measures
Quality/ Condition	Condition of sporting surfaces, playgrounds and floodlighting. Accessibility to park elements
Function	Adequacy of park elements to meet users needs.
Quantity	Parks provided in accordance with Local Planning Policy – 4.3 Public Open Space and Structures Plans
Safety	Number of complaints of injuries associated with parks assets

Table 7: Current Technical Service Levels

Key Performance Measure	Level of Service	Performance Measure Process	Performance Target
Quality/ Condition	Assets renewed at the end of their useful life.	Condition Audits of all assets.	Whole of asset base condition audits completed once in every 5 years and prioritise for maintenance and renewal
	Floodlighting meet the required standards for which they were installed.	Condition Audits of all assets.	Whole of asset base condition audits completed once in every 5 years and prioritise for maintenance and renewal
Safety	Safe parks network	Complaints of injuries	Target to be set when new Customer Management System (CMS) is implemented - *Improvement ref 6*

Key Performance Measure	Level of Service	Performance Measure Process	Performance Target
	Playgrounds are maintained to a safe condition	Safety inspections undertaken 6 monthly.	If a park asset becomes unsafe it will be secured until repair or renewal.

The Technical Level of Service in the tables above will be further developed over time *(Improvement ref 7)*

3.5.1 New/Renewal of Assets Level of Service Provision

The current level of service for the provision of park assets is covered in the Local Planning Policy 4.3 – Public Open Space. This policy defines the standard requirement of equipment based on the size of the park and also determines the number of play equipment items, seating, barbeques and other park amenities.

To support this, Community Facilities are currently developing a hierarchy of documents, focusing on policies, strategies, design guidelines and specifications to inform the planning and design of its open space and community buildings. It will involve the development of evidence based standards that will provide the City with justified benchmarks and other criteria in order to determine facility requirements into the future. These standards will influence the provision of all new infrastructure and will inform the asset management plans in terms of renewal, upgrades and maintenance - *Improvement ref 8.*

3.5.2 Maintenance of Assets Level of Service

The City's current levels of service specific to the operational maintenance activities for Parks and Reserves are shown in Table 8 below. The level of service for maintenance standards vary depending on the park category or classification listed below. These were adopted in 2011, therefore they will need to be reviewed to ensure they remain relevant - Improvement ref 9

Golf courses are currently maintained by the Lessee that is managed by the City's Property Services team.

Pest equipment that are located in some of the City's parks and managed by the City's Health Services and have been included in the NAAMP

Parks and Conservation Maintenance have developed a plan to Manage and Maintain Streetscapes and includes Levels of Service principles. A full copy of the report is available in CM 23/375051.

Table 8: Service Levels - Parks, Reserves, Streetscapes and Conservation

REGIONAL FACILITIES									
Class	**Description**	**Example**	**Playing Surface**	**Surrounds**	**Parking Areas**	**Floodlighting**	**Security Lighting**	**Reticulation**	**Playground Equipment**
Kingsway Sporting Complex other than Playing Fields	Significant facilities which have landscaping and multi-purpose infrastructure and facilities	Kingsway Sporting Complex internal roads, recreational areas, entry statements, etc	Turf areas to be maintained /mown 17 times per annum between 20mm-50mm Grass growth is to be maintained in a vigorous healthy state, 90% weed free with even texture and colour across the turf surface. Edging. Daily maintenance visits for general up keep to be undertaken during high use periods, i.e.; school holidays. Twice weekly site visit at other times.	All plants shall be pruned, fertilised, mulched and an effective disease control regime implemented to ensure healthy vigorous growth as required. Dead, vandalised, diseased and missing plants to be replaced as soon as practical with same or similar species	To be kept free of potholes, ponding and litter. The line markings to be clearly visible at all times.	To be operable in accordance with installation standards at all times.	To be operable in accordance with installation standards at all times.	**Summer** - maintained in an operable condition in order to meet turf and recreational requirements. Inspection requirement once every five working days. **Winter -** Test run to keep valves operational once a month. Maximum station run-time of 2 minutes. Bore to be flow tested.	To be inspected twice per annum by the City's own staff and once per annum by independent consultant and maintained in accordance with current Australia Standards Softfall maintained daily where required. Sand Softfall mechanically sieved on a monthly basis.
Inclusive & Interactive Playspace	Community facilities which have landscaping and multi-purpose playground facilities	Rotary Park	Turf areas to be maintained /mown 30 times per annum between 20mm-50mm. Grass growth is to be maintained in a vigorous healthy state, 90% weed free with even texture and colour across the turf surface. Edging. Daily maintenance visits for general up keep to be undertaken during high use periods, i.e.; school holidays. Twice weekly site visit at other times.	All plants shall be pruned, fertilised, mulched and an effective disease control regime implemented to ensure healthy vigorous growth as required. Dead, vandalised, diseased and missing plants to be replaced as soon as practical with same or similar species	To be kept free of potholes, ponding and litter. The line markings to be clearly visible at all times.	To be operable in accordance with installation standards at all times.	To be operable in accordance with installation standards at all times.	**Summer** - maintained in an operable condition in order to meet turf and recreational requirements. Inspection requirement once every five working days. **Winter -** Test run to keep valves operational once a month. Maximum station run-time of 2 minutes. Bore to be flow tested.	To be inspected twice per annum by the City's own staff and once per annum by independent consultant and maintained in accordance with current Australia Standards Softfall maintained daily where required. Sand Softfall mechanically sieved on a monthly basis.

ACTIVE

Class	Description	Example	Playing Surface	Surrounds	Parking Areas	Floodlighting	Security Lighting	Reticulation	Playground Equipment
Active	Sports Venue with grassed area capable of supporting various codes of sport for both summer and winter periods.	Kingsway, John Moloney Reserve, Paloma Reserve, Peridot Park	**Winter-** Grass to be maintained/mown weekly to the following standard: Aust Rules Football - 15mm to 20mm Soccer - 15mm to 20mm Rugby – 20 to 30mm **Summer** - Grass to be maintained/ mown weekly to the following standard: Cricket and hockey - 15mm to 20mm Rugby – 20 to 30mm. Fields where sport is played only for one season to be maintained in an operable condition in order to meet turf and recreational requirements.	Grass to be maintained/ mown 17 times per annum between 30mm and 50mm. Surrounds to be kept 90% weed free with even texture and colour, free of rubbish and in a tidy condition.	To be kept free of potholes, ponding and litter. The line markings to be clearly visible at all times.	To be operable in accordance with installation standards at all times.	To be operable in accordance with installation standards at all times.	**Summer** - maintained in an operable condition in order to meet turf and recreational requirements. Inspection requirement once every five working days. **Winter** - Test run to keep valves operational once a month. Maximum station run-time of 2 minutes. Bore flow to be tested.	To be inspected twice per annum by the City's own staff and once per annum by independent consultant and maintained in accordance with current Australia Standards.
Sports Facility	Sports Venue with specialist playing surface including synthetic surfaces	Kingsway Netball; Montrose Tennis	Playing season inspection at weekly maintenance visits. Non-playing season inspection at monthly maintenance visits. To be kept free of weeds, litter and other materials. Artificial surfaces to be maintained 17 times per annum. All maintenance in accordance with manufacturers' specifications or in accordance with the surface type. Line markings to be maintained in accordance with requirements of the sport	Area to be maintained in accordance with the appropriate class classification. Maintenance visit at 17 visits per annum.	To be kept free of potholes, ponding and litter. The line markings to be clearly visible at all times.	To be operable in accordance with installation standards at all times.	To be operable in accordance with installation standards at all times.	N/A	To be inspected twice per annum by the City's own staff and once per annum by independent consultant and maintained in accordance with current Australia Standards.

PASSIVE

Class	Description	Example	Playing Surface	Surrounds	Parking Areas	Floodlighting	Security Lighting	Reticulation	Playground Equipment
Passive – Irrigated	Parkland developed with irrigation and facilities, which may include brick paving, gazebos, playgrounds and lakes	Alexander Heights Park; Studmaster Park; Ocean Keys Park	Turf areas to be maintained/ mown 17 times per annum between 20mm to 50mm. Grass growth is to be maintained in a vigorous healthy state, 90% weed free with even texture and colour across the turf surface.	All plants shall be pruned, fertilised, mulched and an effective disease control regime implemented to ensure healthy vigorous growth as required. Dead, vandalised, diseased and missing plants to be replaced as soon as practical with same or similar species. Weed control when and where applicable.	To be kept free of potholes, ponding and litter. The line markings to be clearly visible at all times.	To be operable in accordance with installation standards at all times.	To be operable in accordance with installation standards at all times.	**Summer -** maintained in an operable condition in order to meet turf and recreational requirements. Inspection requirement once every five working days. **Winter -** Test run to keep valves operational once a month. Maximum station run-time of 2 minutes. Bore flow to be tested.	To be inspected twice per annum by the City's own staff and once per annum by independent consultant and maintained in accordance with current Australia Standards
Passive – Unirrigated	Parkland with large cleared areas that are non irrigated with limited or no infrastructure	Whitfield Park; Sandow Park	To maintain at 17 visits per annum. Mowing height between 30mm and 50mm. Free of rubbish and in a tidy condition. Remove rubbish and install firebreaks where required.	Any plants present will be maintained in accordance with established horticultural practice. Weed control when and where applicable.	N/A	N/A	To be operable in accordance with installation standards at all times.	N/A	To be inspected twice per annum by the City's own staff and once per annum by independent consultant and maintained in accordance with current Australia Standards

BUILDING FACILITIES SURROUNDS

Class	Description	Example	Playing Surface	Surrounds	Parking Areas	Floodlighting	Security Lighting	Reticulation	Playground Equipment
Community Facility/ Civic Landscaping	Community facilities which have landscaping and grassed areas for aesthetic purposes	Aquamotion Cockman House. Buckingham House, Butler Comm Centre, Ocean Key Blvd Civic Centre.	Turf areas to be maintained /mown 17 times per annum between 20mm to 50mm. Grass growth is to be maintained in a vigorous healthy state, 90% weed free with even texture and colour across the turf surface.	All plants shall be pruned, fertilised, mulched and an effective disease control regime implemented to ensure healthy vigorous growth as required. Dead, vandalised, diseased and missing plants to be replaced as soon as practical with same or similar species	To be kept free of potholes, ponding and litter. The line markings to be clearly visible at all times.	To be operable in accordance with installation standards at all times.	To be operable in accordance with installation standards at all times.	**Summer** - maintained in an operable condition in order to meet turf and recreational requirements. Inspection requirement once every five working days. **Winter** - Test run to keep valves operational once a month. . Maximum station run-time of 2 minutes. Bore to be flow tested	N/A

Note 1: These standards acknowledge the availability of resources to maintain these facilities.

- *Note 2: All defects and repeated maintenance issues (cost of cycle), to be investigated and rectified in appropriate timescale.*
- *Note 3: The number and schedules of the maintenance visits may change subject to seasonal requirements and specific needs for each location*
- *Note 4 Some facilities have separate maintenance schedules due to surface types eg Elliot Tennis Courts*

3.6 Asset Levels of Services Consultation Results

The City conducts community level of service consultation through the Liveability Survey as outlined above. No formal consultation is completed regarding technical levels of service. The technical levels of service have evolved around policy changes, safety and precedents developed over time.

3.7 Conclusions and Recommendations

Although the data required to monitor and report on the City's specific performance in some areas is not currently available, it is considered that the current levels of service for parks assets are satisfactory and changes to these are unlikely to be required in the short term. Nevertheless, steps must be taken to measure current performance against the targets set in the Local Planning Policy 4.3 – Public Open Space unless otherwise justified.

4. FUTURE DEMAND

4.1 Demand Drivers

Drivers affecting demand include population change, changes in demographics, seasonal factors, size of house lots, consumer preferences and expectations, technological changes, economic factors, agricultural practices, environmental awareness, etc.

Demand for new services with respect to parks infrastructure will be in the form of requests associated with:-

- Improved accessibility within open space facilities
- Policy changes e.g.: higher levels of service.
- Increased use of active parks over and above their capacity to cope with wear and tear.
- Upgrading – where 'like for like' replacement is no longer accepted by the community.
- Water Resources - Water Sensitive Urban Design impacting on functionality of open space
- High community expectations leading to an increase in community consultation
- Place-based community engagement and local area planning
- New Asset Growth in the North Coastal Growth Corridor
- Population growth & urban sprawl
- Social and technology changes including smart technology

4.2 Demand Management Plan

The City will need to ensure that the factors associated with future demand are considered in the planning and determination of its Long Term Financial Plan (LTFP). Accordingly as part of the AMP improvement plan the Community Facilities service unit have prepared a Community Facilities Planning Framework: Open Space and Community Buildings (*Improvement ref 8*) that will be an over-arching document to develop a sustainable future for park development. This has been completed and is scheduled for endorsement in 2025.

Demand for new services will be managed through a combination of managing existing assets, upgrading of existing assets and providing new assets to meet demand and demand management. Demand management practices include non-asset solutions, insuring against risks and managing failures.

The present position and projections for demand drivers that may impact future service delivery and utilisation of assets are documented in Table 9 and a Demand Management Summary shown in Table 10.

Table 9: Demand Drivers, Projections and Impact on Services

Demand Drivers	Present Position	Projection	Impact on Services	Demand Management Plan
Population growth	243,013 (2025)*	437,016 (2046)*	Population increases, combined with above average percentages of children 0-18 years and elderly residents (over 65 year olds) will increase demand for pathways, particularly shared-use paths that are mobility scooter compatible.	City to adapt towards improved design standards for accessibility
			Associated future subdivision development will result in additional new assets being handed over to Council from developers	Continue to allow for maintenance and renewal costs associated with increasing asset base.
			Population increases, combined with above average percentages of children 0-18 will increase demand for playgrounds.	Provide playgrounds in accordance with Local Planning Policy 4.3 – Public Open Space
Increased focus on accessibility	Pathways, playgrounds, Park amenities, moderate level of consideration	Improved application of access considerations	Associated accessible infrastructure	Continue to consider accessible elements during renewal planning.

Table 10: Demand Management Plan Summary

Service Activity	Demand Management Plan
Demand for facilities in new suburbs	This City's Local Planning Policy 4.3: Public Open Space policy articulates Council's position on the planning, provision, location, design, development and interim maintenance of Public Open Space (POS). The City has prepared a Community Facilities Provision Framework, an over-arching document to develop a sustainable future for park development. Allocation of capital expenditure on creation of new assets and upgrade of existing assets where appropriate. Whole Life Costing evaluations to be undertaken to ensure development of sustainable, flexible and affordable new parks.

Service Activity	Demand Management Plan
Increased demand for local accessible parks	Improving access to all parks, wherever possible, to meet the increasing requirements of the AIP policy. Ensure flexibility of design to allow parks to adapt to changing user needs and to meet SCP Goal 1.
Increased demand for access to parks after dark	Consideration of lighting requirements within park design.
Water / Energy management and sustainability	Water /Energy saving measures and sustainable construction in new and existing parks in accordance with the City's Water Conservation Plan and Water Management Strategy. Hydrozone parks where possible
Customer expectations	Suitability audits and input from park users to better understand expectations. Planned maintenance, good initial design and flexible space will help to mitigate this impact.
Maintenance, renewal and upgrade of ageing park assets in established communities	Planned maintenance and minor works programs to ensure park assets are fit for purpose. Developing Long Term Financial Management Plans to ensure financial sustainability and adequate allocation of renewal funding for the eventual renewal of ageing park assets and/or upgrading these to maximise service delivery.

New parks and park assets required to meet growth in new residential developments will be acquired from land developers through the land subdivision and development process. All plans submitted by developers for new POS are considered against LPP 4.3. In some instances, the decision is for provision in excess of requirements.

Acquiring new assets from Land Developers will commit Council to fund ongoing operations, maintenance costs and eventual replacement. Park assets, in particular, playground assets and barbeques have short life spans (i.e. estimated useful life of 10 to 15 years). In these cases, the City needs to budget for additional renewal costs in future years.

Property Services manage leased properties and shared use agreements (SUA's). This AMP does not cover alternative service delivery solutions. It is recommended that the Parks AMP incorporates alternative service delivery solutions in line with the IPR Asset Management Guidelines.. *Improvement reference 21*

5. LIFE CYCLE MANAGEMENT

5.1. Background Data

The lifecycle management plan details how the City plans to manage and operate the assets at the levels of service detailed in Section 3 while managing life cycle costs.

The City manages over 560 parks covering an area of approximately 2619 ha of Public Open Space (POS). These parks are managed as either active spaces for sporting purposes or passive spaces for recreation purposes. Approximate 350 of these parks are irrigated.

Table 11 provides a summary of the number of parks categorised in accordance with the City's Local Planning Policy 4.3: Public Open Space:

Table 11: Number of Parks summarised by Park Type

Park Type	No.	Area (ha)
Regional - Sport (Kingsway Regional Sporting Complex, & Golf Courses)	3	199
Regional – Passive (Rotary Park)	1	2
District – Sport / Recreation	17	130
Neighbourhood – Sport	28	166
Neighbourhood – Recreation	127	261
Local	115	90
Pocket	121	36
Nature - Conservation & Coastal Foreshore	150	1735
Total Parks	**562**	**2619**

Note that assets associated with Nature POS type will be considered as part of a the Natural Areas AMP.

Infrastructure built on these parks facilitates the intended use of each of the individual parks. The type and number of assets in the parks will depend on its classification as per the City's Local Planning Policy – 4.3 Public Open Space.

The City manages a significant number of park assets that need to be maintained, renewed or monitored. For ease of reporting park assets are divided into 4 main groups:

- **Park Structures** – assets such as barbeque, gates and fencing, viewing platform, picnic shelter, gazebo, park signage, drink fountain, park lighting, park bench, boardwalk, etc
- **Sports Infrastructure** – assets such as golf course playing surfaces, baseball pitch, basketball and netball court, cricket practise net, multipurpose courts and sports fields, tennis court, BMX track, skateboard rink, sporting lighting, etc
- **Playground and Fitness assets** – assets such as combination unit, swing, exercise equipment, climbing unit, rocker, carousel, softfall surfaces, etc

- **Irrigation assets** – assets such as reticulation system, bore and associated headworks, water pump and pump station, filtration system, irrigation controller and cabinet, etc

A full list of elements, including their useful life in each group is shown in Appendix A.

The estimated replacement value of the assets, as at 30 June 2024, covered by the PAMP is shown in Table 12.

Table 12: Details of assets covered by this Plan

Asset Category	Replacement Value ($)
Park Structures	89.02M
Sports Infrastructure	82.66M
Playground assets	36.82M
Irrigation Assets	33.89M
Total	**242.39M**

5.2 Age Profile

The City of Wanneroo is a high growth developing Local Government Authority (LGA) with increasing demand on the provision of new as well as upgrading and renewing of old recreational assets. This is evidenced by the asset age profiles shown in the figures below.

The age profiles charts provides an indication of the growth experienced with consistently high rates of park structures and playground equipment installed over the last 10 to 15 years. The majority cost of the City's playground assets over this period have been constructed by developers as part of subdivisional developments. Coupled with this is the addition to the City's Capital Works Programs such as PMO17066 New Playground Installation Program where two playgrounds are installed each year in parks located in the older suburbs of the City. This program was implemented in 2014/2015 to provide all residents of the City close access to play equipment within walkable distance.

The City also increased its renewal funding allocation for playground assets as a result of changes in the Local Planning Policy 4.3. This policy now provides for playgrounds in pocket parks (less than 5000m^2) and this has placed a demand on installation of this type of asset in more parks across the City. The policy also determines the number of play items required per park according to their hierarchy. In many cases the renewal of play equipment is now requiring an upgrade to include additional play items, shade sails and an increased footprint size to allow for these elements.

Figure 1: Asset Age Profile - Park Structures

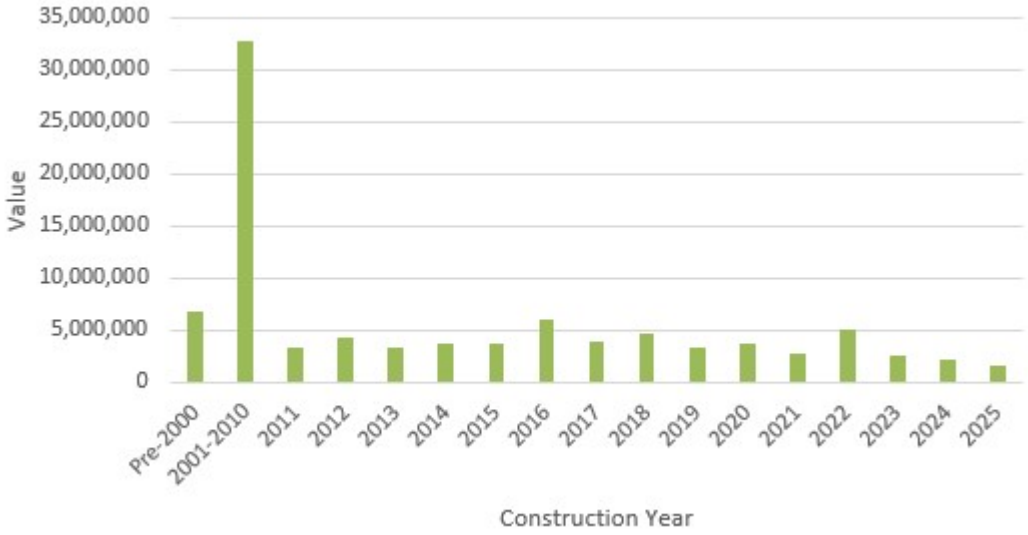


Figure 1 shows an increase of assets between 2001 – 2010. Approximately $500,000 was spent on Rotary Park in 2008. Retaining walls and boardwalks were a significant inherited asset in 2015 and 2018.

Figure 2: Asset Age Profile - Sporting Infrastructure

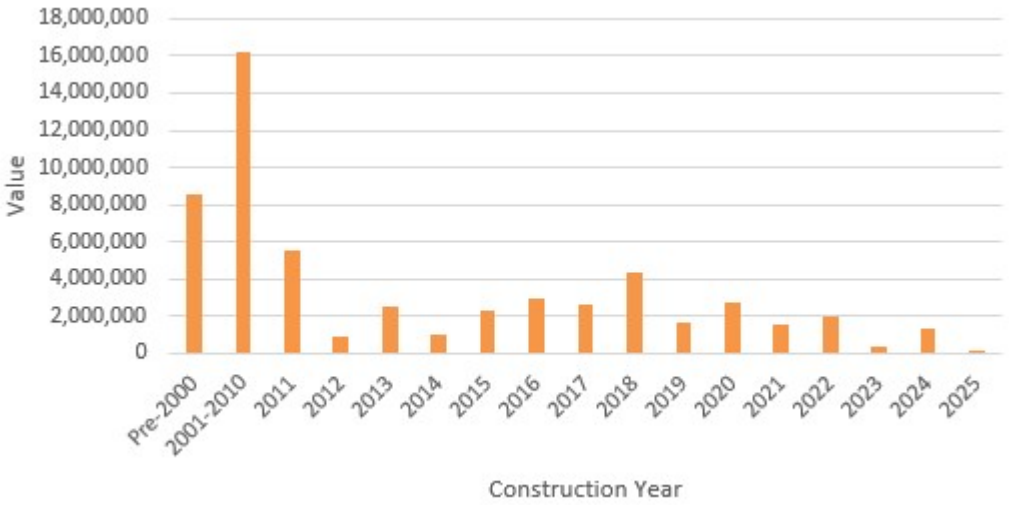


Figure 2 shows an increased in demand for sporting infrastructure since 2011. Significant investments were made to upgrade facilities at Kingsway Sporting Complex including the resurfacing of all the netball courts and upgrade to the floodlighting. The increased costs are also attributed to the renewal of assets built prior to 2010 to current standards.

Figure 3: Asset Age Profile - Park Playground & Fitness

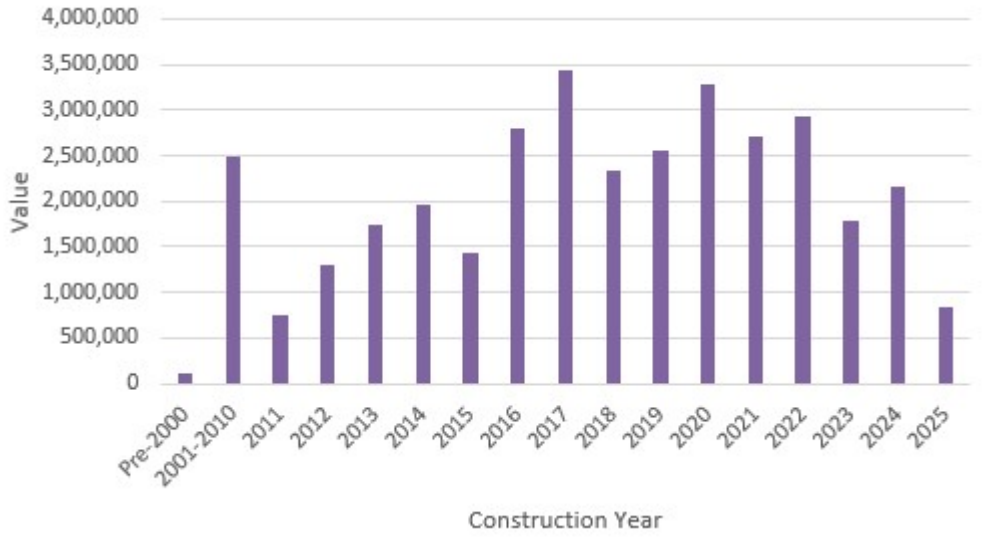
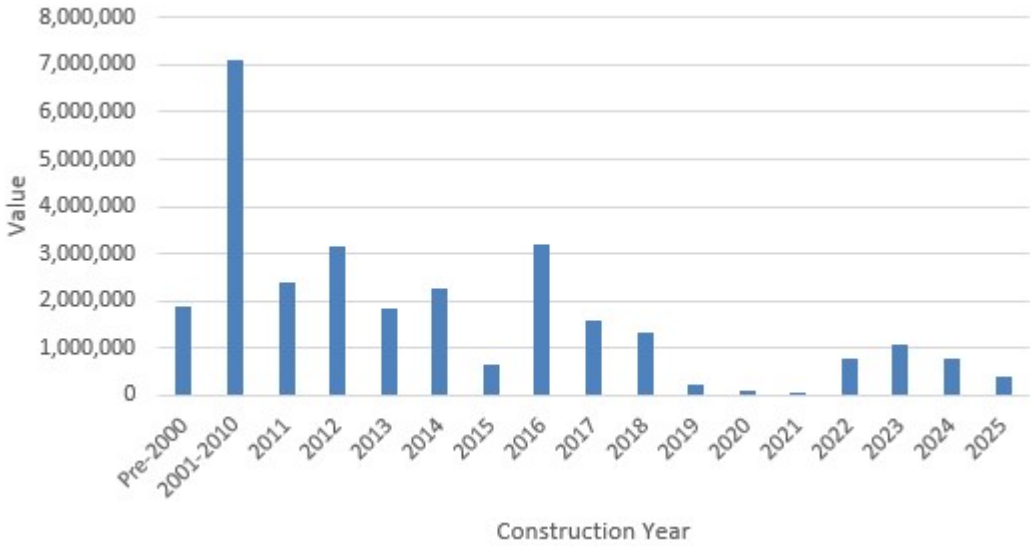


Figure 3 shows the lifecycle of the playground renewals which is approximately 15 years. The costs have increased to include shade sails where required and inclusion of rubber softfall to provide better accessibility to play equipment. In some cases the number of items have been increased to meet the requirements of the Local Planning Policy 4.3 – Open Space

Figure 4: Asset Age Profile - Irrigation Assets



The increased investment toward assets to support recreational activities is evident in the age profile for all asset categories including Irrigation Systems. This level of investment towards parks to support the increased demand for recreational facilities is expected to continue and increase into the future. The challenge the City faces is managing its irrigation systems to keep the public open spaces green in a challenging WA climate and restricted groundwater allocations. The irrigation renewal program aims to ensure these assets provide the required level of service to the community. The proposed Parks Maintenance Management Plan (PMMP) (*Improvement ref 2*) will detail how the assets will be maintained and renewed.

5.3 Condition Profile

The City currently undertakes condition assessments on its assets on a periodic basis. These are undertaken to enable predictions to be made on their expected renewal timeframe and the long term financial requirements. Condition assessments are also used to verify and/or determine the actual condition of the assets to ensure that renewals are only considered if they are deemed necessary. This data is also used to validate the asset useful life predicted for the various asset types.

The City currently has two formal scheduled condition assessment audits undertaken by consultants as part of the operating budget.

- Data Validation and Conditioning of park assets undertaken by Asset Planning. This program is now in its fifth year and may require another two years to complete a full cycle of all parks in the City. To increase the number of parks assessed annually and shorten the rollover period, an increase in the operational budget will be required
- Playground inspections includes the auditing of the playground equipment which is undertaken by Parks Contracts on a six monthly cycle. These inspections now include a condition rating aligned with the City's General Condition Ratings (Appendix B)

The inspection and condition rating of floodlighting poles is now being undertaken by Asset Planning. The inspection regime is in its infancy and has begun by inspecting the oldest floodlighting poles first. These are typically in the established suburbs such as Girrawheen, Koondoola and Alexander Heights.

The frequencies of condition assessments for other park assets has been undertaken as required. In order to ensure that condition assessments are undertaken, a rolling program of structural assessments will be developed to address this shortfall using external resources (*Improvement ref 23*).

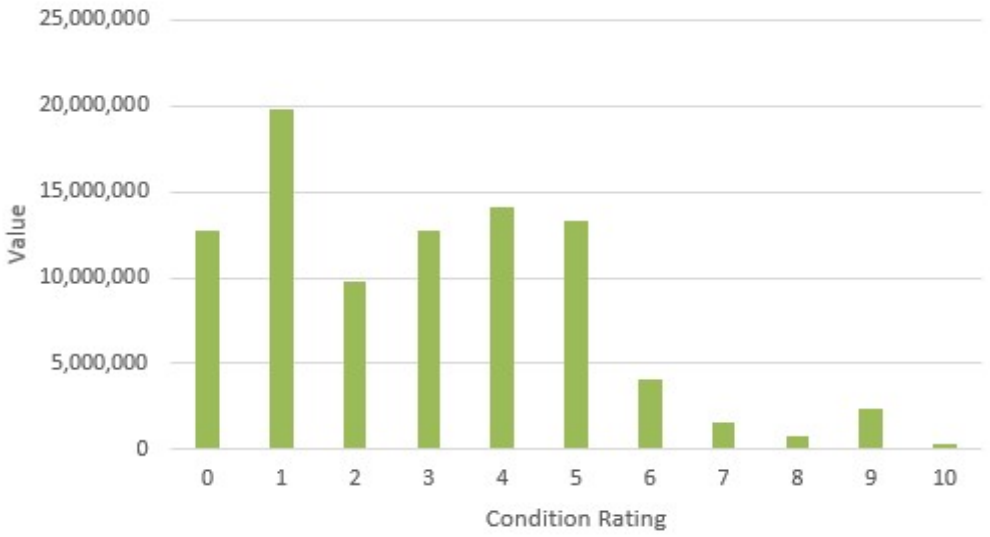
The details of the frequency of condition assessments shall be as described in the table below:-

Table 13: Assets Condition Assessment Cycles

Asset type	Condition Assessment cycle (years)	Comments
Park Structures	5	Includes shelters, gazebos, picnic shelters, boardwalks, pergolas, park lighting, visual inspections of drink fountains, benches, barbeques
Sports Floodlighting	5	Includes sports floodlighting poles and fixings
Sports Infrastructure	5	Includes visual inspections of surfaces including cricket wickets, multi-use hard courts.
Playground Assets	0.5	Inspected by independent contractor twice a year
Irrigation	1	In house

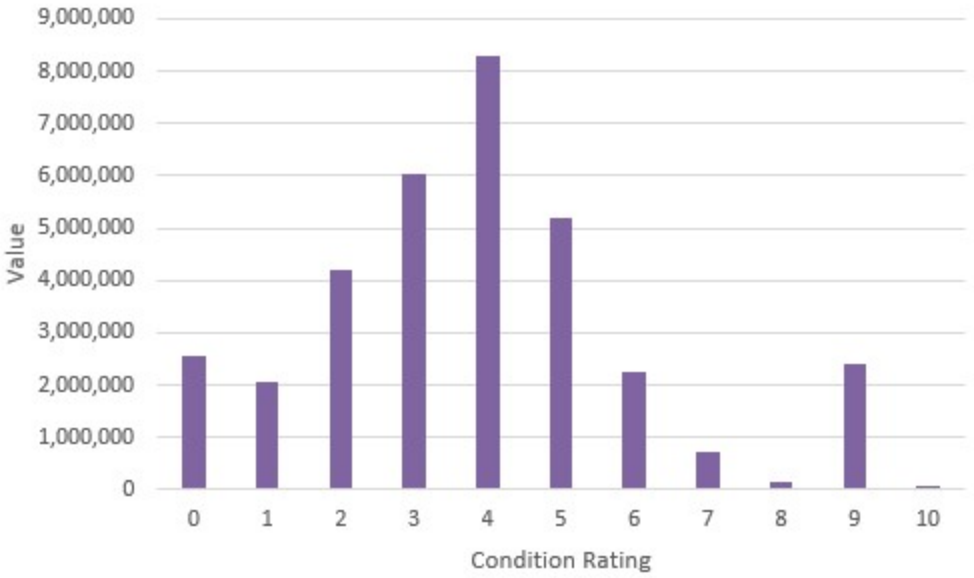
The asset condition profiles for the various parks asset categories are shown in the figures below. The condition ratings have been based on a combination of visual inspections and the age of the assets. Condition of assets are assessed using a '0' to '10' rating scale. See Appendix B for the definition of the 0-10 rating scale.

Figure 5: Asset Condition Profile - Park Structures



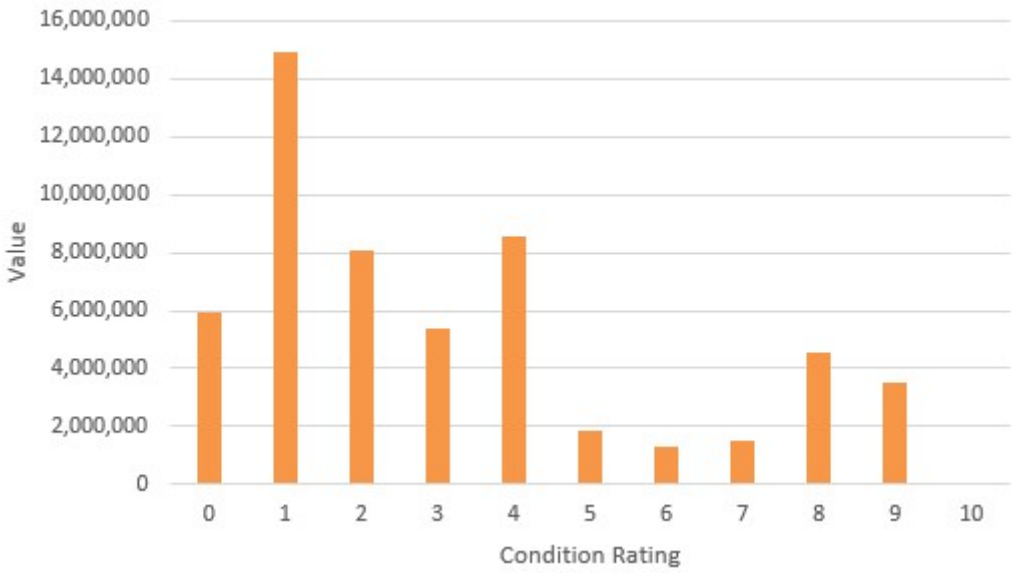
Note: Condition rating of park structures are based on a combination of visual inspections and age.

Figure 6: Asset Condition Profile - Playground & Fitness



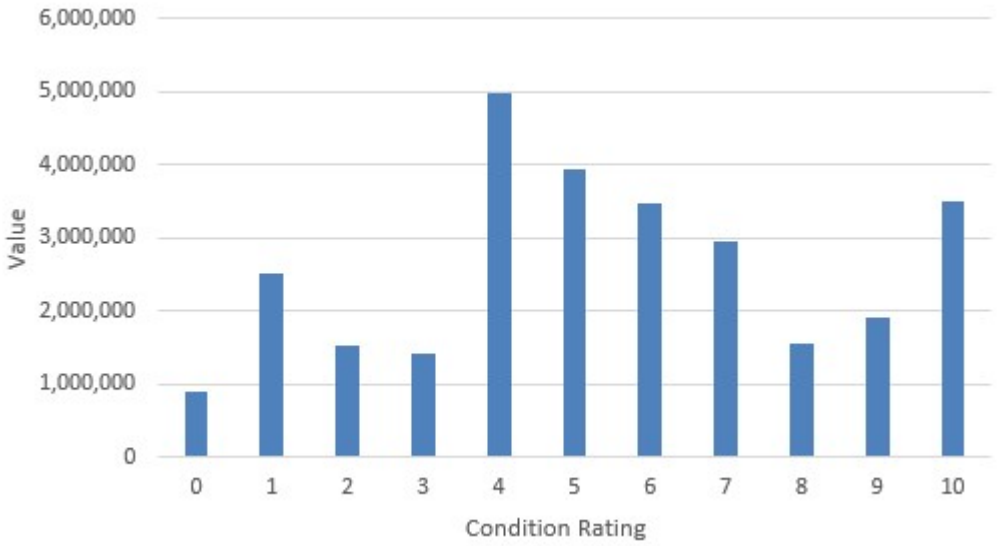
Playground condition assessments are undertaken of all playgrounds twice a year using external consultants. These assessments report of their condition, safety and maintenance requirements. Condition 7 and above assumes that these playgrounds are scheduled for immediate renewal.

Figure 7: Asset Condition Profile - Sporting Infrastructure



There is approximately 11 Million worth of sporting infrastructure that is in need of replacement in the next 5 years. These assets make up sport floodlighting that are not meeting Australian Standards and are past their useful life. Most of the sport floodlighting requires a full replacement from older style metal halide luminaires to current sustainable LED luminaries. Additionally, this requires new lighting towers and in most incidences, power upgrades to the reserve.

Figure 8: Asset Condition Profile - Irrigation Assets



The condition rating for irrigation assets is based on performance and on visual inspections by parks maintenance personnel. The accuracy of this condition profile will need to be reviewed as the current data recorded appears to be at least five years old and will require

updating. It is proposed that all irrigation assets will be condition rated by internal team members and existing contractors on an annual basis. (*Improvement ref 5)*
The City's ongoing inspection and conditioning of its park assets is key to informing future renewals and predicting the age and condition profiles of the different components in the park asset portfolio.

- Due to resourcing constraints, structural assessments have lapsed in the past three to five years. Where applicable, the City will be appointing consultants to undertake assessments of park assets in general, once every five years - *Improvement ref 3.* This will enable more accurate determination of the City's asset renewal requirement for parks for inclusion in the long term financial plan. Assessments undertaken on critical assets will continue as scheduled, such as playground equipment, irrigation systems, assets over water, gazebos and boardwalks.
- It is imperative to have the asset condition data up to date and clean to enable accurate predictions to be made to inform the LTFP. This data is in need of updating with many inaccuracies, which will inevitably lead to misrepresentation of the future works programs - *Improvement ref 3.*

5.4 Operations and Maintenance Plan

Operations and maintenance is the regular on-going work that is necessary to keep assets at an acceptable level of service, including instances where portions of the asset fail and need immediate repair to make the asset operational again. Maintenance includes reactive, planned and cyclic maintenance work activities.

City parks are managed and maintained through combination of internal maintenance crews and external managed contracts. The use of external contracts for maintenance work is becoming more effective due to:

- Not having the space within the depot to allow for the growth in team and necessary vehicles needed to service the whole City.
- The need for specialised maintenance of the more technical assets that are being handed over to the City.
- The geographical distance our crews would need to travel from the depot to our outlying suburbs like Two Rocks. This time cuts into the maintenance time available to our crews.

Assessment and prioritisation of reactive maintenance is undertaken by the City's Parks Maintenance team using experience and judgement. The City has many maintenance tasks and activities that are associated with the maintenance of park assets. A large proportion of these procedures are well documented. However, integration of these activities with a dedicated system is currently lacking. This will be improved with development of the Parks Maintenance Management Plan (PMMP) - *Improvement ref 2.*

While the City currently has various maintenance programs and emergency response mechanisms for the park assets, it is recommended to develop and document a formal PMMP detailing the maintenance and inspection activities that are required to meet the agreed levels

of service and preventative maintenance activities to ensure that assets meet their full potential. Some examples of what should be included in the document are:

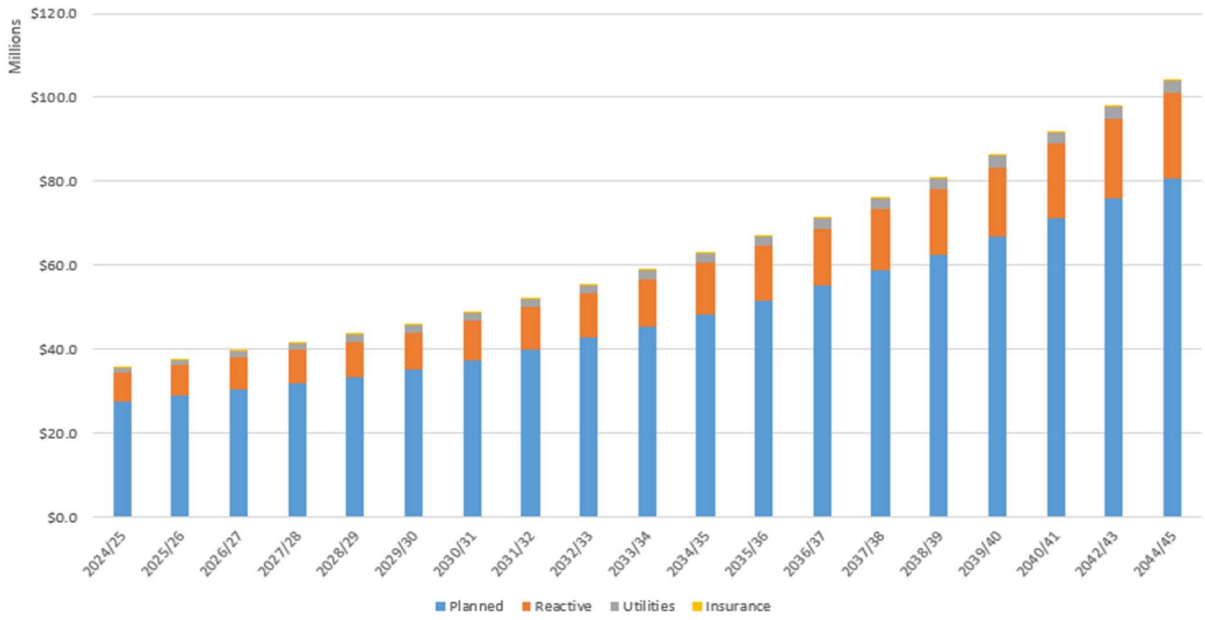
- Turf management
- Garden bed maintenance
- Turf wicket maintenance (subject to Deed of Agreement with resident club)
- Tree pruning including power line clearance and minimise impacts of shading on playing fields.
- Nursery Services
- Tree removal and planting
- Playground maintenance
- Sign inspection and cleaning
- Safety inspections and audits
- Furniture cleaning and maintenance
- Litter Collection

The City's work order and complaints recording system does not provide adequate information on maintenance work types, costs and identification of asset on which the maintenance is carried out. This is one of the key barriers for maintenance planning and for asset life-cycle costing, with this information needed to identify optimum renewal intervention levels for the renewal of assets. The City has acquired a dedicated asset management information system Assetic to improve these records. The system is currently being used to capture maintenance work orders however it is in its infancy and reliable data is not readily available.

Using 2023/24 maintenance expenditures as the baseline/reference level, future operational and maintenance expenditure are forecasted as shown in Figure 12.

Figure 9: Twenty Year Planned Park Maintenance Expenditure

(based on the 2024/2025 Twenty Year LTFP growth projections – does not include inflation)



The current maintenance expenditure level is considered inadequate to meet some of the required service levels such as response times. Shortage in maintenance funding continues to be investigated and is to be evaluated in conjunction with the development of the PMMP - *Improvement ref 2.* The results of this work will inform future revisions of this AMP.

The allocation of maintenance budgets in the LTFP is based on the current year's planned budget and projecting these to future years with a percentage increase to allow for growth. The assumptions made as part of the LTFP needs to be validated against actual expenditures to ensure more accurate maintenance budget projections

Improvements in the capture of maintenance expenditures and linking these to service levels is also required to enable more accurate parks asset maintenance expenditure forecasts to be determined. The Assetic system has the capability to do this and will assist to address this shortcoming - *Improvement ref 1.*

5.5 Renewal Plan

The City has a parks asset renewal program with annual allocations in the long term Capital Works Program to progressively renew or replace parks assets that have reached the end of their useful life. Allowances are made to the total renewal costs to consider improved accessibility and functionality of park assets.

The responsibility for the programming of renewals of parks assets lies with Asset Planning. The construction of the renewal works is project managed by the Infrastructure Capital Works service unit with the physical work predominantly being contracted out. The long term renewal demand requirement is derived from predictions made using available condition data and expected useful life of assets using the City's self-developed renewal spreadsheets. Once the Assetic modelling is implemented, it will be used for renewals modelling.

The useful lives of each of the park asset components, deterioration rate factors and the corresponding intervention condition level (which is an agreed trigger point at which a renewal of the asset component will be required) used in the renewal prediction model and evaluations are as shown in Appendix A. The useful life, deterioration factors (coastal/non-coastal/high use/low-use) and intervention conditions for all asset types are to be reviewed. These processes should also incorporate updated parameters. *Improvement Reference 22*

The annual asset renewal program is developed and prioritised based on the following criteria:

- the overall age and/or condition of the assets and its components,
- the ongoing maintenance demand,
- works being aligned where possible by location or locality (to take advantage of cost efficiencies through economies of scale). This will also have the effect of minimising inconvenience to residents in the area. This may result in an asset being renewed slightly before or after expiration of useful life, and
- community requests and concerns

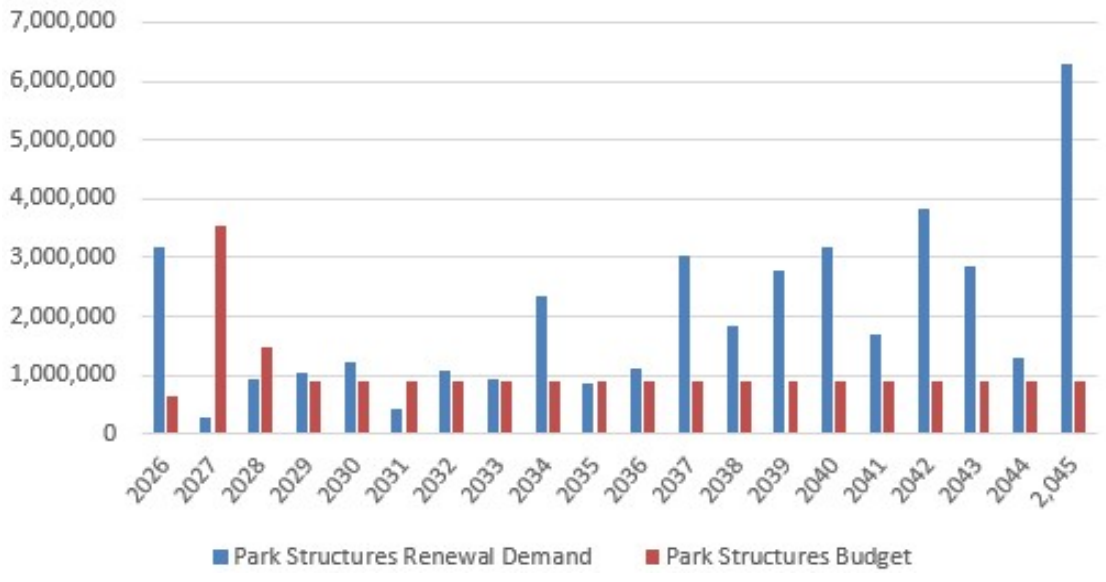
The assets identified for renewal in the following year's budget are re-inspected to verify the accuracy of their remaining useful life estimate and to confirm if the assets are in fact due for renewal or if they can continue to provide adequate service prior to renewal. Details of the annual renewal projects are also contained in Appendix C.

The Sports Floodlighting Policy includes the replacement of lighting with LED. At the scheduled time of renewals, costs will need to include considerations for new floodlighting poles and LED luminaries to suit as well as considering opportunities for upgrades where possible - *Improvement ref 17.* Replacing floodlighting in the older developed areas within the City will be a costly exercise. Most of these sporting grounds are lit to training level using old technology and metal halide globes that are becoming obsolete. The only option is to bring these parks up to current standard with a minimum 100 lux level LED lighting. The cost for these upgrades will include additional lighting poles and luminaries and in most cases power upgrades to the park.

Open Space Lighting guidelines were being developed however this has now been superseded by the Community Facilities Planning Framework where a recommendation on the implementation plan in to develop a Park Lighting Position Paper. The purpose of this paper is to guide a City best practice. It will help confirm AS requirements and enable to City to determine its minimum standards. - *Improvement ref 18.*

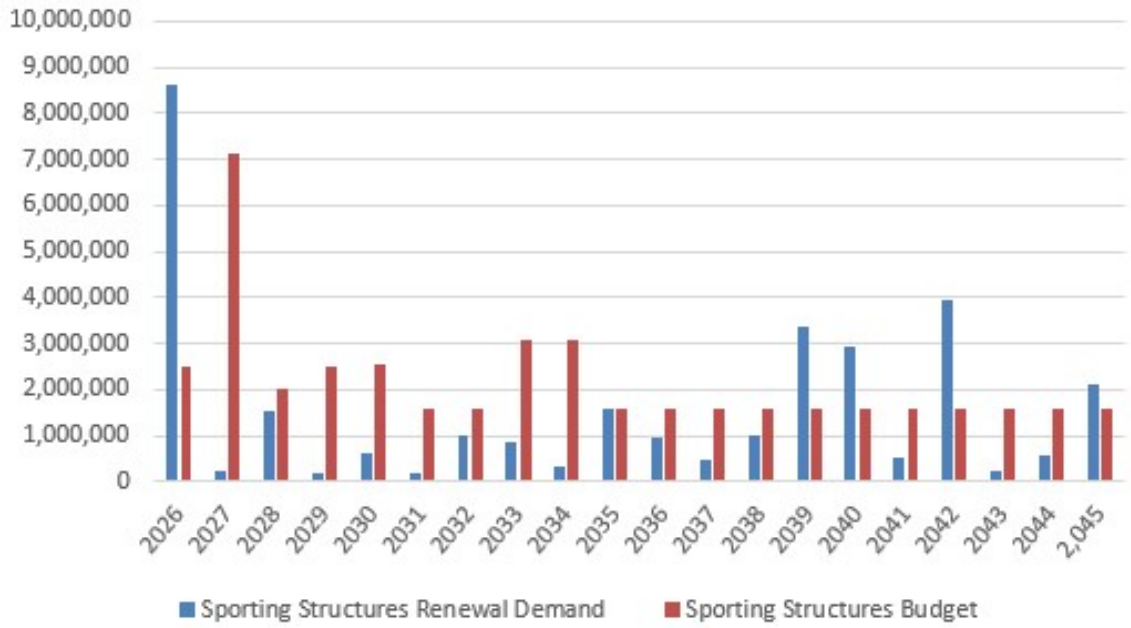
The suite of documents being prepared by Community Facilities will develop design guidelines and specifications to inform the planning and design of its open space and community buildings. It will involve the development of evidence based standards that will provide the City with justified benchmarks and other criteria in order to determine facility requirements into the future. These standards will influence the provision of all new infrastructure and will inform the asset management plans in terms of renewal, upgrades and maintenance - *Improvement ref 8.* The forecast for the renewal of parks assets and the corresponding renewal funding allocation in the 20 year long term capital renewal budget is as shown in the Figures 13 to 16.

Figure 10: Parks Structures – Renewal Forecast v Budget



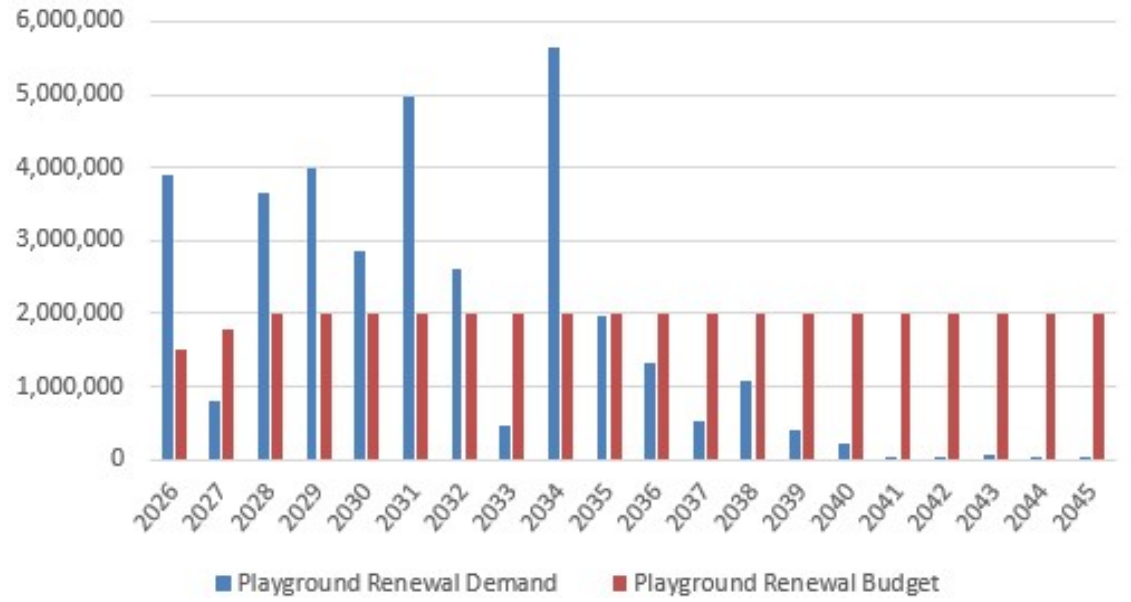
The significant increase in renewals in 2034 and 2037 is due to the predicted renewal of barbeques, gazebos and shade structures that have a significant value. .

Figure 11: Sporting Structures – Renewal Forecast v Budget



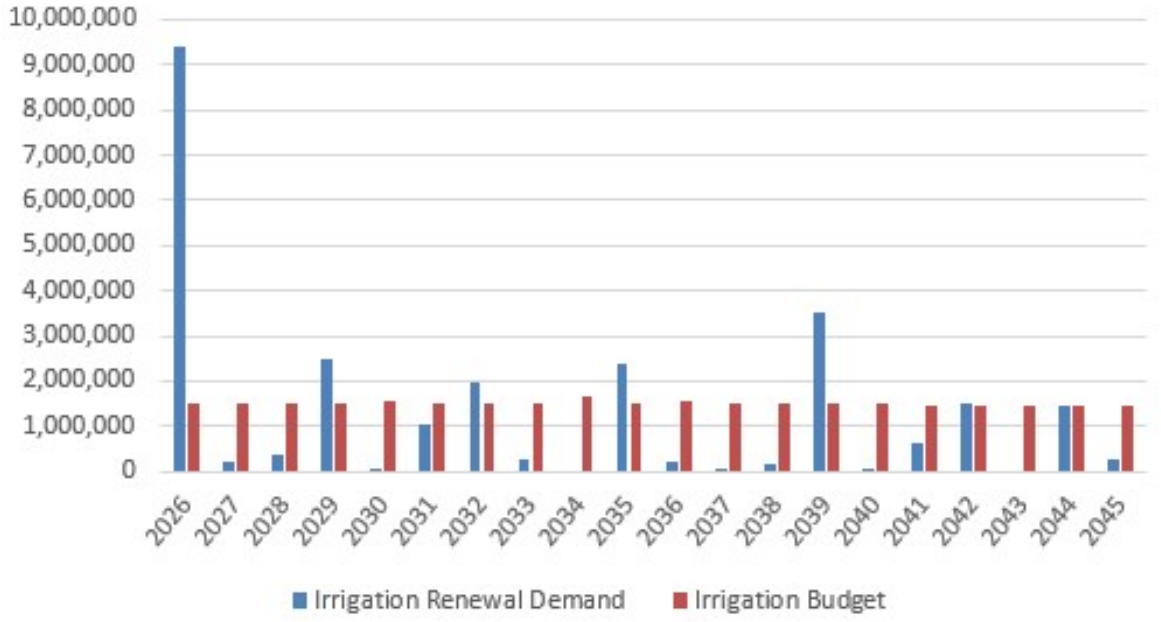
The significant increase in renewals and budget in 2026/2027 is covering the Kingsway Netball Court Renewal project, the Elliot Park Tennis Court Project and the Montrose Park Tennis Court Project. Increases in 2035 & 2037 have captured turf rejuvenation and this may not be required with adequate maintenance. Sports Floodlighting renewals are also included in these significant increases however they will more than likely be funded through an upgrade program with contributing grant funding.

Figure 12: Playground Assets - Renewal Forecast v Budget



The high predictions in 2031, 2034 and 2038 are due to playgrounds that were installed during a period of high growth coming due for renewal. The proposed budget aims to smooth the peaks and troughs.

Figure 13: Irrigation Assets - Renewal Forecast v Budget



The City currently undertakes condition assessments on its assets on a periodic basis. These are undertaken to enable predictions to be made on their expected renewal timeframe and their long-term financial requirements. Condition assessments are also used to verify and/or determine the actual condition of the assets to ensure that renewals are only considered if they are deemed necessary. This data is also used to validate the asset useful life predicted for the various asset types.

Having current and reliable asset condition data is critical to enabling better planning outcomes to improve the reliability of asset renewal demand projections to inform the LTFP. Therefore the City will ensure that the existing asset condition assessment schedules continue and expand the practise to include other asset groups such as irrigation assets - *Improvement ref 5.*

5.6 Acquisitions and Upgrades Plan

Increased population growth and change to community needs drive the demand for new and upgraded assets.

As a growth council, a significant amount of new parks assets are gifted annually through subdivision developments. The responsibility for the provision of new parks assets lies with Land Development (where provided by developers) and Community Facilities (where provided by the City).

The City's construction program also contributes to the acquisition of new and upgrading of parks assets. This is driven by plans such as (refer to references in Section 10):

- Place Framework – Local Area Plans and Place Projects
- Local and District Structure Plans
- Strategic Community Plan (SCP)

- City of Wanneroo Community Development Plan 2021/22 - 2025/26
- Northern Coastal Growth Corridor - Community Facilities Plan
- Parks Service Levels adopted in 2011
- Active Reserve Master Plan Report 2016
- Local Planning Policy 4.3 – Public Open Space
- Specific park based Masterplans eg: Gumblossom Park Masterplan
- Place Development Plans

The Local Planning Policy 4.3 – Public Open Space articulates Council position on the planning, provision, location, design and development of Public Open Space (POS). Schedule 2 of this policy provides details the type of park hierarchy types (local, neighbourhood park etc.), acceptable size of the POS, acceptable and unacceptable criteria and the standard requirement of amenities.

All plans submitted by developers for new POS are considered against this policy. In some instances, the decision is for provision in excess of requirements. In these cases, the City needs to budget for additional renewal costs in future years.

In older suburbs, where the provision may not currently meet LPP 4.3, as the parks are renewed, the provision of elements are adapted to meet the current standard where possible.

One of the considerations with regards to park assets is their proximity to the coast. Assets closer to the coast need to be constructed to a higher standard as in the environment, they deteriorate quicker. Currently, the building assets define coastal as within two kilometres of the coast. It has been determined that this is appropriate for Parks Assets and they are defined as Coastal Asset 1 (within 300m of the coast) and Coastal Asset 2 (within 2 kilometres of the coast). both for new / renewed assets and also for maintenance of assets - *Improvement ref 11*

Another consideration with regards to parks assets, and especially for playgrounds, is the provision of shade. The Local Planning Policy 4.3 states that the 'City's preference is for tree planting as primary shade provider for playgrounds and picnic areas, however the City requires the installation of a shade sail until such time as tree shade is adequate'. This is relevant to both new and renewals. The City plans to consider whether it is beneficial to have a program for tree planting around playgrounds, including successive planting so there is not suddenly only older trees that need to be removed *Improvement ref 12.*

The City of Wanneroo is committed to building an inclusive and cohesive community that celebrates diversity by providing an environment where all people enjoy equal access to life's opportunities. In its Strategic Community Plan, the City commits to providing easy access to facilities that provide opportunities for people to take part in a range of activities regardless of their age or ability. These opportunities are considered in all new and renewal projects.

The City has a number of masterplans for various parks. These guide the future use and development of the park. A draft register has been developed by Community Facilities

Planning and may be used to refer to when designing any new upgrade or renewal projects. The register is a live document and can be found in CM 21/299633 *Improvement ref 13.*

The City has a program of works for new passive park development, new park equipment, upgrade/renewal of playgrounds, upgrade/renewal of park structures, rubber softfall replacement, renewal of sporting facility structures and new works such as sports floodlighting, cycling, skate and BMX tracks, park security lighting and shade sails.

Table 14: Current Program of Works

PMO Number	Description	Comment	Responsibility
PMO19058	New Park equipment	The City receives regular request for items of equipment within existing parks that are consistent with the minimum equipment provision under Local Planning Policy 4.3. Public Open Space. This recurring program will allow the prioritised delivery of these requests for parks throughout the City.	Community Facilities
PMO17066	Recurring Program, New Playground Equipment Install two new playgrounds per year	Introduced in the 2014/2015 Capital Works Program, the New Playground Installation Program was developed to manage playground installations within City of Wanneroo parks (estimated at 80 at the inception of the program) to meet the requirements of the City's Local Planning Policy 4.3 – Public Open Space.	Community Facilities
PMO17015	Recurring Program, Renew Park Assets	Playgrounds and softfall renewals)	Asset Planning
PMO18026	Recurring Program, Renew Park Structures	Renewal of park structures as they reach the end of their useful life	Asset Planning
PMO18002	Recurring Program, Renew Sporting Structures	Renewal of sporting structures as they reach the end of their useful life	Asset Planning
PMO17011	Recurring Program, New Installation of Shade Sails	Motion on Notice (MN05-03/14) to retrofit one shade sails per ward per financial year. This has since been increased to two per ward.	Community Facilities
As issued	New works such as sports floodlighting, cycling, skate and BMX tracks, park security lighting and shade sails	Community Facilities through needs analysis	Community Facilities

Where development of new parks is proposed, impacts of water restrictions are considered against the Water Conservation Plan. This plan was adopted in 2011 and is due for review - *Improvement ref 14.*

Softfall type is considered at time of park design. Rubber is used to assist with accessibility, maintenance and provide varying play experiences.

At the time of planning for new works, it would be beneficial to consider lifecycle planning. When the City plan for new facilities, the costs associated with the infrastructure should be reported such as maintenance, renewal, replacement, disposal etc…across its life span. That will provide Council Members, and the leadership team with a true view of the project - *Improvement ref 16.*

Figure 14: Developer contributed, Planned Capital – Upgrades and New Assets

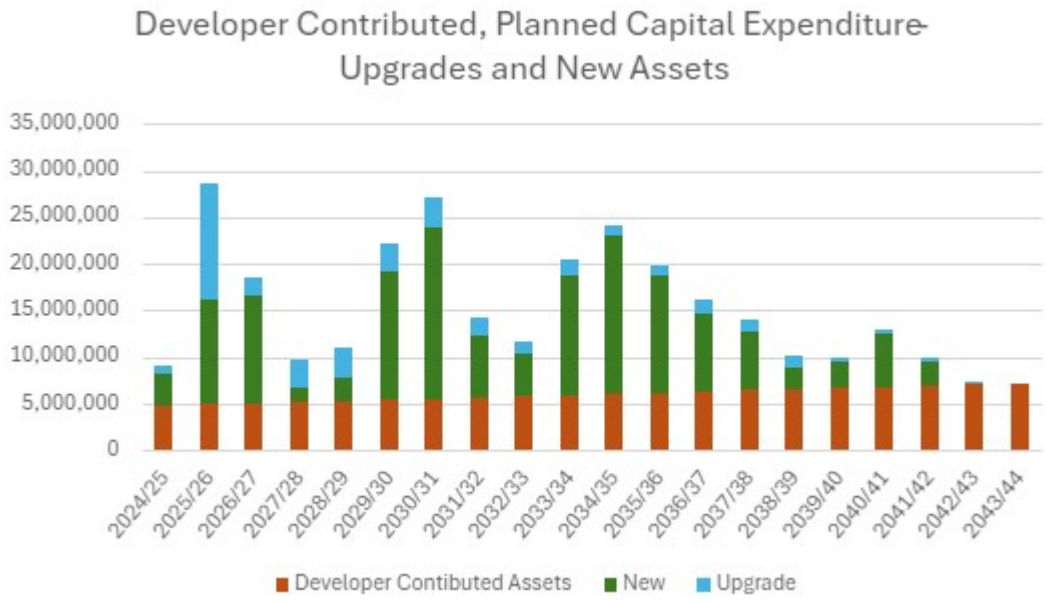


Figure 11 shows the anticipated growth and planned expenditure on new and upgrade of park assets over the next 20 years for all parks assets. Developer contributed assets have been based on historical data and includes an average of 2.12% increase of asset value per year.

The details of the City's planned expenditure for new and upgrade works are provided in Appendix C: Parks Capital Works Program.

5.7 Disposal

Disposal requirements are assessed on an individual case-by-case. Asset disposal is mainly driven by the requirement to replace the asset as it reaches the end of its useful life. These are reported for financial purposes at the time of disposal. There is currently no scheduled plan developed for the disposal of assets. It should be considered whether a disposal plan is required - *Improvement ref 19.*

5.8 Standards and Specifications

The standards and guidelines used in building, maintaining and renewing park assets are listed below:

- Local Government Guidelines for Subdivisional Development (IPWEA, 2016).
- The City's Guidelines and Standard Drawings.
- Local Planning Policy 4.3 – Public Open Space
- Occupational Safety and Health Act 1984 (the OSH Act) and the Occupational Safety and Health Regulations 1996 (the OSH regulations)
- Australian Standards (refer to Appendix D for further specific standards)
    - Playgrounds AS4685.2014
    - Sports Floodlighting AS2560.2.3.2007

Presently the City does not have a documented Specification or Manual specifically for Park Infrastructure maintenance work and this need to be progressed as part of the requirements of the PMMP - *Improvement ref 2.*

The responsibility for the City's assets at different stages of their life cycle sits with many business units as shown in the table below.

***Table 15*: Responsibility for lifecycle stages**

Lifecycle Stage		**Responsibility**
Create/Build	Determination of need	Facilities Planning for City built assets Land Development for Developer built assets
	Construction of Asset	Infrastructure Capital Works for City built assets Land Development for Developer Assets
Operate/Maintain	Planning of maintenance requirements	Parks and Conservation Maintenance
	Maintaining assets	Parks and Conservation Maintenance – Internal staff External contractors
Renew	Planning of renewal requirements	Asset Planning
	Construction of renewal projects	Infrastructure Capital Works managing external contractors
Dispose	Disposal planning	Collaboration between Asset Planning & Community Facilities
	Disposal of assets	Infrastructure Capital Works managing external contractors
Overall Asset Management		Asset Planning

Responsibilities need to be further defined and clarified for specific areas, e.g. floodlight upgrades.- *Improvement ref 10*

6. RISK MANAGEMENT

An assessment of risks associated with service delivery from park infrastructure assets has identified critical risks to the City in accordance with the City's Risk Assessment Criteria Matrix. The risks are summarised in Appendix E.

The risk assessment process identifies the following:-

- credible risks,
- the likelihood of the risk event occurring,
- the consequences should the event occur,
- developing a risk rating,
- evaluating the risk, and
- developing a risk treatment plan for non-acceptable risks.

Critical risks identified in this plan, being those assessed as 'High' - items prioritised corrective action. Other risks identified in this plan include those assessed as 'Moderate' - items requiring moderate corrective action and 'Low' – items requiring performance monitoring or corrective actions with a low priority rating subject to available resources.

6.1 Asset Criticality

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, the City can target inspection activities, maintenance plans and capital expenditure plans at the appropriate time and level of importance. A list of critical park assets are included in Table 16.

Table 16: Critical Park Assets Types

ASSET NAME
Boardwalks, Various Locations
Viewing structures, Various Locations
Playgrounds, Various Locations
Floodlighting, Various Locations
Assets over or near water

Operations and maintenances activities target critical assets to prevent failure and maintain service levels. Critical assets failure modes and required operations and maintenance activities are detailed in Table 17. If a park asset becomes unsafe it will be secured until repair or renewal.

Table 17: Critical Assets and Risk Treatments

Critical Assets	Critical Failure Mode	Risk Treatments
Playgrounds	Collapse and/or partial collapse	Twice yearly inspections to identify potential issues, maintenance or renewal work if required
Major Regional and District Parks	Equipment failures or vandalism to assets	Regular inspections during maintenance of the park*. Maintenance or renewal work if required
Coastal Assets	Shorter life span	Regular inspections during maintenance of the park. Maintenance or renewal work if required
Sports Facilities	Failure of floodlights Poor surface condition	Five yearly condition assessments of all park structures should identify issues prior to failure
High / Raised structures	Collapse or partial collapse	Regular inspections during maintenance of the park. Maintenance or renewal work if required, or if needed a consultant is commissioned to carry out a structural inspection to verify safety and maintenance/renewal required.

**These will be detailed in the PMMP - Improvement ref 2.*

7. FINANCIAL SUMMARY

This section contains the financial requirements resulting from the information presented in the previous sections of this AM Plan. The financial projections will be improved as the discussion on desired levels of service and asset performance matures.

1.1 Financial Sustainability and Projections

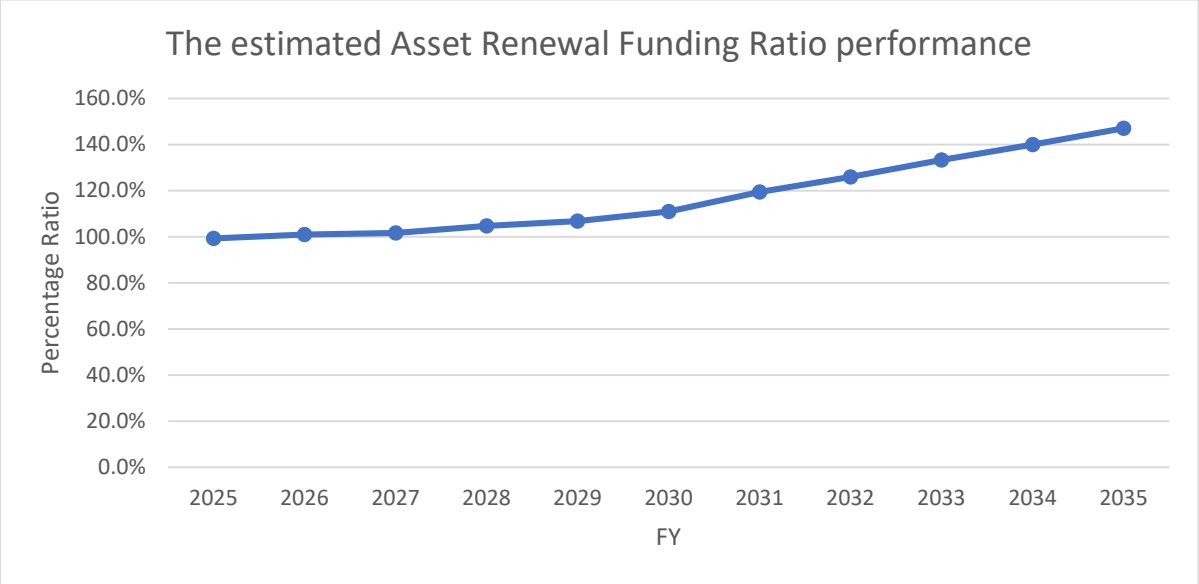
There are two key indicators of sustainable service delivery that are considered in AM. The two indicators are the:

$$\textit{Asset Renewal Funding Ratio (ARFR)} = \frac{\textit{proposed } \textbf{renewal budget} \textit{ for the next 10 years}}{\textit{proposed } \textbf{renewal demand} \textit{ for the next 10 years}}$$

$$\textit{Lifecycle Funding Ratio (LFR)} = \frac{\textit{proposed } \textbf{lifecycle budget} \textit{ for the next 10 years}}{\textit{proposed } \textbf{lifecycle demand} \textit{ for the next 10 years}}$$

The ARFR is an important indicator and illustrates how the City will be performing over the next 10 years in terms of funding its renewals demand. An ARFR of 100% would mean that the City intends to fully fund its asset renewal demand over the next 10 years.

At this stage the proposed renewal budget is adequate to meet the forecast renewal demand illustrated in the Charts in Section 5.5: Renewal Plan. The projected ARFR for this plan is shown in chart below.



The chart demonstrates that the City has strong plans to fund the renewal demand over the next ten years and maintain ratio close to the 100 % mark.

The LFR measure is a similar measure to the ARFR except that the LFR includes all lifecycle costs, inclusive of asset renewal requirement, operations and maintenance costs over a

10-year period. This provides input into 10 year financial and funding plans aimed at providing the required services in a sustainable manner.

The City currently does not have an accurate way of forecasting it's long-term operating and maintenance budgeting requirement. As part of the LTFP process a percentage allowance for inflation and growth is added to the current financial year operating and maintenance budget. At financial year end, the total actual expenditure is measured against budget to determine the adequacy of budget allowances. Therefore, at this stage the LFR is not able to be calculated.

The financial projections will be improved as further information becomes available. A recent audit report identified improvements required in the City's calculations of the performance ratios. A joint Finance and Asset Management review is to be carried out to improve the processes associated with calculating the ratios - Improvement Ref 24.

7.2 Funding Strategy

The forecast renewal demand and maintenance requirements for this AM Plan is expected to be fully accommodated within the current long-term financial plan over the next 10 years.

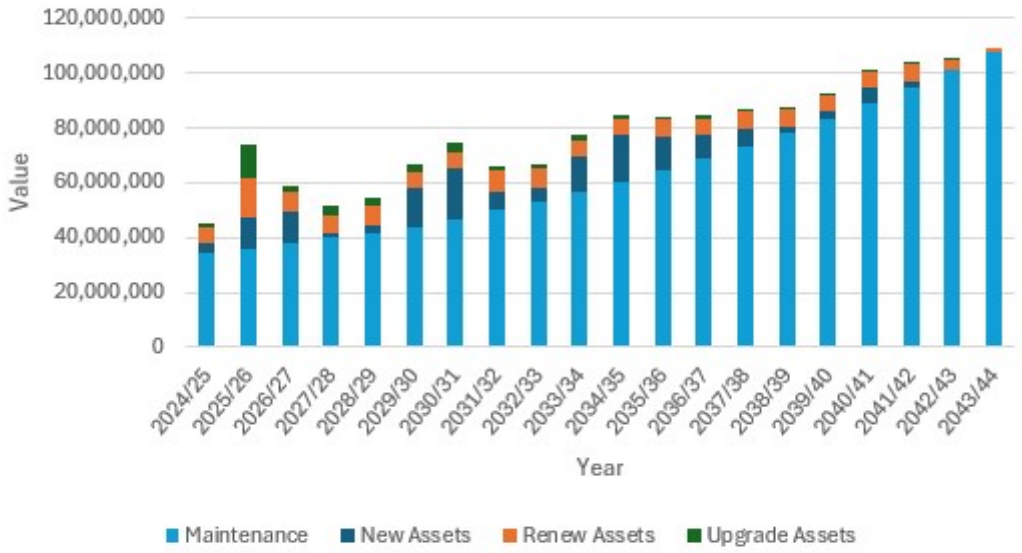
The current funding in 2024/25 is shown in the table below.

Table 18: Current funding for Park Assets 2024/25

New/Upgrade ($)	Renewals ($)	Maintenance ($)
4,287,602	6,300,500	34,310,212

The financial expenditure projections for park assets over the coming 20 years are shown in Figure 15.

Figure 15: 20 Year Planned Expenditure for Park Assets



The predicted 20 year maintenance and operations cost figures are expected to increase as the cost to maintain existing assets increases. These costs are inclusive of an estimated 5.42% annual increase to allow for growth and material costs between now and 2028/29 and 6.5% in subsequent years. The current annual estimated percentage increases need to be validated with projections based on more accurate data.

The capital cost for upgrades and new assets shows high figures between 2027 to 2031. These increased costs are attributed to the future development of the Alkimos Regional Open Space, East Wanneroo District Open Space Eglinton District Open Space and Yanchep Regional Open Space. These figures will be updated as more information about future projects becomes available.

7.3 Asset Valuation Forecasts

The value of parks assets covered by this AM Plan as at 30 June 2024 is summarised in Table 19.

Table 19: Replacement Value of Assets as at 30 June 2024

Park Infrastructure Assets	Replacement Cost ($)	Depreciated Replacement Cost (Fair Value) ($)	Annual Depreciation ($)
Park Structures	89.02M	49.43M	1.82M
Sports Infrastructure	82.66M	40.03M	2.77M
Playground assets	36.82M	20.33M	2.21M
Irrigation Assets	33.89M	17.30M	1.10M
Total	**242.39M**	**127.09M**	**7.90M**

7.4 Key Assumptions Made in Financial Forecasts

Key assumptions made in this AM Plan are:

- Future operations and maintenance budgets are assumed to be consistent and increase with expansion of the parks asset portfolio.
- Forecasts have been made based on current asset databases and accurate rates for replacement cost.

7.5 Forecast Reliability and Confidence

The forecast costs, proposed budgets, and valuation projections in this AM Plan are based on the best available data. The data confidence used is classified on a 'A'–'E' level scale in accordance with Table 20.

Table 20: Data Confidence Grading System

Confidence Grade	Description
A. Very High	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 ± 2%
B. High	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 ± 10%
C. Medium	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 ± 25%
D. Low	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 ± 40%
E. Very Low	None or very little data held.

The estimated confidence level for and reliability of data used in this AM Plan is shown in Table 21.

Table 21: Data Confidence Assessment for Data used in AM Plan

Data		Confidence Assessment	Comment
Demand drivers		C	Demand and growth projections is subject to rate of development experienced
Growth projections		C	
Acquisition forecast		C	
Operations & Maintenance forecast		C	More accurate budget planning needs improvement.
Renewal forecast	Asset values	B	Renewals have been based on condition assessment where available.
	Asset useful lives	C	Useful lives are based on professional judgement, experience and available industry data.
	Condition modelling	B	Modelling based on asset data
Disposal forecast		C	Based on known planned disposals

8. IMPROVEMENTS, MONITORING AND REVIEW

8.1 Improvement Plan

The improvement plan generated from this AM Plan targets the City's asset management of park assets and is detailed in Table 22. All tasks aim at improving AM practices in the short and longer term. The task outcomes will be measured and monitored over the next four years and progress reported on in the next PAMP iteration.

8.2 Performance Monitoring

It is intended that this AM Plan is a live document that is relevant and integral to the daily AM activities at the City. The AM Plan has a life of 4 years whereby a review will be undertaken following this period.

The annual and LTFP projections detailed in the AM Plan represents the state of assets at the time of AM Plan development. The asset data and lifecycle cost projections are stored separately in the City's Content Manager record system.

Until such time a full review of this AM Plan is undertaken, the core data included in this plan and the associated projections is located in CM 20/4720667[v2] and will be updated annually as new versions to inform subsequent LTFPs and annual budget developments.

8.3 Performance Measures

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

- The degree to which the required forecast costs identified in the NAAMP are incorporated into the LTFP,
- The degree to which the 1–5-year detailed works programs, budgets, business plans and corporate structures consider the 'global' works program trends provided by the NAAMP,
- The ARFR achieving the organisational target of 90 – 100%.
- Achieving the intended outcomes of the improvement plan.

Table 22: Improvement Plan

Responsible area abbreviations: AM – Assets Maintenance, CFP – Community Facilities Planning, LD – Land Development, AP – Asset Planning, ICW – Infrastructure Capital Works, CIS - Customer & Information Services, PM – Place Management, TS – Traffic Services, PCM Parks & Conservation Management, PWG – Parks Working Group

Task No	Task	Responsibility	Resources Required	Proposed Completion Timeframe	Progress Comment
~~1~~	~~Implementation of AMIS to enable asset data to be stored in a corporate system and to integrated with other corporate systems, such as HR and Finance~~	~~CIS~~	~~Internal Assets including AP~~	~~June 2022~~	~~This is now completed as part of the 2020 PAMP. AMIS is now operational~~
2	Park Maintenance Management Plan. • Document standards & specifications for provision of park assets and maintenance; Examples of what should be included in the document: • Turf management • Garden bed maintenance • Turf wicket maintenance • Tree pruning including power line clearance • Nursery Services • Tree removal and planting • Playground maintenance • Sign inspection and cleaning • Safety inspections and audits • Furniture cleaning and maintenance • Litter Collection	PCM	PCM	June 2026	This action was due for completion as part of the 2020 PAMP for June 2023. Due to resourcing challenges, this completion timeframe is being extended to June 2026 as per the AM Implementation Plan 4.1C

Task No	Task	Responsibility	Resources Required	Proposed Completion Timeframe	Progress Comment
~~3~~	~~Develop & Implement condition assessments and validation of data~~ ~~• Verify existing asset data.~~ ~~• Condition rate park assets~~	~~AP~~	~~AP~~	~~Develop – Nov 2020 Implement - Ongoing~~	~~Completed. A five year program of data validation and condition rating has been developed in 2020/21. This is demonstrated on CM 20/503665* and is a live document..~~
~~4~~	~~Change to scope of condition audits for City Playgrounds to include ratings on a 0 – 10 scale~~	~~PCM~~	~~PCM / AP~~	~~Dec 2020~~	~~Completed~~
5	Condition rate all irrigation assets on a 0 – 10 scale that outlines the estimated life for Irrigation Assets on efficiency. Irrigation to be conditioned by efficiency of equipment not age of equipment	PCM	PCM	June 2026	This action was due for completion as part of the 2020 PAMP for June 2021. Due to resourcing challenges this completion timeframe is being extended to June 2026.
~~6~~	~~Monitor level of complaints through the Customer Management System~~	~~CIS~~	~~New CRM solution CIS/SAM~~	~~June 2024~~	~~Once new CRM system is in place, this task will be addressed through other improvement actions relating to Levels of Service.~~
7	Further develop Technical Levels of Service	AP	Internal AP/CF/PCM	June 2026	This action was due for completion as part of the 2020 PAMP for June 2024. Due to resourcing challenges, this completion timeframe is being extended to June 2026 as per the AM Implementation Plan 3.4

Task No	Task	Responsibility	Resources Required	Proposed Completion Timeframe	Progress Comment
8	Develop Community Facilities Planning Framework: Open Space and Community Buildings: Undertaking a hierarchy of documents, focusing on policies, strategies, design guidelines and specifications to inform the planning and design of its open space and community buildings. It will involve the development of evidence based standards that will provide the City with justified benchmarks and other criteria in order to determine facility requirements into the future. These standards will influence the provision of all new infrastructure and will inform the asset management plans in terms of renewal, upgrades and maintenance. Reviewing the requirements currently under POS Policy 4.3 hierarchy	Community Facilities Planning	CFP	June 2025	Draft document completed. Anticipating that it will be presented to council in early 2025 for endorsement.
9	Review of Maintenance levels of Service parks for park assets (2011) (11/131671)	PCM	PCM	June 2026	This action was due for completion as part of the 2020 PAMP for June 2022. Due to resourcing challenges, this completion timeframe is being extended to June 2026 as per the AM Implementation Plan 4.1C. These LOS should be referred to in the PMMP.
10	Define and clarify asset lifecycle responsibilities	AP	AP, PCM, ICW, CF	June 2026	This task will be address through AMIP action 1.4b by the AMS team. .

Task No	Task	Responsibility	Resources Required	Proposed Completion Timeframe	Progress Comment
~~11~~	~~Investigate and define where the boundary is for assets affected by coastal conditions and develop specifications for new assets and maintenance of existing assets~~	~~AP~~	~~PCM, ICW, AP~~	~~June 2021~~	~~Completed. Currently working from the ICW Building Specifications which are noted on 20/337685* Coastal Asset 1 (within 300m) Coastal Asset 2 (within 2.0km from coastline~~
12	Consider developing a Tree Planting program to provide shade for parks assets. This should link to the Urban Forest Plan	PCM	AP / ICW & PCM	June 2022	Action has been deferred from June 2022 to June 2026 to align with other tree planting programs
~~13~~	~~Develop Parks Masterplan register~~	~~Community Facilities~~	~~CFP~~	~~June 2021~~	~~Completed. Document developed 21/299633~~
14	Review Water Conservation Plan (Noting that version 2003 has been adopted by Council Nov 2011)	PCM	PCM	June 2026	This action was due for completion as part of the 2020 PAMP for June 2024. Due to resourcing challenges, this completion timeframe is being extended to June 2026 as part of the PMMP.
~~15~~	~~Review Softfall Decision Making Matrix - 12/107121*~~	~~AP~~	~~CFP/AP/ICW/ PCM~~	~~June 2021~~	~~Completed. Outcome was to revoke the use of the softfall matrix as the decision to use rubber is now based on design and accessibility and not cost. There is no softfall matrix.~~
16	Review planning of new works to include lifecycle planning.	CFP	CFP/AP	June 2028	This had a completion date under the PAMP 2020 as June 2024 and

Task No	Task	Responsibility	Resources Required	Proposed Completion Timeframe	Progress Comment
					now extended to June 2028, This will be addressed in alignment with the AMIP action 3.2b utilising the AMIS system to capture lifecycle costs
~~17~~	~~Develop priority list for floodlighting replacement considering LED globes.~~ ~~Note: Sports floodlighting policy considers 100lux LED lighting.~~	~~AP~~	~~CFP / PCM / AP~~	~~June 2022~~	~~Completed. CFP are now programming all floodlighting upgrades. AP are supporting this by providing asset condition and renewal data on floodlighting infrastructure.~~
18	Develop a Park Lighting Position Paper	CFP	CFP	June 2028	Draft Open Space Lighting document was in progress however this is now superseded by the Community facilities planning framework implementation plan to develop a park lighting position paper (3-5 yrs) Deadline extended to June 2028
19	Review the current asset disposal process and develop a plan if required	AP	AP/CFP	June 2024	Due to resourcing issues this has not been progressed. Deadline extended from June 2024 to June 2028

Task No	Task	Responsibility	Resources Required	Proposed Completion Timeframe	Progress Comment
20	Restructure the AMP to enable key asset data to be updated annually without impacting this core document, preventing outdated data from affecting asset planning and ensure compliance with *IPR standards*.	AP	AP	June 2027	New task
21	Ensure the Parks AMP incorporates alternative service delivery solutions (SUA's) in line with the recommendations from the IPR Asset Management Guidelines.	PS/LD	AP/CFP/PS	June 2027	New task
22	The useful life, deterioration factors (coastal/non-coastal/high use/low-use) and intervention conditions for all asset types are to be reviewed. These processes should also incorporate updated parameters.	AP	AP/CFP/PCM	June 2027	New Task
23	Develop and implement a program to capture the structural assessments of high risk assets such as boardwalks, gazebos	AP	AP	June 2026	New Task
24	Joint Finance and Asset Management review to be carried out to determine appropriate portion of renewal occurring from upgrades based on asset component conditions – ASR Review	AP/Finance	AP/Finance		New Task

9. REFERENCES

External References

- IPWEA, Nov 2017. Local Government Guidelines for Subdivisional Development (Ed 2.3) - *This document has been adopted by the City as its guideline for subdivisional developments.*
- IPWEA Parks Management guidance documents:
  - 10.1 Inventories, Condition & Performance Grading
  - 10.2 Renewal Planning, Valuation and Asset Management Plans
  - 10.3 Parks Management Levels of Service
  - 10.4 Parks Management: Service Delivery
- Liveable Neighbourhoods Policy (2009) - WA Planning Commission's operational policy for the design and assessment of structure plans and subdivision for new urban areas.

Council Internal Documents

- Active Reserve Master Plan 2016 (CM 14/407852*)
- Asset Management Policy (CM 16/106984*)
- Asset Management Strategy (CM 16/279441*)
- Corporate Business Plan (CBP) (CM: 24/317205) Corporate Business Plan 2022-23 - 2025-26 - City of Wanneroo
- Long Term Financial Plan (LTFP) (CM: 22/454666) Long Term Financial Plan 2023/24–2042/43 - City of Wanneroo
- Strategic Community Plan (SCP) (CM 21/306831) https://www.wanneroo.wa.gov.au/strategiccommunityplan
- Verge Treatments - Protective Devices Policy (CM 12/68459*)
- Street Tree Policy (CM 18/550071) https://intranet.wanneroo.wa.gov.au/documents/89/street-tree-policy
- Final 2023 Infrastructure Revaluation Report – Brightly (CM:23/297446)
- City of Wanneroo Active Transport Plan (2022/23 – 2025/26) (CM 21/568314)
- City of Wanneroo Community Development Plan 2021/22 - 2025/26 22/366267
- Wanneroo Liveability Survey - Baseline Report 2023 - 24/12633
- Population Forecast - City of Wanneroo Community Profile (.id population experts website - *http://profile.id.com.au/wanneroo/population*)
- Northern Coastal Growth Corridor - Community Facilities Plan (CM: 20/131624)
- Water Conservation Plan (Nov 2011 Reviewed Sep 2017) (CM 17/319324)
- Local Planning Policy 4.3 – Public Open Space *(https://intranet.wanneroo.wa.gov.au/documents/352/lpp-43-public-open-space-policy*
- Local Planning Policy 4.4: Urban Water Management. (2020) (CM 20/218068)

- Parks Service Levels adopted in 2011 (CM: 11/131671)
- Draft Dog Park Position Paper (CM 20/468241*)
- Draft Open Space Lighting Guidelines – (CM:20/539996)
- Draft - Community Facilities Planning Master Plan Register CM: 21/299633
- Sports Floodlighting Policy: https://intranet.wanneroo.wa.gov.au/documents/122/sports-floodlighting-policy
- Elliot Road Tennis Courts Maintenance Schedule (CM 20/516543)
- Service Review Working Group - Manage and Maintain Streetscapes Report (CM: 24/42686)

10. Glossary of Terms and Abbreviations

(Source IPWEA)

Asset class
Grouping of assets of a similar nature and use in an entity's operations (AASB 166.37).

Asset condition assessment
The process of continuous or periodic inspection, assessment, measurement and interpretation of the resultant data to indicate the condition of a specific asset so as to determine the need for some preventative or remedial action.

Asset management
The combination of management, financial, economic, engineering and other practices applied to physical assets with the objective of providing the required level of service in the most cost effective manner.

Assets
Future economic benefits controlled by the entity as a result of past transactions or other past events (AAS27.12). Property, plant and equipment including infrastructure and other assets (such as furniture and fittings) with benefits expected to last more than 12 month.

Asset Sustainability Index
A ratio of asset replacement expenditure relative to depreciation for a specific period, generally long term (whole of life) or medium term (10 years). It measures whether assets are being replaced at the rate they are wearing out.

Average annual asset consumption (AAAC)*
The amount of a local government's asset base consumed during a year. This may be calculated by dividing the Depreciable Amount (DA) by the Useful Life and totalled for each and every asset OR by dividing the Fair Value (Depreciated Replacement Cost) by the Remaining Life and totalled for each and every asset in an asset category or class.

Capital expenditure
Relatively large (material) expenditure, which has benefits, expected to last for more than 12 months. Capital expenditure includes renewal, expansion and upgrade. Where capital projects involve a combination of renewal, expansion and/or upgrade expenditures, the total project cost needs to be allocated accordingly.

Capital funding
Funding to pay for capital expenditure.

Capital grants
Monies received generally tied to the specific projects for which they are granted, which are often upgrade and/or expansion or new investment proposals.

Component
An individual part of an asset which contributes to the composition of the whole and can be separated from or attached to an asset or a system.

Cost of an asset
The amount of cash or cash equivalents paid or the fair value of the consideration given to acquire an asset at the time of its acquisition or construction, plus any costs necessary to place the asset into service. This includes one-off design and project management costs.

Current replacement cost (CRC)
The cost the entity would incur to acquire the asset on the reporting date. The cost is measured by reference to the lowest cost at which the gross future economic benefits could be obtained in the normal course of business or the minimum it would cost, to replace the existing asset with a technologically modern equivalent new asset (not a second hand one) with the same economic benefits (gross service potential) allowing for any differences in the quantity and quality of output and in operating costs.

Current replacement cost "As New" (CRC)
The current cost of replacing the original service potential of an existing asset, with a similar modern equivalent asset, i.e. the total cost of replacing an existing asset with an as NEW or similar asset expressed in current dollar values.

Depreciable amount (DA)
The cost of an asset, or other amount substituted for its cost, less its residual value (AASB 116.6)

Depreciated replacement cost (DRC)
The current replacement cost (CRC) of an asset less, where applicable, accumulated depreciation calculated on the basis of such cost to reflect the already consumed or expired future economic benefits of the asset

Depreciation / amortisation
The systematic allocation of the depreciable amount (service potential) of an asset over its useful life.

Expenditure
The spending of money on goods and services. Expenditure includes recurrent and capital.

Fair value
The amount for which an asset could be exchanged, or a liability settled, between knowledgeable, willing parties, in an arms length transaction.

Infrastructure assets
Physical assets of the entity or of another entity that contribute to meeting the public's need for access to major economic and social facilities and services, e.g. roads, drainage, footpaths and cycle ways. These are typically large, interconnected networks or portfolios of composite assets The components of these assets may be separately maintained, renewed or replaced individually so that the required level and standard of service from the network of assets is continuously sustained. Generally the components and hence the assets have long lives. They are fixed in place and are often have no market value.

Level of service
The defined service quality for a particular service against which service performance may be measured. Service levels usually relate to quality, quantity, reliability, responsiveness, environmental, acceptability and cost).

Life Cycle Cost
The life cycle cost (LCC) is the total cost to provide the service over the longest asset life cycle. It comprises annual maintenance and asset consumption expense, represented by depreciation expense. The Life Cycle Cost does not indicate the funds required to provide the service in a particular year.

Loans / borrowings
Loans result in funds being received which are then repaid over a period of time with interest (an additional cost). Their primary benefit is in 'spreading the burden' of capital expenditure over time. Although loans enable works to be completed sooner, they are only ultimately cost effective where the capital works funded (generally renewals) result in operating and maintenance cost savings, which are greater than the cost of the loan (interest and charges).

Maintenance and renewal gap
Difference between estimated budgets and projected expenditures for maintenance and renewal of assets, totalled over a defined time (eg 5, 10 and 15 years).

Maintenance and renewal sustainability index
Ratio of estimated budget to projected expenditure for maintenance and renewal of assets over a defined time (eg 5, 10 and 15 years).

Maintenance expenditure
Recurrent expenditure, which is periodically or regularly required as part of the anticipated schedule of works required to ensure that the asset achieves its useful life and provides the required level of service. It is expenditure, which was anticipated in determining the asset's useful life.

Operating expenditure
Recurrent expenditure, which is continuously required excluding maintenance and depreciation, eg power, fuel, staff, plant equipment, on-costs and overheads.

Rate of annual asset consumption
A measure of average annual consumption of assets (AAAC) expressed as a percentage of the depreciable amount (AAAC/DA). Depreciation may be used for AAAC.

Rate of annual asset renewal
A measure of the rate at which assets are being renewed per annum expressed as a percentage of depreciable amount (capital renewal expenditure/DA).

Rate of annual asset upgrade
A measure of the rate at which assets are being upgraded and expanded per annum expressed as a percentage of depreciable amount (capital upgrade/expansion expenditure/DA).

Reactive maintenance
Unplanned repair work that carried out in response to service requests and management/supervisory directions.

Remaining life
The time remaining until an asset ceases to provide the required service level or economic usefulness. Age plus remaining life is economic life.

Renewal
Expenditure on an existing asset, which returns the service potential or the life of the asset up to that which it had originally. It is periodically required expenditure, relatively large (material) in value compared with the value of the components or sub-components of the asset being renewed. As it reinstates existing service potential, it has no impact on revenue, but may reduce future operating and maintenance expenditure if completed at the optimum time, e.g. resurfacing or resheeting a material part of a road network, replacing a material section of a drainage network with pipes of the same capacity, resurfacing an oval. Where capital projects involve a combination of renewal, expansion and/or upgrade expenditures, the total project cost needs to be allocated accordingly.

Residual value
The net amount which an entity expects to obtain for an asset at the end of its useful life after deducting the expected costs of disposal.

Risk management
The application of a formal process to the range of possible values relating to key factors associated with a risk in order to determine the resultant ranges of outcomes and their probability of occurrence (refer also to ISO 31000).

Sub-component
Smaller individual parts that make up a component part.

Useful life
Either:
(a) the period over which an asset is expected to be available for use by an entity, or
(b) the number of production or similar units expected to be obtained from the asset by the entity.
It is estimated or expected time between placing the asset into service and removing it from service, or the estimated period of time over which the future economic benefits embodied in a depreciable asset, are expected to be consumed by the council. It is the same as the economic life.

Abbreviations

ACP – Asset Class Plan
AM – Asset Management
AMP – Asset Management Plan
AM Policy – Asset Management Policy
AM Strategy – Asset Management Strategy
AM Framework – Asset Management Framework
AMS – Asset Management System
AMIS – Asset Management Information System
AMSG – Asset Management Steering Group
DLGSCI – Department of Local Government, Sport and Cultural Industries
GIS – Geographical Information System
IIMM – International Infrastructure Management Manual
IPR – Integrated Planning Framework
IPWEA – Institute of Public Works Engineering Australia
LTFP – Long Term Financial Plan
MMS – Maintenance Management Plan
WALGA – West Australian Local Government Association

APPENDIX A: Asset Useful Life

The following is a summary of the assets included in each category in the existing asset data as well as their useful life. These are continually validated during the conditioning and validation exercise.

Asset Sub Group	Asset Subtype	Useful life cycle	Unit of Measure
Irrigation Assets	Aerator (Lake System)		each
	Bore	30	each
	Bore Controller System	20	each
	Bore Head	30	each
	Bore Pump	20	each
	Bore-Commercial	30	each
	Bore-Domestic	30	each
	Central Controllers X 3	20	each
	Central Irrigation Controller	20	each
	Central Pump System	20	each
	CIMS	20	each
	Circulation	20	each
	Controller	20	each
	Controller (Pump Start)	20	each
	Dosing Pump	20	each
	ET Sensor	20	each
	Filtration System	20	each
	Filtration System (Lake System)	20	each
	Flow Meter	20	each
	Flow Sensor	20	each
	Flushing Ball Assembly	20	each
	Fountain Pump	20	each
	Headworks	30	each
	Hunter Flow Sync	20	each
	Inlet Screens	20	each
	Iron Filtration System	20	each
	Irrigation	20	each
	Irrigation Cabinet	20	each
	Irrigation Cabinet Bore System	20	each
	Irrigation Controller	20	each
	Irrigation Controller and Cabinet	20	each
	Irrigation Controller Bore System	20	each
	Irrigation Line	20	each
	Irrigation Main	20	each
	Jockey Pump	20	each
	Large Retic Pipe	20	each
	Lowara	20	each
	Magflow Meter	20	each
	Media Filter	20	each
	Motor	20	each
	Motor-Commercial	20	each
	Motor-Domestic	20	each
	Multi Stage Vertical	20	each

Asset Sub Group	Asset Subtype	Useful life cycle	Unit of Measure
	Octave water meter	20	each
	Pressure Washdown	30	each
	Probe Housing / Probe	20	each
	Pump	20	each
	Pump - Soft Start	20	each
	Pump (Central System)	20	each
	Pump (Pressure Water)	20	each
	Pump (Wet Well)	20	each
	Pump DOL Start	20	each
	Pump Start Only	20	each
	Pump Station Control	20	each
	Pump Station Control - Cabinet	20	each
	Pump Station Control (Lake)	20	each
	Pump-Commercial	20	each
	Pump-Domestic	20	each
	Pump-Irrigation	20	each
	Retic	20	each
	Retic - BGL	20	each
	Retic Main	20	each
	Retic Main - BGL	20	each
	Scheme Water Irrigation System	20	each
	Sensor	20	each
	Submersible	20	each
	Switchboard	20	each
	Underground Irrigation Line	20	each
	Underground Line	20	each
	Variable Frequency Drive	20	each
	Variable Speed Drivers	20	each
	Water Meter	20	each
	Water Retic	20	each
	Weather Station	20	each
	Well (Lake)	20	each
	Wet Well	30	each
Park Assets	Automatic Cable Gate - Solar Powered	25	each
	Automatic Opening Gate	25	each
	Balustrade	50	each
	Balustrade/Handrail	50	each
	Barbeque - Double Plate	15	each
	Barbeque - Single Plate	15	each
	Barbeque - Triple Plate	15	each
	Baseball Backstop High Fence	50	each
	Bench Seat - Smart	25	each
	Bench Seat - Standard	25	each
	Bike Rack	25	each
	Bike Rail	25	each
	Bike Repair Station	25	each
	Bird box	50	each

Asset Sub Group	Asset Subtype	Useful life cycle	Unit of Measure
	Bird Feeder	50	each
	Bird Nesting Structure	50	each
	Bollard - Removable	80	each
	Bollard - Single Fixed	80	each
	Bollard Lighting	20	each
	Bollards (Non Standard)	80	m
	Bollards (Standard)	80	m
	Boom Gate	25	each
	Chain Gate	25	each
	Chainmesh - Maintenance Gate DBL	25	each
	Chainmesh Fence	80	m
	Chainmesh Fence - Private	80	m
	Chainmesh Fence (High Sports)	50	m
	Chainmesh Gate	25	each
	Chainmesh Gate - Golf	25	each
	Chainmesh Gate - Maintenance	25	each
	Chainmesh Gate - Pedestrian	25	each
	Chainmesh Gate - Soccer	25	each
	Chainmesh Gate - Tennis	25	each
	Chainmesh with barbed wire	80	m
	Chainmesh with barbed wire - Private	80	m
	Child Safety Gate	25	each
	Child Safety Gate (DBL)	25	each
	Coastal Foreshore Fencing Standard	50	m
	Common Fencing - Private	80	m
	Composite/Timber Boardwalk	50	each
	Composite/Timber Boardwalk	50	m2
	Concrete Masonry	80	m
	Concrete Seating Wall	80	each
	Conservation Fencing	50	m
	Conservation Fencing - Private	80	m
	Conservation Fencing (Standard)	50	m
	Conservation Fencing (Standard) - Half Height	50	m
	Conservation Feral Animal Fencing	50	m
	Conservation Rabbit Proof Fencing	50	m
	Cricket Practice Nets Fencing	25	m
	Custom Fence	25	m
	Cyclone Gate - Pedestrian	25	each
	Cyclone Gate - Vehicle	25	each
	Diesel Tank	50	each
	Discus and Shot Put Throwing Cage	50	each
	Drink Fountain - DDA - Pet Friendly	15	each
	Drink Fountain - DDA - Single	15	each
	Drink Fountain - DDA - Twin	15	each

Asset Sub Group	Asset Subtype	Useful life cycle	Unit of Measure
	Drink Fountain - Standard	15	each
	Edging / Border	80	m
	Elevated Lookout Structure	50	each
	Entry Statement	80	each
	Facility Lighting	20	each
	Farm Gate	25	each
	Feature Wall	80	m
	Fence - Sporting	50	m
	Flag Pole	25	each
	Garrison Fencing	50	m
	Gate - Other	25	each
	Gate Heavy Duty	25	each
	Gazebo - Large	25	each
	Gazebo - Medium	25	each
	Gazebo - Small	25	each
	Gazebo - Special	25	each
	Goal - Basketball Hoop	10	each
	Goal - Basketball/Netball hoop	10	each
	Goal - Netball hoop	10	each
	Goal - Soccer	25	each
	Goal - Storage	50	each
	Goals - Australian Rules Football	25	each
	Goals - Multi Sport	25	each
	Goals - Rugby	25	each
	Goals - TBA	25	each
	Golf Ball Washer	30	each
	Golf Lookout	50	each
	Gravel Surface	50	m2
	Handrail	50	m
	Hit up wall	50	m
	Horse Gate	25	each
	Indoor Netting (A frame and Fitting)	80	m
	Inground Uplight	20	each
	Limestone Retaining Wall	80	m
	Limestone Seating Wall	80	m
	Low Chain Link Fencing	50	m
	Low Post/Steel Pole	80	each
	Mesh Fencing	50	m
	Multi-Use Court Fencing	25	m
	Outdoor Shower - Standard	25	each
	Panel Fence	80	m
	Panel Fence - Private	80	m
	Panel Fence (Closed)	80	m
	Panel Fence (Closed) - Private	80	m
	Park Lighting	20	each

Asset Sub Group	Asset Subtype	Useful life cycle	Unit of Measure
	Park Seat - Special	25	each
	Park Seat - Standard	25	each
	Park Table	25	each
	Pathway Fencing	50	m
	Pedestrian Gate	25	each
	Picket Fencing	50	m
	Picnic Shelter	20	each
	Picnic Shelter - Large	20	each
	Picnic Shelter - Medium	20	each
	Picnic Shelter - Small	20	each
	Picnic Shelter - Special	20	each
	Playground Shade - Large	20	each
	Playground Shade - Medium	20	each
	Playground Shade - Small	20	each
	Point of Interest	80	each
	Pool Type Gate	25	each
	Post and Infil Panel Fence	25	lm
	Post and Rail	80	lm
	Post and Rail with Ringlock Fencing	25	lm
	Post and Ringlock Fencing	50	lm
	Post and Twin Rail	80	lm
	Post and Wire	50	lm
	Power Watch Lights	20	each
	Private - Gate	25	each
	Pump Track Skills Structure	30	each
	Restricted Vehicle Access Gate	25	each
	Retaining Wall	80	m
	Ringlock Fencing	50	lm
	Roll Top Weldmesh Fencing	80	lm
	Rural Conservation Fencing	50	lm
	Rural Fencing	50	lm
	Rural Field Gate	25	each
	Safety Rail	25	each
	Sand/Wind Break Fencing	50	lm
	Scoreboard	50	each
	Security Gate	25	each
	Security Lighting	20	each
	Shed	20	each
	Signs - Interpretive	30	each
	Signs - Other	50	each
	Signs - Park Name	50	each
	Signs - Urban Message Totem	30	each
	Smart Bench Seat	25	each
	Soakwell	50	each
	Soccer Bunkers Fencing	50	each

Asset Sub Group	Asset Subtype	Useful life cycle	Unit of Measure
	Soccer Bunkers Limestone	80	each
	Solar Park Lighting	20	each
	Solar Shelter Light	20	each
	Sport Seat - Special	25	each
	Swing Gate - Pedestrian	25	each
	Table with Seating	25	each
	Teeball Backstop Fence	50	each
	Tennis Court Fencing	25	lm
	Themed Play Structure - Fort	30	each
	Themed Play Structure - Plane	30	each
	Timber Boardwalk/Decking	50	m2
	Timber Pergola	30	each
	Timber Picket Gate	25	each
	Timber Seating Wall	80	each
	Vehicle Access Gate - Large	25	each
	Volley Ball Steel Pole and Net	10	each
	Wall Light	20	each
	Water Tank	50	each
Playground assets	Activity Area - Asphalt	50	each
	Activity Area - Concrete	50	each
	Activity Area - Concrete / Stencil	50	each
	Activity Area - Roadbase (150-200mm) Base	50	each
	Activity Panel	15	each
	Activity Unit - Large	15	each
	Activity Unit - Medium	15	each
	Activity Unit - Small	15	each
	Activity Unit - Special	15	each
	Aquatic Play	10	each
	Balance Beam	15	each
	Carousel	10	each
	Climbing Unit - Large	10	each
	Climbing Unit - Medium	10	each
	Climbing Unit - Small	10	each
	Climbing Wall	15	each
	Combination Unit - Large	15	each
	Combination Unit - Medium	15	each
	Combination Unit - Small	15	each
	Combination Unit - Special	15	each
	Cricket Wicket	15	each
	Digger	10	each
	Dog Agility - Balance Beam	15	each
	Dog Agility - Bridge	15	each
	Dog Agility - Hurdle	15	each
	Dog Agility - Sit/Stay Platform	15	each
	Dog Agility - Tunnel	15	each
	Exercise - Back Strength	10	each

Asset Sub Group	Asset Subtype	Useful life cycle	Unit of Measure
	Exercise - Balance Beam	10	each
	Exercise - Bars	10	each
	Exercise - Box Jump	10	each
	Exercise - Butterfly Press	10	each
	Exercise - Combination	10	each
	Exercise - Cross Trainer	10	each
	Exercise - Cycle Seat	10	each
	Exercise - Leg Lift	10	each
	Exercise - Rowing Machine	10	each
	Exercise - Sit Up	10	each
	Exercise - Special	10	each
	Exercise - Stepper	10	each
	Exercise - Tread Mill	10	each
	Flying Fox	8	each
	Log Stepper Group	15	each
	Monkey Bars	10	each
	Music Chimes	10	each
	Nature Play - Large	15	each
	Nature Play - Log Stepper	15	each
	Nature Play - Medium	15	each
	Nature Play - Small	15	each
	Nature Play - Tee Pee	15	each
	Nature Play - Timber Log	15	each
	Play Bridge	10	each
	Playhouse	10	each
	Pyramid - Large	10	each
	Pyramid - Medium	10	each
	Pyramid - Small	10	each
	Rocker - Double	8	each
	Rocker - Single	8	each
	Rocker - Special	8	each
	Rocker - Triple	8	each
	Slide	10	each
	Slide Embankment	10	each
	Softfall - Artificial Turf	10	m2
	Softfall - Chip Bark	15	m2
	Softfall - Play Matta Tiles	10	m2
	Softfall - Rubber	10	m2
	Softfall - Sand	10	m2
	Spinner - Large	10	each
	Spinner - Medium	10	each
	Spinner - Small	10	each
	Steppers	15	each
	Swing - Basket	10	each
	Swing - Combination	10	each
	Swing - Double	10	each
	Swing - Non Standard	10	each
	Swing - Senior & Junior	10	each

Asset Sub Group	Asset Subtype	Useful life cycle	Unit of Measure
	Swing - Single	10	each
	Table Tennis Table	15	each
	Talk Tube	15	each
	Trampoline	15	each
Sports Infrastructure	Baseball Pitch	20	each
	Basketball Court Base	30	each
	Basketball Court Surface	20	each
	Basketball Pad	20	each
	BMX Track Base	50	each
	BMX Track Surface	20	each
	Bocce Court Base	30	each
	Bocce Court Surface	20	each
	Course Fairway	50	each
	Course Green	50	each
	Course Sand Bunker	50	each
	Cricket Practice Nets Base	50	each
	Cricket Practice Nets Surface	20	each
	Cricket Wicket Base	50	each
	Cricket Wicket Surface	20	each
	Discus Pad	50	each
	Driving Range	50	each
	Dug Out	20	each
	Frisbee Tee	20	each
	Golf Course Turf Nursery	50	each
	Long Jump Pit	50	each
	Long Jump Run Up Track	20	each
	Long Jump Run Up Track Base	50	each
	Luminaire	5	each
	Luminaire	8	each
	Multi-Purpose Court Base	30	each
	Multi-Purpose Court Surface	20	each
	Multi-Purpose Field	50	each
	Netball Court Base	30	each
	Netball Court Surface	20	each
	Petanque Pitch	20	each
	Pole - Sports	20	each
	Pole - Court	30	each
	Race Horse Track	50	each
	Scoring Shelter	50	each
	Shot Put Pad	50	each
	Skateboard Rink Base	50	each
	Skateboard Rink Surface	20	each
	Softfall Batting Cage	20	each
	Softfall Batting Cage Base	50	each
	Sports Hard Surface	20	each
	Table Tennis Pad	20	each
	Tennis Court Base	30	each
	Tennis Court Surface	20	each

APPENDIX B: Generalised Generic Description of Asset Condition Ratings

Condition Rating	Generic Description of asset condition
0	A new asset or an asset recently rehabilitated back to new condition.
1	A near new asset with no visible signs of deterioration often moved to condition 1 based upon the time since construction rather than observed condition decline.
2	An asset in excellent overall condition. There would be only very slight condition decline but it would be obvious that the asset was no longer in new condition.
3	An asset in very good overall condition but with some early stages of deterioration evident, but the deterioration still minor in nature and causing no serviceability problems.
4	An asset in good overall condition but with some obvious deterioration evident, serviceability would be impaired very slightly.
5	An asset in fair overall condition deterioration in condition would be obvious and there would be some serviceability loss.
6	An asset in Fair to poor overall condition. The condition deterioration would be quite obvious. Asset serviceability would now be affected and maintenance cost would be rising.
7	An asset in poor overall condition deterioration would be quite severe and would be starting to limit the serviceability of the asset. Maintenance cost would be high
8	An asset in very poor overall condition with serviceability now being heavily impacted upon by the poor condition. Maintenance cost would be very high and the asset would at a point where it needed to be rehabilitated.
9	An asset in extremely poor condition with severe serviceability problems and needing rehabilitation immediately. Could also be a risk to remain in service
10	An asset that has failed which is no longer serviceable and should not remain in service. There would be an extreme risk in leaving the asset in service.

APPENDIX C: Park Capital Works Program

C.1: Park Furniture

(Figures reported in Thousands '000s as of July 2024)

Asset Location	Work Description	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032/33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	Grand Total
Addison Park	Installation of fitness equipment			10	90																	100
Blackmore Park	Construct park elements as per Master Plan	50	50																			100
Brampton Park	Construct Pathway Lighting	100	327																			427
Chesterfield Park	New pathway lighting		135																			135
Delamare Park	Construct Pathway Lighting		200																			200
Ferrara Park	Construct Pathway		160																			160
Hacienda Park	Renew North and South Pergolas		20	180																		200
Hudson Park	Design and Construct Accessible Pathway Connection		20	160																		180
Jack Barlow Park	Renew Parks Assets and Structures	30	300	100																		430
Kahana Park	Renew Parks Assets and Structures	10	20	370																		400
Kingsbridge Park	Construct Pathway Lighting		280																			280
Kingsbridge Park	Installation of fitness equipment			10	90																	100
Lake Joondalup, YRP	New Boardwalk	155	1,666																			1821
Lighthouse Park	Design and Construct Pathway Lighting	50	400																			450
Queenscliff Park	Design and Construct boardwalk and pergola	127	230																			357
Recurring Program, New Park Equipment	Retrofit parks with standard furniture requests consistent with LPP4.3	235	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	1510
Recurring Program, New Playground Equipment	Installation of new playground equipment at Camira Park	280																				280
Recurring Program, New Playground Equipment	Installation of new playground equipment at various locations		250																			250
Recurring Program, New Shade Structures	Installation of two shade structures per electoral ward to provide shade to play equipment in public open space	260	260	260	165	165	165	165	165	165	165	165	165	165	165	165	165	165	165	165	165	3,585
Recurring Program, Renew Park Assets	Design and install various passive park elements as identified from the Parks Asset Renewal Plan	1,520	1,770	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	39,290

Asset Location	Work Description	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032/33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	Grand Total
Recurring Program, Renew Park Structures	Design and install various park elements as identified from the Parks Asset Renewal Plan	250	300	800	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	16,650
Recurring Program, Upgrade Accessibility To Parks Infrastructure	Upgrades to improve Accessibility to Parks Infrastructure	150	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	3,380
Rotary Park	Design & Construct play spaces	50	1,370																			1,420
Warradale Park	Renew Barbeque, Park Light and Picnic Shelter	20	80	20																		120
Grand Total		3287	8083	4155	3490	3310	3310	3310	3310	3310	3310	3310	3310	3310	3310	3310	3310	3310	3310	2000		67355

C.2: Sports Facilities

(Figures reported in Thousands '000s as of July 2024)

Asset Location	Work Description	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032/33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	Grand Total
Addison Park	Renew Sports Floodlighting			40	520																	560
Addison Park	Upgrade - Future park upgrades resulting from ARMP community engagement							875														875
Alexander Heights Park	Renew Sports Floodlighting		40	520																		560
Alkimos Regional Open Space	New Regional Open Space				250	1,656	12,849	12,849														27,604
Bellport Park	Tennis Courts and Floodlighting	580																				580
Blackmore Park	Upgrade Sports Floodlighting (ARMP)			37	516																	553
Blackmore Park	Various ARMP Park Upgrades		15				654															669
Butterworth Park	Upgrade Sports Floodlighting (ARMP)							37	516													553
Cabrini Park	Upgrade Sports Floodlighting (ARMP)					37	516															553
Cabrini Park	Various ARMP Park Upgrades		25	365																		390
Charnwood Park	Renew Sports Floodlighting			40	520																	560
Charnwood Park	Upgrade Sporting Facilities to Charnwood Park as per masterplan		100	100	1,215	1,215																2,630
Driver Road POS	New Public Open Space														100	2,000	1,900					4,000
East Wanneroo District Multicourt Space 1	New district multicourt space 1								50	200	1,061	1,061										2,372
East Wanneroo District Multicourt Space 2	New district multicourt space 2											50	200	1,061	1,061							2,372
East Wanneroo District Multicourt Space 3	New district multicourt space 3																		50			50

Asset Location	Work Description	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032/33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	Grand Total
East Wanneroo District Open Space 1	New district open space 1					150	647	4,995	4,995													10,788
East Wanneroo District Open Space 2	New district open space 2											150	647	4,995	4,995							10,788
East Wanneroo District Open Space 3	New district open space 3																		150			150
East Wanneroo Regional Multicourt Space	New regional multicourt space																	75	350			425
East Wanneroo Regional Open Space	New Regional Open Space																	250	1,656			1,906
Edgar Griffiths Park	Floodlighting upgrade	15	226																			241
Eglinton District Hardcourts (Tennis)	New Hard Courts (Tennis)										50	172	2,034	2,147								4,404
Eglinton District Open Space	New District Open Space									50	412	4,201	5,755									10,418
Elliot Park	Design and construct tennis courts, fencing and floodlighting	80	1970																			2,050
Ferrara Park	Various ARMP Park Upgrades								25	385												410
Grandis Park	New floodlighting at Grandis Park Skate Park		10	145																		155
Grandis Park	Upgrade floodlighting at Grandis Park		10	235																		245
Gumblossom Park	Design and Construct Tennis Court Floodlighting		20	140																		160
Gungurru Park	BMX Pump track upgrade	50	600																			650
Hainsworth Park	Renew Sports Floodlighting - Basketball				40	520																560
Hainsworth Park	Various ARMP Park Upgrades						15	459														474
Halesworth Park	New Sports Facilities	305																				305
Heath Park	New Sports Floodlighting	647																				647

Asset Location	Work Description	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032/33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	Grand Total
Highview Park	Upgrade Sports Floodlighting (ARMP)				37	516																553
Highview Park	Various ARMP Park Upgrades		15	55																		70
Jimbub Reserve	New Changerooms/kiosk, Carpark, basketball and Floodlighting (ARMP)								1,130	1,130												2,260
John Moloney Park	Various ARMP Park Upgrades						25	363														388
Kingsway Indoor Stadium	BBQ Area upgrade		36	100																		136
Kingsway Indoor Stadium	External 5 a-side football pitch		24	90	600																	714
Kingsway Regional Sporting Complex	Design and construct netball courts and floodlighting	50	4,550						1,500	1,500												7,600
Kingsway Regional Sporting Complex	Upgrade Kingsway Baseball Diamond 1 Floodlighting	15	645	585																		1244
Liddell Park	Upgrade Sports Floodlighting (ARMP)						37	516														553
Liddell Park	Various ARMP Park Upgrades						45		281													326
McCoy Park	Renewal of BMX Track	685																				685
Montrose Park	Design and construct renewal of tennis courts, fencing and floodlighting	874																				874
North Yanchep District Open Space	New Active Open Space																	150				150
Oldham Park	Renew Sports Floodlighting				40	520																560
Peridot Park	Upgrade Sports Floodlighting (ARMP)					37	516															553
Peridot Park	Various ARMP Park Upgrades			25	60																	85
Recurring Program, New Sporting Facilities - design only	Survey, design and documentation of various new future sporting facilities			20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20			320

Asset Location	Work Description	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032/33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	Grand Total
Recurring Program, Renew Sporting Structures	Renewal of sporting structures that have reached the end of their useful life	250	550	1,300	1,400	1,500	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	29,000
Richard Aldersea Park	Upgrade Sports Floodlighting (ARMP)				37	516																553
Ridgewood Reserve	Additional cricket net lane		50																			50
Ridgewood Reserve	Upgrade to facilities		19																			19
Scenic Park	Upgrade Sports Floodlighting (ARMP)									37	516											553
Shelvock Park	New Path Network to Sports Field - (ARMP) - with security lighting				50	463																513
Splendid Park	New cycling facility at Splendid Park	40																				40
Trentham Park	New shared use active open space									908												908
Two Rocks District Open Space	New District Open Space															150	647	4,995				5,792
Wanneroo Recreation Centre Precinct	New Sports hub		8,250	10,100	50																	18,400
Wanneroo Showgrounds	Cricket net lighting	5	127																			132
Warradale Park	Install floodlighting at skate park		10	190																		200
Yanchep Regional Open Space	New Regional Open Space								250	1,656	11,042	11,042	3,615									27,604
Grand Total		**3,596**	**17,292**	**14,087**	**5,355**	**7,150**	**16,924**	**21,714**	**10,367**	**7,487**	**14,700**	**18,296**	**1,3872**	**9,824**	**7,776**	**3,770**	**4,167**	**7,090**	**3,826**	**1,600**	**1,600**	**190,493**

C.3: Parks Rehabilitation (Irrigation)

(Figures reported in Thousands '000s as of July 2024)

Asset Location	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	Grand Total
Irrigation control system upgrades	150	136	150																		436
Recurring Program, Renew Irrigation Infrastructure And Upgrade Installations	1,500	1,500	1,492	1,566	1,509	1510	1517	1517	1646	1496	1537	1517	1484	1492	1482	1477	1468	1468	1468	1468	30,114
Grand Total	**1650**	**1636**	**1642**	**1492**	**1566**	**1510**	**1514**	**1517**	**1646**	**1,496**	**1537**	**1517**	**1484**	**1492**	**1482**	**1477**	**1468**	**1468**	**1468**	**1468**	**30,550**

C.4: Golf Courses *

(Figures reported in Thousands '000s)

Asset Location	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	Grand Total
Carramar Golf Course	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Marangaroo Golf Course	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

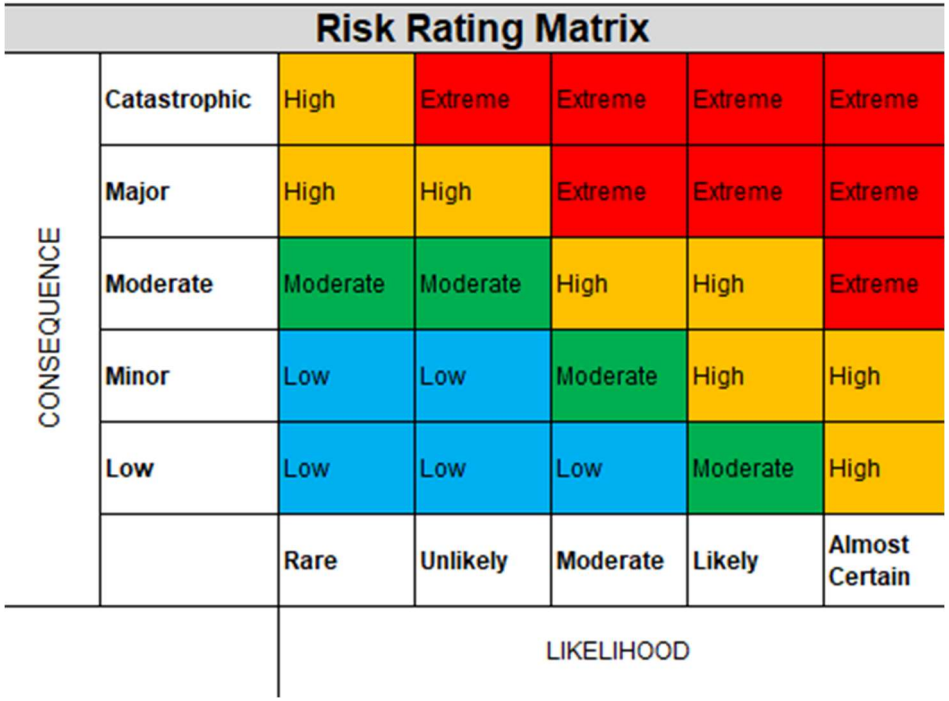
*Golf courses are leased by property services and managed by a third party.

APPENDIX D: Australian Standards

The following Australian Standards are applicable in the design and construction of park assets.

Asset Group	Asset Name	Unit of Measure
Playgrounds	AS 4685.0:2017 Amd 1:2019	Playground Equipment and Surfacing
	AS 4422 (Int):2022	Playground Surfacing
	AS 4685.1:2021	General safety requirements and test methods.
	AS 4685.2:2021	Additional safety requirements and test methods for swings
	AS 4685.3:2021	Additional specific safety requirements and test methods for slides
	AS 4685.4:2021	Additional specific safety requirements and test methods for cableways
	AS 4685.5:2021	Additional specific safety requirements and test methods for carousels
	AS 4685.6:2021	Additional specific safety requirements and test methods for rocking equipment
Accessibility	AS/NZS 2890.6:2022	Parking facilities, Off-street parking for people with disabilities;
	AS 2890.5:2020	Parking facilities - On-street parking
	AS 1428.1:2021	Design for access and mobility,: General requirements for access - New building work
	AS 1428.2-1992	Design for access and mobility - Enhanced and additional requirements - Buildings and facilities
	AS/NZS 1158.3.1:2020 Amd 1:2024	Lighting for roads and public spaces, Pedestrian area (Category P) lighting - Performance and design requirements
Sports Floodlighting	AS 2560.1:2018	Sports Lighting: General Principles
	AS 2560.2:2021 Amd 1:2022	Sports lighting: Specific applications -

APPENDIX E: Park Asset Risks And Treatment Plans



Risk Ratings (Extreme, High, Moderate, Low)

Asset at Risk	Risk	Consequence	Likelihood	Risk Rating	Risk Treatment Plan	ECA
Playgrounds	Glass in softfall, deterioration of equipment, injury to person	Minor	Unlikely	Low	Sand in playgrounds are scheduled to be sifted every 6 months for debris. High profile parks such as Kingsway, Warradale & Rotary Park are sifted monthly. All parks will be sifted if reported that the sand has been contaminated. External audits are performed to monitor the City's playground condition twice a year.	satisfactory

Asset at Risk	Risk	Consequence	Likelihood	Risk Rating	Risk Treatment Plan	ECA
Playgrounds	Defective equipment	Moderate	Rare	Moderate	External audits are performed to monitor the City's playground condition twice a year.	satisfactory
Trees	Trees falling and injuring public or property damage	Moderate	Unlikely	Moderate	Ensure tree maintenance is carried out as required	Satisfactory
Structures	Collapse of structure or structure becomes unsound	Moderate	Unlikely	Moderate	Regular inspections will prevent catastrophic failure. The City has commenced independent structural assessments to assist with the condition inspections of structures. A program will be developed to assess all structures on a five yearly rotation. Details of the type of structures will be developed as part of the asset condition assessment and validation program. *Improvement ref 3*	To be addressed
Water	Drowning contamination	Moderate	Minor	Moderate	Community responsibility. Parental supervision near water. Fencing where deemed necessary water testing	Satisfactory
Sport Surfaces	Unsafe surface causing injury	Moderate	Rare	Moderate	Regular inspections of sports surfaces	Satisfactory
Pathways (Concrete and Brickpaving)	Edge breaks and erosion, vertical displacement and cracking can occur - potential trip hazards.	Low	Likely	Low	Schedule routine inspections of pathways by Parks Maintenance (regular inspections of highly trafficked pathways) as part of preventative maintenance programs and undertake repairs to damaged sections of pathways. Undertake pathways renewal.	Satisfactory

Asset at Risk	Risk	Consequence	Likelihood	Risk Rating	Risk Treatment Plan	ECA
Bridges/Boardwalks and viewing structures	Failure generally slow and progressive in nature. Left unchecked, there is potential of continued gradual failure of structure/ components causing damage to the infrastructure that sits below and eventually resulting in catastrophic failure.	Moderate	Rare	Low	Regular inspections will prevent catastrophic failure. The City has commenced independent structural assessments to assist with the condition inspections of structures. A program will be developed to assess all these structures on a five yearly rotation. Details of the type of structures will be developed as part of the asset condition assessment and validation program. *Improvement ref 3*	To be addressed.
Assets Register Data	Inaccurate information in the asset register (attributes, conditions, etc.) may cause financial shock to the organisation	Minor	Moderate	Moderate	A five year programme of data validation and condition rating was developed 2020/21 and continues annually.	Satisfactory
Assets in coastal environments	Assets are deteriorating at a higher rate, the closer they are to the coast.	Minor	Moderate	Moderate	Through modelling predictions, asset in coastal areas will have a shorter lifespan and may be replaced earlier to prevent failure. and define the Coastal Assets boundary and specifications for new assets and maintenance of existing assets. *Improvement ref 11*	Satisfactory
All parks assets	Fire destroying assets including bush	Minor	Moderate	Moderate	Provision of firebreaks.	Satisfactory