

Tatiara
the good country

ASSET MANAGEMENT PLAN COMMUNITY ENGAGEMENT

COUNCIL WOULD LIKE TO HEAR FROM YOU, OUR COMMUNITY.

INTRODUCTION

To ensure Council is aligned with community expectations, key aspects of Council's Buildings & Other Structures and Transport Asset Management Plans (AMPs) are presented here for community feedback.

The feedback from this engagement will be incorporated into each AMP which will then be presented for community consultation.

One of the fundamental foundations of an AMP is defining the levels of service standards and performance targets that the assets are expected to meet to ensure they provide reliable, safe and efficient services to the community.

In accordance with the South Australian *Local Government Act 1999*, Council is required to develop and adopt AMPs relating to the management and development of infrastructure and major assets. The AMPs must forecast at least a 10 year period.

Rates will continue to be Council's main source of income to ensure that we can fund the renewal and development of our infrastructure assets and provide high quality services to the community.

Council has been very successful in attracting grant funding to deliver infrastructure upgrades and will continue to seek opportunities for Federal and State Government funding.

Scan to access the online form.

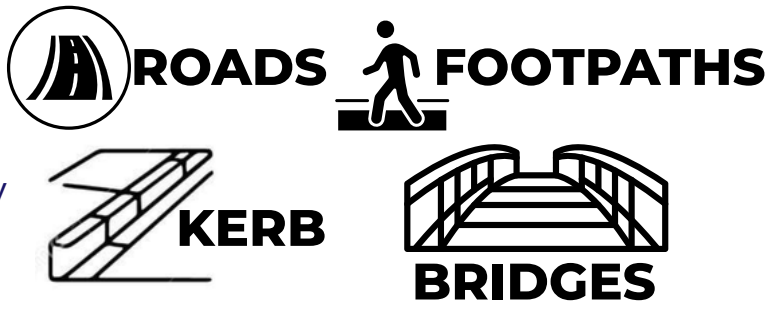
Due to the magnitude of the scope of each AMP only select key aspects of the AMP are presented here for community feedback.

Council's Building & Other Structures AMP encompasses a wide variety of Council assets from halls and public toilets to truck washes and saleyards to swimming facilities and aerodromes.

Buildings & Other Structures assets are categorised into the following asset groupings:

- Halls
- Offices & Depots
- Swimming Facilities
- Aerodromes
- Public Toilets
- Clayton Farm
- Structures
- Public Art, Signage, Flagpoles & Lighting
- Saleyards
- † Cemeteries
- Waste Management
- Truck Washes
- Wildlife Park

Council's Transport AMP incorporates roads, footpaths, kerb and bridges.

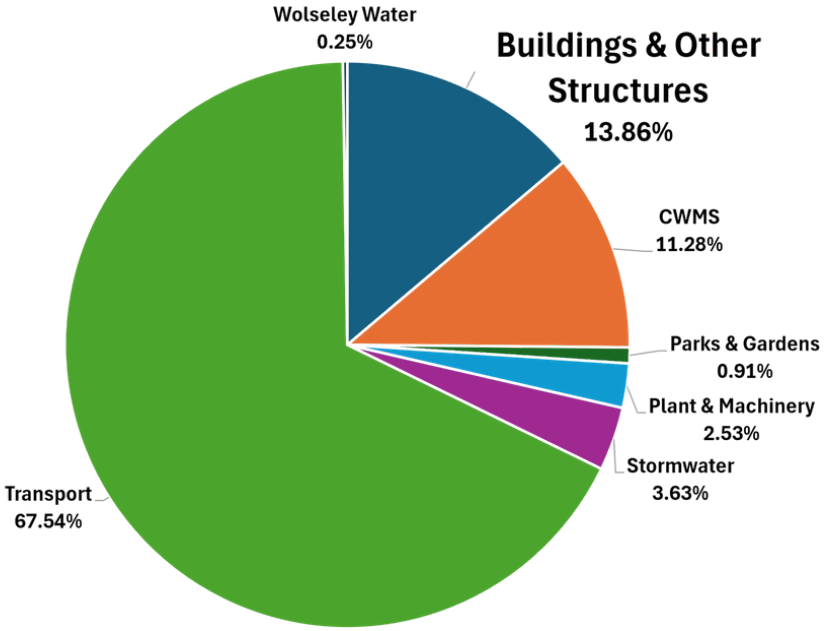


What will my feedback be used for?

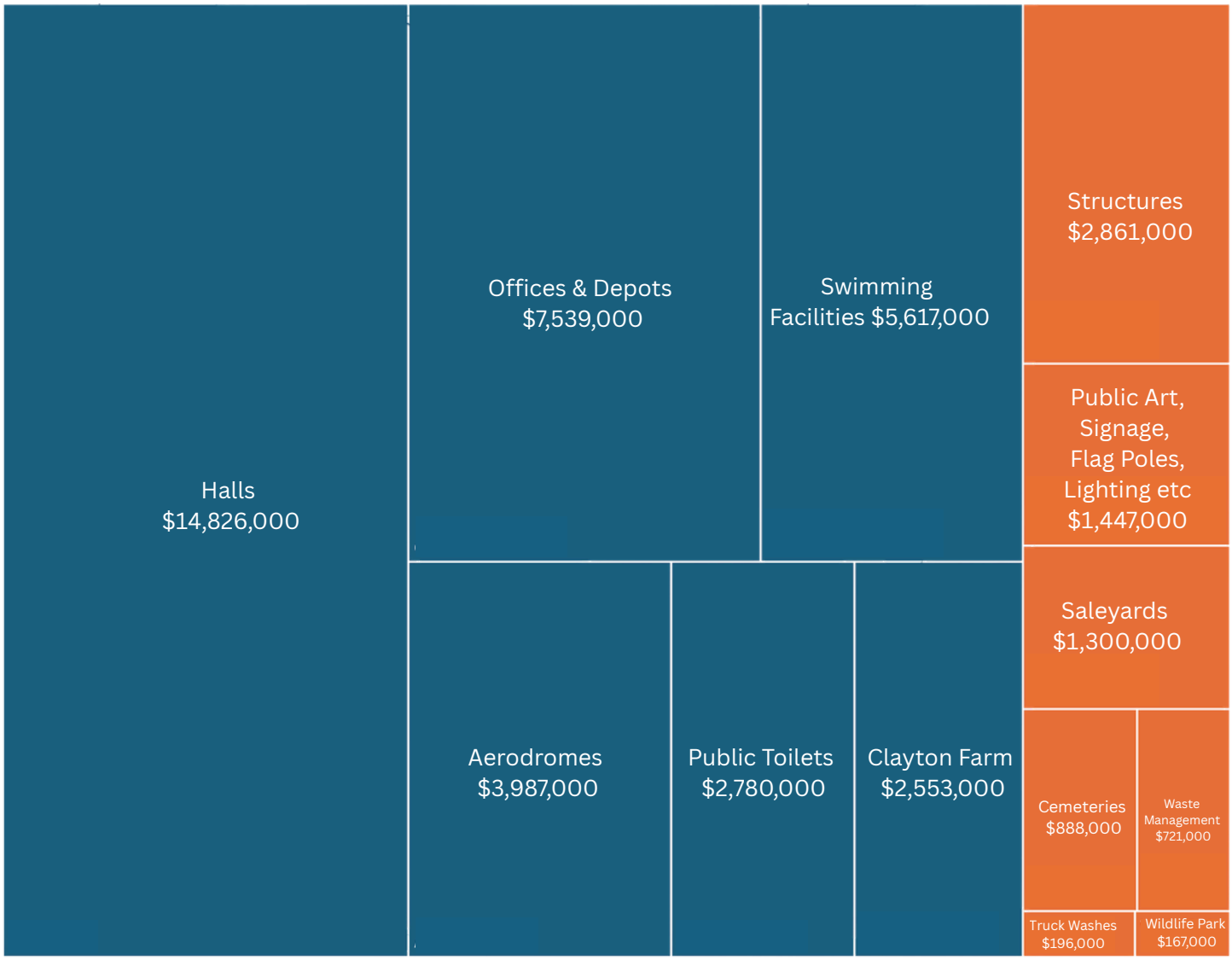
All feedback will be considered by Council and incorporated into Council's AMPs.

BUILDINGS & OTHER STRUCTURES

Buildings & Other Structures form 13.86% of Council's assets value with a replacement cost in the order of $49 million



The Buildings & Other Structures is composed of the following asset groupings whose replacement cost is represented by the size of the blocks.

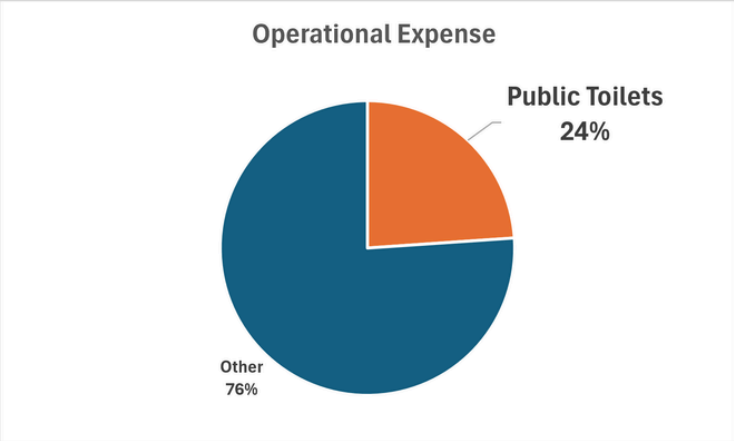


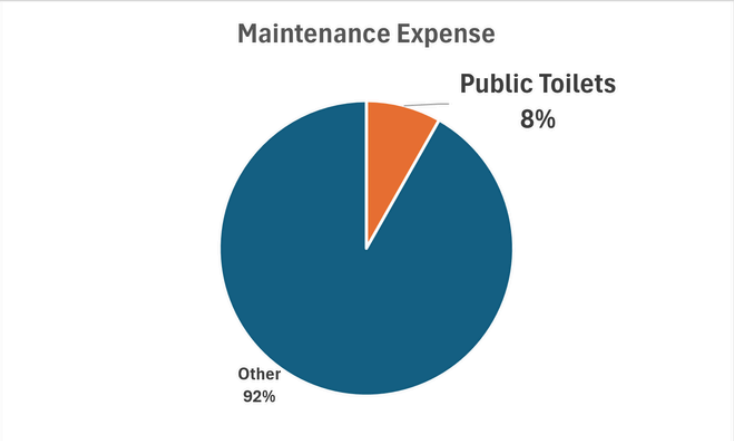
PUBLIC TOILETS

Council manages the following 16 stand alone public toilet facilities in its district. These are open at all times, never closed, except for during times of maintenance and cleaning.

Bordertown	Memorial Park, Industrial Estate, Recreation Lake, Virgo Park, Tolmer Park, Apex Park
Keith	Don Moseley Park, Heritage Park, Lions Park
Other	Western Flat, Memorial Drive Reserve, Mundulla Oval, Padthaway, Willalooka, Wolseley, Bangham

The annual costs to Council for managing Public Toilets, as presented below, are 24% of operational expense and 8% of maintenance expense out of all Buildings & Other Structures expenses recorded.





Service Principles for Public Toilets

Council is looking to adopt the following Service Principles for Public Toilets.

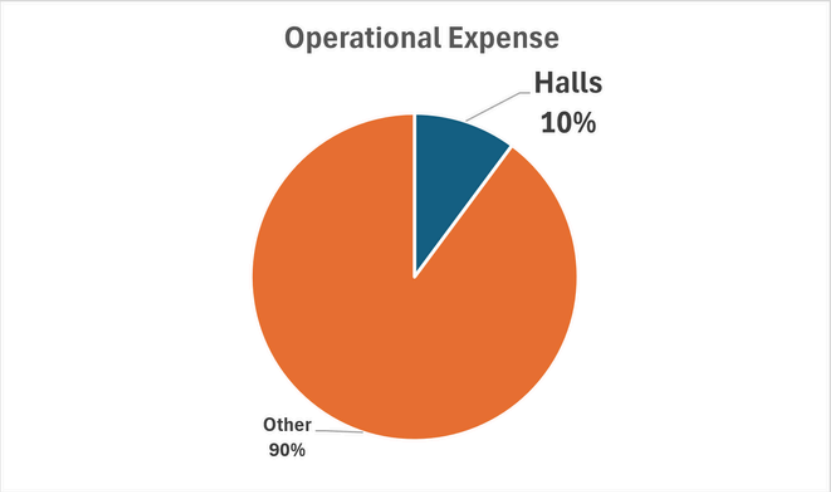
Facilities that are clean, safe and well-managed	Operating hours and service levels will be aligned to locations and times of highest demand
	Upkeep of maintenance and cleanliness to achieve safety and public confidence
Facilities that are fit for place, purpose and people	Public toilet design, scale and configuration will be matched to use and demands and consider durable and maintainable solutions
	Public toilet design will consider dignity, accessibility, user safety and locations in active areas and support broad community use
Facilities where they are needed	Public toilets will be provided where there is a clear and ongoing community need and will be renewed to maximise Council's funding and address gaps in priority locations rather than expanding the Council's network of public toilets

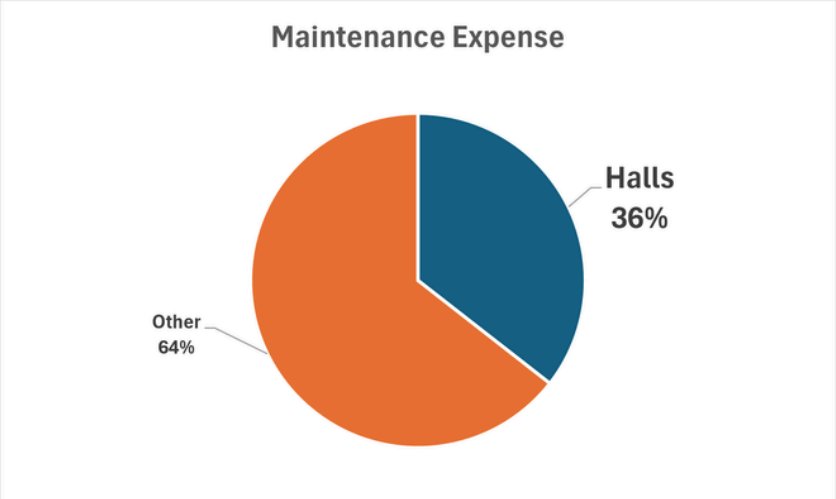
HALLS

Council manages three halls in its district; Bordertown Civic Centre, Bordertown Community Centre and Keith Institute. These are available for hire for business, community groups, private functions and events.

Wirrega Chambers in Mundulla is another hall that Council manages, but is not available for public hire. There are various other halls in Council's district which are managed by community and sporting groups under lease from Council.

The annual costs to Council for managing halls, as presented below, are 10% of operational expense and 36% of maintenance expense out of all Buildings & Other Structures expenses recorded.





Service Principles for Halls

Council is looking to adopt the following Service Principles for the halls it manages.

Facilities that are clean, safe and well-managed	Upkeep of maintenance and cleanliness to achieve safety and public confidence
Facilities that are fit for purpose and people	Hall upgrade or renewal works will;
	• be matched to use and demands and consider durable and maintainable solutions.
	• assess accessibility, user safety and support community use.

SWIMMING FACILITIES

Council engaged LARCAN consultancy to prepare a cost analysis of ten options for the future of the Keith and Bordertown Swimming Facilities, with five options for each site. These range from upgrading existing facilities to redevelopments and new year-round indoor aquatic facilities. The options were informed by facility summaries developed by Council following engagement with community working groups in both towns.

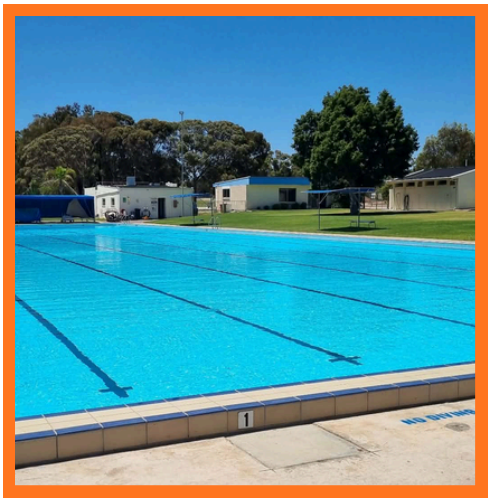
The report compares the estimated construction and ongoing operating costs of each option, outlining the benefits, limitations, risks and potential impacts for Council and the community. It also provides key findings and recommendations to support Council's decision-making.

Council recognises the importance of these facilities in supporting physical activity, social connection and water safety, particularly for children. However, the ageing pool infrastructure requires investment to remain safe and operational. Council also acknowledges the significant costs involved and the potential impact on ratepayers.

Providing clear and transparent information about the options and their costs will help the community understand the implications and support informed decision-making. The report will also help guide Council's future planning for aquatic facilities as the preferred option will be incorporated in the Aquatic Strategy expected to be delivered in early 2027.







What will be the impacts to me and my family?

Each upgrade or new option will support the ongoing provision and access for you and your family to the Bordertown and Keith swimming facilities.

The services available at each site and cost impacts greatly differ between each option.

Why were so many options assessed?

Council included five options for each site to ensure all potential options for swimming facility access for the community was assessed and understood for community value and financial sustainability.

Swimming facilities are a critical community asset but they also come at a significant cost. It is important Council completed a rigorous process with due diligence to ensure the community were aware of all options and the associated cost to deliver these.

Options Costings

The approximate capital cost to undertake the works and ongoing operational loss for each option is presented below. The additional finance and depreciation costs of these options has also been calculated.

Options	Capital Cost Estimate	Estimate at 5 year maturity	
		Annual Operational Loss	Finance* & Depreciation Cost
BORDERTOWN			
Option 1 - Refurbish 50m outdoor seasonal pool	$10,123,000	-$211,112	-$659,417
Option 2 – 25m outdoor seasonal pool	$11,533,000	-$176,005	-$513,357
Option 3 - Refurbish 50m outdoor seasonal pool with zero depth splash pad	$11,456,000	-$210,225	-$676,838
Option 4 - Refurbish 50m outdoor seasonal pool with wading pool	$12,107,000	-$272,686	-$702,878
Option 5 – Indoor 25m heated pool operated year-round	$32,858,000	-$415,609	-$1,314,320
KEITH			
Option 1 – Indoor year-round facility with 25m heated pool, warm water pool, 24/7 gym, Pilates studio, kiosk, and 6 offices.	$39,644,000	-$696,814	-$1,585,760
Option 2 - Refurbish and enclosing existing 25m pool transforming to a year-round facility, with new warm water pool, 24/7 gym and kiosk.	$38,173,000	-$687,524	-$1,546,388
Option 3 – Refurbish 25m seasonal outdoor pool, add a year-round indoor 3 lane heated indoor 25m pool.	$26,086,000	-$547,707	-$1,059,065
Option 4 – Refurbish and enclosing existing 25m pool transforming to a year-round facility.	$27,431,000	-$529,681	-$1,108,290
Option 5 – Refurbish existing 25m outdoor seasonal pool.	$3,959,000	-$215,133	-$273,943

*Calculated based on a 50% finance of the Capital Cost Estimate

Associated Rate Change

A major impact of the 10 options assessed will be an increase to rates to support increases in operational loss. Based on financial year 2026, Bordertown operated at an operating loss of $280,550 and Keith at an operating loss of $146,266.

Each additional $100,000 in operational loss associated with an option on previous annual losses will result in a 1% increase to rates.

The impact of each option is estimated in the below table. In addition, a sixth option has been included in the table to illustrate the potential effect on rates if the swimming facility is closed. Noting that this has only considered operational expenses and not taken into account funding required for decommissioning and other associated activities.

Options	Annual Operating Loss Estimate	Associated Change to Rates
BORDERTOWN		
Option 1 - Refurbish 50m outdoor seasonal pool	-$870,529	5.9%
Option 2 – 25m outdoor seasonal pool	-$689,362	4.1%
Option 3 - Refurbish 50m outdoor seasonal pool with zero depth splash pad	-$887,063	6.1%
Option 4 - Refurbish 50m outdoor seasonal pool with wading pool	-$975,564	7.0%
Option 5 – Indoor 25m heated pool operated year-round	-$1,729,929	14.5%
Option 6 - Close swimming facility	$280,550	-2.8%
KEITH		
Option 1 – Indoor year-round facility with 25m heated pool, warm water pool, 24/7 gym, Pilates studio, kiosk, and 6 offices.	-$2,282,574	21.4%
Option 2 - Refurbish and enclosing existing 25m pool transforming to a year-round facility, with new warm water pool, 24/7 gym and kiosk.	-$2,233,912	20.9%
Option 3 – Refurbish 25m seasonal outdoor pool, add a year-round indoor 3 lane heated indoor 25m pool.	-$1,606,772	14.6%
Option 4 – Refurbish and enclosing existing 25m pool transforming to a year-round facility.	-$1,637,971	14.9%
Option 5 – Refurbish existing 25m outdoor seasonal pool.	-$489,076	3.4%
Option 6 - Close swimming facility	$146,266	-1.5%

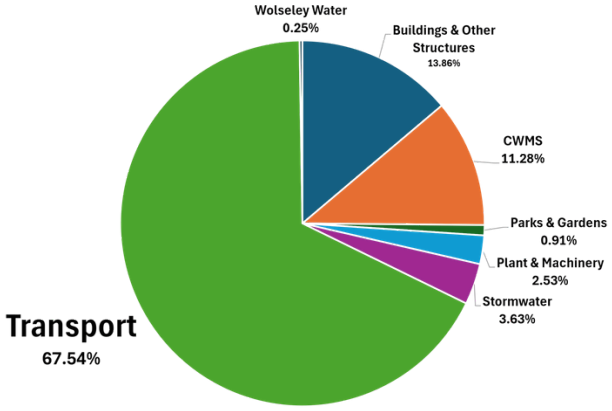
TRANSPORT

Council's Existing Commitments

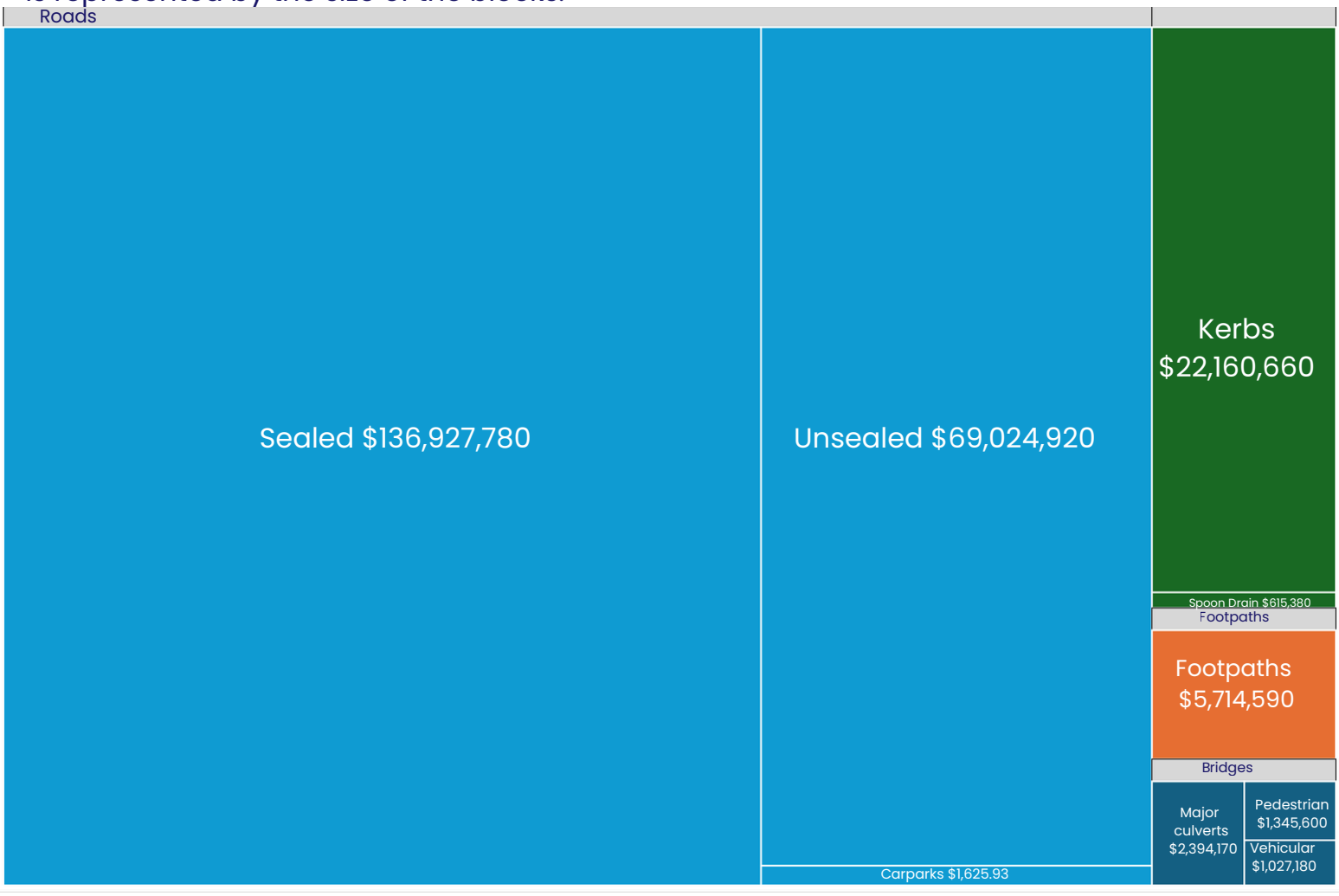
Council has committed to developing the industrial estates and residential subdivisions in Keith and Bordertown. Therefore to ensure Council's financial sustainbility now and into the future the first 5 years of the Transport AMP is proposed to not program in any new infrastructure projects save for the works related to the subdivisions.

There will still be some upgrade works programmed in where external funding is available such as the Special Local Roads Program funding.

Transport assets form 67.54% of Council's assets value with a replacement cost of $241 million



The Transport assets are composed of the following asset groupings whose replacement cost is represented by the size of the blocks.



ROADS

Roads Service Hierarchy

The following service hierarchy for roads is proposed for Council adoption and informs both the specification for a road and the prioritisation of works, both operational and capital.

SEALED ROADS	UNSEALED ROADS
PRIMARY	
• Annual Average Daily Traffic (AADT) >100	• AADT >50
• Facilitates traffic movement into and through the region accessing high use farmland or industry and major freight routes and cater for higher travel speed and all vehicle types.	
• All weather 2 lane road with minimum carriageway width of 6m up to 8m for strategic freight routes and 1m unsealed shoulders or 0.8m unsealed with 0.2m sealed	• All weather road with minimum carriageway width of 6m up to 7m. School bus route and gazetted B-double and HML route
SECONDARY	
• AADT >30 - <100	• AADT >30 - <50
• Collect traffic and form avenue for movement between centres and Primary roads. Cater for higher travel speed and all vehicle types with heavy vehicles primarily in seasonal peaks.	
• All weather 2 lane road with minimum carriageway width of 6m and 1m unsealed shoulders	• All weather road with minimum carriageway width of 6m up to 6.2m. Low use B-double commodity access
LOCAL	
• AADT <30	
• Provide access to abutting property in townships and rural areas	
• All weather road with minimum carriageway width of 4m and 1m unsealed shoulders	• All weather road with minimum carriageway width of 4m and 1m unsealed shoulders. Low use B-double commodity access
ACCESS (UNSEALED ONLY)	**TRACK (UNSEALED ONLY)**
• AADT <10	• AADT <10
• Access to low use farmland, fire protection and low travel speed	• Four wheel drive access, low speed travel and may be seasonally closed
• Single rubble lane, two way traffic, maintained reactively and standard vehicle	• Single rubble lane, two way traffic, not maintained and standard vehicle access only

Service hierarchy maps are available online for you to see what service hierarchy has been applied to each Council road.

Access Council's online Road Service Hierarchy Map on Council's webpage

FOOTPATHS

Footpaths Service Hierarchy

The following service hierarchy for footpaths is proposed for Council adoption and informs both the specification for a footpath and the prioritisation of works, both operational and capital.

PRIMARY

- Facilitates pedestrian traffic movement through major township's CBD and between locations such as aged care, educational and medical facilities.
- Sealed surface such as pavers, concrete or spray seal with pram ramp access and typically present with kerbing

SECONDARY

- Arterial footpath outside township CBD along major roads enroute to CBD and may provide access to reacreational facilities
- Sealed surface such as pavers, concrete or spray seal with pram ramp access and may be shared use

LOCAL

- Access to residential areas or is a walking trail located outside of township CBD and may not be connected to wider footpath network
- Sealed surface such as pavers, concrete or spray seal or unsealed surface and may be shared use

ACCESS

- Very low traffic and no constructed surface, natural surface of loose gravel, clay or aggregate

Service hierarchy maps are available online for you to see what service hierarchy has been applied to each Council footpath.

Access Council's online Footpath Service Hierarchy Map on Council's webpage

DECISION CRITERIA – ROADS AND FOOTPATH

The criteria used to determine priority of works for renewal, upgrade and new is presented below.



- Service hierarchy
- Condition
- Roughness
- Proximity to key locations / facilities
- Number of residences being serviced
- Frequency of maintenance
- Customer requests
- Asset life remaining
- Number of accidents

Additional criteria specifically applicable to roads

- Road safety audits
- National Heavy Vehicle Regulator status
- Average Vehicles per Day (AVPD)
- Depth of gravel on unsealed road
- Grading reports for unsealed roads

WE WANT TO HEAR FROM YOU

Council will be hosting community wide forums and drop-in sessions in November 2026, where Council will discuss with the community the key aspects of the AMPs and invite feedback to support Council's decision on the future funding and works related it's assets.

WHEN AND WHERE:

Forums

Venue: Bordertown Civic Centre Theatre
Date: Tuesday 24th November 2026
Time: 6pm

Venue: Keith Institute Ruth Wheal Room
Date: Thursday 26th November 2026
Time: 6pm

Drop-in sessions

Keith Council Office
Monday 30th November 9am-11am

Bordertown Council Office
Tuesday 1st December 9am-11am

WRITE TO US:

Email:
office@tatiara.sa.gov.au

Mail to:
PO Box 346, Bordertown SA 5268

Scan to access the online form.

Tatiara
the good country

ASSET MANAGEMENT PLAN ENGAGEMENT SURVEY FORM

BUILDINGS & OTHER STRUCTURES AMP

PUBLIC TOILETS

Do you agree with the Council proposed Service Principles for Public Toilets? Yes ☐ No ☐

Do you have any additional or suggested changes to the Service Principles for Public Toilets that Council could consider?

Where Council has more than one Public Toilet available should Council consider closing some overnight? Yes ☐ No ☐

Which Public Toilets would you recommend are closed overnight?

What would you like to see happen with the Public Toilet in Lions Park Keith?

Dispose and not replace. ☐

Upgrade existing facility. ☐

Dispose and build a new Public Toilet in new location such as closer to the skate park. ☐

What would you like to see happen with the Public Toilet in Memorial Park Bordertown?

Dispose and not replace. ☐

Upgrade existing facility. ☐

Dispose and build a new Public Toilet in new location such as:

close to the skate park ☐

close to the boat lake ☐

other location (specify)

HALLS

Do you agree with the Council proposed Service Principles for Halls? Yes ☐ No ☐

Do you have any additional or suggested changes to the Service Principles for Halls that Council could consider?

SWIMMING FACILITIES

What option for Bordertown and Keith swimming facilities would you like to see Council move forward with?

BORDERTOWN	Select One Preferred Option	KEITH	Select One Preferred Option
Option 1 - Refurbish 50m outdoor seasonal pool	☐	**Option 1** – Indoor year-round facility with 25m heated pool, warm water pool, 24/7 gym, Pilates studio, kiosk, and 6 offices.	☐
Option 2 – 25m outdoor seasonal pool	☐	**Option 2** - Refurbish and enclosing existing 25m pool transforming to a year-round facility, with new warm water pool, 24/7 gym and kiosk.	☐
Option 3 - Refurbish 50m outdoor seasonal pool with zero depth splash pad	☐	**Option 3** – Refurbish 25m seasonal outdoor pool, add a year-round indoor 3 lane heated indoor 25m pool.	☐
Option 4 - Refurbish 50m outdoor seasonal pool with wading pool	☐	**Option 4** – Refurbish and enclosing existing 25m pool transforming to a year-round facility.	☐
Option 5 – Indoor 25m heated pool operated year-round	☐	**Option 5** – Refurbish existing 25m outdoor seasonal pool.	☐
Option 6 - close facility	☐	**Option 6 -** close facility	☐

BUILDINGS & OTHER STRUCTURES

Do you believe that there are any buildings & other structures surplus to community needs? Please provide details on what you believe is surplus to community needs.

TRANSPORT AMP

ROADS

Do you agree with the Council proposed Service Hierarchy for unsealed and sealed roads? Yes ☐ No ☐

Do you have any additional or suggested changes to the Service Hierarchy for unsealed and sealed roads that Council could consider?

FOOTPATHS

Do you agree with the Council proposed Service Hierarchy for footpaths? Yes ☐ No ☐

Do you have any additional or suggested changes to the Service Hierarchy for foopaths that Council could consider?

Are you aware of any specific problems related to cycling/walking in or around the district's townships?

What improvements would you like to see that could better your cycling/walking experience in or around the district's townships? (Please be specific and list on order of preference)

TRANSPORT DECISION CRITERIA

Do you agree with the Council proposed Criteria for prioritising works? Yes ☐ No ☐

Do you have any additional Criteria that Council could consider?

STREET & FOOTPATH LIGHTING

Council have received proposals for lighting upgrades. What do you think are the priorities? Please number in order with 1 being highest priority and 4 being lowest.

- **Footpath lighting in Keith from corner of Memorial Ave & Ross Ave to Don Moseley Park along the Dukes Hwy**
- **Footpath/park lighting in Keith in front of Lions Park Keith from Park Tce to Ellis St.**
- **Footpath lighting in Keith along Anzac Tce from Heritage St to Memorial Ave**
- **Footpath lighting in Keith along Hill Ave from Memorial Ave to Riddoch Hwy**

Do you have any additional or suggested for lighting that Council could consider?

Tatiara District Council thanks you for your contribution which will assist in developing and improving the Council's strategy development.

THANK YOU

HAND YOUR COMPLETED FORM IN AT A COUNCIL OFFICE:

Bordertown Office
43 Woolshed Street, Bordertown

Keith Office
34 Hender Street, Keith



SEND YOUR COMPLETED FORM TO COUNCIL:

Email:
office@tatiara.sa.gov.au

Mail to:
PO Box 346, Bordertown SA 5268