

ASSET MANAGEMENT PLAN

Parks and Gardens

Tatiara District Council

Tatiara
the good country

Document Control	Parks and Gardens Asset Management Plan				
Document ID : Parks and Gardens AMP					
Rev No	**Date**	**Revision Details**	**Author**	**Reviewer**	**Approver**
1	29/06/2015	Comprehensive review first draft	Asset Systems Coordinator	Manager Technical Services	Council
2	14/09/2015	Minor changes made after presenting to Council ready for public consultation	Asset Systems Coordinator	Manager Technical Services	Council
3	05/03/2026	Comprehensive revision including update to new template	Asset Administration Officer & Asset Manager	Director Infrastructure and Operations	Council

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1.0 EXECUTIVE SUMMARY

1.1 The Purpose of the Plan

This Parks and Gardens Asset Management Plan (AMP) details information about infrastructure assets and actions required to provide an agreed level of service in the most cost-effective manner while outlining associated risks. The plan defines the services to be provided, how the services are provided and what funds are required to provide the services. The AMP will link into Tatiara District Council's (Council) Long-Term Financial Plan (LTFP) which typically considers a 10-year planning period.

1.2 Asset Description

Council owns and maintains parks and gardens in the townships of Bordertown, Keith, Mundulla, Padthaway and Wolseley. This plan covers the infrastructure assets summarised in Table 1.2-1.

Table 1.2-1 Parks and Gardens Infrastructure Summary

Asset Group	Bordertown	Keith	Mundulla	Padthaway	Wolseley
Parks and Gardens	30	22	2	5	3
Parks and Gardens Area (m^2)	4,688,657	3,222,845	389,976	149,540	614,739
Playgrounds	6	4	0	4	0
Irrigation Systems	16	13	0	2	2
Park Furniture	17	10	0	4	2
Park Fencing (m)	3,657	1,677	0	492	283

The above infrastructure assets have replacement value estimated at $2,250,871 at 30 June 2025.

1.3 Levels of Service

The allocation in the planned budget is sufficient to continue providing existing services at current levels for the planning period.

1.4 Future Demand

The factors influencing future demand and the impacts they have on service delivery are created by:

- Population
- Demographic
- Tourism
- Events
- Environmental Impacts
- Social Trends
- Technology

These demands will be approached using a combination of managing existing assets, upgrading existing assets and providing new assets to meet demand. Demand management practices may also include a combination of non-asset solutions, insuring against risks and managing failures.

- Optimise the utilisation/performance of existing assets
- Reduce or defer the need for new assets.
- Meet the organisation's strategic objectives.
- Deliver a more sustainable service.
- Respond to customer needs.

1.5 Lifecycle Management Plan

1.5.1 What does it Cost?

The forecast lifecycle costs necessary to provide the services covered by this AMP includes operation, maintenance, renewal, acquisition, and disposal of assets. Although the AMP may be prepared for a range of time periods, it typically informs a Long-Term Financial Planning period of 10 years. Therefore, a summary output from the AMP is the forecast of 10 year total outlays, which for the Parks and Gardens is estimated as $1,331,366 on average per year.

1.6 Financial Summary

1.6.1 What we will do

Estimated available funding for the 10 year period is expected to be 100% of the cost to sustain the current level of service at the lowest lifecycle cost.

The infrastructure reality is that only what is funded in the LTFP can be provided. The Informed decision making depends on the AMP emphasising the consequences of Planned Budgets on the service levels provided and risks.

1.6.2 Managing the Risks

Our present budget levels are sufficient to continue to manage risks in the medium term.

The main risk consequences are:

- People through resourcing to undertake the required work to meet the adopted levels of service
- Financial and Infrastructure in relation to members of the public, particularly travelers, using Council's park taps to as a water supply and widespread use of treated pine as posts, fence railing and garden edging that now requires disposal
- Environment through the use of poor quality bore water that results in adverse effects on flora and park infrastructure

We will endeavor to manage these risks within available funding by:

- Staff retention and recruitment strategies
- Acquisition and renewal strategies that address the risks
- Implementation of best practice irrigation principles

1.7 Asset Management Planning Practices

Assets requiring renewal are identified from either the asset register or an alternative method.

- The timing of capital renewals based on the asset register is applied by adding the useful life to the year of acquisition or year of last renewal,
- Alternatively, an estimate of renewal lifecycle costs is projected from external condition modelling systems and may be supplemented with, or based on, expert knowledge.

Both the Asset Register and Alternate Method was used to forecast the renewal lifecycle costs for this AMP.

This AMP is based on a highly reliable level of confidence information.

1.8 Monitoring and Improvement Program

The next steps resulting from this AMP to improve asset management practices are:

- Development of management plans for the Bordertown Recreation Lake and Bordertown Wildlife Park.
- Formalise agreements between Council and other entities in relation to Council utilising a service from an entity or the other entity utilising a service from Council.
- Development of a master plan for Council's Parks and Gardens.
- Investigation into the financial recognition of all Parks and Gardens assets as network assets.

2.0 Introduction

2.1 Background

Local Government exists to provide services to meet the needs of its community. To ensure the needs of the community are met, Council is the owner and organisation responsible for the parks and gardens within the Council's district. Council has parks and gardens in Bordertown, Mundulla, Wolseley, Keith and Padthaway.

2.2 Purpose

This AMP documents the management of Parks and Gardens infrastructure to achieve required levels of service to the community. The provision of maintenance is defined, and Council's asset management practices and lifecycle strategy is outlined.

This AMP communicates the requirements for the sustainable delivery of services through management of assets, compliance with regulatory requirements, and required funding to provide the appropriate levels of service over the planning period.

2.3 Related Documents

The AMP is to be read with the Asset Management Policy and Asset Management Strategy, along with other key documents captured in Table 2.3-1. The relationship of this AMP with key documents is illustrated in Figure 2.3-1.

Table 2.3-1: Key Documents

Document	Role in Asset Management
Strategic Plan	The Strategic Management Plan provides a focus for Council's service delivery over a ten-year period.
Long Term Financial Plan	This plan outlines all aspects of the key financial strategy objectives and commitments. Since financial resources are limited, the long-term financial plan will both inform and interpret the Strategic Plan as well as this AMP.
Annual Business Plan	The Budget details resources needed to deliver services on an annual basis. In addition, it outlines the service delivery programs and projects of the Council and details performance measures (both financial and non-financial) in which the efficiency and effectiveness of the service delivery can be gauged.
Roadside Vegetation Management Plan	This plan is developed for the purpose of promoting good management of roadside vegetation.
Disability Access & Inclusion Plan	Details strategies that Council is committed to address inclusion and disability access.
Council's Strategic and Operational Risk Register	Details and analyses the risks involved with managing Council's parks and gardens infrastructure and plans to minimise these risks within available resources and budgets.

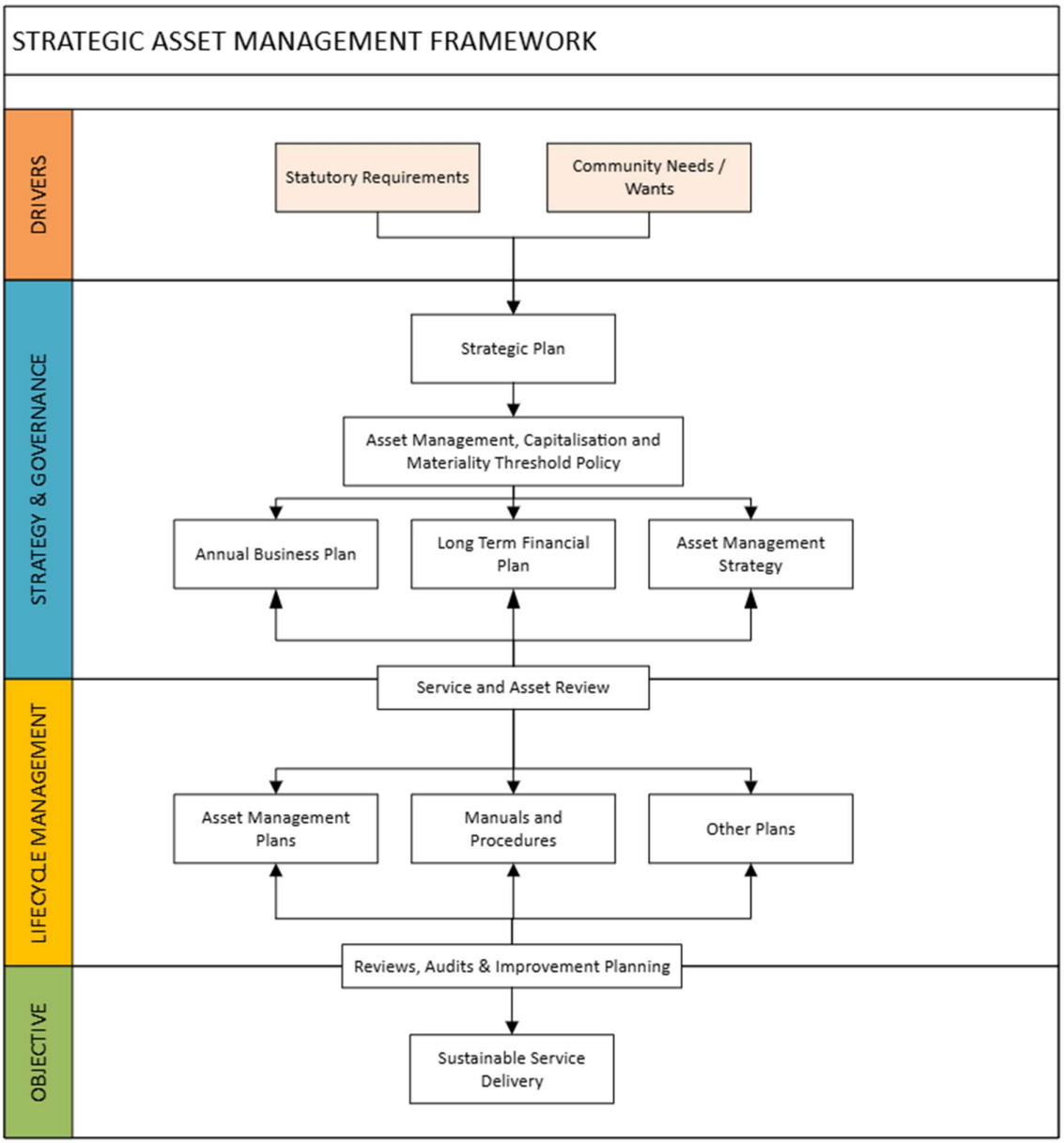


Figure 2.3-1: AMP Document Framework

This asset management plan has been developed in line with the principles laid out in the International Infrastructure Management Manual and the ISO 5500xx and 31000 series of standards that prescribe the international standards for asset management. This plan has been documented following the NAMS+ Asset Management Plan Template which provides guidance on how to meet the principles.

2.4 Infrastructure Assets

The infrastructure assets covered by this AMP include play equipment, irrigation systems, park and street furniture, park fencing and lighting and park signage. For a detailed summary of the assets covered in this AMP refer to Table 1.2-1.

The infrastructure assets included in this plan have a total replacement value of $2,250,871 at 30 June 2025.

Table 2.4-1: Parks and Gardens Replacement Values as at 30 Junes 2025

Asset Group	Bordertown	Keith	Mundulla	Padthaway	Wolseley
Playground Equipment	$217,055	$98,281	$0	$186,319	$3,500
Irrigation Systems	$501,581	$227,992	$21,282	$116,759	$30,500
Park & Street Furniture	$215,945	$100,391	$0	$68,926	$8,500
Fencing	$186,764	$43,630	$0	$11,550	$8,690
Park Lighting	$108,870	$19,940	$0	$0	$0
Edging & Plinths	$37,554	$10,351	$10,743	$0	$0
Signage	$10,846	$1,650	$0	$2,800	$450
Total	**$1,278,615**	**$502,236**	**$32,025**	**$386,355**	**$51,640**

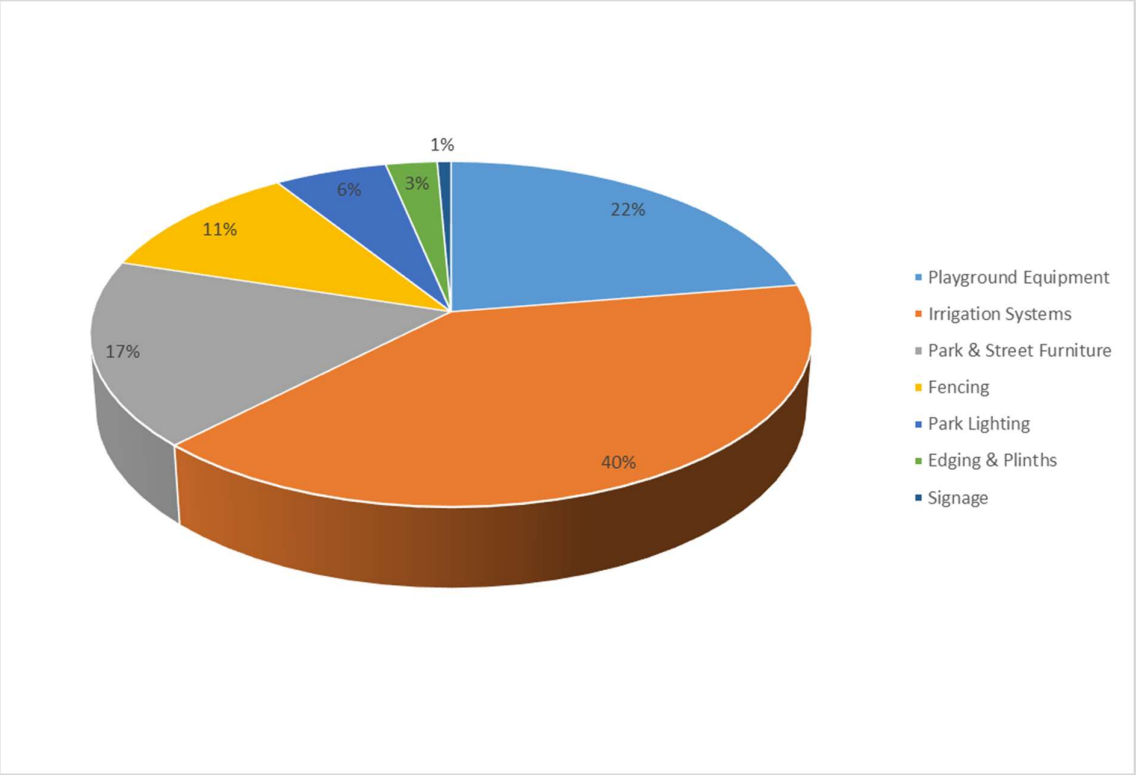


Figure 2.4-1: Distribution of Replacement Value by Asset Group as at 30 June 2025

Table 2.4-2: Parks and Gardens Infrastructure Values as at 30 Junes 2025

Community	Replacement Cost	Depreciated Replacement Value	Accumulated Depreciation Expense	Annual Depreciation Expense
Bordertown	$1,278,615	$659,306	$619,309	$39,616
Keith	$502,236	$218,020	$284,215	$11,915
Mundulla	$32,025	$3,569	$28,456	$704
Padthaway	$386,355	$268,334	$118,021	$10,681
Wolseley	$51,640	$26,142	$25,498	$1,396
Total	**$2,250,871**	**$1,175,372**	**$1,075,499**	**$64,312**

2.5 Key Stakeholders

Key stakeholders in the preparation and implementation of this AMP are shown in Table 2.5-1.

Table 2.5-1: Key Stakeholders in the AMP

Key Stakeholder	Role in Asset Management Plan
Council	Represent needs of community, Stewards for the infrastructure, Set levels of service, risk, and cost standards, Allocate resources to meet planning objectives in providing services while managing risks, Ensure service is sustainable.
Maintenance Contractor	Maintenance and repairs as directed by Council
South Australian State Government (including but not limited to; Environmental Protection Authority (EPA), Office of the Technical Regulator (OTR))	Legislators / Regulators / Licensing
Residents and Visitors	Make use of the services provided
Ratepayers	Contribute to the funding of the services

2.6 Organisational Structure

Council's organisational structure is available on Council's website (Organisational Chart). Council acknowledge that asset management and service delivery is the responsibility of all roles within the organisation and this includes the responsibility for the service delivery from the parks and gardens infrastructure assets.

2.7 Goals and Objectives of Asset Ownership

Our goal for managing infrastructure assets is to meet the defined level of service (as amended from time to time) in the most cost effective manner for present and future consumers. The key elements of infrastructure asset management are:

- Providing a defined level of service and monitoring performance,
- Managing the impact of growth through demand management and infrastructure investment,
- Taking a lifecycle approach to developing cost-effective management strategies for the long-term that meet the defined level of service,
- Identifying, assessing, and appropriately controlling risks, and
- Linking to a Long-Term Financial Plan which identifies required, affordable forecast costs and how it will be allocated.

The key elements of the asset management framework applied by council are:

- Levels of service – documentation of services and levels of service to be provided,
- Risk Management – identification of risks and their preventative measures or actions to reduce or remove the risks were applicable,
- Future demand – how this will impact on future service delivery and how this is to be met,
- Lifecycle Management – how to manage existing and future assets to provide defined levels of service,
- Financial summary – what funds are required to provide the defined services and where a funding gap is identified,
- Asset management practices – how the provision of the services are managed,
- Monitoring – how the service will be monitored to ensure service levels are being met,
- Asset management improvement plan – how asset management maturity will be further developed within the organisation.

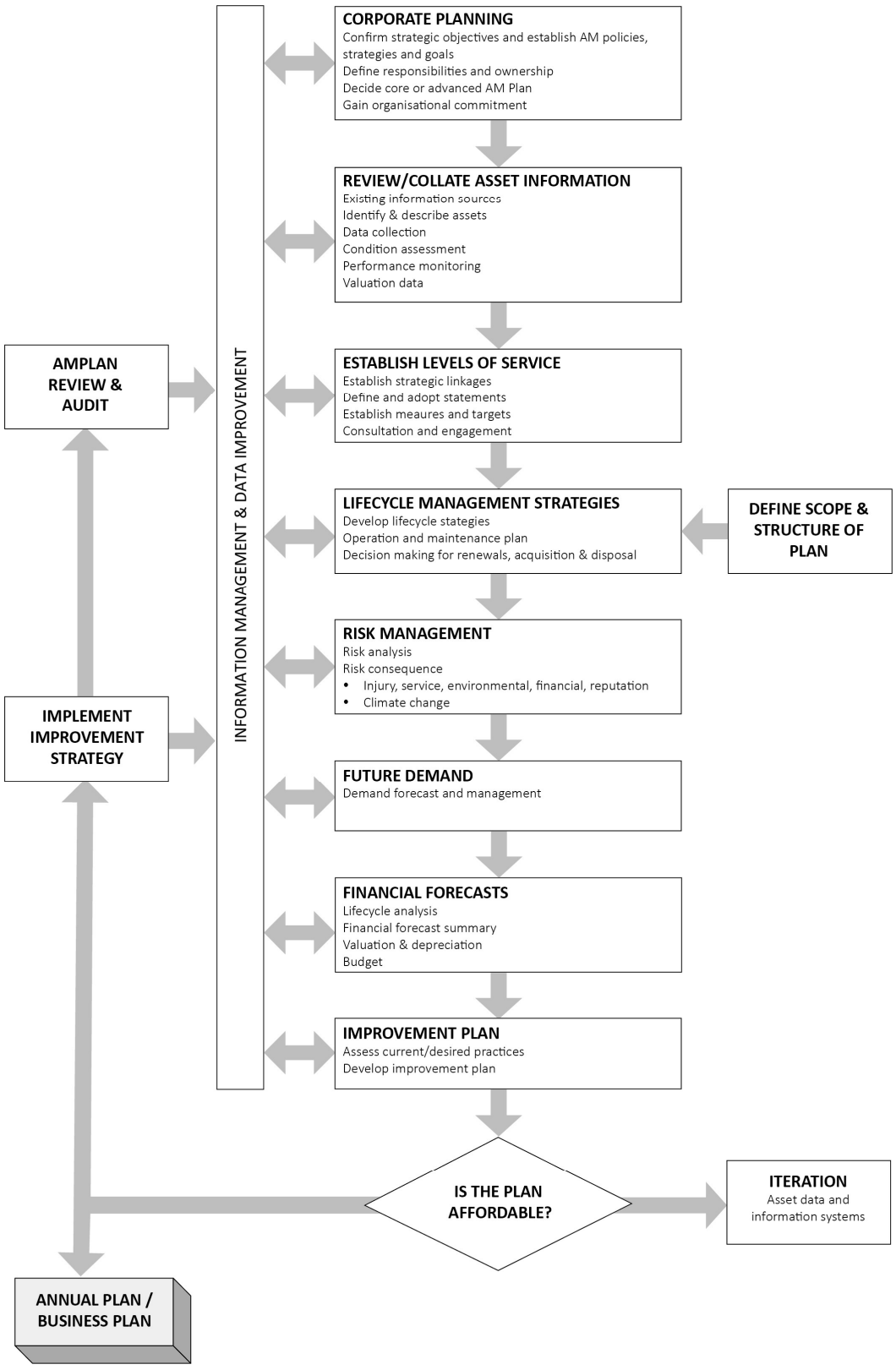
Other references to the outcomes and benefits, principles and objectives of asset management can be found in:

- ISO 55000:2024 Asset Management – Vocabulary, overview, and principles
- International Infrastructure Management Manual[1]

A road map for preparing an AMP is shown below.

[1] IPWEA International Infrastructure Management Manual (IIMM), Sec 2.1

Road Map for preparing an Asset Management Plan
Source: IPWEA, 2006, IIMM, Fig 1.5.1, p 1.11



3.0 LEVELS OF SERVICE

3.1 Customer Research and Expectations

We currently have no research on customer expectations. This will be investigated for future updates of the AMP.

3.2 Strategic and Corporate Goals

This AMP is prepared under the direction of the Council's vision, mission, goals and objectives.

Our vision is:

A vibrant, prosperous, and connected community building its own opportunities.

Council's strategic goals are documented in its Strategic Plan. The relevant goals and objectives and how these are addressed in this AMP are summarised in Table 3.2-1.

Table 3.2-1: Goals and how these are addressed in this Plan

Goal		Objective		How Goal and Objectives are addressed in the AMP
1.1	Foster engaged communities with a shared vision and common purpose	1.1.1	Facilitate Community Planning in the Tatiara's seven towns and settlements	Where the community plans identify areas of development that may encompass the requirements for upgraded facilities in the parks and gardens. This AMP will identify the works involved and funding requirements.
1.2	Enable all members of our community to participate in a wide range of programs and activities	1.2.1	Support sporting groups in the Tatiara to develop master plans for key sporting precincts	Master plans developed and recommendations implemented
		1.2.2	Facilitate strategic planning for community groups & facilities	Strategic plans developed and recommendations implemented
		1.2.4	Implement the Disability Access and Inclusion Plan	The AMP will include actions to ensure parks and gardens and facilities are accessible and inclusive, in line with the strategies objectives.
2.1	Preserve and enhance our communities' character and combination of rural landscape, scenic beauty, natural environment and heritage assets	2.1.1	Improve township amenity through main street beautification and improvements to visitor facilities	Planning for the beautification works and upgrades to the visitor amenities that align with the community and townships needs are explained in the AMP
2.2	Provide appropriate infrastructure	2.2.2	Prepare and maintain infrastructure asset management plan	The preparation and adoption of this document addresses this goal and strategy.

Goal		Objective		How Goal and Objectives are addressed in the AMP
	that supports our districts growth	2.2.3	Maintain, renew and upgrade infrastructure in accordance with asset management plans	The preparation and adoption of this document addresses this goal and strategy.

3.3 Legislative Requirements

There are many legislative requirements relating to the management of assets. South Australian legislative requirements that impact the delivery of the Parks and Garden services are outlined in Table 3.3-1.

Table 3.3-1: Legislative Requirements

Legislation	Requirement
Aboriginal Heritage Act 1988	An act to provide for the protection and preservation of the Aboriginal heritage in sites, objects and remains
Development Act 1993	An Act to provide for planning and regulate development in the State; to regulate the use and management of land and buildings; to make provision for the maintenance and conservation of land and buildings where appropriate; and for other purposes
Environmental Protection Act 1993	This Act places a 'duty of care' on people not to undertake activities that will cause environmental harm
Landscape South Australia Act 2019 and associated Regulations	An Act to promote sustainable and integrated management of the State's landscapes for the protection of natural resources through ecologically sustainable development
Work Health and Safety Act 2012 and Regulations	An Act to provide for the health, safety, and welfare of persons at work
Public Health Act 2011 and Regulations	This Act provides for the prevention and spread of disease. It covers the responsibility for administering waste control systems
Biodiversity Act 2025	An Act to provide for the conservation, restoration, and enhancement of biodiversity in the State for the benefit of current and future generations, to make related amendments to various Acts, to repeal the *Native Vegetation Act 1991* and for other purposes
Irrigation Act 2009	An Act to provide a framework for the management and operation of hared infrastructure for irrigation or drainage purposes associated with primary production in the State; and for other purposes
Planning, Development and Infrastructure Act 2016	An Act to provide for matters that are relevant to the use, development and management of land and buildings, including a planning system to regulate development within the State, rules respect with respect to the design, construction and use of buildings, and other initiatives to facilitate the development of infrastructure, facilities and environments that will benefit the community

There are a wide range of codes, standards, policies, and guidelines relating to the management of Council infrastructure. Where practical, Council seeks to operate within these guidelines. These include but are not limited to:

- Australian Accounting Standards
- Australian Standards
- Building Code of Australia
- Plumbing Code of Australia
- Local Government Association of South Australia publications
- Institute of Public Works Engineering Australasia publications
- Council Sporting Leases – Responsibilities and Obligations Policy
- Tree Management Policy

3.4 Customer Values

Service levels are defined in three 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.

Table 3.4-1 presents the current customer values. Current performance is based on the last full reporting year prior to the preparation of the AMP.

Table 3.4-1: Customer Values

Service Objective: Well-maintained footpaths/walking trails throughout the parks			
Customer Values	**Customer Satisfaction Measure**	**Current Feedback FY24/25**	**Expected Trend Based on Planned Budget**
No tripping hazards	Number of complaints registering slips, trips and falls	Zero (0) customer service complaints	No more than 5 complaints in a reporting period

Service Objective: Appropriate amount of rubbish bins and dog bags are provided			
Customer Values	**Customer Satisfaction Measure**	**Current Feedback FY24/25**	**Expected Trend Based on Planned Budget**
Clean and rubbish free parks	Number of complaints registering dirty and unclean parks and gardens	One (1) customer service complaint	No more than 5 complaints in a reporting period

Service Objective: Appropriate amenities for cooking and seating in parks			
Customer Values	**Customer Satisfaction Measure**	**Current Feedback FY24/25**	**Expected Trend Based on Planned Budget**
Having functioning and clean BBQs	Number of complaints registering noncompliant amenities	Two (2) customer service complaints	No more than 5 complaints in a reporting period for functioning BBQs
Adequate seating with tables			

Service Objective: Well-maintained open grassed areas and garden beds			
Customer Values	**Customer Satisfaction Measure**	**Current Feedback FY24/25**	**Expected Trend Based on Planned Budget**
Regularly cut grass Weeded and watered garden beds	Number of complaints registering overgrown vegetation	Four (4) customer complaints	No more than 10 complaints in a reporting period

Service Objective: Well-maintained Park trees and street trees			
Customer Values	**Customer Satisfaction Measure**	**Current Feedback FY24/25**	**Expected Trend Based on Planned Budget**
Regularly inspected and trimmed trees	Number of complaints registering overgrown vegetation	Park Trees – Nine (9) customer complaints Street Trees – One-hundred and five (105) customer complaints	No more than 20 complaints in a reporting period

Service Objective: Maintained and adequate shelter/s			
Customer Values	**Customer Satisfaction Measure**	**Current Feedback FY24/25**	**Expected Trend Based on Planned Budget**
Functioning shelter/s	Number of complaints registering damaged or broken shelter/s	One (1) customer service complaint	No more than 5 complaints in a reporting period

Service Objective: Well-maintained and up to date playgrounds and play equipment			
Customer Values	**Customer Satisfaction Measure**	**Current Feedback FY24/25**	**Expected Trend Based on Planned Budget**
Safe playground and play equipment	Number of complaints registering damage or broken play equipment	Two (2) customer service complaints	No more than 5 complaints in a reporting period

Service Objective: Adequate and sufficient lighting			
Customer Values	**Customer Satisfaction Measure**	**Current Feedback FY24/25**	**Expected Trend Based on Planned Budget**
Lighting where necessary	Number of complaints registering poor/bad lighting	One (1) customer service complaint	No more than 5 complaints in a reporting period

3.5 Customer Levels of Service

The 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 of these assets?

In Table 3.5-1 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.

These are measures of fact related to the service delivery outcome (e.g. number of occasions when service is not available or proportion of replacement value by condition %'s) to provide a balance in comparison to the customer perception that may be more subjective.

Table 3.5-1: Customer Level of Service Measures

Type of Measure	Level of Service	Performance Measure	Current Performance FY24/25	Expected Trend Based on Planned Budget
Condition	Well maintained and fit for purpose infrastructure and parks	Number of customer complaints	Three (3) customer service complaints	No more than five (5) customer complaints per reporting period
	Confidence levels		High	High
Function	Provide playgrounds and parks that have minimal closures	Amount of time an area is cornered/closed off for	One (1) closed off i.e. Don Mosley Park Playground for upgrade	No more than one (1) playground should be closed at a time
		Number of customer complaints	Zero (0) customer service complaints	No more than five (5) customer complaints per reporting period
	Confidence levels		High	High
Function	Meet legislative and regulatory standards	Number of reportable non-compliances	Zero (0) reportable non-compliance	Zero (0) reportable non-compliances from internal and external audits
	Confidence levels		High	High
Capacity	Parks have the capacity to meet the levels of tourist and locals using areas	Services in parks can meet the required levels of use i.e. provision of bins to take all waste	One (1) customer complaint	No more than five (5) customer complaints per reporting period
	Confidence levels		High	High

3.6 Technical Levels of Service

Technical Levels of Service – To deliver the customer values, and impact the achieved Customer Levels of Service, are operational or technical measures of performance. These technical measures relate to the activities and allocation of resources to best achieve the desired customer outcomes and demonstrate effective performance.

Technical service measures are linked to the activities and annual budgets covering:

Acquisition – the activities to provide a higher level of service (e.g. widening a road, sealing an unsealed road, replacing a pipeline with a larger size) or a new service that did not exist previously (e.g. a new library).

Operation – the regular activities to provide services (e.g. opening hours, cleansing, mowing grass, energy, inspections, etc.)

Maintenance – the activities necessary to retain an asset as near as practicable to an appropriate service condition. Maintenance activities enable an asset to provide service for its planned life (e.g. road patching, unsealed road grading, building and structure repairs),

Renewal – the activities that return the service capability of an asset up to that which it had originally provided (e.g. road resurfacing and pavement reconstruction, pipeline replacement and building component replacement),

Service and asset managers plan, implement and control technical service levels to influence the service outcomes.[2]

Table 3.6-1 shows the activities expected to be provided under the current 10-year Planned Budget allocation, and the Forecast activity requirements being recommended in this AMP. Current performance is based on the last full reporting year prior to the preparation of the AMP.

Table 3.6-1: Technical Levels of Service

Lifecycle Activity	Purpose of Activity	Activity Measure	Current Performance*	Recommended Performance **
TECHNICAL LEVELS OF SERVICE				
Acquisition	Infrastructure is fit for purpose and upgraded as needed.	Regular auditing Customer satisfaction	Compliant	Continue to undertake asset assessments to inform asset service level and upgrade requirements
	Infrastructure is fit for purpose and constructed as needed	Parks and gardens infrastructure assessed with each development application that propose construction of new infrastructure	Compliant	Continue to undertake asset assessments to inform asset service level
Operation	Playgrounds and play equipment meet regulatory requirements	Monthly/quarterly/ annual audits	Compliant	Maintain frequency of audits

[2] IPWEA, 2015, IIMM, p 2|28.

Lifecycle Activity	Purpose of Activity	Activity Measure	Current Performance*	Recommended Performance **
	Inspections of all infrastructure in parks	Monthly/quarterly/ annual audits	Compliant	Maintain frequency of audits
	Playground inspections on leased land	Quarterly/annually audits	Compliant	Maintain frequency of audits
Maintenance	Programmed general maintenance of the parks and gardens	Dependent on what service level that park, garden, or playground is	Compliant	Regular review of service ranking of park, garden, or playground
Renewal	Infrastructure is fit for purpose and replaced as needed	Renewal of infrastructure is undertaken in accordance with current standards and best practice principles	Compliant	Renewal of infrastructure is undertaken in accordance with programme of works
Disposal	Infrastructure that is being replaced or is not in use and will never be returned to use is removed from site	Inspection records Asset register updates	Compliant	Disposal activities are undertaken as required and identified through the upgrade or renewal program

Note: * Current activities related to Planned Budget.

** Expected performance related to forecast lifecycle costs.

It is important to monitor the service levels regularly as circumstances can and do change. Current performance is based on existing resource provision and work efficiencies. It is acknowledged changing circumstances such as technology and customer priorities will change over time.

4.0 FUTURE DEMAND

4.1 Demand Drivers

Drivers affecting demand include things such as population change, regulations, changes in demographics, seasonal factors, vehicle ownership rates, consumer preferences and expectations, technological changes, economic factors, agricultural practices, environmental awareness, etc.

The key demand drivers that impact Parks and Gardens services and infrastructure include:

- Population
- Demographics
- Tourism
- Events
- Environmental impacts
- Social trends
- Technology

4.2 Demand Forecasts

The present position and projections for demand drivers that may impact future service delivery and use of assets have been identified and documented in Sections 4.2.1 to 4.2.6

4.2.1 Population

The population recorded for the townships that have parks and gardens in the 2021 census and published by the Australian Bureau of Statistics (ABS) are:

- Bordertown 3,095
- Keith 1,405
- Padthaway 321
- Wolseley 207
- Mundulla 324

Population estimates are projected to remain stable within Council's district for the life of this AMP and it is envisaged this will be very similar for the townships that are serviced by the parks and gardens. The influence of COVID-19 has been in relation to the change of population dynamics with increasing trends towards remote working and a desire to move away form major urban centres. The relocation from major urban centres has also contributed to the aging population experienced in regional districts.

4.2.2 Demographics

Since more people are relocating to regional parts of Australia, this has caused the district to experience an aging population. The effects of having an aging population means that there are fewer young people in the region that would be the target of the playgrounds and parks. Over the time of this AMP the population is expected to age rapidly, therefore the parks and playgrounds that are in place will be sufficient.

4.2.3 Tourism

Over the past few years there has been an increase in the amount of Australians travelling within Australia. COVID-19 was a leading cause of this with international borders being closed, but nature-

based holidays are now on the rise, camping, bushwalking, national parks, etc. With this it has increased the number of tourists passing through the district's townships everyday, causing the need for parks and playgrounds to be maintained.

4.2.4 Events

With that availability and accessibility of the parks and reserves being so good in the region a range of different events that happen in them. These range from private functions, including birthday parties, gathering, or celebrations, to public events including Christmas Street parties or Gather Round activities. The parks and reserves are utilised at different times for many different reasons throughout the entirety of the year.

4.2.5 Environmental Impacts

Environmental considerations are playing an increasing important role in the way parks and gardens are developed, maintained and used. Climate change is one of the most significant drivers, bringing about increased temperatures, more frequent and severe weather events, e.g. storms, heatwaves and droughts. There is an increased risk of natural disasters which in turn increases the risk of infrastructure damage from such events.

Additionally, there is a growing community expectation for sustainable practices in public spaces. This includes a preference for native and drought tolerant plants, water efficient irrigation systems, use of renewable energy sources (solar lighting) and environmentally sensitive landscaping.

4.2.6 Social Trends

Social trends have a strong influence on how parks and gardens are used, and the expectations placed on the community assets. Increasingly people are seeking outdoor spaces that support health, well-being, recreation, and social connection. With rising awareness around physical and mental health, more individuals are engaging in outdoor activities such as walking, running, yoga and fitness training. This is increasing the use of walking paths and open green spaces. Parks are increasingly seen as community hubs where people can gather for casual or organised activities. Making features like picnic tables, shelter, and BBQ areas more frequented. There is a growing demand for multi-functional public spaces that can cater to a wide variety of users, from families and children to adults, fitness enthusiasts, to people with disabilities.

4.2.7 Technology

Changes in technology will have role in the way parks and gardens are developed, maintained and used. Technological advances will influence not only park irrigation systems but also park lighting and park structures such as furniture and play equipment. These changes may increase the use of parks and their facilities and could also potentially reduce maintenance requirements.

4.3 Demand Impact and Demand Management Plan

The impact of demand drivers that may affect future service delivery and use of assets are shown in Table 4.3-1. 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 can include non-asset solutions, insuring against risks and managing failures.

Opportunities identified to date for demand management are shown in Table 4.3-1. Further opportunities will be developed in future revisions of this AMP.

Table 4.3-1: Demand Management Plan

Demand driver	Current position	Projection	Impact on services	Demand Management Plan
Population	Bordertown 3,095 Mundulla 324 Keith 1,405 Padthaway 321 Wolseley 207	Increase to number of customers in Bordertown and Keith due to land developments	Increased number of people coming to parks, and using the facilities	Monitor growth in specific areas and plan for upgrades or additional facilities where population growth is evident.
Demographics	Median age is gradually increasing with less people 24 and under and more people over 24	Ageing population Number of students attending schools in the district has declined 32% in the last 10 years (2021 census)	Less people using the parks and gardens and the facilities it provides	Possible reduction on the need for playground equipment Minor reduction in the need for spaces
Tourism	High visitor use of parks and gardens adjacent the Dukes Highway and Riddoch Highway	Increased visitors to parks and facilities adjacent to the Dukes Highway and Riddoch Highway	More people coming into the townships along the Duke's Highway and Riddoch Highway using the facilities that parks provide	Greater need to provide high standard parks and gardens in high tourism areas to attract the visitors into the towns
Events	Regular events held in the parklands at various townships throughout the year	No change to the number of events	Nil	Continue to support event infrastructure through maintenance and minor upgrades
Environmental impacts	Investment into irrigation systems to provide greater efficiency in watering	More extreme weather conditions e.g., longer dry periods or more stormy activity	Increased maintenance costs to maintain parks and gardens at current service levels	Adopt more drought tolerant and resilient landscaping. Invest in efficient irrigation systems and review maintenance schedules to align with weather impacts
Social trends	Ongoing maintenance of existing infrastructure	People are becoming more health conscious	More people using park facilities and higher demand for gym equipment in parks	Incorporate exercise equipment and walking/cycling tracks, into park upgrades. Promote shared use spaces and flexible, multi age recreational areas

4.4 Asset Programs to meet Demand

The new assets required to meet demand may be acquired, donated, or constructed. Additional assets are discussed in Section 5.4.

Acquiring new assets will commit the Council to ongoing operations, maintenance and renewal costs for the period that the service provided from the assets is required. These future costs are identified and considered in developing forecasts of future operations, maintenance and renewal costs for inclusion in the LTFP (Refer to Section 5.4).

4.5 Climate Change Adaptation

The impacts of climate change may have a significant effect on the assets Council manages and the services they provide. In the context of the Asset Management planning process climate change can be considered as both a future demand and a risk.

How climate change impacts on assets will vary depending on the location and the type of services provided, as will the way in which Council responds and manages those impacts.[3]

As a minimum Council consider how to manage our existing assets given potential climate change impacts for our region.

Risk and opportunities identified to date are shown in Table 4.5-1.

Table 4.5-1: Managing the Impact of Climate Change on Assets and Services

Climate Change Description	Projected Change	Potential Impact on Assets and Services	Management
Increased temperatures and heatwaves	More frequent and intense heatwaves; higher average temperatures	Increased stress on plants and turf, reduced lifespan on tress; heat related stress for park users and greater water demand	Shift to drought/heat tolerant plant species, provide enough shade structures for users, adjust irrigation schedules, and install water efficient irrigation systems
More intense rainfall and storms	Increased frequency of heavy rain events and localized flooding	Erosion of garden beds and paths, damage to infrastructure like shelters and playgrounds, waterlogging affecting plant roots	Improve the drainage systems around key infrastructure. Use permeable surfaces and raised garden beds. Implement rapid response storm damage protocols.

Additionally, the way in which Council construct new assets should recognize that there is opportunity to build in resilience to climate chance impacts. Building resilience can have the following benefits:

- Assets will better withstand the impacts of climate change.
- Services can be sustained; and
- Assets that can endure may potentially lower the lifecycle cost and reduce their carbon footprint

Table 4.5-2 summarises some asset climate change resilience opportunities.

[3] IPWEA Practice Note 12.1 Climate Change Impacts on the Useful Life of Infrastructure

Table 4.5-2: Building Asset Resilience to Climate Change

New Asset Description	Climate Change impact These assets?	Build Resilience in New Works
All new assets	Increased frequency of heavy rain events and localized flooding	Build new infrastructure out of flood zone or above flood levels as per flood modelling and lidar. Consider capacity of collection network and treatment facilities to accept increased stormwater.
Garden beds and lawns	More frequent and intense heatwaves; higher average temperatures	Select plantings that would have greater heat and drought tolerance. Installation of water efficient irrigation systems.

The impact of climate change on assets is a new and complex discussion and further opportunities will be developed in future revisions of this AMP.

5.0 LIFECYCLE MANAGEMENT PLAN

The lifecycle management plan details how the Council plans to manage and operate the assets at the agreed levels of service (refer to Section 3.0) while managing life cycle costs.

5.1 Background Data

Majority of assets are located within the parks of the townships of the Tatiara with some irrigation systems being located at various gardens beds throughout the township. The Council has work crews and depots located in both Keith and Bordertown. Maintenance works carried out at other townships have a slightly higher cost due to travel expense.

The majority of infrastructure assets have been acquired from specialist dealers such as playground equipment suppliers and street and park furniture suppliers. The equipment is generally installed by the Council staff meeting current day standards of the time with exceptions of major play equipment which requires specialist installation. As standards are reviewed and updated, Council has an obligation to reassess the assets suitability and compliance with modern day standards, for play equipment to ensure the safety of users. When such equipment fails to meet modern day standards it shall be removed and assessed for replacement with the modern-day equivalent dependent on funding or an alternative depending on supply or may not be replaced.

5.1.1 Physical parameters

The assets covered by this AMP are shown in Table 1.2-1. The values of the assets covered by this plan are provided in Table 2.4-1 and Table 2.4-2. All figure values are shown in current day dollar.

The average year of infrastructure construction for each townships parks and gardens is presented in Table 5.1-1. The age profile of the assets included in this AMP are shown in Figure 5.1-1.

Table 5.1-1: Parks and Gardens Average Year of Infrastructure Construction

Township	Year of Construction
Bordertown	2007
Keith	2007
Mundulla	2006
Padthaway	2005
Wolseley	2002

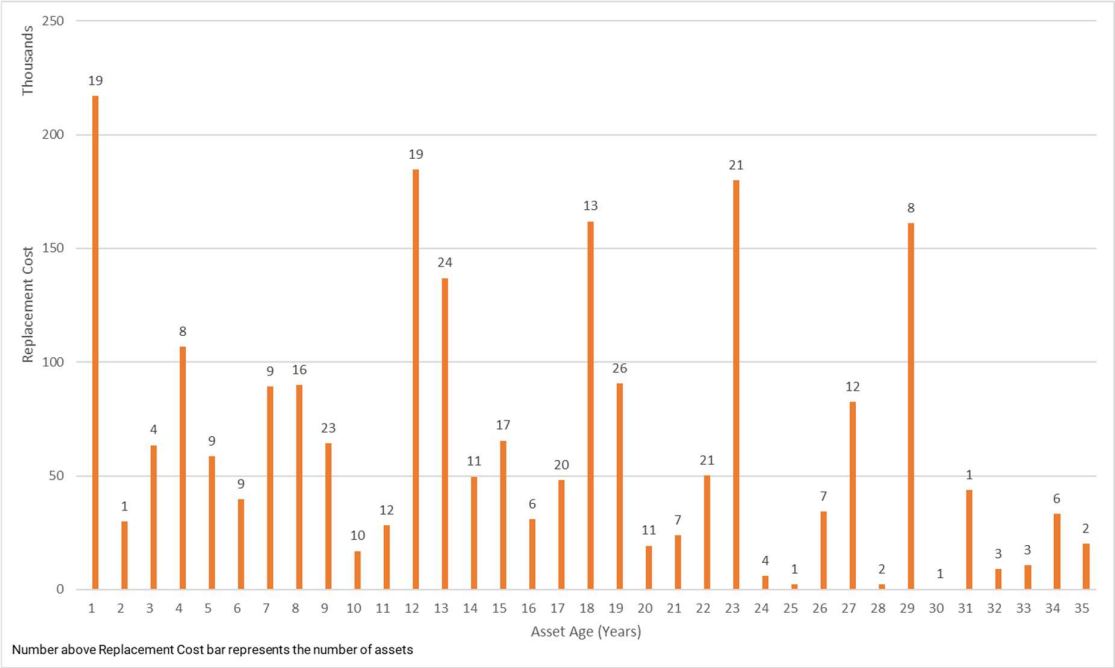


Figure 5.1-1: Asset Age Profile as at 30 June 2025

Figure 5.1-1 illustrates that the majority (93%) of the Parks and Gardens assets are younger than 30 years and these reflect (88%) of the value of the assets. Theoretically where peaks of investment, i.e. asset construction, were completed it follows that renewals will peak when useful life is attained. Reviewing the age profile for each asset in relation to current adopted useful life values (Table 5.3-1); it suggest the Bordertown and Padthaway assets on average have consumed 79% and 83% of allocated useful life respectively. In comparison to Keith and Wolseley which are to have an average consumption of 61% and 63% respectively. Mundulla is sitting with the consumption at an average of 72%.

5.1.2 Asset condition

Condition is currently monitored as per the schedule set out in the Asset Management Strategy.

Condition is measured using a 1 – 5 grading system[4] as detailed in Table 5.1-2. It is important that a consistent approach is used in reporting asset performance enabling effective decision support. A finer grading system may be used at a more specific level, however, for reporting in the AMP results are translated to a 1 – 5 grading scale for ease of communication.

Table 5.1-2: Condition Grading System

Condition Grading	Description of Condition
1	**Very Good**: free of defects, only planned and/or routine maintenance required
2	**Good**: minor defects, increasing maintenance required plus planned maintenance
3	**Fair**: defects requiring regular and/or significant maintenance to reinstate service
4	**Poor**: significant defects, higher order cost intervention likely
5	**Very Poor**: physically unsound and/or beyond rehabilitation, immediate action required

[4] IPWEA, 2015, IIMM, Sec 2.5.4, p 2|80.

The condition profile, where available, of the assets is shown in the following figures.

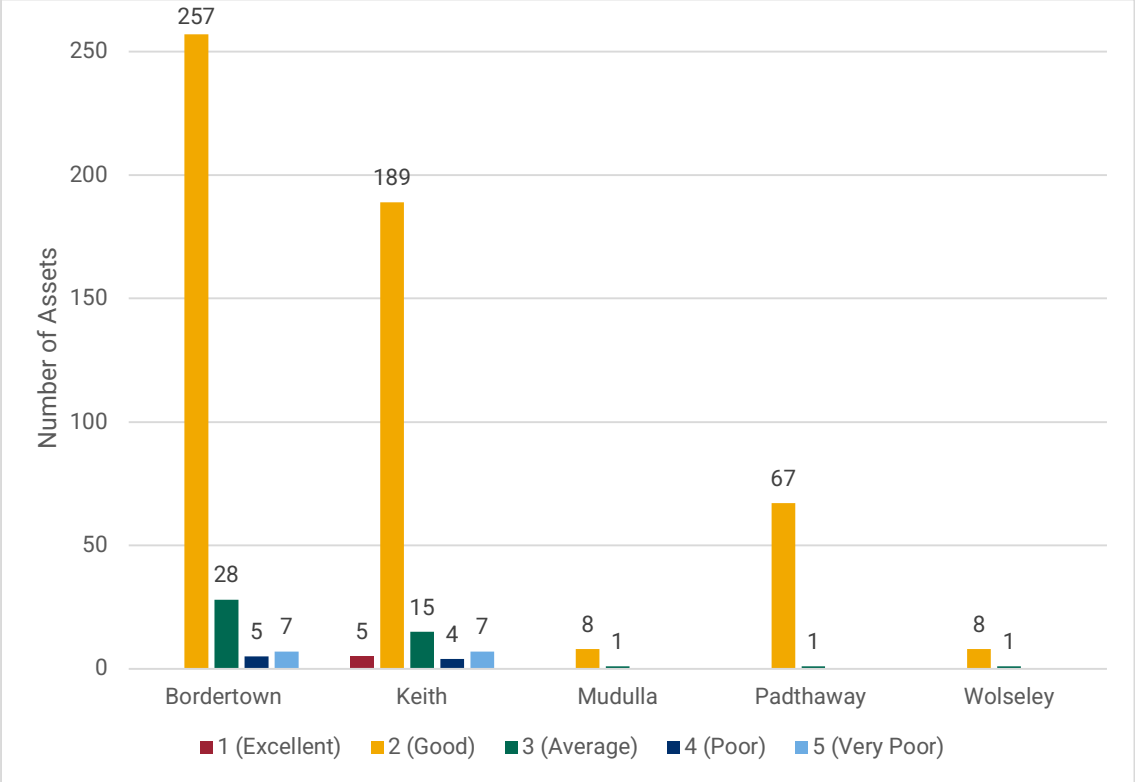


Figure 5.1-2: Asset Condition Street Furniture Profile

The most recent street furniture audit, completed by Council in May 2025, found that the majority of assets across the townships of Tatiara (as shown in Figure 5.1-2) are in good (2) condition. However, a small number of items in Bordertown and Keith were identified as being in poor or very poor condition. These assets will be further investigated to determine the necessary rectification works and this has been captured in the works program (Appendix A to Appendix D).

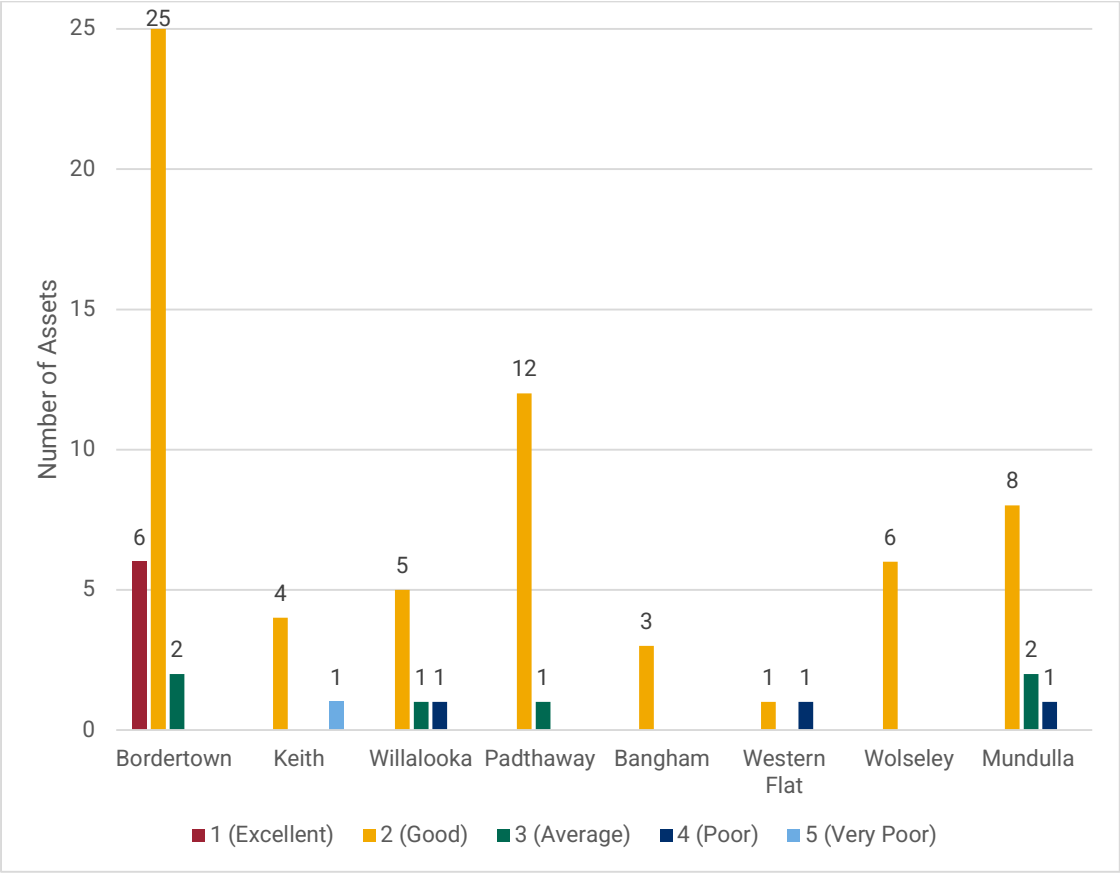


Figure 5.1-3: Playground Condition Profile

The most recent playground condition audit, completed by Council in May 2025, found that the majority of assets across the townships of Tatiara (as shown in Figure 5.1-3) are in good (2) condition. However, there are a small number of playground assets in Bordertown and Keith which were identified as being in very poor condition. Then in Bordertown, Keith, Mundulla, Willalooka and Western Flat there are assets that have been identified as being in poor condition. These assets will be further investigated to determine the necessary rectification works and this has been captured in the works program *(*Appendix A to Appendix D*)*.

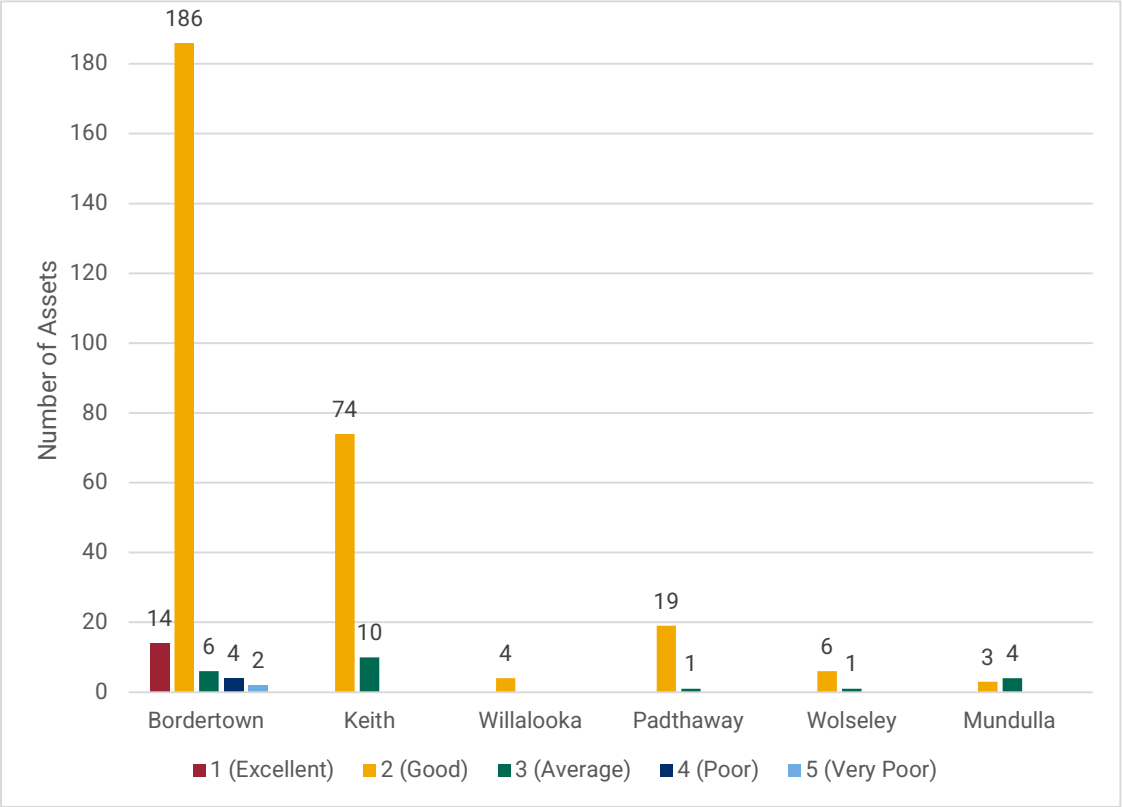


Figure 5.1-4: Park Furniture Condition Profile

The most recent park furniture condition audit, was completed by Council in May 2025 and found that majority of assets across the Tatiara (as shown in Figure 5.1-4) are in excellent (1) condition. However, there are a small number of assets that have been identified as being in poor (4) or very poor (5) condition. These assets will be further investigated to determine the necessary rectification works and this has been captured in the works program (Appendix A to Appendix D).

5.2 Operations and Maintenance Plan

Operations include regular activities to provide services. Examples of typical operational activities include cleaning, asset inspections, and utility costs.

Maintenance includes all actions necessary for retaining an asset as near as practicable to an appropriate service condition including regular ongoing day-to-day work necessary to keep assets operating. Examples of typical maintenance activities include mowing, edge trimming, wood staining, and playground equipment repairs.

Together the expenditure for operations and maintenance is operational expenditure. The historic trend in operational expenditure is shown in Figure 5.2-1.

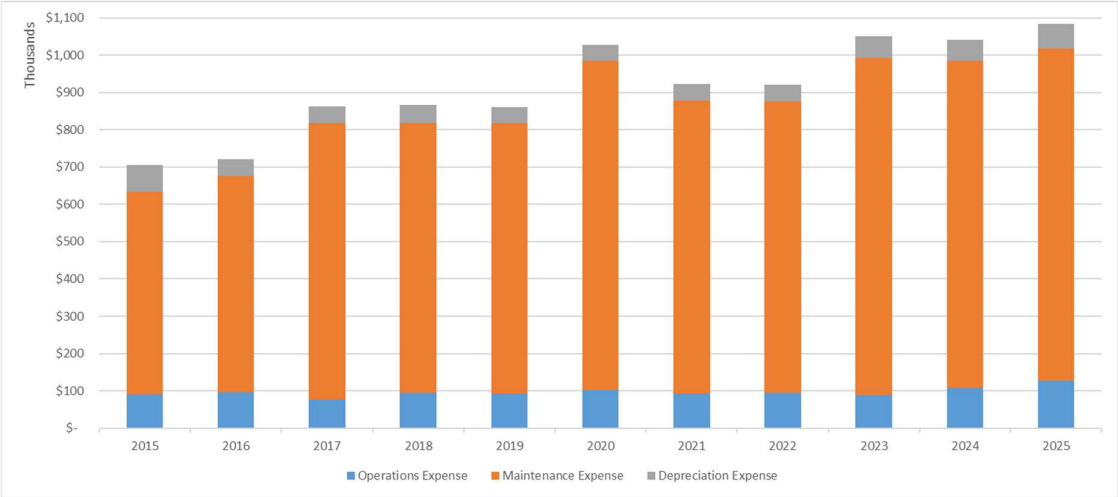


Figure 5.2-1: Operational Expenditure Historic Trend

Operational budget levels have been adequate to meet service levels. Where operational budget allocations are such that they will result in a lesser level of service, the service consequences and service risks have been identified and are highlighted in this AMP and service risks considered in the Risk Register (Appendix J).

5.2.1 Asset service hierarchy

An asset hierarchy provides a framework for structuring data in an information system to assist in collection of data, reporting information and making decisions. The hierarchy includes the asset class and component used for asset planning and financial reporting and service level hierarchy used for service planning and delivery.

The service hierarchy for parks and gardens is shown is Table 5.2-1. The service hierarchy for park lawns and garden beds is applied through the use of a decision tree (Appendix H) and the maximum number of rounds is then used to determine the operational budget requirements for the park. The service hierarchy for park and street trees has been allocated through mapping (Appendix I).

It is noted that playgrounds are not captured under the asset service hierarchy as due to the nature of the assets and their inherent risks these are inspected on a monthly basis with each quarterly inspection containing a greater level of scrutiny and then an annual inspection being undertaken with an even higher level of scrutiny.

Table 5.2-1: Asset Service Hierarchy

Service Hierarchy	Service Objective			
	Park Lawns and Garden Beds		Park and Street Trees	
	Definition	Goal	Definition	Goal
1	There are greater than 100 people visiting the park in 1 week, the park is in Central Business District (CBD), the services the park provides either a pool, cemetery, open space, or public frontage	Up to 18 rounds	High priority areas such as CBDs, parks, or high-traffic zones	Inspected every year; trimmed* if required; crown reduction** if needed

Service Hierarchy	Service Objective			
	Park Lawns and Garden Beds		Park and Street Trees	
	Definition	Goal	Definition	Goal
2	The road reserve on a main entrance into a township, the services the park provides include open space with irrigation, park furniture, BBQ & shelter, public toilets, playgrounds	Up to 13 rounds	Medium priority areas like main roads into CBD, Avenue Tree's.	Inspected annually; trimmed* if required
3	The services that the park provides include open spaces and park furniture	Up to 8 rounds	Lower priority areas with minimal public interaction but requires vehicle clearance zones	Inspected annually, trimming* every 2 years
4	Town streets that are outside of the CBD	Up to 1 round	Minimal priority areas or remote locations	Inspection and trimming* only upon request

Note: * Trimmed means the tree is cut away to ensure it is not obstructing vehicles and pedestrians and is not interfering with other structures. This also includes removal of limbs that are deemed unsafe.

** Crown reduction means the all the tree branches and foliage are cut away significantly reducing the tree height and width.

5.2.2 Summary of Forecast Operational Expenditure

Forecast operations and maintenance costs are expected to vary in relation to the total value of the asset stock. If additional assets are acquired, the future operations and maintenance costs are forecast to increase. If assets are disposed of the forecast operation and maintenance costs are expected to decrease. Figure 5.2-2 shows the forecast operational expenditure. All figure values are shown in current day dollars.

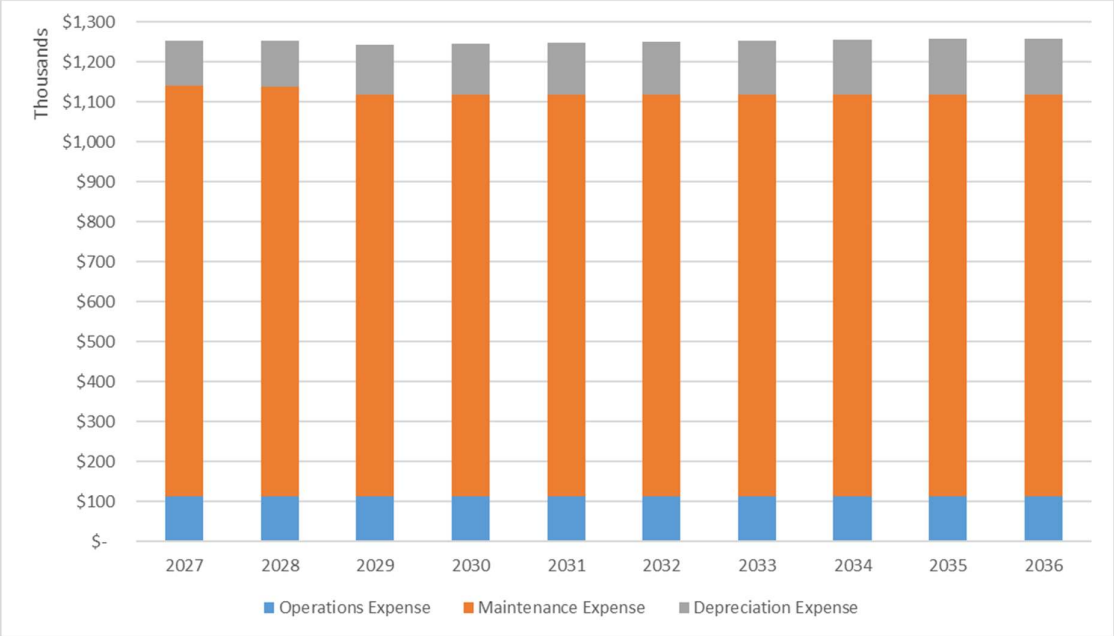


Figure 5.2-2: Operational Expenditure

5.3 Renewal Plan

Renewal is major capital work which does not significantly alter the original service provided by the asset, but restores, rehabilitates, replaces, or renews an existing asset to its original service potential. Work over and above restoring an asset to original service potential is considered to be an acquisition or upgrade resulting in additional future operations and maintenance costs.

Assets requiring renewal are identified from one of two approaches in the Lifecycle Model.

- The first method uses Asset Register data to project the renewal costs (replacement cost) and renewal timing (acquisition year plus updated useful life to determine the renewal year), or
- The second method uses an alternative approach to estimate the timing and cost of forecast renewal work (i.e. condition modelling system, staff judgement, average network renewals, or other).

The typical useful lives of assets used to develop projected asset renewal forecasts are shown in Table 5.3-1. Asset useful lives were last reviewed internally in 2023.

Table 5.3-1: Useful Lives of Assets

Asset	Asset Category	Bordertown	Keith	Mundulla	Padthaway	Wolseley
Playground	Swings	50	50		32	
	Slide	20	20			
	Seesaw / Rocking Horse	20	20		20	20
	Modular Medium 6-15 items	20			20	
	Water Play		25			
	Basketball Hoop	25			15	
Fencing	Bollard Wood	25				
	Chain-link	50	60	60		60
	Pine Post	50	50			
Hard Surfaces	Concrete	50	50	50		
	Paving		40	40		
Seating	Seat	25	25		30	45
	Picnic Table	25	25		25	20
Water Feature	Water Feature Pump	10	10		10	
	Water Fountain	25	25			
	Bore	15	15	40	15	
	Irrigation	10	40	40	10	40
	Lights	20	20			
	Shed	20			20	
	Signs	25	25		25	25

The estimates for renewals in this AMP were based on both the asset register useful lives and condition.

5.3.1 Renewal ranking criteria

Asset renewal is typically undertaken to either:

- Ensure the reliability of the existing infrastructure to deliver the service it was constructed to facilitate, or
- To ensure the infrastructure is of sufficient quality to meet the service requirements (e.g. condition of a playground).[5]

It is possible to prioritise renewals by identifying assets or asset groups that:

- Have a high consequence of failure,
- Have high use and subsequent impact on users would be significant,

[5] IPWEA, 2015, IIMM, Sec 3.4.4, p 3|91.

- Have higher than expected operational or maintenance costs, and
- Have potential to reduce life cycle costs by replacement with a modern equivalent asset that would provide the equivalent service.[6]

The ranking criteria used to determine priority of identified renewal proposals is detailed in Table 5.3-2.

Table 5.3-2: Renewal Priority Ranking Criteria

Criteria	Weighting
Conformance with standards	70%
Condition	30%
Total	**100%**

5.3.2 Summary of future renewal costs

Forecast renewal costs are projected to increase over time if the asset stock increases. The forecast costs associated with renewals are shown in Figure 5.3-1. A detailed summary of the forecast renewal costs is shown in Appendix D. All figure values are shown in current day dollars.

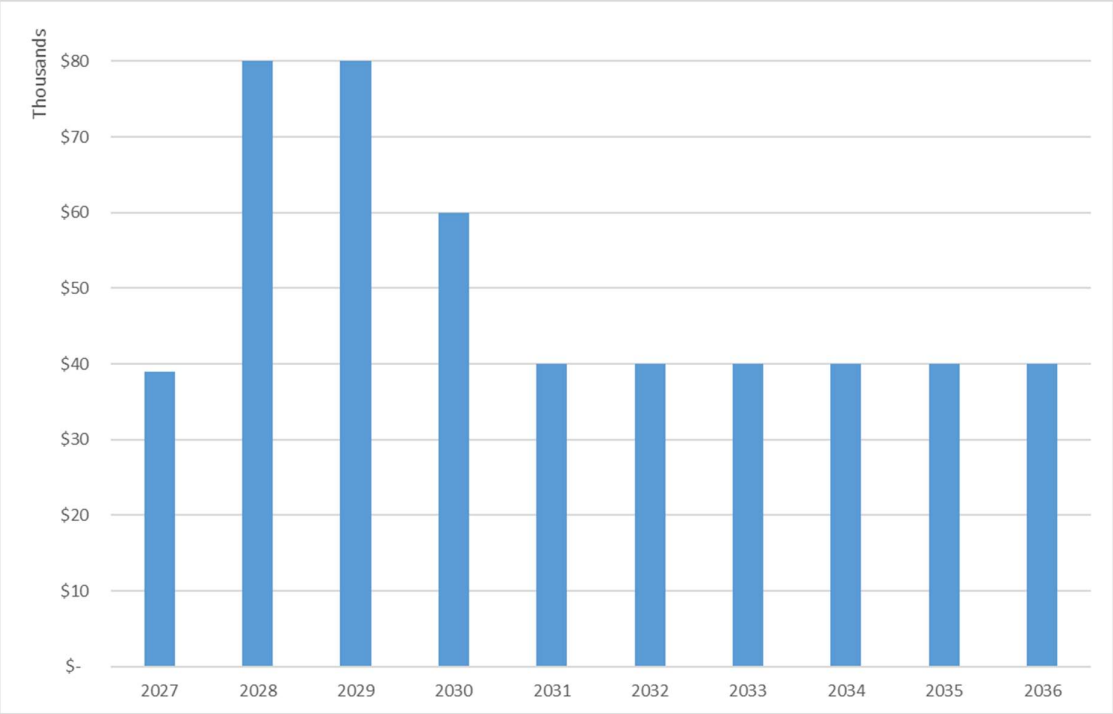


Figure 5.3-1: Forecast Renewal Costs

5.4 Acquisition Plan

Acquisition reflects are new assets that did not previously exist or works which will upgrade or improve an existing asset beyond its existing capacity. They may result from growth, demand, social or environmental needs. Assets may also be donated to the Council.

[6] Based on IPWEA, 2015, IIMM, Sec 3.4.5, p 3|97.

5.4.1 Selection criteria

Proposed acquisition of new assets, and upgrade of existing assets, are identified from various sources such as community requests, proposals identified by strategic plans or partnerships with others. Potential upgrade and new works should be reviewed to verify that they are essential to the needs of the community. Proposed upgrade and new work analysis should also include the development of a preliminary renewal estimate to ensure that the services are sustainable over the longer term. Verified proposals can then be ranked by priority and available funds and scheduled in future works programmes. The priority ranking criteria is detailed in Table 5.4-1.

Table 5.4-1: Acquired Assets Priority Ranking Criteria

Criteria	Weighting
Economic benefit	50%
Community use	50%
Total	**100%**

5.4.2 Summary of future asset acquisition costs

Forecast acquisition asset costs are summarised / summarized in Figure 5.4-1. The forecast acquisition capital works program is shown in Appendix A. All figure values are shown in current day dollars.

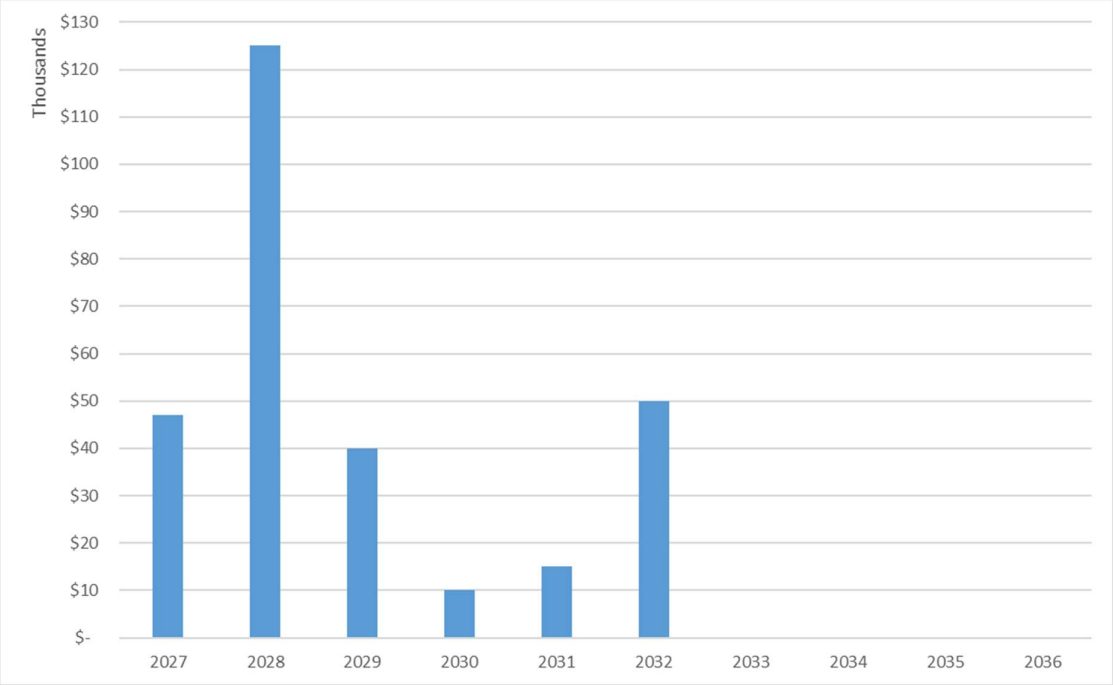


Figure 5.4-1: Forecast Acquisition / Upgrade Costs

When Council commits to new assets, they must be prepared to fund future operations, maintenance, and renewal costs. They must also account for future depreciation when reviewing long term sustainability. When reviewing the long-term impacts of asset acquisition, it is useful to consider the cumulative value of the acquired assets being taken on. Figure 5.4-2 shows the forecast depreciation expense. All figure values are shown in current dollars.

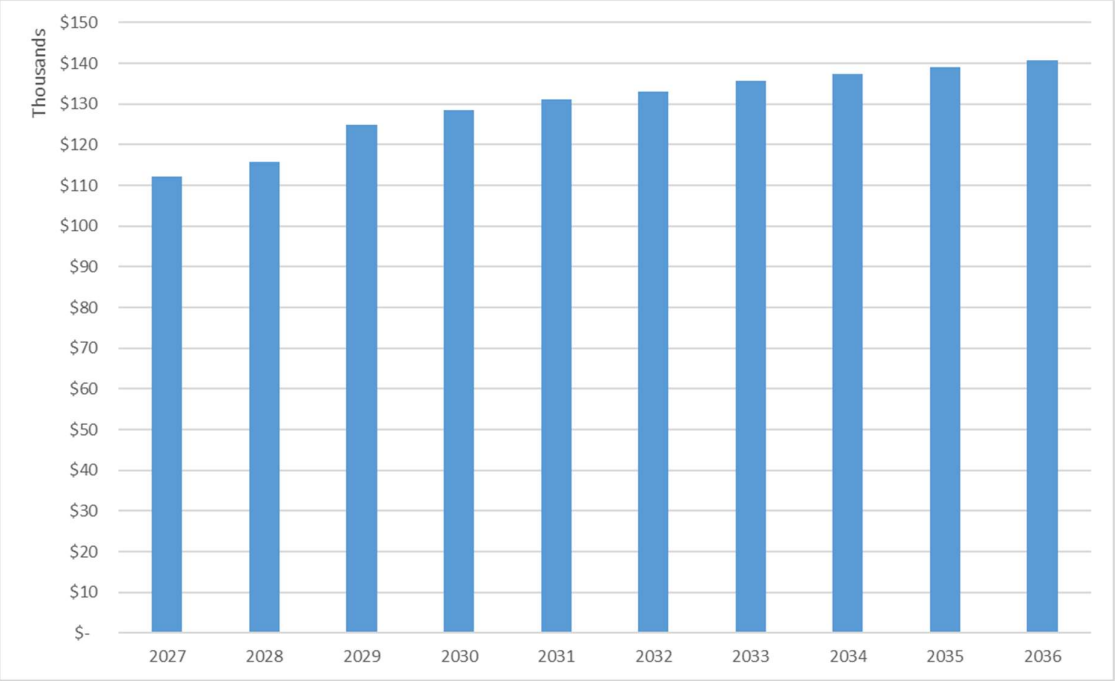


Figure 5.4-2: Forecast Depreciation Expenses

Expenditure on new assets and services in the capital works program will be accommodated in the long-term financial plan, but only to the extent that there is available funding.

5.5 Disposal Plan

Disposal includes any activity associated with the disposal of a decommissioned asset including sale, demolition or relocation. Assets identified for possible decommissioning and disposal are shown in Table 5.5-1. A summary of the disposal costs and estimated reductions in annual operations and maintenance of disposing of the assets are also outlined in Table 5.5-1. Any costs or revenue gained from asset disposals is included in the long-term financial plan. Disposal of any asset is undertaken in accordance with Council's Disposal of Land and other Asset Policy.

Table 5.5-1: Assets Identified for Disposal

Asset	Reason for Disposal	Timing	Disposal Costs	Operations & Maintenance Annual Savings
Bordertown Traffic School	No longer in use	2027	$2,000	$0
Padthaway Netball Courts	No longer in use	2026	$37,500	$0

5.6 Summary of asset forecast costs

The financial projections from this asset plan are shown in Appendix E. These projections include forecast costs for acquisition, operation, maintenance, renewal, and disposal.

The figures represent the forecast costs needed to minimize the life cycle costs associated with the service provision. The gap between the forecast work and the proposed budget is the basis of the discussion on achieving balance between costs, levels of service and risk to achieve the best value outcome.

6.0 RISK MANAGEMENT PLANNING

The purpose of infrastructure risk management is to document the findings and recommendations resulting from the periodic identification, assessment and treatment of risks associated with providing services from infrastructure, using the fundamentals of International Standard ISO 31000:2018 Risk management – Principles and guidelines.

Risk Management is defined in ISO 31000:2018 as: 'coordinated activities to direct and control with regard to risk'[7].

An assessment of risks associated with service delivery will identify risks that will result in loss or reduction in service, personal injury, environmental impacts, a 'financial shock', reputational impacts, or other consequences. The risk assessment process identifies credible risks, the likelihood of the risk event occurring, and the consequences should the event occur. The risk assessment should also include the development of a risk rating, evaluation of the risks and development of a risk treatment plan for those risks that are deemed to be non-acceptable.

The risk assessment and risk register development has been performed in accordance with Council's Risk Management Policy and Risk Management Framework. The risk register is supplied in Appendix J.

6.1 Risk Assessment

The risk management process used is shown in Figure 6.1-1 below. It is an analysis and problem-solving technique designed to provide a logical process for the selection of treatment plans and management actions to protect the community against unacceptable risks. The process is based on the fundamentals of International Standard ISO 31000:2018.

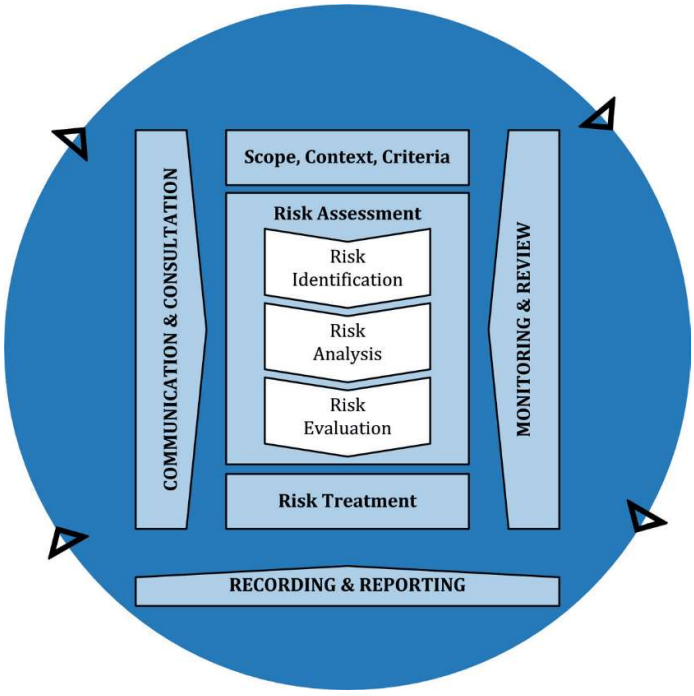


Figure 6.1-1: Risk Management Process – Abridged

Source: ISO 31000:2018, Figure 1, p9

[7] ISO 31000:2009, p 2

The risk assessment process identifies credible risks, the likelihood of the risk event occurring, the consequences should the event occur, development of a risk rating, evaluation of the risk and development of a risk treatment plan for non-acceptable risks.

An assessment of risks associated with service delivery will identify risks that will result in loss or reduction in service, personal injury, environmental impacts, a 'financial shock', reputational impacts, or other consequences.

Critical risks are those assessed with 'Very High' (requiring immediate corrective action) and 'High' (requiring corrective action) risk ratings identified in the Risk Register (Appendix J).

6.2 Infrastructure Resilience Approach

The resilience of our critical infrastructure is vital to the ongoing provision of services to customers. To adapt to changing conditions we need to understand our capacity to 'withstand a given level of stress or demand', and to respond to possible disruptions to ensure continuity of service.

Section 4.5 details the adaptations that are being implemented to build resilience to climate change. Resilience will be built into new developments with each development application being assessed individually in a case-by-case basis.

Further resilience will be investigated for implementation after the growth forecast and land use planning are adopted for each location. Adoption of the land use planning will allow for capacity assessments and options studies to be performed.

6.3 Need of Site Management Plans

Identified through the risk assessment process was the need for site management plans for the Bordertown Recreation Lake and the Bordertown Wildlife Park.

A site management plan for the Bordertown Recreation Lake would assist in addressing safety concerns, while protecting the surrounding natural habitat. This ensures that both wildlife and visitors can coexist safely. Overall, the plan would provide a structured approach to maintaining, enhancing, and safeguarding the lake, ensuring it remains a safe and enjoyable community space now and in the future.

A site management plan for the Wildlife Park is essential to ensure the wellbeing of the kangaroos and peacocks and to protect the park's natural environment. It will help manage issues like invasive weeds, the health and growth of trees, maintenance of the dam water levels, and the health of the kangaroos. Overall, the plan would provide structured approach to maintain, enhancing and protecting the park, ensuring it remains sustainable and enjoyable for the community and the wildlife.

7.0 FINANCIAL SUMMARY

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

7.1 Financial Sustainability and Projections

7.1.1 Sustainability of service delivery

There are two key indicators of sustainable service delivery that are considered in the AMP for this service area. The two indicators are the:

Asset Renewal Funding Ratio (proposed renewal budget for the next 10 years / proposed renewal outlays for the next 10 years shown in the AMP), and

Life-cycle Funding Ratio (proposed lifecycle budget for the next 10 years / proposed lifecycle outlays for the next 10 years shown in the AMP).

Asset Renewal Funding Ratio

Asset Renewal Funding Ratio[10] 100%

The Asset Renewal Funding Ratio is an important indicator and illustrates that over the next 10 years we expect to have 100% of the funds required for the optimal renewal of assets.

Lifecycle Funding Ratio – 10-year financial planning period

This AMP identifies the forecast operations, maintenance and renewal costs required to provide an agreed, and affordable level of service to the community 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.

This forecast work can be compared to the proposed budget over the first 10 years of the planning period to identify any funding shortfall.

The forecast operations, maintenance and renewal costs over the 10 year planning period is $1,132,908 on average per year.

Providing sustainable services from infrastructure requires the management of service levels, risks, forecast outlays and financing to achieve a financial indicator of approximately 1.0 for the first years of the AMP and ideally over the 10 year life of the Long-Term Financial Plan.

7.2 Funding Strategy

The proposed funding for assets is outlined in the Council's budget and Long-Term financial plan.

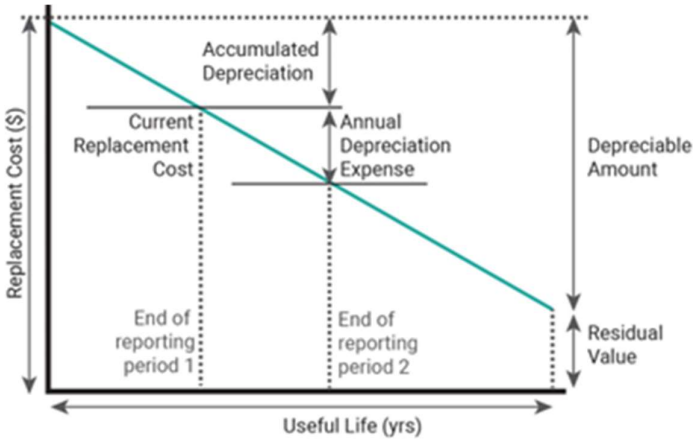
The financial strategy of the entity determines how funding will be provided, whereas the AMP communicates how and when this will be spent, along with the service and risk consequences of various service alternatives.

7.3 Valuation Forecasts

7.3.1 Asset valuations

The best available estimate of the value of assets included in this AMP are shown below and are as at 30 June 2025.

[10] AIFMM, 2015, Version 1.0, Financial Sustainability Indicator 3, Sec 2.6, p 9.



The assets are valued at fair value to replace service capacity:

Replacement Cost (Gross)	$2,250,871
Depreciable Amount	$2,250,871
Current Replacement Cost[11]	$1,075,499
Annual Depreciation Expense	$64,922

7.3.2 Valuation forecast

Asset values are forecast to increase as additional assets are added to the asset stock from construction and acquisition by Council and from assets constructed by land developers, others and donated to Council. Additional assets will generally add to the operations and maintenance needs in the longer term. Additional assets will also require additional costs due to future renewals. Any additional assets will also add to future depreciation forecasts.

7.4 Key Assumptions Made in Financial Forecasts

In compiling this AMP, it was necessary to make some assumptions. This section details the key assumptions made in the development of this AMP and should provide readers with an understanding of the level of confidence in the data behind the financial forecasts.

Key assumptions made in this AMP are:

- Current asset age and useful life are accurate
- The Long-term Financial Plan will contain sufficient budget allocations to meet 100% of the planned capital and operational works.
- The population of the Tatiara will remain relatively stable over the life of the plan

7.5 Forecast Reliability and Confidence

The forecast costs, proposed budgets, and valuation projections in this AMP are based on the best available data. For effective asset and financial management, it is critical that the information is current and accurate. Data confidence is classified on an A - E level scale12 in accordance with Table 7.5-1.

[11] Also reported as Written Down Value, Carrying Amount or Net Book Value in some jurisdictions.
[12] IPWEA, 2015, IIMM, Table 2.4.6, p 2|71.

Table 7.5-1: 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 AMP is shown in Table 7.5-2.

Table 7.5-2: Data Confidence Assessment for Data used in AMP

Data	Confidence Assessment	Comment
Demand drivers	A. Very High	
Growth projections	A. Very High	
Acquisition forecast	B. High	
Operation forecast	B. High	
Maintenance forecast	B. High	
Renewal forecast - Asset values	B. High	
- Asset useful lives	D. Low	Asset useful lives were updated last in 2023 and are therefore requiring an in-depth review and update
- Condition modelling	A. Very High	Recently completed in May 2025 therefore expected to be accurate at time of this AMP
Disposal forecast	A. Very High	

The estimated confidence level for and reliability of data used in this AMP is considered to be High.

8.0 PLAN IMPROVEMENT AND MONITORING

8.1 Data and Information Sources

8.1.1 Accounting and financial data sources

This AMP utilises accounting and financial data from Council's finance system, Synergy Soft.

8.1.2 Asset management data sources

This AMP also utilises asset management data from Council's asset management information system, Univerus Assets.

8.2 Improvement Plan

It is important that an entity recognise areas of their AMP and planning process that require future improvements to ensure effective asset management and informed decision making. The improvement plan generated from this AMP is shown in Table 8.2-1. The tasks identified in the improvement program are sourced from the Risk Register (Appendix J) and are in addition to the works identified in the works program (Appendix A to Appendix D).

Table 8.2-1: Improvement Plan

Task	Task	Responsibility	Resources Required	Timeline
1	Follow up outcome of safety inspections with relevant community groups that own playground equipment. Giving them 3 months to address the safety issue.	Parks & Gardens Supervisor	Internal Staff	Annually
2	Consider installation of signage on major play equipment displaying recommended age. Check what other Councils have used.	Parks & Gardens Supervisor	Internal Staff	December 2026
3	Develop a master plan for parks and gardens to identify and map out future works required to meet the community's needs	Asset Manager	Internal Staff	December 2027
4	Investigate the installation of pay for water fill stations in Bordertown and Keith. Ensure park taps are changed to taps that must have a key to open so that they are not available for use by others.	Asset Manager Parks & Gardens Supervisor	Internal Staff	June 2028
5	Ensure that media sources and tourist apps used by the public are updated to direct visitors to the correct water fill locations.	Communications & Economic Development Officer	Internal Staff	December 2026
6	Consider approaching the relevant external parties to develop formal agreements with Council with potential for Council to invoice for works undertaken by Council staff.	Director Infrastructure and Operations	Internal Staff	December 2026
7	Develop formal agreements between Council and the relevant owners of the irrigation water supply.	Director Infrastructure and Operations	Internal Staff	June 2026
8	Develop a management plan for the Bordertown Recreational Lake. This is to take into account; weed control, water level management and tree management.	Asset Manager Parks & Gardens Supervisor	Internal Staff	June 2026

Task	Task	Responsibility	Resources Required	Timeline
9	Develop a management plan for the Bordertown Wildlife Park. This is to take into account control of kangaroo numbers and inbreeding, weed control, tree management and dam water level management.	Asset Manager Parks & Gardens Supervisor	Internal Staff & Contractor	January 2027
10	Consider financial recognition of all Council's park and street furniture as network assets.	Asset Manager Finance Manager	Internal Staff	January 2027

8.3 Monitoring and Review Procedures

This AMP will be reviewed during the annual budget planning process and revised to show any material changes in service levels, risks, forecast costs and proposed budgets as a result of budget decisions.

The AMP will be reviewed, and updated if necessary, annually to ensure it represents the current service level, asset values, forecast operations, maintenance, renewals, acquisition and asset disposal costs and planned budgets. These forecast costs and proposed budget are incorporated into the Long-Term Financial Plan or will be incorporated into the Long-Term Financial Plan once completed.

The AMP has a maximum life of 4 years and is due for complete revision and updating within 2 years of each Council election.

8.4 Performance Measures

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

- The degree to which the required forecast costs identified in this AMP are incorporated into the long-term financial plan,
- 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 AMP,
- The degree to which the existing and projected service levels and service consequences, risks and residual risks are incorporated into the Strategic Planning documents and associated plans,
- The Asset Renewal Funding Ratio meets achieved the Organisational target of between 90% and 110% over a rolling 3 year period.

9.0 REFERENCES

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10.0 APPENDICES

Appendix A ***Acquisition and Depreciation Forecast***

Table A1 - Acquisition Forecast Summary

Year	Township	Location	Description	Cost
2027	Bordertown	Bordertown Depot	Purchase for stores - bin stands	$10,000
	Bordertown	Wildlife Park	Upgrade to watering system – Stage 1	$7,000
	Bordertown	Tolmer Park	Creek bank stabilisation	$20,000
	Mundulla	Wirrega Council Chambers	Put more sprinklers in front of Wirrega Council Chambers – extend watering out closer to road verge.	$10,000
2028	Bordertown	Memorial Park Lake	Upgrade electrical meter box	$15,000
	Bordertown	Wildlife Park	Upgrade to watering system	$10,000
	Bordertown	Tolmer Park	Creek bank stabilization	$20,000
	Bordertown	CBD – Town Streets	Investigate the installation of pay for water fill stations in Bordertown and Keith. Ensure park taps are changed to taps that must have a key to open so that they are not available for use by others. Ensure that media sources and tourist apps used by the public are updated to direct visitors to the correct water fill locations.	$30,000
	Bordertown	Recreation Lake	Relocate truck fill point from Recreation Lake to Truck Wash and also upgrade truck wash meter box	$50,000
2029	Bordertown	Wildlife Park	Upgrade to watering system – Stage 3	$10,000
	Keith	Lions - AMP - Skate Park - Pump Track	Investigate the installation of pay for water fill stations in Bordertown and Keith. Ensure park taps are changed to taps that must have a key to open so that they are not available for use by others. Ensure that media sources and tourist apps used by the public are updated to direct visitors to the correct water fill locations.	$30,000
2030	Bordertown	Wildlife Park	Upgrade to watering system – Stage 4	$10,000
2031	Bordertown	Wildlife Park	Upgrade to dams	$15,000
2032	Bordertown	Dukes Highway	Creation of a dry river with plantings through roadside between Dukes Hwy and Adamson Tce	$50,000

Note that the donation of the following assets have not been incorporated into the forecast summary;

- Padthaway Anzac Memorial and Padthaway Streetscape Upgrade
- Keith Off Leash Dog Park
- Proposed new playground in Bordertown showgrounds

Table A2 - Depreciation Forecast Summary

Year	Bordertown	Keith	Mundulla	Padthaway	Wolseley	All Towns	Total
2027	$45,112	$53,484	$704	$11,348	$1,396	$0	**$112,043**
2028	$46,987	$53,484	$954	$12,194	$1,396	$667	**$115,681**
2029	$52,103	$54,984	$954	$12,861	$2,729	$1,333	**$124,965**
2030	$52,953	$54,984	$954	$13,528	$4,063	$2,000	**$128,481**
2031	$53,803	$55,984	$954	$13,528	$4,063	$2,667	**$130,998**
2032	$54,103	$56,984	$954	$13,528	$4,063	$3,333	**$132,965**
2033	$55,103	$57,984	$954	$13,528	$4,063	$4,000	**$135,631**
2034	$55,103	$58,984	$954	$13,528	$4,063	$4,667	**$137,298**
2035	$56,103	$58,984	$954	$13,528	$4,063	$5,333	**$138,965**
2036	$57,103	$58,984	$954	$13,528	$4,063	$6,000	**$140,631**
Total	**$528,476**	**$564,838**	**$9,289**	**$131,097**	**$33,960**	**$30,000**	**$1,297,659**

Note that that the depreciation for the donated assets from 2026 has been incorporated into the depreciation calculations. These are the new Don Mosley Park Playground in Keith and the proposed new playground equipment in Bordertown Apex Park.

Appendix B Operations Expense Forecast

Table B1 - Operations Expense Forecast Summary

Year	Bordertown	Keith	Mundulla	Padthaway	Wolseley
2027	$46,200	$56,100	$4,100	$6,000	$400
2028	$46,200	$56,100	$4,100	$6,000	$400
2029	$46,200	$56,100	$4,100	$6,000	$400
2030	$46,200	$56,100	$4,100	$6,000	$400
2031	$46,200	$56,100	$4,100	$6,000	$400
2032	$46,200	$56,100	$4,100	$6,000	$400
2033	$46,200	$56,100	$4,100	$6,000	$400
2034	$46,200	$56,100	$4,100	$6,000	$400
2035	$46,200	$56,100	$4,100	$6,000	$400
2036	$46,200	$56,100	$4,100	$6,000	$400
Total	**$462,000**	**$561,000**	**$41,000**	**$60,000**	**$4,000**

Appendix C Maintenance Expense Forecast

Table C1 - Maintenance Forecast Summary

Year	Bordertown	Keith	Mundulla	Padthaway	Wolseley	Western Flat	Willalooka	All Towns*
2027	$455,928	$334,457	$39,391	$27,718	$37,701	$840	$1,176	$130,788
2028	$463,928	$324,457	$39,391	$27,718	$37,701	$840	$1,176	$130,788
2029	$443,928	$324,457	$39,391	$27,718	$37,701	$840	$1,176	$130,788
2030	$443,928	$324,457	$39,391	$27,718	$37,701	$840	$1,176	$130,788
2031	$443,928	$324,457	$39,391	$27,718	$37,701	$840	$1,176	$130,788
2032	$443,928	$324,457	$39,391	$27,718	$37,701	$840	$1,176	$130,788
2033	$443,928	$324,457	$39,391	$27,718	$37,701	$840	$1,176	$130,788
2034	$443,928	$324,457	$39,391	$27,718	$37,701	$840	$1,176	$130,788
2035	$443,928	$324,457	$39,391	$27,718	$37,701	$840	$1,176	$130,788
2036	$443,928	$324,457	$39,391	$27,718	$37,701	$840	$1,176	$130,788
Total	**$4,471,283**	**$3,254,572**	**$393,908**	**$277,180**	**$377,014**	**$8,400**	**$11,760**	**$1,307,880**

* This incorporates median strip maintenance, street and park furniture maintenance, roadside weed spraying and playground maintenance which have not been separated out per township.

Note:

- The increase recorded in Bordertown for 2027 is due to the following operational projects identified:
  - Development of a management plan for the Bordertown Wildlife Park.
  - Disposal of the Bordertown traffic school.
- The increase recorded in Bordertown for 2028 is due to an operational project identified for tree removal and replanting around the retirement village.
- The increase in Keith for 2027 is due to the operational project identified for engaging a consulting arborist to assess and provide a report with recommendations for the trees along Heritage Street.
- These values are calculated based on the Hierarchy Service Levels as described in Table 5.2-1
- The overall annual total for maintenance has increased from historic levels due to the addition of costs not previously recognised which include; the tree management, bore and pump maintenance and an annual allocation for tree planting.

Appendix D Renewal Forecast Summary

Table D1 - Renewal Forecast Summary

Year	Township	Location	Description	Cost
2027	All Towns		Renewal of gardens beds at various locations	$10,000
	Bordertown	CBD - Town Streets	Renewal / replacement of missing wooden posts	$7,000
	Padthaway	Parks - Apex Park - Memorial Parks - Settlers Park and Cemetery	Repair rusted electrical meter box inside pump shed	$2,000
	Padthaway	Parks - Apex Park - Memorial Parks - Settlers Park and Cemetery	Treated pine post and rail fencing and garden bed edging replacement/renewal	$20,000
	Padthaway	Parks - Apex Park - Memorial Parks - Settlers Park and Cemetery	Fencing around playground	$5,000
2028	All Towns		Renewal of gardens beds at various locations	$10,000
	Bordertown	Wildlife Park	Renewal of boundary fencing	$20,000
	Bordertown	Wildlife Park	Renewal of internal fencing	$10,000
	Padthaway	Parks - Apex Park - Memorial Parks - Settlers Park and Cemetery	Treated pine post and rail fencing and garden bed edging replacement/renewal	$20,000
	Wolseley	Town Entrances	General tidy up and plantings at both Servicetown and Bordertown ends	$20,000
2029	All Towns		Renewal of gardens beds at various locations	$10,000
	Bordertown	Wildlife Park	Renewal of boundary fencing	$20,000
	Bordertown	Wildlife Park	Renewal of internal fencing	$10,000
	Padthaway	Parks - Apex Park - Memorial Parks - Settlers Park and Cemetery	Treated pine post and rail fencing and garden bed edging replacement/renewal	$20,000
	Wolseley	Town Streets	General tidy up and plantings including earthworks and drainage	$20,000
2030	All Towns		Renewal of gardens beds at various locations	$10,000
	Bordertown	Wildlife Park	Renewal of boundary fencing	$20,000
	Bordertown	Wildlife Park	Renewal of internal fencing	$10,000

Year	Township	Location	Description	Cost
	Padthaway	Parks - Apex Park - Memorial Parks - Settlers Park and Cemetery	Treated pine post and rail fencing and garden bed edging replacement/renewal	$20,000
2031	All Towns		Renewal of gardens beds at various locations	$10,000
	Keith		Treated pine post and rail fencing and garden bed edging replacement/renewal	$30,000
2032	All Towns		Renewal of gardens beds at various locations	$10,000
	Keith		Treated pine post and rail fencing and garden bed edging replacement/renewal	$30,000
2033	All Towns		Renewal of gardens beds at various locations	$10,000
	Keith		Treated pine post and rail fencing and garden bed edging replacement/renewal	$30,000
2034	All Towns		Renewal of gardens beds at various locations	$10,000
	Keith		Treated pine post and rail fencing and garden bed edging replacement/renewal	$30,000
2035	All Towns		Renewal of gardens beds at various locations	$10,000
	Bordertown		Treated pine post and rail fencing and garden bed edging replacement/renewal	$30,000
2036	All Towns		Renewal of gardens beds at various locations	$10,000
	Bordertown		Treated pine post and rail fencing and garden bed edging replacement/renewal	$30,000

Appendix E Budget Summary by Lifecycle Activity

Table F1 – Budget Summary by Lifecycle Activity

Year	Acquisition / Upgrade	Renewal	Annual Capital Expenditure	Operations Expense	Maintenance Expense	Depreciation Expense	Annual Operational Expense	Capital + Operational Expenditure
2027	$ 47,000	$ 39,000	$ 86,000	$ 112,800	$ 1,028,000	$ 112,043	$ 1,252,843	$ 1,338,843
2028	$ 125,000	$ 80,000	$ 205,000	$ 112,800	$ 1,026,000	$ 115,681	$ 1,254,481	$ 1,459,481
2029	$ 40,000	$ 80,000	$ 120,000	$ 112,800	$ 1,006,000	$ 124,965	$ 1,243,765	$ 1,363,765
2030	$ 10,000	$ 60,000	$ 70,000	$ 112,800	$ 1,006,000	$ 128,481	$ 1,247,281	$ 1,317,281
2031	$ 15,000	$ 40,000	$ 55,000	$ 112,800	$ 1,006,000	$ 130,998	$ 1,249,798	$ 1,304,798
2032	$ 50,000	$ 40,000	$ 90,000	$ 112,800	$ 1,006,000	$ 132,965	$ 1,251,765	$ 1,341,765
2033	$ -	$ 40,000	$ 40,000	$ 112,800	$ 1,006,000	$ 135,631	$ 1,254,431	$ 1,294,431
2034	$ -	$ 40,000	$ 40,000	$ 112,800	$ 1,006,000	$ 137,298	$ 1,256,098	$ 1,296,098
2035	$ -	$ 40,000	$ 40,000	$ 112,800	$ 1,006,000	$ 138,965	$ 1,257,765	$ 1,297,765
2036	$ -	$ 40,000	$ 40,000	$ 112,800	$ 1,006,000	$ 140,631	$ 1,259,431	$ 1,299,431
Total	**$ 287,000**	**$ 499,000**	**$ 786,000**	**$ 1,128,000**	**$ 10,101,998**	**$ 1,297,659**	**$ 12,527,657**	**$ 13,313,657**

Appendix F Council Park Details

Apex Park – Bordertown

Park Description: High quality park that receives a high level of use located adjacent to the main street of Bordertown. The park includes a high-quality playground, park benches, public toilets open 24 hours, paved footpaths, and lighting

Park Components	**Area m²**	**Location**	Woolshed Street, Bordertown
Boundary	3,581	**Service Level**	1
Garden Bed	107	**Water Source**	Mains Water
Lawn	1,273	**Maintained By**	Council
Playground	360		





Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
Seat	Concrete	Modular Medium 6-15	Edge – Masonry
Table – Picnic	Footpaths	Items	Fence – Bollard Wood
	Gazebo	Rocking Horse	Fence – Chain Link
	Toilet Block	Seesaw	Irrigation System
	Town Clock	Spinner	Lights
		Swing 1 Seat	Water Fountain
		Swing 2 Seat	Sun Sails

Memorial Park – Bordertown
Park Description: Large open irrigated and non-irrigated area with some trees and garden beds

Park Components	**Area m²**	**Location**	Memorial Drive & Park Terrace, Bordertown
Boundary	88,743	**Service Level**	2
Garden Bed	2,244	**Water Source**	Licensed Bore Water
Lawn	16,972	**Maintained By**	Council





Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
Table – Picnic	Footpaths		Bore
	Toilet Block		Fence – Pine Post
			Irrigation System
			Sign – Other

Memorial Park Skate Park– Bordertown
Park Description: Skate Park consisting of a concrete skate bowls, metal half pipe and constructed BMX track surrounded by irrigated lawn

Park Components	**Area m²**	**Location**	North Terrace, Bordertown
Boundary	8,483	**Service Level**	1
Lawn	2,294	**Water Source**	Bore Water
		Maintained By	Council





Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
Seat	Concrete	Skate Park	Fence – Pine Post
Table – Picnic		Skate Ramp	Irrigation System

Memorial Park Lake – Bordertown
Park Description: The park includes a high-quality playground, park benches, concrete footpaths and a lake including a water feature

Park Components	**Area m²**	**Location**	Memorial Drive, Bordertown
Boundary	7,949	**Service Level**	1
Garden Bed	152	**Water Source**	Bore Water
Lawn	3,162	**Maintained By**	Council
Playground	516		




Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
Seat	Concrete	Rocking Horse	Fence – Pine Post
Table – Picnic	Paths	Slide	Irrigation System
	Shelter	Slide and Glide	Water Feature
	Bridge	Swing 2 Seat	Pump
		Swing Birds Nest	

Soldiers Park – Bordertown
Park Description: Located in the CBD area of Bordertown comprised of irrigated lawn area, park trees, park benches and seats

Park Components	**Area m²**	**Location**	East Terrace, Bordertown
Boundary	11,741	**Service Level**	1
Garden Bed	342	**Water Source**	Bore and Mains Water
Lawn	8,386	**Maintained By**	Council




Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
Seat	Concrete		Bore
Table – Picnic			Edge – Masonry
			Irrigation System
			Fence – Pine Post
			Sign

Tolmer Park – Bordertown

Park Description: High quality park that receives a high level of use. The park benches, interpretive signage, public toilets (open during daylight hours), paved and rubble footpath

Park Components	**Area m²**	**Location**	North Terrace, Bordertown
Boundary	13,217	**Service Level**	1
Garden Bed	11	**Water Source**	Bore Water
Lawn	3,576	**Maintained By**	Council





Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
Seat	Female Toilet Block	4 Way Rocker	Fence – Bollard Wood
Table – Picnic	Male Toilet Block		Fence – Chain Link
	Concrete		Irrigation System
	Paths		Sign
	Paving		Water Fountain
			Water Feature Pump

Gateway Park BBQ Area – Bordertown

Park Description: High quality park that receives a medium level of use. The park includes irrigated lawned areas, garden beds, park benches, signage and a public BBQ and shelter

Park Components	**Area m²**	**Location**	North Terrace, Bordertown
Boundary	3,887	**Service Level**	1
Garden Bed	147	**Water Source**	Bore Water
Lawn	1,552	**Maintained By**	Council





Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
Table – Picnic	Concrete		Sign
	Shelter		Barbeque
	Solar lights		Fence – Chain Link
			Dog Park

Gateway Park – Bordertown

Park Description: Park located at the eastern entrance of Bordertown via North terrace. Providing visual amenities at the entrance to town and to travelers on the Dukes Highway with open irrigated lawned areas, grassed areas, garden beds and trees

Park Components	**Area m²**	**Location**	North Terrace, Bordertown
Boundary	22,381	**Service Level**	2
Lawn	7,775	**Water Source**	Bore Water
		Maintained By	Council





Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
			Irrigation System

Recreation Lake BBQ Area – Bordertown

Park Description: The park includes irrigated lawned areas, post and rail fences, park benches, and a public BBQ and shelter

Park Components	**Area m²**	**Location**	Winter Road, Bordertown
Boundary	4,201	**Service Level**	1
Lawn	2,910	**Water Source**	Bore Water
		Maintained By	Council





Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
Table – Picnic	Toilet Block		Barbecue
	Shelter		Stone Wall

Recreation Lake – Bordertown
Park Description: Recreation lake, jetty, interpretive signage, open grass land and native trees

Park Components	**Area m²**	**Location**	Winter Road, Bordertown
Boundary	105,571	**Service Level**	3
		Water Source	Bore Water
		Maintained By	Contractor




Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
Seat	Jetty		Bore
	Pump Shed		Fence – Pine Post
			Irrigation System
			Rainwater Tank
			Monument
			Sign

North Terrace – Bordertown
Park Description: High quality park located adjacent the Police station on north terrace. The park includes a sculpture feature stonewall, paved footpaths and lighting

Park Components	**Area m²**	**Location**	North Terrace, Bordertown
Boundary	7,962	**Service Level**	1
Lawn	106	**Water Source**	Mains Water
		Maintained By	Contractor




Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
			Irrigation System
			Lights
			Stonewall Seat

Civic Centre – Bordertown

Park Description: Garden beds and lawn located in front and around the Civic Centre and Council offices. Garden pots are hand watered

Park Components	**Area m²**	**Location**	Woolshed Street, Bordertown
Boundary	1,028	**Service Level**	1
Garden Bed	83	**Water Source**	Mains Water
Lawn	240	**Maintained By**	Council





Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
			Irrigation System

Virgo Park Playground – Bordertown

Park Description: Playground located in Virgo Park providing play equipment and park furniture

Park Components	**Area m²**	**Location**	Elizabeth Street, Bordertown
Boundary	4,410	**Service Level**	3
Lawn	1,409	**Water Source**	Mains or Bore Water
Playground	163	**Maintained By**	Council





Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
Seat	Concrete	Digger	Concrete pipe 900 mm
Table – Picnic		Rocking Horse	Fence – Pine Post
		Seesaw	Irrigation System
		Slide	
		Swing 2 Seat	

Wildlife Park Outer – Bordertown
Park Description: Wildlife park surrounds consisting unirrigated grassed areas, shelter, signage and some park furniture

Park Components	**Area m²**	**Location**	Adamson Terrace, Bordertown
Boundary	301	**Service Level**	1
		Water Source	Mains Water
		Maintained By	Council





Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
Seat	Shelter		Fence – Chain Link
Table – Picnic			Irrigation System
			Sign

Wildlife Park Inner – Bordertown
Park Description: Wildlife park inside

Park Components	**Area m²**	**Location**	Adamson Terrace, Bordertown
Boundary	37,429	**Service Level**	1
		Water Source	Bore and Mains Water
		Maintained By	Council





Wetlands – Bordertown

Park Description: Consists of a range of new plantings and older trees and bushes, as well as large areas of grass. There is also park chairs and signs

Park Components	**Area m²**	**Location**	Pigeon Flat Rd, Bordertown
Boundary	383,975	**Service Level**	
		Water Source	
		Maintained By	Council





Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
Seat	Shelter		Signs

CBD – Bordertown

Park Description: Consists of garden areas located throughout the CBD area of Bordertown

Park Components	**Area m²**	**Location**	Woolshed Street, Bordertown
Boundary	205,592	**Service Level**	4
		Water Source	Bore and Mains Water
		Maintained By	Council



Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
Seat			Irrigation System Signs Lights

Town Streets – Bordertown
Park Description: Roadside verges, garden beds and street trees located within the township of Bordertown

Park Components	**Area m²**	**Location**	Streets within township of Bordertown
Boundary	3,008,113	**Service Level**	4
		Water Source	Mains Water
		Maintained By	Council

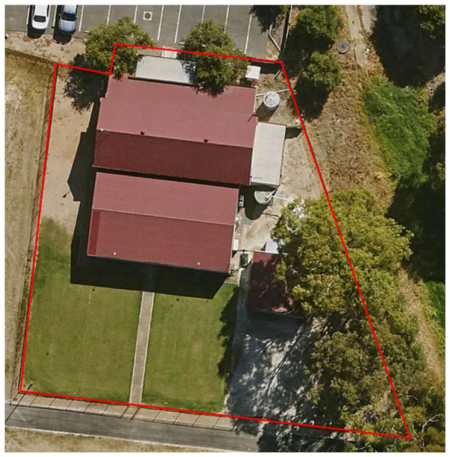


Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
			Irrigation System

Community Centre – Bordertown
Park Description: Lawned area, footpaths, garden beds and trees out the front and side

Park Components	**Area m²**	**Location**	End of Woolshed Street, Showgrounds, Bordertown
Boundary	1,197	**Service Level**	1
Lawn	310	**Water Source**	Mains Water
Garden Beds	157	**Maintained By**	Council





Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
			Irrigation System

Overland Carpark Gardens – Bordertown
Park Description: Garden beds surrounding the carpark with trees and bushes

Park Components	**Area m²**	**Location**	East Terrace & North Terrace, Bordertown
Boundary	5,589	**Service Level**	2
Garden Beds	1,888	**Water Source**	Bore Water
		Maintained By	Council





Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
			Irrigation

Cemetery Lawn – Bordertown
Park Description: The new section of the cemetery which is lawn

Park Components	**Area m²**	**Location**	Adamson Terrace, Bordertown
Boundary	49,313	**Service Level**	1
Lawn	4,591	**Water Source**	Bore Water
		Maintained By	Contractor





Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
	Concrete		Irrigation

Cemetery Outer (Surrounds) – Bordertown
Park Description:

Park Components	**Area m²**	**Location**	Adamson Terrace, Bordertown
Boundary	57,361	**Service Level**	3
		Water Source	
		Maintained By	Council



Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
Seat	Rotunda		Entrance Gates
	Mobile Canopy		Niche Wall
	Shelter		
	Shed		

Hawke House – Bordertown

Council maintains the lawn and the garden beds surrounding Hawke House, but the financials are not included in this AMP; they are in the Caravan Park & Hawke House AMP

Park Description: Includes Garden beds, lawn areas, hedges and trees

Park Components	**Area m²**	**Location**	Binnie Street & Farquhar Street, Bordertown
Boundary	1,030	**Service Level**	1
Lawn	171	**Water Source**	Mains Water
Garden Beds	196	**Maintained By**	Council





Caravan Park – Bordertown

Council maintains garden beds and trees in the caravan park, but the financials are not included in this AMP; they are in the Caravan Park & Hawke House AMP

Park Description: The caravan park includes lawned sites, garden beds and trees

Park Components	**Area m²**	**Location**	Penny Terrace, Bordertown
Boundary	23,882	**Service Level**	1
Lawn	6,384	**Water Source**	Bore and Mains Water
		Maintained By	Contractor





Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
Table – Picnic	Toilet Blocks		Water Tanks
Seat	BBQ Shelter		Irrigation System
	Pergola		Barbecue
	Shelter & Amenities		

Swimming Pool – Bordertown
Park Description: Swimming pool includes lawned areas, play equipment, basketball ring, garden beds and trees

Park Components	**Area m²**	**Location**	Cannawigara Road, Bordertown
Boundary	7,662	**Service Level**	1
Lawn	4,531	**Water Source**	Bore and Mains Water
Playground	206	**Maintained By**	Contractor
Garden Beds	186		



Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
Table – Picnic		Slide	Irrigation System
		Seesaws	Sun Sails

Possum Park – Bordertown
Park Description: Possum park has trees, walking track and unirrigated grasses

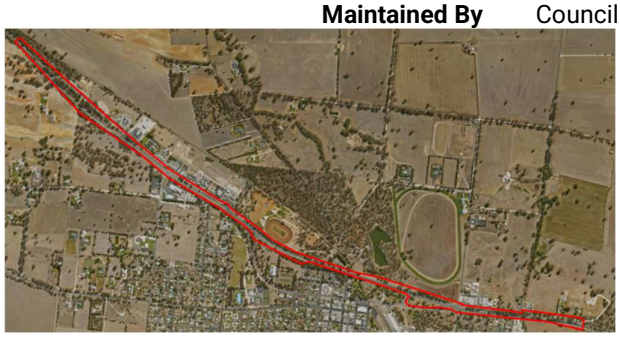
Park Components	**Area m²**	**Location**	Powerhouse Road, East Terrace, Possum Park Drive, Victoria Parade & Adamson Terrace, Bordertown
Boundary	186,033	**Service Level**	3
		Maintained By	Council





Dukes Highway – Bordertown
Park Description:

Park Components	**Area m²**	**Location**	Dukes Highway, Bordertown
Boundary	261,316	**Service Level**	2
		Maintained By	Council & Contractor



Naracoorte Road – Bordertown
Park Description:

Park Components	**Area m²**	**Location**	Naracoorte Road, Bordertown
Boundary	68,972	**Service Level**	2
		Maintained By	Council



Depot – Bordertown
Park Description: Surround of Bordertown Depot consisting of lawn, garden beds and trees

Park Components	**Area m²**	**Location**	Cleggett Road, Bordertown
Boundary	20,877	**Service Level**	1
Lawn	375	**Water Source**	Mains Water
Garden Bed	137	**Maintained By**	Council





Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
			Irrigation System

Pony Club & Showgrounds – Bordertown
Park Description: Surrounds of Showgrounds and pony club. Predominately comprises of unirrigated grassland and some trees

Park Components	**Area m²**
Boundary	78,538

Location	Victoria Parade, Bordertown
Service Level	3
Water Source	Bore Water
Maintained By	Council





Lions Park – Bordertown
Park Description: Parkland located at the eastern entrance to Bordertown on North Terrace. Maintained unirrigated grassland and trees.

Park Components	**Area m²**
Boundary	8,323

Location	North Terrace. Bordertown
Service Level	3
Water Source	None
Maintained By	Council





Memorial Park – Keith

Park Description: Located adjacent to the Dukes Highway of the CBD of Keith, this park comprises irrigated lawned area, large park trees, picnic tables and a water feature

Park Components	**Area m²**	**Location**	Heritage Street, Keith
Boundary	2,732	**Service Level**	1
Lawn	2,102	**Water Source**	Bore Water
		Maintained By	Council





Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
Table – Picnic	Paving		Fence – Pine Post Irrigation System Lights Water Feature Water Feature Pump Cenotaph Fence – Stainless Steel Bollards by Cenotaph

Heritage Park – Keith

Park Description: Located adjacent to the Dukes Highway in the CBS of Keith, this park comprises irrigated lawned area, park trees and picnic tables

Park Components	**Area m²**	**Location**	Heritage Street
Boundary	3,688	**Service Level**	1
Lawn	3,219	**Water Source**	Bore Water
		Maintained By	Council





Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
Table – Picnic	Toilet Block		Fence – Pine Post Irrigation System

Don Moseley Park – Keith

Park Description: This park comprises a high-quality playground, park benches, public toilets open 24 hours, paved footpaths and lighting

Park Components	**Area m²**	**Location**	Anzac Terrace & Heritage Street, Keith
Boundary	5,409	**Service Level**	1
Lawn	2,085	**Water Source**	Mains Water
Playground	168	**Maintained By**	Council





Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
Table – Picnic	Concrete	Playground	Bore
	Paving		Fence – Pine Post
	Paths		Irrigation System
	Rotunda		Lights
	Shelter & BBQ Shelter		Stone Wall
	Toilet Block		Water Fountain

Pilmore Park – Keith

Park Description: Located adjacent to the Dukes Highway in the CBD of Keith, this park comprises irrigated lawned area, park trees and picnic tables

Park Components	**Area m²**	**Location**	Heritage Street, Keith
Boundary	2,500	**Service Level**	1
Lawn	1,413	**Water Source**	Bore Water
		Maintained By	Council





Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
Table – Picnic	Paving		Fence – Pine Post
			Fence – Chain Link
			Irrigation System

Office – Keith

The building is not a Council Asset, but Council lease it therefore, having to undertake the maintenance of the gardens

Park Description: Keith office garden comprised of garden beds located in front and at rear of the office building

Park Components	**Area m²**	**Location**	Makin Street, Keith
Boundary	1,016	**Service Level**	1
		Water Source	Mains Water
		Maintained By	Council





CBD – Keith

Park Description: Consists of garden areas located throughout the CBD area of Bordertown

Park Components	**Area m²**	**Location**	Keith CBD, Keith
Boundary	136,692	**Service Level**	1
		Water Source	Mains Water
		Maintained By	Council



Assets at Park:

Park Furniture	Surfaces / Structures	Play Equipment	Other
			Irrigation System

Hartley Randell Park – Keith
Park Description: Located in a residential area of Keith comprising of irrigated lawn, park trees, small play equipment and park benches

Park Components	**Area m²**	**Location**	Second Street, Keith
Boundary	2,597	**Service Level**	2
Lawn	998	**Water Source**	Mains Water
Playground	318	**Maintained By**	Council





Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
Table – Picnic	Concrete	Rocking Horse Slide Swing 1 Seat	Irrigation System Sign

Institute Grounds – Keith
Park Description: Keith institute ground consisting of irrigated lawn area and garden beds located around the institute

Park Components	**Area m²**	**Location**	Anzac Terrace & Heritage Street, Keith
Boundary	2,184	**Service Level**	1
Lawn	419	**Water Source**	Mains Water
		Maintained By	Council





Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
2 x Bench			Irrigation System

Lions Park – Keith

Park Description: Located adjacent to the dukes Highway comprises of irrigated lawed area, and park benches

Park Components	**Area m²**	**Location**	Dukes Highway, Keith
Boundary	7,835	**Service Level**	1
Lawn	5,201	**Water Source**	Bore Water
		Maintained By	Council





Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
Seat	Concrete		Fence – Pine Post
Table – Picnic	Shelter		Irrigation System
	Toilet Block		Sign

AMP Hut, Pump Track & Skate Park – Keith

Park Description: Located adjacent to the dukes Highway comprises of irrigated lawed area, park benches, a concrete skate park and a basketball half court

Park Components	**Area m²**	**Location**	Dukes Highway, Keith
Boundary	7,367	**Service Level**	1
Lawn	5,005	**Water Source**	Bore Water
		Maintained By	Council





Assets at Park:

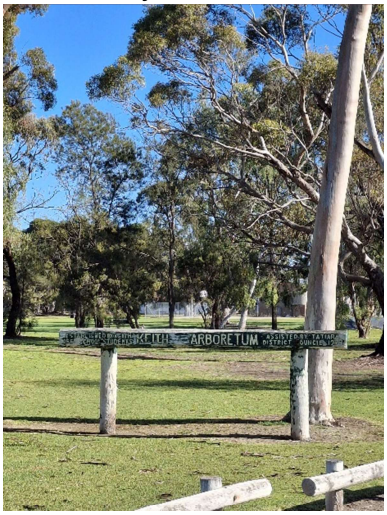
Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
Table – Picnic	Concrete	Pump Track	Fence – Pine Post
		Skate	AMP Huts and
		Mini basketball Ring	Landrover
			Sign

Arboretum Park – Keith
Park Description:

Park Components	Area m^2
Boundary	1,877

Location	Dukes Highway, Keith
Service Level	1
Water Source	Bore Water
Maintained By	Council





Mobile Reserve – Keith
Park Description: Located at the western entrance to Keith on the Dukes Highway, consisting of irrigated lawned area, trees and garden beds

Park Components	Area m^2
Boundary	11,261
Garden Beds	839
Lawn	8,637

Location	Dukes Highway
Service Level	1
Water Source	Mains Water
Maintained By	Council/Contractor





Assets at Park:

Park Furniture	Surfaces / Structures	Play Equipment	Other
Table – Picnic	Concrete		Irrigation System

Cemetery Lawn – Keith
Park Description: The newer section at the cemetery is lawned

Park Components	**Area m²**	**Location**	Keith Cemetery Road, Keith
Lawn	2,473	**Service Level**	1
		Water Source	Mains Water
		Maintained By	Council





Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
	Mobile Canopy		Fencing
	Storage Shed 1		Information Board
	Storage Shed 2		Niche Wall

Cemetery Outer (Surrounds) – Keith
Park Description:

Park Components	**Area m²**	**Location**	Keith Cemetery Road, Keith
Boundary	16,691	**Service Level**	2
		Maintained By	Council



Dukes Highway – Keith
Park Description:

Park Components	**Area m²**	**Location**	Dukes Highway, Keith
Boundary	157,374	**Service Level**	2
		Maintained By	Council



Riddoch Highway – Keith
Park Description:

Park Components	**Area m²**	**Location**	Riddoch Highway, Keith
Boundary	82,250	**Service Level**	2
		Maintained By	Council



Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
			Irrigation System

Settlers Cottage – Keith

Park Description: The settlers cottage is surrounded by garden beds and hedges, small lawn area

Park Components	**Area m²**	**Location**	Emu Flat Road, Keith
Boundary	2,114	**Service Level**	4
Garden Beds	103	**Maintained By**	Council
Notes:	Not a Council asset or on Council land		





Depot & Landscape SA Depot – Keith

Park Description: Surrounds of Keith and Landscape SA depots, consisting of lawned areas, garden beds, and trees

Park Components	**Area m²**	**Location**	Stirling Road, Keith
Boundary	5,195	**Service Level**	1
Lawn	529	**Water Source**	Bore and Mains Water
Garden Beds	218	**Maintained By**	Council





Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
			Irrigation System

Swimming Pool – Keith

Park Description: The swimming pool includes lawned areas and trees

Park Components	**Area m²**	**Location**	Naracoorte Road & Park Terrace, Keith
Boundary	3,661	**Service Level**	1
Lawn	2,224	**Water Source**	Bore and Mains Water
		Maintained By	Council



Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
Picnic settings	Changerooms	Basketball hoop	Pool – Other
	Toilets		Disability Lift
	Plant Room		Filtration System
	Shelter		

Eastern Welcome Wall – Keith

Park Description: Welcome wall consists of five metal pictures with garden beds and graveled area

Park Components	**Area m²**	**Location**	Dukes Highway & Stirling Road, Keith
Boundary	406	**Service Level**	1
Garden Bed	60	**Water Source**	Mains Water
		Maintained By	Council





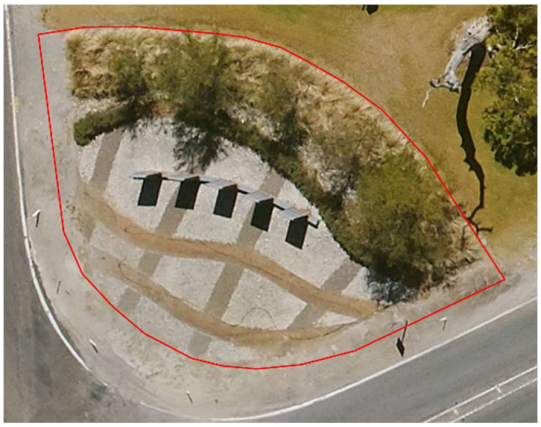
Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
			Irrigation System

Southern Welcome Wall – Keith

Park Description: Welcome wall consists of five metal pictures with garden beds and graveled area

Park Components	**Area m²**	**Location**	Naracoorte Road, Keith
Boundary	443	**Service Level**	1
Garden Bed	230	**Water Source**	Mains Water
		Maintained By	Council





Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
			Irrigation System

Town Streets – Keith

Park Description: Roadside verges, garden beds and street trees located within the township of Keith

Park Components	**Area m²**	**Location**	Keith Streets
Boundary	2,767,080	**Service Level**	3 & 4
		Water Source	Mains Water
		Maintained By	Council



Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
			Irrigation System

Apex Park – Padthaway

Park Description: This park includes high quality playground, park benches, public toilets open 24 hours, paved footpaths and a skate park

Park Components	**Area m²**	**Location**	Memorial Drive, Padthaway
Boundary	31,648	**Service Level**	1
Garden Bed	93	**Water Source**	Bore Water
Lawn	24,694	**Maintained By**	Contractors
Playground	659		





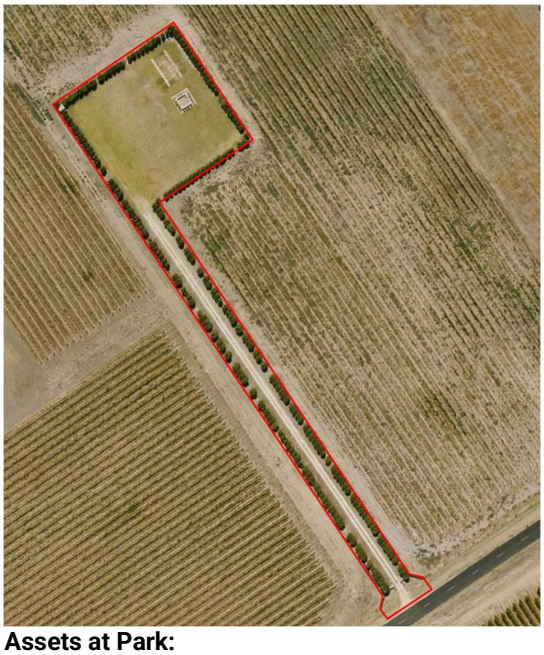
Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
Seat	Concrete	Beach Buggy	Sign
Table – Picnic	Paths	Broncho Rider	Bore
	Gazebo	Climbing Structure	Fence – Chain Link
	Shed	Modular Small	Irrigation
	Shelter	Rocking Horse	
	Toilet Block	Roundabout	
		Seesaw	
		Spinner	
		Swing 2 Seat	
		Skate Park	

Cemetery – Padthaway

Park Description: Fully lawned cemetery grounds, small garden beds, surrounded by trees

Park Components	**Area m²**	**Location**	Beeamma-Parsons Road, Padthaway
Boundary	6,227	**Service Level**	1
Lawn	2,759	**Water Source**	Bore Water
Garden Beds	58	**Maintained By**	Contractor





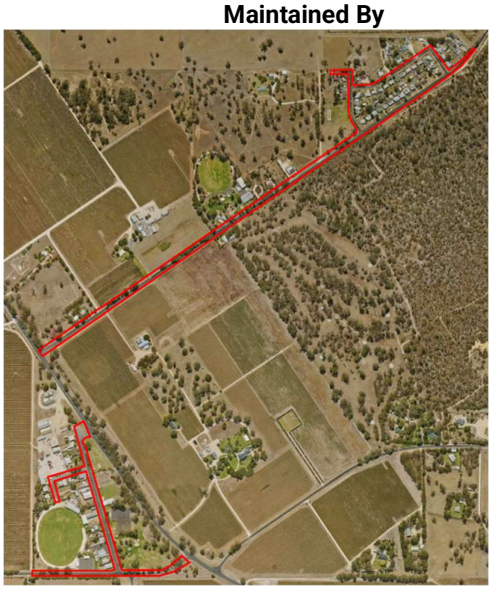
Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
	Pump Shed		Fencing

Town Streets – Padthaway

Park Description: Roadside verges, garden beds and street trees located within the township of Padthaway

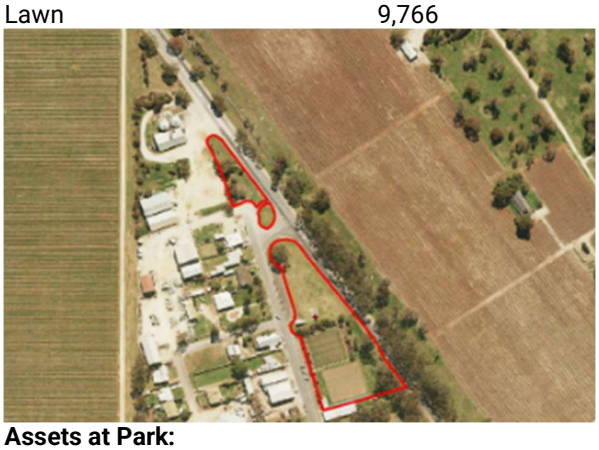
Park Components	**Area m²**	**Location**	Padthaway Streets
Boundary	84,477	**Service Level**	4
		Water Source	
		Maintained By	Contractor



Pioneer Memorial Park – Padthaway

Park Description: The park includes irrigated lawn, garden beds, water feature and artwork, park benches and shelter

Park Components	**Area m²**	**Location**	Memorial Drive. Padthaway
Boundary	14,342	**Service Level**	1
Garden Bed	992	**Water Source**	Bore Water
Lawn	9,766	**Maintained By**	Contractor





Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
Table – Picnic	Paving		Water feature Pump

Settlers Park – Padthaway

Park Description: The park includes irrigated lawn, playground equipment, half-court basketball court and park benches

Park Components	**Area m²**	**Location**	Vogelsan Road, Padthaway
Boundary	12,846	**Service Level**	1
Lawn	5,594	**Water Source**	Bore Water
Playground	267	**Maintained By**	Contractors





Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
Table – Picnic	Concrete Shed	Basketball Hoop Modular Medium 6-15 Items Rocking Horse	Irrigation System Sign

Town Streets – Mundulla
Park Description: Roadside verges, garden beds and street trees located within the township of Mundulla

Park Components	**Area m²**	**Location**	Mundulla Streets
Boundary	305,151	**Service Level**	1 & 2
		Water Source	
		Maintained By	Council & Volunteer (Bob Andrews)



Cemetery – Mundulla
Park Description: Newer area of the cemetery is lawned, trees surrounding the cemetery

Park Components	**Area m²**	**Location**	Pidgeon Flat Road, Mundulla
Boundary	19,762	**Service Level**	1
Lawn	1,582	**Water Source**	Bore Water
		Maintained By	Council





Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
	Shed		Fencing and Gates
	Mobile Canopy		Information Board
	Storage Shed		Niche Wall

Soldiers Park – Wolseley

Park Description: Lawned area with small garden beds, which is surround by trees

Park Components	**Area m²**	**Location**	Ridgeway Road, Wolseley
Boundary	7,840	**Service Level**	2
Lawn	1,853	**Water Source**	Bore Water
Garden Bed	202	**Maintained By**	Council





Assets at Park:

Park Furniture	**Surfaces / Structures**	**Play Equipment**	**Other**
		Rocking Horse	Sign
			Irrigation System

Town Streets – Wolseley

Park Description: Roadside verges, garden beds and street trees located within the township of Wolseley

Park Components	**Area m²**	**Location**	Wolseley Town Streets
Boundary	593,465	**Service Level**	4
		Maintained By	Council



Reserves & Old Dump – Wolseley

Park Description: The reserves in and around Wolseley, including the old dump reserve. Includes lawned areas, garden beds and trees

Park Components	**Area m²**
Boundary	13,434

Location	Wolseley Streets
Service Level	1
Water Source	Bore Water
Maintained By	Council



Appendix G Playgrounds on Leased Land

Adventure Playground – Mundulla

Park Description: Located in Mundulla showgrounds, the park has irrigated lawned areas, adventure playground and public BBQ

Park Components	**Area m²**	**Location**	North Terrace, Mundulla
Boundary	4,090	**Service Level**	1
Lawn	2,426	**Water Source**	Bore Water





Playground – Wolseley

Park Description: This park has irrigated lawned areas, play equipment, tennis courts, public toilets open 24 hours, park benches and picnic tables

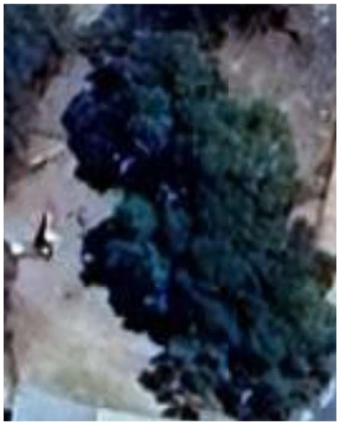
Park Components	**Area m²**	**Location**	Railway Terrace North, Wolseley
Boundary	3,259	**Service Level**	1
Lawn	1,036	**Water Source**	Bore Water
Play Area	351		





Playground – Willalooka

Park Components	**Area m²**	**Location**	Riddoch Highway, Willalooka
Play Area	721		





Playground – Western Flat

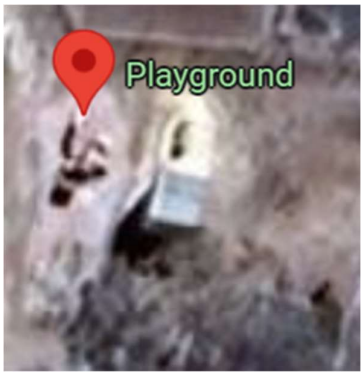
Park Components	**Area m²**	**Location**	Naracoorte Road, Western Flat
Play Area	311		





Playground – Bangham Hall

Park Components	**Area m²**	**Location**	Frances Road, Bangham
Play Area	152		





North Parkland Tennis Courts – Bordertown

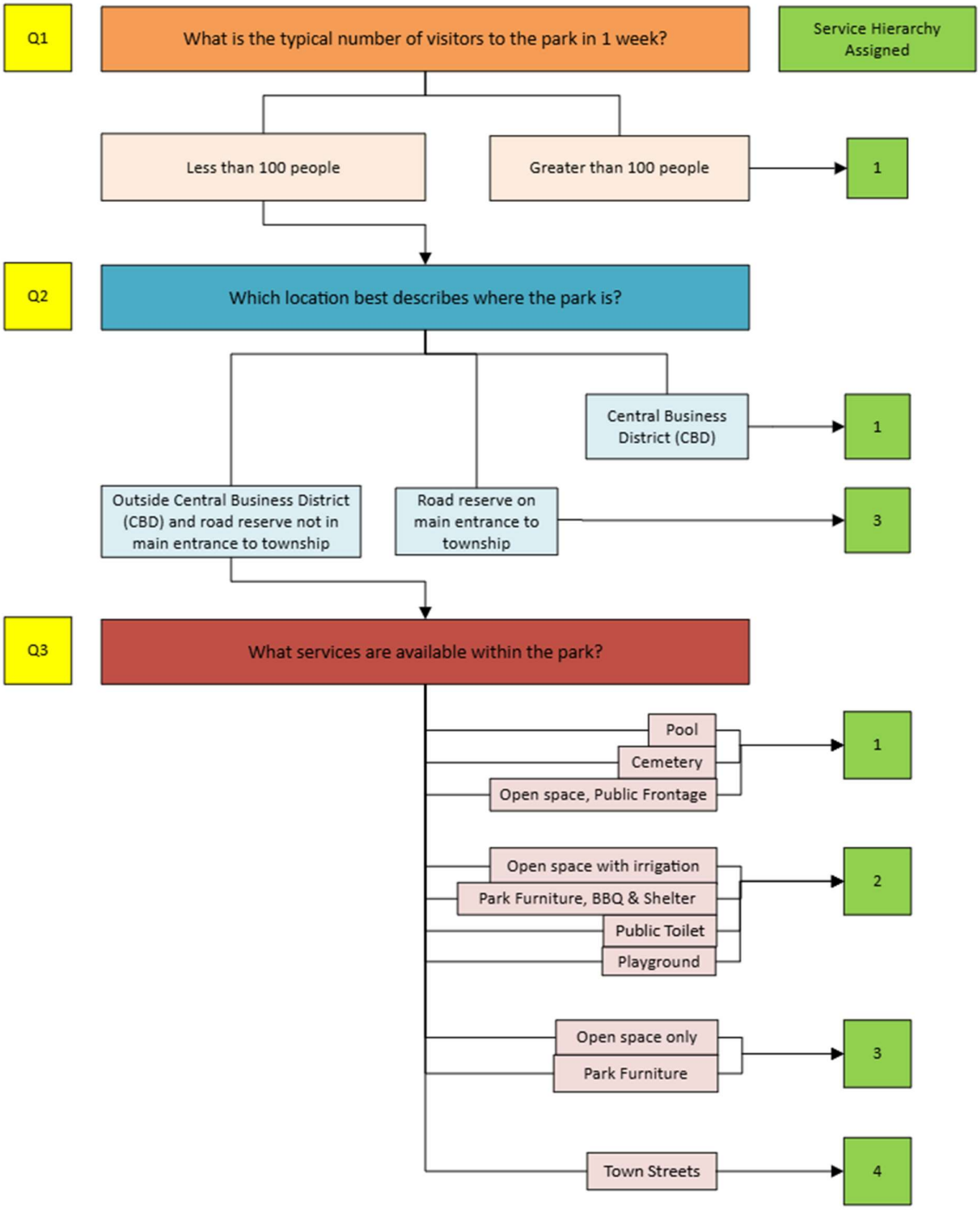
Park Components	**Area m²**
Play Area	8,451 or 800

Location North Terrace, Bordertown





Appendix H ***Parks Service Hierarchy Decision Tree***



Appendix I Park and Street Tree Service Hierarchy Maps

Each Service Hierarchy is represented by a colour in the maps as per the table below:

Service Hierarchy	Colour
1	Red
2	Purple
3	Orange
4	Blue



1 – Bordertown



1 – Keith



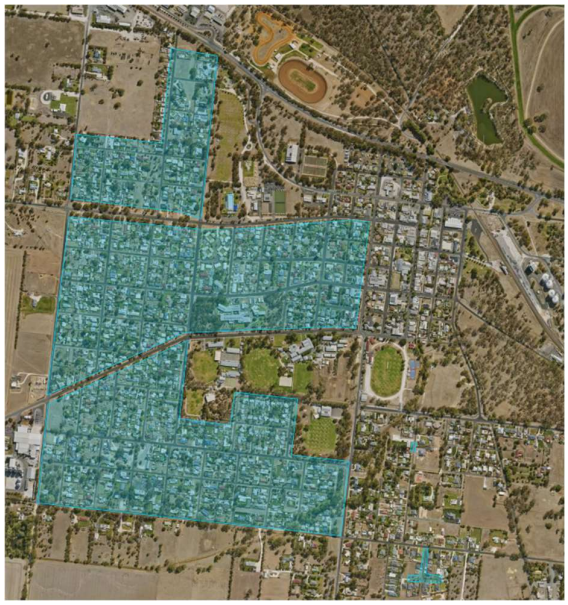
2 – Bordertown



2 – Keith



3 – Mundulla



4 – Bordertown

Appendix J Risk Register

STAKEHOLDER DRIVERS		HAZARD			INHERENT RISK			EXISTING CONTROLS	RESIDUAL RISK			RISK TREATMENT	
Stakeholder	Stakeholder Desired Outcome	Hazardous Event & Source of Hazardous Event	Description of Risk	Risk Category / Driver	Consequence	Likelihood	Inherent Risk Rating		Consequence	Likelihood	Current Risk Rating	Further Treatment Plan (Additional Controls)	Comments
DIO	No injuries as a result of poor condition of play equipment and non-standard play equipment	Users of playground equipment are injured or harmed by playground equipment which does not comply to Australian safety standards or is not maintained to ensure its safety.	1. Lack of budget 2. Lack of maintenance and inspections 3. Lack of training on the standards 4. Inability to source replacement part 5. Non-compliant installation 6. Not fit for purpose 7. Historical non-compliant infrastructure 8. Damaged, old and vandalised equipment	People	Major	Possible	**High (H17)**	1. Regular inspection process in place i.e. monthly, quarterly and annually with different levels of inspection at each frequency; 2. Staff trained in Playground Safety Inspector Training 3. Playground register in place and maintained; 4. Community feedback actioned 5. Purchase of new equipment is to current standards	Minor	Unlikely	**Low (L5)**	Follow up outcome of safety inspections with relevant community groups that own playground equipment. Giving them 3 months to address the safety issue Consider installation of signage on major play equipment displaying recommended age. Check what other Councils have used.	
DIO	No injuries or property damage due to Council managed trees	Council does not have the resources/skilled staff to adequately manage trees in public areas resulting in increased risk of injury to public or staff.	1. Lack of training 2. Lack of resources 3. Lack of accredited staff 4. Lack of available training 5. Lack of understanding of legislative requirements	People	Catastrophic	Possible	**High (H18)**	1. Tree Management Policy 2. Appropriate new plantings 3. Complaint/request system to identify issues 4. Trained arboriculturists on staff (x2) 5. Qualified Tree Risk Assessment staff (x2)	Catastrophic	Unlikely	**High (H16)**		It is understood that this risk has very large natural component that cannot be controlled by Council.
DIO	No injuries or property damage due to Council managed trees	Council does not have the resources/skilled staff to adequately manage trees resulting in increased risk of damage to infrastructure.	1. Lack of training 2. Lack of resources 3. Lack of accredited staff 4. Lack of available training 5. Lack of understanding of legislative requirements	Financial/Infrastructure	Major	Possible	**High (H17)**	1. Tree Management Policy 2. Appropriate new plantings 3. Complaint/request system to identify issues 4. Trained agriculturists on staff (x2) 5. Qualified Tree Risk Assessment staff (x2)	Major	Rare	**Medium (M7)**		It is understood that this risk has very large natural component that cannot be controlled by Council.
DIO	No fires in Council parks and open spaces due to poorly managed fuel load	Council does not adequately manage the fuel load around parks and open spaces resulting in increased fire risk.	1. Lack of resources. 2. Lack of budget 3. Insufficient maintenance rounds to control flora growth	Financial/Infrastructure	Major	Unlikely	**Medium (M9)**	1. Routine monitoring of parks and gardens 2. Routine maintenance such as mowing 3. Council holds insurance	Moderate	Rare	**Low (L3)**		
DIO	No injuries to staff or the public and damage to fauna, flora and water ways due to chemicals	Chemical handling and application	1. Chemical spill 2. Unsuitable storage facility 3. Incorrect mixing of chemicals 4. Contact with skin, eyes or inhalation 5. Damage to fauna, flora and water ways	People	Major	Possible	**High (H17)**	1. Spill kit available 2. Stored in locked storage shed 3. Mix only enough chemical for the job at hand (e.g. weed spraying) 4. SDS, JSA & SOP available 5. Wearing of correct P.P.E. 6. Use of assessment tools prior to purchasing chemicals e.g. ChemAlert 7. Staff training in chemical handling and use e.g. ChemCert	Minor	Unlikely	**Low (L5)**		
DIO	Staff and the public do not get sick due to exposure to mulch/compost/potting mix	Handling mulch/compost/potting mix and breathing in dust which could be contaminated or by having something enter the blood stream from a cut/graze.	1. Bacterial Infection (Legionnaires Disease) 2. Fungal Infection (Aspergillosis, Histoplasmosis) 3. Tetanus 4. Asbestos	People	Major	Unlikely	**Medium (M9)**	1. Wearing correct PPE 2. Handling the compost/mulch/potting mix in a well ventilated area 3. Keeping the compost/mulch/potting mix damp to reduce dust 4. JSA & SOP available	Moderate	Rare	**Low (L3)**		

STAKEHOLDER DRIVERS		HAZARD			INHERENT RISK			EXISTING CONTROLS	RESIDUAL RISK			RISK TREATMENT	
Stakeholder	Stakeholder Desired Outcome	Hazardous Event & Source of Hazardous Event	Description of Risk	Risk Category / Driver	Consequence	Likelihood	Inherent Risk Rating		Consequence	Likelihood	Current Risk Rating	Further Treatment Plan (Additional Controls)	Comments
DIO	No injuries to staff or the public and damage to fauna, flora and water ways due to chemicals	Overspray and/or spray drift when using chemicals may result in potential health/ environmental concerns and negatively impacts on Council's reputation.	1. Spraying in inappropriate conditions i.e. windy / very hot still 2. Not taking into consideration the wind direction/ velocity 3. Incorrect chemical used 4. Lack of training/ lack of skilled staff / lack of appropriate equipment 5. Customer complaint	Reputation	Major	Possible	**High (H17)**	1. Current WHS Hazardous chemical procedure in place. 2. SDS for chemicals used; 3. Trained staff (Chemcert), 4. Chemical register (chemalert) in place; 5. Chemical spray register utilised in Skytrust 6. GPS on spray vehicles	Minor	Unlikely	**Low (L5)**		
DIO	Appropriate services are in place for a playground to be constructed	Inappropriate parks and gardens infrastructure installed in public areas	1. Inadequate planning for parks and gardens infrastructure in public areas 2. Members of the public have no public convenience to utilise and find a location in the park to use (children particularly vulnerable) 2. Lack of other services results in low usage of a park/playground	Reputation	Moderate	Possible	**Medium (M11)**	1. Asset management processes 2. Public consultation protocols 3. Council do not permit a playground to be installed at a location where no other services have been provided particularly public toilets	Insignificant	Rare	**Low (L1)**	Develop a master plan for parks and gardens to identify and map out future works required to meet the community's needs	
DIO	Council's water sources for parks are secure and not used by others causing Council to have excessive water use or high bills	Council's taps in parks are used by members of the public and tourists to wash items and fill recreation vehicles such as caravans, motorhomes and camper vans etc	1. Council's water use is high leading to high bills or usage over groundwater allocation 2. Council's taps are damaged or water supply is contaminated 3. Vehicles are parked illegally or in a manner obstructing other road users for a long period of time to access the water supply point	Financial/Infrastructure	Minor	Certain	**High (H21)**	1. None.	Minor	Certain	**High (H21)**	Investigate the installation of pay for water fill stations in Bordertown and Keith. Ensure park taps are changed to taps that must have a key to open so that they are not available for use by others. Ensure that media sources and tourist apps used by the public are updated to direct visitors to the correct water fill locations.	
DIO	No children injured on roadways or rail lines	Child runs onto road / railway adjacent to playground	1. Park is adjacent to roadway or railway 2. Unfenced playground	People	Major	Rare	**Medium (M7)**	1. Some post and rail fences and hedges. 2. Playground situated in location of park away from roads 3. Council parks are typically located on residential roads with low traffic volume and low speeds 4. Appropriate park planning	Major	Rare	**Medium (M7)**		Expectation that parents supervise their children
DIO	Council parks and open spaces are maintained in accordance with Council's service levels	Inadequate resources/funding to maintain parks and open spaces	1. Employees absent due to sickness, injury and leave 2. Employees leave the organisation and long recruitment times or inability to recruit 3. Inadequate budget 4. Inaccurate budget	Service Delivery	Major	Possible	**High (H17)**	1. Contractors 2. Regular team planning 3. Obtain resources from construction and maintenance staff 4. Recruitment processes 5. Implemented regular condition assessments as per AM Strategy. 6. Maintenance of P&G AMP. 7. Asset management renewal modelling system	Major	Unlikely	**Medium (M9)**		
DIO	Staff and the public are not exposed to a sharps injury	Sharps injury	1. Needles and broken bottles left in park / playground 2. Damaged playground equipment	People	Minor	Possible	**Medium (M10)**	1. JSA No. 2 and PPE for staff picking up needles and sharp object. 2. Routine inspections of park areas and softfall areas. 3. Selection of certified softfall	Minor	Unlikely	**Low (L5)**		

STAKEHOLDER DRIVERS		HAZARD			INHERENT RISK			EXISTING CONTROLS	RESIDUAL RISK			RISK TREATMENT	
Stakeholder	Stakeholder Desired Outcome	Hazardous Event & Source of Hazardous Event	Description of Risk	Risk Category / Driver	Consequence	Likelihood	Inherent Risk Rating		Consequence	Likelihood	Current Risk Rating	Further Treatment Plan (Additional Controls)	Comments
DIO	Staff and the public do not experience injuries from trips and falls	Trip injury	1. Sprinkler head not retracting 2. Tree stump, tree roots and uneven paths	People	Moderate	Possible	**Medium (M11)**	1. Regular inspections during maintenance rounds. 2. Grind off tree stumps 3. Paths condition audits and renewal plans	Minor	Unlikely	**Low (L5)**		
DIO	Staff and the public do not experience injuries	Public injured or infrastructure / property damaged during maintenance activities	1. Projectiles from mowing activities 2. Spray drift onto public and other property 3. Inattention of operator	People	Major	Possible	**High (H17)**	1. Warning device on mowers i.e. light on roof of mower 2. Signage when road slashing warning public of presence 3. Installation of guards on machinery 4. Selection of mowers to be rear discharge	Major	Rare	**Medium (M7)**		
DIO	Staff do not experience injuries during their work	Staff injury during maintenance activities	1. Prevailing weather conditions 2. Apathy of staff member 3. Staff fatigue 4. Not following SOP and wearing appropriate PPE 5. High risk tasks such as tree lopping and using chainsaws	People	Moderate	Possible	**Medium (M11)**	1. SOP's, 2. Provisions of PPE 3. Inclement weather policy 4. Toolbox meetings 5. Staff supervision 6. High risk JSAs 7. Staff training	Moderate	Unlikely	**Medium (M8)**		
DIO	Safe and economical disposal of treated timber	Disposal of treated pine being used as posts, fence railing and garden edging	1. Treated timber is not able to disposed of in South Australia in an economical and environmentally sound manner 2. Treated timber, when wet, generates leachate that contains traces of toxic chemicals which may impact soil and ground/surface water quality 3. Burning of treated timber is not permiited as the ash would contain toxic chemicals which may impact human and animal health and soil and ground/surface water quality 4. Burying of treated timber is not permitted due to the potential of the toxic chemicals to impact soil and ground/surface water quality 5. Bulk storage of treated timber is not permitted as it results in the concentration of the toxic chemicals	Financial/Infrastructure	Moderate	Certain	**High (H22)**	1. Do not install toxic treated timber structures when new installations / construction are undertaken 2. Staff awareness of the requirements in relation to handling treated timber 3. Programmed renewal of treated timber structures in P&G AMP	Moderate	Likely	**High (H19)**		It is understood that this risk is inherent with the historic use of treated timber and will remain until Council replaces all treated timber that is used in it's parks and reserves and is able to safely dispose of all the treated timber
DIO	Use of poor quality bore water is minimised to avoid adverse effects	Poor bore water quality adversely affects flora and park infrastructure when used for irrigation	1. Flora dies due to exposure to the poor quality bore water 2. Park infrastructure condition deteriorates faster when exposed to poor quality bore water 3. Damage to private property e.g. if poor quality bore irrigation water sprays on the vehicles	Environment	Moderate	Certain	**High (H22)**	1. Direction of irrigation sprinklers regularly checked to ensure that spray is correctly targeted 2. Operation of irrigation is timed to avoid peak times when the public are present	Moderate	Certain	**High (H22)**		Where bore water is used to irrigate there is either no alternative option for irrigation water or the other option is not economically viable for Council.

STAKEHOLDER DRIVERS		HAZARD			INHERENT RISK			EXISTING CONTROLS	RESIDUAL RISK			RISK TREATMENT	
Stakeholder	Stakeholder Desired Outcome	Hazardous Event & Source of Hazardous Event	Description of Risk	Risk Category / Driver	Consequence	Likelihood	Inherent Risk Rating		Consequence	Likelihood	Current Risk Rating	Further Treatment Plan (Additional Controls)	Comments
DIO	Efficient and effective use of Council resources	Council resources are being utilised to undertake maintenance on land and infrastructure not owned by Council without Council being reimbursed	1. Council staff are placed at risk through working on land and infrastructure not owned by Council	Financial/Infrastructure	Insignificant	Certain	**Medium (M14)**	1. Council hold insurance 2. Staff have appropriate training	Insignificant	Certain	**Medium (M14)**	Consider approaching the relevant external parties to develop formal agreements with Council with potential for Council to invoice for works undertaken by Council staff.	Currently Council staff undertake maintenance at Settlers Cottage in Keith.
DIO	Certainty in water supply for irrigation	Council utilises water for irrigation that is supplied from water sources owned and managed by other parties	1. Owner wants to charge Council excessively for water use 2. Owner no longer allows Council access to the water for irrigation 3. Council are no longer able to meet service levels due to accessibility issues to irrigation water	Service Delivery	Moderate	Possible	**Medium (M11)**	1. None.	Moderate	Possible	**Medium (M11)**	Develop formal agreements between Council and the relevant owners of the irrigation water supply.	Mundulla Cemetery sources it's water supply from an external party. Garden bed in Hill St/Anzac Tce/Memorial Ave roundabout Keith is watered from Keith Area School water supply.
DIO	Effective and efficient management of Council resources	Poor management of Council resources due to lack of clear direction and guidance	1. Knee jerk responses to requests due to no clear policy or management plan in place to follow and provide guidance 2. Unexpected expenses due to knee jerk responses	Financial/Infrastructure	Minor	Certain	**High (H21)**	1. None.	Minor	Possible	**Medium (M10)**	Develop a management plan for the Bordertown Recreational Lake. This is to take into account; weed control, water level management and tree management. Develop a management plan for the Bordertown Wildlife Park. This is to take into account control of kangaroo numbers and inbreeding, weed control, tree management and dam water level management.	
DIO	Council's asset registers are a current and accurate representation of Council owned and managed assets	Poor and/or inaccurate data on assets	1. Budget allocation is not sufficient to meet required service levels due to poor quality asset registers 2. Council's financial position is misstated due to poor quality asset registers 3. Asset maintenance is missed due to lack of information on assets 4. Council's renewal programs are not reliable	Financial/Infrastructure	Moderate	Possible	**Medium (M11)**	1. Regular inspections during maintenance rounds 2. Asset condition audits and renewal plans	Moderate	Unlikely	**Medium (M8)**	Consider financial recognition of all Council's park and street furniture as network assets.	