

Wingecarribee Local Planning Strategy 2015-2031

Chapter Seven Managing Our Infrastructure Needs



7.1 Asset Management

Council's charter is to provide cost effective, sustainable services to the community. A large proportion of these services are provided by infrastructure assets. Council has acquired infrastructure assets by purchase, by contract, construction by Council, and by transfer of assets constructed by developers and others to meet increased levels of service.

Council is custodian for approximately \$1.2bn of physical assets that support its core business, the delivery of service to the community. Council assets affect the day to day activities of the community and include:

- Roads and all associated support systems such as footpaths, gutters, kerbs and signs.
- Bridges
- Stormwater assets such as pipes drainage, headwalls, detention basins and associated infrastructure
- Parks and the associated built assets such as swimming pools, amenity blocks, playing fields
- Public reserves including walking tracks, picnic areas, lookouts
- Trees, gardens, floral gardens and associated assets
- Buildings for community, council and some commercial use
- Waste management facilities for garbage collection, recycling and reuse facilities.
- Water assets including pump stations, reservoirs, a network of pipes and associated infrastructure
- Sewerage assets including pumping stations, sewage treatment plants, a network of pipes and other infrastructure
- Other community facilities

Some of the assets are buried underground, such as:

- Water supply reticulation pipes
- Sewerage pipes
- Drainage pipes

The challenge for Council is to facilitate the provision of sustainable assets used in the effective delivery of services to the community for both current and future generations.

7.2 Goals & Objectives of Asset Management

Council's goal in managing infrastructure assets is to meet the required level of service in the most cost effective manner for the present and future community. The key elements of asset management are:

- Taking a 'whole of life' approach to financial management (particularly expenditure) for all assets
- Developing a cost-effective and integrated management strategy
- Delivering an agreed level of service and monitoring delivery of the service
- Understanding and meeting the demands of growth through demand management and infrastructure investment
- Managing risks associated with asset failures
- Sustainable use of physical resources

- Consideration of Social and Environmental issues
- Continuous improvement in asset management practices

Asset Management is a strategic process. Consequently it needs to start with a vision and objectives developed in conjunction with the community. That vision and those objectives are set by the Wingecarribee Community Strategic Plan (W2031+) and is a necessary link to ensure the asset management planning process is synchronised with the community's overall vision. Virtually all of the goals and associated strategies in W2031+ rely to some extent on adequate infrastructure, be it roads, cycleways, footpaths, stormwater & sewerage systems, active and passive open space or public buildings.

It is Council's intention to operate and maintain its asset infrastructure and networks to ensure that the service level provided achieves the following strategic objectives:

- Ensure all assets are maintained at a safe and functional standard.
- Manage the utilisation of Council's assets to maximise the provision of the Council's community service obligations within the defined limitations (budgets) and in accordance with W2031+ and other plans including the Delivery Program and Workforce Plan.

7.3 Asset Management Framework

Council's Asset Management Framework includes the following components:

- Asset Management Policy
- Asset Management Strategy
- Overarching Asset Management Plan - State of our Assets
- Delivery Program and Operational Plan

Council's Asset Management Policy was adopted on 28 July 2010. To ensure corporate asset management the objectives of the policy are:

- Full life cycle costs will be used as the basis for decisions on asset maintenance and asset acquisition, replacement and disposal.
- An Asset Management Plan will be developed that will ensure systematic and appropriate asset management best-practice is implemented throughout Council.
- The Asset Management Plan will be aligned to the Community Strategic Plan and the Long Term Financial Plan to meet legislative requirements.
- Service levels will be defined by the community consultation process and will be reflected into the Asset Management Plan.
- The Asset Management Plan will include initiatives to reduce the exposure to asset failure by the continued application of risk management and asset condition assessment. The need for regular condition assessment is now mandated in the new legislation.
- Systematic and cyclic reviews will be applied across all asset classes to ensure that the assets are managed, depreciated and valued in accordance with appropriate best practice and applicable Australian Standards.
- Current asset performance and future life cycle costs will be reported as part of the decision process for new services and upgrading of existing services (assets). A measurement of overall sustainability will be made and reported annually as part of the monitoring process for good asset management practice.

An Asset Management Plan identifies community expectations in the provision of infrastructure services.

An Asset Management Plan demonstrates Council's ability to:

- Be proactive in asset management
- Define the annual budget (based on life cycle costs) for asset maintenance, renewal, upgrading and expansion to ensure the agreed levels of service are met now and in the future.
- Proactively look to improve the efficiency (cost) and the effectiveness of service provision

Key elements of an Asset Management Plan are:

- Levels of service: Specifies the services and levels of service to be provided by Council.
- Life cycle management: How Council is managing its existing assets to provide the required services.
- Financial Forecasts: What funds are required to provide the required services now and in the future, how Council will manage its current & future assets to provide the required services. Future sustainability forecasts provide a performance monitoring measure.
- Other issues including asset management practices, systems and continuous improvement

7.4 Legislative Framework

Council must comply with several legislative requirements including Australian and State legislation and State regulations. These include:

Legislation	Requirement
Local Government Act (LGA) 1993 and Local Government Regulation 1999	Sets out the role, purpose, responsibilities and powers of local government including the preparation of a long term financial plan supported by asset management plans for sustainable service delivery.
Protection of the Environment Operations (POEO) Act 1997 and POEO Regulation 2000	Requires Council to comply with Environment Protection Licences issued by Environment Protection Authority regarding environmental protection.
Public Health Act 1991	Requires Council to comply with Australian Drinking Water Guidelines.
OHS Act 2000 and OHS Regulation 2001	Requires Council to provide safe workplace conditions for all employees, customers, contractors and volunteers.
Water Management Act 2000	Requires Council to comply with requirements of Water NSW (formerly Sydney Catchment Authority), Department of Energy, Utilities and Sustainability (DEUS) with regards to water extraction.

Of particular relevance to land use planning is State Environmental Planning Policy (Infrastructure) 2007 (the Infrastructure SEPP) which aims to facilitate the effective delivery of infrastructure across the State by:

- improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services, and
- providing greater flexibility in the location of infrastructure and service facilities, and

- (c) allowing for the efficient development, redevelopment or disposal of surplus government owned land, and
- (d) identifying the environmental assessment category into which different types of infrastructure and services development fall (including identifying certain development of minimal environmental impact as exempt development), and
- (e) identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development, and
- (f) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing.

The Infrastructure SEPP requires that no new residential development is permitted until land is adequately serviced (or arrangements satisfactory to the Council have been made to service it).

The Proposal must seek to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:

- improve access to housing, jobs and services by walking, cycling and public transport
- increase the choice of available transport and reducing dependence on cars
- reduce travel demand including the number of trips generated by development and the distances travelled, especially by car
- support the efficient and viable operation of public transport services
- provide for the efficient movement of freight.

7.5 Future Infrastructure

Planning for future infrastructure is influenced by several factors including:

- Changes in Demand can occur through population change, changes in demographics, seasonal factors, vehicle ownership, consumer preferences and expectations, economic factors, agricultural practices, business practices and environmental awareness.
- Changes in Technology and Engineering can impact on the delivery of services and are specifically addressed in the Asset Management Plan.

The financing of future infrastructure is provided in part by Council through rates and government grants, and part through developer contributions. The latter result directly from land use development. Section 94 and Section 94A of the Environmental Planning & Assessment Act 1979 allow Council to collect monetary contributions from the development of land in order to help meet the additional demand for roads and traffic, community, cultural, open space and recreational facilities generated by development associated with population growth and employment generation.



Similar contributions for water, sewer and storm water services are collected under Section 64 of the Local Government Act. Some contributions plans are 'Shire-wide' while others are specific to a locality. Council is currently preparing new water and sewer Development Servicing Plans.

Infrastructure Recommendations

7.1 Continue to ensure that the Shire's infrastructure is well managed to optimise efficient service delivery and to reflect community needs and meet Council's Fit for the Future commitments.

7.2 Council is to advocate for more state or federal funded public infrastructure and community resources including health and education facilities.

