

ASSET PLAN 2022



Executive Summary

The Wodonga Council Asset Plan 2022 (Asset Plan) is a new plan that is a requirement of the *Local Government Act 2020*. The Asset Plan provides a strategic overview of how council manages assets on behalf of the community both now and into the future. This document aligns with the long-term financial plan, capital plan and annual budget, and is guided by the strategic objectives in the Council Plan. The Asset Plan also ties together all other relevant plans and strategies that deal with infrastructure assets, to present a picture of whole of life costs for assets in Wodonga over the course of the next 10 years, documenting council's commitment to investing in assets to meet the current and future service delivery needs of our community.

The purpose of the Asset Plan is to be a readable public document that communicates the importance and magnitude of the infrastructure assets for which council is the custodian. This will result in more informed community engagement and a mutual understanding of the best use of council assets in the interest of the community.

The Asset Plan includes all infrastructure assets that are reported annually through council's financial statements in the Annual Report, which require renewal or capital planning. Wodonga Council currently looks after more than \$728 million worth of assets.

Whilst it is not a requirement of the first edition of this Asset Plan, the deliberative engagement practices described in the Act refers to the development and preparation of future versions of the Asset Plan. This requirement, alongside due engagement on the Community Vision, Council Plan and Financial Plan, demonstrates a consistent approach among the four documents. It is important when executing the community engagement policy to consider the concept of asset performance, cost, and consequence of asset management choices.



INTRODUCTION

What is an Asset?

The basic definition of an asset is something that is of value to a person or an organisation.

Assets can be tangible, meaning that they are physical and can be touched, or they can be intangible like financial assets. Physical public infrastructure assets that council manages such as buildings and land, roads, pathways, playgrounds and sports fields are tangible assets and are covered by this Asset Plan.

What is Asset Management?

Asset management refers to the coordinated series of activities that monitor and maintain things of value—in this case, physical assets. This involves balancing risk, cost, opportunities, and performance to ensure the full value of an asset is utilised over its entire lifespan.

Effective asset management also aligns strategic asset planning with the service delivery needs of the community, and considers what assets people need and how these assets are made to last and perform best.

What do we do with assets to keep them performing at their best?

Without assets, council could not provide our diverse range of services to the quality that the community expects. There are a range of activities we carry out on assets to ensure services can keep continuing at the determined levels. These activities include:

- Asset acquisitions – Newly constructed assets that council owns. This occurs to provide a service to the community that did not previously exist, or due to population expansion (developer gifted assets).
- Asset maintenance or operational costs – All assets require maintenance to keep them in service. This work is typically regular activities to ensure assets last as long as they should (such as fixing a leaking tap, repairing a hole in the road, replacing boards on a boardwalk). Maintenance can be planned or unplanned (reactive). Operating costs are typically known as running costs, and include utilities (power, water, cleaning, mowing, compliance inspections etc.)
- Renewal costs – Expenditure that extends the life of an asset, and will bring the overall condition of the asset back to nearly new. Examples can include building renovations (repaint, new carpet, new kitchen benches), resurfacing a road, or replacing old playground elements. Renewal can fall into several categories:
 - Like-for-like replacements – brings the asset back to near new condition in its current state.
 - Upgrade – Brings the asset to a higher service level. Examples include sealing a gravel road, strengthening a bridge to take heavier vehicles, insulating and adding heating and cooling to a sports clubroom etc.
 - Expansion – Carried out when the asset is at capacity. Examples include widening a road or bridge, extending a public hall, adding features to a playground or skate park.

- Disposal or decommissioning - The last activity that occurs in an assets lifecycle is disposal or decommissioning. This happens at the end of an assets useful life, which can be determined through asset failure or when the asset no longer supports the needs of the community.

All of the activities listed above are part of the whole-of-life costs for asset. This Asset Plan will show what these costs are for council for each major asset class.

Purpose of the Asset Plan:

The purpose of this Asset Plan is to be a community-facing document that shows how council assets will be managed and maintained, while meeting the community's needs and interests. The Asset Plan will also communicate the importance and magnitude of the infrastructure assets for which council is the custodian. This will result in more informed community engagement and a mutual understanding of the best use of council assets in the interest of the community.

The Asset Plan also demonstrates how assets are managed to achieve the Council Plan objectives and Community Vision statements.

The Local Government Act 2020 introduced the Asset Plan as a new council document in order to:

- Improve the transparency around asset value and performance

- Better inform the community on the type of assets under council management and the financial impost
- Embed responsible asset management practices into the Integrated Strategic Planning and Reporting Framework.
- Contribute to council's long-term objectives, strategic intent, and finances
- Improve the efficiency and effectiveness of asset management practices through a more engaged community and informed council
- Better align decisions around assets to community needs, service levels and standards, and financial sustainability
- Articulate and communicate the challenges on service levels, costs, risks, and the considerations for the decisions made.

Compliance with the Local Government Act 2020 and Regulations:

The Victorian Local Government Act 2020 (the Act), requires all Victorian Councils to adopt and keep in force an Asset Plan (section 92). This legislation can be found here: [Local Government Act 2020 \(legislation.vic.gov.au\)](https://legislation.vic.gov.au)

In order for councils to meet the obligations of the Act in regard to an Asset plan, a council must:

- Develop, adopt and keep in force an Asset Plan in accordance with its deliberative engagement practices. (Note: Community engagement is not mandatory for the first iteration of the Asset Plan)
- Ensure the scope of an Asset Plan is a period of at least the next 10 financial years.
- Ensure the plan contains information about maintenance, renewal, acquisition, expansion, upgrade, disposal and decommissioning in relation to each class of infrastructure asset under the control of the Council;
- Develop and adopt an Asset Plan in accordance with its community engagement policy by 30 June 2022
- In following years, develop or review the Asset Plan in accordance with its deliberative engagement practices and adopt the Asset Plan by 31 October in the year following a general Council election.
- Ensure the Asset Plan references the relevant parts of the Act (Victorian Local Government Act 2020)

The Local Government (Governance and Integrity) Regulations 2020 require councils to record their compliance with section 92 (the Asset Plan) of the Act by completing the governance and management checklist. This checklist will continue to be published on the Know Your Council website and in the council's Annual Report, and will remain the key instrument to display transparency and accountability to reassure the public that their assets are being responsibly managed.

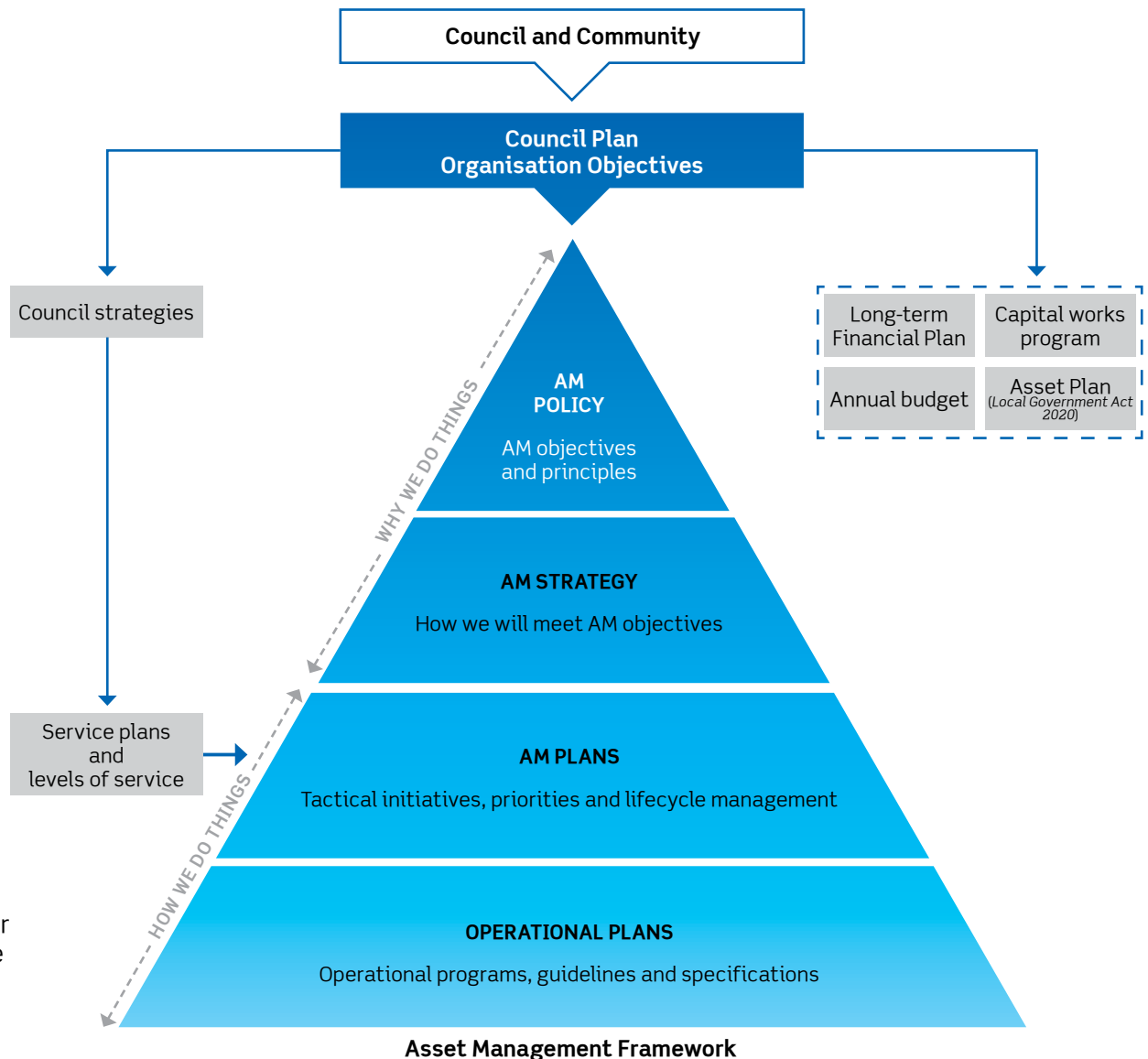
Strategic Context (Linkage to the Community Vision, Council Plan and Financial Plan):

The Asset Plan referred to in the Act is intended to be a strategic public-facing document that informs the community on how the council-controlled infrastructure assets are to be managed to achieve the Community Vision and supporting Council Plan objectives.

Currently at Wodonga Council there are several key documents that form part of council's Integrated Strategic Planning and Reporting Framework. These documents include the Council Plan, the Annual Budget, Annual Report, as well as the other longer-term planning documents such as the Community Vision, Long Term Financial Plan, and Capital Plan. The Asset Plan is a vital component of this Integrated Strategic Planning and Reporting Framework, and as such, should align with and complement other council planning and reporting documentation. The Asset Plan relationship with these other key documents can be seen in the diagram on this page.

The Wodonga Council Plan 2021-2025 provides the following vision and strategic objectives specific to asset management:

- Council Vision
To be a progressive, well-planned, growing city that is affordable, offers an abundance of opportunities and led by strong, empathetic stewardship
- Strong, Responsible and Sound Leadership
 - Provide transparent governance and strong leadership, demonstrating excellence in the way we do business by being innovative and responsive.
 - What we will do - Implement smart technologies to greater understand all council operations and facilities to improve functionality and productivity
 - Planning and Projects - Upgrade councils asset management system



- Sustainable and Forward-Thinking
 - Planning for growth, demonstrating stewardship through protecting, enhancing and managing our unique natural and built environments.
 - What we will do - Ensure assets are well-managed through long-term renewal strategies.
 - Develop approaches for a sustainable future with a key focus on climate change mitigation and adaptation

Scope

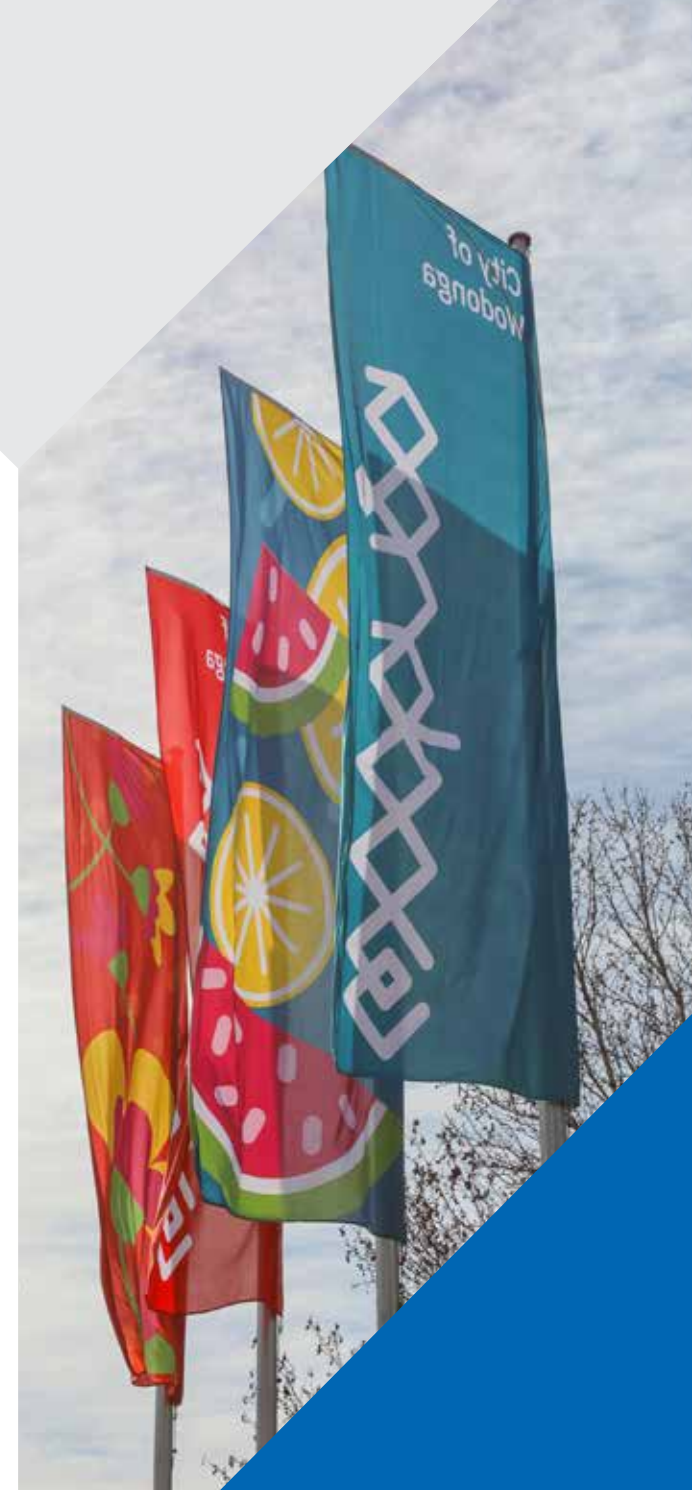
At Wodonga Council, the Asset Plan will include all infrastructure assets that are reported annually through financial reporting and require renewal or capital planning. Wodonga Council currently looks after \$728 million worth of assets. Currently, these assets are:

- Road Assets (formation, pavement, sealed surfaces, carparks, kerbs)
 - Sealed road – 476.976km
 - Unsealed roads – 71.449km
 - Kerb – 621.347km
 - Carparks - 50
- Bridges and Major Culverts
 - Road bridges – 19
 - Culverts – 23
 - Pedestrian bridges - 27
 - Pedestrian underpasses – 11

- Pathways (footpaths, shared pathways, gravel paths, rail trails)
 - 450km
- Buildings assets - 119 buildings ranging from Jackson Point barbecue shelter to Hyphen
- Stormwater Drainage assets (pits, pipes, retention basins)
 - Pipes – 410km
 - Drainage pits – 13,843 number of pits
 - Retention basin – 108,905 sq metres
- Land – Consists of land under council's built assets, such as buildings, roads, recreation and community assets, as well as council's reserves and park land holdings and land held for investment or sale (Logic).
- Park, Public Space and Recreation Assets

Some examples of include -

- Playgrounds – 91 playgrounds, with a total of 527 pieces of equipment.
- Bus shelters – 116
- Solar lights – 276
- Barbecues – 19
- Tennis courts – 53
- Netball courts -12
- Ovals – 18
- Sports field lights - 172



The diagram below shows the quantity and current replacement cost of these infrastructure assets:

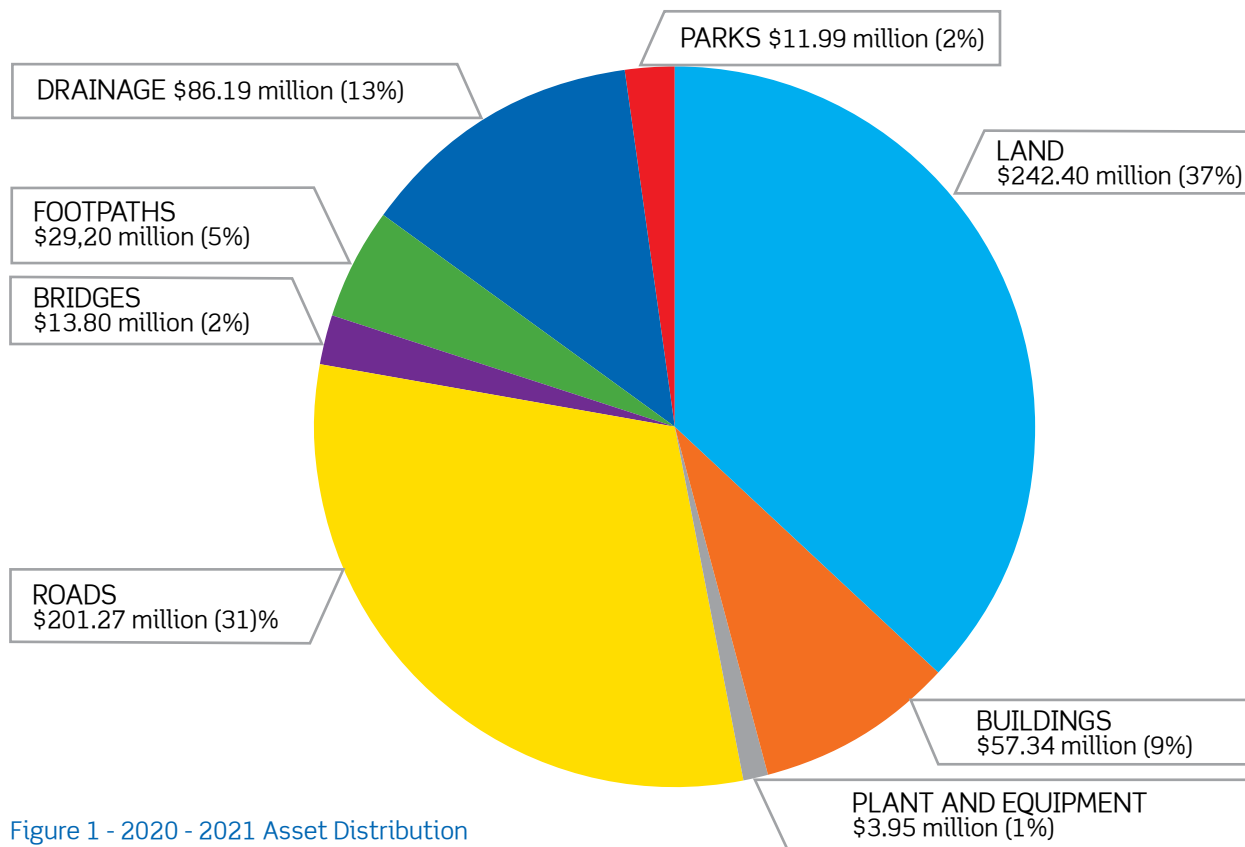


Figure 1 - 2020 - 2021 Asset Distribution

This Asset Plan does not include:

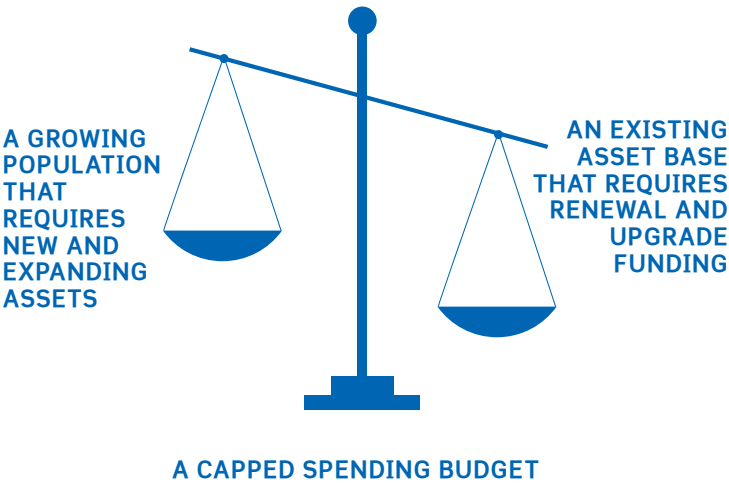
- Non-council assets, such as highways and arterial roads maintained by the Department of Transport
- Land, parks, and reserves maintained by the Department of Land, Water and Planning;
- Assets not capitalized in accordance with council's Asset Valuation Policy.
- Non fixed assets such as plant and fleet or IT equipment.

Challenges in managing assets

Many councils face challenges in managing their assets. Limited resources means that council must make informed decisions when balancing infrastructure performance and expenditure choices. Putting it simply, it would not for example, be affordable or responsible to have an asphalt seal on every road in Wodonga. It would also not be acceptable to allow all of our roads to become inaccessible to traffic to save money. This Asset Plan aims to provide transparency on the key issues that present a challenge when managing infrastructure assets. Some of these issues include:

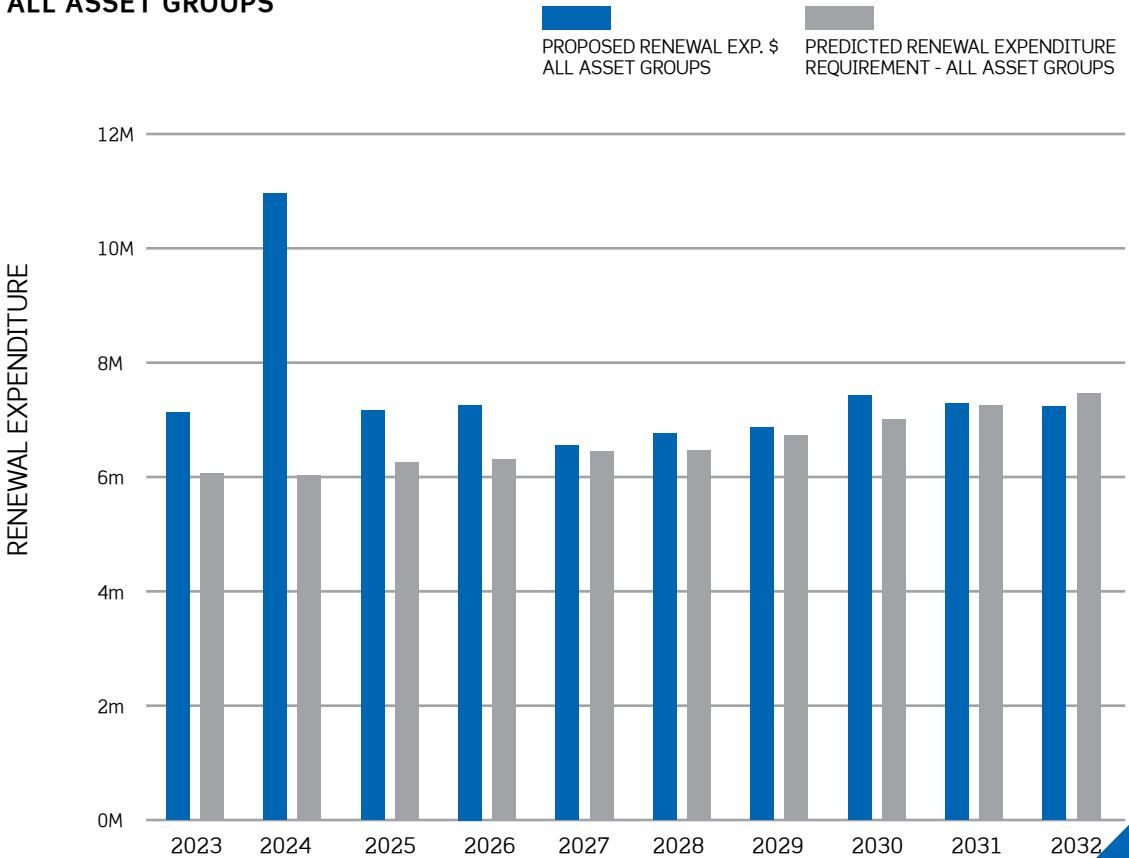
LIMITED FINANCES

Rate capping which limits the ability for council to increase rates has added pressure to council's ability to fund asset renewals. Councils more than ever have to carefully consider the trade-off between upgrade and new assets vs maintenance and capital renewal in a financially constrained environment, as highlighted below:



Any shortfall in funding existing assets renewal or maintenance needs (which keeps the asset in a good condition) is known as the 'renewal gap'. Below is an indication of Wodonga's current renewal demand alongside the proposed renewal spend for the new 10 years.

ALL ASSET GROUPS



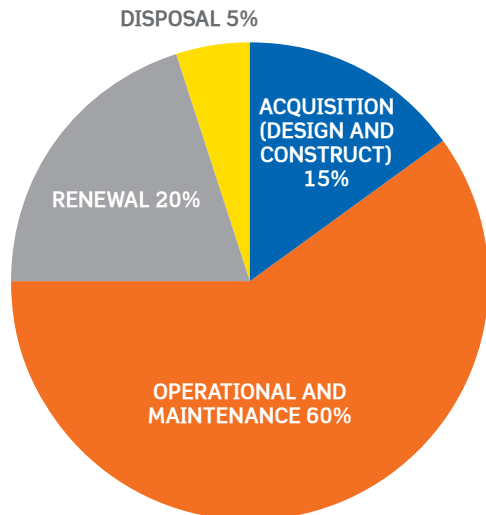
Modelling for renewal demand is an ongoing work of improvement. Current modelling practice focuses on asset condition as a starting point, and will be refined further, using capital planning proposals or scenario modeling. Current modelling shows a spike in expenditure in 2024 due to a large bridge replacement project, whereas a typical bridge renewal year improves components of bridges.

PERFORMANCE OR CONDITION ASSESSMENTS

In order to ensure assets are still performing to their expected standard, regular condition and defect inspections are performed. A condition rating between 0 and 10 is recorded, with 0 being new or a recently renewed asset, 4 or 5 an asset in fair condition, through to 10 for an asset that has totally failed. The challenge is in knowing the optimum time to renew the asset before performance declines. This Asset Plan will show the current condition profiles for each major asset class.

WHOLE-OF-LIFE ASSET COSTS

Creating new assets may seem like a good solution in providing additional or better services, but consideration must be given to the ongoing costs beyond the initial construction costs. During an asset's useful life, it is a common occurrence for ongoing costs to be more than eight times the initial design and construct costs. This can be highlighted as per the graph below:



What may seem like a good idea for the community such as a large swimming facility or entertainment centre needs to be viewed with a whole-of-life cost outlook to ensure assets remain in service and Council remains sustainable.

COMMUNITY EXPECTATIONS

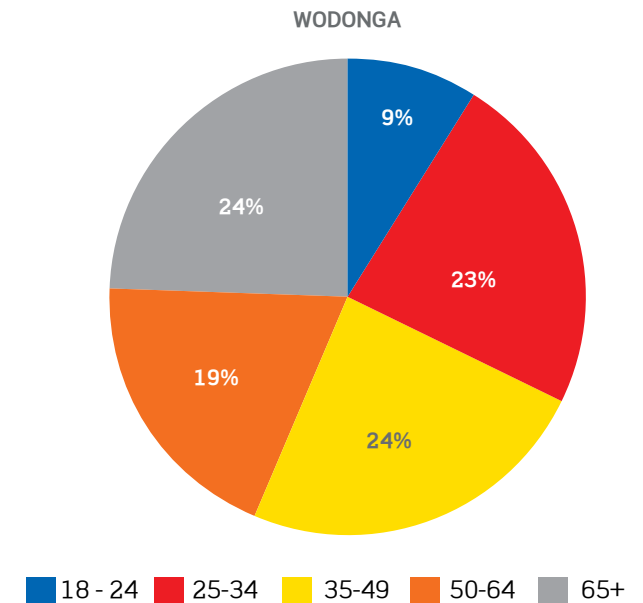
The expected level at which an asset is to perform is known as an asset level of service. Councils often have to balance the level of service the community expects with what is affordable. For example, it might be desirable to heavily irrigate all parks through summer so they remain lush and green, but is the community willing to accept a drop in service for another asset to help achieve this? Councils engage with the community to help balance expected service levels with what is affordable, and community engagement will be a key component of this plan in 2025.

POPULATION GROWTH

Overall population increases (Wodonga's forecast growth is currently 1.9%) result in increased demand for network asset extension (roads, pathways, drainage), a general asset base increase, and functionality/capacity upgrades. Demographic changes can also create demand for assets. For example, in recent times more young families are relocating from cities to rural towns, which will result in demand for childcare, schools and playground facilities.

DEMOGRAPHICS

The 2020 Wodonga age profile shows a large proportion of the population is over 50 years old. This needs to be considered for current and future infrastructure planning, particularly in terms of access to services, care facilities/services etc.



Demographic changes can also create demand for assets. For example, in recent times more young families are relocating from cities to rural towns, which will result in demand for pre-school, schools and playground facilities.

RISK MANAGEMENT

Councils often need to prioritise high-use assets or high-risk consequence assets in forward planning and budgets. For example a bridge showing stress fractures due to increases in heavy traffic poses a greater risk to the public if it fails than an asphalt playing surface with cracking.

CLIMATE CHANGE CHALLENGES

Infrastructure assets are subject to the impacts of changes in climate. Less rain but more severe storms results in higher standards for bridges (higher deck levels, more rock beaching around the base) and larger capacities for stormwater networks. Buildings standards need to increase to withstand greater heat events or rain event. These standards include measures such as better insulation, double glazing and appropriately designed roof structures.

ENVIRONMENTAL SUSTAINABILITY

The expectation is that council will protect, manage and enhance the local environment, but increased environmental scrutiny impacts on the delivery of cost effective works, due to increased environmental processes to go through prior to all works. Any disturbance of endemic flora and fauna needs to be considered when creating or changing assets.

LEGISLATIVE CHANGE

Council assets are constructed/installed in accordance with standards and legislation. Over time these standards can change resulting in higher standards and levels of service required to comply with amended legislation.

This happens often around building assets, where new legislation for access, or changes to the density limits for childcare services results in upgrades or expansion.





A coordinated approach to delivering new assets

In 2018 Wodonga Council adopted the Leneva Baranduda Precinct Structure Plan (PSP), which was developed by Wodonga Council and the Victorian Planning Authority, in collaboration with Government agencies, service authorities and major stakeholders.

The PSP is a long-term plan for urban development in the Leneva and Baranduda region. It describes how the land is to be developed as well as how and where services are planned to support development.

The Leneva Baranduda Development Contributions Plan (DCP) is an accompanying document to the PSP and it outlines projects required to ensure that future residents, visitors and workers in the area can be provided with timely access to infrastructure and services necessary to support a quality and affordable lifestyle. It establishes a framework for developers to make a financial contribution towards the cost of the identified infrastructure projects and ensures the cost of providing these projects are shared equitably between the various developers and the wider community.

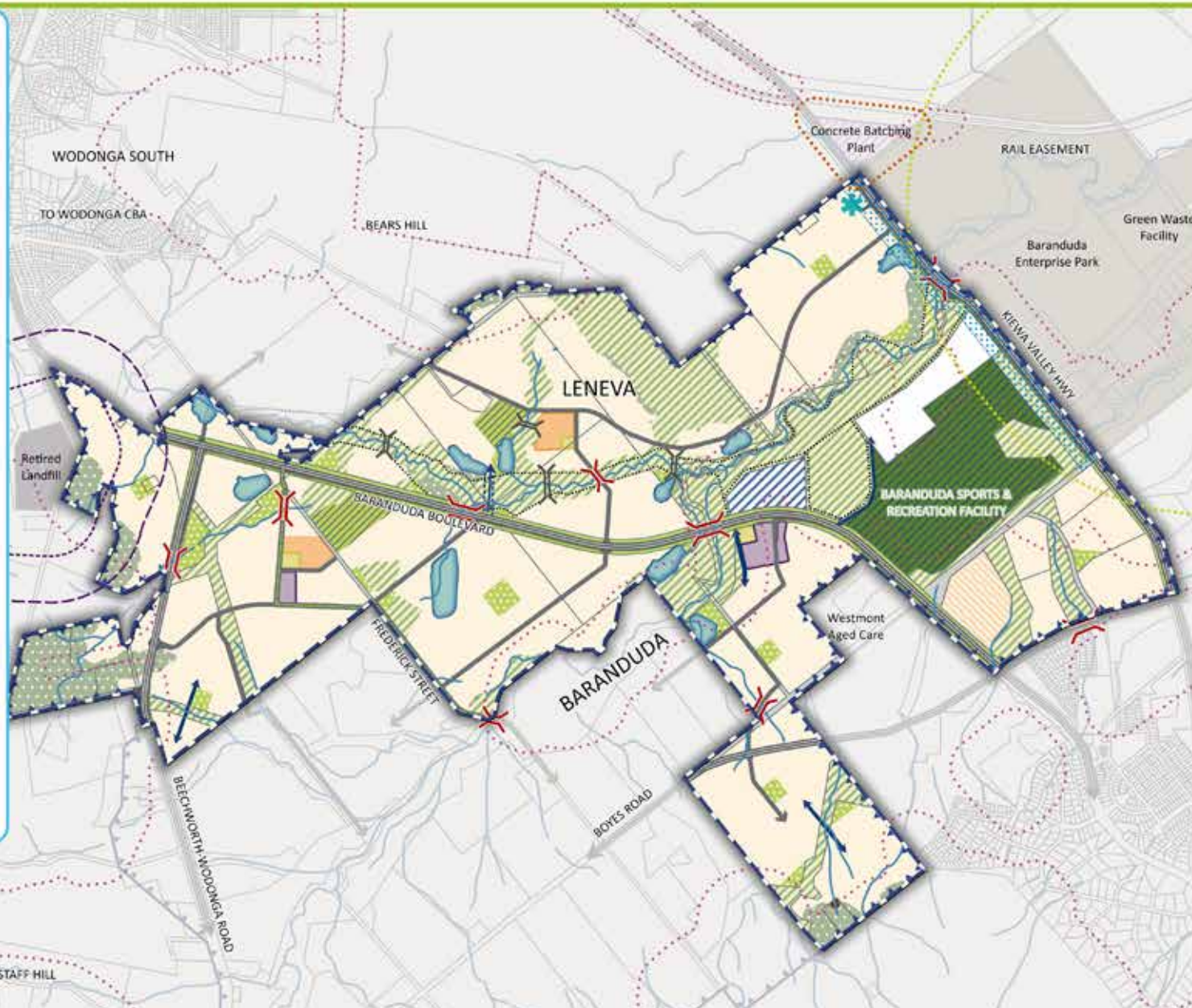
The PSP and DCP covers an area of 548.86 net developable hectares of land and include four types of infrastructure projects that will be required as that land is developed, including:

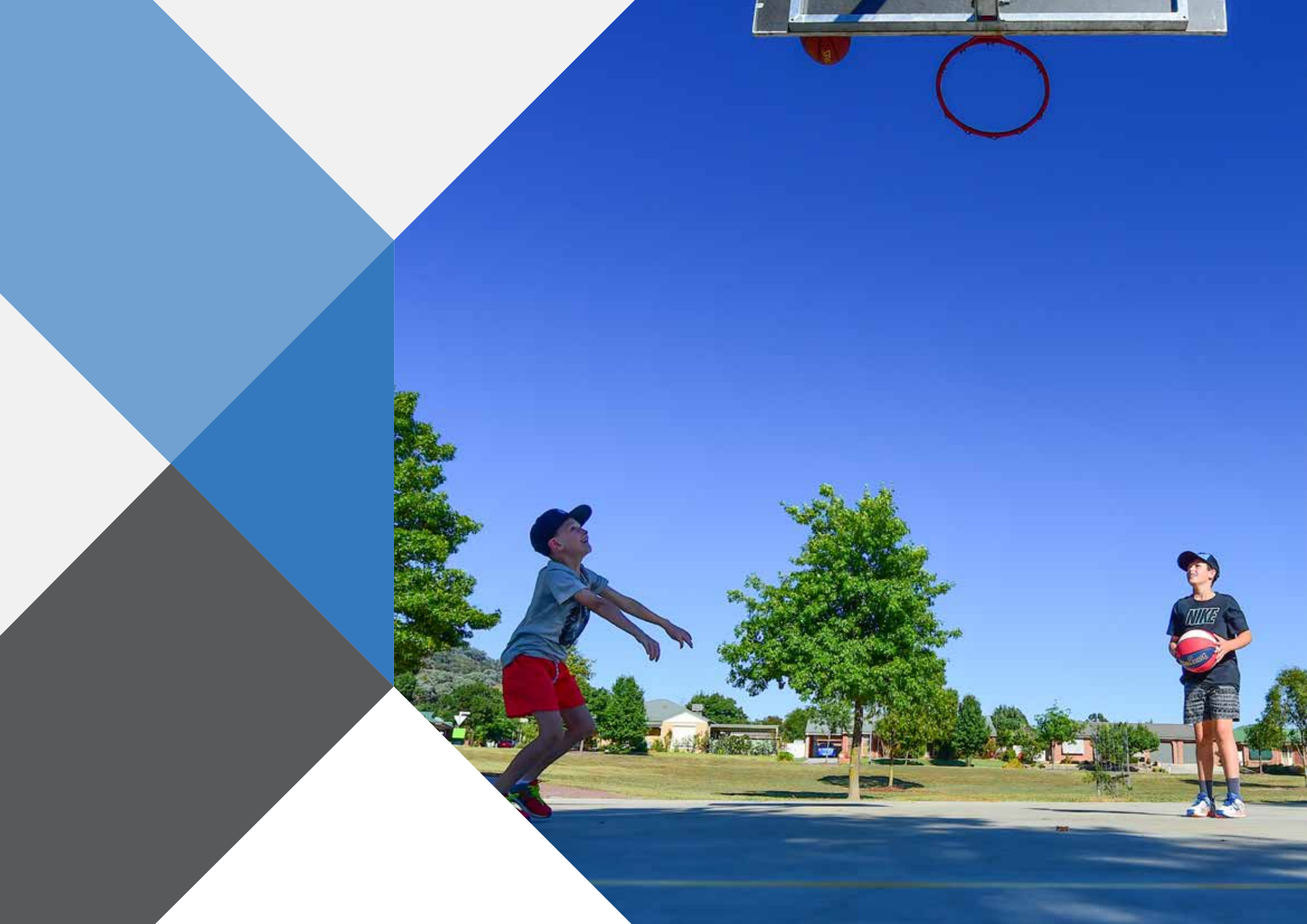
- Twelve transport infrastructure projects (new and expanded roads, controlled intersections, waterway crossings and purchase of land on which these projects will be constructed)
- Three recreation reserve projects (land required for and construction of facilities in sporting reserves and passive open space)
- Four community facility projects (land and construction of community centres and walking/ cycling network)
- Eleven drainage infrastructure (stormwater quality treatment, retarding basins and wetlands and purchase of land on which these projects will be constructed)

The estimated costs of the projects listed above is \$120 million, which will be funded through developer contributions through the DCP. These projects will be delivered as milestones are achieved over the 20 to 40 year life of the PSP. It is important that these assets are included in the long term plans and asset renewal program used in the development of this asset plan. Future maintenance and renewals of these new assets will be funded through new rate revenue from the residential developments that take place within the PSP.

Further information on the Leneva Baranduda Precinct Structure Plan can be found in the following link:
[Leneva-Baranduda_Precinct_Structure_Plan.pdf \(wodonga.vic.gov.au\)](https://www.wodonga.vic.gov.au/Leneva-Baranduda_Precinct_Structure_Plan.pdf)

- precinct boundary
- growth area boundary
- industrial interface
- residential
- local town centre
- future proposed government school
- existing non-government school
- community facilities
- local park
- regional sports reserve
- local sports reserve
- conservation reserve
- landscape values
- existing street
- opportunity site
- cemetery
- utility facility
- arterial road reserve
- bushfire management overlay
- 250m landfill gas migration buffer
- 500m landfill gas migration buffer
- 100m concrete batching plant air emissions buffer
- 1.5km green waste facility odour buffer
- arterial road
- connector street - boulevard
- connector street
- local connection required
- potential local access if required
- off-road shared path
- bridge/culvert
- pedestrian and cycling bridge
- potential roadside hub (applies to land within the 100m concrete batching plant air emissions buffer)
- watercourse
- wetland and/or retarding basin





OUR ASSETS



ROADS, KERBS AND CAR PARKS.....14



PATHWAYS.....18



BUILDINGS.....22



BRIDGES AND MAJOR CULVERTS.....26



STORMWATER DRAINAGE.....30



PARK AND PUBLIC SPACE ASSETS.....34



ROADS, KERBS AND CAR PARKS

REPLACEMENT COST

\$290,538,000

PERCENTAGE OF
TOTAL ASSET BASE

31.79%

ROADS CURRENT GROWTH RATE

1.43%

(AROUND 36,506 SQ METERS OF
ROAD ANNUALLY)

PROJECTED AVERAGE
OVER 10 YEAR PERIOD OF
NEW ROAD ASSETS PER YEAR

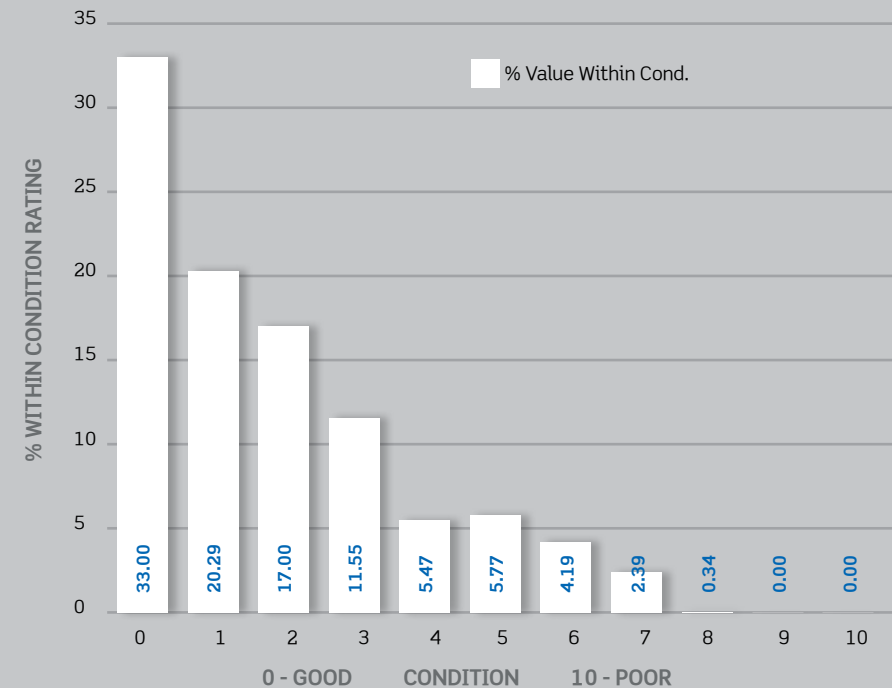
\$4,509,674
EXPECTED

ROAD ASSET MAINTENANCE
AND OPERATIONAL COSTS OVER
A 10 YEAR PERIOD

\$1,760,951
AVERAGE PER YEAR,
INCREASING SLIGHTLY PER ANNUM

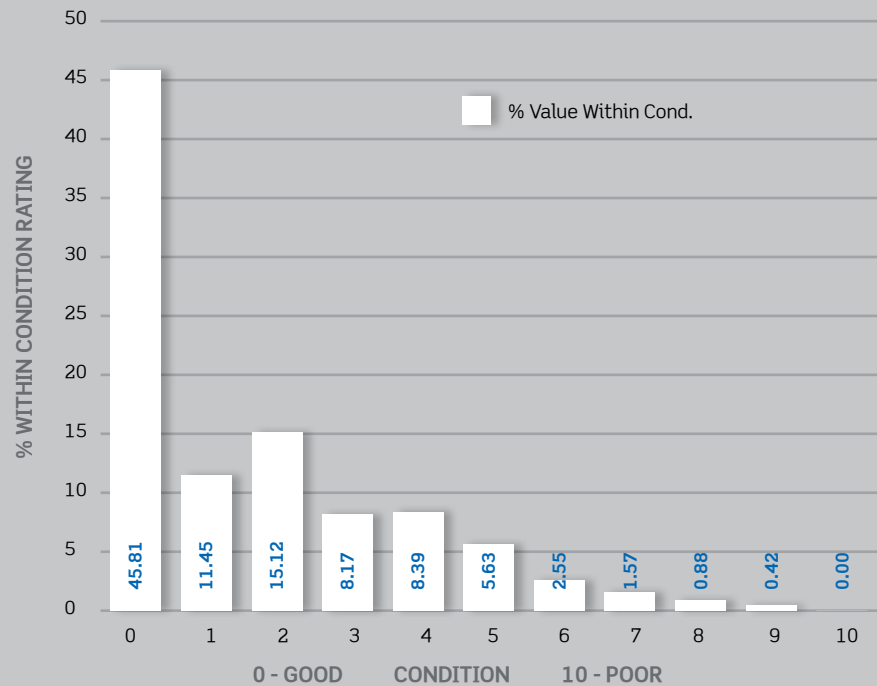


SEALED ROAD CONDITION DISTRIBUTION BY % OF ASSET BASE

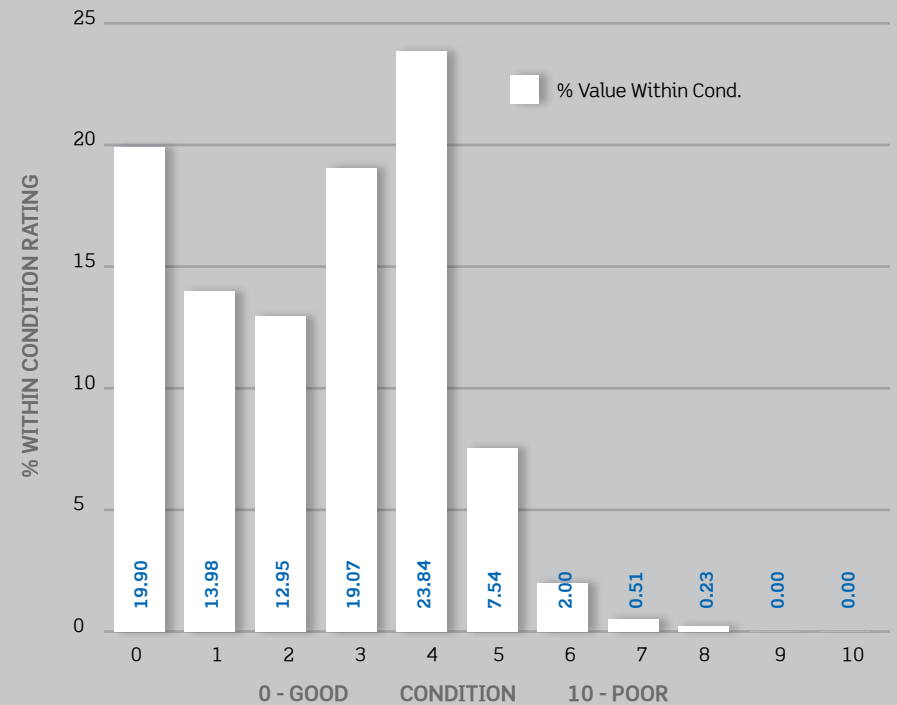




GRAVEL ROAD CONDITION DISTRIBUTION BY % OF ASSET BASE

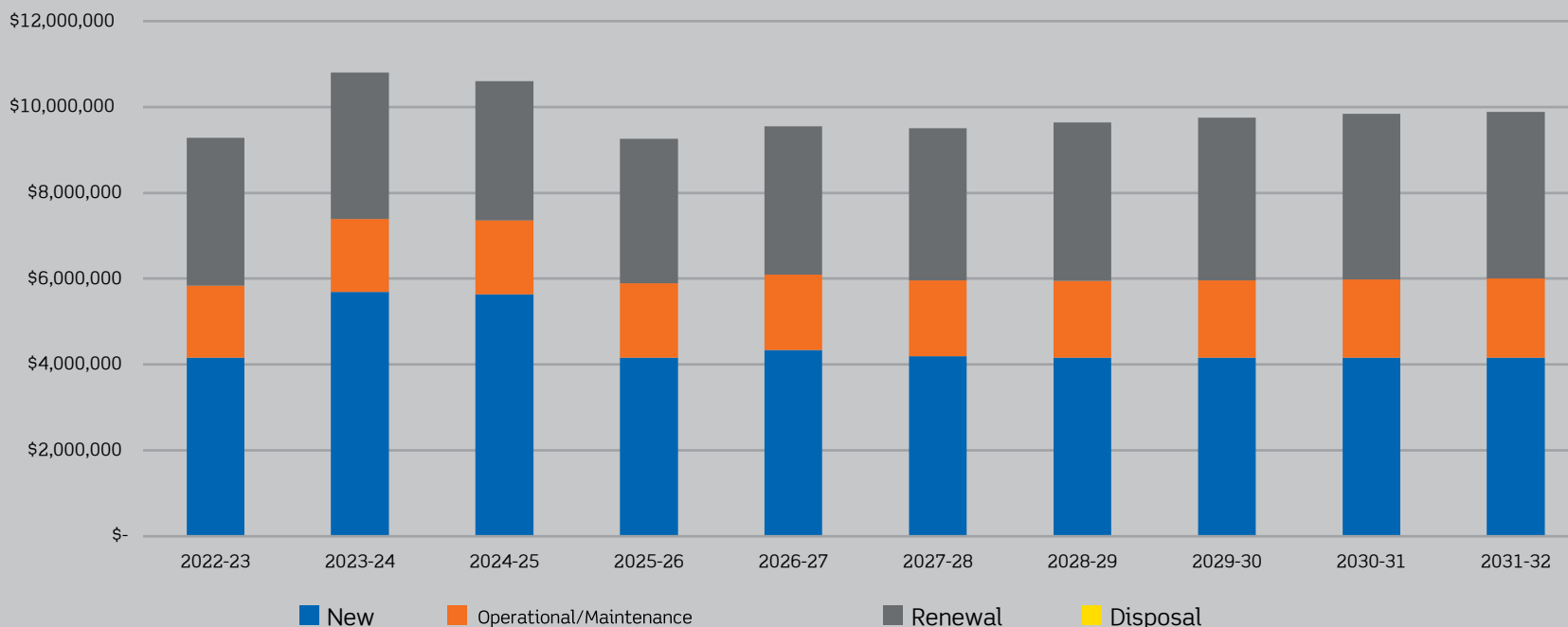


KERB CONDITION DISTRIBUTION BY % OF ASSET BASE



WHOLE OF LIFE ASSET COSTS

TO KEEP
ROADS ASSETS
IN SERVICE
FOR THE NEXT
10 YEARS



ROAD ASSET COMPONENTS	EXPECTED LIFE	NEW	OPERATIONAL/MAINTENANCE	RENEWAL
Pavements	85 years	E.g. Construction of a new road	E.g. Filling in pot holes or minor dig out to stabilise road	E.g. Digging out and replacing or adding more material when resurfacing
Sealed surfaces	12 to 35 years	E.g. Construction of a new road, upgrade of gravel road	E.g. Crack sealing, sweeping, patching	E.g. New Asphalt overlay, new spray seal surface treatment
Kerb	90 years	E.g. Construction of new kerb where it previously didn't exist	E.g. Street sweeping, weed spraying	E.g. Reconstruction of old kerb at end of life
Gravel road	30 years	E.g. To provide access to assets or property where it doesn't exist	E.g. Grading roads	E.g. Adding and compacting more surface material to road
Car parks	35 years	E.g. To provide parking for other infrastructure	E.g. Re-painting the line marking	E.g. New surface treatment, or upgrading gravel to sealedw



Challenges and Opportunities

Roads, kerbs and car parks is the biggest asset group at Wodonga Council. It is also the most used asset group across all demographics. As such it is important to regularly inspect roads for defects and condition, and to ensure the renewal expectation is met in long term budget planning.

As per the Know Your Council web page, during the year ended 30 June 2021, Wodonga Council has achieved a 99% rating for maintaining sealed roads to condition standards. (Similar councils achieved 97%)



Community satisfaction

(Know Your Council) Community satisfaction rating out of 100 with how council has performed on the condition of sealed local roads.

- Wodonga City (2020-2021) 67/100
- Similar Councils (2020-2021) 58/100



Links to Council strategies/plans – Hyperlinks to key documents

Roads Management Plan 2021 [Road Management Plan Adopted.pdf \(wodonga.vic.gov.au\)](https://www.wodonga.vic.gov.au/Assets/Attachments/Road%20Management%20Plan%202021.pdf)

Road Register 2021 [St-Data2.xlsm \(wodonga.vic.gov.au\)](https://www.wodonga.vic.gov.au/Assets/Attachments/St-Data2.xlsx)

Wodonga Integrated Transport Strategy [Wodonga Integrated Transport Strategy 2015.pdf](https://www.wodonga.vic.gov.au/Assets/Attachments/Wodonga%20Integrated%20Transport%20Strategy%202015.pdf)



PATHWAYS

REPLACEMENT COST

\$52,758,000

PERCENTAGE OF
TOTAL ASSET BASE

5.77%

PATHWAY CURRENT GROWTH RATE

1.54%

(AROUND 10,506 SQ METERS
OF PATHWAYS ANNUALLY)

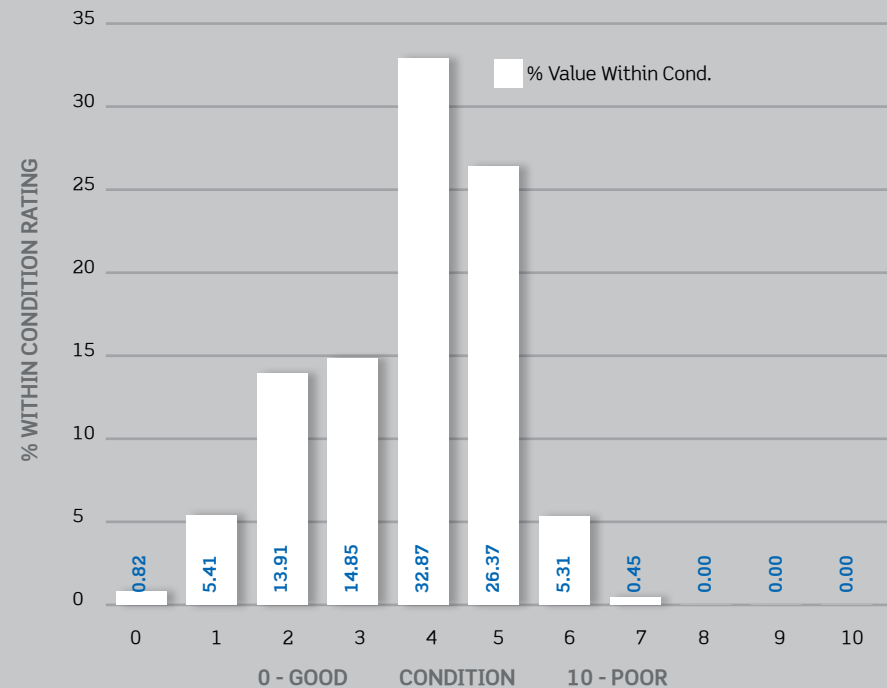
PROJECTED AVERAGE
OVER 10 YEAR PERIOD OF
NEW PATHWAY ASSETS PER YEAR

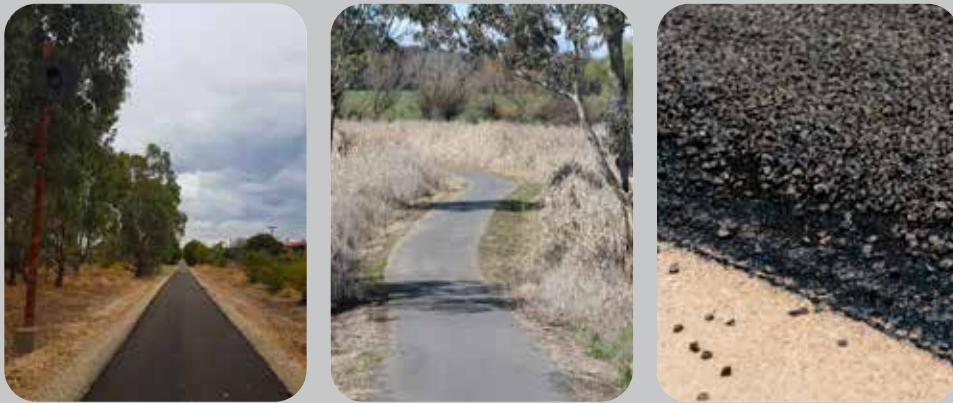
\$909,936

EXPECTED

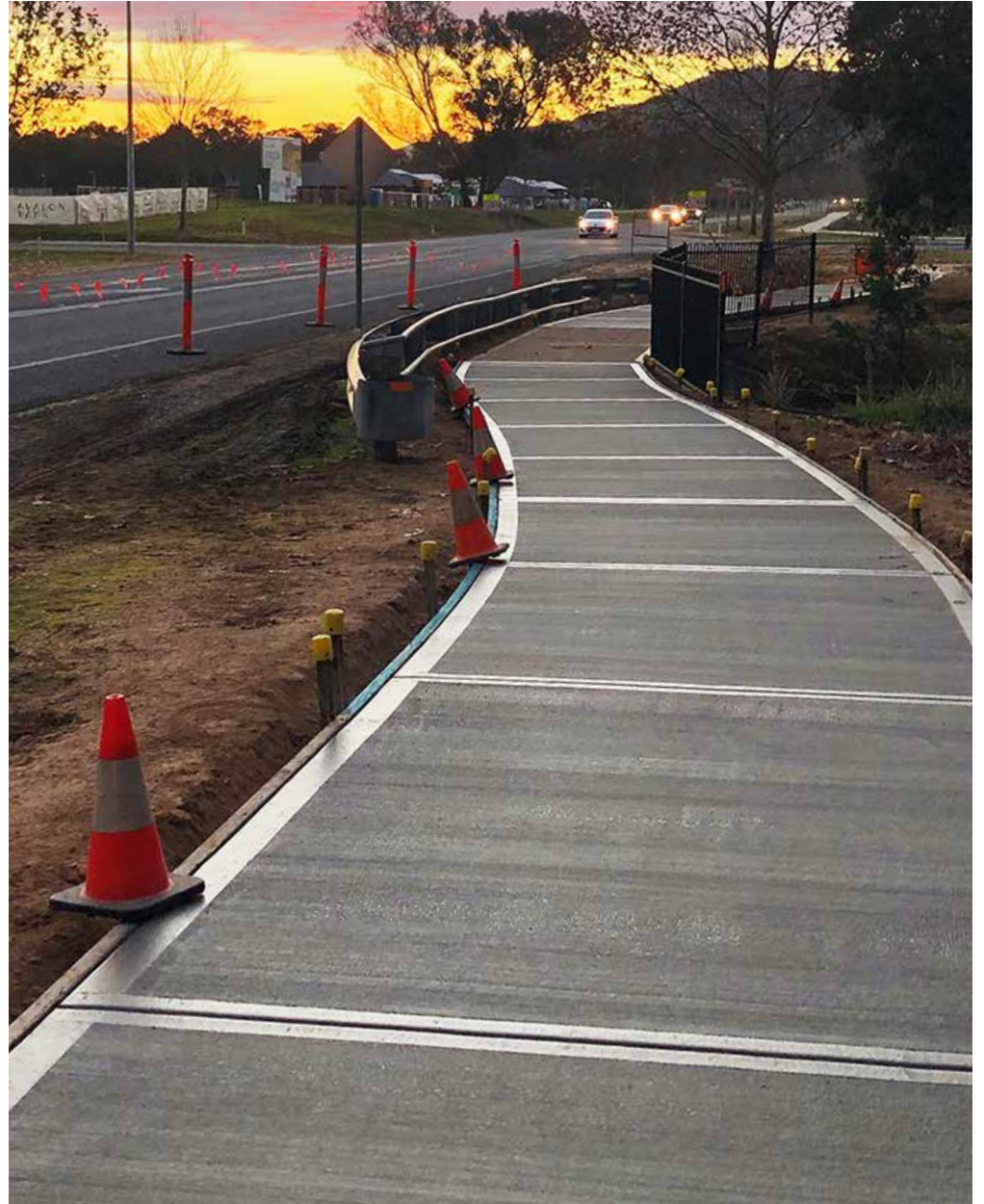
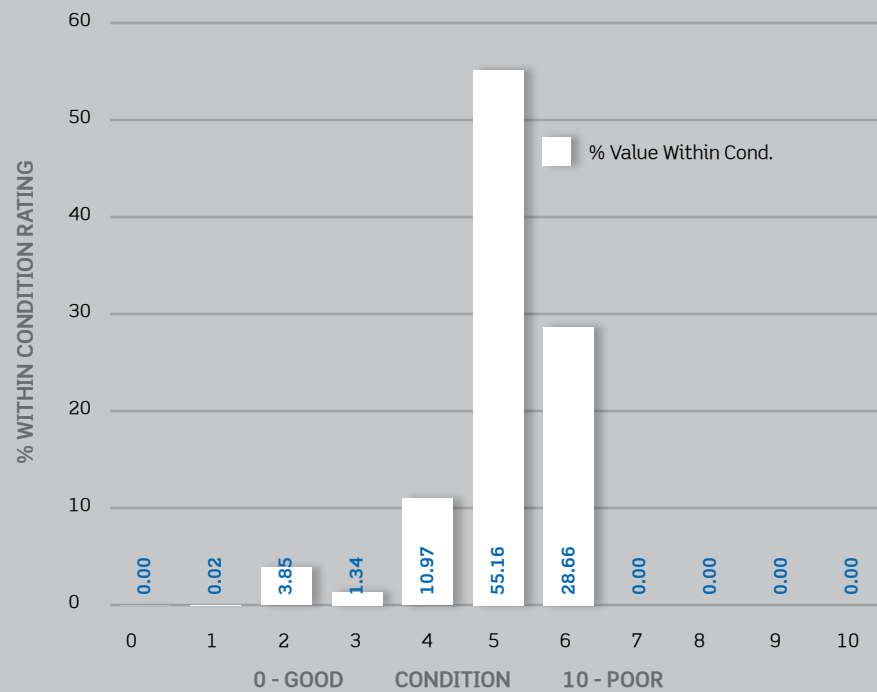


CONCRETE PATHWAY CONDITION DISTRIBUTION BY % OF ASSET BASE



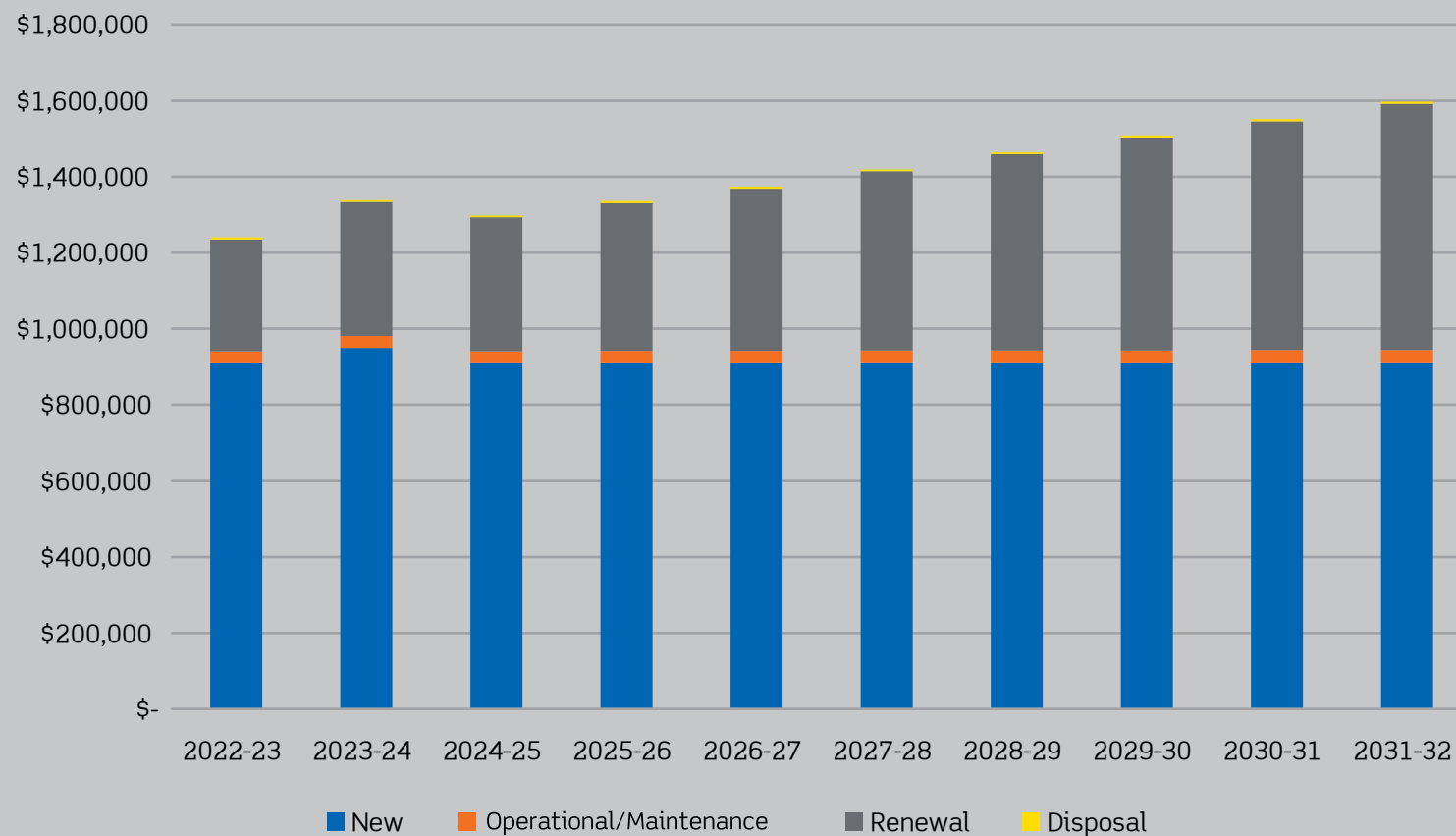


ASPHALT PATHWAY CONDITION DISTRIBUTION BY % OF ASSET BASE



WHOLE OF LIFE ASSET COSTS

TO KEEP
PATHWAYS ASSETS
IN SERVICE
FOR THE NEXT
10 YEARS



PATHWAY ASSET TYPES	EXPECTED LIFE	NEW	OPERATIONAL/MAINTENANCE	RENEWAL
Concrete Paths	60 years	E.g. New paths in subdivisions or to new facilities	E.g. Grinding raised surfaces at path joins	E.g. Replacement of broken path sections
Asphalt Paths	50 years	E.g. Upgrade of gravel paths, new shared trail	E.g. Crack sealing, patching, repainting line marking	E.g. New Asphalt overlay
Gravel Paths	12 years	E.g. Construction of new recreation path in parkland	E.g. Filling in water erosion ruts, weed spraying	E.g. New compacted gravel surface

*Note concrete paths have damaged bays removed before renewal, which forms part of the disposals.



Challenges and Opportunities

Wodonga Pathways, as per the condition profile, have the majority of paths around halfway through their life (condition 4 and 5). Future planning will need to consider this as there will be a greater demand for renewal in the coming years.

Recent rain events caused a number of gravel paths near waterways to be completely washed away. To guard against events such as this, pathways may need to be constructed on higher ground, and using more durable construction types such as reinforced concrete.



Did you know?

Wodonga has more than 80km of bike and walking paths, providing the perfect opportunity to meander by the river or enjoy one of the scenic routes that link the city. There is also an array of other trails in and around Wodonga including the High Country Rail Trail and the Parklands Albury Wodonga trails. Our pathways link up with the rail trail, which offers a path along the historic railway line along Lake Hume.

https://issuu.com/wodongacouncil/docs/cow_pathways_2020/20



Links to Council strategies/plans – Hyperlinks to key documents

[Wodonga Integrated Transport Strategy 2015.pdf](#)



BUILDINGS

REPLACEMENT COST

\$116,004,000

PERCENTAGE OF
TOTAL ASSET BASE

12.69%

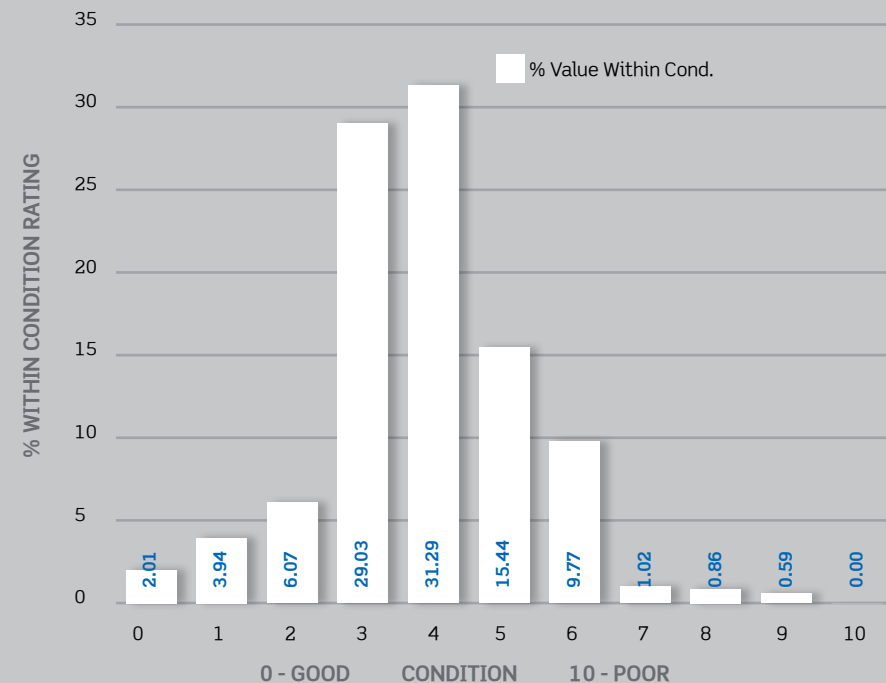
BUILDING MAINTENANCE AND
OPERATIONAL COSTS OVER A 10 YEAR
PERIOD ARE EXPECTED TO AVERAGE

\$2,278,220
(PER YEAR)

Building growth rate is not easily measured as new council buildings are not typically constructed with new subdivisions. New council buildings are constructed as part of renewal investments, or through grant funded strategic projects such as Baranduda Fields. In 2022-23, council will see more than 13 million dollars of new buildings constructed.

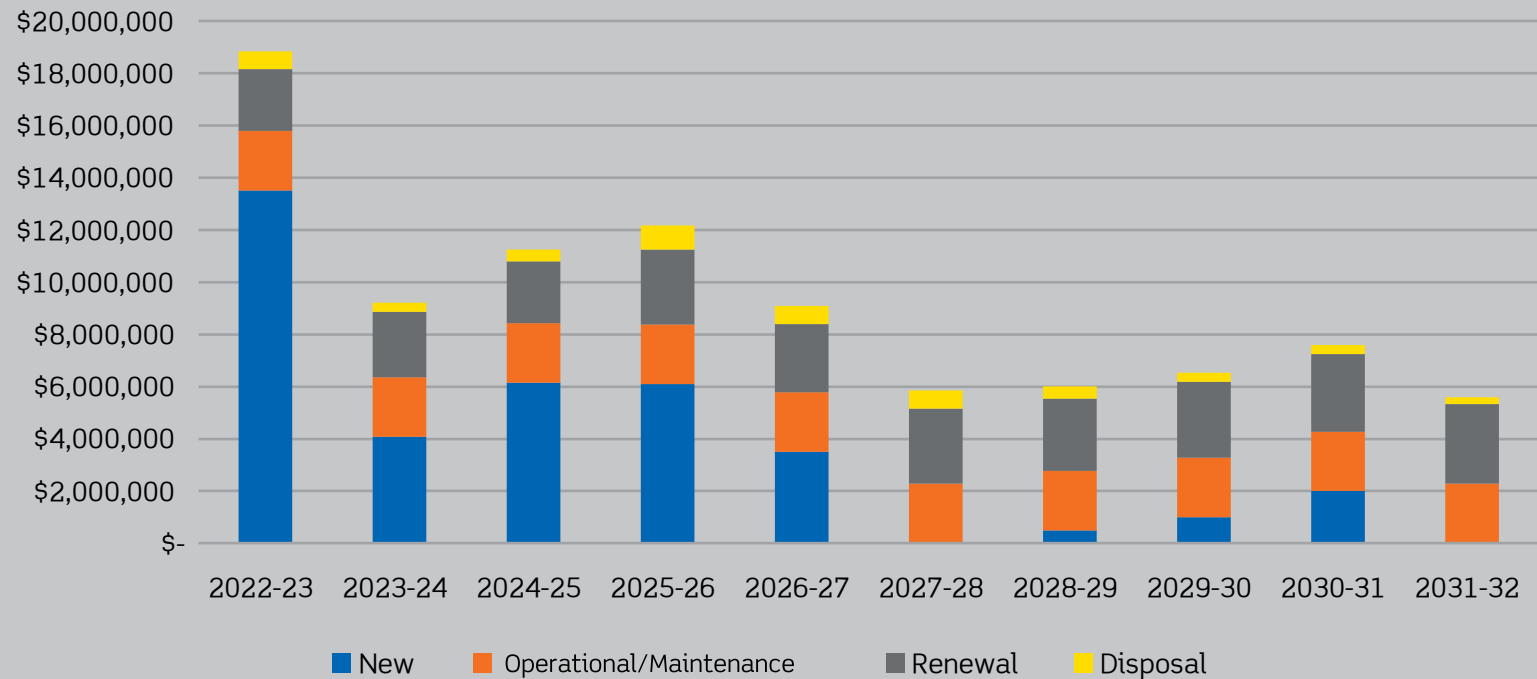


BUILDING CONDITION DISTRIBUTION BY % OF ASSET BASE



WHOLE OF LIFE ASSET COSTS

TO KEEP
BUILDING ASSETS
IN SERVICE
FOR THE NEXT
10 YEARS



BUILDING COMPONENT TYPES	EXPECTED LIFE	NEW	OPERATIONAL/MAINTENANCE	RENEWAL
Long life structures	60 to 80 years	E.g. Construction of new facilities for expansion of a service, or provision of a new service	E.g. Termite treatments, external cleaning	E.g. Renovating an aged existing structure
Roof structures	40 years	E.g. Construction of undercover walkways	E.g. Cleaning gutters, fixing leaks	E.g. Replacing roof panel or retiling
Building fit out	25 years	E.g. Installation of solar panels	E.g. Cleaning, small repairs to keep in service	E.g. Replacement of carpet, repainting
Mechanical services	25 years	E.g. Installing a new lift to provide better access	E.g. Servicing of air conditioning/heating systems	E.g. Replacement of heating/cooling system components



Challenges and Opportunities

Rising utility costs and effects of climate change are impacting on maintenance and operational cost of buildings, and ultimately their expected life. Building design when constructing new or altering existing structures should consider better insulation, solar passive design, water reuse, double glazed windows and solar installations. A larger cost during construction can quickly be recovered in operation and maintenance efficiencies.

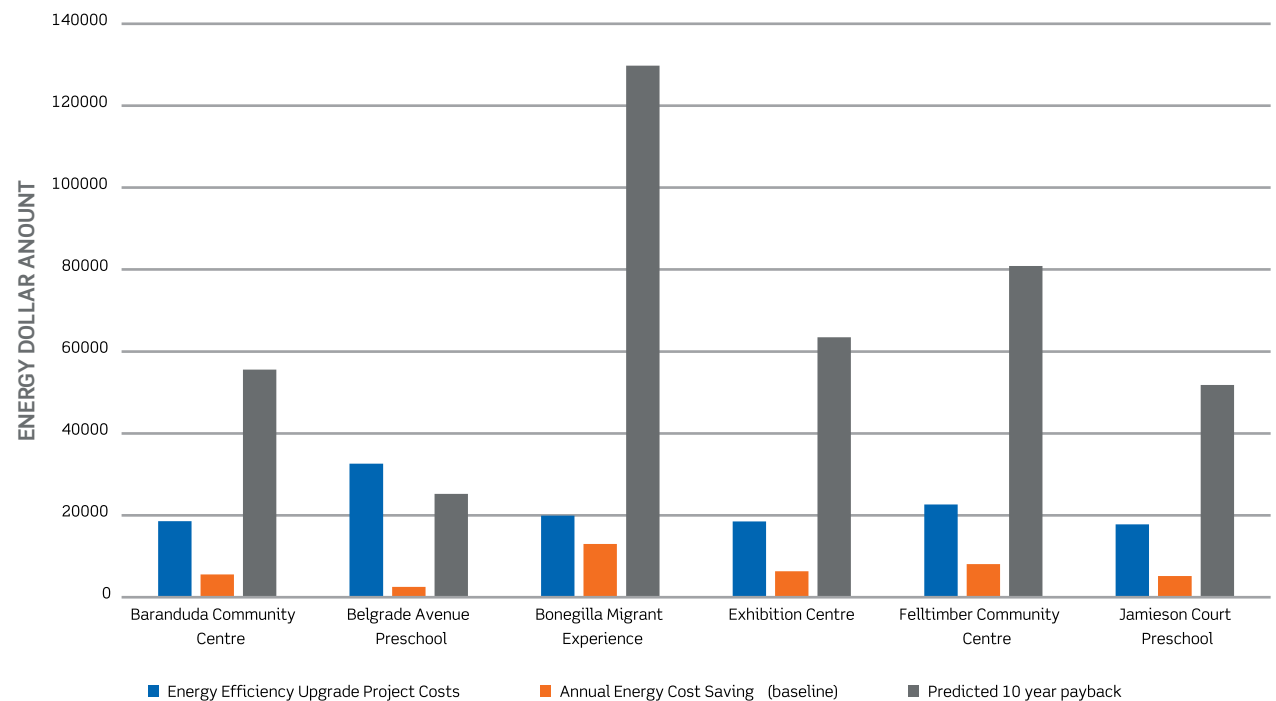


Achievements

Since 2017 Wodonga Council has initiated projects to help with building and facilities energy efficiencies. The graphs below show the project cost alongside the energy savings made. Over time the energy cost savings will increase to beyond that of the original project cost (such as the Wodonga Sports and Leisure Centre).

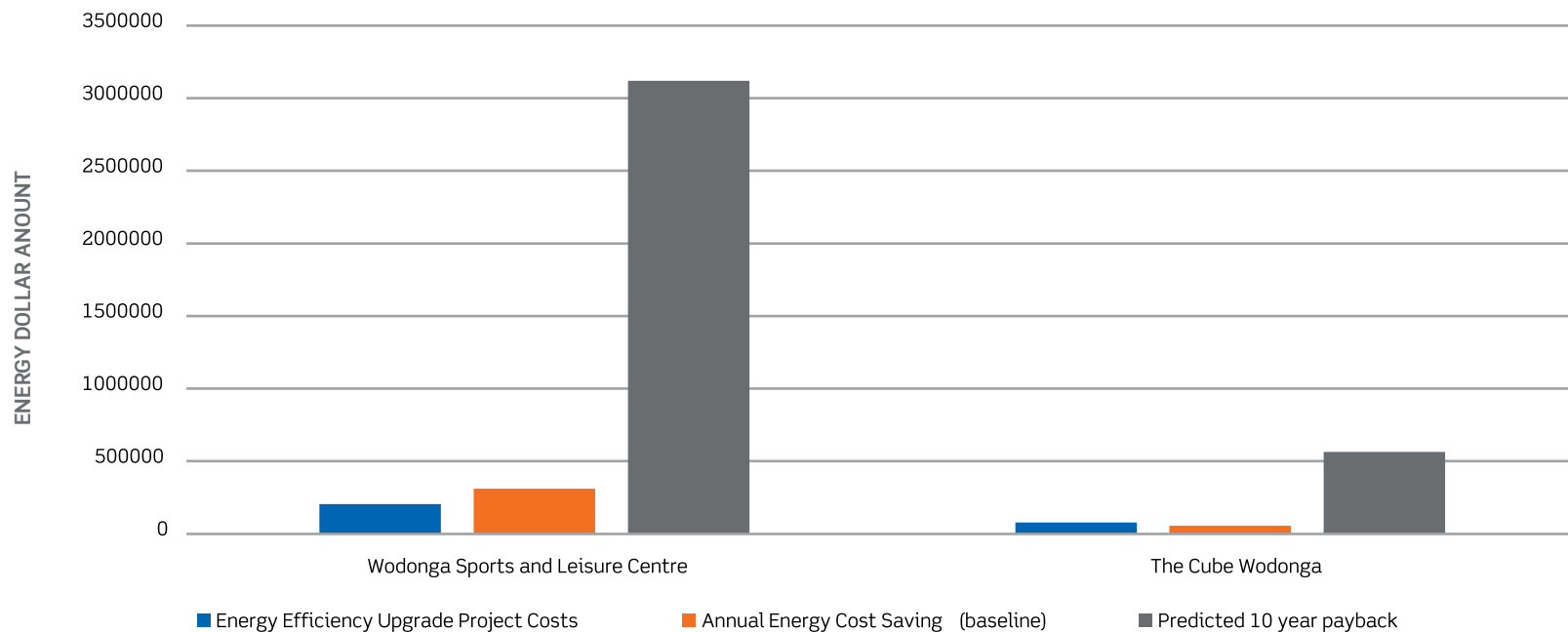
SMALLER SITES

- ENERGY EFFICIENCY PROJECT COST/ENERGY COST SAVINGS COMPARISON



MAJOR SITES

- ENERGY EFFICIENCY PROJECT COST / ENERGY COST SAVINGS COMPARISON



Links to Council strategies/plans – Hyperlinks to key documents

Building Asset Management Plan 2020

[Building Asset Management Plan final.pdf \(wodonga.vic.gov.au\)](https://www.wodonga.vic.gov.au/building-asset-management-plan-final.pdf)

Baranduda Fields Master Plan

[Baranduda Fields Master Plan Dec18.pdf \(wodonga.vic.gov.au\)](https://www.wodonga.vic.gov.au/baranduda-fields-master-plan-dec18.pdf)



BRIDGES AND MAJOR CULVERTS

REPLACEMENT COST

\$19,459,000

PERCENTAGE OF
TOTAL ASSET BASE

2.13%

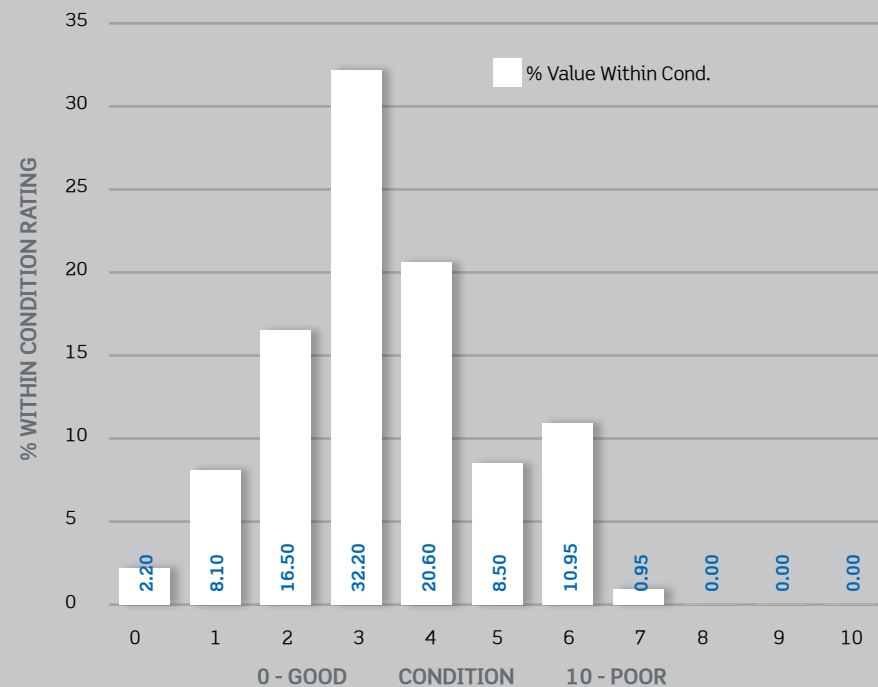
BRIDGE ASSET MAINTENANCE AND
OPERATIONAL COSTS OVER A 10 YEAR
PERIOD ARE EXPECTED TO AVERAGE

\$150,000
(PER YEAR)

New bridges are constructed as required to access new subdivisions, or construction of a new road or pathway.

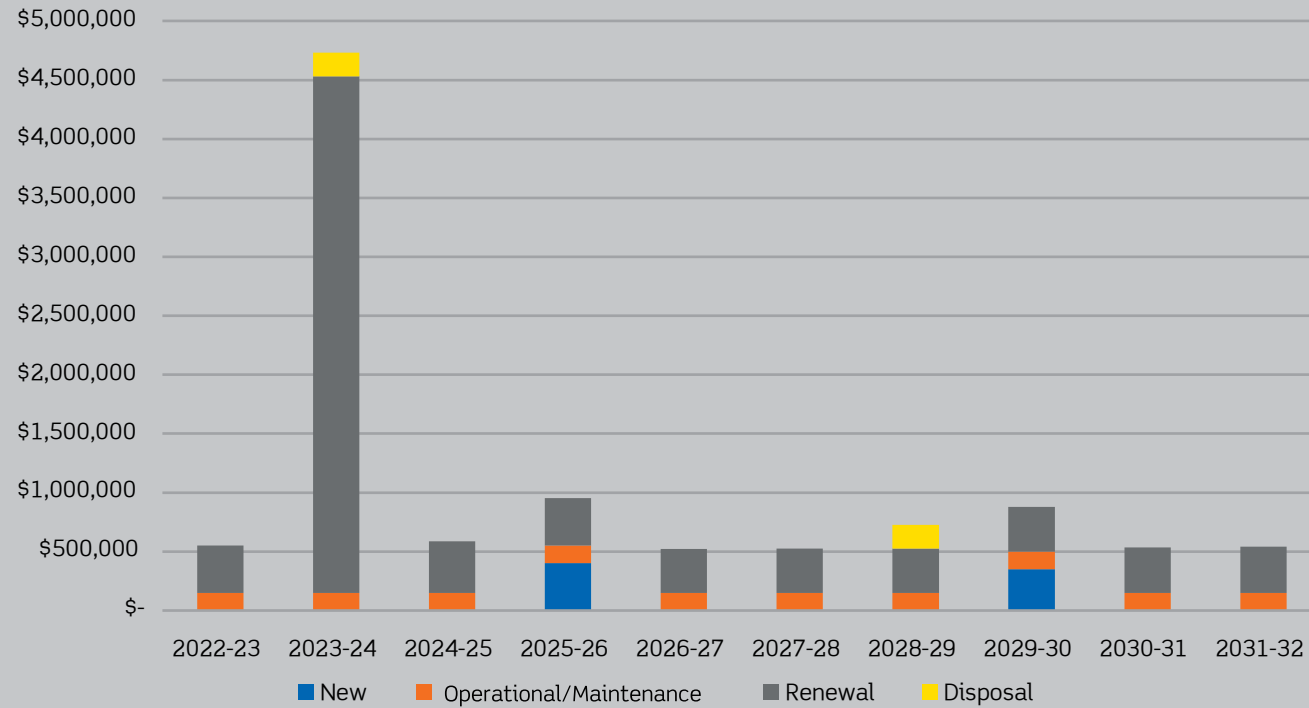


BRIDGE CONDITION DISTRIBUTION BY % OF ASSET BASE



WHOLE OF LIFE ASSET COSTS

TO KEEP
BRIDGE ASSETS
IN SERVICE
FOR THE NEXT
10 YEARS



BRIDGE TYPES	EXPECTED LIFE	NEW	OPERATIONAL/MAINTENANCE	RENEWAL
Long life road bridges	120 years	E.g. Construction of new bridge over a water body for access	E.g. Sweeping out expansion joints, repairing guard rails	E.g. Replacing components such as a deck overlay, or full structure replacement.
Short life bridges (largely pedestrian)	25 to 60 years	E.g. New pedestrian bridge over waterway or jetty	E.g. Replacing broken timber deck planks, repainting hand rails	E.g. Replacing components or widening to meet current standards

*Note many renewal or upgrade projects have an element of disposal through demolition to replace critically compromised components



Case study Lawrence Street Bridge

In 2021, work was completed on upgrading the Lawrence Street Bridge over House Creek. A detailed engineering report revealed that the old bridge had significant issues across most of its components and as such would need a load limit to restrict any further damage occurring. Due to the bridge's age, condition and usage, the best option was to replace the structure and upgrade it to a higher service level. Improvements to the bridge included:

- The recreation path along House Creek is now a pedestrian underpass at Lawrence Street. Pedestrians and cyclists no longer have to worry about traffic when crossing Lawrence Street.
- The new bridge is above the 1% flood level (A 1 in 100 flood event). This reduces the likelihood that Lawrence Street will need to be closed in flood events.
- The new bridge doesn't restrict vehicles that can use Lawrence Street, due to load limits.

Overall, the project ended with a good result, a well-built bridge structure that will last, and be able to withstand severe storm events.



Challenges and Opportunities

Much consideration and careful planning needs to be in place for bridge renewal. Bridges are regularly inspected for defect and condition, and if required, detailed structural engineering reports performed. All of these inspection programs help in planning future works. As can be seen on the bridge future whole life cost, in 2023-24 there is a spike in renewal funding. This is due to a bridge replacement, which was recommended through the detailed structural engineering reports. Such replacements need to be planned well ahead of time in order to allow for budgets to help tap into any available government grants, and to consult with those affected by the project.



Links to Council strategies/plans - Hyperlinks to key documents

Bridge and Major Culvert Asset Management Plan 2016
[Bridge and Major Culvert Asset Management Plan \(wodonga.vic.gov.au\)](https://www.wodonga.vic.gov.au/asset-management/bridge-and-major-culvert-asset-management-plan-2016)





STORMWATER DRAINAGE

REPLACEMENT COST

\$124,556,000

PERCENTAGE OF
TOTAL ASSET BASE

13.63%

PROJECTED AVERAGE
OVER 10 YEAR PERIOD OF
NEW STORMWATER ASSETS
PER YEAR

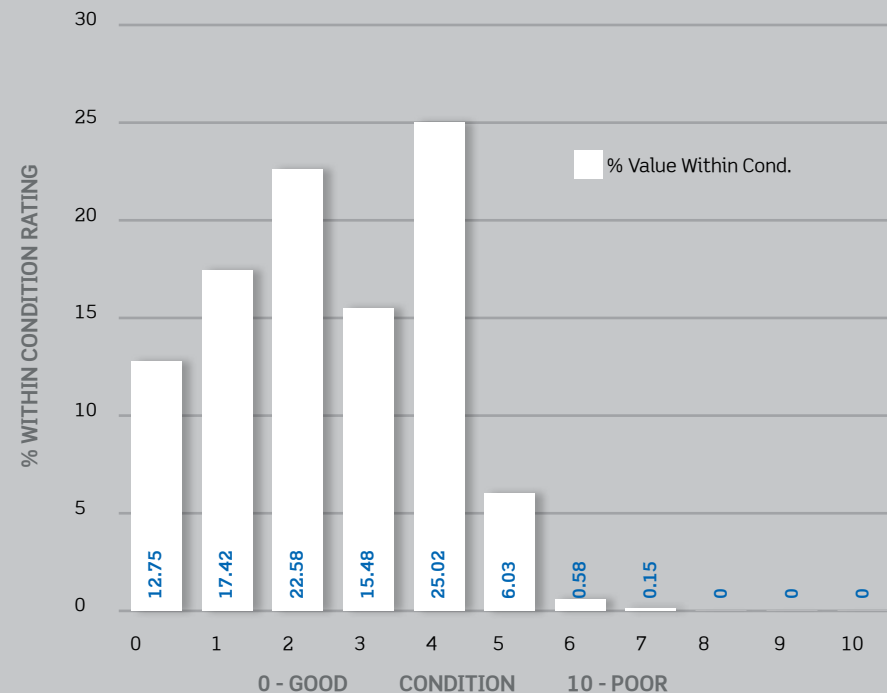
\$1,984,894
EXPECTED

STORMWATER ASSET
MAINTENANCE AND OPERATIONAL
COSTS OVER A 10 YEAR PERIOD

\$143,979
AVERAGE PER YEAR,
INCREASING SLIGHTLY PER ANNUM

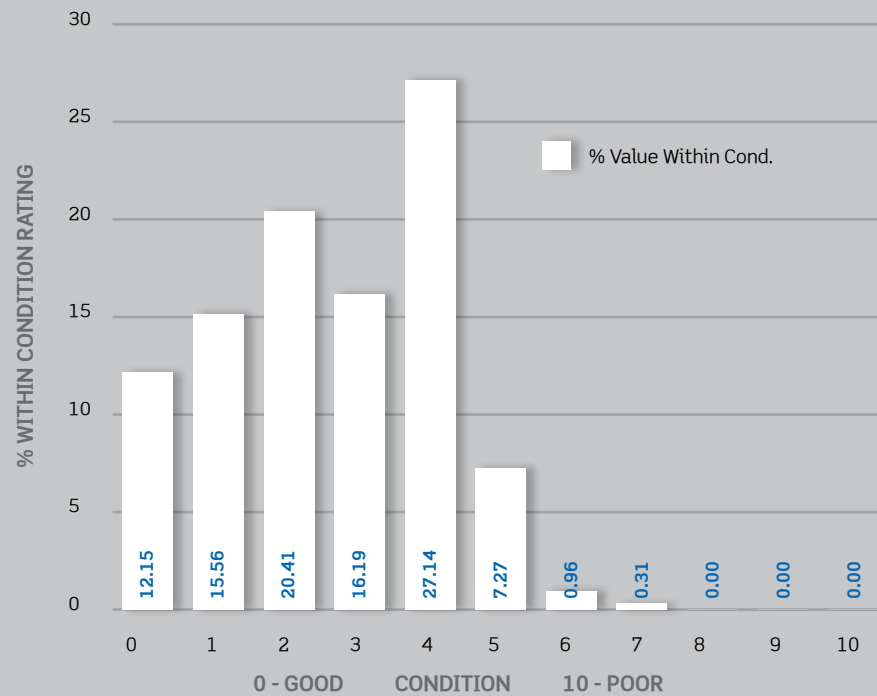


STORMWATER PIT CONDITION DISTRIBUTION BY % OF ASSET BASE



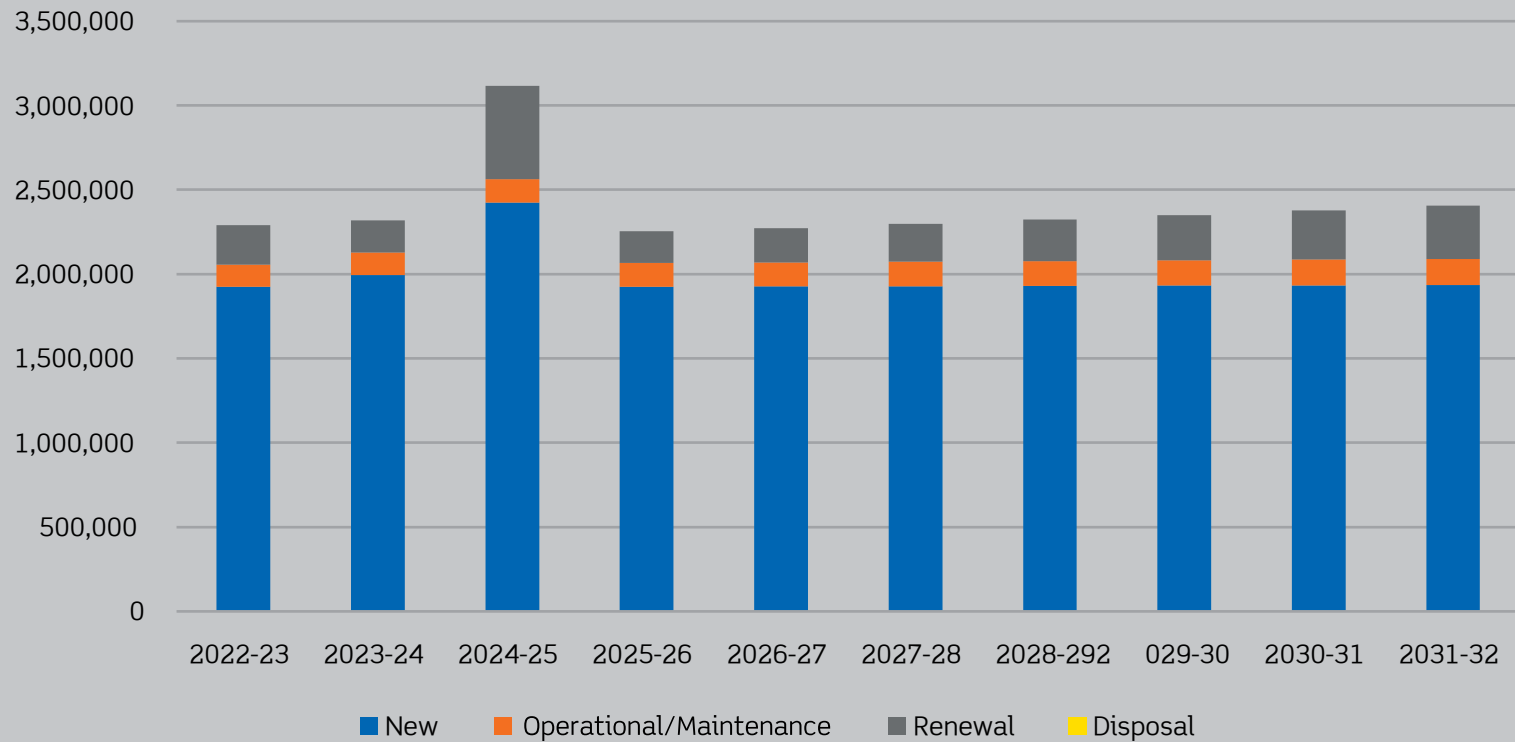


STORMWATER PIPE CONDITION DISTRIBUTION BY % OF ASSET BASE



WHOLE OF LIFE ASSET COSTS

TO KEEP
STORMWATER
DRAINAGE
ASSETS
IN SERVICE
FOR THE NEXT
10 YEARS



STORMWATER DRAINAGE COMPONENT	EXPECTED LIFE	NEW	OPERATIONAL/MAINTENANCE	RENEWAL
Stormwater pits	100 years	E.g. Construction of new side entry pits on roadsides of new subdivisions	E.g. Replacement of cracked pit lids	E.g. Replacing or upgrading pits due to structural or water capacity issues
Stormwater pipes	100 years	E.g. Extension of a drainage network due to new infrastructure	E.g. Jetting and cleaning of silted pipes	E.g. Replacing pipes that no longer hold water or cannot cope with water volumes
Stormwater retention basins	100 years	E.g. Building new water management basins to help control water runoff in new subdivisions	E.g. Weed control and slashing of plant growth	E.g. Relining or replacing dam walls showing structural issues



Challenges - Rainfall events

The most recent significant intense rainfall event in Wodonga City occurred on 30th January 2022. 89mm of rainfall was measured over a 24 hour period.

The Bureau of Meteorology's 2016 Design Rainfall Data System classifies this particular local flood event as having an Annual Exceedance Probability (AEP) between 5% and 2%.

Other recent significant 24 hour rainfall events recorded in Wodonga over the past 10 years are 88.4mm in 2012, 76.2mm in 2014, 68mm in 2020, 66mm in 2012, 64mm in 2021 and 63mm in 2011

Increases in rainfall intensity pose a challenge in managing existing assets and planning for new assets. For stormwater drainage, larger rain events will see an increase in pipe size, but also an increase in structures to help manage water flows such as retention basins.



Inspection of drainage assets

Most infrastructure assets are on or above the ground but drainage assets are typically underneath the ground which poses an issue when trying to investigate defects or asset condition. Technology helps overcome this problem with the use of specialised equipment such as CCTV cameras or tilt and zoom cameras.



Links to Council strategies/plans - Hyperlinks to key documents

Stormwater Drainage Asset Management Plan 2017

[Stormwater Drainage Asset Management Plan FINAL.pdf \(wodonga.vic.gov.au\)](https://www.wodonga.vic.gov.au/Stormwater_Drainage_Asset_Management_Plan_FINAL.pdf)

Municipal Flood emergency Plan 2019 [Flood Emergency Plan.pdf \(wodonga.vic.gov.au\)](https://www.wodonga.vic.gov.au/Flood_Emergency_Plan.pdf)



PARK AND PUBLIC SPACE ASSETS

(PARKS, OPEN SPACE,
RECREATION, PLAYGROUNDS)

REPLACEMENT COST

\$23,641,000

PERCENTAGE OF
TOTAL ASSET BASE

2.59%

PARK AND PUBLIC SPACE
ASSET MAINTENANCE AND
OPERATIONAL COSTS OVER
A 10 YEAR PERIOD

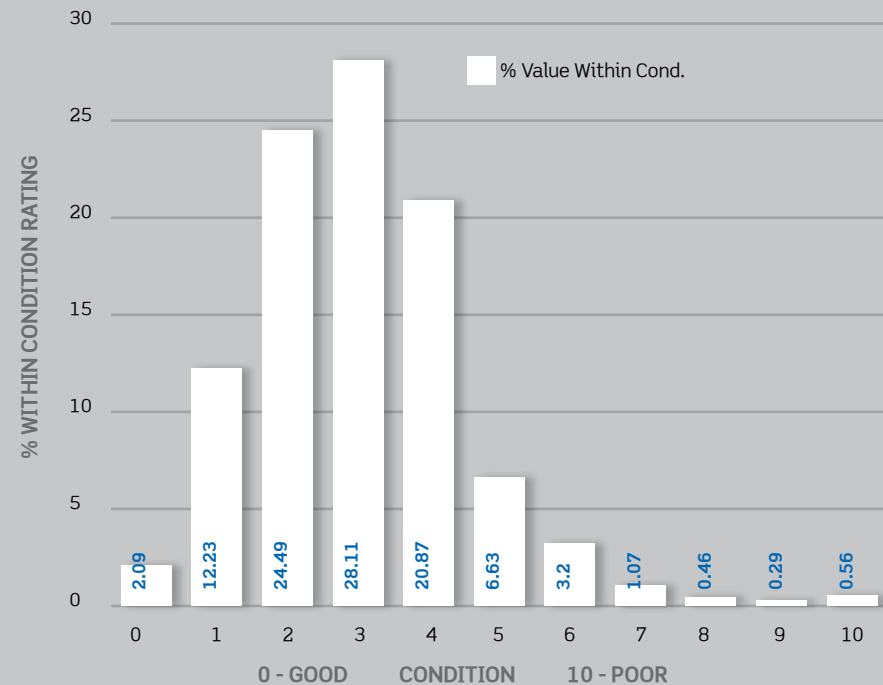
\$3,313,568

AVERAGE PER YEAR,
INCREASING SLIGHTLY PER ANNUM

Park and Public Space Assets is one of the most diverse asset groups. The parks asset class includes all major assets you find in public parks or streetscapes such as barbecues and shelters, pedestrian traffic lights, bus shelters, etc. The Recreation asset class includes sports playing surfaces such as ovals, netball courts, tennis courts, sport field lighting, BMX tracks etc. The playground asset class includes all the pieces of play equipment (such as swings or slides) you would find at Belvoir Park playground and all other playgrounds.

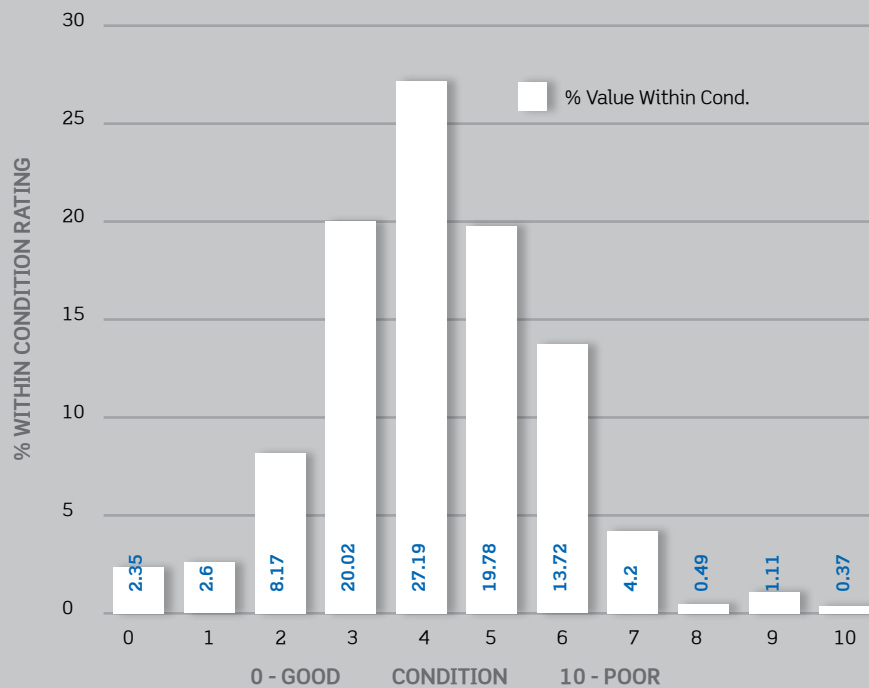


PARK ASSET CONDITION DISTRIBUTION BY % OF ASSET BASE

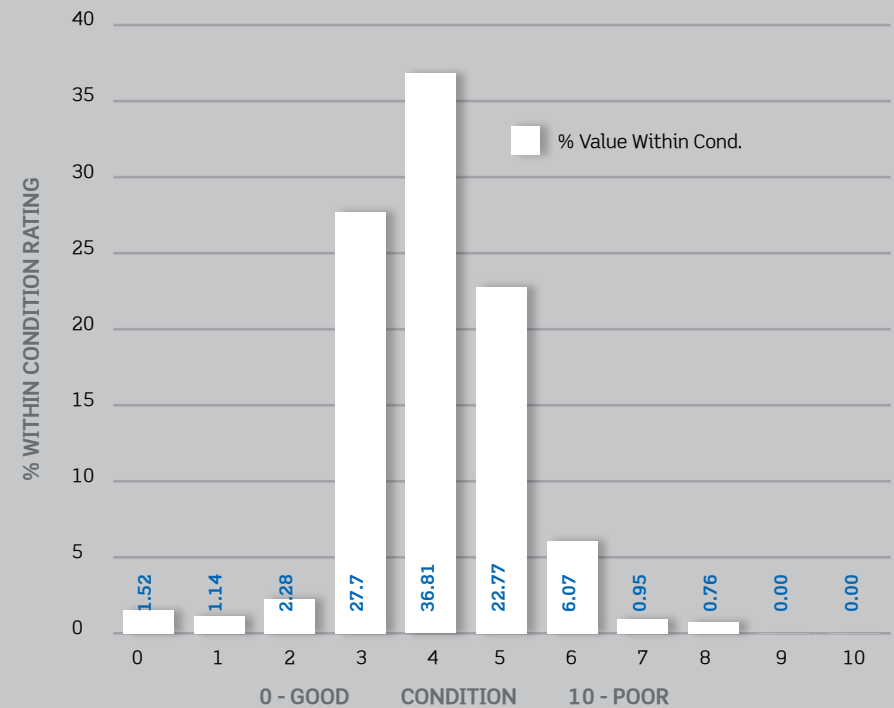




RECREATION ASSETS CONDITION DISTRIBUTION BY % OF ASSET BASE

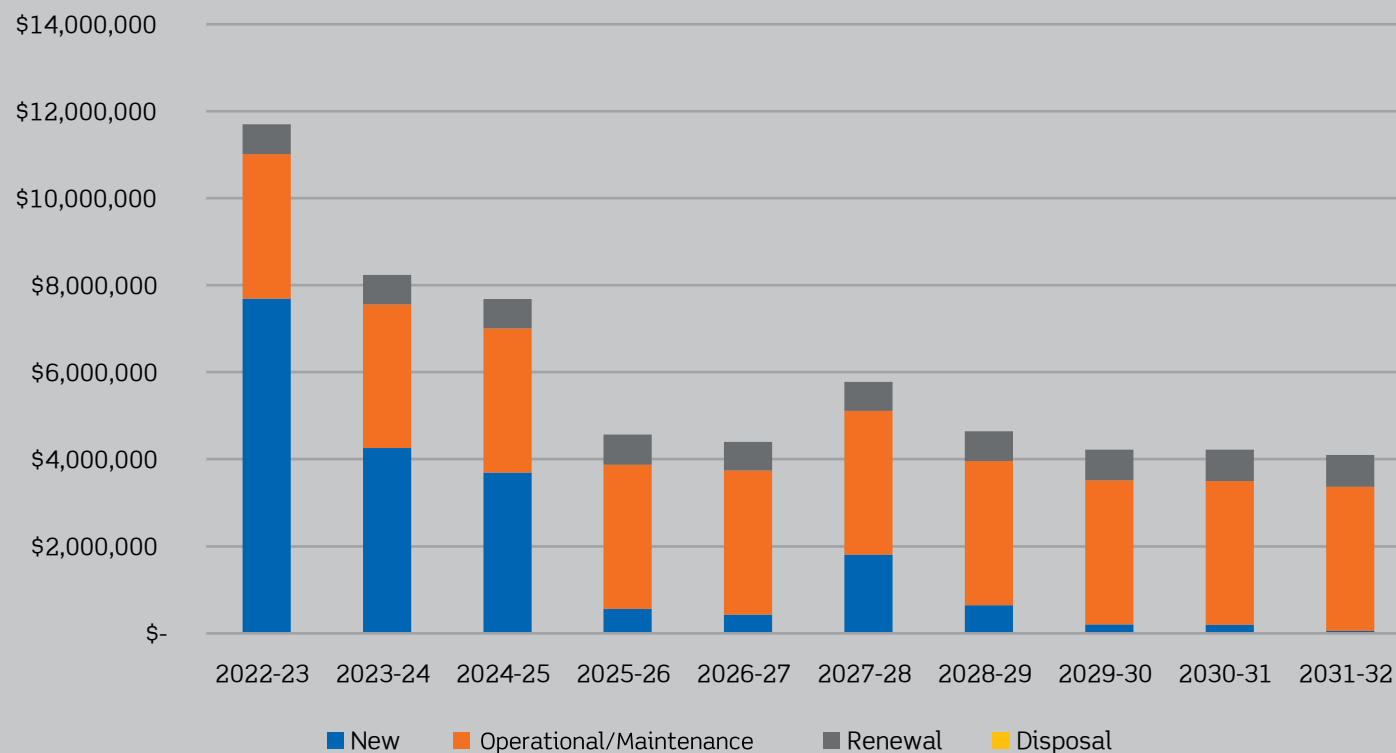


PLAYGROUND CONDITION DISTRIBUTION BY % OF ASSET BASE



WHOLE OF LIFE ASSET COSTS

TO KEEP
PARK AND
PUBLIC SPACE
ASSETS
IN SERVICE
FOR THE NEXT
10 YEARS



PARK AND PUBLIC SPACE ASSET TYPE	EXPECTED LIFE	NEW	OPERATIONAL/MAINTENANCE	RENEWAL
Park Assets	20 years	E.g. Creating new public space areas like Junction Place	E.g. Mowing, garden maintenance, fixing broken seats, graffiti removal, irrigation repairs	E.g. Replacing old barbecue, replacing irrigation
Recreation Assets	40 years	E.g. Construction of new sporting fields i.e. Baranduda Fields	E.g. Mowing ovals, crack sealing asphalt playing surfaces	E.g. Top soil and turfing ovals, new synthetic playing surfaces
Playground Assets	20 years	E.g. New subdivision contributed playgrounds from developers.	E.g. Replacing broken components, tightening bolts, topping up softfall	E.g. High risk playground equipment replacements, updating old playgrounds



Challenges and Opportunities

BARANDUDA FIELDS

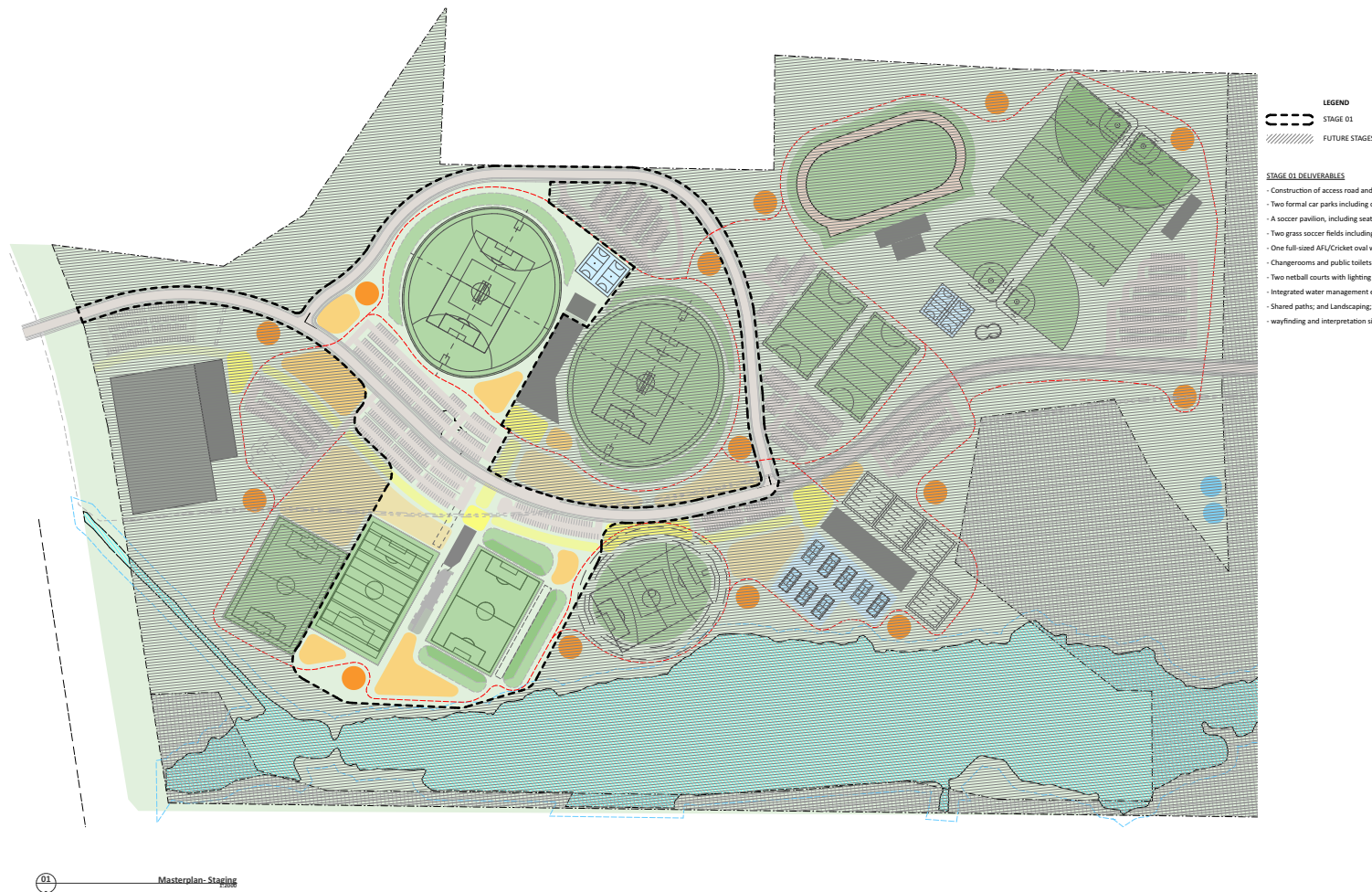
Development is underway for a major regional recreation, sport and community precinct in the Leneva-Baranduda growth corridor in Wodonga's south. Baranduda Fields will be a precinct of major regional significance. It will be a destination offering unique and inclusive spaces for a variety of social interactions and recreation activities. The project will unfold over multiple stages and will see construction of:

- Roads and car parks
- Two AFL ovals and cricket facilities
- Two netball courts
- AFL/cricket facility
- Buildings/pavilions and amenities
- Three pitch soccer facility
- Three multiuse synthetic playing surfaces
- Lawn bowls rinks
- Four – eight tennis courts
- Two baseball/softball diamonds with training area
- Athletics track
- Cycle track
- Multipurpose grass playing fields (rugby/other)
- Large wetland and habitat
- Landscaped open space areas
- Shared walking paths
- Playground equipment and associated services (water, gas, communications)

The total estimated cost of project is \$122,385,275, and has funding assistance from the Federal Government.

This project is a great opportunity for Wodonga to modernise its sport and recreation facilities, and creates opportunities in how council can manage whole of life cost associated with buildings and recreation facilities. For example, efficiencies will be found in managing one site rather than multiple sites, and buildings will be designed with modern sustainability principles in mind.





Further information on the Baranduda Fields Master Plan can be found here: [Baranduda Fields Master Plan Dec18.pdf \(wodonga.vic.gov.au\)](https://www.wodonga.vic.gov.au/files/Baranduda%20Fields%20Master%20Plan%20Dec18.pdf)

GENERAL NOTES

- ALL DIMENSIONS ARE IN MILLIMETERS. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR SHOP DRAWINGS OR ORDERING ANY MATERIALS. DO NOT SCALE DRAWINGS.
- NOTIFY ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE ARCHITECT.
- DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION.
- ALL BOUNDARIES, CONTOURS AND LEVELS ARE SUBJECT TO SURVEY.

Rev	Description	Date
01	Issue for tender	8/12/20
02	Issue for construction	8/12/20
03	Issue for construction	8/12/20
04	Issue for construction	8/12/20
05	Issue for construction	8/12/20
06	Issue for construction	8/12/20
07	Issue for construction	8/12/20
08	Issue for construction	8/12/20
09	Issue for construction	8/12/20
10	Issue for construction	8/12/20



**Baranduda Fields
 Football Pavilion**
 Baranduda Boulevard
 Wodonga VIC 3691

Wodonga Council
 10-4 Hovell Street
 Wodonga VIC 3690

**BF Master Plan Revised
 Road Option D- Staging**

DATE: 08/10/2020	PROJECT NO:	STAGE: Concept Design
BY: @A1	DATE: 8/12/20	STAGE: Preliminary
PROJECT NO:	STAGING NO:	REV:
20023	MP 10	02
Plot Date: 8/12/20		



Links to Council strategies/plans – Hyperlinks to key documents

Playground Strategy 2016 [2020 PlaygroundStrategy_web.pdf \(wodonga.vic.gov.au\)](#)

Street Tree Management Plan [Street Tree Management Plan_2020 LR.pdf \(wodonga.vic.gov.au\)](#)

Monitoring this Plan

In accordance with the Victorian Local Government Act 2020, this plan will be updated every four years in accordance with its deliberative engagement practices. This updated plan will be adopted by 31 October in the year following a general council election.

A post-release review will be undertaken of this plan within 6 months to take on board any lessons learnt from the initial release, and an improvement plan put in place to help with changes for future editions.

Assumptions and refinements of this Asset Plan

This Asset Plan is strongly aligned with council's 10-year Financial Plan. These two documents incorporate forecasts and predictions of factors that will determine their accuracy over the next 10 years, including assumptions about future demand, growth rates and the operating environment. These assumptions have been derived using the best available current information and data. During this Asset Plans review, this information will be refined and adjusted to maintain its currency and accuracy, enabling it to reflect changes in revenue, demands and sustainability and external drivers.



The Cube

Hyphen
MUSEUM OF CONTEMPORARY ART

