




NORTH SYDNEY COUNCIL  
**ASSET MANAGEMENT PLAN**  
**OPEN SPACE & RECREATION 2022-2032**

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## Park Furniture, Playgrounds, Sporting Infrastructure

### Executive Summary

North Sydney Council has 148ha of open space and parks located across the LGA. Within these parks and open space areas there are 32 playgrounds and 9 sportsgrounds. In 2019 consultant Rapid Map Services conducted a Park Furniture condition audit for North Sydney Council. The objectives were to conduct a detailed inventory data collection, accurately map each Park Furniture asset and assess each Park Furniture asset in detail for condition and defects.

The 2020 consultant, Xyst Pty Ltd conducted a condition audit of Council's Playgrounds and Sporting Infrastructure assets.

Overall, some 66.7% by replacement cost of the portfolio is in very good to good condition (1-2). 30.5% is in fair condition (3) and 2.8% is in poor to very poor condition (4-5).

A Risk rating was assigned to each Park Furniture, Playgrounds, Sporting Infrastructure asset. Overall, 97.2% of the portfolio has a low to medium risk rating and 2.8% has a high to very high risk rating.

The total Replacement Value of the portfolio is \$27,607,802 as at 30 June 2021. The values are shown in the Table below.

**Table 1: Park Furniture, Playgrounds, Sporting Infrastructure– Summary Table**

Asset Category	Quantity	Replacement Value (2021)	Accumulated Depreciation (2021)	Fair Value (2021)	Depreciation Expense
Playgrounds	44	\$10,170,291	\$4,214,483	\$5,955,808	\$656,983
Outdoor Furniture	2,510	\$6,667,600	\$2,376,109	\$4,291,490	\$221,562
Sports and Fitness	84	\$10,051,136	\$2,884,273	\$7,166,863	\$339,208
Other (NSO Media Screen)	1	\$718,775	\$41,748	\$677,027	\$75,511
<b>TOTAL</b>	<b>2,639</b>	<b>\$27,607,802</b>	<b>\$9,516,613</b>	<b>\$18,091,188</b>	<b>\$1,293,264</b>

The following table provides a summary of the quantities and replacement values for each Park Furniture, Playgrounds, Sporting Infrastructure type.

**Table 2: Park Furniture, Playgrounds, Sporting Infrastructure – Typology**

Asset Category	Type	Number	Replacement Cost
Park Furniture	Air Pump	1	\$4,348
	Backflow Device	21	\$65,064
	BBQ	8	\$102,317
	Bike Rack	40	\$127,896
	Bin - Cigarette	5	\$2,132
	Bin Enclosure	41	\$163,648
	Bin Stand	77	\$36,930
	Bird Bath	2	\$435

Asset Category	Type	Number	Replacement Cost
	Bubbler	68	\$576,170
	Emergency Phone	1	\$5,436
	Entrance - Large	4	\$326,134
	Entrance - Medium	2	\$63,948
	Entrance - Small	1	\$15,987
	Fire Hydrant	18	\$28,968
	Fish Cleaning Station	1	\$4,348
	Flag Pole	14	\$52,224
	Information Board	11	\$41,033
	Park Sign - Name	62	\$132,159
	Park Sign - Small	730	\$622,426
	Picnic setting - shelter	5	\$79,935
	Planter Box	39	\$41,566
	Plaque	197	\$214,161
	Power Outlet	30	\$11,670
	Seat	639	\$1,853,849
	Shade Sail	1	\$26,645
	Shade Structure	4	\$6,395
	Shelter	15	\$286,097
	Shower	2	\$5,329
	Storage Space	1	\$3,730
	Table	111	\$325,335
	Table Tennis	1	\$9,439
	Tap	158	\$64,496
	Telephone Box	1	\$31,974
	Wall - Brick	16	\$43,831
	Wall - Concrete	75	\$181,417
	Wall - Metal	2	\$112,966
	Wall - Rendered Brick	4	\$4,467
	Wall - Stone	57	\$803,620
	Wall - Stone - Low <500mm	43	\$183,714
	Wall - Timber	2	\$5,362
	<b>SUBTOTAL</b>	<b>2,510</b>	<b>\$6,667,600</b>
Playgrounds	Com. Cent. Playground - Large	1	\$360,284
	Com. Cent. Playground - Medium	3	\$617,629
	Com. Cent. Playground - Small	7	\$1,008,794
	Playground - District	9	\$4,632,218
	Playground - Local	22	\$1,801,418
	Playground - Regional	2	\$1,749,948
	<b>SUBTOTAL</b>	<b>44</b>	<b>\$10,170,291</b>
Sporting Infrastructure	Basketball Goal	1	\$3,302
	Cricket Nets - Double	2	\$165,094
	Cricket Nets - Single	2	\$113,502
	Cricket Sight Screens - Set	3	\$247,641
	Fitness Equipment	4	\$74,292
	Goal Posts - Set	8	\$73,261
	Hockey Nets	2	\$10,318
	Irrigation System	11	\$1,016,361
	Long Jump Pit	1	\$2,580
	Marquee	1	\$38,694
	Netball/Basketball Court	1	\$113,502

Asset Category	Type	Number	Replacement Cost
	Ornamental Well	1	\$2,580
	Playground - Local	1	\$25,796
	Pool - Outdoor Ocean	1	\$381,780
	Safety Fencing	1	\$16,097
	Skate Park	1	\$626,842
	Sportsfield Lighting - Large	1	\$722,287
	Sportsfield Lighting - Std.	6	\$1,114,385
	Stage	1	\$26,002
	Stormwater Harvesting	3	\$1,547,757
	Synthetic Cricket Wicket - Base	8	\$288,915
	Synthetic Cricket Wicket - Surface	8	\$86,674
	Synthetic Sports Field - Base	1	\$735,185
	Synthetic Sports Field - Surface	1	\$588,148
	Tennis Courts	3	\$670,695
	Tennis-Netball Court Fencing	3	\$139,298
	Turf Cricket Drop in pitch	1	\$1,083,430
	Turf Wicket Covers	3	\$54,172
	Water Tank	4	\$82,547
	<b>SUBTOTAL</b>	<b>84</b>	<b>\$10,051,136</b>
Other	North Sydney Oval Media Screen	1	\$718,775
	<b>SUBTOTAL</b>	<b>1</b>	<b>\$718,775</b>
	<b>TOTAL</b>	<b>2,639</b>	<b>\$27,607,802</b>

**Park Furniture, Playgrounds, Sporting Infrastructure – Future Demand**

Drivers affecting demand for Park Furniture, Playgrounds, Sporting Infrastructure include things such as population change, regulation changes – new development, community expectations (Public Safety), technological changes, economic factors and environmental factors.

**Park Furniture, Playgrounds, Sporting Infrastructure – Levels of Customer Service**

Service levels are defined service levels in two terms, customer levels of service and technical levels of service. These are supplemented by organisational measures.

**Customer Levels of Service** measure how the customer receives the service and whether value to the customer is provided.

Customer levels of service measures used in the asset management plan are:

**Quality**                      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?*

The current and expected customer service levels are detailed in the Table below.

**Table 3: Park Furniture, Playgrounds, Sporting Infrastructure – Levels of Customer Service**

Service Attribute	Expectation	Performance Measure Used	Current Performance	Desired Position in 10 Years.
<b>Quality</b>	Park Furniture, Playgrounds, Sporting Infrastructure assets are well maintained.	Percentage of Park Furniture, Playgrounds, Sporting Infrastructure in 'very good', 'good' or 'Fair' (1, 2, 3) condition and Percentage 'poor' or 'very poor' (4, 5) Condition.	97.2% (by length) of Park Furniture, Playgrounds, Sporting Infrastructure in 'very good', 'good' or 'Fair' (1, 2, 3) condition.  2.8% (by length) of Park Furniture, Playgrounds, Sporting Infrastructure assets in poor/very poor (4, 5) Condition.	Maintain – Condition 1-2-3  Improve and replace Condition 4-5
<b>Function</b>	Upgrade Park Furniture, Playgrounds, Sporting Infrastructure assets in accordance with Public Domain Style Manual.	Number of Park Furniture, Playgrounds, Sporting Infrastructure assets constructed in accordance with Public Domain Style Manual.	Park Furniture, Playgrounds, Sporting Infrastructure assets are to be upgraded as part of future upgrade projects	Improve
<b>Capacity and Use</b>	Number of Park Furniture, Playgrounds, Sporting Infrastructure assets required is appropriate.	Number of additional Park Furniture, Playgrounds, Sporting Infrastructure assets required	New Park Furniture, Playgrounds, Sporting Infrastructure assets are constructed as part of future new projects	Improve

**Park Furniture, Playgrounds, Sporting Infrastructure – Levels of Technical Service**

**Technical Levels of Service** - Supporting the customer service levels are operational or technical measures of performance. These technical measures relate to the allocation of resources to service activities to best achieve the desired customer outcomes and demonstrate effective performance.

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

- Operations – the regular activities to provide services (e.g., cleansing, 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., repairs, minor works),
- Renewal – the activities that return the service capability of an asset up to that which it had originally (e.g. component replacement),
- Upgrade/New – the activities to provide a higher level of service (e.g. additional Park Furniture, Playgrounds, Sporting Infrastructure assets).

Table 4 shows the technical levels of service expected to be provided for Park Furniture, Playgrounds, Sporting Infrastructure assets. The 'Desired' position in the table documents the position being recommended in this AM Plan.

**Table 4: Park Furniture, Playgrounds, Sporting Infrastructure – Technical Levels of Service**

<b>Service Attribute</b>	<b>Service Activity Objective</b>	<b>Activity Measure Process</b>	<b>Current Performance</b>	<b>Desired for Optimum Lifecycle Cost</b>
<b>Operations</b>	Undertake network inspections to monitor condition	Network inspections to monitor condition	Network inspected in 2020	Network inspected every 5 years
<b>Maintenance</b>	Reactive service Requests completed in a timely manner or made safe.	Respond to complaints.	Minor repairs undertaken in accordance with Maintenance Management System	Minor repairs undertaken in accordance with Maintenance Management Delivery System.
<b>Renewal</b>	Maintain existing assets to a satisfactory condition	Percentage of Park Furniture, Playgrounds, Sporting Infrastructure assets in 'very good', 'good' or 'Fair' (1, 2, 3) condition and Percentage 'poor' or 'very poor' (4, 5) Condition.	97.2% of Park Furniture, Playgrounds, Sporting Infrastructure assets in 'very good', 'good' or 'Fair' (1, 2, 3) condition.  2.8% of Park Furniture, Playgrounds, Sporting Infrastructure assets in poor/very poor (4, 5) Condition.	Improve or replace
<b>Upgrade</b>	Upgrade Park Furniture, Playgrounds, Sporting Infrastructure assets in accordance with Public Domain Style Manual.	Number of Park Furniture, Playgrounds, Sporting Infrastructure assets constructed in accordance with Public Domain Style Manual.	Park Furniture, Playgrounds, Sporting Infrastructure assets are to be upgraded as part of future upgrade projects	Improve
<b>New</b>	Number of Park Furniture, Playgrounds, Sporting Infrastructure assets required is appropriate.	Number of additional Park Furniture, Playgrounds, Sporting Infrastructure assets required	New Park Furniture, Playgrounds, Sporting Infrastructure assets are constructed as part of future new projects	Improve



**Park Furniture, Playgrounds, Sporting Infrastructure – Condition**

The condition of Council’s Park Furniture was surveyed in 2019 by Consultants, Rapid Map Services Pty Ltd. The condition of Council’s Playgrounds and Sporting Infrastructure was surveyed in 2020 by Consultants, Xyst Pty Ltd. The following condition criteria was used.

**Table 5: Park Furniture, Playgrounds, Sporting Infrastructure Condition Survey Criteria**

Grade	Condition	Description
1	Very Good	Sound - constructed to current standards, well maintained with no defects. with no defects. Meets council’s current Public Domain Style Manual standards. <b>No work required</b>
2	Good	As grade 1 but not constructed to current standards or showing minor wear, tear and deterioration. E.g. weathering of timber, staining of fastenings but no decay of timber or corrosion of steel. Deterioration has no significant impact on safety & appearance of the Park furniture. <b>Only minor work required</b>
3	Fair	Park furniture functionally sound, but appearance affected by minor defects e.g. vandalism, slight decay of timber, and mild corrosion of fastenings. Deterioration beginning to affect the stability, functionality or appearance of the Park furniture or does not meet council’s current Public Domain Style Manual. <b>Some work required</b>
4	Poor	Park furniture functioning but with problems due to significant defects e.g. rotting/ splitting of timber, corrosion, loosening of fastenings, causing a marked deterioration in stability, functionality or appearance or does not meet council’s current Public Domain Style Manual. <b>Some replacement or rehabilitation needed within 1 year</b>
5	Very Poor	Park furniture has serious problems and has failed or are about to fail in the near future, causing unacceptable deterioration in stability, safety and appearance. <b>Urgent replacement/ rehabilitation required</b>

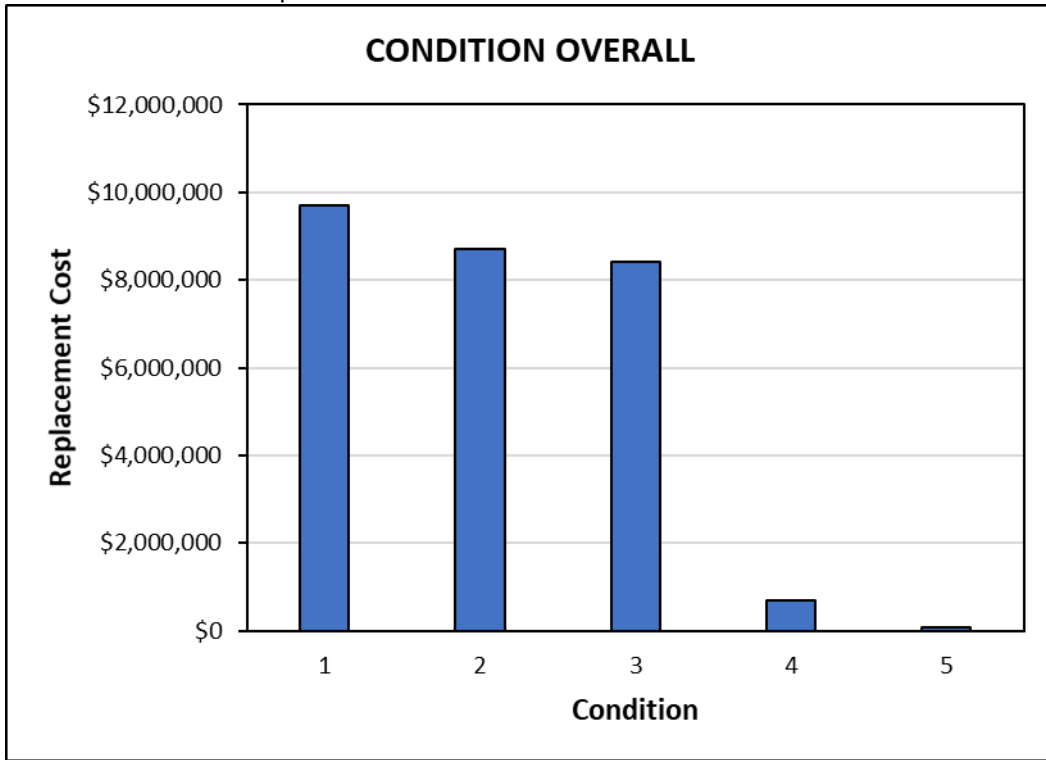
*As per IPWEA Condition Assessment & Asset Performance Guidelines Practice Note 10.1*

The Table below shows the Replacement Cost for each of the condition scores.

**Table 6: Park Furniture, Playgrounds, Sporting Infrastructure Survey Results - Overall**

CONDITION OVERALL			
Condition	Quantity	Replacement Cost	% Condition (based on cost)
1 (Very Good)	679	\$9,711,351	35.2%
2 (Good)	1,077	\$8,706,566	31.5%
3 (Fair)	682	\$8,426,991	30.5%
4 (poor)	165	\$693,761	2.5%
5 (Very Poor)	36	\$69,134	0.3%
<b>Total</b>	<b>2,639</b>	<b>\$27,607,802</b>	<b>100.0%</b>

The Graph below shows the condition of Park Furniture, Playgrounds, Sporting Infrastructure assets over the entire network in terms of replacement cost.



**Park Furniture, Playgrounds, Sporting Infrastructure – Review of Useful Lives**

The Table below shows the ranges of Useful Lives from the Valuation undertaken by Xyst Australia Pty Ltd.

Asset Type	Useful Life
Air Pump	15
Backflow Device	15
Basketball Goal	25
BBQ	20
Bike Rack	20
Bin - Cigarette	20
Bin Enclosure	20
Bin Stand	20
Bird Bath	25
Bubbler	20
Com. Cent. Playground - Large	15
Com. Cent. Playground - Medium	15
Com. Cent. Playground - Small	15
Cricket Nets - Double	30
Cricket Nets - Single	30
Cricket Sight Screens - Set	30
Emergency Phone	20
Entrance - Large	75

<b>Asset Type</b>	<b>Useful Life</b>
Entrance - Medium	50
Entrance - Small	50
Fire Hydrant	50
Fish Cleaning Station	20
Fitness Equipment	15
Flag Pole	40
Goal Posts - Set	25
Hockey Nets	25
Information Board	15
Irrigation System	25
Long Jump Pit	15
Marquee	20
Media Screen	10
Netball/Basketball Court	20
Ornamental Well	50
Park Sign - Name	15
Park Sign - Small	15
Picnic setting - shelter	50
Planter Box	25
Plaque	75
Playground - District	15
Playground - Local	15
Playground - Regional	15
Pool - Outdoor Ocean	50
Power Outlet	15
Safety Fencing	40
Seat	25
Shade Sail	20
Shade Structure	20
Shelter	30
Shower	25
Sign	15
Skate Park	35
Sportsfield Lighting - Large	55
Sportsfield Lighting - Std.	55
Stage	35
Storage Space	30
Stormwater Harvesting	50
Synthetic Cricket Wicket - Base	40
Synthetic Cricket Wicket - Surface	10
Synthetic Sports Field - Base	40
Synthetic Sports Field - Surface	10
Table	25
Table Tennis	20

Asset Type	Useful Life
Tap	35
Telephone Box	50
Tennis – Netball Court Fencing	40
Tennis Courts	20
Tree Guard	15
Turf Cricket Drop In Pitch	15
Turf Wicket Covers	4
Wall - Brick	90
Wall - Concrete	90
Wall - Concrete, Brick	90
Wall - Metal	60
Wall - Rendered Brick	90
Wall - Stone	100
Wall - Stone - Low <500mm	80
Wall - Timber	60
Water Tank	40

Based on reviewed useful lives the total annual Depreciation is as follows:

Capital funding to maintain a renewal ratio of 1	
	Annual Depreciation
<b>Park Furniture, Playgrounds, Sporting Infrastructure</b>	<b>\$1,293,264</b>

A budget of \$1,293,264 is required on average over the long term to maintain the condition of Council's Park Furniture, Playgrounds, Sporting Infrastructure assets, noting that fluctuations in renewal requirements in the medium term.

#### **Park Furniture, Playgrounds, Sporting Infrastructure – Funding Strategy**

The Asset Renewal Funding Ratio is the most important indicator. It compares funding with depreciation. An Asset Renewal Funding Ratio of 1 or greater sustained over the long term indicates the optimal renewal and replacement of assets.

The forecast for Depreciation (or Long Term Average Annual Asset Consumption) is \$1,293,264. Therefore, an annual average capital renewal funding of \$1,293,264 (2021 dollars) will achieve an Asset Renewal Funding Ratio of 1.

The cost to fully replace assets identified by Consultants, Rapid Map Services Pty Ltd and Xyst Australia Pty Ltd in condition 4 and 5 as well as the cost to replace the condition 3 assets which will become condition 4 over the next 10 is \$9,189,886. This is an average annual cost of \$918,989 which is less than the \$1,293,264 Depreciation Expense and is less than the average annual forecast budget of \$1,356,500.

#### **Park Furniture, Playgrounds, Sporting Infrastructure – Capital works**

Replacement of Park Furniture, Playgrounds, Sporting Infrastructure assets is assumed to be a capital works project.

The ranking criteria used to determine priority of identified renewal and replacement proposals is detailed in Table 7. A priority for action of 1 to 5 has been assigned to each Park Furniture, Playgrounds, Sporting Infrastructure assets requiring capital works as described in the following table.

**Park Furniture, Playgrounds, Sporting Infrastructure – Managing the Risks**

There are risks associated with providing and maintaining Park Furniture, Playgrounds, Sporting Infrastructure assets are primarily as follows:

- Damage due to vandalism
- Park Furniture, Playgrounds, Sporting Infrastructure in poor condition – public safety hazards, injury

The following risk response table was used to identify those Park Furniture, Playgrounds, Sporting Infrastructure assets requiring action within the next 10 years.

**Table 7: Park Furniture, Playgrounds, Sporting Infrastructure – Risk Response Table**

Level of Risk		Category	Action Required	Time frame for repairs, upgrade or replacement (subject to funding)
VH	Very High Risk	5	Immediate corrective action	1-2 Years
H	High Risk	4	Prioritised action required	1-2 Years
M	Medium Risk	3	Planned action required	2-10 Years
L	Low Risk	2	Manage by routine procedures	Inspections 1-2 years
New	No Risk	1	None	None

Consideration has been given to each Park Furniture, Playgrounds, Sporting Infrastructure asset whether to replace the Park Furniture, Playgrounds, Sporting Infrastructure asset or perform maintenance on it.

Segments that have a **Very High or High** risk rating were considered to need replacement within the 1-2 year forecast period.

Segments with a **Medium** risk rating were also considered needing replacement within the 2-10 year forecast period.

Examples of failed and failing Park Furniture, Playgrounds, Sporting Infrastructure assets in the North Sydney LGA







Council will endeavour to manage these risks within available funding by prioritising Park Furniture, Playgrounds, Sporting Infrastructure renewal works based on the condition audit of Council’s Park Furniture by Consultants, Rapid Map Services Pty Ltd as well as the condition audit of Council’s Playgrounds and Sporting Infrastructure by Consultants, Xyst Pty Ltd.

**Table 8: Park Furniture, Playgrounds, Sporting Infrastructure – Capital renewal Priorities based on Condition and Risk Rating**

Risk Matrix - Park Furniture, Playgrounds, Sporting Infrastructure (Condition and Risk Rating)				
Likelihood of Park Furniture, Playgrounds, Sporting Infrastructure failing Refer to Table 5. Condition Criteria	Park Furniture, Playgrounds, Sporting Infrastructure – Length (m)			
	Park Hierarchy	Local	District	Regional
	Priority	d	c	b
Condition 1 – Very Good (35.2%)	5	236	234	240
Condition 2 - Good (31.5%)	4	378	415	282
Condition 3 – Fair (30.5%)	3	237	230	215
Condition 4 – Poor (2.5%)	2	60	52	53
Condition 5 – Very Poor (0.3%)	1	15	13	8

**(Note: Also Refer to Table 6)**

**Note:** This table is based on data in the current register.

**Note:** The Factor used to determine the priority was ‘Park Hierarchy’.

It should be noted that Park Furniture, Playgrounds, Sporting Infrastructure assets may also be replaced based on other criteria including:

- Damage
- Plans of Management



**Park Furniture, Playgrounds, Sporting Infrastructure – Maintenance**

Routine maintenance is the regular on-going work that is necessary to keep assets operating, including instances where portions of the asset fail and need immediate repair to make the asset operational again, e.g. repairs.

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.

Current maintenance expenditure levels are considered to be adequate to meet projected service levels.

Over the longer term future operations and maintenance expenditure is forecast to be steady as the asset stock is not forecast to increase. The following table summarises the prioritised capital works.

**Park Furniture, Playgrounds, Sporting Infrastructure – Prioritised Expenditure Forecast**

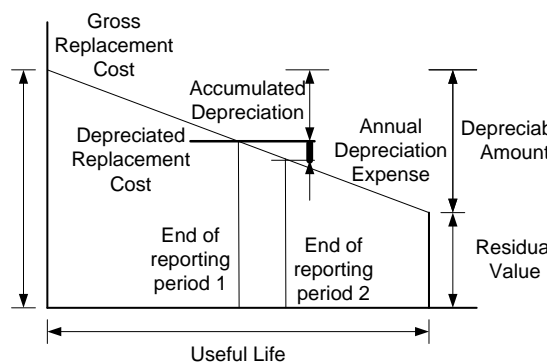
**Table 9: Park Furniture, Playgrounds, Sporting Infrastructure – Prioritised Expenditure Forecast – 10 years FY2023-FY2032**

Year		Priority	Capital Costs	Maintenance Costs	Total Costs
1	2022/23	1b – 2d	\$995,000	\$213,136	\$1,208,136
2	2023/24	2c – 3d	\$2,450,000	\$213,136	\$2,663,136
3	2024/25	3b – 3d	\$850,000	\$213,136	\$1,063,136
4-10	2025/32	3b – 3d	\$9,270,000	\$1,491,954	\$10,761,954
		<b>Grand Total</b>	<b>\$13,565,000</b>	<b>\$2,131,362</b>	<b>\$15,696,362</b>

In summary the current value of Park Furniture, Playgrounds, Sporting Infrastructure assets is detailed in the Table below.

**Table 10: Park Furniture, Playgrounds, Sporting Infrastructure – Valuation**

Asset Category	Quantity	Replacement Value (2021)	Accumulated Depreciation (2021)	Fair Value (2021)	Depreciation Expense
Playgrounds	44	\$10,170,291	\$4,214,483	\$5,955,808	\$656,983
Outdoor Furniture	2,510	\$6,667,600	\$2,376,109	\$4,291,490	\$221,562
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**Park Furniture, Playgrounds, Sporting Infrastructure – Valuation Forecast**

Asset values are forecast to increase slowly.

**Park Furniture, Playgrounds, Sporting Infrastructure – Key Assumptions – Financial Forecasts**

Key assumptions made in this asset management plan for Park Furniture, Playgrounds, Sporting Infrastructure are:

**Table: 11. Key Assumptions made in AM Plan and Risks of Change**

Key Assumptions	Risks of Change to Assumptions
Useful Lives of Park Furniture, Playgrounds, Sporting Infrastructure	Low risk
Rate of deterioration	Low risk

**Park Furniture, Playgrounds, Sporting Infrastructure – Creation / Acquisition / Upgrade Program**

New works are those that create a new asset that did not previously exist, or works which will upgrade or improve an existing asset beyond its existing capacity. They may result from growth, social or environmental needs. Assets may also be acquired at no cost. No new assets are currently identified.

**Park Furniture, Playgrounds, Sporting Infrastructure – Disposal Plan**

No Park Furniture, Playgrounds, Sporting Infrastructure Assets have been identified for disposal.

**Park Furniture, Playgrounds, Sporting Infrastructure – Forecast reliability and confidence**

The estimated confidence level and reliability of data used in this AMP is considered to be reliable as the data is based on a detailed condition report on Park Furniture, Playgrounds, Sporting Infrastructure.

**Park Furniture, Playgrounds, Sporting Infrastructure – Improvement Plan**

The improvement plan is shown in the table below.

Task No	Task	Responsibility	Resources Required	Timeline
1	Research the Useful Life of Park Furniture, Playgrounds, Sporting Infrastructure	OSE	Staff Time	2024

**Park Furniture, Playgrounds, Sporting Infrastructure – Monitoring and Review Procedures**

This Asset Management Plan will be reviewed during annual budget planning processes and amended to show any material changes in service levels and/or resources available to provide those services as a result of budget decisions.

The Asset Management Plan has a life of 4 years and is due for complete revision and updating within 1 year of each Council election.

### **Park Furniture, Playgrounds, Sporting Infrastructure – Renewal and Replacement Program**

Renewal and replacement expenditure is major work which does not increase the asset’s design capacity 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 upgrade/expansion or new work expenditure resulting in additional future operations and maintenance costs.

Park Furniture, Playgrounds, Sporting Infrastructure assets requiring renewal/replacement have been identified by the condition audit of Council’s Park Furniture by Consultants, Rapid Map Services Pty Ltd as well as the condition audit of Council’s Playgrounds and Sporting Infrastructure by Consultants, Xyst Pty Ltd.

### **Park Furniture, Playgrounds, Sporting Infrastructure – Funding Scenarios**

The Long Term Financial Plan includes three scenarios, all of which maintain current services levels but propose differing levels of capital expenditure on the renewal of Council’s ageing infrastructure assets.

In summary:

- Pessimistic Scenario - This Scenario results in a decline in operating results and deficits in the later years.
- Optimistic Scenario - This Scenario results in improvements in operating results for the life of the plan.
- Planned Scenario - This Scenario results modest surplus operating results for the life of the plan.

**Table 12: Funding Scenarios – Park Furniture, Playgrounds, Sporting Infrastructure – North Sydney Councils 10 Year Plan**

<b>Scenario</b>	<b>Capital Funding Level required per annum</b>	<b>10 Year Plan \$ Total</b>
Scenario 1.	\$1,356,500/year	<b>\$13,565,000</b>
Scenario 2.	\$1,356,500/year	<b>\$13,565,000</b>
Scenario 3.	\$1,356,500/year	<b>\$13,565,000</b>

**Note:** These Scenarios are based on the 10-year Long Term Financial Plan.

### **Park Furniture, Playgrounds, Sporting Infrastructure – Service and Risk Tradeoffs**

The decisions made in adopting this AM Plan are based on the objective to achieve the optimum benefits from the available resources.

#### **Service trade-off**

If this funding Scenario is adopted, then the Level of Service will be maintained.

#### **Risk trade-off**

If this funding Scenario is adopted, then there is less risk of Park Furniture, Playgrounds, Sporting Infrastructure failures.

**Park Furniture, Playgrounds, Sporting Infrastructure – Renewal and Replacement Program – FY2023-FY2032 (10 Year Plan)**

Council’s projected 10 year Capital Renewal Program is shown in the Tables below. It is based on the funding required to replace Park Furniture, Playgrounds, Sporting Infrastructure assets identified by the condition audit of Council’s Park Furniture by Consultants, Rapid Map Services Pty Ltd as well as the condition audit of Council’s Playgrounds and Sporting Infrastructure by Consultants, Xyst Pty Ltd.

It should be noted that Park Furniture, Playgrounds, Sporting Infrastructure assets may also be replaced based on other criteria including:

- Damage
- Restorations
- Streetscape projects

Project priorities may also be subject to change due to accelerated deterioration, sudden failure or finalization of detailed designs and project costings.

**Table13: Park Furniture, Playgrounds, Sporting Infrastructure – Renewal and Replacement Program**

**Priority Projects 2022/23 (Year 1)**

Replace Year	Priority	Location	Risk Rating / Category	Condition	Cost Estimate
2022/23	1b – 2b	Park Furniture - Various Parks - Park Furniture	Very High (5)	Very Poor	\$80,000
2022/23	1b – 2b	Park Furniture - Various Parks - Park Signs	Very High (5)	Very Poor	\$30,000
2022/23	2c	Sporting Infrastructure - Install a new cricket wicket on field 2 at Forsyth Park	High (4)	Poor	\$35,000
2022/23	2c	Sporting Infrastructure - Primrose Park – Reconfiguration to add Additional Full-Size Playing Field	High (4)	Poor	\$50,000
2022/23	2d	Playgrounds - Refurbish Prior Avenue Playground (Cremorne Point)	High (4)	Poor	\$170,000
2022/23	2b	Playgrounds - St Leonards Park - Playground Refurbishment	High (4)	Poor	\$600,000
2022/23		Sporting Infrastructure - Install new outdoor fitness equipment in Brennan Park			\$30,000
<b>TOTAL</b>					<b>\$995,000</b>

**Note:** These Cost estimates do not include inflation / building escalations costs which can vary between 3-8% each year.

**Table 14: Park Furniture, Playgrounds, Sporting Infrastructure – Renewal and Replacement Program**

**Priority Projects 2023/24 (Year 2)**

Year	Priority	Location	Risk Rating	Condition	Cost Estimate
2023/24	2c	Park Furniture - Various Parks - Park Furniture	High (4)	Poor	\$80,000
2023/24	2c	Park Furniture - Various Parks - Park Signs	High (4)	Poor	\$30,000
2023/24	2c	Park Furniture - Sawmillers Reserve - Replace Step Tower	High (4)	Poor	\$300,000
2023/24	2d	Sporting Infrastructure - Bon Andrews Oval – new irrigation system	High (4)	Poor	\$100,000
2023/24	2d	Sporting Infrastructure - Primrose Park - Drainage Improvements to Sportsfields	High (4)	Poor	\$200,000
2023/24	2d	Sporting Infrastructure - Primrose Park – Reconfiguration to add Additional Full-Size Playing Field	High (4)	Poor	\$1,120,000
2023/24	3b	Playgrounds - Refurbish Lodge Road Playground (Cremorne)	Medium (3)	Fair	\$170,000
2023/24	3b	Sporting Infrastructure - Renew synthetic surface in Bradfield Park Central	Medium (3)	Fair	\$100,000
2023/24	3d	Playgrounds - Refurbish the senior playground in Green Park (Cammeray)	Medium (3)	Fair	\$170,000
2023/24		Sporting Infrastructure - Provide a new additional dual cricket net at Primrose Park			\$150,000
2023/24		Sporting Infrastructure - Install new outdoor fitness equipment in Berry Island Reserve			\$30,000
<b>TOTAL</b>					<b>\$2,450,000</b>

**Note:** These Cost estimates do not include inflation / building escalations costs which can vary between 3-8% each year.

**Table 15: Park Furniture, Playgrounds, Sporting Infrastructure – Renewal and Replacement Program**

**Priority Projects 2024/25 (Year 3)**

Year	Priority	Location	Risk Rating	Condition	Cost Estimate
2024/25	3b	Park Furniture - Various Parks - Park Furniture	Medium (3)	Fair	\$80,000
2024/25	3b	Park Furniture - Various Parks - Park Signs	Medium (3)	Fair	\$30,000
2024/25	3c	Sporting Infrastructure - Reconstruct Tunks Park turf cricket wicket table	Medium (3)	Fair	\$120,000

Year	Priority	Location	Risk Rating	Condition	Cost Estimate
2024/25	3c	Sporting Infrastructure - Replacement of synthetic turf at Cammeray Park	Medium (3)	Fair	\$400,000
2024/25	3d	Playgrounds - Upgrade Grasmere Reserve Playground	Medium (3)	Fair	\$170,000
2024/25		Sporting Infrastructure - Install new outdoor fitness equipment in Bradfield Park			\$30,000
2024/25		Park Furniture - Install new signage (directional and/or interpretive in Tunks Park			\$20,000
<b>TOTAL</b>					<b>\$850,000</b>

**Note:** These Cost estimates do not include inflation / building escalations costs which can vary between 3-8% each year.

**Table 16: Park Furniture, Playgrounds, Sporting Infrastructure – Renewal and Replacement Program**

**Priority Projects 2025/32 (Year 4-10)**

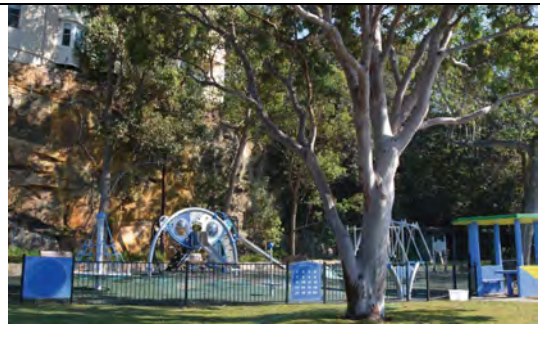
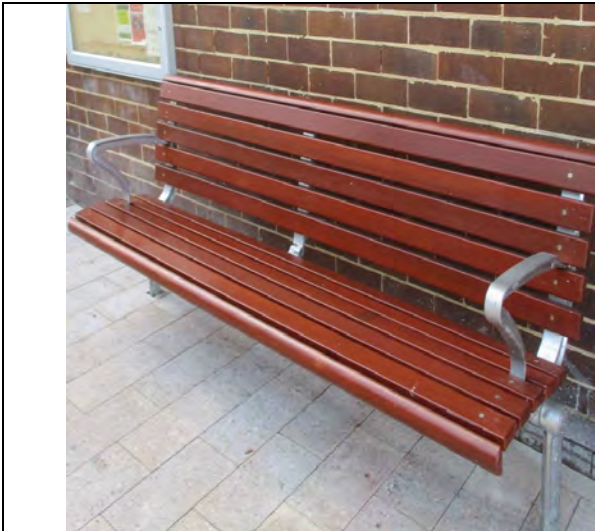
Year	Priority	Location	Risk Rating	Condition	Cost Estimate
2025/32	3b	Park Furniture - Various Parks - Park Furniture	Medium (3)	Fair	\$560,000
2025/32	3b	Park Furniture - Various Parks - Park Signs	Medium (3)	Fair	\$210,000
2025/32	3b – 3d	Playgrounds to be established*	Medium (3)	Fair	\$8,200,000
2025/32	3b – 3d	Sporting Infrastructure - Ongoing program of renewal of turf and synthetic cricket wicket tables at various sportsgrounds	Medium (3)	Fair	\$300,000
<b>TOTAL</b>					<b>\$9,270,000</b>

**Note:** These Cost estimates do not include inflation / building escalations costs which can vary between 3-8% each year.

\*Council has 31 playgrounds. The average lifespan of a playground is 15 years. This can vary + or – 5 years, according to level of use and coastal exposure. Therefore, Councils aim is to refurbish/upgrade 2 playgrounds per year in accordance with Council’s Playgrounds Methodology document and Playgrounds Plan of Management.

**Park Furniture, Playgrounds, Sporting Infrastructure Renewal Program**







### **Park Furniture, Playgrounds, Sporting Infrastructure – Performance Measures**

The effectiveness of the asset management plan can be measured in the following ways:

- The degree to which the required projected expenditures identified in this asset management plan are incorporated into the long term financial plan,
- The degree to which 1-5 year detailed works programs, budgets, business plans and corporate structures take into account the 'global' works program trends provided by the asset management plan,
- The degree to which the existing and projected service levels and service consequences (what we cannot do), risks and residual risks are incorporated into the Strategic Plan and associated plans,
- The Asset Renewal Funding Ratio achieving the target of 1.0.

### **Park Furniture, Playgrounds, Sporting Infrastructure – References**

- Condition audit of Council's Park Furniture by Consultants, Rapid Map Services Pty Ltd
- Condition audit of Council's Playgrounds and Sporting Infrastructure by Consultants, Xyst Pty Ltd.
- IPWEA, 2006, 'International Infrastructure Management Manual', Institute of Public Works Engineering Australasia, Sydney, [www.ipwea.org/IIMM](http://www.ipwea.org/IIMM)
- IPWEA, 2008, 'NAMS.PLUS Asset Management', Institute of Public Works Engineering Australasia, Sydney, [www.ipwea.org/namsplus](http://www.ipwea.org/namsplus).
- IPWEA, 2015, 2nd edn., 'Australian Infrastructure Financial Management Manual', Institute of Public Works Engineering Australasia, Sydney, [www.ipwea.org/AIFMM](http://www.ipwea.org/AIFMM).
- IPWEA, 2015, 3rd edn., 'International Infrastructure Management Manual', Institute of Public Works Engineering Australasia, Sydney, [www.ipwea.org/IIMM](http://www.ipwea.org/IIMM)
- IPWEA, 2012 LTFP Practice Note 6 PN Long Term Financial Plan, Institute of Public Works Engineering Australasia, Sydney

**APPENDICES**

**APPENDIX A: List of Parks and Open Spaces**

<b>Inventory No.</b>	<b>Park Name</b>
1	Ancrum Street Reserve
2	Anderson Park
3	Anderson Street Road Closure
4	Anzac Avenue Reserve
5	Anzac Park
6	Badangi Reserve
7	Balls Head Reserve
8	Bank Reserve
9	Barry Street Road Reserve
10	Bay Road Reserve
11	Bellevue Park
12	Bellevue Street Reserve
13	Ben Boyd Road Park
14	Bernard Lane Road Closure
15	Berry Island Reserve
16	Beulah Street Reserve
17	Blues Point Reserve
18	Boatbuilders Walk
19	Bob Gordon Reserve
20	Boyle Street Road Closure
21	Bradfield Park
22	Brennan Park
23	Brightmore Reserve
24	Bromley Avenue Road Reserve
25	Brothers Memorial Reserve
26	Browns Lane Road Reserve
27	Bydown Street Road Reserve
28	Cahill Playground
29	Cammeray Park
30	Captain Henry Waterhouse Reserve
31	Carradah Park
32	Cheal Park
33	Clark Park
34	Clark Road Island
35	Clifton Street Road Reserve
36	Coal Loader Parklands
37	Colin Street Road Reserve
38	Colindia Avenue Road Reserve
39	Colindia Reserve
40	Copes Lookout

Inventory No.	Park Name
41	Cremorne Garden Plaza
42	Cremorne Reserve
43	Darby Gardens
44	David Earle Reserve
45	Doris Fitton Park
46	Doris Street Reserve
47	Dowling Street Road Reserve
48	Dr Mary Booth Lookout
49	East Avenue Road Reserve
50	East Crescent Street Lookout
51	Echo Street Reserve
52	Ellis Lookout
53	Ernest Place
54	Euroka Street Playground
55	Ex Platypus Site Open Space
56	Folly Point Reserve
57	Forsyth Park
58	Four Figs Park
59	Fred Hutley Reserve
60	French Street Reserve
61	Gannura Reserve
62	Glenferrie Avenue Road Reserve
63	Gore Cove Reserve
64	Grasmere Children's Park
65	Grasmere Reserve
66	Green Park
67	Guthrie Avenue Road Reserve
68	Hamilton Reserve
69	Harriette Street Road Closure
70	Harry Howard Reserve
71	Hayberry Street Road Closure
72	Hayes Street Foreshore
73	Henry Lawson Reserve
74	Highview Avenue Pedestrian Link
75	Hodgson Lookout
76	Holdsworth Road Reserve
77	Honda Road Reserve
78	Hopkins Park
79	Ilbery Park
80	Jeaffreson Jackson Reserve
81	John Street Open Space
82	Johnstone Avenue Road Reserve
83	Judith Ambler Reserve

<b>Inventory No.</b>	<b>Park Name</b>
84	Kenneth Bolton Lookout
85	Kesterton Park
86	King Street Road Reserve
87	Kurraba Reserve
88	Kurraba Wharf Reserve
89	Lady Gowrie Lookout
90	Lambert Street Gardens
91	Langley Place
92	Lavender Bay Foreshore
93	Lithgow Street Road Closure
94	Little Young Street Road Closure
95	Lloyd Avenue Reserve
96	Lloyd Rees Lookout
97	Lodge Road Island
98	Lodge Road Playground
99	Lodge Road Road Reserve
100	Lord Street Road Reserve
101	Lower Spofforth Walk (includes Hunts Lookout)
102	Manns Avenue Road Reserve
103	Margaret Street Road Reserve
104	Mary French Reserve
105	Mater Gardens
106	May Gibbs Place
107	McIntosh Lane Reserve
108	Merlin Street Reserve
109	Mil Mil Street Road Reserve
110	Miller Street Gardens
111	Milson Park
112	Miss Gladys Carey Reserve
113	Mitchell Street Park
114	Mitchell Street Plaza
115	Mortlock Reserve
116	Morton Lane Road Reserve
117	Mount Street Plaza
118	Neutral Bay Foreshore
119	Neutral Street Road Reserve
120	North Avenue Road Reserve
121	Ted Mack Civic Park
122	Nottingham Street Reserve
123	O'Briens Gardens
124	Olympic Park
125	Oyster Cove Reserve
126	Paling Street Road Closure

<b>Inventory No.</b>	<b>Park Name</b>
127	Phillips Street Playground
128	Pine Street/Arkland Street Reserve
129	Powell Street Open Space
130	Primrose Park
131	Prior Avenue Reserve
132	Prospect Avenue Road Reserve
133	Quibaree Park
134	Reserve Street Road Reserve
135	Richmond/Tobruk Pedestrian Link
136	Ridge Street Road Closure
137	Riley Street Road Closure
138	River Road Pedestrian Link
139	Robertson Lane Road Closure
140	Rose Avenue Reserve
141	Ryries Parade Road Closure
142	Samora Avenue Road Closure
143	Sawmillers Reserve
144	Shellbank Reserve
145	Shirley Road Pedestrian Link
146	Sinclair Street Pedestrian Link
147	Sinclair Street Rose Garden
148	Sirius Street Playground
149	Smoothey Park
150	Spains Wharf Road Reserve
151	Spruson Street Road Reserve
152	St Leonards Park
153	St Peters Park
154	St Thomas' Rest Park
155	Stanton Lookout
156	Sugar Works Reserve
157	Suspension Bridge Reserve
158	Tiley Street Road Closure
159	Tobruk Avenue Lookout
160	Toongarah Road Road Reserve
161	Tunks Park
162	Tye Park
163	Upper Pitt Street Pedestrian Link
164	Victoria Street Playground
165	Victoria/Mitchell Street Junction
166	Walker Street Road Reserve
167	Walumetta Park
168	Warringa Park
169	Warringa Road Road Closure

<b>Inventory No.</b>	<b>Park Name</b>
170	Watersleigh Park
171	Watt Park
172	Waverton Park (includes Merrett Playground)
173	Weaver Park
174	Weringa Avenue Road Reserve
175	West Crescent Street Road Reserve
176	Westleigh Lane Road Closure
177	Westleigh Street Road Closure
178	Whatmore Lane Reserve
179	Will Ashton Lookout
180	Willow Tree Park
181	Wilson Street Road Closure
182	Winnie Street Laneway Reserve
183	Winslow Lane Road Closure
184	Winslow Street Road Closure
185	Wonga Road Reserve
186	Woolcott Street Open Space
187	Wrixton Park
188	Wyagdon/Alfred Street North Reserve
189	Wyagdon Street Reserve
190	Wyong Road Open Space
191	Young Street/Earle Street Island

**APPENDIX B: List of Playgrounds**

<b>Description</b>	<b>Street Address</b>	<b>Relative Size of Playground</b>	<b>Land Ownership</b>
Berry Island Reserve	Southern end of Shirley Road, Wollstonecraft	Medium	Crown Land
Blues Point Reserve	Southern end of Blues Point Road, McMahons Point	Medium	North Sydney Council
Bradfield Park	Alfred Street south, Milsons Point	Large	North Sydney Council
Brennan Park	Hazelbank Road, Wollstonecraft	Medium	North Sydney Council
Cahill Park	Sophia Street, Crows Nest	Small	North Sydney Council
Cremorne Reserve	Southern end of Milson Road, Cremorne Point	Medium	Crown Land
Euroka Street Playground	Euroka Street, Waverton	Small	North Sydney Council
Fred Hutley Reserve	Hamilton Avenue, Cammeray	Small	North Sydney Council
Grasmere Children's Park	Cnr Young Street and Grasmere Road, Cremorne	Small	North Sydney Council
Grasmere Reserve	Little Young Street, Cremorne	Small	North Sydney Council
Green Park (Junior)	Cnr Warwick Avenue and Warringa Road, Cammeray	Small	Crown Land
Green Park (Senior)	Cnr Warwick Avenue and Warringa Road, Cammeray	Small	Crown Land
Hodgson's Lookout	Southern end of Kurraba Road, Neutral Bay	Small	North Sydney Council
Ilbery Reserve	Barry Street, Neutral Bay	Small	North Sydney Council
Kesterton Park	Eastern end of High Street, North Sydney	Medium	North Sydney Council
Lodge Road Playground	Cnr Lodge and Ellalong Roads, Cremorne	Small	North Sydney Council
Mary French Reserve	Mil Mil Street, McMahons Point	Small	North Sydney Council
Merrett Playground	Waverton Park, Woolcott Street, Waverton	Medium	Crown Land
Milson Park	McDougall Street, Milsons Point	Small	Crown Land
North Sydney Leisure Centre	Cnr Miller and McLaren Streets, North Sydney	Medium	North Sydney Council
Phillips Street Playground	Phillips Street, Neutral Bay	Small	North Sydney Council

Description	Street Address	Relative Size of Playground	Land Ownership
Primrose Park/Brightmore Reserve	Young Street, Cremorne	Medium	Crown Land/NSC
Prior Avenue Reserve	End of Prior Avenue, Cremorne	Small	North Sydney Council
Sirius Street Playground	Cnr Milson Road and Sirius Street, Cremorne Point	Small	North Sydney Council
St. Leonards Park	Cnr Miller and Falcon Streets, North Sydney	Large	Crown Land
St. Thomas' Rest Park	West Street, Crows Nest	Medium	North Sydney Council
Tunks Park	Brothers Avenue, Cammeray	Medium	Crown Land
Victoria Street Playground	Victoria Street, McMahons Point	Small	North Sydney Council
W H Brothers Memorial Reserve	Fifth Avenue, Cremorne	Small	North Sydney Council
Warringa Park	Cnr Rawson Street and Kurraba Road, North Sydney	Small	North Sydney Council
Watt Park	Lavender Crescent, McMahons Point	Medium	North Sydney Council
Wollstonecraft Railway Station Park	Milray Avenue, Wollstonecraft	Small	North Sydney Council