



NORTH SYDNEY COUNCIL ASSET MANAGEMENT PLAN STREET FURNITURE 2022-2032




Document Control		Asset Management Plan				
Document ID : NSC AMP Roads 2023 Street Furniture						
Rev No	Date	Revision Details	Author	Reviewer	Approver	
1	09/05/2022	First Draft	IM	JVH/DM	DM	

Table of Contents

Executive Summary	4
Street Furniture – Future Demand	5
Street Furniture – Levels of Customer Service	5
Street Furniture – Levels of Technical Service	6
Street Furniture – Condition	7
Street Furniture – Review of Useful Lives	8
Street Furniture – Funding Strategy	9
Street Furniture – Capital works	9
Street Furniture – Managing the Risks	10
Street Furniture – Maintenance	12
Street Furniture – Prioritised Expenditure Forecast	13
Street Furniture – Valuation Forecast	13
Street Furniture – Key Assumptions – Financial Forecasts	13
Street Furniture – Creation / Acquisition / Upgrade Program	14
Street Furniture – Disposal Plan	14
Street Furniture – Forecast reliability and confidence	14
Street Furniture – Improvement Plan	14
Street Furniture – Monitoring and Review Procedures	14
Street Furniture – Renewal and Replacement Program	14
Street Furniture – Funding Scenarios	15
Street Furniture – Service and Risk Tradeoffs	15
Service trade-off	15
Risk trade-off	15
Street Furniture – Renewal and Replacement Program – FY2023-FY2032 (10 Year Plan)	15
Priority Projects 2022/23 (Year 1)	16
Priority Projects 2023/24 (Year 2)	16
Priority Projects 2024/25 (Year 3)	17
Priority Projects 2025/32 (Year 4-10)	18
Street Furniture – Performance Measures	29
Street Furniture – References	29
APPENDICES	30
Appendix A: Maintenance Management System Street Furniture	30

Street Furniture

Executive Summary

Located across the North Sydney Council LGA is approximately 955 individual items of Street Furniture. These primarily consist of Bike Racks, Bins, Planter Boxes, Seats, Signs, Tree guards and Walls. In 2019 a condition audit of Street Furniture within North Sydney Council was carried out. This data was used as the basis for the 2019 Street Furniture Asset Management Plan.

In 2014, North Sydney Council adopted a new Public Domain Style Manual which outlined a new suite of street furniture elements. Council has been progressively replacing the old style streetscape furniture elements with the adopted new style of furniture which is being rolled out in the North Sydney CBD, Village centres, Parks & Open Spaces and other local residential areas in the North Sydney LGA.

Overall some 98.1% of the portfolio is in good to average condition (1-3) with some 1.9% in poor to very poor condition (4-5).

A Risk rating was assigned to each Street Furniture asset. Overall 98.1% of the portfolio has a low to medium risk rating and 1.9% has a high to very high risk rating.

The total Replacement Value of the portfolio is \$3,338,827.

Table 1: Street Furniture – Summary Table

Asset Category	Qty	Replacement Value (2021)	Accumulated Depreciation (2021)	Fair Value (2021)	Depreciation Expense
Street Furniture	955	\$3,338,827	\$936,484	\$2,402,342	\$156,096

The following table provides a summary of the quantities and replacement values for each Street Furniture type.

Table 2: Street Furniture - Typology

Street Furniture Types	Quantity	Replacement Cost
Backflow Device	2	\$6,415
Bike Rack	160	\$290,194
Bin	80	\$330,593
Bubbler	4	\$35,055
Fire Hydrant	5	\$8,326
Flag Pole	19	\$49,715
Information Board	6	\$11,921
Planter Box	147	\$562,181
Plaque	17	\$14,428
Power Outlet	2	\$805
Seat	360	\$1,419,242
Shade Sail	2	\$1,770
Shade Structure	2	\$1,682

Street Furniture Types	Quantity	Replacement Cost
Shelter	1	\$28,518
Sign	35	\$20,081
Table	9	\$12,764
Tap	11	\$4,640
Tree Guard	47	\$148,629
Wall	46	\$391,867
Grand Total	955	\$3,338,827

Street Furniture – Future Demand

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

Street Furniture – 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: Street Furniture – Levels of Customer Service

Service Attribute	Expectation	Performance Measure Used	Current Performance	Desired Position in 10 Years.
Quality	Street Furniture assets are well maintained.	Percentage of Street Furniture in ‘very good’, ‘good’ or ‘Fair’ (1, 2, 3) condition and Percentage ‘poor’ or ‘very poor’ (4, 5) Condition.	98.1% of Street Furniture in ‘very good’, ‘good’ or ‘Fair’ (1, 2, 3) condition. 1.9% of Street Furniture assets in poor/very poor (4, 5) Condition.	Maintain – Condition 1-2-3 Improve and replace Condition 4-5
Function	Upgrade Street Furniture assets in accordance with Public Domain Style Manual.	Number of Street Furniture assets constructed in accordance with Public Domain Style Manual.	Number of Street Furniture assets constructed in accordance with Public Domain Style Manual to be determined.	Improve

Service Attribute	Expectation	Performance Measure Used	Current Performance	Desired Position in 10 Years.
Capacity and Use	Number of Street Furniture assets required is appropriate.	Number of additional Street Furniture assets required.	New Street Furniture assets are constructed as part of Streetscape projects.	New Street Furniture assets to be constructed as part of future Streetscape projects.

Street Furniture – 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., Street Furniture repair – patching, minor works),
- Renewal – the activities that return the service capability of an asset up to that which it had originally (e.g. Street Furniture replacement and or Street Furniture component replacement),
- Upgrade/New – the activities to provide a higher level of service (e.g. additional Street Furniture).

Table 4 shows the technical levels of service expected to be provided for Street Furniture assets. The ‘Desired’ position in the table documents the position being recommended in this AM Plan.

Table 4: Street Furniture – Technical Levels of Service

Service Attribute	Service Activity Objective	Activity Measure Process	Current Performance	Desired for Optimum Lifecycle Cost
Operations	Undertake network inspections to monitor condition	Network inspections to monitor condition	Network inspected in 2019	Network inspected every 5 years
Maintenance	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.
Renewal	Maintain existing assets to a satisfactory condition	Percentage of Street Furniture in ‘very good’, ‘good’ or ‘Fair’ (1, 2, 3) condition and Percentage ‘poor’ or ‘very poor’ (4, 5) Condition.	98.1% of Street Furniture assets in ‘very good’, ‘good’ or ‘Fair’ (1, 2, 3) condition. 1.9% of Street Furniture assets in poor/very poor (4, 5)	Improve or replace

Service Attribute	Service Activity Objective	Activity Measure Process	Current Performance	Desired for Optimum Lifecycle Cost
			Condition.	
Upgrade	Upgrade Street Furniture assets in accordance with Public Domain Style Manual.	Number of Street Furniture assets constructed in accordance with Public Domain Style Manual.	Number of Street Furniture assets constructed in accordance with Public Domain Style Manual to be determined.	Improve
New	Satisfactory provision of Street Furniture assets.	Number of additional Street Furniture assets required.	New Street Furniture assets are constructed as part of Streetscape projects.	New Street Furniture assets to be constructed as part of future Streetscape projects.

Street Furniture – Condition

The condition of Council’s Street Furniture network was surveyed in 2019 by Consultants, Rapid Map Services Pty Ltd in conjunction with Asset & Facilities Management Consulting Pty Ltd. The following condition criteria was used.

Table 5: Street Furniture 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. No work required
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 street furniture. Only minor work required
3	Fair	Street 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 street furniture or does not meet council’s current Public Domain Style Manual. Some work required
4	Poor	Street 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. Some replacement or rehabilitation needed within 1 year
5	Very Poor	Street furniture has serious problems and has failed or are about to fail in the near future, causing unacceptable deterioration in stability, safety and appearance. Urgent replacement/ rehabilitation required

As per IPWEA Condition Assessment & Asset Performance Guidelines Practice Note 10.1 2014 Parks Asset Management

The Table below shows the Replacement Cost for each of the condition scores. In practice and where funds permit Street Furniture assets in condition 3 are generally replaced at the same time as Street Furniture assets in condition 4 or 5 if they are adjacent if there are potential risks and if it is cost effective.

Table 6: Street Furniture Condition Survey Results - Overall

CONDITION OF STREET FURNITURE – ENTIRE NETWORK			
Condition	Length (m)	Replacement Cost	% Condition (based on cost)
1 (Very Good)	277	\$1,427,132	42.8%
2 (Good)	483	\$1,317,050	39.4%
3 (Fair)	172	\$531,567	15.9%
4 (poor)	20	\$55,647	1.7%
5 (Very Poor)	3	\$7,431	0.2%
Total	955	\$3,338,827	100.0%

The Graph below shows the condition of Street Furniture assets over the entire network in terms of replacement cost.



Street Furniture – Review of Useful Lives

The useful lives of all types of Street Furniture assets were reviewed by Australis Pty Ltd and are shown in the following Table.

Street Furniture Type	Useful Life (Years)
Backflow Device	15
Bike Rack	15
Bin	15
Bubbler	15
Fire Hydrant	50
Flag Pole	35
Information Board	15

Street Furniture Type	Useful Life (Years)
Planter Box	50
Plaque	15
Power Outlet	15
Seat	15
Shade Structure	15
Shelter	50
Sign	15
Table	15
Tap	15
Tree Guard	15
Wall - Brick	90
Wall - Concrete	90
Wall - Concrete, Brick	90
Wall - Metal	90
Wall - Stone	90
Wall - Timber	90

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

Capital funding to maintain a renewal ratio of 1	
	Annual Depreciation
Street Furniture	\$156,096

A budget of \$156,096 is required on average over the long term to maintain the condition of Council's Street Furniture network, noting that fluctuations in renewal requirements in the medium term.

Street Furniture – 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 \$156,096. Therefore, an annual average capital renewal funding of \$156,096 (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 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 \$594,645. This is an average annual cost of \$59,465 which is less than the \$156,096 Depreciation Expense and is also less than the average annual forecast budget of \$75,000. With further investigation and detailed design it is hoped that alternate and lesser cost solutions may be possible to maintain Street Furniture assets at an optimal level.

Street Furniture – Capital works

Replacement of Street Furniture 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 Street Furniture asset requiring capital works as described in the following table.

Street Furniture – Managing the Risks

There are risks associated with providing and maintaining Street Furniture assets are primarily as follows:

- Sudden failure of Street Furniture assets. For example damage due to vehicular impact causing property damage, public safety hazards, or injury.

The following risk response table was used to identify those Street Furniture assets requiring action within the next 10 years.

Table 7: Street Furniture – 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 Year
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 Street Furniture asset whether to replace the Street Furniture 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 Street Furniture in the North Sydney LGA



Note: The old style of Street Furniture depicted in these photographs is being progressively replaced by the new style of Street Furniture adopted by Council in the 2014 Public Domain Style Manual.

Council will endeavour to manage these risks within available funding by prioritising Street Furniture renewal works based on the Street Furniture Condition Audit prepared by Consultants, Rapid Map Services Pty Ltd.

Table 8: Street Furniture – Capital renewal Priorities based on Condition and Risk Rating

Risk Matrix - Street Furniture (Condition and Risk Rating)					
Likelihood of Street Furniture failing (L) Refer to Table 5. Condition Criteria	Street Furniture (No. of Street Furniture assets)				
	Road Hierarchy	Lane	Local Road	Collector	State/Regional Road
	Footpath Hierarchy	Category 3	Category 2	Category 1	
	Priority	d	c	b	a
Condition 1 – Very Good (42.8%)	5	28	47	190	150
Condition 2 - Good (39.4%)	4	23	60	238	147
Condition 3 – Fair (15.9%)	3	12	27	78	39
Condition 4 – Poor (1.7%)	2	3	2	6	2
Condition 5 – Very Poor (0.2%)	1	0	1	2	0

(Note: Also Refer to Table 6)

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

Note: Capital works are proposed for those Street Furniture assets identified in “*Very Poor*”, “*Poor*” and “*Fair*” condition.

Note: Factors which are used to determine the priority include ‘Footpath Hierarchy’ and ‘Road Hierarchy’. The most critical factor is used to determine the priority.

It should be noted that Street Furniture assets may also be replaced based on other criteria including:

- Damage
- Streetscape projects

Street Furniture – 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, painting.

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.

Street Furniture – Prioritised Expenditure Forecast

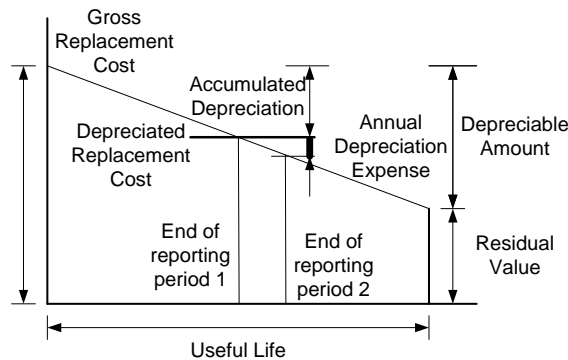
Table 9: Street Furniture – Prioritised Expenditure Forecast – 10 years FY2023-FY2032

Year		Priority	Capital Costs	Maintenance Costs	Total Costs
1	2022/23	1b to 2c	\$75,000	\$16,320	\$91,320
2	2023/24	2c to 3a	\$75,000	\$16,320	\$91,320
3	2024/25	3a	\$75,000	\$16,320	\$91,320
4-10	2025/32	3a to 3b	\$525,000	\$114,240	\$639,240
		Grand Total	\$750,000	\$163,200	\$913,200

In summary the current value of Street Furniture assets is detailed in the Table below.

Table 10: Street Furniture – Valuation

Asset Category	Qty	Replacement Value (2021)	Accumulated Depreciation (2021)	Fair Value (2021)	Depreciation Expense
Street Furniture	955	\$3,338,827	\$936,484	\$2,402,342	\$156,096



Street Furniture – Valuation Forecast

Asset values (Street Furniture) are forecast to increase slowly. It is forecast that some additional assets are expected to be added to the asset stock from new construction and acquisition of assets constructed by land developers or other assets donated to Council.

Street Furniture – Key Assumptions – Financial Forecasts

Key assumptions made in this asset management plan for Street Furniture are:

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

Key Assumptions	Risks of Change to Assumptions
Useful Lives of Street Furniture	Low risk
Rate of deterioration	Low risk

Street Furniture – 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.

Street Furniture – Disposal Plan

No Street Furniture Assets have been identified for disposal.

Street Furniture – 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 Street Furniture.

Street Furniture – Improvement Plan

The improvement plan is shown in the table below.

Task No	Task	Responsibility	Resources Required	Timeline
1	Research the Useful Life of Street Furniture	EPS	Staff Time	2024

Street Furniture – 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.

Street Furniture – 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.

Street Furniture assets requiring renewal/replacement have been identified by the Street Furniture Condition Audit completed by Consultants, Rapid Map Services Pty Ltd in conjunction with Asset & Facilities Management Consulting Pty Ltd, in 2019.

Street Furniture – 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 – Street Furniture – North Sydney Councils 10 Year Plan

Scenario	Capital Funding Level required per annum	10 Year Plan \$ Total
Scenario 1.	\$75,000/year	\$750,000
Scenario 2.	\$75,000/year	\$750,000
Scenario 3.	\$75,000/year	\$750,000

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

Street Furniture – 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 Street Furniture failures.

Street Furniture – 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 Street Furniture assets identified by the Street Furniture Condition Audit completed by Consultants, Rapid Map Services Pty Ltd in conjunction with Asset & Facilities Management Consulting Pty Ltd, in 2019.

It should be noted that Street Furniture assets may also be replaced based on other criteria including:

- Damage
- 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: Street Furniture – Renewal and Replacement Program

Priority Projects 2022/23 (Year 1)

Replace Year	Priority	Location	Risk Rating / Category	Condition	Cost Estimate
2022/23	1b	SF0260 - Wall - Brick - Spring St, North Sydney	Very High (5)	Very Poor	\$11,054
2022/23	1b	SF0910 - Tap - Bay Rd, Waverton	Very High (5)	Very Poor	\$765
2022/23	1c	SF0358 - Wall - Concrete, Brick - Donnelly Rd (Westbound), Crows Nest	Very High (5)	Very Poor	\$3,428
2022/23	2a	SF0138 - Bin - Blue St, North Sydney	High (4)	Poor	\$7,491
2022/23	2a	SF0475 - Planter Box - Falcon St, Crows Nest	High (4)	Poor	\$2,203
2022/23	2b	SF0109 - Tree Guard - Blues Point Rd, North Sydney	High (4)	Poor	\$5,732
2022/23	2b	SF0248 - Tree Guard - Little Spring St, North Sydney	High (4)	Poor	\$5,732
2022/23	2b	SF0660 - Seat - Cammeray Rd, Cammeray	High (4)	Poor	\$7,067
2022/23	2b	SF0754 - Seat - Ennis Rd, Milsons Point	High (4)	Poor	\$7,067
2022/23	2b	SF0772 - Table - Ennis Rd, Kirribilli	High (4)	Poor	\$5,304
2022/23	2b	SF0786 - Seat - Lavender St, McMahons Point	High (4)	Poor	\$7,067
2022/23	2c	SF0412 - Seat - Lithgow St, Wollstonecraft	High (4)	Poor	\$7,067
2022/23		Contingency			\$5,023
TOTAL					\$75,000

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

Table 14: Street Furniture – Renewal and Replacement Program

Priority Projects 2023/24 (Year 2)

Replace Year	Priority	Location	Risk Rating / Category	Condition	Cost Estimate
2023/24	2c	SF0489 - Bike Rack - Lytton St, Cammeray	High (4)	Poor	\$3,288
2023/24	2c	SF0794 - Sign - East Crescent St, McMahons Point	High (4)	Poor	\$1,380
2023/24	2c	SF0848 - Seat - Shellcove Rd, Cremorne	High (4)	Poor	\$7,067
2023/24	2c	SF0901 - Seat - King St, Wollstonecraft	High (4)	Poor	\$7,067
2023/24	2d	SF0098 - Seat - Queens Ave, McMahons Point	High (4)	Poor	\$7,067
2023/24	2d	SF0316 - Bike Rack - Angelo St, North Sydney	High (4)	Poor	\$3,288
2023/24	2d	SF0726 - Sign - Shellcove To Wharf Footway, Kurraba Point	High (4)	Poor	\$1,380
2023/24	3a	SF0039 - Seat - Miller St, Cammeray	Medium (3)	Fair	\$7,067
2023/24	3a	SF0140 - Plaque - Pacific Hwy, North Sydney	Medium (3)	Fair	\$2,040

Replace Year	Priority	Location	Risk Rating / Category	Condition	Cost Estimate
2023/24	3a	SF0157 - Bike Rack - Miller St, North Sydney	Medium (3)	Fair	\$3,288
2023/24	3a	SF0164 - Bike Rack - Miller St, North Sydney	Medium (3)	Fair	\$3,288
2023/24	3a	SF0168 - Bike Rack - Miller St, North Sydney	Medium (3)	Fair	\$3,288
2023/24	3a	SF0171 - Bike Rack - Pacific Hwy, North Sydney	Medium (3)	Fair	\$3,288
2023/24	3a	SF0189 - Seat - Pacific Hwy, North Sydney	Medium (3)	Fair	\$7,067
2023/24	3a	SF0294 - Seat - Miller St, North Sydney	Medium (3)	Fair	\$7,067
2023/24	3a	SF0335 - Tree Guard - Miller St, Cammeray	Medium (3)	Fair	\$5,732
2023/24		Contingency			\$2,338
TOTAL					\$75,000

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

Table 15: Street Furniture – Renewal and Replacement Program

Priority Projects 2024/25 (Year 3)

Replace Year	Priority	Location	Risk Rating / Category	Condition	Cost Estimate
2024/25	3a	SF0473 - Planter Box - Falcon St, Crows Nest	Medium (3)	Fair	\$459
2024/25	3a	SF0474 - Planter Box - Falcon St, Crows Nest	Medium (3)	Fair	\$2,295
2024/25	3a	SF0476 - Planter Box - Falcon St, Crows Nest	Medium (3)	Fair	\$459
2024/25	3a	SF0478 - Seat - Falcon St, Crows Nest	Medium (3)	Fair	\$7,067
2024/25	3a	SF0480 - Seat - Falcon St, North Sydney	Medium (3)	Fair	\$7,067
2024/25	3a	SF0485 - Seat - Miller St, North Sydney	Medium (3)	Fair	\$7,067
2024/25	3a	SF0487 - Sign - Ernest St, Cammeray	Medium (3)	Fair	\$1,380
2024/25	3a	SF0493 - Seat - Falcon St, Crows Nest	Medium (3)	Fair	\$7,067
2024/25	3a	SF0512 - Seat - Falcon St, Crows Nest	Medium (3)	Fair	\$7,067
2024/25	3a	SF0564 - Plaque - Pacific Hwy, Crows Nest	Medium (3)	Fair	\$2,040
2024/25	3a	SF0565 - Planter Box - Pacific Hwy, Crows Nest	Medium (3)	Fair	\$2,754
2024/25	3a	SF0567 - Planter Box - Pacific Hwy, Crows Nest	Medium (3)	Fair	\$551
2024/25	3a	SF0592 - Bin - Falcon St, Neutral Bay	Medium (3)	Fair	\$7,491
2024/25	3a	SF0798 - Seat - Spofforth St (Northbound), Cremorne	Medium (3)	Fair	\$7,067
2024/25	3a	SF0803 - Planter Box - Military Rd, Cremorne	Medium (3)	Fair	\$1,102
2024/25	3a	SF0805 - Planter Box - Military Rd, Cremorne	Medium (3)	Fair	\$1,102
2024/25	3a	SF0816 - Seat - Murdoch St, Cremorne	Medium (3)	Fair	\$7,067
2024/25		Contingency			\$5,898
TOTAL					\$75,000

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

Table 16: Street Furniture – Renewal and Replacement Program

Priority Projects 2025/32 (Year 4-10)

Replace Year	Priority	Location	Risk Rating / Category	Condition	Cost Estimate
2025/32	3a	SF0182 - Shade Structure - Arthur St, North Sydney	Medium (3)	Fair	\$168,504
2025/32	3a	SF0849 - Seat - Murdoch St, Cremorne	Medium (3)	Fair	\$7,067
2025/32	3a	SF0855 - Planter Box - Military Rd, Cremorne	Medium (3)	Fair	\$1,102
2025/32	3a	SF0860 - Planter Box - Military Rd, Cremorne	Medium (3)	Fair	\$1,102
2025/32	3a	SF0863 - Planter Box - Military Rd, Cremorne	Medium (3)	Fair	\$1,102
2025/32	3a	SF0871 - Planter Box - Military Rd, Cremorne	Medium (3)	Fair	\$1,102
2025/32	3a	SF0874 - Planter Box - Military Rd, Cremorne	Medium (3)	Fair	\$1,102
2025/32	3a	SF0875 - Planter Box - Military Rd, Cremorne	Medium (3)	Fair	\$1,102
2025/32	3a	SF0887 - Planter Box - Military Rd, Cremorne	Medium (3)	Fair	\$1,102
2025/32	3a	SF0888 - Planter Box - Military Rd, Cremorne	Medium (3)	Fair	\$1,102
2025/32	3a	SF0891 - Planter Box - Military Rd, Cremorne	Medium (3)	Fair	\$1,102
2025/32	3a	SF0892 - Bin - Military Rd, Cremorne	Medium (3)	Fair	\$7,491
2025/32	3a	SF0945 - Seat - Pacific Hwy, Crows Nest	Medium (3)	Fair	\$7,067
2025/32	3b	SF0051 - Seat - Bay Rd, Waverton	Medium (3)	Fair	\$7,067
2025/32	3b	SF0087 - Seat - Bay Rd, Waverton	Medium (3)	Fair	\$7,067
2025/32	3b	SF0090 - Seat - Bay Rd, Waverton	Medium (3)	Fair	\$7,067
2025/32	3b	SF0093 - Seat - Bay Rd, Waverton	Medium (3)	Fair	\$7,067
2025/32	3b	SF0110 - Seat - Blues Point Rd, North Sydney	Medium (3)	Fair	\$7,067
2025/32	3b	SF0111 - Tree Guard - Blues Point Rd, North Sydney	Medium (3)	Fair	\$5,732
2025/32	3b	SF0163 - Seat - Blues Point Rd, North Sydney	Medium (3)	Fair	\$7,067
2025/32	3b	SF0246 - Tree Guard - Denison St, North Sydney	Medium (3)	Fair	\$5,732
2025/32	3b	SF0247 - Tree Guard - Little Spring St, North Sydney	Medium (3)	Fair	\$5,732
2025/32	3b	SF0261 - Table - Spring St, North Sydney	Medium (3)	Fair	\$5,304
2025/32	3b	SF0262 - Seat - Spring St, North Sydney	Medium (3)	Fair	\$7,067
2025/32	3b	SF0309 - Seat - Ridge St, North Sydney	Medium (3)	Fair	\$7,067
2025/32	3b	SF0310 - Seat - Ridge St, North Sydney	Medium (3)	Fair	\$7,067
2025/32	3b	SF0311 - Seat - McLaren St, North Sydney	Medium (3)	Fair	\$7,067

Replace Year	Priority	Location	Risk Rating / Category	Condition	Cost Estimate
2025/32	3b	SF0353 - Seat - Amherst St, Cammeray	Medium (3)	Fair	\$7,067
2025/32	3b	SF0379 - Planter Box - Willoughby Rd, Crows Nest	Medium (3)	Fair	\$1,652
2025/32	3b	SF0381 - Planter Box - Willoughby Rd, Crows Nest	Medium (3)	Fair	\$1,652
2025/32	3b	SF0384 - Planter Box - Willoughby Rd, Crows Nest	Medium (3)	Fair	\$7,619
2025/32	3b	SF0385 - Planter Box - Willoughby Rd, Crows Nest	Medium (3)	Fair	\$3,029
2025/32	3b	SF0386 - Planter Box - Willoughby Rd, Crows Nest	Medium (3)	Fair	\$1,469
2025/32	3b	SF0391 - Planter Box - Willoughby Rd, Crows Nest	Medium (3)	Fair	\$2,570
2025/32	3b	SF0392 - Planter Box - Willoughby Rd, Crows Nest	Medium (3)	Fair	\$1,652
2025/32	3b	SF0399 - Planter Box - Willoughby Rd, Crows Nest	Medium (3)	Fair	\$5,233
2025/32	3b	SF0400 - Planter Box - Willoughby Rd, Crows Nest	Medium (3)	Fair	\$3,029
2025/32	3b	SF0408 - Planter Box - Clarke St, Crows Nest	Medium (3)	Fair	\$1,652
2025/32	3b	SF0436 - Planter Box - Willoughby Rd, Crows Nest	Medium (3)	Fair	\$1,652
2025/32	3b	SF0438 - Planter Box - Willoughby Rd, Crows Nest	Medium (3)	Fair	\$1,652
2025/32	3b	SF0440 - Planter Box - Willoughby Rd, Crows Nest	Medium (3)	Fair	\$5,233
2025/32	3b	SF0445 - Planter Box - Holtermann St, Crows Nest	Medium (3)	Fair	\$8,078
2025/32	3b	SF0505 - Planter Box - Willoughby Rd, Crows Nest	Medium (3)	Fair	\$1,102
2025/32	3b	SF0520 - Bin - Willoughby Rd, Crows Nest	Medium (3)	Fair	\$7,491
2025/32	3b	SF0521 - Planter Box - Willoughby Rd, Crows Nest	Medium (3)	Fair	\$1,561
2025/32	3b	SF0522 - Planter Box - Willoughby Rd, Crows Nest	Medium (3)	Fair	\$13,036
2025/32	3b	SF0523 - Planter Box - Willoughby Rd, Crows Nest	Medium (3)	Fair	\$5,692
2025/32	3b	SF0524 - Planter Box - Willoughby Rd, Crows Nest	Medium (3)	Fair	\$1,561
2025/32	3b	SF0533 - Planter Box - Willoughby Rd, Crows Nest	Medium (3)	Fair	\$1,652
2025/32	3b	SF0534 - Planter Box - Willoughby Rd, Crows Nest	Medium (3)	Fair	\$6,059
2025/32	3b	SF0535 - Planter Box - Willoughby Rd, Crows Nest	Medium (3)	Fair	\$3,213
2025/32	3b	SF0536 - Planter Box - Willoughby Rd, Crows Nest	Medium (3)	Fair	\$1,652

Replace Year	Priority	Location	Risk Rating / Category	Condition	Cost Estimate
2025/32	3b	SF0539 - Planter Box - Willoughby Rd, Crows Nest	Medium (3)	Fair	\$2,570
2025/32	3b	SF0540 - Planter Box - Willoughby Rd, Crows Nest	Medium (3)	Fair	\$1,928
2025/32	3b	SF0566 - Planter Box - Willoughby Rd, Crows Nest	Medium (3)	Fair	\$551
2025/32	3b	SF0584 - Planter Box - Willoughby Rd, Crows Nest	Medium (3)	Fair	\$1,928
2025/32	3b	SF0593 - Seat - Ben Boyd Rd, Neutral Bay	Medium (3)	Fair	\$7,067
2025/32	3b	SF0594 - Seat - Ben Boyd Rd, Neutral Bay	Medium (3)	Fair	\$7,067
2025/32	3b	SF0595 - Seat - Ben Boyd Rd, Neutral Bay	Medium (3)	Fair	\$7,067
2025/32	3b	SF0598 - Seat - Ben Boyd Rd, Neutral Bay	Medium (3)	Fair	\$7,067
2025/32	3b	SF0624 - Seat - Park Ave, Cremorne	Medium (3)	Fair	\$7,067
2025/32	3b	SF0625 - Seat - Young St, Neutral Bay	Medium (3)	Fair	\$7,067
2025/32	3b	SF0642 - Table - Waters Rd, Neutral Bay	Medium (3)	Fair	\$5,304
2025/32	3b	SF0651 - Wall - Concrete - Waters Rd, Neutral Bay	Medium (3)	Fair	\$6,616
2025/32	3b	SF0654 - Seat - Grosvenor La, Neutral Bay	Medium (3)	Fair	\$7,067
2025/32	3b	SF0701 - Seat - Murdoch St, Cremorne Point	Medium (3)	Fair	\$7,067
2025/32	3b	SF0709 - Tap - Milson Rd, Cremorne Point	Medium (3)	Fair	\$765
2025/32	3b	SF0711 - Plaque - Milson Rd, Cremorne Point	Medium (3)	Fair	\$2,040
2025/32	3b	SF0713 - Seat - Milson Rd, Cremorne Point	Medium (3)	Fair	\$7,067
2025/32	3b	SF0716 - Seat - Ben Boyd Rd, Neutral Bay	Medium (3)	Fair	\$7,067
2025/32	3b	SF0733 - Seat - Olympic Dr, Milsons Point	Medium (3)	Fair	\$7,067
2025/32	3b	SF0736 - Bike Rack - Olympic Dr, Milsons Point	Medium (3)	Fair	\$3,288
2025/32	3b	SF0743 - Sign - Alfred St South, Milsons Point	Medium (3)	Fair	\$1,380
2025/32	3b	SF0744 - Information Board - Burton St, Milsons Point	Medium (3)	Fair	\$3,662
2025/32	3b	SF0761 - Seat - Ennis Rd, Milsons Point	Medium (3)	Fair	\$7,067
2025/32	3b	SF0771 - Seat - Ennis Rd, Kirribilli	Medium (3)	Fair	\$7,067
2025/32	3b	SF0774 - Seat - Ennis Rd, Kirribilli	Medium (3)	Fair	\$7,067
2025/32		Contingency			\$6,555
TOTAL					\$525,000

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

Street Furniture Renewal Program



Bike rack and Planter Boxes – Ernest Place, Crows Nest

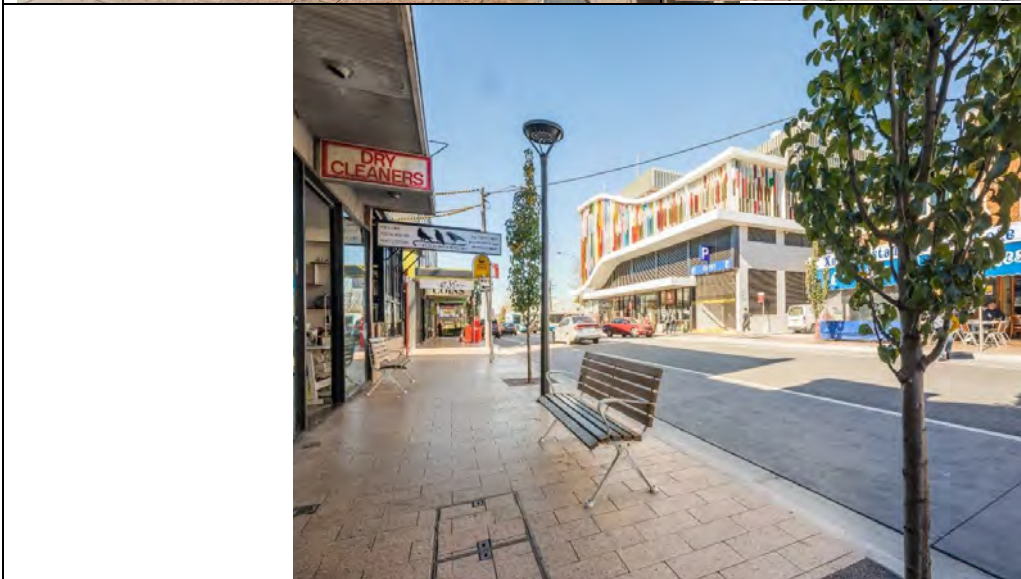


Ernest Plaza Stage 3





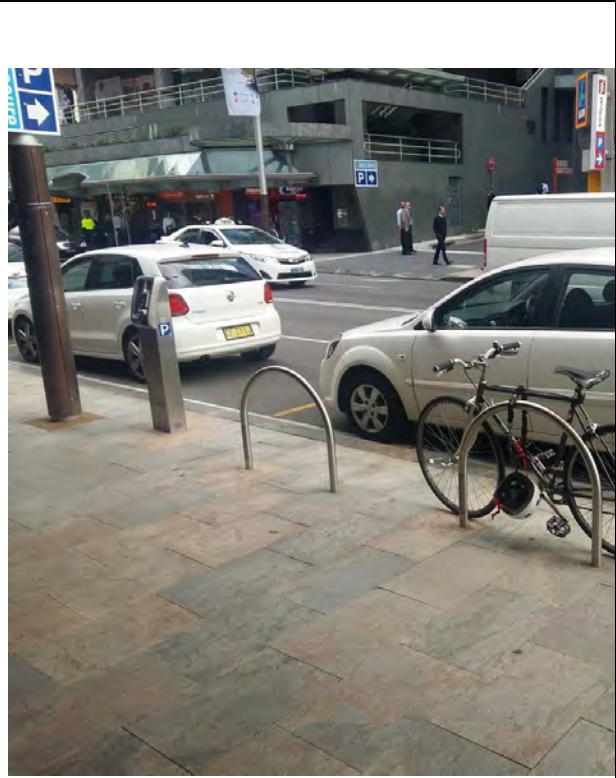
Seats – North Sydney CBD



Seats – Burlington St, Crows Nest



Bins – North Sydney CBD



Bike racks – North Sydney CBD





Young Lane, Neutral Bay



Mitchell Street Plaza Redevelopment



Pacific Highway – Crows Nest

Street Furniture – 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.

Street Furniture – References

- Street Furniture Data Collection & Condition Survey Audit by Consultants, Rapid Map Services Pty Ltd in conjunction with Asset & Facilities Management Consulting Pty Ltd.
- 2014, North Sydney Council Public Domain Style Manual
- IPWEA, 2006, 'International Infrastructure Management Manual', Institute of Public Works Engineering Australasia, Sydney, www.ipwea.org/IIMM
- IPWEA, 2008, 'NAMS.PLUS Asset Management', Institute of Public Works Engineering Australasia, Sydney, www.ipwea.org/namsplus.
- IPWEA, 2015, 2nd edn., 'Australian Infrastructure Financial Management Manual', Institute of Public Works Engineering Australasia, Sydney, www.ipwea.org/AIFMM.
- IPWEA, 2015, 3rd edn., 'International Infrastructure Management Manual', Institute of Public Works Engineering Australasia, Sydney, 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: Maintenance Management System Street Furniture

MAINTENANCE MANAGEMENT SYSTEM (MMS)

Defect Management Inspection – Street Furniture

Inspection areas have been defined in accordance with their usage – high (**red**), medium (**blue**) or low (**white**)

Inspection frequencies are based on these areas as defined by the reference maps and the resources currently available to undertake the inspections. The results of inspections are downloaded into the MMS database.

Red – 2 times per year

Blue – Once each year

White – Once every 2 years

There are 5 categories in which a defect may be placed.

Cat 5		Will be completed or made safe no later than 2 working days after allocation of defect to work crew. If made safe defect will then be re-categorised as Cat 4 or Cat 3.
Cat 4		Will be repaired no later than 10 working days after allocation of defect to work crew.
Cat 3		Will be repaired no later than 40 working days after allocation of defect to work crew.
Cat 2		Will be repaired no later than 160 working days after allocation of defect to work crew.
Cat 1		As new. Surface displaying no defects. May have aesthetic issues such as gum, stains, services mark-up, etc.

Intervention Matrix – Street Furniture

DEFECT	SEVERITY	RISK ADJUSTED FOR PEDESTRIAN VOLUME AND AGE		
		WHITE	BLUE	RED
MINOR DEFECTS ONLY WITH FADED PAINT or GRAFFITI		LOW	LOW	LOW
REQUIRES MAINTENANCE TO RETURN TO ACCEPTABLE LEVEL OF SERVICE; TYPICALLY MINOR EVIDENCE OF WOOD ROT, UNSTABLE MOVEMENT OF ITEM; PRESENCE OF RUST, DIRTY	Slight	MEDIUM	HIGH	HIGH
SECTIONS REQUIRE REPLACEMENT OR SIGNIFICANT RENEWAL; EVIDENCE OF WOOD ROT; ITEM MOVING WITH EASE	Moderate	HIGH	HIGH	VERY HIGH
BROKEN BEYOND REPAIR; HAS MISSING SECTIONS; VERY UNSTABLE	Extreme	HIGH	VERY HIGH	VERY HIGH

NOTES:

1. Appearance defects (gum, stains, surface marks etc) are not safety issues. Response time TBA. Record in "Category" as "A".
2. **Red** areas are where failure is most disruptive and expensive to the community/users and/or high traffic (both pedestrian and vehicular) flows, eg. retail/commercial areas; schools; hospitals; plazas.
3. **Blue** areas have medium traffic flows, eg. streets leading to retail/commercial areas; schools; hospitals; plazas.
4. **White** areas have low traffic flows, eg. typical residential street.
5. Street furniture – seat with backrest; seat bench only; table + seats or benches; rubbish bin; bike holding rail; drinking fountain or bottle refiller; notice board.