



District Council of
ORROROO
CARRIETON

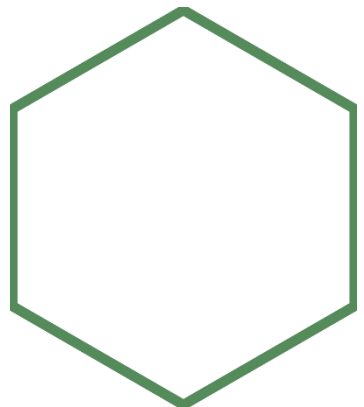


Asset Management Plan

2027-2036

ADOPTED

The Asset Management Plan sets out Council's proposed schedule of maintenance, asset renewal and replacement for the coming 10 year term of the Strategic and Community Plan.



July 2026

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Executive Summary

This Asset Management Plan (AMP) has been prepared to ensure that the delivery of services from infrastructure assets is provided in a financially sustainable manner. It also aims to achieve a balance of short and long term planned needs of the community, respond to community priorities and to address any infrastructure backlog within the limit of the available resources.

The AMP will support Council to achieve the goals of and deliver the activities in the Strategic and Community Plan 2023-2033.

Vision:

We are a proud community, and our vibrancy makes us resilient. Our residents, businesses and visitors prosper from our beautiful landscape, healthy environment, and well serviced regional centre.

The AMP describes the strategy to guide the provision for capital works for the renewal/replacement and upgrade/new of assets and is aligned to the Council's Long Term Financial Plan (LTFP). The AMP will be reviewed and updated on an annual basis and an extensive revision completed at least every 4 years. Proposed updates to the AMP are open for a period of community consultation prior to being considered and adopted by Council.

This AMP covers the following asset groups and classes:

- Roads
- Buildings & Other Structures
- Plant & Equipment
- Community Wastewater Management System (CWMS)
- Other Assets

The AMP considers the level of demand for the service provided by the various assets, the expected life of the asset and timing of renewal or replacement needs of current assets, the likely future demand changes and the need for new assets or upgrade of current assets, the value of the assets and the estimated forecast future cost of maintaining all assets at the planned service levels.

Asset Values:

The current replacement costs of all the asset groups as at 30 June 2025 is:

• Roads	\$ 50.9M
• Buildings & Structures	\$ 13.9M
• Plant & Equipment	\$ 2.5M
• CWMS	\$ 2.4M
• Other Assets	\$ 0.7M
• Land	\$ 1.5M
• Total Current Replacement Cost	\$ 71.9M

Annual Depreciation:

The cost of purchasing or creating assets is reflected in the operating expenditure using an annual allocation of depreciation expense to reflect the cost of use or consumption of the service provided by an asset.

Depreciation is one of the largest expense items in the Statement of Comprehensive Income being just under \$1.425M in 2024/25 and represents 31% of total operating expenditure.

Whole of Life Costs:

The lifecycle costs of an asset include all costs needed to sustain the service level over the period of its useful life. They include operating and maintenance costs, and depreciation expense as a measure of the consumption of an asset. Lifecycle costs can be compared to the actual expenditure incurred to monitor the sustainability of the service.

The lifecycle costs are considered in the assessment of capital works, particularly where there is new/upgrade of the service provided by an asset. This information is being compiled and will be included in the next detailed review of the AMP.

Forecast Capital Works Program for 2027-2036

The total planned capital works for the next ten years is estimated to be \$14.6 million. This includes known new/upgrade works of \$1.4 million, reinforcing Councils approach towards renewal programs.

• Renewal and Replacement of Assets	\$13.2M
• New and Upgrade of Assets	\$ 1.4M
TOTAL	\$14.6M

Forecast Capital Expenditure on the REPLACEMENT/RENEWAL for the next 10 Years 2027-2036

• Roads and Infrastructure	\$9.3M
• Buildings & Other Structures	\$0.6M
• Plant & Equipment	\$2.8M
• Other Assets	\$0.5M
10 Year cost of replacement or renewal of existing assets	\$13.2M

Forecast Capital Expenditure on NEW/UPGRADE for the next 10 years 2027-2036

• Roads	\$1.0M
• Buildings & Other Structures	\$0.02M
• Plant & Equipment	\$0.2M
• CWMS	\$0.2M
• Other Assets	\$0.0M
10 Year cost of new or upgrade of assets	\$1.4M

The following table shows the total planned capital works for each asset group for renewal/replacement and new/upgrade of assets for the next ten-year period 2027-2036.

Forecast Capital Expenditure by Asset Group 2027 to 2036

Renew / Replace Capital Expenditure	2026/ 27 \$'000	2027/ 28 \$'000	2028/ 29 \$'000	2029/ 30 \$'000	2030/ 31 \$'000	2031/ 32 \$'000	2032/ 33 \$'000	2033/ 34 \$'000	2034/ 35 \$'000	2035/ 36 \$'000	TOTAL \$'000
Roads & Infrastructure	984	950	965	965	915	915	920	920	920	920	9,274
Buildings & Other Structures	55	52	45	50	90	50	175	25	40	67	649
Plant & Equipment	93	228	538	303	173	303	68	538	353	198	2,766
CWMS	-	-	-	25	25	25	-	-	-	-	75
Other Assets	36	36	36	36	36	36	36	36	36	36	360
Total	1,138	1,266	1,584	1,279	1,239	1,329	1,224	1,519	1,349	1,221	13,149

New / Upgrade Capital Expenditure	2026/ 27 \$'000	2027/ 28 \$'000	2028/ 29 \$'000	2029/ 30 \$'000	2030/ 31 \$'000	2031/ 32 \$'000	2032/ 33 \$'000	2033/ 34 \$'000	2034/ 35 \$'000	2035/ 36 \$'000	TOTAL \$'000
Roads & Infrastructure	836			40		40		40			956
Buildings & Other Structures	15										15
Plant & Machinery	242										242
CWMS	210										210
Other Assets	-	-	-	-	-	-	-	-	-	-	-
Total	1,303	-	-	40	-	40	-	40			1,423

The above forecast expenditure has been included in and is fully funded in the Long-Term Financial Plan. The amounts reported in the AMP are in real terms, and indexation is applied in the Long-Term Financial Plan to report the amounts in nominal terms.

Future New/Upgraded Assets will be assessed in the future in conjunction with a comprehensive review of Councils Community Plan post the April 2027 Periodical Elections.

The AMP 2027-2036 was adopted by Council at a Special Meeting held on 7th July 2026.

2 Introduction

It is good practice to develop and maintain an Asset Management Plan (AMP) which sets out Council's approach to the management, replacement and development of infrastructure and major assets for a future period of 10 years.

This AMP forms part of Council's strategic management plans, which also includes:

- ✓ District Council of Orroroo Carrieton Strategic & Community Plan 2027-2036
- ✓ District Council of Orroroo Carrieton Long Term Financial Plan 2027-2036
- ✓ District Council of Orroroo Carrieton Annual Business Plan & Annual Budget

Under section 122 of the Local Government Act 1999 the Council is required to prepare and review their AMP and make it available for public consultation, at least every 4 years. Feedback from the consultation is considered by the Council prior to the adoption of the AMP. The AMP aligns to the Long Term Financial Plan to ensure sustainable future planning for asset management.

3 The Purpose of Asset Management

Council exists to provide services to its community. Some of these services are provided by assets such as buildings, roads, machinery and equipment. Council has acquired assets by purchase, by contract, construction by council employees and by donation of assets constructed by developers and others.

The main goal in managing assets is to deliver the approved level of service in the most cost-effective manner for present and future consumers.

Asset management planning is a complex and comprehensive process to ensure that the delivery of services from all assets, is conducted in a financially sustainable manner.

The key elements of infrastructure asset management are:

- ✓ Taking a life cycle approach
- ✓ Developing cost-effective management strategies for the long term
- ✓ Providing a defined level of service and monitoring performance
- ✓ Managing risks associated with asset condition, maintenance and failures
- ✓ Sustainable use of physical resources
- ✓ Continuous improvement in asset management practices

4 Scope of the Asset Management Plan

This AMP details information about assets including the values for each asset class, and the works required to provide and maintain assets at a planned level of service. The AMP defines the services to be provided, how the services are provided and what funds are required to provide the services in the short and long term.

This supports Council in a proactive approach to the management of assets (and services provided from assets), compliance with regulatory requirements and to forecast the amount of funding needed to provide the approved levels of service.

This AMP covers the following asset groups and classes:

- Roads – safe and accessible road network
 - Unsealed Roads
 - Sealed Roads
 - Footpaths
 - Kerbing and Guttering
- Buildings & Other Structures – various structures suitable for purpose
 - Buildings
 - Site Improvements
 - Structures
- Plant & Equipment – enable council employees to undertake activities.
 - Major Plant
 - Vehicles
- Community Wastewater Management System (CWMS) – treatment and disposal of wastewater in Orroroo township
- Other Assets - replaced on a cyclic basis as needed.
 - Furniture & Fittings – support service delivery
 - Computer & Office equipment – enable council employees to undertake activities.
 - Water supply – provision of non-potable water to the Carrieton township
 - Other Equipment - various for service delivery.

The following assets are not included in this AMP:

- Land assets of \$1.5M are not subject to management as an asset and not depreciated.

4.1 Asset Financial Values

Assets are valued based on Australian Accounting Standards AABS13 Fair Value and AASB16 Property, Plant and Equipment. Financial asset data has two uses, it is used to record the values of Infrastructure, Property, Plant & Equipment (IPPE) in the Financial Statements, in the Statement of Financial Position (Balance Sheet). It is also used as a basis to recognise an asset and to calculate the Depreciation in the Statement of Comprehensive Income (Operating Statement).

The asset groups of Roads, were re-valued at depreciated current replacement cost as at 1 July 2023 by Tonkin Consulting Pty Ltd, with a further revaluation to be conducted as of 1 July 2026.

Buildings & Other Structures has also been condition assessed and revalued as at 1 January 2024.

The Community wastewater management system was revalued as at 1 July 2023 by Tonkins Consulting Pty Ltd. The revaluation was based on indexation with no reassessment of useful life.

All acquisitions made after the respective dates of valuation are recorded at cost. The major asset groups are independently revalued periodically, at least every five years.

4.2 Depreciation

The annual Depreciation is an allocation of the annual service consumption of all assets. The calculation is derived from the cost of purchase, construction or asset value, apportioned over the estimated years of useful life for each asset. It is one of the largest expense items in the Statement of Comprehensive Income for the Council.

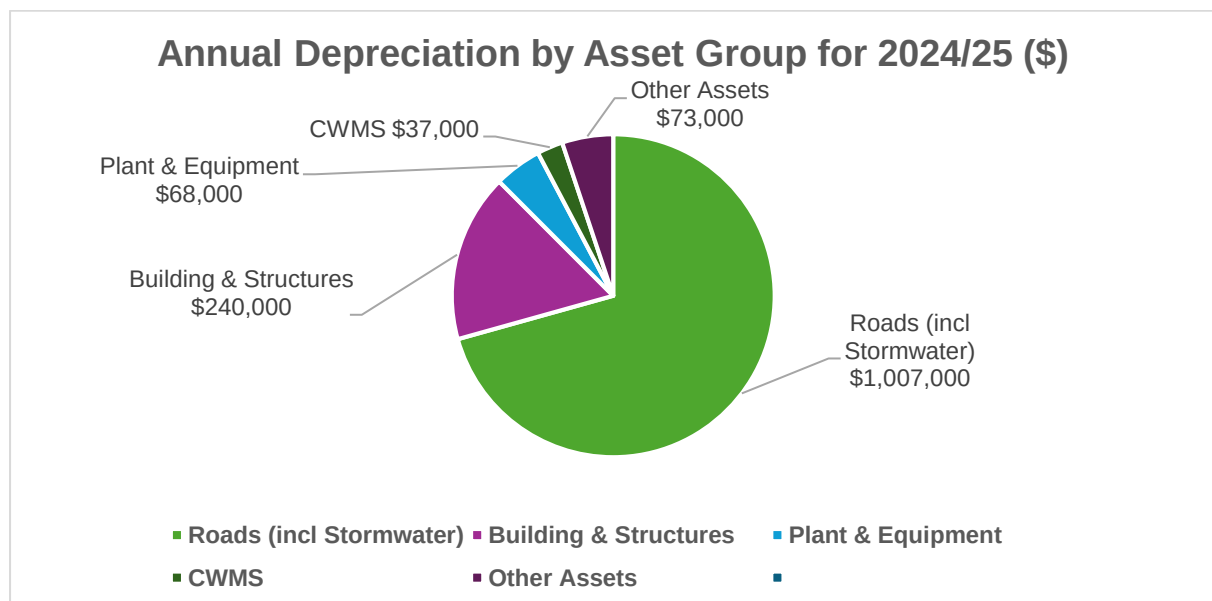
In 2023/24 depreciation was 34% of total operating expenditure, and the 2024/25 cost is estimated to be 37% of total operating expenditure.

Capital Works expenditure, both renewal and upgrades will increase the amount of annual depreciation so it is a significant consideration in long term financial planning. There is an impact of capital works and the future operations maintenance on the Council long term financial sustainability.

Annual Depreciation for 2024/25:

Asset Group	Depreciation (\$'000)
Roads (incl stormwater)	1,007
Buildings & Other Structures	240
Plant & Equipment	68
CWMS	37
Other Assets	73
TOTAL	1,425

Annual Depreciation by Asset Group for 2024/25



4.3 Capitalisation Thresholds

The second use for financial asset data is to determine the capitalisation thresholds for the recognition of an asset, replacement cost and in which year it is likely to need to be replaced. All assets are initially recognised at cost. For assets acquired at no cost or for a nominal consideration, cost is determined as fair value at the date of acquisition. The cost of assets constructed by Council includes all the cost of materials used in construction, direct labour and a portion of variable and fixed overhead. Assets with an economic life in excess of one year are capitalised where the cost exceeds a materiality threshold as determined by Council.

The capitalisation thresholds in accordance with the Asset Accounting Policy adopted on 20 June 2025 are as follows:

• Roads: Road construction, reconstruction and reseal	\$10,000
• Paving and footpaths, kerbing and gutters	\$5,000
• Stormwater drains and culverts	\$5,000
• Reticulation extensions	\$5,000
• Community Wastewater Management Scheme (CWMS) components	\$5,000
• Buildings - new construction / extensions	\$10,000
• Parks and playground furniture and equipment	\$5,000
• Office furniture and equipment	\$5,000
• Plant and equipment	\$5,000
• Software	\$5,000

No capitalisation threshold is applied to the acquisition of land or interests in land.

Up to date asset data is essential to underpin planning and to update the asset management renewal programs in a timely basis. Data should be updated at least annually as part of the legislatively required review of the Long Term Financial Plan.

4.4 AMP Framework

Key elements of the AMP are:

- ✓ Levels of service
- ✓ Future demand – how this will impact on future service delivery and how this is to be met.
- ✓ Life cycle management – how existing and future assets will be managed.
- ✓ Financial summary – what funds are required to provide the required services.
- ✓ Monitoring – how the AMP will be monitored to ensure it is meeting objectives.
- ✓ Continuous improvement of asset management.

4.5 Levels of Service

In the AMP, service levels are defined in two terms:

- ✓ **Community Levels of Service**

These relate to the service outcomes that the community seeks in terms of safety, quality, quantity, reliability, responsiveness, cost effectiveness and legislative compliance.

Community levels of service measures used in the Asset Management Plan are:

Quality	How good is the service?
Function	Does it meet users' needs?
Safety	Is the service safe?

✓ Technical Levels of Service

Supporting the community service levels are also technical measures of performance. These technical measures relate to the allocation of resources to service activities that the Council undertakes to best achieve the desired community outcomes and with consideration of risk identification and the potential impact of risk mitigation.

Technical service measures are linked to annual budgets covering:

- Operations – the regular activities to provide services (e.g. opening hours, cleaning frequency, mowing frequency);
- Maintenance – the activities necessary to retain an asset as near as practicable to its original condition and maximise useful life cycles (e.g. road patching, unsealed road grading, building and structure repairs);
- Renewal – the activities that return the service capability of an asset to that which it had originally (e.g. road resurfacing and pavement reconstruction, pipeline replacement and building component replacement);
- Upgrade – the activities to provide a higher level of service (e.g. widening a road, sealing an unsealed road, replacing a pipeline with a larger size) or a new service that did not exist previously (e.g. a new library);

4.6 Future Demand Forecast

Factors affecting future service level demands include population change, changes in demographics, seasonal factors, vehicle ownership, consumer preferences and expectations, economic factors, agricultural practices, environmental awareness, etc. The view taken in the preparation of this AMP is that it is expected that there will be only minimal change to future service levels.

4.7 Lifecycle Maintenance of Assets

The lifecycle costs of an asset include all costs needed to sustain the service level over the period of its useful life. They include operating and maintenance costs and depreciation as a measure of the consumption of an asset. Lifecycle costs can be compared to the actual expenditure incurred to monitor the sustainability of the service.

Lifecycle forecast expenditure is compared to lifecycle actual expenditure based on data that is an average over a three-year period. The lifecycle costs are considered in the assessment of capital works, particularly where there is new/upgrade of the service provided by an asset. While the initial capital cost is often supported with external funding grants, the ongoing maintenance is a cost of the council. This information is being compiled and will be included in the next detailed review of the AMP.

4.8 Consumption of Asset Service

The amount of depreciation for an asset can be used to indicate how much of the asset service value has been used or consumed. This measure is then compared to the periodic condition assessment to determine if the underlying assessment of useful life is appropriate for the asset and the conditions of the service provision.

A condition assessment has been undertaken in the 2023/24 financial year by Tonkin Consulting Pty Ltd in relation to the Roads asset class.

Most of the assets currently in use are in a reasonable condition. Roads are the priority asset group and a commitment to maintenance and replacement/renewal will be continued in each annual budget. Buildings & Other Structures will be reviewed prior to the preparation of the next AMP.

Plant & Equipment has been further reviewed in 2026, resulting in a revised replacement schedule and identification of new plant items identified, linking with a review of services and use of contractors. The review better aligns and further improves replacement against consumption measures. Further review of 'actual consumption' in terms of mileage and hours formed part of the review and continues to inform future replacement schedules. Depreciation rates along with residual values have been updated to reflect a more accurate consumption of all plant. These updated outcomes have been built into the LTFP.

CWMS and Other assets are in good condition.

The Consumption measure is shown in the table below:

Asset group	Fair Value (\$M)	Accumulated depreciation (\$M)	Consumed as at 30 June 2024 (%)
Roads	50.1	15.5	31%
Buildings & Other Structures	13.8	7.9	57%
Plant & Equipment	2.5	0.9	36%
CWMS	2.4	0.2	8%
Other assets	0.7	0.3	42%

4.9 Risk Management

It is essential that any risk associated with an asset that may impact on the service level is identified and assessed to ensure that there is a treatment plan in place, particularly for risks that are deemed to be above the adopted level of risk appetite. The periodic inspection of assets will identify any critical risks, the treatment and the indicative timing of works needed, so expenditure needed can be planned.

4.10 Operational Expenditure

Asset 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. Maintenance includes reactive, planned and specific maintenance activities.

Reactive maintenance refers to unplanned repair work carried out in response to service requests, external influences such as weather events and management directions to bring an asset to a minimal serviceable level until further planned maintenance.

Planned maintenance activities include inspection, assessing the condition against failure/breakdown experience, prioritising, scheduling, actioning the work and subsequent reporting of what was done to develop a maintenance history and improve maintenance and service delivery performance.

Specific maintenance is replacement of higher value components/sub-components of assets that is undertaken on a regular cycle including repainting, building roof replacement, etc. This work generally falls below the capital threshold but may require a specific budget allocation.

4.11 Capital Expenditure

4.11.1 Renewal / Replacement

Renewal or replacement capital expenditure is major work which restores, rehabilitates, replaces or renews an existing asset to its original service potential without any increase the design capacity of an asset or component or service level. Examples of asset renewal include:

- ✓ Re-sheeting an unsealed road to the same specified condition and width.
- ✓ Resealing the pavement surface of a sealed road.
- ✓ Replacing an existing footpath to the same standard (concrete with concrete).
- ✓ Replacement of an existing building to the same standard.

Renewal will be undertaken where practical and where it stands to deliver the best value. This approach aims to restore the service potential or future economic benefits of the asset by renewing the assets with lower cost methods to maximise the asset lifecycle at a cost much less than replacement or reconstruction costs.

4.11.2 New / Upgrade

New or upgrade works are those works that create a new asset that did not previously exist or works which upgrade or improve an existing asset above and beyond its existing capacity. This may occur from growth, social or environmental needs and results in an increased service level.

Examples of New/Upgrade works include;

- ✓ A new wastewater system which is new service.
- ✓ Sealing the pavement surface of a currently unsealed road.
- ✓ Installation of new kerb & gutter
- ✓ A new or upgrade of a building or structure
- ✓ Replacing a gravel path with a concrete or asphalt surface.

New assets and upgrade/expansion of existing assets are identified from various sources such as proposals identified by strategic plans or partnerships with other organisations, requests initiated by Elected Members or the community which are then assessed and prioritised by Council.

It is possible for capital works expenditure to be a combination of renewal and upgrade. For example, the replacement of a road that was initially was a 6-metre-wide sheeted surface with an 8 metre width sheeted surface can be considered part replacement and part upgrade.

If Council is not able to fund renewal of its existing assets in accordance with the target asset renewal funding ratio, increased assets should not be created through 'upgrade or new' unless identified as essential. Building new assets effectively creates new and ongoing obligations as most assets don't generate revenue (e.g. roads) or cannot be sold and will need to be maintained and eventually replaced. This additional expenditure can have a long term impact on Council's financial sustainability.

4.12 Asset Renewal Funding Ratio

This measure is used to indicate the sustainability of the condition of an asset. It is the comparison of the planned asset renewals in this AMP with the actual capital renewal expenditure in each financial year. The target range for the measure is set out in the LTFP where Capital expenditure on renewal/replacement of assets is between 91 – 110%.

The planned capital expenditure in this AMP, both renewal and new/upgrade are fully funded in the long-term financial plan, reflected by a measure of 100% which is then used as a base for the development of the annual budget.

4.13 Monitoring the AMP

Performance of the AMP will be reviewed and updated, if needed as part of the preparation of the annual budget and review of the LTFP. The AMP will be subject to a significant review at once every 4 years and as needed.

This is to update the AMP as part of the implementation of continuous improvement that aims to increase efficiencies in the approach to asset management. These include new developments in materials and technology to increase the durability of assets and to reduce ongoing lifecycle costs.

This is also important as some of the recent grant funded programs saw the bringing forward of capital works. Combined with the flood damage, remedial works have meant the deferral of some planned works which now need to be prioritised.

5 Roads (Transportation)

Transportation assets include sealed roads, unsealed roads, footpaths, kerb & guttering, lighting and drainage assets. These assets have a total current replacement cost of \$47.4M.

Road assets are by far the largest accumulated value of all Councils asset, therefore detailed assessment of the current condition and forecast future expenditure has been undertaken by a suitably qualified external engineering firm Tonkin Consulting Pty Ltd.

The following process was undertaken in 2021-22 to ensure the accuracy of Councils asset data in relation to its sealed and unsealed road networks:

1. A comprehensive review of road classifications was undertaken in consultation with the management with support of an external technical consultant.
2. The existing asset data was updated to reflect the outcome of the review. There were some changes in the classification of some segments of the road network, changes to the standard unit rates and changes to the average total useful life assumption for each category of road.
3. A desktop revaluation was undertaken that resulted in an increase in the current replacement cost of the road network as well as the annual depreciation allocation. These increases reflect the actual costs incurred in renewing these assets as reported in Councils works costing ledger over the previous two years.
4. The existing road classification hierarchy as contained in the asset register was colour coded to a poster sized rack map of Councils Road network for easier and quicker identification of specific roads.

Further work was undertaken in 2024 which included:

1. Full revaluation of all road assets.
2. Extensive condition assessment of all unsealed roads including depth testing each 500m to ensure lifecycle management and useful life estimation.
3. Reclassification of road assets where appropriate to do so, this included the removal of road classification B, which was combined with road classification C1 below.

Additional review of the Road asset data and desk top revaluation will be performed as of 1 July 2026. This is based on ensuring the accurate alignment of unsealed road widths data with service level standards to validate valuations and depreciation is applied correctly.

5.1 Road Hierarchy – Road Prioritisation

Council held multiple planning sessions to determine the capital works road priorities for the community. This was an important activity to undertake as Council has limited resources and accordingly need to spend the money on the roads that will provide the widest community benefit.

In order to improve the road asset register the following road surface types have been developed:

- Township & Rural Seal (High Use & Standard Use)
- Township Sheeted
- Rural Class C1 Sheeted
- Rural Class C2 Sheeted
- Rural Class C3 Sheeted
- Road Class C4 Sheeted
- Rural Class D Natural Formation

Appendix A - contains a report providing definitions of each road surface type.

Appendix B - contains the hierarchy of sheeted roads for the whole Council area.

5.2 Unsealed Roads

5.2.1 Service Standards – Construction / Resheeting

Service levels are an important mechanism available to Council to influence its long-term financial sustainability. There is a connection with capital outlays; the higher the service level the greater the cost per square metre, which is the applied unit rate that assesses road width by distance therefore determining the cost to resheet or construct. Accordingly, by amending the specifications, including width and distance of roads in a particular category/class, Council has the ability to increase or decrease future capital expenditure levels upwards or downwards.

Service levels also impact on depreciation calculations. In general, the lower the category/class rating then the reduced width of maintained road surface, longer total useful life of the section of road, which equates to a lower depreciation charge. Further to this the lower the category/class the lower is the cost of construction.

Council have agreed to use the following specifications when constructing or resheeting unsealed roads. These are to be the applied service levels. The higher the category of road then the higher the service level applied.

It should be noted the current CRC (\$/m) rates illustrated in the below table are being reviewed as part of the desk top revaluation to align with actual recorded costs for resheeting/construction.

Sheeted Wearing Surface Type	CRC (\$/m)	Useful Life (years)	CEoL
Rural Sheeted Class C1 - Good Material	\$42.00	20	65
Rural Sheeted Class C1 - Average Material	\$42.00	19	65
Rural Sheeted Class C1 - Poor Material	\$42.00	18	65
Rural Sheeted Class C2 - Good Material	\$26.00	20	70
Rural Sheeted Class C2 - Average Material	\$26.00	19	70
Rural Sheeted Class C2 - Poor Material	\$26.00	18	70
Rural Sheeted Class C3 - Good Material	\$24.00	22	75
Rural Sheeted Class C3 - Average Material	\$24.00	21	75
Rural Sheeted Class C3 - Poor Material	\$24.00	20	75
Rural Sheeted Class C4 - Good Material	\$20.00	25	80
Rural Sheeted Class C4 - Average Material	\$20.00	24	80
Rural Sheeted Class C4 - Poor Material	\$20.00	23	80
Township Sheeted - Good Material	\$20.00	20	90
Township Sheeted - Average Material	\$20.00	20	90
Township Sheeted - Poor Material	\$20.00	20	90

5.2.2 Asset Data

Below is the current size of the Council's sheeted road network:

Surface Type	Length (km)	Approximate % of Network (length)
Rural Sheeted Class C1	87.5	16%
Rural Sheeted Class C2	65.3	12%
Rural Sheeted Class C3	172.5	32%
Rural Sheeted Class C4	202.9	38%
Township Sheeted	5.8	1%
Total	533.9	100%

The resheeting program is reviewed on an annual basis in accordance with conditions, seasonal impacts and aligned with the assigned annual funding. The recent condition assessment data as provided by Tonkin Consulting Pty Ltd has provided valuable scientific analysis of the current useful life of each unsealed road segment and subsequently assist in providing an accurate forecast of ongoing renewal expenditure. To maintain the unsealed road network at the current condition, renewal expenditure is maintained to ensure consistent investment. This approach has been expressed in the current Council LTFP 2026-2035.

Unsealed Roads		
First 10 Year Average	Second 10 Year Average	20 Year Average
\$327,000	\$360,000	\$343,500

Annual analysis ensures that roads that have deteriorated at a faster rate than expected are prioritised in accordance with the current condition of the network. Such an approach is particularly relevant should a period result in increased traffic on a particular road, this may cause the road to decline faster than predicted. Similar damage can also be caused via localised weather events.

Roads assessed in poor condition are scheduled for replacement ahead of roads in better condition.

5.2.3 Construction Standards

5.2.3.1 Resheeting (renewal)

All roads from Rural Class C1 through to Rural Class C4 are to be constructed with 100mm depth crushed material (local raised supply where accessible) rock re-sheeting at a cost of \$5.00 (updated 2025/26 FY) per square metre including aggregate and cartage.

Road widths are to be determined by the classification structure as described in Appendix A.

5.2.3.2 Patrol Grading Program

The target frequency of grading varies from category to category as follows:

- Rural Class C1 roads are generally graded twice and up to four times a year.
- Rural Class C2 roads are generally graded twice a year.
- Rural Class C3 roads are generally graded once a year.
- Rural Class C4 roads are generally graded once a year.
- Rural Class D roads are graded as resources allow.

Some roads may be graded more frequently than stated above whilst other roads might have fewer than this based on the actual condition at the time as well as seasonal factors. The cost of the grading program is built into the operating budget and may vary from year to year due to seasonal influence as well as other competing demands.

The unsheeted road network is also monitored for sectional failure with appropriate remedial maintenance being undertaken on an as needs basis. E.g. 150-200m of a road that is subject to flooding might be rectified sooner than the rest of that segment of the road. As large impediments emerge these may be repaired as resources permit. The cost of this type of road maintenance is also built into the operating budget and can vary from year to year.

Upgrading of a Class D Road to a sheeted standard will only be considered during annual budget cycles and will be determined by an available budget provision, this includes changes in surrounding property usage. There are currently no provisions in the Long Term Financial Plan for upgrades to unsealed roads.

5.3 Sealed Roads

5.3.1 Service Standards – Construction / Resealing

Council will use the following specifications when constructing or resealing sealed roads. These are known as service levels. The higher the category of road then the higher the service level applied.

Surface layer

Surface Type	CRC (\$/m ²)	Useful Life (years)	CEoL
Rural High Use Spray Seal (Standard) Upper Surface Layer	\$8.35	25	32
Rural Normal Use Spray Seal (Standard) Upper Surface Layer	\$8.35	25	40
Rural Normal Use Spray Seal (Non-Standard) Upper Surface Layer	\$8.35	25	35
Rural High Use Spray Seal (Standard) Lower Surface Layer	\$3.70	75	32
Rural Normal Use Spray Seal (Standard) Lower Surface Layer	\$3.70	75	40
Rural Normal Use Spray Seal (Non-Standard) Lower Surface Layer	\$3.70	75	35
Township High Use Spray Seal (Standard) Surface Layer	\$12.15	30	38
Township High Use Spray Seal (Non-Standard) Surface Layer	\$12.15	30	38
Township Normal Use Spray Seal (Standard) Surface Layer	\$12.15	40	40
Township Normal Use Spray Seal (Non-Standard) Surface Layer	\$12.15	40	40
Township Normal Use Hotmix Bitumen (Standard) Surface Layer	\$57.42	30	35

Base Layer

Pavement Base Types	CRC (\$/m ²)	Useful Life (years)	CEoL
Rural High Use Standard Pavement Base	\$21.05	80	80
Rural Normal Use Standard Pavement Base	\$21.05	80	80
Rural Normal Use Non-Standard Pavement Base	\$21.05	60	80
Township High Use Standard Pavement Base	\$22.04	70	80
Township High Use Non-Standard Pavement Base	\$22.04	50	80
Township Normal Use Standard Pavement Base	\$22.04	100	80
Township Normal Use Non-Standard Pavement Base	\$22.04	80	80

Sub-Base Layer

Pavement Sub-Base Types	CRC (\$/m ²)	Useful Life (years)	CEoL
Rural High Use Standard Pavement Sub-Base	\$24.63	240	80
Rural Normal Use Standard Pavement Sub-Base	\$17.12	240	80
Rural Normal Use Non-Standard Pavement Sub-Base	\$17.12	180	80
Township High Use Standard Pavement Sub-Base	\$21.38	210	80
Township High Use Non-Standard Pavement Sub-Base	\$21.38	150	80
Township Normal Use Standard Pavement Sub-Base	\$21.38	300	80
Township Normal Use Non-Standard Pavement Sub-Base	\$21.38	240	80

5.3.2 Hierarchy Categories

Council has categorised its sealed road network into two categories based on location as well as usage patterns:

- Rural Sealed – roads leading into and out of townships.
- Township Sealed – all sealed township roads.

5.3.3 Asset Data

Size of sealed road network:

Sealed Road Type	Length (km)	Approximate % of Network (area)
Township High Use	2.2	4.0%
Township Normal	13.3	24.1%
Rural	39.7	71.9%
Total	55.2	100%

The recent condition assessment data as provided by Tonkin Consulting Pty Ltd is used to determine ongoing investment to maintain the sealed road network at a serviceable level. This has resulted in an increased investment in the first 10 years, with a decrease in the second 10 years, due to the identified need to reseal town streets, and sections of the rural sealed roads.

This approach has been expressed in the current Council LTFP 2026-2035.

Sealed Roads		
First 10 Year Average	Second 10 Year Average	20 Year Average
\$320,000	\$160,000	\$240,000

5.3.4 Construction Standards

5.3.4.1 New Road Construction

Initial construction of sealed road from 'unsealed sheeted road'

14/7mm (or equivalent) 2 coat seal with C170 Bitumen at a cost of \$45 per sqm including aggregate and cartage (including minimum 250mm depth PM2/30 base preparation).

5.3.4.2 Reseals (renewal)

14/7mm double coat reseal with C170 Bitumen at a cost of \$13.3 (updated 2025/26 FY) per sqm including aggregate and cartage.

7mm single coat reseal with C170 Bitumen at a cost of \$9.3 (updated 2025/26 FY) per sqm including aggregate and cartage.

5.4 Life Cycle Maintenance of Assets

The lifecycle costs of an asset include all costs needed to sustain the service level over the period of its useful life.

The critical works that will be addressed are surface defects and hazards arising from weather events such as damage caused by a storm.

5.5 Demand Factors

Factors considered in future transportation asset planning include:

- Population growth;
- Economic development – agriculture and tourism needs;
- Community expectations
- Environment – soil movement and storm events;
- Financial affordability.

5.6 10 Year Capital Renewal Forecast

The 10-year capital works program is based on an independent assessment of the current condition of the road network and road works priorities that have been identified as part of this assessment and by Council. Each year, as part of the preparation of the annual business plan, the roads that are listed as priority are reviewed to ensure that the assessment is accurate. Accordingly, some roads may be added to the annual program and others removed dependent upon the condition of these roads at that time.

The following table summarises the annual forecast Renewal costs by transportation asset sub class, the sealed and unsealed road allocations are based on the averaged, road surface useful life estimates. The allocation estimates are based on Council's current asset data. These will be reviewed on an annual basis as part of the Annual Business Planning process.

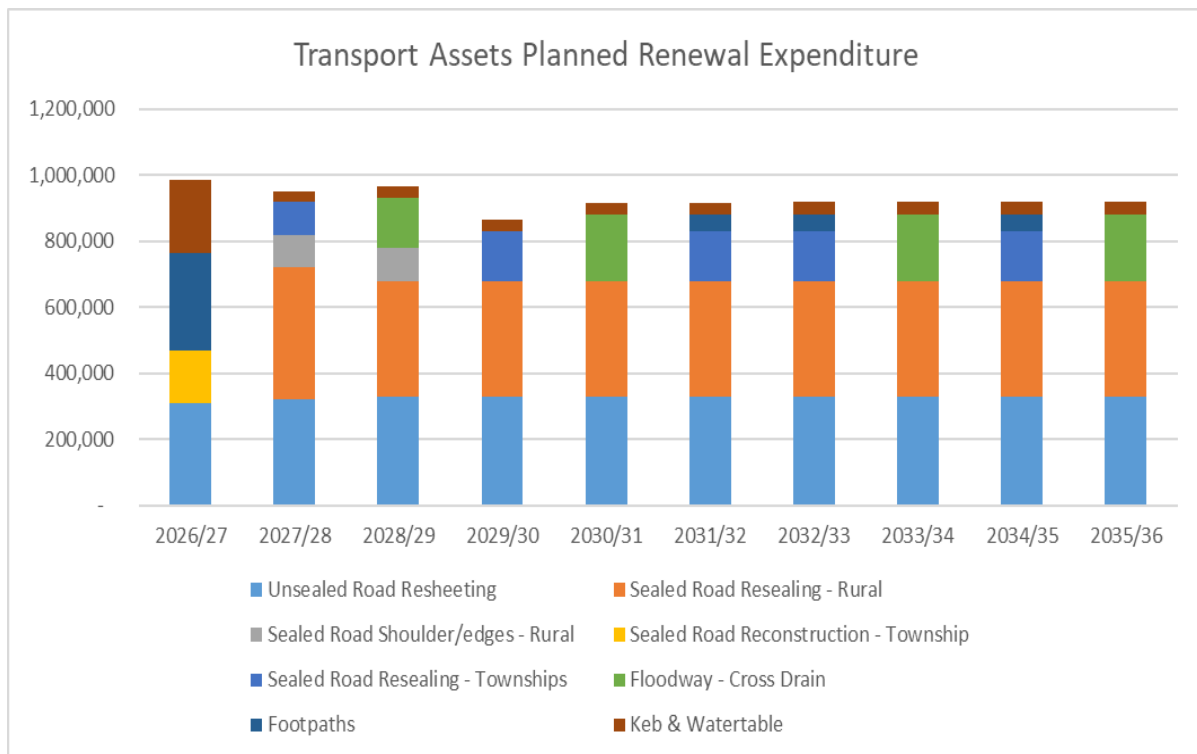
In accordance with the principles of gaining advantage through 'grouped procurement', the *Sheeted Unsealed roads* expenditure and the *Sealed surface* expenditure, though illustrated as a consistent annual allocation, maybe grouped into bi-annual cycles of expenditure to maximise on efficiency. This has been incorporated into the LTFP.

Council may choose to revert to a smaller expenditure each year within annual budget cycles.

Financial Year	2026 /27 \$'000	2027 / 28 \$'000	2028 /29 \$'000	2029 /30 \$'000	2030 /31 \$'000	2031 /32 \$'000	2032 /33 \$'000	2033 /34 \$'000	2034 /35 \$'000	2035 /36 \$'000
Unsealed Road Resheeting	310	320	330	330	330	330	330	330	330	330
Sealed Road Resealing - Rural	-	400	350	350	350	350	350	350	350	350
Sealed Road Shoulder/edges - Rural	-	100	100	-	-	-	-	-	-	-
Sealed Road Reconstruction - Township	160	-	-	-	-	-	-	-	-	-
Sealed Road Resealing - Township	-	100	-	150	-	150	150	-	150	-
Floodway - Cross Drain	-	-	150	-	200	-	-	200	-	200
Footpath, Kerb & Guttering	220	30	35	35	35	35	40	40	40	40
Total	984	950	965	865	915	915	920	920	920	920

Note: Indexed values have been applied through the LTFP

The following graph shows the forecast renewal expenditure for the next 10 years based on the current asset data.



5.7 New / Upgraded Transportation Assets

Further Upgraded Road assets are considered on the basis that Council has fully funded all renewal funding requirements, and a careful assessment is made to determine the level of upgrade and impact on future depreciation and maintenance expenditure. The assessment of Upgrades must consider the benefits of additional service level, improvements to address identified issues, and other considerations that will extend the life of an asset.

New assets that are identified must be fully or partially grant funded, and factored into medium and long term financial planning. Additionally, careful assessment must be undertaken in conjunction with the planning process to determine if Council has the financial capacity and operational ability to fund the additional depreciation and maintenance expenditure. These ongoing depreciation and maintenance expenditure must be considered within each project business case and assessment, which is tested with a review of the LTFP.

The major New and Upgrade works are factored into the short term component of the AMP, which focus on various projects that are identified in the below table for context.

It should be noted that the Orroroo Main Street Project has received grant funding of \$900,000, with \$630,000 to be received in the 2026/27 year, and the Orroroo North Terrace works is funding from Councils Roads to Recovery Grant allocation. All other New and Upgrade works are funded from Council funds.

Financial Year	2026 /27 \$'000	2027 /28 \$'000	2028 /29 \$'000	2029/30 /31 \$'000	2031 /32 \$'000	2032 /33 \$'000	2033 /34 \$'000	2034 /35 \$'000	2035 /36 \$'000
Orroroo Main Street Project – Footpaths - Upgrade	126	-	-	-	-	-	-	-	-
Orroroo Main Street Project – Kerb & Gutter - Upgrade	80								
Orroroo Main Street Project – Protuberances - New	300	-	-	-	-	-	-	-	-
Orroroo Main Street – Stormwater - Upgrade	180								
Carrieton – Footpath - Upgrade	50								
Footpath – General – New & Upgrade				40	40		40		
Orroroo North Terrace – Kerb & Gutter - New	100								
Total	836	-	*	40	-	40	40	-	-

The above New and Upgrade works have been included in the LTFP and index accordingly.

6 Buildings, Other Structures and Other Assets

Buildings include Council owned buildings such as the Depot, Town Hall and Council office, Grandstand, RSL Clubrooms, Council House, Public Conveniences and Airstrip Buildings.

Other Structures include Playgrounds, Recreation Facilities, Swimming Pools (buildings and structures), Waste Water Systems (these are attached to buildings), Irrigations Systems, Solar and Other Public Lighting, Entrance Signage, and Emergency Water Tanks.

Other Assets includes IT System hardware.

This total asset group has a current replacement cost of \$14.2M.

It is planned to undertake a detailed assessment and review of the assets in the Buildings & Other Structures group during 2026/27 to prepare a renewal and upgrade plan. The review will ensure that all buildings and other structures are fit for purpose, meet community needs, are safe and accessible, meet relevant legislative standards, and to ensure that an appropriate level of funds is allocated for operational maintenance so that all the assets continue to deliver the services without critical defects.

The critical risks that have been identified are shown in the following table:

Risk description	Mitigation actions
Ageing structural failure	Building condition inspections schedule.
Natural disaster	Building condition inspections.
Electrical causing fire	Testing and tagging of all appliances, RCD testing schedule.
Asbestos	Asbestos Register is maintained.

6.1 Service Level

The aim of the Council Building Assessment Program is to ensure that Council's buildings and assets are maintained to a satisfactory standard that provides long-term infrastructure for the business needs of the Council and the community. The renewal expenditure aims to ensure that the services currently being provided by these buildings to the various community groups and Council employees that use them will be maintained at current levels.

The following table summarises the annual forecast Renewal costs by Building, Other Structures and Other Assets in the various sub class, with the allocations based on consideration of the averaged, useful life estimates. The allocation estimates are based on current costs, supported by Council's most current condition assessment and revaluation asset data. These will be reviewed on an annual basis as part of the Annual Business Planning process.

The Council operating budget also contains an allocation of funding to cater for the ongoing maintenance requirements of these Assets.

6.2 10 Year Capital Renewal Forecast

Renewal 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 upgrade/expansion or new works expenditure.

Renewal will be undertaken using 'low-cost' renewal methods where practical. The aim of 'low-cost' renewals is to restore the service potential or future economic benefits of the asset by renewing the assets at a cost less than replacement cost.

The below tables provide estimates over the 10 Year renewal period of funds allocated to the asset class and where the renewal works has been identified, these works are identified accordingly.

The tables are separated into the Asset Categories.

Buildings

Financial Year	2026 /27 \$'000	2027 /28 \$'000	2028 /29 \$'000	2029 /30 \$'000	2030 /31 \$'000	2031 /32 \$'000	2032 /33 \$'000	2033 /34 \$'000	2034 /35 \$'000	2035 /36 \$'000
Hall & Council Office										
Halls/Reroofing	-	-	-	-	-	-	80	-	-	-
Replace Carpet	-	-	-	-	25	-	-	-	-	-
Works Depot Orroroo										
TBD										
Council House										
Provision		27				30				
Orroroo – Main St Public Conveniences										
Re Roofing				20						
Carrieton – Public Conveniences										
Provision								20		
Airstrip Building										
Provision				5						
Total	-	27	-	25	25	30	80	20	-	-

Other Structures

Financial Year	2026 /27 \$'000	2027 /28 \$'000	2028 /29 \$'000	2029 /30 \$'000	2030 /31 \$'000	2031 /32 \$'000	2032 /33 \$'000	2033 /34 \$'000	2034 /35 \$'000	2035 /36 \$'000
Orroroo Swimming Pool										
Buildings – Rook & Gutter							20			
Pool Resurface & Patching					30					
Structures & Shades				5						
Filtration System							30			
Orroroo Recreation Grounds										
Playground		20			20					
Irrigation System							25			
Lions Park										
Playground	25									
Shelter						10				
Orroroo Airstrip										
Lighting System										50
Hall & Council Office										
Waste Water System	5									
Orroroo – Main St Public Conveniences										
Waste Water System	5									
Orroroo – Median Strip										
Irrigation System							5			

Financial Year	2026 /27 \$'000	2027 /28 \$'000	2028 /29 \$'000	2029 /30 \$'000	2030 /31 \$'000	2031 /32 \$'000	2032 /33 \$'000	2033 /34 \$'000	2034 /35 \$'000	2035 /36 \$'000
Orroroo – Median Strip (cont)										
Street Furniture				10						
Lighting									20	
Waste Bin Covers				5						
Signage – Town & District										
Boundary Signs			25							
Townships										12
Solar Lights										
Light, Battery, Panel		5	5	5	5	5	5	5	5	5
Emergency Water Tanks										
Bore Pumps			5			5			5	
Total	35	25	35	25	55	20	85	5	3	67

Other Assets

Financial Year	2026 /27 \$'000	2027 /28 \$'000	2028 /29 \$'000	2029 /30 \$'000	2030 /31 \$'000	2031 /32 \$'000	2032 /33 \$'000	2033 /34 \$'000	2034 /35 \$'000	2035 /36 \$'000
IT – Computer System										
Hardware	20		10		10		10		10	
Total	20		10		10		10		10	

Note: Indexed values have been applied through the LTFP

6.3 10 Year Capital New/Upgrade Forecast

Further Upgraded Building, Other Structures and Other assets are considered on the basis that Council has fully funded all renewal funding requirements, and a careful assessment is made to determine the level of upgrade and impact on future depreciation and maintenance expenditure. The assessment of Upgrades must consider the benefits of additional service level, improvements to address identified issues, and other considerations that will extend the life of an asset.

New assets that are identified must be fully or partially grant funded, and factored into medium and long term financial planning. Additionally, careful assessment must be undertaken in conjunction with the planning process to determine if Council has the financial capacity and operational ability to fund the additional depreciation and maintenance expenditure. These ongoing depreciation and maintenance expenditure must be considered within each project business case and assessment, which is tested with a review of the LTFP.

Due to a recent WHS audit of the Orroroo Works Depot, it was identified that to ensure ongoing compliance, staff toilets and amenities must be installed within the complex, which has been factored into the AMP. No other New projects have been identified for inclusion in the 10 year Plan.

Financial Year	2025/ 26 \$'000	2026/ 27 \$'000	2027/ 28 \$'000	2028/ 29 \$'000	2029/ 30 \$'000	2030/ 31 \$'000	2031/ 32 \$'000	2032/ 33 \$'000	2033/ 34 \$'000	2034/ 35 \$'000
Orroroo Works Depot										
Staff Toilets & Amenities	15		-	-	-	-	-	-	-	-
Orroroo Recreation Grounds										
Playground Shade Drinking Fountain	40									
Total	55	0	0	0	0	0	0	0	0	0

Note: Indexed values have been applied through the LTFP

It should be noted that the previous AMP included a number of projects within this section, including the Orroroo Main Street Development, Carrieton Beautification Project, Carrieton Water Supply, and Orroroo Recreation Grounds. These projects have been included in the various asset categories to enable consistency with the structure of asset management.

In relation to the Paratoo South Subdivision at Orroroo, this has been removed from the AMP primarily due to the infrastructure included in the development being classified as non-council assets. Therefore, with the exception of road upgrades and CWMS infrastructure, if applicable, the development is expensed and will be captured in the LTFP. At present, due to the development requiring further design and Prudential investigation, it remains outside of the AMP and LTFP.

6.4 Non Replacement Assets

Throughout the 2024 Building asset revaluation, and further review in 2026, a number of assets were identified as no replace assets, meaning in the event of an incident or loss of the asset Council would not replace them. These assets will also not be considered for capital allocation for renewal however over time if a safety issue is raised, Council may be required to allocate funding to either have the safety issue remediated or the asset disposed of. The list of no replace assets can be found in 12.1.

Council's Asset Accounting Policy provides an approved strategy for the treatment of both non-replacement and community owned assets. A subsequent and more comprehensive revision of this plan will reflect an accurate overview of these assets.

7 Carrieton Water Supply

7.1 Overview

The township of Carrieton is a regional town located approximately 310km north of Adelaide. The current population of the Carrieton area is approximately 51 people (2016 Census). Carrieton has a small range of services that include a general store, swimming pool, caravan park and a volunteer Country Fire Service (CFS).

The Carrieton Water Supply was created by the former District Council of Carrieton following requests from the community to provide water for use in domestic toilets and gardens. The town was solely reliant on rainwater prior to the installation of the Supply in 1973. There are no meters for individual properties – residents are permitted to use as much water as they need with connected properties paying only an annual service charge.

The Carrieton Water Supply was built during the 1970's where licences for water retailing and supply were not required. Council is committed to the safe and efficient operation of the system in compliance with all statutory legislation and reports annually to the Essential Services Commission of South Australia on matters relating to the provision of the water supply.

The Safety, Reliability, Maintenance and Technical Management Plan (SRMTMP) details the management framework, key procedures and associated performance indicators for the safety and technical management of the Carrieton Water Supply (non-potable) including operation, maintenance, monitoring and alteration. The SRMTMP has been developed to meet the requirements of the Water Industry Act 2012 and associated Water Industry Regulations 2012 as required by the Technical Regulator.

The Carrieton Water Supply provides a gravity fed water service to 25 privately owned properties connected in Carrieton plus public building connections (e.g. Pool, Works Depot). The water is pumped from bores located at the Carrieton Recreation Grounds to a header tank located at the highest point in the town adjacent to the Catholic Church. The water is then gravity fed to the properties for residents to use. The water is non-potable and has not been treated - it is intended to supply resident's toilets and gardens with water.

7.2 Water Supply Assets

Infrastructure of the Carrieton Water Supply (non-potable) broadly consists of:

1. Bores (x 2) and pumps (2x submersible & 1 x transfer pump)
2. Tank (poly 5,000 gallon)
3. Header Tank (28,000 Gallon) (x3)
4. Poly Pipework to header tank and to connected properties.

The Scheme is currently at capacity with 24 paid connections plus public building connections (e.g. Town Hall & Institute, Pool and Works Depot).

Asset	Description	Details
Bore		2 bores
Submersible pump in bore		2 pumps
Transfer Pump	Grundfos multi-stage	4,500L per hour
Header Tank (at top of town)	Aquamate Tank	28,000 Gallon Galvanised Aquamate Maxi Tank (Installed February 2018) 2 Additional Tanks installed in November 2025
Pipework	From Bore to header tank	Mixture of 50mm PVC or 2 inch Poly Pipe
Pipework	From Header Tank to properties	Mixture of 1 ¼ inch, 1 ½ inch, 32mm and 25mm PVC & Poly

As the Carrieton Water Supply was built in 1972-1973, it is not known what engineering and technical design (if any) was undertaken at that time. No design plans or records have been found to indicate professional plans.

7.3 Life of Plant

The water services are generally provided to meet design standards where these are available. Any external consultants that are engaged to undertake the design of new infrastructure will consider the design life of plant equipment, based on system requirements, equipment specifics and applications. The service life of new infrastructure is approved with consideration for the deterioration of equipment during typical operation and mitigating effects of maintenance, replacement and redundancy.

Operating conditions such as pressure, fluid velocity, temperature and service factor are considered in design and any excursions from the design envelope addressed to review the remaining life of the equipment. Deterioration caused by corrosion or other mechanisms is monitored according to the selected design codes, to confirm the effectiveness of mitigating measures or to respecify remaining life for given service conditions.

Provision has been made within the AMP for year existing pumps to be replaced in the 2032/33 year at a current value of \$25,000.

7.4 Risk Assessment

Identified risks and hazards are assessed using criteria, which are standardised throughout District Council of Orreroo Carrieton, for the likelihood of the event occurring and the consequence if it does occur. In particular, consequences are not just assessed as the physical or employees impact (e.g. number of injuries or fatalities) but also against other criteria such as financial impact, environmental impacts and reputational impacts.

Assessment of financial impact considers cost of the hazardous event including physical repairs, lost production, damages from third parties, legal claims and the like. Various levels of cost are determined and ranked as Minor, Moderate, Major and Extreme, for use in the risk ranking process.

Environmental impacts considered range from those ranked as trivial, which have minor or no effects and are rectified rapidly, through to those with increasing severity.

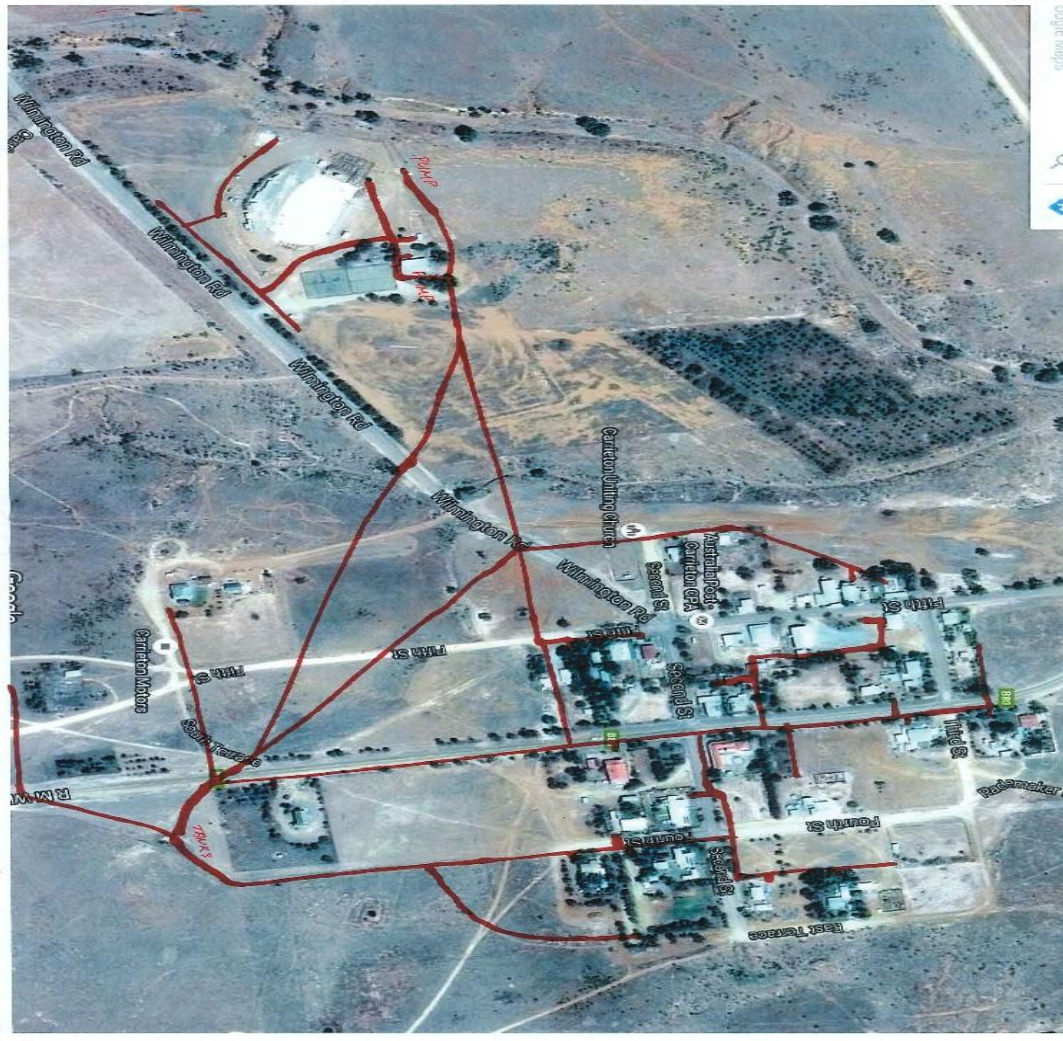
Minor risks are those where the effect is localised and of short-term duration with manageable consequences whilst extreme risks represent those where the effects are widespread with possible major off-site and long term severe environmental effects.

Table Hazard Identification & Risk Assessment of Carrieton Water Supply Pre-Preventative Measures

Hazardous Event	Potential Exposure Event	Risk	Preventative Measures	Residual Risk
Human Health				
MICROBIAL Human exposure to non-potable water, ingestion of pathogens	Enteric illness.	Extreme	Equipment operation monitoring and alarms	Medium
Environmental Performance				
Soil contamination	Increased salinity, elevated nutrient, loads increase in soil pH.	Medium	- Monitor soil - Monitor irrigation sites health	Low
Equipment failure (tanks, pumps, pipelines)	Residents without water for gardens and toilets for days	High	- Equipment operation monitoring and maintenance - The header tank has large capacity so can sustain connections for 3 days (lesser during hot weather).	Low

For each existing or potential hazard identified mitigation strategies and preventative measures have been developed and implemented to ensure that the residual risk to public health or the environment has been reduced to acceptable levels. For many of the hazards identified, multiple barriers are in place to either further reduce the residual risk, or to ensure that in the event of reduced performance of one barrier, total loss of hazard management does not result.

It is considered that the Carrieton Water Supply is a highly functional, well managed and robust system, and that residual risks to public health and local environments have been minimized as much as practically feasible.



This information has been extracted from the Safety, Reliability, Maintenance and Technical Management Plan (SRMTMP) which was adopted by Council, at the Ordinary Meeting of 28 September 2022.

At present, Council has resolved that no additional connections will be made available to the Carrieton Water Supply until a further review is made on the pipe network to determine capacity and condition with the aim to upgrade.

The detailed review to assess the capacity, reliability, and long-term viability of the existing system, has been deferred until the 2026–27 financial year. This deferral will provide sufficient time to conduct a comprehensive investigation into the current infrastructure and to evaluate the feasibility and sustainability of a potential expansion to meet future demand.

There are further identified pipe alignments which traverse private property which require correction, with this work to form part of the review. The findings of this review will inform future planning and investment decisions.

Updated renewal and maintenance costs will be reviewed in line with the above findings

8 Plant and Equipment

Plant & Equipment are a significant class of asset and include large pieces of equipment such as graders, trucks, and tractors and also vehicles.

The current replacement cost of this class of assets is \$3.035M.

8.1 Asset Data

During 2019 a review of Council's plant and machinery was undertaken to determine the needs of the Council, with a further review performed during 2026. From the review, the following approach has been incorporated into the AMP.

Plant	No	Purpose	Comments
VEHICLES			
Tray-top Utility – Multi Purpose	2	The ute will be used for general purposes	
Dual Cab Utility	1	The ute will be used for general purposes	
Small/Medium Truck	1	Dual cab truck required for associated works and used with Skid Steer	
Tandem Tip Truck	3	Trucks for rubble cartage & water tanks (inclusive water cart)	
Dual Cab Utility	1	Works Coordinator vehicle	Lease vehicle, to be changed to a Council owned vehicle and included in the AMP
PLANT			
Grader – Construction/Patrol	2	Graders for patrol grading and construction works	Retain on replacement schedule.
Loader	1	Larger loader for loading of trucks and other works, including private works	
Tractor – Slashing	1	Tractor for slashing program, weed spraying and general purpose	
Tractor - Small	1	Small tractor used for oval coring, slashing and weed spraying	
Turf Mower	2	Used for mowing of the oval and main street (1 large- 1 small)	
Skid Steer Loader	1	To have multiple attachments for versatility, and purpose built trailer	
Mobile Generator	1	Included in replacement Program	

Note: The Small tractor has previously been identified as a non-replaceable item. However after further assessment, its replacement as a small versatile machine for oval works, town works, slashing and weed spraying has been identified and thus included in the program.

Plant to be maintained only	No	Purpose	Comments
Community Bus	1	To be maintained and not included in replacement program.	Not included on replacement schedule
Spray Unit Utility	1		
Tri Axle Plant Trailer (Used to transport equipment)	1		
Slasher	1		
Skid Steer Trailer	1		
Rollers	2		

8.2 Asset Renewal

The following table provides the basis for the methodology and approach used for the replacement of plant and equipment under the various groupings.

In relation to funding source for the replacement of plant and machinery items, this decision will be made as part of assessing the financial position of the Council at the time of considering the item replacement.

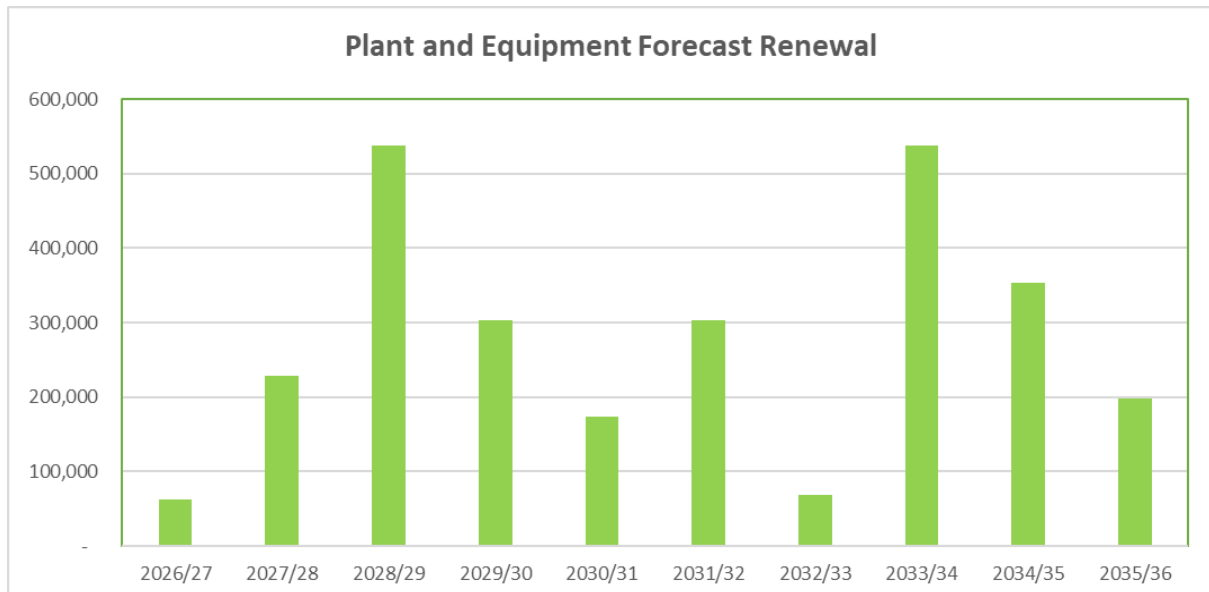
Plant	No	Replacement Schedule	Replacement schedule KMs/Hrs
VEHICLES			
Utilities	4	10 Years	150,000km
Medium Dual Cab Truck	1	10 Years	300,000km
Tandem Tip Truck	3	10 Years	350,000km
PLANT			
Grader – Construction/Patrol	2	10 Years	8,000hr – 10,000hr
Loader	1	10 Years	8,000hr – 10,000hr
Tractor – Slashing	1	10 Years	5,000hr
Tractor - Small	1	15 years	5,000hr
Turf Mower	2	7 Years	2,000hr
Skid Steer Loader	1	15 Years	3,500hr
Slasher	1	As required	
Broons ECombi Roller	2	As required	
Mobile Generator	1	As required	

8.3 Forecast Capital Renewal Expenditure

The following graph and table detail the forecast capital expenditure requirements on replacing Council's fleet of plant & equipment and is fully funded in the Long Term Financial Plan.

The spikes observed in the chart below are primarily due to the purchases of major plant items. Where possible, the purchase of major items has been staggered to avoid large spikes and spread major expenditure overtime.

Plant & Equipment Forecast Renewal Capital Expenditure 2027-2036 Chart



Plant & Equipment	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	TOTAL \$,\$000
Utility Dual Cab	-	-	-	-	-	-	-	-	-	65	65
Utilities (2) – Multi Purpose	60						65				125
Medium Dual Cab Truck		200									200
Tandem Tip Truck (1)	-	-	-	300	-	-	-	-	-	-	300
Tandem Tip Truck (2)**	-	-	-	-	-	-	-	-	-	-	
Water Truck	-	-	-	-	-	-	-	-	350	-	350
Grader (1)	-	-	535	-	-	-	-	-	-	-	535
Grader (2)	-	-	-	-	-	-	-	535	-	-	535
Loader						300					300
Skid Steer	-	-	-	-	120	-	-	-	-	-	120
Tractor - Large	-	-	-	-	-	-	-	-	-	130	130

Turf Mower (large)	-	-	-	-	50	-	-	-	-	-	50
Turf Mower (small)	-	25	-	-	-	-	-	-	-	-	25
TOTAL RENEWAL	60	225	535	300	170	300	65	535	350	195	2,735

**Note- Replacement not scheduled in the forecast period.

Note: Indexed values have been applied through the LTFP

8.4 Forecast Capital New/Upgrade Expenditure

The review conducted in 2026 has identified new Plant and Machinery to be purchased to reduce the reliance of Council on contractor availability, fit for purpose to undertake specific task to improve service levels and maintenance, and to provide greater flexibility.

In addition, the Works Coordinator utility is currently leased, with the aim of replacing the vehicle with a purchased Council asset.

The following items have been included in the Plant and Machinery program for purchase in the 2026/27 year.

Plant & Equipment – 2026/27 – New/Upgrade \$,000	TOTAL \$,000
Utility – Works Coordinator - New	60
Tractor – Small (Multi Purpose) - Upgrade	60
Excavator - New	105
Minor Plant – Spray Unit – Utility Mount	17
Total	242

Note: The purchase of the New/Upgrade Plant and Machinery is incorporated into the LTFP and the 2026/27 Budget.

9 Community Wastewater Management System

9.1 Introduction

The Community Wastewater Management System (CWMS) assets are used by Council in the delivery of its “Water Entity” wastewater services. The Orroroo CWMS is a small, “limited customer” scheme which was specifically requested by and/or negotiated with the existing customers. It was designed to cater for major entities such as the school, hospital, aged care homes, meat works, public toilets, Caravan Park and commercial premises. The scheme qualified for Federal Government grant assistance on the basis of supporting industry and employment.

Council has established the necessary practices, with appropriate resources (personnel and equipment) to own, operate, maintain and replace the Orroroo CWMS in accordance with its statutory and regulatory approvals. This AMP is one component of the suite of documents which underpin that position.

9.2 Background

The Council is a Water Industries Entity in South Australia, as defined in the Water Industries Act 2012. More than 50 Councils and Local Authorities in South Australia provide CWMS services. These are therefore considered normal activities to be carried out by a local government entity.

The system is atypical as it was initially installed at the request of, and/or to address major disposal issues for, a limited number of customers. Several major services including health, commercial, industrial, tourism, aged care and educational entities had specific disposal issues which needed to be addressed. It is planned that future expansion stages will include connection by the businesses in the Orroroo Main Street.

The scheme currently has no private domestic/residential customers. Council is likely to amend the scheme in future to allow domestic connections, subject to regulatory and licencing prerequisites.

9.3 Asset Values

The CWMS initial installation was completed in 2021. Stage 2 expansion was completed in 2024 at a cost of \$226k. The current replacement cost of the CWMS related assets is \$2.4M.

The main components of the CWMS are:

- Pump station, controller, and housing.
- Lagoon earthworks, liner and fencing
- Solar array and pump
- Pipework, rising mains, inspection points.
- Property connection pipes, pumps

The annual depreciation amount for 2024/25 was \$38,500

9.4 Levels of Service

The levels of service for wastewater assets are defined by regulation and if those are being met it indicates that the level of service can be regarded as adequate. In this AMP it is assumed that current service standards are adequate to meet the expectations of the community. The CWMS scheme was developed in consultation with its limited number of customers specifically to address their particular needs.

9.4.1 Community Levels of Service

These relate to the service outcomes that the community (and direct customers) want in terms of safety, quality, quantity, reliability, responsiveness, cost effectiveness and legislative compliance. The Orroroo CWMS currently satisfies all the criteria.

9.4.2 Technical Levels of Service

The technical measures relate to the allocation of resources to service activities that the Council undertakes to best achieve the desired community outcomes. The technical measures also include all statutory compliance (e.g., the stipulated performance criteria in both the EPA licences and Department of Health and Wellbeing approvals of schemes, Safety, Reliability, Maintenance and Technical Management Plan and Operations & Maintenance Manual).

9.5 Future Demand Forecast

Factors affecting demand include population change, changes in demographic structure, household occupancy, consumer preferences and expectations and also changes in seasonal factors, economic factors, agricultural practices, and environmental awareness.

The system has the capacity for approximately 300 connections. There are currently 7 connections for 31 property units which were completed as part of Stage 1. The second stage completed in 2023/24 added 9 new connections. The ongoing Paratoo South residential sub-development is proposed to provide additional residential connections.

Over time it is expected that further future expansion stages of the CWMS will see new connections added which will result in updates to the Councils AMP and LTFP to reflect any required changes to meet community needs.

9.5.1 Lifecycle Maintenance

All expenditure associated with the CWMS should be recovered from the users of the system. There should not be any inequity or impost on property rates. There is an annual service charge for all customers which is intended to cover all operational expenditure in the medium to long term. This will include the regular desludge/pump out of connections, tanks and pipelines that are part of the CWMS. In addition, there should be new service connection fees or capital contributions for any expansion. A future consideration should be the approach to charging for vacant properties and where owners who choose not to connect at the time the infrastructure is installed in the street.

9.5.2 Operational Expenditure

Maintenance and operational expenditure are highly dependent on effective and timely preventative maintenance, prices of inputs (chemicals, electricity, consumables) and Regulatory changes (e.g., disinfection standards). It can also be variable across seasons and years due to climatic conditions (e.g., amount of treated water available for re-use).

Due to the recent installation of the CWMS system, there are no historical records to indicate the necessary levels of operating and maintenance expenditure. The forecast expenditure can only be based on comparisons with other effluent-only schemes. Actual expenditure incurred from commencement of operation is not a reflection of likely future annual maintenance costs because not all customers have connected and the expenditure in the early years cannot be used as a reliable guide for future forecasts.

Costs to be considered:

- An effective septic tank desludging program, which is vital to minimize operational problems, blockages, treatment costs and gas attack in sumps in the public system;
- Regular flushing of the gravity drain lines to prevent build-up of sludge deposits. The CWMS is:
 - Mostly either steep gravity drains with high upper-end inflows (e.g., the Hospital), or
 - Pressure main (e.g., the Caravan Park and School).

Both types of main therefore have relatively high scour velocities and are unlikely to suffer from sludge build-up, even less so with an effective septic tank desludging program in place. Therefore, the need for flushing is likely to be very low. Regardless, flushing may benefit from technological advances in contract flushing with “jetvac” or “supervac” equipment, which uses higher-scouring, retrofiring spray heads and techniques to remove more deposits and to lessen the required frequency, at similar cost.

- The Pump Station is equipped with a log book which is kept up to date with records of inspection and maintenance activities; this is a clear and commendable example of Best Practice;
- Disposal for the present treated wastewater from the initiating (and only envisaged) customers is by way of evaporation, and ultimately by subsurface irrigation to a segregated woodlot if, and when, sufficient volumes of wastewater are generated. The subsurface installation will require occasional flushing only, with no moving parts to maintain, but not for some years.

The 24/25 expenditure on the above totalled \$58.9k (excluding depreciation).

Operational maintenance costs are expected to be very low by comparison with typical schemes because of:

- Relatively low generated volumes of wastewater;
- Steep grades and pressure lines requiring little additional flushing;
- Only approximately 3 or 4 septic tanks requiring desludging each year;
- Solar power for disposal;
- Evaporation of most, if not all, treated wastewater;
- For any surplus wastewater, little disinfection needed due to subsurface drip disposal adjacent to the lagoons; and
- No cost for water quality testing for re-use purposes since there is no re-use;
- Maintenance of property pumps to become the responsibility of the land owner at the expiration of the warranty period (2 years).

9.6 Capital Expenditure

As this scheme commenced operation in 2021 and based on standard lives for the asset components, the Remaining Useful Life of each component is currently only slightly less than the standard expected lives so there is no renewable capital expenditure forecast for the next 10 years and only minor expenditure forecast for the next 20 and 30 years. It is expected that ongoing maintenance will be sufficient to maintain the scheme in good order.

9.6.1 Project Capital Renewal Expenditure

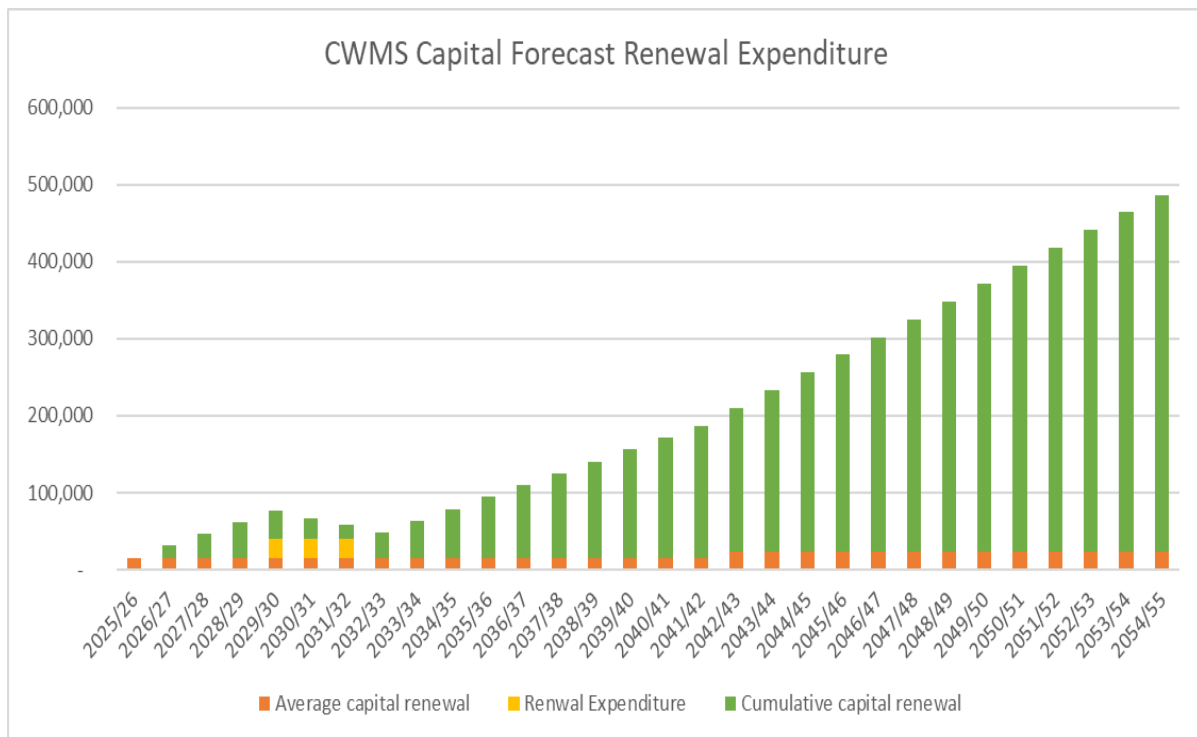
Capital renewal (in the long term) is expected to be a pattern of large spikes of discrete renewal. The annual service charges for CWMS customers will enable a dedicated reserve to be built up for the renewal expenditure.

Some minor asset renewal will be provided through maintenance (e.g., a broken IP), and these costs will be covered by annual operating maintenance costs.

Because the capital investment occurred at the one time and given the long standard life of components, many are 25 – 100 years, the need for renewal expenditure is not expected during the first 10 year period of operation, to 2032. There are some planned Capital Upgrade costs in order to accommodate the planned new customer connections from 2024 and again in 2029.

9.6.2 Forecast Renewal/Replacement Capital Expenditure

The forecast total cost for the next 10 to 30 years in relation to replacing existing assets is shown in the following table, which is calculated utilising a percentage of the annual depreciation to project the accumulative result.



The following table illustrates the current determined renewal of pump station pumps.

Financial Year	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
CWMS - Renewal										
Pump Station Pumps	-	-	-	25	25	25	-	-	-	-
Total Renewal	-	-	-	25	25	25	-	-	-	-

Note: Indexed values have been applied through the LTFP

9.6.3 Construction of New or Upgraded Assets

New or additions to the CWMS system gravity drain network has been committee by Council in Sixth Street, from Second Street to North Terrace. A strategic approach is required to be determined moving forward with respect to additional connections on the current Fifth Street and North Terrace gravity drain, along with all new gravity drains to be installed. The additional connections increases the number of units that reduces the annual charge per unit for all connected properties.

The below table illustrates the commitment to the New asset requirements, including the installation of flow meters to measure system volumes for reporting purposes with the Office of the Technical Regulator.

Financial Year	2026/ 27 \$'000	2027/ 28 \$'000	2028/ 29 \$'000	2029/ 30 \$'000	2030/ 31 \$'000	2031/ 32 \$'000	2032/ 33 \$'000	2033/ 34 \$'000	2034/ 35 \$'000	2035/ 36 \$'000
CWMS – New										
Pump Station Flow Meters	10									
Gravity Drain	200									
Total	210	-	-		-	-	-	-	-	-

10 Other Assets – Furniture & Fittings

This class of assets includes furniture & fittings, office equipment and various other minor capital items that do not fit under any of the categories covered above. The current replacement cost of these assets is \$717k.

10.1 Forecast Capital Expenditure on Other Assets

The AMP includes an allocation of \$36k per annum over a 10 year period for the replacement of furniture & fittings which is integrated with the LTFP.

The provision has been retained for the purposes of annualised decisions for the replacement of such assets as determined, with the flexibility for the provision to be used for new and/or upgrading of this asset class.

The capitalisation of assets is made in consideration of the Asset Capitalisation thresholds contained in the Asset Policy.

With future reviews of the AMP, allocations in future years, where identified, will be incorporated in the Annual Business Plan and Budget.

11Appendix A – Adopted Road Standards

11.1 Road Classifications

Updated June 2024

Classification	Width	Depth	Verge	Descriptor
Sealed	Varied	Varied	Varied	Major roads linking districts and towns, significant high use freight routes, town streets (within residential zoning*).
Town Sheeted	5 metres	100mm	-	Town streets (non-residential*)
Small Town Sheeted	4 metres	100mm	1 metre	Example towns include Eurelia, Morchard, Yatina
C1 Sheeted	6.5 metres	100mm	1 metre	Linking settlements / Secondary tourist route / Commodity route based on ESA Axle movements (may be seasonal)
C2 Sheeted	6 metres	100mm	1 metre	Farm gate to transport route
C3 Sheeted	5 metres	100mm	1 metre	Farm gate to transport route
C4 Sheeted	4 metres	100mm	1 metre	Single residence roads
D Non-Sheeted	-	-	-	Farm gate to transport route. All weather access deemed not required

* Local factors may influence road widths

11.2 Hierarchy of Roads – Road Classifications 2025

Updated March 2025

C1	Re-sheets width 6.5 metres (plus 1m verge)	Distance mt's
Belton Rd	Carrieton RRD 2908	2,875.30
Boolcunda Rd	RM Williams Way - Aluerta Road	3,003.10
Johnburgh Rd	RM Williams - Crotta Road	40,526.80
Minburra Rd	Orroroo to North Paratoo Road	3,526.80
Oladdie Rd	through Hills only	12,531.80
Pekina Blackrock Rd	RM Williams Way - Hogshead Road	13,175.90
Stokes Hill Rd	Price Maurice Road - RDD -1717	2,528.80
Wilmington Rd		9,350.10

C2	Re-Sheeted width 6 metres (plus 1m verge)	Distance mt's
Almerta Rd		2,333.60
Blue Gum Rd		4,520.40
Brooks Rd		4,086.50
Bully Acre Rd	Pekina/Black Road Rod - 14028	9,358.90
Chapman Rd	Rm Williams Way - RRD4500	3,798.00
Crotta Rd		8,563.50
Gum Vale Rd		3,206.50
Hogshead Rd	Blue Gum Road - Price Maurice Road	3,381.30
Mckay Rd	RM Williams Way - Feedlot	2,630.00
Morchard Rd	Wilmington Orroroo Road - End of Council Boundry	6,442.00
Paratoo North Rd	Minburra Rd out	12,403.10
Tarcowie Rd	Slippery Corner - Tarcowie	4,767.30

C3	Re-Sheeted width 5 metres (plus 1m verge)	Distance mt's
Amyton Rd		5,474.80
Arthur Rd	School Tce - RM Williams Way	450.00
Baratta Rd		15,103.60
Belton Rd	RDD 2908 - Belton Well Road	25,504.00
Bertha Brown Rd		4,128.30
Bouda Hut Rd		8,660.70
Chapman Rd	RRD4500- Morchard Road	7,309.70
Coomooroo Rd	RRD 10703 Orroroo Wilmington Rd	4,931.80
Cottrels Rd	To David Lees House then D Class	2,300.00
Dump Rd		453.50
Eurelia West Rd		12,606.80
Garden Rd		1,787.40
Hoare Rd	RM Williams Way to House	2,418.40
Hogshead Rd	Pekina Black Rock Rd - Blue Gum Road	5,922.60
Johnburgh Rd	From Sandal Park North	17,320.50
Kuerschner Rd		15,693.50
Lions Park Rd		345.90
Mckay Rd	RM Williams Way - RRD 135	127.60
Minburra Rd	RRD 4137 - Valkyrie Road	3,224.60
Morchard Rd	RM Williams Way - Willowie Road	22,466.50
Nutt Rd (Moockra)	RRD 2840 - Eurelia West Road	4,329.00
Oladdie Rd	RM Williams Way - Hills & Hills to Johnburgh Road	6,654.00
Pamatta Rd	To Pamatta Grid	3,200.00
Slaughterhouse Rd		955.60
Tilbrook Rd		938.30
Tyeka Rd		8,046.70
Wynflette Rd		1,100.00

C4	Re-Sheeted width 4 metres (plus 1m verge)	Distance mt's
Airport Rd		691.00
Arbon Rd		1,510.10
Belforest Rd		2,160.90
Black Rock Rd		2,482.00
Boolcunda Rd	Almerta Road - Boundary	1,943.10
Booleroo Springs Rd		3,338.40
Cemetery Rd (Carrieton) Rd		514.30
Cemetery Rd (Eurelia)		1,746.00
Cemetery Rd (Orroroo)		700.00
Circuit Rd		963.00
Cook Rd	Chapman Rd RRD 3641	3,640.40
Coomooroo Rd	RRD 10703 - Chapman Road	7,263.80
Cozens Rd	Rm Williams Way to House	893.00
Crocker Hill Rd	Price Maurice Rd - Kym Hooper House & tansell House	12,794.00
Cross Rd	Price Maurice Road - RRD445	445.00
Dawson Rd		393.00
Dorwards Road		560.00
Eurelia Rd		1,859.50
Fifth St (Carrieton)	Small Township	305.20
Gawler Tce		1,367.60
Giant Gum Tree Rd		903.10
Gorge Rd		3,410.00
Haynes Rd		1,277.10
Hombsch Rd		417.40
Hooper Rd		1,400.90
Kilmore Rd		3,198.30
Koch Rd		493.60
Laskey Rd	Morchard/Booleroo Road RRD 4538	4,538.60
McCallum Rd	Crocker Hill Road to Boundary	2,984.60
Mckay Rd	Short - Gorge Road	1,700.10
Melrose Rd	To Duffys House	1,900.00
Melrose Rd	Arbon Road to Boundary 1200	1,200.00
Minburra Rd	RDD 6137 Chris Nutts - Boundary	36,211.50
Mt James Rd		5,843.30
Odea Rd		4,108.90
Old Tarcowie Rd	Price Maurice to Bennetts House	1,994.00
Orroroo - Paratoo Rd		9,642.50
Pamatta Rd	After Pamatta Homestead	12,220.30
Pekina Blackrock Rd		3,575.60
Pekina Ruin Rd		1,279.00
Polden Rd		2,500.00
Rademaker Rd		1,541.00
Redden Rd		650.00
Reservoir Rd		1,411.50
Short Rd		777.00

C4	Re-Sheeted width 4 metres (plus 1m verge)	Distance mt's
Stock Rd		1,715.00
Tank Hill Rd		2,034.00
Treehaven Rd		16,837.20
Wyndhurst Rd	Cummins Road to Wydhurst	6,670.90
Yackara Rd + Ext		7,714.60

Township	Re-Sheeted with 5 metres (1 metre verge)	Distance mt's
East Tce (Carrieton)		188.20
Eighteenth Street Orroroo		47.90
Eighth St Orroroo		44.30
Fifteenth Ave Orroroo		36.20
Fifth St (Morchard)		95.40
Fifth St (Yatina)		144.90
Fifth St (Yatina)		142.00
First St (Eurelia)		119.80
Fourteenth St (Orroroo)		48.40
Fourteenth St (Orroroo)		110.60
Fourteenth St (Orroroo)		115.10
Fourteenth Street		67.70
Fourth St (Black Rock)		174.80
Fourth St (Carrieton)		181.00
Fourth St (Morchard)		177.90
Fourth St (Yatina)		140.40
Fourth Street		48.10
High St (Eurelia)		329.00
High St (Eurelia)		112.80
Jervoise St		51.30
Jervoise St		278.40
Main Street Eurelia		218.60
Nutt Ave		930.00
Railway Terrace (Black Rock)		500.70
Second St (Carrieton)		90.40
Second St (Yatina)		129.70
Seventh St (Orroroo)		154.10
Seventh St Orroroo		359.10
Seventh Street		72.10
Seventh Street (Yatina)		172.80
Third St (Carrieton)		100.70
Third Street (Carrieton)		136.70

D Roads	Non-sheeted	Distance mt's
Anesbury Road		
Arbon Rd		1234.1
Avonmore Rd		370.80
Beinke Road		
Belton Well Rd		1062.7
Bendleby Road		
Benzic Rd		7205.9
Booleroo Springs Rd	Willoughby's gate – Booleroo road	4000
Briars Rd		5005.8
Bully Acre Rd	Teague Rd -Pekina Black Rock Rd	4677.9
Butterfields Rd		13658
Carrieton - Johnburgh	Main St - Wilmington Rd	1045.8
Cemetery Rd (Eurelia)	Eurelia Cemetery - end	500
Champion Hill Road		
Chapman Rd	Morchard Rd - RRD17845	5841.9
Circuit Rd	Dirt Circuit grounds – Kuerschner Rd	2180.2
Clark Rd		3407.8
Coomooroo Rd	Cook Rd - Chapman Rd	3404.1
Coomooroo Rd		
Cottrels Rd		761.1
Cozens Road		
Crocker Hill Rd	Kym Hooper house – Tansell house	2489.6
Cummings Rd		3398.3
Deidre Rd		4667.8
Fromms Rd		1,284.20
Garden Rd		10374
Gawler Tce		3430.7
Gleeson Road		
Goorty Road		
Gorge Rd		11227.2
Grove Road		
Hall Rd		380.5
Harvie Rd		3635
James Range Rd		4973.6
Jarvis Rd		5453.9
Kingswood Bore Road		
Laskey Rd	RRD 4538- Pekina Hill Road	2262.7
Lines Rd		2067.7
Lynch Road		
Mallee Bore Rd		9405
Mannings Well Road		
Mannion Rd		1575.6
Maurice Hill Rd		1951.6
Mckay Rd		1166.1

D Roads	Non-sheeted	Distance mt's
Melrose Rd	From Duffys house to end	7081.7
Mt James Rd		949.2
Mt Raphael Rd		6009.7
Mt Swan Rd		5608.1
Mucra Hill Rd		3149.8
Narien Rd		7318.1
Native Well Road		
North Erskine Rd		1863.3
North Tohl Rd		13241.8
Orroroo - Paratoo Rd	after Luckrafts (2766), between North & South (1852)	4618
Pamatta Rd	Pamatta Homestead – RM Williams Way	9.3
Paratoo South Rd		17670.8
Peak Hill Road		
Pekina Hill Road		
Pendowaga Road		
Pine Vale Road		
Pitt Road		
Polden Rd	Polden House – Amyton Rd	5670.4
Powerline Rd		3434.6
Prince Alfred Road		
Pycroft Rd		3222.4
Railway Terrace (Black Rock)		538.50
Rankin Rd		2835.7
Redden Rd	Redden house - end	2004.6
Reid Rd		1973.1
Road Reserve		660
Saints Rd		2067.1
Schmidt Rd		1287.2
Schwarks Rd		1854.4
Second St (Yatina)	Small Township	470.3
Second Street Morchard		628.40
Shackleford Rd		1833.3
Shephards Crossing Rd		3605
Smith Rd		1999.7
Stock Rd		689.7
Stokes Hill Rd		2597.1
Stuckey Road		
Tapscott Road		
Teague Rd		8238
Treehaven Rd	After Yalpara	3958.3
Twidgen Rd		4260.9
Unnamed Roads		1367.7
Valkyrie Road		
Walloway Rd		6596.9
Wepowie Rd		3237.4

D Roads	Non-sheeted	Distance mt's
Wiera Downs Rd		8391.7
Woolshed Road		
Wyndhurst Rd	Kilmore Rd - Morchard Rd (Poverty Corner)	5468.9
Yabby Road		
Yackara Rd	Shephard house – RRD3287	4120.7
Yadena Plain Road		
Yalpara Airstrip		
Yatina Plain Rd		2745.1
Yelovale Road		

12Appendix B – Building Asset Register

Updated as of June 2025

Asset Number	Building Assets - Description
BS0502	Orroroo Aerodrome - Tool Shed
BS0503A	Orroroo Aerodrome - Toilet
BS0503B	Orroroo Aerodrome - Terminal Building (new)
BS0504	Orroroo Aerodrome - Sundry Items
BS0505	Orroroo Aerodrome - Exclusion Fencing
BS12103	Jamestown Entrance - Information Bay and Signs
BS124011	Orroroo Council Offices - Structure
BS124012	Orroroo Council Offices - Roofing
BS124013	Orroroo Council Offices - Fitout
BS124014	Orroroo Council Offices - Services
BS12402	Orroroo Council Offices - Toilet Block
BS12701	Orroroo Council Depot - Old CFS
BS12702	Orroroo Council Depot - Vehicle Shed / Store
BS12703	Orroroo Council Depot - Workshop/ Vehicle Store
BS12704	Orroroo Council Depot - Community Bus Shed
BS12705	Orroroo Council Depot - Orroroo Carrieton Recycling Centre
BS12706	Orroroo Council Depot - Chemical Storage Area
BS12707	Orroroo Council Depot - Chemical Storage Shed
BS12708	Orroroo Council Depot - Dog Pound
BS13101	Lions Park - Gazebo
BS13102	Lions Park - Toilet Block
BS13103	Lions Park - Footbridges
BS13104	Lions Park - Reserve Furniture
BS13105	Lions Park - Stone and Concrete Dam
BS13106	Lions Park - Miscellaneous Signage
BS13107	Lions Park - Vehicle Barriers
BS13108	Lions Park - Walking Trail Furniture
BS1302	Orroroo Caravan Park - Office
BS13501	Orroroo Caravan Park - Amenities Block
BS13503	Orroroo Caravan Park - Power Outlets
BS1351	Orroroo Caravan Park - Toilet/ Shower Block
BS13511	Orroroo Caravan Park - Shed
BS13512	Orroroo Caravan Park - Tool Shed
BS13513	Orroroo Caravan Park - RV Dumping Point
BS13901	Orroroo Swimming Pool - Change Rooms
BS13902	Orroroo Swimming Pool - Plantroom
BS13903	Orroroo Swimming Pool - Main Pool
BS13904	Orroroo Swimming Pool - Wading Pool
BS13905	Orroroo Swimming Pool - Shelters
BS13906	Orroroo Swimming Pool - Floodlights
BS13907	Orroroo Swimming Pool - Storage Enclosure
BS13908	Orroroo Swimming Pool - Shed

Asset Number	Building Assets - Description
BS14101	Sims Park - Entrance Wall
BS14102	Sims Park - Kangaroos Features
BS14301	Northern Entrance Parking Area - Entrance Wall
BS14302	Northern Entrance Parking Area - Kangaroos Features
BS14303	Minburra Road Entrance Shelter
BS14402	Orroroo Recreation Ground - Toilet Block
BS14403	Orroroo Recreation Ground - Grandstand
BS14413	Orroroo Recreation Ground - Football Oval
BS14415	Orroroo Recreation Ground - Playground
BS14418A	Orroroo Recreation Ground - Water Tank
BS14701	Orroroo Rubbish Dump - Drum Muster Compound
BS14702	Orroroo Rubbish Dump - Storage Shed
BS14801	Dump Shed
BS14901	Big Gum Tree Shelter
BS14902	Tank Hill Visitor Facilities (New)
BS15201	Orroroo Cemetery - Shed
BS15202	Orroroo Cemetery - Niche Walls
BS15203	Orroroo Cemetery - Fencing/ Gates
BS15204	Orroroo Cemetery - Shelter
BS15501	Council House
BS15502	Council House - Garage
BS15601	Buggy Shed
BS15901	Stormwater Basin - Stormwater Basin
BS15902	Stormwater Basin - Pump Shed
BS1602	Orroroo Main Street War Memorial
BS1603A	Entrance Wall and Water Feature
BS1603B	Outdoor Dining Platform (New)
BS16201	Memorial Reserve - Shelter
BS2301	Solar Lights
BS2302	Street Lights - Solar 2024 - Solar Lights Renewal
BS2701	Orroroo TV Tower - Tank Hill TV Tower Complex
BS2702	Price Hill Repeater Station - Repeater Station
BS3401	Carrieton Council Depot - Council Depot / CFS Shed
BS3402	Carrieton Council Depot - Shed
BS3901	Carrieton - Tourist Information Bay
BS3902B	Carrieton - Shelter
BS4301	Carrieton Swimming Centre - Amenities Block
BS4302	Carrieton Swimming Centre - Swimming Pools

12.1 Non-Replacement Assets

Asset Number	Non-Replacement - Asset Description
BS12301	Early Settlers Cottage - Cottage
BS12302	Early Settlers Cottage - Shelter
BS12501	Orroroo RSL Club - RSL
BS12502	Orroroo RSL Club - Shed
BS13109	Lions Park - Nature Play Playground
BS14401	Orroroo Recreation Ground - Pavilion
BS15205	Orroroo Cemetery - Toilet
BS16101	Orroroo Historical Society - Hall
BS16102	Orroroo Historical Society - Storage Shed
BS17301	Pekina Cemetery - Toilet
BS3402	Carrieton Council Depot - Shed

12.2 Community Assets

Asset Number	Community Assets - Description
BS14405	Orroroo Recreation Ground - Shed - Lions Shelter
BS14406	Orroroo Recreation Ground - Toilet Block Near Changerooms
BS14407	Orroroo Recreation Ground - Shed
BS14408	Orroroo Recreation Ground - Scoreboard
BS144091/BS14404	Orroroo Recreation Ground - Structure Canteen Changerooms
BS144092	Orroroo Recreation Ground - Roofing
BS144093	Orroroo Recreation Ground - Fitout
BS144094	Orroroo Recreation Ground - Services
BS1441	Orroroo Recreation Ground - Shed - Lions Shelter
BS14411	Orroroo Recreation Ground - Ticket Booth/ Entrance Walls
BS14412	Orroroo Recreation Ground - Tennis Shelter
BS14414	Orroroo Recreation Ground - Water Tanks -
BS14416	Orroroo Recreation Ground - Shelter (next to flying fox)
BS14417	Orroroo Recreation Ground - Shed - Lions Shelter
BS14418B	Orroroo Recreation Ground - Tennis/Netball Courts
BS14419	Orroroo Recreation Ground - Tool Shed
BS1442	Orroroo Recreation Ground - Tool Shed
BS14421	Orroroo Recreation Ground - Tennis/Netball Lighting
BS14422	Orroroo Recreation Ground - Football Lighting
BS14423	Orroroo Recreation Ground - Timekeeper's Box
BS14424	Orroroo Recreation Ground - Players' Shelters
BS14425	Orroroo Recreation Ground - Lions' Club Shelter
BS14426	Orroroo Recreation Ground - BMX Track
BS14427	Orroroo Recreation Ground - Tool Shed
BS172011	Pekina Recreation Ground - Structure
BS172012	Pekina Recreation Ground - Roofing
BS172013	Pekina Recreation Ground - Fitout
BS172014	Pekina Recreation Ground - Services
BS17202	Pekina Recreation Ground - Tennis Courts
BS17203	Pekina Recreation Ground - Tennis Shelter
BS21501	Johnburgh Hall

Updated June 2024

13 Appendix C – Asset Revaluation Schedule

Asset Group/Financial Year	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36
Roads (including stormwater)											
Buildings & Other Structures											
Community Wastewater Management System											
Land											

Legend:

Revaluation – Desk Top Data Review & Valuation	
Condition Assessment Review	
Revaluation planned for completion by external independent assessment	

Notes:

1. Roads (including stormwater) Assets data is managed by Tonkin Engineers, with revaluations and ongoing condition updates to be performed annually.
2. Annual indexation to be applied to all other Asset classes on an annual basis.