

City of Marion Asset Management Plan 2024-2034

Building and structures

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Executive summary

Purpose of the plan

The purpose of the Building and Structures Asset Management Plan (AMP) is to improve Council's long-term strategic management of assets so that they effectively meet the required levels of service. The plan defines the state of the Building and Structure assets and considers future requirements whilst balancing performance cost and risk. It provides the optimum lifecycle management and costs for the next 10 years.

The Building and Structures AMP is aligned with the Council Strategic Plan and City of Marion Building Asset Strategy and informs the Long-Term Financial Plan. The AMP is owned and managed by the Manager, City Property. Information is current as of May 2024.

State of council assets

The table on the right outlines the replacement cost of the assets together with quantities of the Buildings and Building Infrastructure assets that represent the majority of the Buildings and Structures replacement cost. Council engages external valuers to provide replacement costs of council's existing assets based on a modern equivalent including all costs directly attributable to bringing the asset to working condition for its intended use including supply, installation and commissioning. For a further breakdown of asset information refer to page 7.

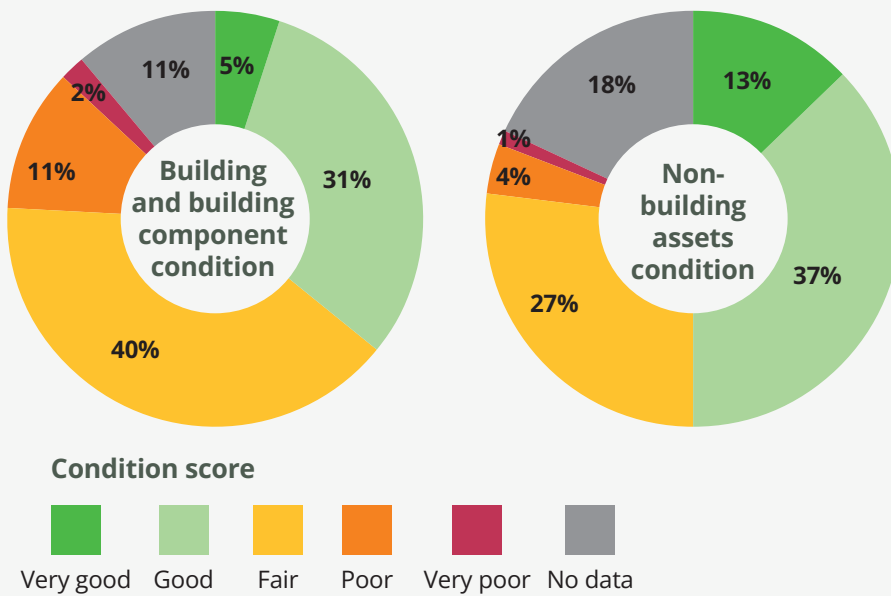
Building and Structure asset groupings valued replacement cost

Replacement cost	
Buildings	\$196,427,767
Buildings Equipment and Furniture related	\$4,043,911
Buildings Infrastructure related	\$12,270,030
Facility	\$20,963,870
Fences	\$1,210,247
Pool Structures	\$4,779,684
Total	\$239,695,509

Sample asset sub-types by quantity

Qty		
Buildings		91
Administration and Operations	Administration and Workshop buildings and structure, Stores shed.	6
Commercial Facilities	Café, Kindergarten, Residence	12
Community Facilities	Clubrooms, Community, Cultural/Heritage, Hall, Kitchen, Library, Neighbourhood Centre, Office Residence Toilet	38
Sports and Recreation Facilities	Canteen, Clubrooms, Hall, Stadium, Toilet, Workshop	35
Buildings Infrastructure		118
Administration and Operations	Storage shed, Wash-down structure	2
Commercial Facilities	Sheds	8
Community Facilities	Hall; Sheds – Garden, Pump, Storage, Tool; Exeloo Toilet, Garage, Rotunda	75
Sports and Recreation Facilities	Sheds – Bowling, Filtration, Garden, Pump, Storage; Bali Hut, Coaches Box, Starting Ramp	33
Non- building assets		1322
Grand total		1531

Condition rating for building and building component and non-building assets as a %



Refer to page 23 for a description of the Ratings Scale 1-5 and a discussion on the ratings provided.

The table below provides a summary of the performance of the assets against condition, function, and capacity. Overall, building and structure assets are tracking well against these measures.

Customer performance parameters and expected trends

Parameter	Current performance	Expected trend based on planned budget
Condition (is the physical integrity sound?)	Nearly 76% of the 1531 assets are in fair to very good condition	Asset renewal program will ensure asset condition remains good overall. Trend is MAINTAIN
Function (is the asset providing the intended service?)	Almost 99% of the building assets are providing the right service.	CapEx projects will add new functionality as per the CoMBAS. Trend is MAINTAIN
Capacity (is the asset over or under-utilised?)	Almost 99% of building capacity is within design capacity.	CapEx implementation will ensure utilisation remains within design limits. Trend is MAINTAIN.
Climate Resilience - Not measured	Refer to page 20 'climate change adaptation'	Refer to page 20 'climate change adaptation'

Service levels

Summary activities to meet the service level required

Community service requirement	Activities funded to sustain the service requirement
Building and Structure assets are safe to use, functional, compliant, and able to deliver the community services required.	<ul style="list-style-type: none">• Renewal of assets to ensure the desired functionality is preserved.• Construction of new assets where the CoMBAS identifies a required service.• Monitoring asset condition and compliance to standards through programmed inspections and audits.• Operation of assets in the manner it was designed to be used for.• Repair of defects. Proactive replacement of components (where identified) via asset inspections.

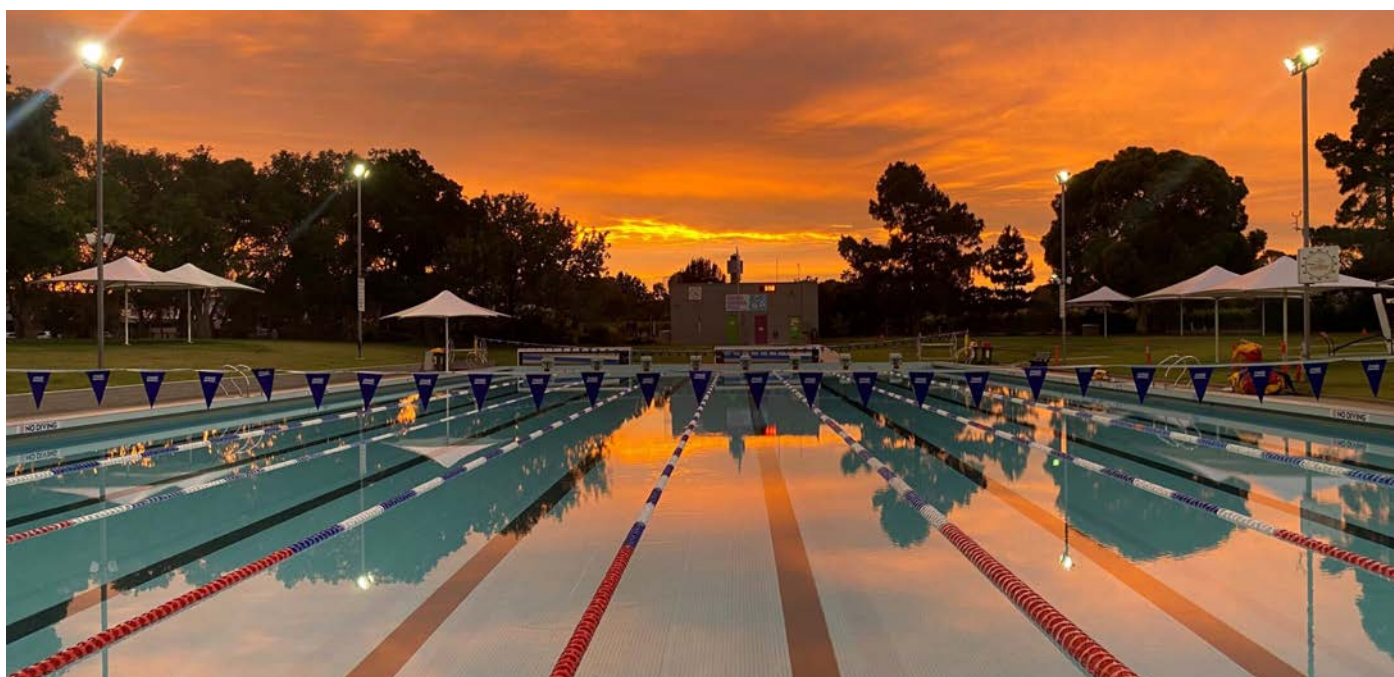
Refer to page 11 for more information on levels of service.

Future demand

Summary demand management plan

Demand impact	Demand impact management
Social - increase in population density and community expectations of building and structure assets.	<ul style="list-style-type: none">• Implement CoMBAS key recommendations• Monitor utilisation rates
Finance – improvements in accuracy and timeliness of forecast of budget	<ul style="list-style-type: none">• Review CoMBAS Implementation Guide annually to ensure agility in asset lifecycle management to manage costs

Refer to page 19 for more details on demand management, including climate change adaptation.

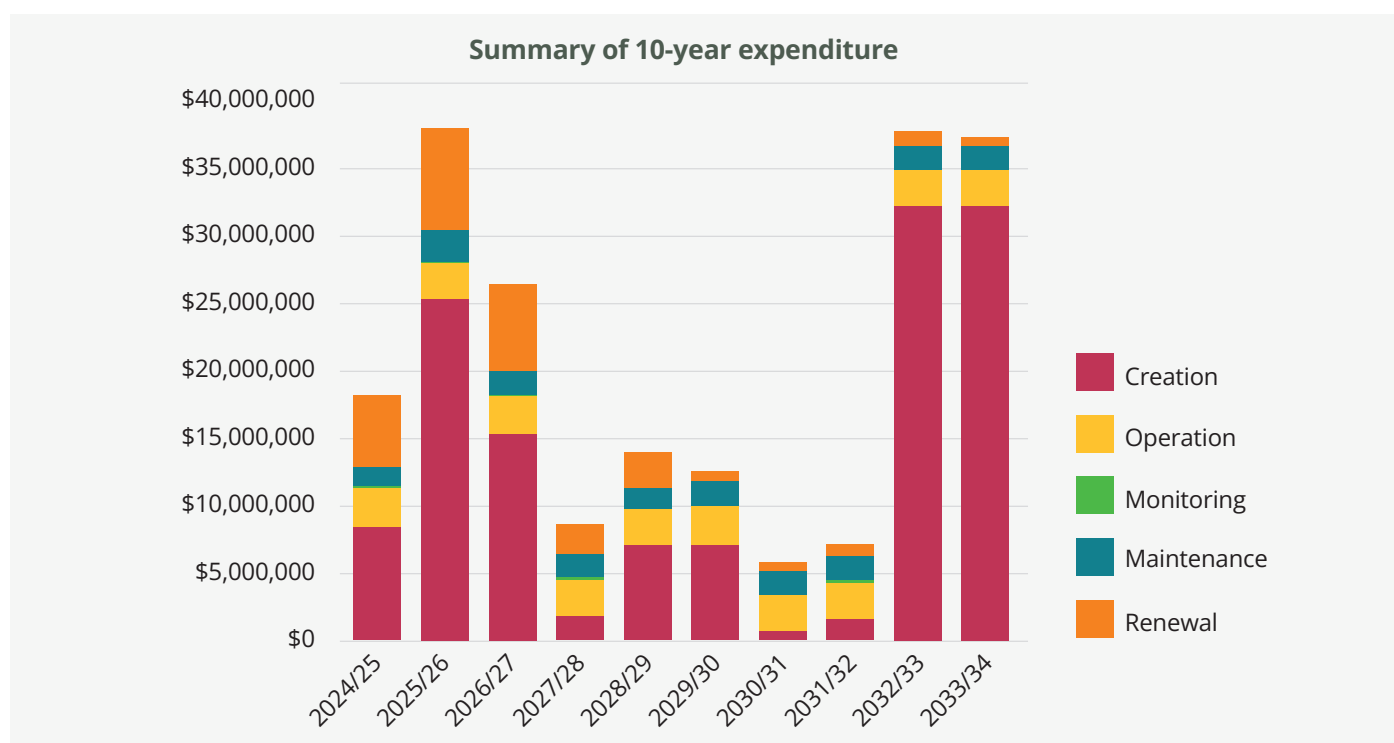


Lifecycle management

What it will cost

The forecast lifecycle cost distribution across asset lifecycle phases is shown below.

The forecast expenditure of this 10-year plan is used to inform the Long-Term Financial Plan (LTFP). Page 33 contains the costs for each of the years and pages 28 -29 provide information as to the make-up of OpEx and CapEx.



Summary forecast expenditure

Forecast expenditure	10-year forecast	Average annual cost
Operational Cost (OpEx)	\$44,673,370	\$4,467,337
Capital Cost (CapEx)	\$151,983,650	\$15,198,365
Total	\$196,657,020	\$19,665,702

The forecast budget is sufficient to provide the services at the required performance levels for buildings and structures assets.

Managing the risk

- Risks are managed in accordance with Council's Risk Management Policy.
- No high or above level risks have been identified for building and structure assets.
- The forecast budget allows us to achieve all our service delivery objectives.

Improvement

- Review process for measuring utilisation across the different building service groupings.
- Improve asset condition data for non-building assets.
- Implement a process to update the AMP annually to ensure information is current for annual financial cycles.

Introduction

Background

The Building and Structures Asset Management Plan (AMP) provides information on the state of the building and structure assets and their capability to meet the levels of service and demand requirements in a safe, cost effective and sustainable manner for the following 10 years. In delivering the service, risks are identified and managed so that a balance is achieved between achieving the desired performance of the asset, against the cost of providing the service.

This AMP complies with the requirements of Section 122 of the *Local Government Act 1999*; and is an input for the City of Marion (CoM) Long-Term Financial Plan. The AMP is owned and managed by the Manager, City Property. Information contained in this plan is current as of May 2024.

The Building and Structure Asset Management Plan should be read with reference to the City of Marion Building Asset Strategy (CoMBAS). Endorsed by Council in February 2023, the CoMBAS is a 10-year forward outlook using evidence, service level benchmarks and local context to inform future decision making and prioritisation to maximise the value and quality of assets and service delivery to the Marion community and within the City of Marion's financial capacity.

Building and Structure assets under the management of this AMP are outlined in the table below. Land is included in the Buildings and Structures Asset Class in the Asset Management Information System (AMIS) asset hierarchy, however it is not considered an asset for the purposes of this AMP as the land is occupied by other assets accounted for in this AMP (buildings) or others (i.e. reserves, wetlands).

The valuation replacement cost of our Structures Assets is \$239,695,509.

Asset sub-class	Asset type
Administration and operations buildings	Building, shed, structure
Barrier continuous	Fence, gate, handrail, wall
Barrier point	Bollard
Building equipment and furniture	Non-fixed furniture
Commercial facilities	Building, shed
Community facilities	Building, shed, structure
Furniture and ancillary	Barbeque, bicycle fitting, drinking fountain, pergola, reserve shelter, rotunda, seat, shade sail, table
Irrigation equipment	Irrigation equipment
Land	Land
Memorials	Commemorative, historical, other, place marker
Pathways	Steps
Public lighting	Lighting - council facility Lighting - sports
Recreational Area	Aquatic centre/water park, cycling facility, fitness, fitness equipment, other - sporting and game arenas, play equipment, sports court, sports equipment, sports field, sports oval
Retaining Walls	Retaining wall
Signs - Guide	Direction and location, hazard board markers
Signs - Open Space	Information
Signs - Regulatory	Traffic instruction
Sports and Recreation Facilities	Building, shed, structure
Traffic Control Device	Concrete island
Waste collection point	Butt bin, dog bag dispenser, wheelie bin

Planning documents

- CoM Building Asset Strategy
- CoM Disability Access and Inclusion Plan 2020-2024
- CoM Carbon Neutral Plan 2020-2030
- CoM Energy Efficiency and Renewable Energy Plan 2018
- CoM ESD Guidelines New Buildings, Structures and Refurbishments 2022
- CoM ESD Guidelines Sustainable Building Maintenance 2021
- CoM Facilities Design Guide
- CoM Libraries Strategic Plan 2021-2025
- CoM Long Term Financial Plan
- CoM Planning and Design Code (Plan SA)
- CoM Procurement and Contract Management Policy
- CoM Public Consultation Policy
- CoM Public Lighting Guidelines 2019
- CoM Reconciliation Action Plan 2024-2026
- CoM Risk Management Policy
- CoM Strategic Plan 2019-2029

Other documents

- State - The 30-Year Plan for Greater Adelaide (Plan SA)
- IPWEA NAMS+ AMP template



Key City of Marion stakeholders

- Council Members - Represent community needs and endorse levels of service and endorse this AMP.
- Executive Leadership - Allocate resources to ensure the service provided by Building and Structures assets is sustainable. They ensure risks are managed while meeting the objectives of the plan.
- Operations and Property and Facilities Teams – Perform the required maintenance on the assets and manage defects.
- Asset Solutions - provide support in AMP content and in the management of asset information systems.
- Finance - allocate budgets according to forecasts and ensure alignment with the LTFP.
- Service contractors – perform maintenance and renew the assets to achieve the desired performance level.
- Specialist contractors – provide advice on design and risk.
- Community - provide feedback on level of service and offer a source of funding through rates.
- State/Federal Government - provide grant funding for some new building and structure asset projects.
- Lease/licence holders – occupiers and users of the facilities.



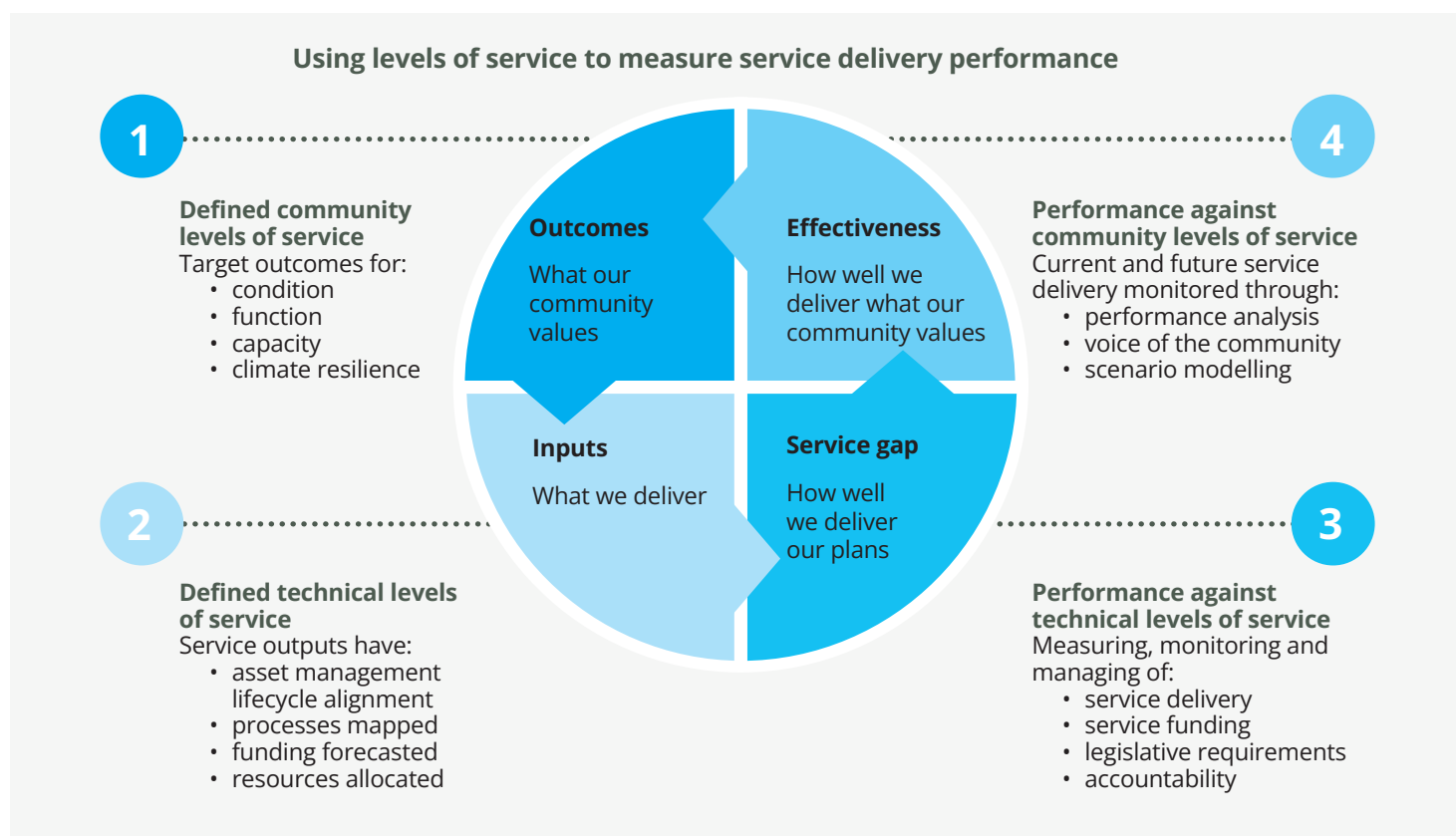
Levels of service

Levels of service ensure we meet customer expectations by describing what we deliver. The primary reason assets exist is to deliver services.

Levels of service underpin asset management decisions. Defining and measuring levels of service is a key activity in developing Asset Management Plans. When levels of service are considered collectively, they provide clarity and assist with meeting council's strategic objectives.

Building and structure assets support the delivery of community, sporting and recreational activities, provide accommodation for council's administration and operations and are leased to commercial operations.

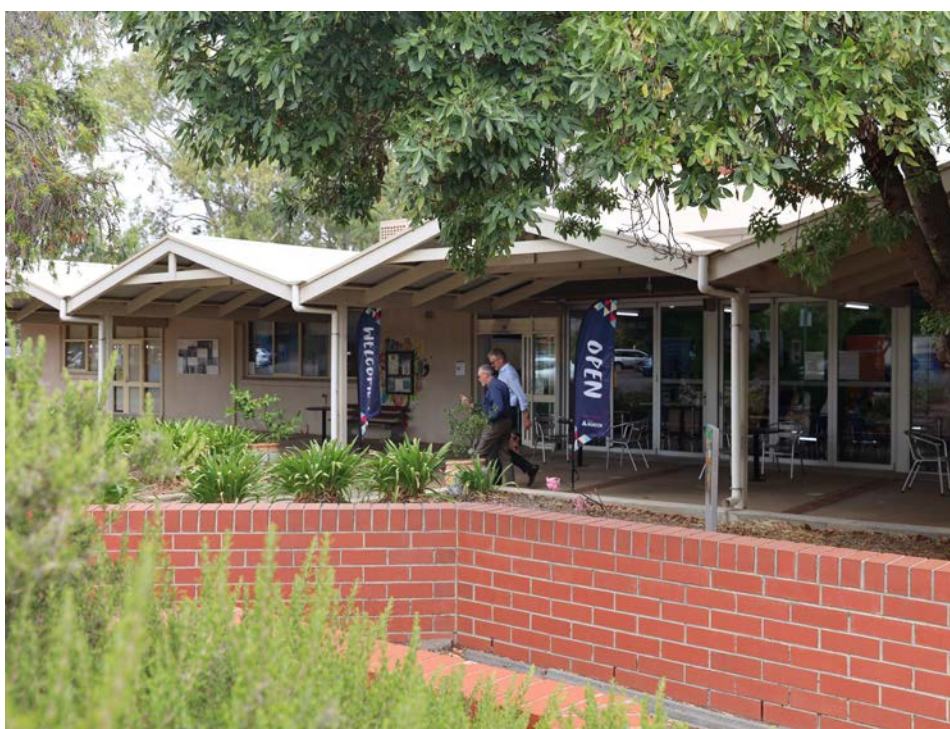
The City of Marion Building Asset Strategy considers benchmark and service level analysis, including location and accessibility, in the development of the strategic recommendations as detailed in the CoMBAS and Implementation Guide.



When defining levels of service, council takes into consideration:

- The external context, including legislative requirements which may impose minimum standards.
- The internal context including strategic objectives, the availability of resources and financial constraints.
- Customer expectations of the quality of service, balanced against the price they are willing and able to pay for that service.

These drivers influence council's decisions about the range, quality and quantity of services provided.



Strategic and corporate goals

Our purpose: To improve our resident's quality of life; continuously, smartly, and efficiently.

Our community vision: A community that is (L) Liveable, (VN) Valuing Nature, (E) Engaged, (P) Prosperous, (I) Innovative, and (C) Connected.

Council strategic objective		How the objectives are addressed in the AMP
L1	We will make our services, facilities and open spaces more accessible.	New development, building development or upgrade of existing facilities considers principles of universal design and must meet and attempt to exceed minimum DDA, NCC and Australian Standard requirements.
L2	We will create more opportunities for residents to enjoy recreation and social interaction in our neighbourhood centres, libraries, sports facilities and other Council facilities.	Provision of new or upgraded buildings identified in CoMBAS are based on future demand, emerging trends, and consider co-location of community and activity generating facilities.
VN1	We will plan for and respond to extreme weather events through our services and urban form, managing infrastructure issues associated with flooding and stormwater.	Council's Environmentally Sustainable Design Guidelines specify requirements for climate resilient design in new buildings, structures or refurbishments. This includes finished floor levels that consider local climate risks such as localised flooding and onsite rainwater harvesting and/or stormwater reuse.
VN3	We will operate more efficiently and sustainably in terms of energy and water use, using the best technologies and methods to be as self-sufficient as possible.	Maintenance, renewal or development of new buildings and facilities in accordance with Council's Environmentally Sustainable Design Guidelines which incorporate its vision for a high level of sustainability through inclusion of best practice sustainability – eg water harvesting, solar power generation and storage, water re-use, low embodied energy materials, recyclable elements.
E1	We will increasingly use data and community responses to understand our community values and then we will deliver what they want.	Base decision on proven demand for current and future populations and involve the community and users in design and development.

Legislation

The legislation and standards which are most relevant to the development of this AMP are shown in the table below.



Legislation/standard	Relevance to this AMP
<i>Aboriginal Heritage Act (1988)</i>	Provides for the protection and preservation of Aboriginal heritage including the discovery, acquisition, damage or sale of sites, objects, or remains of Aboriginal significance.
Australian Accounting Standards	Sets out the financial reporting standards relating to the valuation and depreciation of infrastructure assets.
<i>National Construction Code</i>	Sets out requirements for design and construction of a building including plumbing and drainage.
<i>Disability Discrimination Act 1992, Disability Inclusion Act 2018</i> and other relevant disability legislation and standards	Sets the standard for accessibility to eliminate, as far as possible, discrimination against persons on the grounds of disability.
<i>Heritage Act 1993 and Heritage Places Act 1993</i>	Sets out the responsibilities of the landowner to maintain and preserve the heritage value of applicable buildings.
<i>Local Government Act (1999)</i>	Sets out the role, purpose, responsibilities and powers of local governments including the preparation of a Long-Term Financial Plan supported by infrastructure and Asset Management Plans for sustainable service delivery.
<i>Planning, Development, and Infrastructure Act (2016)</i>	Sets requirements for development and building approval and requirements.
<i>Retail and Commercial Leases Act</i>	Regulates the leasing of certain properties.
<i>South Australian Public Health Act 2011</i>	Promotes and provides for the protection of the health of the public of South Australia and to reduce the incidence of preventable illness, injury and disability.
<i>SafeWork SA Codes of Practice</i>	Provides practical guidance for people who have work health and safety duty of care.
<i>Work Health and Safety Act (2012)</i>	Informs the obligations on parties to provide and maintain safe workplaces.

What our community values

Council uses a range of activities to engage with the community and stakeholders such as social media and website, community workshops and meetings, education services and via Council Members. This ensures that levels of service, funding and management practices proposed for our assets are appropriate. The following table summarises the latest Customer Satisfaction Survey results:

Asset category	Importance	Satisfaction
Libraries	86%	95%
Sporting and Recreation Facilities	85%	87%
Neighbourhood Centres	79%	85%
Outdoor Pool	65%	90%

This data indicates that the bulk of the assets are meeting community expectations. These assets are highly valued by the community and there is a high level of satisfaction with their service provision.

While importance rating is lower for the Outdoor Pool, this is an increase from the 2021 importance rating of 48% and the satisfaction rating for both the pool and libraries have the highest level of satisfaction across all survey results. This is supported by a record number of facility attendance during the Outdoor Pool's 2023/24 season with 142,393 visitors (a increase of 10,341 from the previous season).

Importance ratings across all asset categories increased from 2021 to 2022 survey results.

Neighbourhood Centre satisfaction decreased from 2021 rating of 88% despite an increase in importance rating during that period.

Community levels of service

By listening and understanding what services are important to our customers, we have developed Customer Levels of Service for the Building and Structures AMP.

Condition: Does the asset provide a safe and quality service?

Function: Is the asset fit for purpose?

Capacity: Is the service over or under used?

Climate Resilience: Is the asset's design resilient against projected climate stressors?

Performance is monitored against targets, using 1-5 rating scales using industry standard ratings where available. An outline of the building and structures customer levels of service is provided below.

Parameter	Community level of service	Achieved by	Predicted trend
Condition	All assets to be in good visual and structural condition.	Assets will be regularly inspected and maintained in accordance with standards.	Maintain
Function	Provide sufficient assets to meet levels of service.	Provide building and structure assets that meet functional requirements for building use.	Maintain
Capacity	Assets can meet current and future demand.	Availability of appropriate building and structure assets to meet community expectations in distributed locations.	Maintain
Climate resilience	Climate resilience is a consideration for new facilities.	Ensuring climate resilience is incorporated into design through the Facilities Design Guidelines and Environmentally Sustainable Guidelines for New Buildings, Structures and Refurbishments and Sustainable Building Maintenance.	Maintain



Technical levels of service

Lifecycle phase



Technical Levels of Service detail what we do to deliver our services. Council manages and operates assets at the agreed levels of service while managing whole-of-life costs to ensure the best value for resources used. It is important to monitor the levels of service regularly as circumstances can and do change. Current performance is based on existing resource provision and work efficiencies. It is acknowledged changing circumstances such as technology and customer priorities will change over time.

Business Process Manuals will be developed to define the best practice industry standards and legislation requirements criteria that demonstrate efficiency and effective organisational performance. Building on industry good practice, service outputs will have asset management lifecycle alignment, processes mapped, and funding forecasted. Performance against Business Process Manuals will be monitored and reviewed to ensure delivery against technical levels of service.

Planning

- Assets are planned in line with CoM Facilities Design Guidelines, Asset Management Policy principles and optimal asset renewal programs.
- Informed by City of Marion Building Asset Strategy (CoMBAS).
- Preparation and regular review of facility planning initiatives that focus on targeting effort to better meet the needs of the changing community.

Creation

- Assets created in alignment with CoMBAS to maintain, increase or upgrade a level of service and through review of the annual and 10 year renewal programs.
- Assets created in keeping with emerging community needs, subject to a business case assessment which sets out capital requirements, whole of life costs, predicted utilisation.

Operation

- Operation of an asset in the manner it was designed to be used for.
- Regular cleaning and security of building envelopes, interior fit out, and exterior spaces including path infrastructure.
- Efficient use of water, energy and other resources essential to building operation including making better use of renewable sources.

Monitoring

Inspection of assets to ensure they perform as intended:

- Inspection frequency, resource and level of detail specified by the Asset Inspection Procedure.

Maintenance

CoM leases properties which describe obligations on both parties for maintenance and renewal.

- Reactive maintenance:
 - Assets are maintained in a functioning condition with response times to reactive repair and maintenance.
 - All service requests responded to within service standards. Refer to table on the next page for building related service standard timeframes.
- Planned maintenance:
 - Regular proactive repair/upgrade to maintain structural integrity and extend useful life.
 - Scheduled maintenance and testing in accordance with relevant standards.

Renewal

Assets are programmed for renewal based on:

- The City of Marion Building Asset Strategy, established useful life and functional requirements.
- Four yearly detailed condition and structural inspections inform renewal based on asset condition with annual checks to confirm renewal timing.
- Condition rating for the asset or component is poor to very poor.

Disposal

Complies with legislative requirements including Disposal of Land and Assets Policy and Community Land Management Provisions of the *Local Government Act*.



Maintenance service standard response timeframes

Category	Request reason	Request sub-reason	Service level agreement
Council owned buildings	Maintenance	Air conditioning	10 Days
		Cleaning	5 Days
		Electrical	5 Days
		General Building	15 Days
		Minor furniture repairs	15 Days
		Other Issue	10 Days
		Plumbing and water leaks	10 Days
		Structural repair	20 Days
		General enquiry	5 Days
Leased Council Properties	Maintenance	Maintenance issues	60 Days
Public toilets	Maintenance	Cleaning	5 Days
		Maintenance	10 Days
Parks/reserves	BBQ	Cleaning	5 Days
		Maintenance	10 Days

Service level agreement is the time to complete all actions associated with the request. In cases where the request identifies a safety risk to the community, immediate action is taken to isolate and make safe.





Welcome to

PARK HOLME LIBRARY

Future demand

Demand drivers are those factors which have the potential to impact building and structure assets into the future. They include population and demographic changes, planning and design code changes, political and community expectations, economic, internal strategy, and environmental factors.

The impacts of demand drivers that may affect future service delivery are shown below.

Demand drivers, impact, and management plan

Demand driver group	Driver and projection	Impact on services	Demand management plan
Political	State and Federal funded initiatives for CoM managed assets will continue cyclically.	<ul style="list-style-type: none"> • Changed priorities needing to be allowed for • Impacts staff workload • Increases to OpEx 	CoMBAS Implementation Guide and AMP to be reviewed annually and adjusted for changed priorities.
Social	Increase in population density and changing demographics.	<ul style="list-style-type: none"> • Increase in small lot infill redevelopment, townhouses and apartment living will change community needs in respect to open space, sport/recreation and community facilities. • Culturally diverse communities often have greater demand for community spaces • Increased demand for social infrastructure assets such as libraries, recreational and community facilities. 	<ul style="list-style-type: none"> • Monitor levels of utilisation and capacity. • Monitoring community expectations balancing performance cost and risk.
Social	Community expects greater amenity of building and structure assets.	<ul style="list-style-type: none"> • Growth in female participation in organised sport requiring the need to rebuild or retrofit facilities for female changerooms. • Service gaps across council, community recreation and commercial uses addressed through precinct focussed multi-purpose hubs. 	<ul style="list-style-type: none"> • New, renewal or upgrade of facilities consider relevant sporting standards in accordance with CoM Facilities Design Guidelines. • Replacement or new buildings are flexible and inclusive of all, integrated and consolidated, and are justified.
Technological	Greater demand for asset utilisation data to help inform asset management decisions.	Improved ability to forecast renewals and improved service delivery operationally.	Implement consistent measure of utilisation across CoM building service groups to inform decision making.
Technological	Smart Cities, Sensors, GIS, Artificial Intelligence.	Improved data collection and accuracy assisting with decision making and reporting.	Improve range and currency of asset data collected to inform future decisions.
Financial	Change of design standards as older renewals fall due.	Impact on OpEx or CapEx costs for building and structure assets to conform.	Awareness to include in forecast expenditure in operating, maintenance or renewal budgets.
Stakeholder management	Increased collaboration between Councils (CS, PAE) and others within shared catchments.	<ul style="list-style-type: none"> • Improved data sharing leading to better asset management decisions. • Ability to deliver services at a higher operational level through resource sharing. 	Continue to engage and consult with key stakeholders.

Climate change adaptation

Climate change effects are an important consideration for the management of building and structure assets.

The Department of Environment and Water produced 'Guide to Climate Projections for Risk Assessment and Planning in South Australia, 2022'. This document outlines the trends, and these along with how City of Marion will manage resilience is shown below.

Climate parameter	Projected trend	Impact on asset and services	Resilience management
Temperature	<ul style="list-style-type: none"> • Maximum, minimum, and average temperatures will increase. • Warmer spring temperatures. • Hotter and more frequent hot days. 	<ul style="list-style-type: none"> • Extended heat may cause fragile materials to become damaged over time. • Extended hotter days may reduce community engagement. • Greater energy demand for cooling in summer. • Heatwave related blackouts. 	<ul style="list-style-type: none"> • New buildings designed considering orientation, building form (thermal performance, passive lighting, roofing), energy efficiency and low carbon emissions (lighting, HVAC, ICT, renewable energy and battery storage), water conservation. • Natural landscaping considerations to cool/shade building and surrounds, minimise irrigation requirements.
Rainfall	<ul style="list-style-type: none"> • Declining rainfall • Lower spring rainfall • More drought. 	<ul style="list-style-type: none"> • Less rainfall/more drought may cause soil movement and damage to building structure 	<ul style="list-style-type: none"> • Utilise alternative water sources such as Oaklands Water where available and achievable or onsite water harvesting and stormwater reuse • Monitor cracking in buildings
Storms	More intense heavy rainfall events which carry intensified winds.	<ul style="list-style-type: none"> • Increased risk of flooding • Strong winds can cause damage to buildings. 	<ul style="list-style-type: none"> • Buildings, facilities and site levels must be designed to prevent localised flooding. • Preventative programs to limit damage to buildings (i.e gutter cleaning program).
Fire	More dangerous fire weather, drier fuels.	<ul style="list-style-type: none"> • Potential vulnerability to fire through lack of planning • Damage or destruction of building and structure assets. 	<ul style="list-style-type: none"> • Identify locations where fire potential risk exists. • Ensure development in areas of high fire risk are suitable and to legislative requirements.
Sea level	<ul style="list-style-type: none"> • Sea levels will continue to rise • Increase in height of extreme sea level events 	<ul style="list-style-type: none"> • Increase in the extent and frequency of coastal flooding to buildings and infrastructure. 	<ul style="list-style-type: none"> • Monitor for buildings and structure assets in proximity to coast.

This is manageable for building and structure assets within the life of this AMP. For assets created, whose lifespan extends beyond this AMP, they are built in accordance with CoM Facilities Design Guidelines, provides best practice design considerations for whole of life asset management and operational efficiencies and ensure that the design of new building facilities and upgrade of existing building facilities address current Council strategies and policies including Council's vision for a high level of sustainability. It is expected that following these Design Guidelines which also include alignment to CoM Environmentally Sustainable Design Guidelines (for both New Buildings, Structures and Refurbishments as well as Building Maintenance) will provide assurance that expected design life will be achieved that is resilient to the effects of climate change.

Lifecycle management

Preliminary information

Building and structure assets support the delivery of community, sporting and recreational activities, provide accommodation for council's administration and operations and are leased to commercial operations. Assets include buildings and various ancillary assets associated with the buildings such as pools, fencing, furniture, lighting, pathways, signs and sporting courts, fields, equipment and ovals.

Replacement costs are determined by council's external valuers and are based on the cost of replacing council's existing assets with a new modern equivalent. Replacement cost considers all costs directly attributable to bringing the asset to working condition for its intended use including supply, installation and commissioning.

Replacement cost	
Buildings	\$196,427,767
Buildings equipment and furniture related	\$4,043,911
Buildings infrastructure related	\$12,270,030
Facility	\$20,963,870
Fences	\$1,210,247
Pool Structure	\$4,779,684
Total	\$239,695,509



Quantity and expected useful life of all listed assets

Asset sub class	Asset type	Qty	Useful life (yrs)
Buildings and buildings infrastructure			
Administration and operations buildings	Building, shed, structure	8	30-200
Commercial facilities	Building, shed	20	30-200
Community facilities	Building, shed, structure	113	30-200
Sports and recreation facilities	Building, shed, structure	68	30-200
Non building assets			
Barrier continuous	Fence, gate, handrail, wall	33	40
Barrier point	Bollard	49	40
Buildings equipment and furniture	Non-fixed furniture	127	15
Furniture and ancillary	Barbeque, bicycle fitting, drinking fountain, pergola, reserve shelter, rotunda, seat, shade sail, table	444	10-30
Irrigation equipment	Irrigation equipment	18	10
Memorials	Commemorative, historical, other, place marker	15	30-100
Pathway	Steps	16	20-40
Public lighting	Lighting – council facility, lighting – sports	306	25
Recreational Area	Aquatic centre/water park, cycling facility, fitness, fitness equipment, other – sporting and game arenas, play equipment, sports court, sports equipment, sports field, sports oval	190	7 - 60
Retaining walls	Retaining wall	37	30-60
Signs - guide	Direction and location, hazard board markers	2	15-20
Signs - open space	Information	20	15-20
Signs - regulatory	Traffic instruction	19	15-20
Traffic control device	Concrete island	3	40-80
Waste collection point	Butt bin, dog bag dispenser, wheelie bin	43	10
Total		1531	

Useful life for Building and Building Infrastructure assets is a combined range which considers the short and long useful life of the building components i.e Substructure, Superstructure, Roof, Services and Fit-out – with useful life allocated to individual buildings based on the asset type and environment.

Age profile

Age related data for Building and Structures assets is incomplete and is not presented as part of this AMP. CoM has improved its processes in recent times which will enable this information to be captured and analysed for future editions.

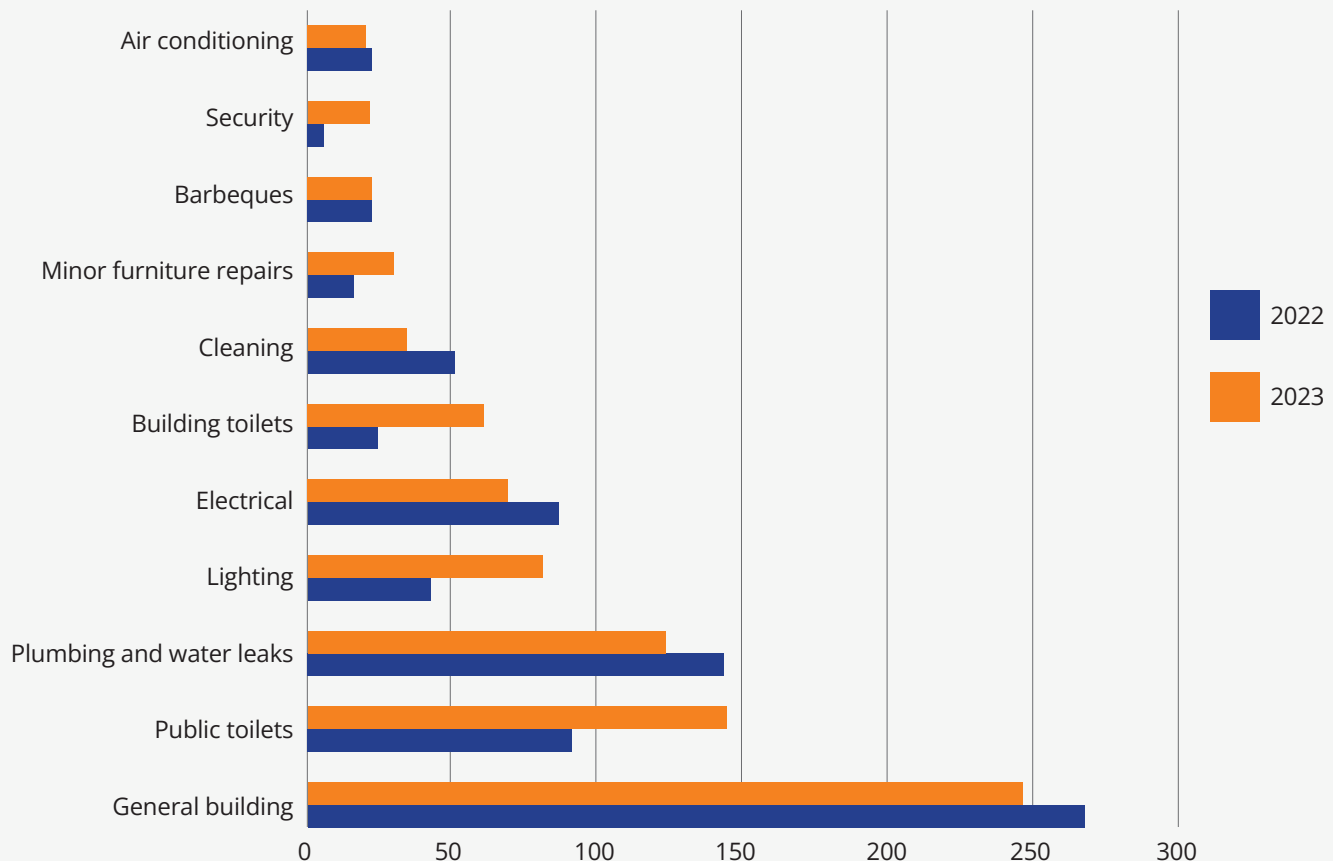
Asset performance

Customer notification trends per category

Customer notifications are sourced from the general public and via our building tenants. The notifications relating to the condition of the assets is provided in the figures below.

The category with the most requests, general building, consists of a wide range of building or building surround related requests including minor repairs on all aspects of the building internal and external features as well as work requested on the immediate surrounds of the buildings.

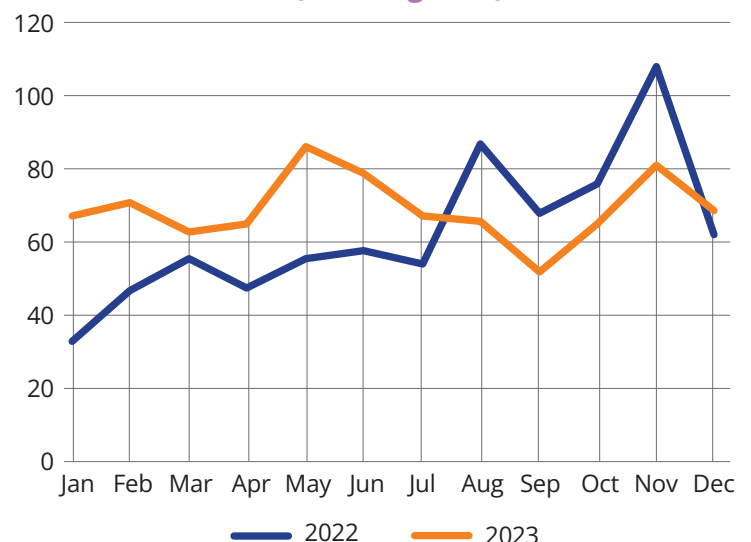
Customer notification trends per category for 2022 and 2023



An opportunity exists to improve our notification reporting quality for consistency and to enable accurate keyword categorisation in addition to descriptive detail. The top three requiring work effort over the last two years related to public toilets, general plumbing issues which mostly relate to water ingress, and minor repairs across a whole range of issues in and around buildings.

This information provides us with an opportunity to review the effectiveness of our current maintenance and operation program overall, to review the mix of proactive and reactive work. Some of these areas will be addressed through our capital renewal program.

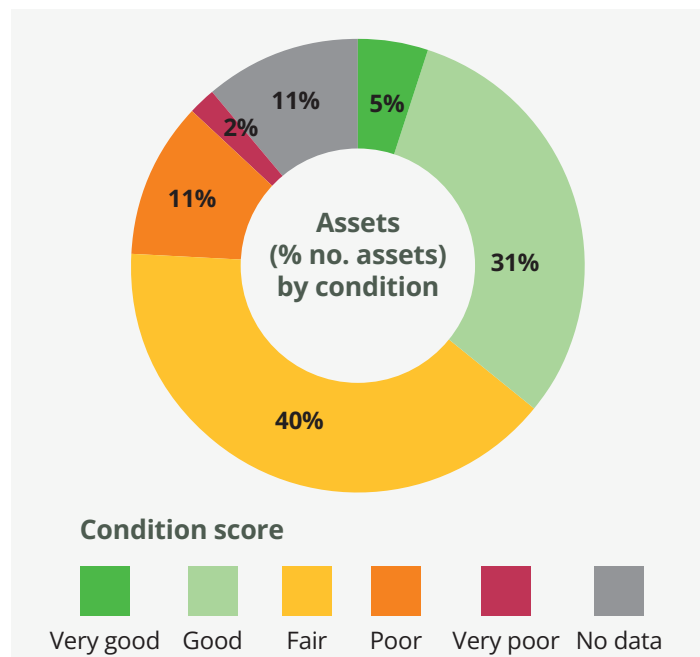
Number customer requests by month (all categories)



Asset condition

Buildings and building components asset condition

Asset condition rating	
1	Very good: Only planned operation and maintenance required.
2	Good: Minor defects only. Repairs as needed plus planned maintenance.
3	Fair: Significant maintenance required to Return to Accepted Level of Service.
4	Poor: Significant maintenance or renewal required. Asset requires review to determine optimal action. Consider Renewal and/or Disposal.
5	Very Poor: Approaching Unserviceable. Consider Renewal, Removal and/or Disposal.
No data	Lack of data at time of reporting

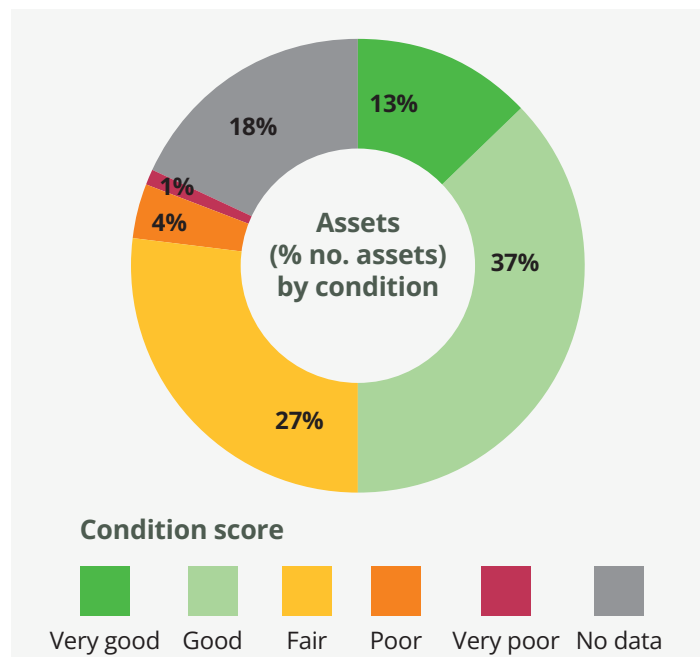


A detailed Building Condition Audit has been undertaken in 2024 providing updated condition ratings to the majority of Building and Building Infrastructure assets. The buildings without current condition ratings (approximately 11% of all buildings) around two thirds were excluded due to being part of current or impending potential projects, almost a quarter had been disposed and the remaining are new assets completed after the audit process commenced.



Non buildings assets condition

Asset condition rating	
1	Very good: Only planned operation and maintenance required.
2	Good: Minor defects only. Repairs as needed plus planned maintenance.
3	Fair: Significant maintenance required to Return to Accepted Level of Service.
4	Poor: Significant maintenance or renewal required. Asset requires review to determine optimal action. Consider Renewal and/or Disposal.
5	Very Poor: Approaching Unserviceable. Consider Renewal, Removal and/or Disposal.
No data	Lack of data at time of reporting

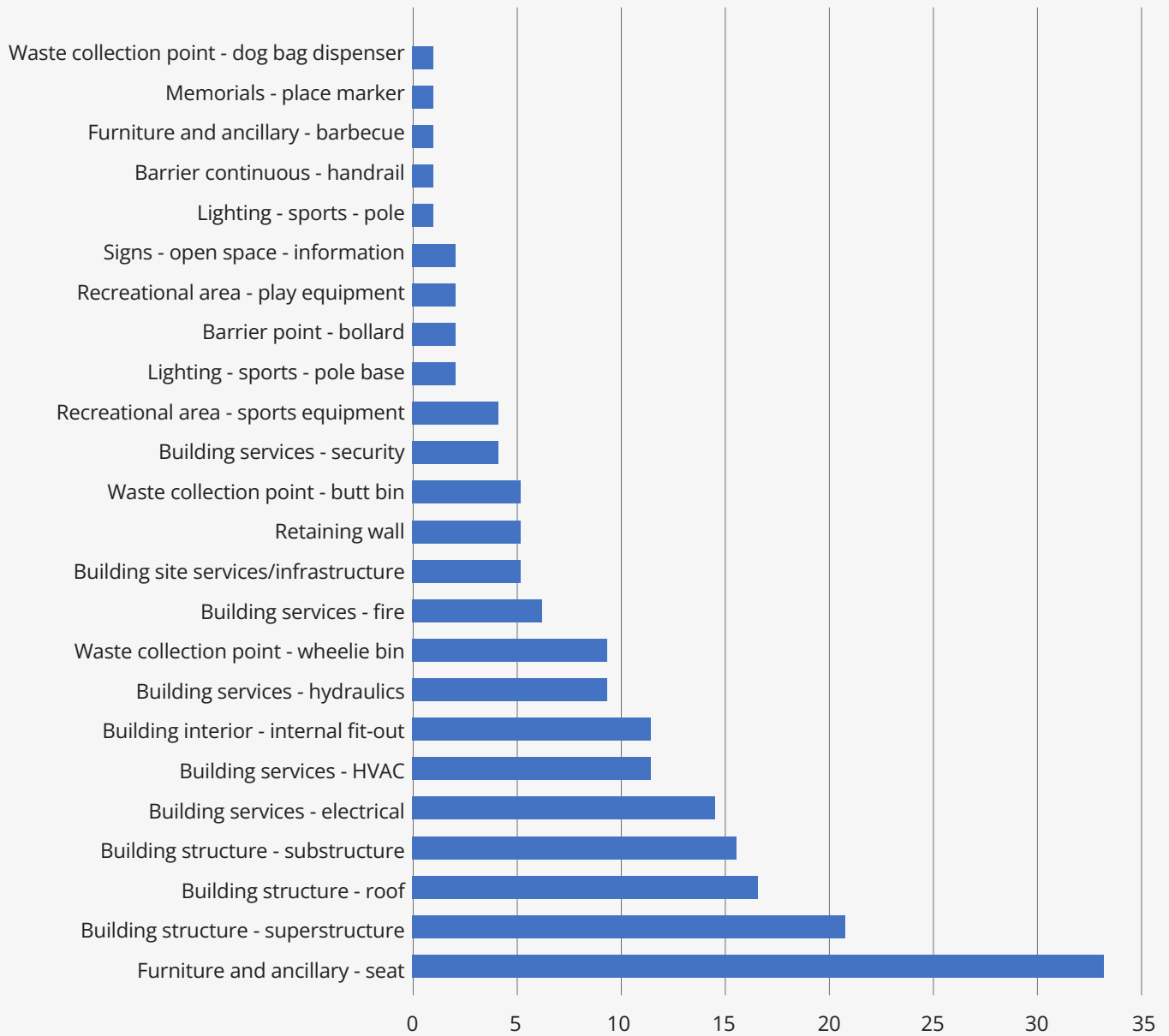


Of the non-building assets with no condition rating, over half relate to buildings equipment and Furniture (no condition ratings on these assets are held), almost a third is recreational area assets and the remaining are barrier point, barrier continuous, furniture and ancillary, irrigation equipment and public lighting. Of those non-building assets with a condition rating, almost 50% of the condition ratings are dated prior to 2020.

This AMP has highlighted an improvement initiative which will endeavour to obtain and update condition data for all assets.



Poor/very poor condition rating by number of assets for different asset types



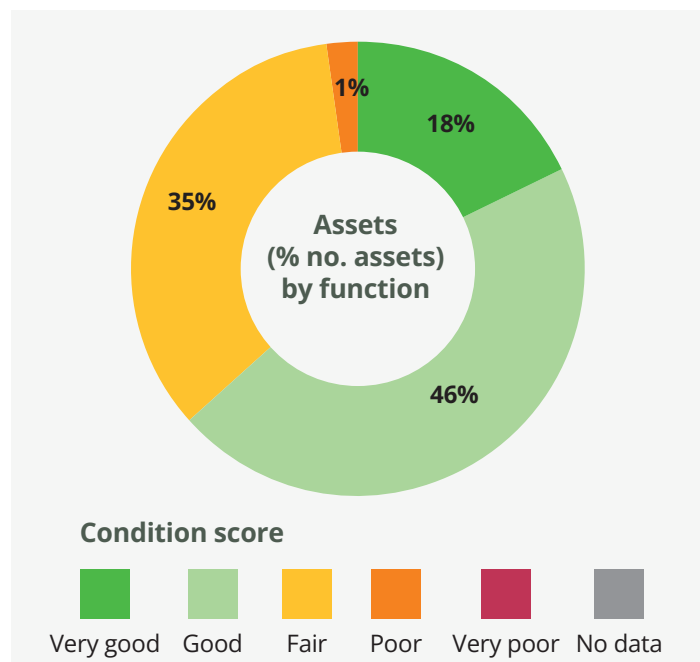
The figure above, shows the distribution of building components and non-building assets rated as either poor or very poor. Condition data for some these non-building assets is to be reviewed for currency prior to programming renewal. This AMP provides the funding required within maintenance and renewal budgets to renew assets in poor to very poor condition.

Asset function

Building asset function

Asset function rating	
1	Very good: meets program/service delivery needs in a fully efficient and effective manner.
2	Good: meets program/service delivery needs in an acceptable manner.
3	Fair: meets most program/service delivery needs with some inefficiencies and ineffectiveness present.
4	Poor: limited ability to meet program/service needs.
5	Very Poor: critically deficient, does not meet program/service needs, neither efficient nor effective.

Function is a measure that indicates whether the asset is providing the right type of service. Function is currently only rated against building assets. The ratings suggest that nearly all of the building assets are fulfilling this demand of the community.



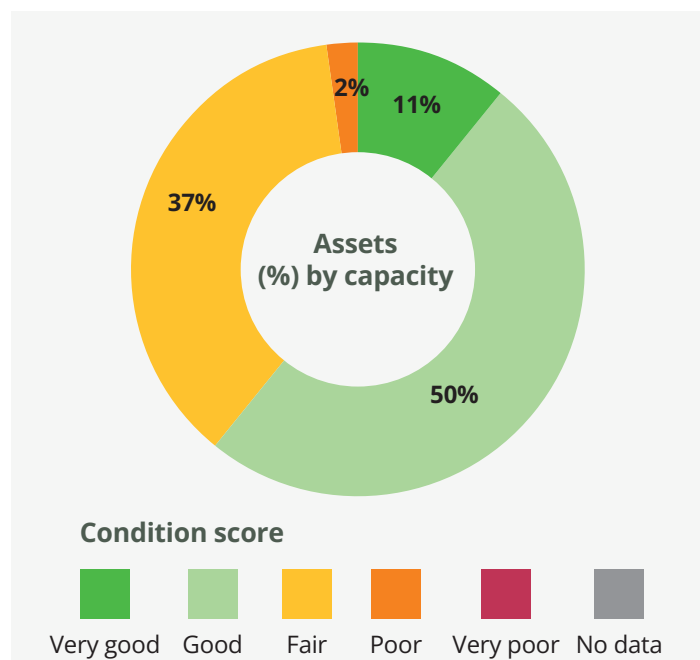
Guided by the future demand, we interpret some of our building assets to have a limited ability to meet the service needs (function rating 4). Refer to Appendix A for a list of projects which will ensure the assets continue to provide the right service.

Asset capacity

Building asset capacity

Asset capacity rating	
1	Very good: usage corresponds with design capacity and no operational problems experienced.
2	Good: usage is within design capacity and occasional operation problems experienced.
3	Fair: usage occasionally exceeds design capacity and/or occasional operation problems occur frequently.
4	Poor: Usage often exceeds or is well below design capacity and/or significant operational problems are evident. Asset requires review to determine optimal action.
5	Very Poor: usage consistently exceeds design capacity or is little used and/or significant operational problems are serious and ongoing.

Capacity helps us understand if the assets are underutilised or overutilised. It is a measure of the assets in existence now. Building asset utilisation is obtained annually as a key performance outcome under leasing and licencing arrangements for sporting and community (not for profit) and



commercial tenants however improvements in how this is measured based on building use and analysis and use of this data have been identified. Council currently has two unoccupied buildings with options for future use under consideration.

Operations expenditure (OpEx)

OpEx costs are those considered as direct costs for the service provided. They exclude salaried staff not engaged in direct supervision.

Planning

Planning costs include engaging specialists to undertake early feasibility work informing project proposals as well as legal advice for property related matters. Planning costs equate to \$112,000 annually. Additionally, an allowance for 4-yearly updates to strategic plans has also been included.

Operation

Cleaning and electricity charges make up the majority of councils annual operation costs at around 34% each. The remaining costs in order of magnitude are for insurance, water and gas charges.

Monitoring

Monitoring activities include a four yearly allowance of \$250,000 to update detailed structural and component condition data for CoM owned buildings. Allowances have also been included for non-building assets such as sports courts, pools/slides, lighting and other assets outlined in the CoM Asset Inspection Procedure requiring inspections by external contractors.

Maintenance

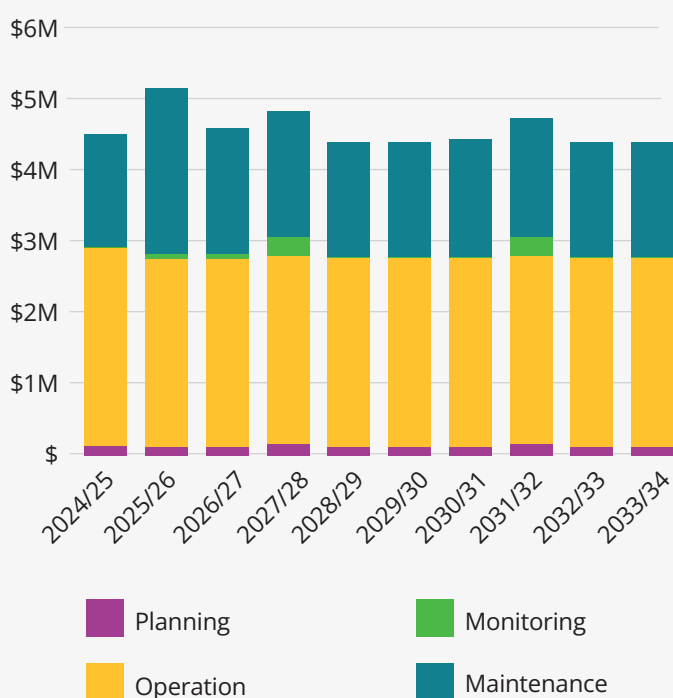
- Various maintenance and service contracts are in place including for Electrical Services, Fire Safety, Pest Control, Plumbing Services, Gutter Cleaning, Air Conditioning, Lifts, and Minor Building Maintenance.
- Maintenance contractor costs for reactive and planned maintenance activities amount to around \$1.5m annually.
- Additional maintenance activities have been identified through the Building Condition Audit and have been included in maintenance costs from 2025/26. Maintenance costs identified through the audit for facilities leased or licenced to sporting clubs, not for profits or commercial facilities are only included where CoM has responsibility for these items based on general agreement arrangements.
- The remainder of the maintenance relates to internal costs.

Building and Structures assets are subject to degradation due to everyday usage from the community and staff with over a third of maintenance identified in the Building Condition Audit relating to Internal Fit-Out and the majority of customer notifications relating to minor internal and external building repairs.

Regular servicing and preventative maintenance activities are undertaken at our buildings with improvement opportunity evident from the customer event log on page 23.

The OpEx forecast budget will enable the Buildings and Structures assets to provide the service required.

10 year forecast Operations Expenditure (OpEx)



Capital expenditure (CapEx)

Renewal

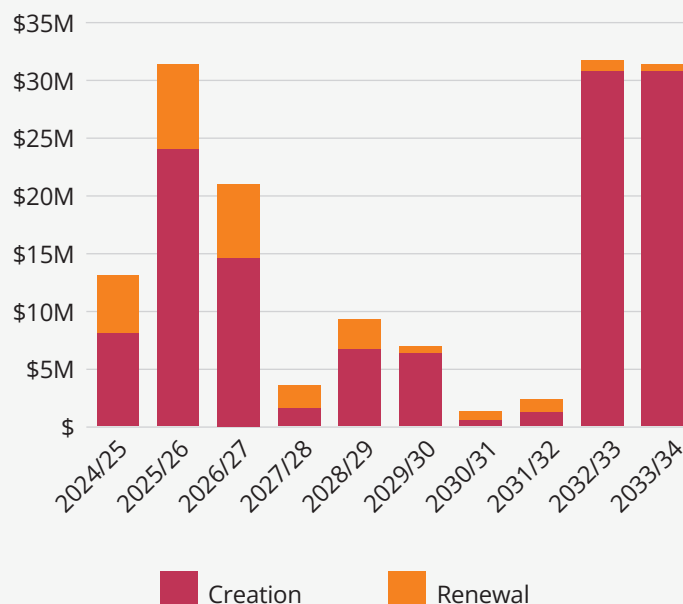
Renewal activity included in this AMP has been generated from the 2023-24 building condition audit on CoM buildings which has produced a 10-year renewal plan. It is also informed by the CoMBAS projects that renew or replace an existing asset or restores an asset to its original functional condition or extends its useful life.

Creation

The CoMBAS and its key recommendations have been developed considering evidence, service level benchmarks and future demand to identify where a service function is needed to be created that previously hadn't existed.

A summary of the CapEx projects from the CoMBAS, Building Condition Audit and other identified works is provided as Appendix A. This includes both renewal projects and creation projects.

10 year forecast Renewal and Disposal (CapEx)



CapEx costs include contractors and specialists.





Risk management

Council's Risk Management Policy sets the overall framework for addressing risk within the framework of ISO31000.

The elements of this framework are:

- Risk Management Context: establishes the objectives, stakeholders, key issues, and criteria against which risks will be evaluated.
- Identify the Risk: identifies what risk events are likely to impact on assets and services.
- Analyse the risk: reviews the existing controls and then analyses the likelihood of an event occurring and the consequence of the event to determine the level of risk.
- Evaluate the Risk: assesses and ranks the identified risks in a Risk Register.
- Treat the Risks: identifies actions to reduce/control the risk.

Critical assets

Defining critical assets

For Building and Structure assets, critical assets are those which have a consequence of failure causing significant loss or reduction of service. Critical building assets (Marion Administration and City Services Buildings) have been identified in the Business Continuity Plan due to their role in the event of a declared Business Interruption Event.

Ranking assets according to their business criticality (or consequence of failure) ensures the appropriate level of monitoring, operation and maintenance activities are performed at the right time.

High level risk assets

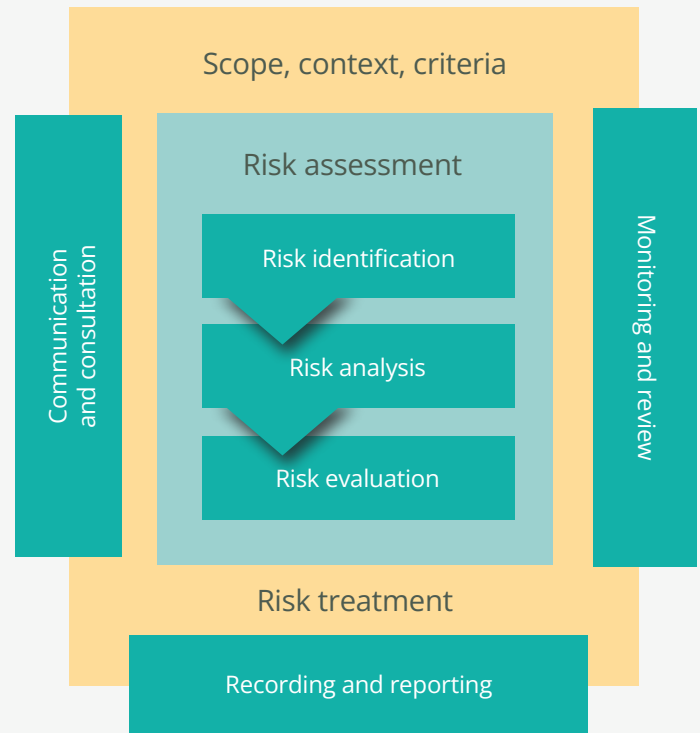
Generally, the assets with a higher criticality ranking will attract a higher risk should risk consequences present themselves. Typically risk events result from the overall condition or structural integrity of the asset but they may also result from failure to provide the right asset or the right amount of the asset.

There are no high or greater level risks identified for Building and Structure assets.

What we cannot do

The forecast budget of this AMP is used to inform the LTFP. It is expected that through this process of alignment with the LTFP, the objectives of this AMP will be achieved.

Risk Management Process from ISO 31000:2018





Financial summary

Financial sustainability

Sustainability of service delivery

Two key indicators of sustainable service delivery are considered in the Building and Structures AMP:

1. The forecast renewals are funded over the life of this plan to ensure the continuity of function that the asset provides. Assets are scheduled for renewal based on the end of estimated useful life.
2. OpEx is funded to ensure the day to day management and integrity of the asset to ensure the required levels of service are met.

This AMP is used to inform the LTFP, through an iterative process balancing cost, performance, and risk. As a part of its Annual Business Planning process, CoM undertakes a review of forecast asset management expenditures. This revised forecast annual funding requirement is incorporated into Council's currently adopted Annual Business Plan and Long-Term Financial Plan.

10-year financial planning period

This AMP identifies the forecast OpEx and CapEx required to provide an agreed level of service to our customers over a 10-year period.

This forecast is compared with the proposed budget over the first 10 years of the planning period to identify any funding shortfall.

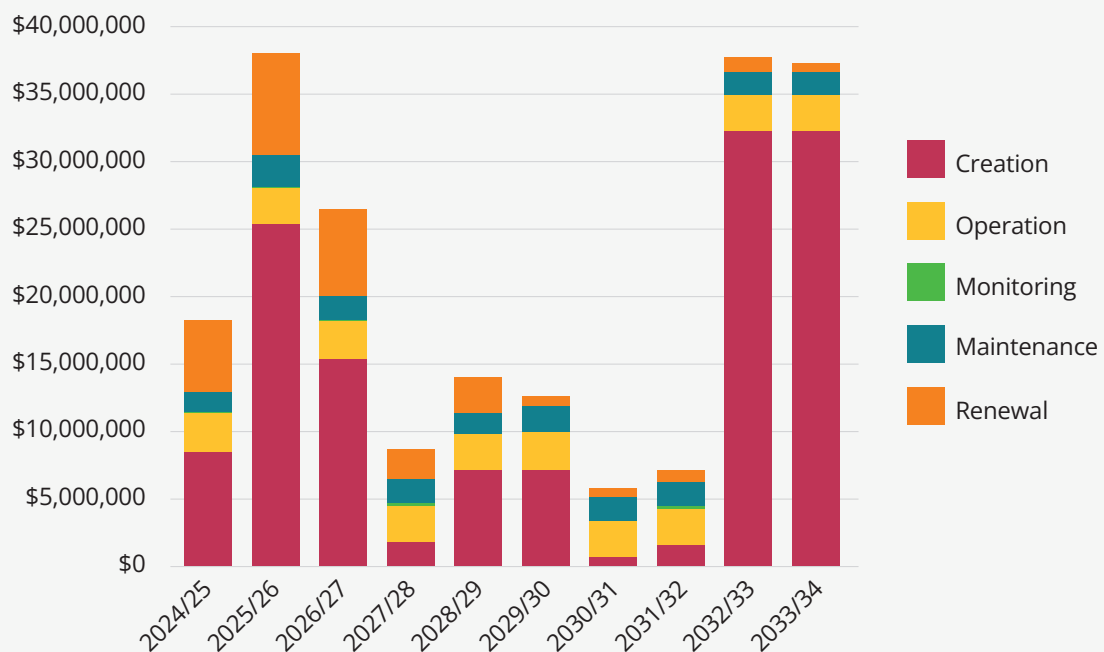
Forecast total outlay for OpEx and CapEx

Forecast expenditure	10-year forecast	Average annual cost
Operational Cost (OpEx)	\$44,673,370	\$4,467,337
Capital Cost (CapEx)	\$151,983,650	\$15,198,365
Total	\$196,657,020	\$19,665,702

Forecast outlays for the LTFP

Year	Planning	Creation	Operation	Monitoring	Maintenance	Renewal	Disposal	Forecast Total
2024/25	\$112,000	\$8,061,431	\$2,730,000	\$20,000	\$1,536,827	\$5,015,210	\$0	\$17,475,468
2025/26	\$112,000	\$24,081,595	\$2,580,000	\$50,000	\$2,279,797	\$7,364,960	\$0	\$36,468,352
2026/27	\$112,000	\$14,650,240	\$2,580,000	\$50,000	\$1,731,977	\$6,270,100	\$0	\$25,394,317
2027/28	\$152,000	\$1,605,600	\$2,580,000	\$250,000	\$1,729,937	\$1,938,650	\$0	\$8,256,187
2028/29	\$112,000	\$6,677,600	\$2,580,000	\$20,000	\$1,573,527	\$2,574,905	\$0	\$13,538,032
2029/30	\$112,000	\$6,377,600	\$2,580,000	\$20,000	\$1,570,327	\$610,000	\$0	\$11,269,927
2030/31	\$112,000	\$600,000	\$2,580,000	\$20,000	\$1,605,677	\$633,750	\$0	\$5,551,427
2031/32	\$152,000	\$1,300,000	\$2,580,000	\$250,000	\$1,639,947	\$960,500	\$0	\$6,882,447
2032/33	\$112,000	\$30,789,600	\$2,580,000	\$20,000	\$1,568,027	\$1,020,159	\$0	\$36,089,786
2033/34	\$112,000	\$30,789,600	\$2,580,000	\$20,000	\$1,567,327	\$662,150	\$0	\$35,731,077
Total	\$1,200,000	\$124,933,266	\$25,950,000	\$720,000	\$16,803,370	\$27,050,384	\$0	\$196,657,020

Forecast 10 year expenditure - Open Space





Key assumptions in financial forecasts

- All data used in this AMP is current as of May 2024.
- The forecast 10-year expenditure profile is provided in 2024 dollars.
- The Long-Term Financial Plan will be adjusted annually to account for cost index increases and utility cost anomalies.
- Operation and maintenance costs are based on existing service levels.
- Contractor cost increases are consistent with the allowance for CoM indexed increases to LTFP.

Forecast reliability and data confidence

The forecast costs, proposed budgets, and valuation projections in this AMP are based on the best available data. For effective asset and financial management, it is critical that the information is current and accurate. Data confidence is classified in accordance with the table below.

Valuation forecasts

The best available estimate of assets included in this AMP are shown below. This estimate is based on recent purchases of equivalent assets (what it would cost to replace the asset today), or an indexed value (the original purchase cost of the asset in today's dollars).

Replacement cost (current/gross):	\$239,695,509
Accumulated depreciation:	\$95,387,557
Depreciated replacement cost:	\$144,307,952
Depreciation:	\$6,062,666

Data confidence definitions and grades

Confidence grade	Description
A. Very high	Data based on sound records, procedures, investigations, and analysis, documented properly, and agreed as the best method of assessment. Dataset is complete and estimated to be accurate $\pm 2\%$.
B. High	Data based on sound records, procedures, investigations, and analysis, documented properly but has minor shortcomings, for example some of the data is old, some documentation is missing and/or reliance is placed on unconfirmed reports or some extrapolation. Dataset is complete and estimated to be accurate $\pm 10\%$.
C. Medium	Data based on sound records, procedures, investigations, and analysis which is incomplete or unsupported, or extrapolated from a limited sample for which grade A or B data are available. Dataset is substantially complete but up to 50% is extrapolated data and accuracy estimated $\pm 25\%$.
D. Low	Data is based on unconfirmed verbal reports and/or cursory inspections and analysis. Dataset may not be fully complete, and most data is estimated or extrapolated. Accuracy $\pm 40\%$.
E. Very low	None or very little data held.

Data confidence assessment outcome

Data	Confidence Assessment
Asset Condition - Buildings and Building Components	A
Asset Condition – Non building assets	C
Asset Function	C
Asset Capacity	C
Asset Age Profile	D
Replacement Value	B
Service Levels	B
Demand drivers	B
Capital Expenditure Forecasts	B
Operational Expenditure Forecast	B

Monitoring and review

This AMP will be reviewed during the annual budget planning process and revised to show any material changes in service levels, risks, forecast costs and proposed budgets as a result of budget decisions.

Cost changes will be reviewed annually, and any changes needed (refer to the table on page 3) will be published separately to this plan.

The AMP will be reviewed and updated every four years to ensure it represents the current service level, asset values, forecast operations, maintenance, renewals, creation and asset disposal costs and planned budgets. These forecast costs and proposed budget are incorporated into the Long-Term Financial Plan or will be incorporated into the Long-Term Financial Plan once completed.



Improvement plan

The following improvement initiatives were identified as part of the development of this AMP and show alignment with the overall Council Strategy.

Alignment	Task	Resource	Completion
I2	Improve Asset naming terminology and position in the hierarchy. Review Asset Class hierarchy inconsistencies in owner allocation (– eg Sports Courts) and where replacement value is reported.	Unit Manager Property, Strategy and Delivery	Dec 2025
I2	Review Facility and Intangible assets and allocate to Asset Class and AMP responsible for the asset.	Unit Manager Asset Solutions	Dec 2024
I2	Develop Level of Service for design standards for predominantly sporting facilities.	Manager City Property	Jun 2026
I2	Improve customer notification reporting quality for consistency and to enable accurate keyword categorisation in addition to descriptive detail to allow better analysis and performance reporting.	Manager City Property	Dec 2025
E1	Review process for measuring utilisation across the different building service groupings and analysis to inform reporting and asset decision making.	Manager City Property	Dec 2025
I1	Ensure asset handover process is utilised to ensure asset acquisition, upgrade, renewal and disposal is captured and communicated to maintain the Asset Management Information System.	Manager City Property	Dec 2024
I2	Review and revise chart of accounts to facilitate consistent and accurate cost allocation for all asset expenditure aligned with the Asset Management Lifecycle including differentiation between planned and reactive maintenance.	Manager City Property	Jun 2025
I2	Implement a process to update this Asset Management Plan during annual budget planning processes to show any material changes in service levels and/or resources.	Manager City Property	Nov 2024
I2	Improve quality, currency and completeness of asset data in the centralised asset management information system including condition assessments and asset/component age, design (useful) life.	Manager City Property	Dec 2025
VN3	Review opportunities identified through the 2023/24 Building Condition and Sports Lighting audit to integrate with Carbon Neutrality Plan to map out how the City of Marion Building and Structure assets can reduce carbon emissions for Council operations by 2030.	Manager City Property	Dec 2025



























































Appendix A - Capital works renewal and improvements program

The table below shows a list of CapEx projects from City of Marion Building Asset Strategy, renewals identified through the 2023/24 Building Condition Audit and other planned renewals by suburb with proposed timing.

- Building site major renewal or improvement works
- Building superstructure/roof
- Building interior fit out
- Air conditioning systems
- Electrical systems
- Fire systems
- Hydrology/plumbing systems
- Court recoating/resurfacing
- As specified

Suburb	Location	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Ascot Park	Active Elders Association		 	 	 				 	 	
Bedford Park	Living Kurna Cultural Centre									 	
City wide	Audio visual and technology upgrades										
City wide	Facility branding and wayfinding signage										
City wide	Public toilets improvement		 							 	
Clovelly Park	Clovelly Park Memorial Community Centre (including netball facility)					 				 	
Clovelly Park	Cosgrove Hall		 		 				 	 	
































































The timing and scope of these works may vary to suit a change in priorities.

Suburb	Location	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Edwardstown	Abbeyfield House		   								
Edwardstown	Marion City Band		  								
Edwardstown	Meals on Wheels: Edwardstown		  						 		
Edwardstown	Rotary Book Exchange				 						
Glandore	Glandore Community Centre buildings		  		  				 	 	
Glandore	Glandore Community Centre FitzJames building: Huntington's SA Inc		  						 		
Glandore	Glandore Community Centre Gundy Buildings: Community Centres SA									 	
Glandore	Glandore Community Centre Naldera: CBS and Coast FM		   		  						
Glandore	Glandore Oval		  			 				 	
















































The timing and scope of these works may vary to suit a change in priorities.

Suburb	Location	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Glengowrie	Hazelmere Road netball facilities			●							
Glengowrie	Stanley Street Tennis Club	●	●						●		
Glengowrie	YMCA Glengowrie		●		●						
Hallett Cove	Capella Drive Reserve				●						
Hallett Cove	Cove Civic Centre		●		●				●		
Hallett Cove	Hallett Cove Beach Tennis Club				●				●		
Hallett Cove	The Cove Sports and Community Club		●		●	●	●			●	
Hallett Cove	Cove Netball Facility		●								
Hallett Cove	Meals on Wheels: Hallett Cove			●	●				●	●	
Hallett Cove	Perry Barr Farm: Castrol Shed					●				●	
Hallett Cove	Perry Barr Farm buildings: Hallett Cove Scout Group		●	●					●	●	





























































The timing and scope of these works may vary to suit a change in priorities.

Suburb	Location	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Hallett Cove	Perry Barr Farm buildings: Lions Club of Hallett Cove		   	 		 					
Marion	Marion Basketball Stadium (new 5 court stadium)										
Marion	Marion Bowling Club		 		 	 				 	
Marion	Marion Bowling Club site: unused building					  				  	
Marion	Marion RSL		  								
Marion	Marion Sports and Community Club (Club Marion) (changerooms years 2027, 2028)		 	 	   				 	  	
Marion	Marion Sports Precinct: carpark improvements										
Marion	Vietnam Veterans Federation					 					
Mitchell Park	City of Marion: City Services		 			 				  	



















































The timing and scope of these works may vary to suit a change in priorities.

Suburb	Location	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Mitchell Park	Mitchell Park Neighbourhood Centre (formerly)		 			 					
Mitchell Park	Mitchell Park Sports and Community Centre									 	
Morphettville	Koorana Gymnasium										
Morphettville	Marion Leisure Fitness Centre		  	 				  	 	  	
Morphettville	Morphettville Park Tennis Club (clubroom years 2024 - 2026)		  								
O'halloran Hill	Sam Willoughby International BMX Facility		 							  	
Oaklands Park	Marion Cultural Centre: overall (security 2032)									  	
Oaklands Park	Marion Cultural Centre Plaza										
Oaklands Park	Marion Cultural Centre: theatre and gallery										
Oaklands Park	Oaklands Park Pump Shed										

The timing and scope of these works may vary to suit a change in priorities.

Suburb	Location	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
Park Holme	Ascot Park Bowling Club		  							    	
Park Holme	Marion Outdoor Pool		    	 	 				    		
Park Holme	Marion Outdoor Pool: residence		 								
Park Holme	Park Holme Community Hall		 						 	 	
Park Holme	Park Holme Library		 							  	
Park Holme	Woodforde Family Reserve Clubrooms										
Plympton Park	Plympton Sports and Recreation Club		  		  				  		
Seacliff Park	Seacliff Golf Course: clubhouse										
Seacliff Park	Seacliff Golf Course: course buildings								 		
Seacombe Heights	Tarnham Road tennis courts										

The timing and scope of these works may vary to suit a change in priorities.

Suburb	Location	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34
South Plympton	Edwardstown Soldiers Memorial Recreation Ground		  								
Sturt	City of Marion: administration	 	 						 	    	
Sturt	Cooinda Neighbourhood Centre	 		 		 					
Sturt	Marion Heritage Research Centre									 	
Trott Park	Marion City Lions Club: shed										
Trott Park	Southbank Tennis Club		 								
Trott Park	City of Marion: southern depot										
Trott Park	Trott Park Neighbourhood Centre								  	   	
Unknown	Proposed Southern Region indoor sporting facility										
Warradale	Marion Community House										
Warradale	Warradale Park Tennis Club										

The timing and scope of these works may vary to suit a change in priorities.



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