

2025-2026

DISTRICT COUNCIL OF YANKALILLA

ASSET MANAGEMENT PLAN SUMMARY 2025-35

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A Strategic Management Plan of
the District Council of Yankalilla





OUR INFRASTRUCTURE

ASSET MANAGEMENT SUMMARY

2025-2035

June 2025

A Strategic Asset Management
Plan of the District Council of
Yankalilla and its Community



District Council of
YANKALILLA

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This document has been adapted from the Local Government Association of South Australia (LGASA) Asset Management Plan Summary template (2022).

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1. Summary

The District Council of Yankalilla currently manages a broad portfolio of community assets valued in excess of \$140 million. Council recognises the importance of maintaining these assets at a satisfactory level, balancing varied community expectations, legislative requirements, and available resources.

Assets are grouped into classes, each with complex data such as age, location, usage, useful life, and residual value. A summary of these classes, as at 30 June 2024 (last audited financial statements), is provided in Table 1.

Table 1: Infrastructure, Property, Plant and Equipment Summary, as at 30 June 2024

Asset Class	At Net Fair Value \$'000	At Cost \$'000	Accumulated Depreciation \$'000	Carrying Amount \$'000
LAND				
Fair Value level 2*	-	-	-	-
Fair Value level 3**	16,903	0	0	16,903
BUILDINGS & STRUCTURES				
Fair Value level 2*	-	-	-	-
Fair Value level 3***	13,375	13,245	(5,387)	21,233
INFRASTRUCTURE				
Bridges	20,008	14	(13,028)	6,992
Stormwater drainage	22,773	108	(6,203)	16,678
Transport – roads, carparks, kerbing	107,873	3,409	(41,804)	69,478
RECREATION				
Fair Value level 2*	-	-	-	-
Fair Value level 3***	8,243	1,012	(3,664)	5,591
RECREATION				
Right of use assets	0	0	0	0
Capital works in progress	0	82	0	82
Plant & Equipment	0	4,789	(2,532)	2,257
Furniture & Fittings	0	2,486	(1,752)	734
Fleet Plant	0	1,139	(378)	761
TOTAL	189,175	26,284	(74,748)	140,709

Valuation of assets

The fair value of assets and liabilities must be estimated in accordance with various Accounting Standards for either recognition and measurement requirements or for disclosure purposes

AASB 13 Fair Value Measurement requires all assets and liabilities measured at fair value to be assigned to a "level" in the fair value hierarchy as follows:

Level 1: Unadjusted quoted prices in active markets for identical assets or liabilities that the entity can access at the measurement date.

***Level 2:** Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.

Certain land, and the buildings and structures thereon, are shown above as being based on fair value hierarchy level 2 valuation inputs. They are based on prices for similar assets in an active market, with directly or indirectly observable adjustments for specific advantages or disadvantages attaching to the particular asset.

****Level 3:** Inputs for the asset or liability that are not based on observable market data (unobservable inputs)

Land: Valuations of Crown land, community land and land subject to other restrictions on use or disposal, shown above as being based on fair value hierarchy level 3 valuation inputs, are based on prices for similar assets in an active market, but include adjustments for specific advantages or disadvantages attaching to the particular asset that are not directly or indirectly observable in that market, or the number and amount of observable adjustments of which are so great that the valuation is more fairly described as being based on level 3 valuation inputs.

Buildings, infrastructure and other assets: There is no known market for these assets and they are valued at depreciated current replacement cost. This method involves:

- The determination of the cost to construct the asset (or its modern engineering equivalent) using current prices for materials and labour, the quantities of each being estimated based on recent experience of this or similar Councils, or on industry construction guides where these are more appropriate.
- The calculation of the depreciation that would have accumulated since original construction using current estimates of residual value and useful life under the prime cost depreciation method adopted by Council.

2. Asset Management Road Map

The District Council of Yankalilla has developed an Asset Management Road Map to clarify its priorities for lifting asset management maturity and aligning operational planning with strategic financial sustainability goals.

This Road Map has been prepared in response to several key drivers:

- **A need to better understand long-term asset renewal demand** and how this aligns with Council's financial capacity, particularly in the context of increasing cost pressures and infrastructure backlogs.
- **A recognised gap in service level clarity**, which has made it difficult to prioritise asset investment or articulate trade-offs to Elected Members and the community.
- **Operational challenges in data consistency and integration**, especially across different asset classes and software systems.
- **Audit and legislative requirements**, including the need for evidence-based planning in support of the Long-Term Financial Plan and Annual Business Plan.

The Road Map is not just a strategic intent document — it is a practical operational planning tool. It provides the organisation with a staged pathway for:

1. **Establishing a baseline** of current asset maturity using the LGA's maturity framework and audit tool.
2. **Prioritising foundational tasks**, such as reviewing condition assessments, ensuring a single source of asset truth, and embedding renewal forecasts into financial planning.
3. **Defining and documenting service levels**, starting with high-value or high-risk asset classes such as roads, stormwater, and buildings.
4. **Aligning asset data systems** to allow finance and asset management functions to communicate and plan effectively.
5. **Embedding asset planning into day-to-day operations**, so that capital works programming, maintenance scheduling, and workforce resourcing are based on current asset performance and risk.

Progress against the Road Map will be reviewed quarterly by the Asset Management Working Group and reported internally through Council's Strategic Management Framework. Milestones are also linked to key deliverables in team plans, ensuring shared accountability across the Infrastructure, Finance, and Governance teams.

3. Key Asset Management Projects

3.1. Bridges safety upgrade

The purpose of this project is to improve safety to all road/bridge users and respond to Councils bridges inspection report which outlines the appropriate repair, maintenance and renewal schedules for these assets.

3.2. Safe animal containment

The purpose of this project is to improve Council asset to ensure animal welfare, officer safety and efficiency in a compliant manner.

3.3. Automated External Defibrillators (AEDs)

This project responds to the introduction of the *Automated External Defibrillators (Public Access) Act 2022* which requires the installation of a defibrillator in all of Councils designated or prescribed buildings.

3.4. Finniss Vale Drive

Council has received significant stormwater complaints due to water ingress into properties on the low side of Finniss Vale Drive. The road pavement is in poor condition and has reduced pavement lane widths, this can cause situations when vehicles are having to move onto the dirt shoulders when oncoming traffic is encountered. This is a poor outcome for a strategic tourist route and access road for many residents and visitors to Second Valley. The work proposed which will address all areas of concern includes;

- Repair of areas of pavement failure.
- Reinstatement and repair of unsealed shoulder to remove seal breaks and edge drop-off
- Resealing of the road providing a uniformed carriageway width of 7.0m
- Re-establishment of roadside drainage

3.5. Shoulder Maintenance

\$62K has been budgeted for the ongoing program of shoulder maintenance.

3.6. Unsealed Road Renewal

This budget will be allocated to continue the program of works using Councils condition assessment data and priority assessment to renew unsealed roads.

3.7. Footpath Renewal Program

Council is continuing to accelerate its footpath construction program to enhance accessibility and encourage alternative transport options. The 2024-25 and 2025-26 Budget allocated \$150K to the acceleration program.

3.8. Large Plant Renewal

This project ensures that Councils heavy plant and equipment is scheduled for replacement in conjunction with the anticipated lifecycle contained within Councils asset management plan.

3.9. Bullaparinga Cemetery Columbarium Wall renewal

This project ensures that essential wall repair and maintenance is undertaken to ensure that this service can be provided to the community.

3.10. CHSP vehicle replacement

Replacement of one Commonwealth Home Support Program vehicle.

3.11. Transport Infrastructure Assets - Strategic Analysis

Strategic analysis and categorisation of transport infrastructure assets is underway to improve planning for capital renewal and maintenance.

3.12. Renewal & Upgrade Projects

Provision has been made for renewal and upgrade projects across the asset base. Projects will be prioritised through an annual ranking process to ensure alignment with the VISION 2030 (see Appendix A), infrastructure service levels, safety and community needs.

3.13. New Projects

Provision has been made for limited new projects across the asset base. Projects will be prioritised through an annual ranking process to ensure alignment with the VISION 2030 (see Appendix A), infrastructure service levels, safety and community needs.

4. Asset Management Plans Reviewed

Council continues to review asset classes to inform service standards. Open spaces, including parks and gardens, are identified as a future focus area for improved service definition.

Based on the current Asset Management Plan (AMP) Road Map and associated review, it is clear that Council is at a critical juncture in re-establishing strong, sustainable asset management practices. The current state analysis highlights several key concerns across asset planning, condition assessment, and data alignment. While some progress has been made—particularly with recent revaluations and condition audits for key infrastructure—there remains a significant opportunity to improve consistency and integration across all asset classes.

Administration will harness this opportunity to perform a significant overhaul of Council's AMPs to ensure alignment of condition audit data, revaluation, asset management plan production and use of the appropriately updated data for capital works programming, maintenance scheduling, and workforce resourcing are based

on current asset performance and risk. Further, several asset classes—such as Plant, Furniture and Equipment—are not yet captured in a formal AMP, representing a gap in Council's asset documentation and lifecycle forecasting.

Overall, Council is currently positioned in the 'developing' stage of asset management maturity. There is a strong foundation in place with AMPs existing for major infrastructure, but key improvements are needed to bring all plans up to date, ensure alignment with financial planning, and support informed long-term decision-making.

Moving forward, the Road Map outlines a clear direction: update and align AMPs with current data, implement a rolling review cycle, and enhance the capability of systems, people, and governance processes. These steps will support more strategic and financially sustainable management of community assets over the long term

A summary of the status of Council's current suite of Asset Management Plans are supplied below. For more information see Appendix B.

Asset Class	Asset Management Plan (AMP)
Buildings	December 2017
Recreation	December 2018
Infrastructure - Bridges	Included in Transport AMP Aug-23
Infrastructure - Transport	August 2023
Infrastructure - Stormwater	August 2023
Plant, Furniture & Equipment	Yet to exist

5. Asset Management Practices

5.1. Accounting and Financial Systems

As per the *Local Government Act 1999* and associated regulations, Council's financial systems comply with Australian Accounting Standards. The 'Authority' software platform by Civica supports financial and asset management functions.

5.2. Asset Management Systems

Council uses external resources to manage asset data, condition assessments, and historical records through Conquest. This system supports informed decision-making for maintenance and renewal.

5.3. Information Flow

Inputs to Asset Management Plans:

- Asset register data (size, age, value, etc.)
- Unit rates

- Adopted service levels
- Demand projections
- Maintenance and renewal data
- Data on newly acquired assets

Outputs from Asset Management Plans:

- Works programs and trends
- Budget, valuation, and depreciation projections
- Life cycle analysis
- Funding considerations
- AM planning improvements

These outputs inform the LTFP, Annual Business Plan, and Community Plan.

Under the *Local Government Act 1999*, Council's Asset Management Plans must be updated within two years following each Council election.

6. Plan Improvement and Monitoring

6.1. Performance Measures

Effectiveness is measured by:

- Integration of required cashflows into the LTFP
- Alignment of annual and long-term programs with AM Plan projections

6.2. Improvement Plan

Key improvements across all asset classes include:

- Defining service levels
- Standardising asset categorisation
- Developing a single corporate asset register

6.3. Monitoring and Review Procedures

The Asset Management Summary and supporting plans will be reviewed annually as part of the integrated planning process. Updates occur concurrently with the Annual Business Plan and Budget, and LTFP development.

References

- District Council of Yankalilla Asset Management Plans

- District Council of Yankalilla Asset Management Roadmap
- Local Government Act 1999 (SA)
- Local Government Association of South Australia (LGASA)

Appendix A – Extract from VISION 2030

Our Priorities

- | | | | |
|----|--|----|--|
| 5a | Our planning supports infrastructure that is well maintained and renewed to ensure our assets remain reliable and enjoyable for all. | 5d | Built environments are well planned, encouraging our communities to live sustainably and preserve the heritage and uniqueness of our places. |
| 5b | New infrastructure supports the endeavours of our communities and helps to manage the seasonal pressures placed on our towns and natural environments. | 5e | Equitable access to technology is available, connecting people to digital opportunities and the services they need. |
| 5c | Our road, path and trail networks are fit-for-purpose. | | |



5. OUR INFRASTRUCTURE

TOPIC		INITIATIVE		DCY ROLE
5.1	Asset Management Planning	5.1.1	Regularly review Council's Infrastructure and Asset Management Plans to guide asset maintenance and renewal, avoid disruption to services, minimise long-term financial risk and align infrastructure upgrades with community needs.	Deliver
5.2	Community Facilities	5.2.1	Enhance recreation infrastructure such as playgrounds, skate parks and facilities and services that engage our families and youth. Consolidate facilities where appropriate as those reaching the end of their useful life are retired.	Deliver
5.3	Cemeteries	5.3.1	Develop and implement Council's cemeteries management plan.	Deliver
		5.3.2	Expand burial options, incorporating diverse methods such as natural burial, burial pods, scatter gardens, and other alternative burial practices. Update Cemeteries Policy as necessary to accommodate this.	Deliver
5.4	Development Planning & Land Management	5.4.1	Promote the uptake of sound sustainable design principles on all forms of construction including new builds, additions, renovations, and retrofits to enhance liveability and resilience to the elements.	Advocate
		5.4.2	Work with developers to ensure that new development precincts are delivered as community-ready spaces.	Deliver

		5.4.3	Continue to deliver sound planning decisions and good process, supported by the Fleurieu Regional Development Panel.	Deliver
		5.4.4	Work cooperatively with property owners and managers to complete heritage reviews and implement the associated Code Amendments to protect and celebrate heritage in our District.	Deliver
		5.4.5	Continue to investigate the establishment of an Industrial (and/or Bulky Goods) Zone that attracts new industries or commercial development, supports sustainable growth and aligns with the long-term vision for township development in the District	Advocate
5.5	Jetties & Wharfs	5.5.1	Continue to investigate and advocate to State Government for the renewal, management or expansion of our jetty infrastructure to support our cherished coastal lifestyle, visitor experience and way of life.	Advocate
		5.5.2	Support and advocate for the timely implementation of the Cape Jervis Wharf Precinct Master Plan in close collaboration with the local community.	Partner Advocate
5.6	Reserves & Open Space	5.6.1	Review Council's open space assets to determine function, utilisation, service levels, acquisition and disposal options.	Deliver
5.7	Streetscaping	5.7.1	Focus on enhancement and improvements to open space within towns creating areas that are functional with and blend green areas, local native plantings, and people-centred spaces.	Deliver
		5.7.2	Implement and publicise Council's existing tree planting program to increase township shade, cooling and amenity.	Deliver
5.8	Stormwater	5.8.1	Improve stormwater runoff management by investing in flood mapping and developing and implementing stormwater infrastructure that incorporates water sensitive urban design (WSUD) principles to effectively manage runoff and protect communities and waterways from excessive flooding.	Deliver
5.9	Technology & Tele-communication	5.9.1	Investigate coverage gaps in identified telecommunications blackspots and collaborate with service providers and regulators to address these gaps, ensuring affordable and reliable services for residents, workers, and contractors in rural areas.	Advocate
		5.9.2	Advocate for improved telecommunications services and for providers to respond quickly to	Advocate

		telecommunications issues in rural areas, ensuring timely support for both residents and businesses.	
5.10 Transport & Bridges	5.10. 1	Ensure safe heavy vehicle access and travel on local roads by establishing a tree trimming program, reconstructing and maintaining road shoulders, and installing necessary guard rails.	Deliver
	5.10. 2	Complete a service level review of Council's road network.	Deliver
	5.10. 3	Focus on the selected improvement of sealed and unsealed roads and road networks to provide for safe and convenient movement of oversized freight and machinery including the investigation of increased by-pass opportunities.	Partner Advocate
	5.10. 4	Seek State investment for separation of freight, tourism and residential traffic on local and State road infrastructure to improve traffic environments within townships.	Advocate
	5.10. 5	Facilitate the growth of the District's EV charging station network to support electric vehicle uptake.	Facilitate
5.11 Tracks & Trails	5.11. 1	Investigate opportunities to link townships by trails and provide improved connectivity of footpath, cycling and trail infrastructure to foster an active, healthy and environmentally conscious community and unlock opportunity to build visitor experiences.	Deliver
5.12 Utilities	5.12. 1	Improve water security in the District by supporting initiatives that address both access to water and quality issues and account for population growth, climate variability, and sustainable practices.	Advocate
5.13 Waste & Recycling	5.13. 1	Participate as a member Council of the Fleurieu Regional Waste Authority (local government subsidiary) to manage the District's waste and recycling operations.	Deliver



Indicators of change

INDICATOR	TARGET OR TREND
Appropriate infrastructure and asset management planning is place.	Improve
Asset Renewal Funding Ratio.	Maintain at or above 100%
Community satisfaction with roads and footpaths.	Increase
Road maintenance activities support safe passage of heavy vehicles.	Improve
Community satisfaction with recreation and open space assets.	Maintain or improve

Application of Water Sensitive Urban Design (WSUD) in urban areas.	Improve
Planning applications decided within statutory timeframes.	Greater than 90%
Preservation of heritage assets.	Improved
Cemeteries Management Plan and Policy.	Delivered
Heavy vehicle access and safe passage on local roads.	Improve
Community satisfaction with telecommunications and technology connectivity and capacity.	Improve

Guiding sentiment from the community

- **Fix the basics first**
Roads, footpaths and drainage must be a priority. The state of local roads was by far the most common concern, described as unsafe, poorly maintained and inconsistently managed. There is a clear call to avoid “patchwork fixes” and deliver long-term upgrades. Maintain and upgrade core infrastructure before investing in anything new.
- **Support the people who live here**
Accessibility, safety, and equity in infrastructure delivery. Residents highlighted gaps in infrastructure for children, older people, people with disabilities, and those without cars. Safe footpaths, connected bike trails, and affordable transport options are seen as essential, not optional.
- **Protect what makes this place special**
Growth must not come at the expense of environment or character. Some residents expressed concern that development is eroding the natural and village character of the District. They want infrastructure that enhances, not compromises, the qualities that make the area liveable and loved.
- **Make waste and amenity a priority**
Waste collection, public cleanliness, and beautification are seen as basic expectations. People want more visible care for public spaces.
- **Support the people who live here**
Accessibility and safety is important. Residents highlighted gaps in infrastructure for children, older people, people with disabilities, and those without cars. Safe footpaths, connected bike trails, and affordable transport options are seen as essential, not optional.
- **Balance development with care for the environment and lifestyle**
Some residents voiced concern about growth and infrastructure expansion coming at the cost of the area’s natural environment, peacefulness, and character.

Appendix B – Matrix of current state (as of February 2025) Extracted from Asset Management Road Map

Asset Class	Asset Management Plan (AMP)	Condition Audit / Assessment used in preparing AMP	Last Financial Revaluation	Extract from Audited Financial Statements (Note 7)	Next Revaluation Due	Most recent Condition Audit / Assessment
Buildings	December 2017	1 July 2012	1 July 2020	Buildings were valued by APV Valuers & Asset Management at written down current replacement cost during the reporting period commencing 1 July 2020 and pursuant to Council's election, are disclosed at fair value.	1 July 2025	2020 Physical Inspection carried out by APV
Recreation	December 2018	Aug 2016	1 July 2023	Recreation assets were valued by Tonkin Consulting Pty Ltd at written down current replacement cost during the reporting period commencing 1 July 2023.	1 July 2028	Aug 2016
Infrastructure - Bridges	Included in Transport AMP Aug-23	Desktop Audit - 2020	1 July 2023	Bridges assets were valued by Tonkin Consulting Pty Ltd at written down current replacement cost during the reporting period commencing 1 July 2023. Pursuant to Council's election Bridges Assets are disclosed at fair value.	1 July 2028	Early 2019
Infrastructure - Transport	August 2023	Condition Audit - 2016	1 July 2022	Transportation Assets include roads. Road assets were valued by Tonkin Consulting Pty Ltd at written down current replacement cost during the reporting period commencing 1 July 2022. Pursuant to Council's election Transport Assets are disclosed at fair value.	1 July 2027	2023 – Collected by DCY staff using methodology developed by Tonkin.
Infrastructure - Stormwater	August 2023	Never completed as underground	1 July 2021	Stormwater drainage infrastructure was valued by Tonkin Consulting at written down current replacement cost during the reporting period commencing 1 July 2021 and pursuant to Council's election are disclosed at fair value	1 July 2026	Never completed as underground
Plant, Furniture & Equipment	Does not exist	N/A	N/A	These assets are recognised on the cost basis.	N/A	N/A

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At your next community meeting



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