

# 2025/26-2034/35 ASSET MANAGEMENT PLAN PARKS AND RECREATION

INTEGRATED PLANNING AND  
REPORTING FRAMEWORK



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## EXECUTIVE SUMMARY

The Parks and Recreation (AMP) outlines all the tasks and resources required to manage and maintain Council's parks and recreation assets (including swimming pools) to an agreed standard. The AMP sets out a detailed overview of all Council's Parks and Recreation assets valued at approximately \$103.9 million (June 2024). This value excludes indexation.

Council currently has an adopted level of service to resource the maintenance/renewal of its parks and recreation assets to ensure that they are not in poor condition.

This AMP forecasts the resourcing to meet that level of service for Council's next Delivery Program.

The Office of Local Government has introduced key performance measures as part of the special schedule on infrastructure assets included in the Annual Financial Statement. To achieve these performance targets Council is committed to ensuring that its assets do not fall into Condition 4 (poor) or Condition 5 (very poor).

This AMP identifies the financial investment by Council to meet these Local Government key performance indicators (special schedule on infrastructure assets included in the Annual Financial Statement) for Councils Delivery Program 2025/26 – 2028/29.

# 1. INTRODUCTION

Fairfield City Council is responsible for the provision and management of Parks and Open Space assets. This is a considerable percentage of the assets owned and managed by the Council and vital to the quality of life of Council's residents and visitors. It includes:

- Bushland Reserves
- Parks
- Playgrounds/Fitness Equipment
- Sporting Fields
- Streetscapes/laneways (walking routes, active transport links)
- Creeks/Foreshores/Riparian buffer zones
- Swimming Pools
- Water Play (Aquatopia) and Splash Parks

Parks and Open Space natural assets are fundamentally different to Council's other infrastructure assets. A commitment to regular and appropriate maintenance regimes can increase the value of the asset over time (turf, gardens, trees, and bush regeneration).

Assets like the park furniture, whilst having comparatively short life cycles, enhance the aesthetics and the experience within the parks and open space network. They are critical assets for community recreation, adding significantly to health and wellbeing outcomes.

This plan is focused on clarifying and defining key levels of service for the parks/open space network, the cost for current and future operations, maintenance, renewal, and capital works required to deliver a sustainable community benefit from parks and open space assets.

## 1.1 Fairfield City Plan Link

The Fairfield City Plan goals and objectives in this Asset Management Plan are:

*Table 1.1 Council Goals and how these are addressed in this Plan.*

| Broad Theme                                     | Goal  | Outcomes  | How objectives are addressed in AMP   |
|---|---|---|---|
| <b>Theme 1 - Community Wellbeing</b>            | Goal 1.1:<br>A safe City that feels more secure   | Safer streets and public spaces                   | Minimise loitering and deter anti-social behaviour in public areas<br><br>Improve lighting in key locations that provide public access to amenities and facilities. |
|   | Goal 1.2 A healthy and active community through reliable services and opportunities           | Improved health, medical facilities, and services | Expand and promote access to affordable facilities, fitness programs and physical activities  |
| <b>Theme 2 - Places and Infrastructure</b>      | Goal 2.4:<br>Inviting and well-used open space  | An active and socially connected community        | Improve Park aesthetics through diverse landscaping and public art.<br><br>Provide quality sporting fields and open space facilities for the community.             |
| <b>Theme 3 - Environmental Sustainability</b>   | Goal 3.3:<br>Environment and compliance standards are met.                                    | Public and environmental health is safeguarded    | Address illegal Dumping and Litter prevention to promote cleaner street and public areas  |
| <b>Theme 4 – Strong and Resilient Economy</b>   | Goal 4.2:<br>Thriving entertainment precincts with a vibrant and inclusive night-time economy | Tourism throughout the City                       | Foster Tourism and Attractions through enhancing infrastructure and offering new attractions or experiences.  |
| <b>Theme 5 – Good Governance and Leadership</b> | Goal 5.1:<br>Decision-making processes are open and transparent.                              | Community interests are well represented          | involve the community in the development of strategies and plans, ensuring their input shapes decisions and outcomes  |

## 1.2 Scope of this Plan

Open Space Asset Management is a critical factor towards ensuring that service outcomes which support Fairfield City Council's City Plan and resident expectations are met.

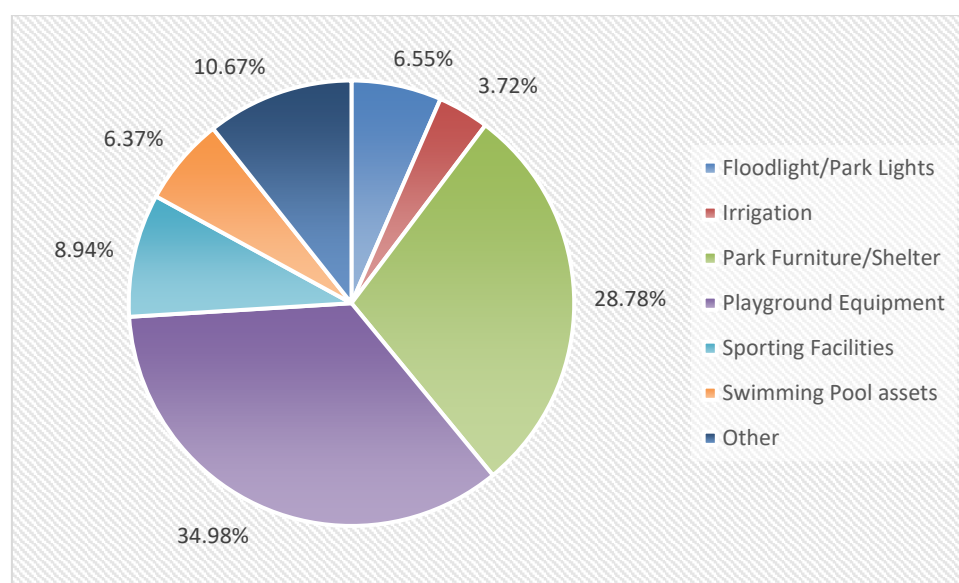
Fairfield City Council continues to identify and acquire open space for the provision of new parks for future generations. Most recently this has included Koonoona Park in Villawood. The targeted areas for the acquisition of open space where there is a measured green space deficit include the suburbs of Fairfield Heights, Canley Heights, and Villawood.

Fairfield City Council is responsible for the management of parks and recreation assets, as shown in Table 1.1, with a replacement value of \$103.9 million.

Table 1.2 – Replacement Cost

| Asset Category         | Quantity           | Replacement Cost \$'000 | Replacement Cost % |
|------------------------|--------------------|-------------------------|--------------------|
| Floodlight/Park Lights | 624 items          | \$6,800                 | 6.55%              |
| Irrigation             | 92 items           | \$3,869                 | 3.72%              |
| Park Furniture/Shelter | 3754 items         | \$29,900                | 28.78%             |
| Playground Equipment   | 690 items          | \$36,338                | 34.98%             |
| Sporting Facilities    | 352 items          | \$9,285                 | 8.94%              |
| Swimming Pool assets   | 5 items            | \$6,618                 | 6.37%              |
| Other Assets           |                    | \$11,080                | 10.67%             |
| <b>TOTAL</b>           | <b>5,517 items</b> | <b>\$103,890</b>        |                    |

Table 1.3 Distributions of Sports Fields/Parks/Recreation assets by Replacement Cost



## 1.3 Documents that informed the Parks/Open Space Asset Management Plan

- Fairfield City Plan 2025 - 2035

- Local Environmental Plan (LEP)
- Plans of Management
- Fairfield City Biodiversity Plan
- Fairfield City Open Space Strategy
- Fairfield City Community Facilities Strategy
- Community Engagement and Consultation Policy
- Strategy on Ageing
- Fairfield Disability Inclusion Action Plan (DIAP)
- Fairfield Environment Strategy

## 2. LEVELS OF SERVICE

### 2.1 Legislative Requirements

Council must meet many legislative requirements, including Australian and State Legislation. These include:

*Table 2.1.1 Legislative Requirements*

| Legislation   | Requirement   |
|---|---|
| Local Government Act  | Sets out the role, purpose, responsibilities and powers of local governments, including the preparation of long-term financial plans supported by asset management plans for sustainable service delivery.  |
| The Australian Accounting Standards   | The Australian Accounting Standards Section 27 (AAS27) requires that assets be valued and reported in the annual accounts, which also includes depreciation value (i.e. how fast these assets are wearing out).   |
| Australian Accounting Standard AASB116, AASB13 and AASB 2022-10                           | Reporting on asset condition and consumption to Councillors, management, and the community.   |
| Civil Liability Act 2002 and Civil Liability Amendment (Personal Responsibility) Act 2002 | Protects the Council from civil action by requiring the courts to take into account the financial resources, the general responsibilities of the authority and the compliance with general practices and applicable standards.  |
| Disability Discrimination Act, 1992   | <p>(a) to eliminate, as far as possible, discrimination against persons to the ground of disability in the areas of:</p> <p>(i) work, accommodation, education, access to premises, clubs, and sport;</p> <p>(ii) the provision of goods, facilities, services and land;</p> <p>(iii) existing laws; and</p> <p>(iv) the administration of Commonwealth laws and programs; and</p> <p>(b) to ensure, as far as practicable, that persons with disabilities have the same rights to equality before the law as the rest of the community; and</p> <p>To promote recognition and acceptance within the community of the principle that persons with disabilities have the same fundamental rights as the rest of the community.</p> |
| Heritage Act 1977   | An Act to conserve the environmental heritage of the State.   |



| Legislation  | Requirement   |
|--|---|
| Workplace Health and Safety Act and Regulations  | Sets out roles and responsibilities to secure the health, safety and welfare of persons.  |
| Building Code of Australia   | The goal of the BCA is to enable the achievement of nationally consistent minimum necessary standards, including structural and safety from fire and sustainability objectives. |
| Electrical Safety Act 2002   | The Act sets out the installation, reporting and safe use of electricity.   |
| Environmental Planning and Assessment Act 1979 (POPE)  | This Act sets out the requirements in respect to environmental planning legislation.  |
| Plumbing and Drainage Act 2002   | This Act sets out our Plumbing requirements   |
| Plant Protection Act 1989  | This Act sets out the requirements in respect to Flora protection.  |
| Valuation of Land Act 1916   | This Act sets out the requirements in respect to Land Valuation.  |
| Public Records Act 2002  | This Act sets out the requirements in respect to maintaining public records.  |
| Surveillance Devices Act 2007  | This Act sets out requirements in respect to the use of surveillance devices.   |
| AS 3661.1 1996   | Standard for pavement slip resistance.  |
| Child Protection Act   | Provides requirements for the protection of children in public spaces.  |
| Water Management Act   | Sets out responsibilities associated with the use of water.   |
| NSW Threatened Species Act   | Sets requirements in relation to fauna and threatened species (plant).  |
| Commonwealth Environment Protection and Diversity Protection and Biodiversity Conservation Act | Sets out requirements associated with environment and utilisation.  |
| State Environmental Planning Policy  | Sets out specific requirements in connection with the remediation of land.  |
| Contaminated Land Management Act   | Sets out specific requirements in connection with the remediation of land.  |

## 2.2 Adopted Levels of Service

The adopted Levels of Service that are considered appropriate to Fairfield City Council are scheduled in Table 2.2.1.

Table 2.2.1

| Key Performance Indicator | Level of Service  | Target Performance  | Performance Measure Process                                   |
|---------------------------|---|---|---|
| Social Needs              | Ensure that parks, sports fields and open space areas meet community needs  | Importance and satisfaction levels are surveyed                                 | Indicator Survey Results                                      |
| Appearance                | Parks, sports fields and open space assets are kept free of accumulated litter and are in a presentable condition | >75% customer surveyed satisfied  | Annual facility users survey                                  |
| Legislative Compliance    | All structures comply with construction standards and WHS Act. LGA - PoM  | 100% compliance   | Inspection program formulated and implemented                 |
|                           | Parks/Sports Fields/Open Spaces to provide equal access to all community members.                                 | <25 complaints per year regarding lack of accessibility and 100% DDA compliance | Number of complaints about access to sites and DDA compliance |
| Availability              | Parks/Sports Fields are available when required<br><br>Located within a comfortable walking distance              | > 85%   | Analysis of Ground Closure                                    |
| Utilisation               | Facilities are managed for maximum utilisation (minimal turf degradation)   | Utilisation 80% (7 days per week)   | Facilities Booking Data                                       |
| Health and Safety         | Facilities are safe and free from identified hazards  | <5 per year Incident Reports  | Incident Reports  |
|                           |   | <50 per year request related to safety  | Customer service requests                                     |
|                           |   | 100% identified hazards remediated  | Routine inspections to include Hazard Identification          |
|                           | Environment encourages physical activity  | Importance and satisfaction levels are surveyed                                 | Indicator Survey Results                                      |

| Key Performance Indicator   | Level of Service  | Target Performance  | Performance Measure Process   |
|-----------------------------|---|---|---|
|                             | Program of compliance inspections (Playgrounds, Floodlighting and Irrigation)   | 100% compliance issues remediated   | Audit of Work Orders generated  |
| Quality                     | Ensure that parks & sports fields are clean, inviting, damage and graffiti free   | <20 complaints per annum  | Number of customer complaints per annum   |
|                             | Ensure that mowing service levels meet community demand   | <20 complaints per annum  |   |
| Quantity                    | Are there enough parks/sports fields/open spaces to meet community needs  | Benchmark Study   | Improved according to benchmark   |
| Reliability and Performance | Percentage of programmed preventative maintenance completed   | 85%   | Audit of Service Level delivery   |
| Responsiveness              | All maintenance relating to Parks and Open Space assets is completed within maintenance schedules and within agreed timeframes as per the risk rating | 90% of the work identified was completed within designated response times | Audit of Work Orders generated.<br><br>Customer Request Management Statistics                   |
| Condition                   | Average Asset Condition   | Average asset condition equal to or less than 2                           | Condition Data Analysis<br><br>Annual inspection of parks and open space assets                 |
|                             | Overall Asset Condition   | Replace assets at conditions 4 and 5                                      | Condition Data Analysis<br><br>Annual inspection of parks and open space assets                 |
|                             | Service levels aligned for preventative maintenance   | 85% of services delivered on time   | Service level agreements  |
| Environmental Impacts       | The use of energy and water is controlled to reduce running costs and the impact on the environment   | Annual reduction on the previous year                                     | Electricity consumption kWh/sqm and \$sqm, Water consumption ml/sqm and \$sqm, Carbon footprint |

| Key Performance Indicator | Level of Service   | Target Performance  | Performance Measure Process  |
|---------------------------|--|---|--|
| Financial Sustainability  | Parks/Open Spaces are managed for future generations             | Asset Renewal Ratio Target 100%                               | Annual Budget Expenditure Review   |
|                           |  | Current Condition Level maintained.                           |  |
|                           | To provide an appropriate and cost-effective maintenance service | Benchmark against other authorities to inform target setting. | Maintenance cost as % of replacement cost                                |
|                           | Capital Projects are delivered within budget                     | 100%  | Percentage of projects completed within 5% of the commit to build budget |

## 2.3 Desired Levels of Service

Landscaping and Mowing – Service Level Agreement has been adopted and is budgeted annually for the delivery of maintenance services across all Council Parks and Open Space areas.

## 3. FUTURE DEMAND

### 3.1. Demand Forecast

There are a number of unique factors that directly impact the demand for park and recreation infrastructure and services. These factors include:

- Population growth;
- Residential Development;
- Increased demand for asset rehabilitation and maintenance;
- Increased risk of failure in ageing infrastructure;

- Level of employment;
- Changes in recreation and leisure trends;
- Change in community expectations; and
- Changes in community age profile.

The Fairfield City Council community profile identifies a relatively young population, although the fastest growth area is in the over-65 age group. The dominant housing group is that of couples with children, although there is a continuing reduction in household sizes, resulting in a demand for housing stock.

Fairfield City continues to register one of the highest levels of socio-economic disadvantage in NSW, with many residents being new migrants to Australia. The implications for open space are to continue to provide:

High-quality, low-cost recreational activities are important for the well-being of residents.

Opportunity for fitness activities for all ages, including an ageing demographic.

The management of strong demand for “traditional sports” (such as cricket/rugby league/netball/tennis) requires balance with alternative non-club-based opportunities for recreation (table tennis/fitness/badminton).

### 3.1.1 Technological Change

*Table 3.1.1 Changes in Technology and Forecast Effect on Service Delivery*

| Technological Change  | Effect on Service Delivery  |
|---|---|
| Changes in efficiency and economic viability of solar electricity, water-saving methods and water storage methods                   | Parks/Recreation infrastructure can increasingly incorporate sustainable energy and water-saving measures in new and replacement projects |
| Lighting Control is controlled through a mobile phone network for activation by authorised users and to monitor power usage levels. | Reduce unauthorised use of sporting facilities' lighting and minimise use of lighting when not required.                                  |

### 3.1.2 Increased Demand for Asset Renewal and Maintenance

Demand for new services will be managed through a combination of managing existing assets, upgrading and replacing existing assets. A ten-year capital works program will aim to provide improved flood lighting and to continue to replace playground equipment and fitness equipment.

This plan does not allow for accelerated asset consumption or usage; however, it needs to be recognised that new generation play equipment is heavily utilised in Fairfield City and has a comparatively short life cycle, which has budget implications.

Service improvements, which include operational and renewal requirements such as floodlighting and site improvements, will need additional funding to achieve.

### 3.1.3 Change in Community Expectation

Community expectations relating to the use of open space are changing and demand for quality playgrounds and open spaces for recreation is being measured anecdotally and through Council's bookings for open space, as increasing. An example is the rise in enquiries by professional fitness providers for the hire of Council sporting fields.

Strategies and policies to continue to provide maximum access and equity for the use of limited Council sporting facilities are continually reviewed and monitored to meet community expectations. Similarly, Council Fees and Charges are reviewed annually to ensure that they are meeting community needs/aspirations.

*Table 3.1.3.1 Demand Management Strategies Summary*

| Service Activity           | Demand Management Strategies   |
|----------------------------|--|
| Provision of sports fields | Leases and used of facilities by Clubs.<br>Joint uses of School facilities explored. |

| Service Activity                             | Demand Management Strategies  |
|--|---|
|  | <p>Ongoing community and sporting club consultation to inform equitable and optimised access to sporting facilities.</p> <p>Review S94 funding to consider use for sporting field service upgrading.</p>  |
| Provision of increased sports field lighting | <p>Inventory of fields available and lux levels currently provided by Council</p> <p>Centralised venues for higher competitions to consolidate investment in higher lux level lighting</p> <p>Provision of venues for night competition on a shared basis</p> <p>Additional provision of all-weather synthetic pitches for multi-sport use.</p> |
| Fees and Charges                             | <p>Review to meet changing community access and Club access requirements and professional use by Fitness Trainers.</p>  |

## **4. RISK MANAGEMENT**

In order to establish those risks that will be covered by the risk management program, a table has been developed showing sources of risk, their potential impacts, current controls and action plans (refer to Table 4.1). The risk register has established the responsibilities of the relevant departments (City Assets and Infrastructure) and personnel.



*Table 4.1 Parks/Open Space Asset Risk Register (to use this sheet refer to Generic Asset Management Plan Section 1: Table 4.1, 4.2, 4.3 and 4.4)*

| Hazards   | Risk (what can happen?)  | Likelihood | Consequence | Risk Score | Controls   | Action   | Responsibility   |
|---|--|------------|-------------|------------|--|--|------------------|
| Asset Condition                                     | Injury as a consequence of the deterioration of parks/open space assets                          | 3          | 3           | 9          | Regular inspection and maintenance reports, supported by resident reports, inform repair                                     | 1. Regular condition assessments<br>2. Maintenance Reports (Parks)<br>3. Annual allocation of sufficient funding and resources | Asset Management |
| Insufficient Maintenance                            | Insufficient maintenance increases the risk of injury to users                                   | 3          | 3           | 9          | Regular inspection and Service Levels for maintenance  | Service Levels for preventative maintenance optimised  | Asset Management |
| Natural Events (flooding, bushfire, earthquake etc) | Significant injury or asset loss due to natural events   | 3          | 3           | 9          | Field closure protocols in place for public advice   | Design controls for flooding and fire safety controls in place.  | Asset Management |
| Trips   | Member of the public trips and injures themselves  | 3          | 3           | 9          | Regular inspection and Service Levels for maintenance  | Inspections optimised to program maintenance/ renewal with appropriate budget allocation                                       | Asset Management |
| Slips   | User slips on surface that has insufficient traction   | 2          | 3           | 6          | Regular inspection and Service Levels for maintenance  | Design of surfaces to maximise traction and reduce the likelihood of slips   | Asset Management |
| Vandalism   | Injury as a result of malicious damage to playgrounds, sports fields or another open space asset | 2          | 3           | 6          | Vandalism reported to the Police and the public is advised. Police are informed of all vandalism for offender identification |  | Asset Management |

| Hazards                      | Risk (what can happen?)                                     | Likelihood | Consequence | Risk Score | Controls  | Action  | Responsibility  |
|------------------------------|---|------------|-------------|------------|---|---|---|
| Disability Access            | Facilities are unable to provide access for disabled people | 2          | 3           | 6          | Design to comply with DDA requirements                | DDA compliance audited  | CPO Aging and Disability  |
| OHS Practices                | Injury due to poor WHS practices                            | 2          | 3           | 6          | WHS procedures and policies applied                   | WHS systems continue to be implemented and educated   | All   |
| Inappropriate works          | Damage and injury caused by inappropriate work              | 2          | 3           | 6          | Regular inspection and Service Levels for maintenance | Conditions of Hire, educated, and bonds forfeited for unauthorised hire works   | Asset Management  |
| Poor Design and Construction | Injury caused by poor design and construction               | 2          | 3           | 6          | Design in accordance with Australian Standards        | 1. Implement quality control & quality assurance processes in construction.<br>2. Establish post post-construction review with the design | Manager City Assets & Infrastructure Services<br>& Major Projects |

## **5. LIFECYCLE MANAGEMENT PLAN**

### **5.1 Objective**

The core objectives for the management of community land categorised as a Park as specified by the Local Government Act, 1993, are to:

- Encourage, promote, and facilitate recreational, cultural, social, and educational pastimes.
- Provide for passive recreational activities or pastimes and the casual playing of games.
- Improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.

The core objectives for the management of community land categorised as Sportsground are to:

- Encourage, promote, and facilitate recreational pursuits in the community involving organised and informal sporting activities and games.
- Ensure that such activities are managed having regard to any adverse impact on surrounding or nearby residences.

### **5.2 Asset Inclusions/Exclusions and Hierarchy**

#### **5.2.1 Inclusions**

The assets covered in this plan are shown below:

- Sporting Facilities (cricket, baseball, basketball)
- Sports Field Floodlighting
- Sports Field Irrigation
- Fencing (safety and security)
- Bollards
- Car Park Gates
- Playgrounds (equipment, soft fall)
- Fitness Equipment
- Skate Parks
- Water facilities (drinking fountains, taps)
- Park furniture (Seats, tables)
- Shelters
- Lighting
- Bins
- Swimming Pools

### 5.2.2 Exclusions

Bush Regeneration areas are currently not costed as part of this AMP; however, in consultation with the Natural Resources Branch will continue to be subject to maintenance service levels and budget allocations by Council.

The following sites are excluded from this AMP:

- Leased sporting facilities
  - The Complex (Mount Pritchard Community Club)
  - Football/Netball (Club Marconi)
  - Football (Cabramatta Leagues Club)
  - Soccer (Ninevah Club)
- \*Car parks associated with parks and sporting fields
- \*Footpaths within parks and sporting fields

*\* These assets are covered in their respective plan.*

### 5.2.3 Hierarchy

The Department of Infrastructure and Planning NSW utilises a hierarchical approach to open space, identifying regional, district and local parks. The Fairfield City Council Open Space Strategy interprets these descriptions to define a hierarchical level for Council's Parks, which are:

Level 1: Serving the Western Sydney region.

Level 2: Serving the recreation needs of the Fairfield LGA as a whole.

Level 3: Providing for active and passive recreation within each of the four Place Management Areas (Cabramatta/Canley Vale, Fairfield, Bonnyrigg/Prairiewood, and Smithfield/Wetherill Park)

Level 4: Providing for the passive recreation of an individual suburb or neighbourhood

4a: Neighbourhood parks  
Larger than average with a range of facilities such as:

- a large playground
- walking path
- seating or picnic area
- games or casual sports area or space for a range of such facilities that have yet to be developed.

People from the local neighbourhood use these reserves.

- 4b: Local Parks  
Smaller than neighbourhood Parks with fewer facilities:
- small playground
  - a seat and path
  - or there are no facilities and there is space for these to be developed.

Only people who live in the immediate vicinity of the park are likely to use a Park with the Hierarchy 4b.

Similarly, the Fairfield City Council Open Space Strategy also provides descriptions to define a hierarchical level for Council's Sports Fields which are:

Level 1/2: Serving the region's LGA areas as a whole - (minimum 150 car spaces)

Level 3: Serving one of the five districts – (minimum 50 car spaces)

Level 4: Serving an individual suburb – (minimum 20 car spaces)

A key objective in the creation of hierarchies is to achieve equity of access and service across the Local Government Area. A range of delivery standards are applied across the relevant levels in line with Council's Open Space Strategy.

### 5.3 Asset Description

For the purposes of identifying the different strategies and asset management requirements for the different types of parks and recreation assets, an Open Space Strategy including the incorporation of community feedback has been completed.

The following outlines the definitions used:

**Bushland/Reserves** are managed, protected and enhanced as part of Council's Legislated environmental responsibilities.

**Parks/Playgrounds** are provided for community purposes such as recreation, socialising and enhancing people's health and wellbeing. Council provides this service to meet community need, ratepayers' expectations and statutory requirements. Council is responsible for the management of all park's assets including trees, gardens, turf, artwork, furniture and playgrounds.

**Sporting Fields** are the parks with sporting facilities and built assets with or without playgrounds. They are an integrated system of open space to increase the opportunity for recreational activities. The primary focus of a sporting field is to provide organised and informal sporting activities and games but not preclude provision for a range of passive recreational opportunities where possible to meet the diverse needs of the communities of Fairfield City.

**Streetscapes/Laneways (Open Space Networks)** contribute to urban open space and provide for active transport including cycling, walking trails and public transport links. This area includes nature strips, maintained by residents.

**Creeks/Foreshores/Riparian buffer zones** highlighted within the Environmental Management Plan for the City of Fairfield. Targets relate directly to biodiversity conservation and include rehabilitating both sides of creek banks where applicable (some creeks form natural LGA boundaries) to natural condition, re-vegetating and the removal of noxious weeds and exotic plants.

### 5.3.1 Life Cycle Issues

Some of the key life cycle issues that affect parks and open spaces areas are:

- Weather events (drought/flood)
- Vandalism
- User misuse or abuse
- Overuse
- Poor design

### 5.3.2 Asset Condition

Condition is measured using a 1-5 rating system as defined in the Table 5.3.2.1 below:

| Level | Condition | Description                           | % Life Consumed |
|-------|-----------|---------------------------------------|-----------------|
| 1     | Excellent | No work required (normal maintenance) | 0               |
| 2     | Good      | Only minor work required              | 25              |
| 3     | Average   | Some work required                    | 50              |
| 4     | Poor      | Some renovation needed within 1 year  | 75              |
| 5     | Very Poor | Urgent renovation/upgrading required  | 100             |

Examples across a single asset component (sports field fencing) are shown below:  
Condition 1: No work required (normal maintenance)



Condition 2: Only minor work required



Condition 3: Some work required



Condition 4: Some renovation is needed within 1 year



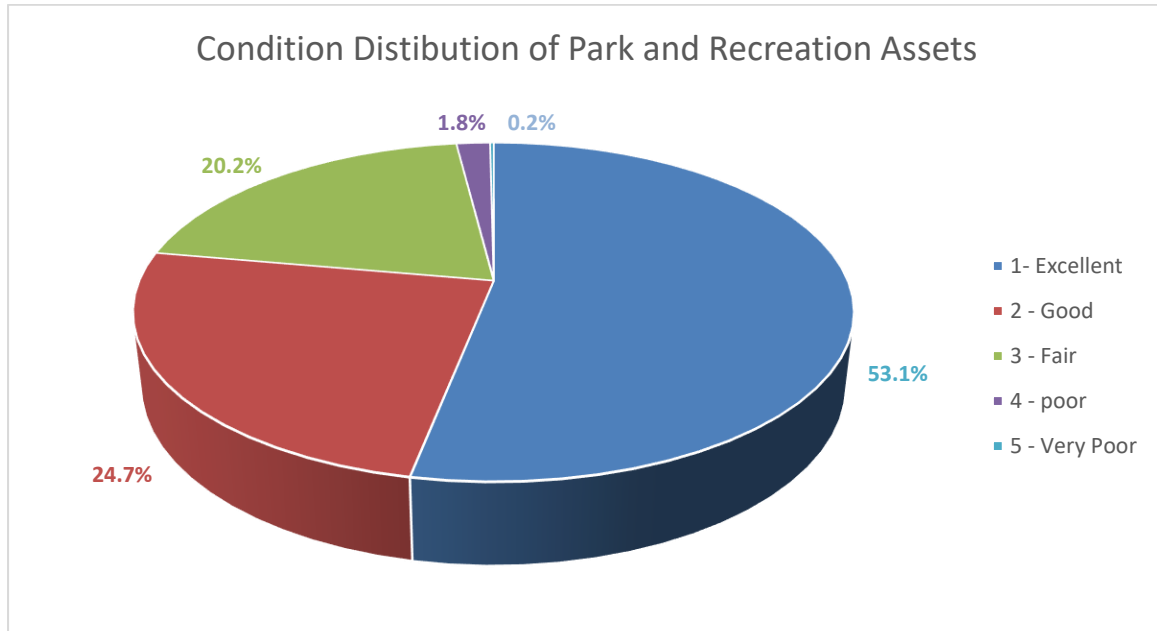
Condition 5: Urgent renovation/upgrading required



## Condition Assessments

The most recent condition assessments are shown graphically below:

Figure 5.3.2.1 Condition Distribution of *Park and Recreation Assets*





### 5.3.3 Asset Valuation

Valuation of Council's Park and Recreation assets is undertaken every 5 years and is externally audited by the NSW Office of Audit.

A summary of replacement cost on 30<sup>th</sup> June 2024 for the following asset categories is detailed in Table 5.3.3.1 below.

- Fence
- Park Furniture/Playground
- Floodlight/Lights
- Sporting Facilities
- Irrigation
- Swimming Pools

Table 5.3.3.1: Asset Valuation

| Asset Type                | Replacement Cost<br>\$'000 |
|---------------------------|----------------------------|
| Fence                     | \$6,800                    |
| Park Furniture/Playground | \$3,869                    |
| Floodlight/Light          | \$29,900                   |
| Sporting Facilities       | \$36,338                   |
| Irrigation                | \$9,285                    |
| Swimming Pool             | \$6,618                    |
| Other Assets              | \$11,080                   |
| <b>TOTAL</b>              | <b>\$103,890</b>           |

### 5.3.4 Asset Useful Life

The useful life of an asset is defined as a period over which a depreciable asset is expected to be fully utilised.

Table 5.3.4.1 shows useful life calculated for Open Space Assets.

Table 5.3.4.1

| Category                   | Useful Life (years) |
|----------------------------|---------------------|
| Park Infrastructure Assets | 10-150              |

### 5.3.5 Renewal and Maintenance Expenditure

Council's Parks and Recreation Renewal Program budget allocation over the last three years is detailed in Table 5.3.5.1.

Table 5.3.5.1: Renewal and Maintenance Expenditure

|  | 2021/2022<br>\$'000 | 2022/2023<br>\$'000 | 2023/2024<br>\$'000 |
|--|---------------------|---------------------|---------------------|
| Renewal and Maintenance<br>Expenditure | \$1,828             | \$3,570             | \$3,803             |

### 5.3.6 Life Cycle Activities

#### 5.3.6.1 Operations

Operational activities keep the asset utilised but have no effect on condition. Typical operational activities include but are not limited to the mowing and aeration of turf, landscaping/mulching of gardens and utility costs such as electricity for the operation of sports field lighting.

A Mowing and Landscaping Operational Plan has been prepared outlining the Service Levels for these Open Space activities. The adoption of Service Levels will inform the budget allocation required to fund the operation of Council's Parks and Recreation assets.

#### 5.3.6.2 Maintenance

Maintenance activities are those routine works which keep assets operating to the required service levels. They fall into two broad categories:

- Planned Maintenance (proactive)*  
Maintenance works planned to prevent asset failure and deterioration. Typical planned maintenance activities include:
  - The testing and replacement of sports field lighting globes, testing and replacement of sports field lighting poles, testing and renewal of irrigation systems.
- Unplanned Maintenance (reactive)*  
Maintenance works carried out in response to reported problems or defects. Typical unplanned maintenance activities include:
  - Fixing leaking irrigation, replacing blown lamps, repairing vandalism damage, repairing playground equipment and replacing locks on park entry gates.

Council is responsible for funding parks and recreation maintenance through its operational budgets which are divided into three main classifications; Parks, Sports Fields and Open Space.

Natural Systems manages the operational budgets for the maintenance of Councils bush regeneration and riparian areas.

*The asset category maintained across the various business units is outlined below:*

| Business Unit Manager     | Asset Category   |
|---------------------------|--|
| Natural Systems           | Bush Regeneration<br>Riparian Zones  |
| Asset Management Division | Playgrounds/Park furniture/Sports field<br>lighting/irrigation/turf/sporting equipment<br>(goalposts)/fencing/gates/supporting signage |

### **5.3.6.3 Maintenance Standards**

Maintenance standards are a set of performance criteria for the agreed service standard and future maintenance needs of open space assets. They form the basis of the minimum level of service for Councils parks, sporting fields and recreational areas.

The actual asset condition will be compared against the desired maintenance standard, or in the case of legislation the required maintenance standard. Variations from the standard that are identified will form part of the planned corrective and maintenance plans.

### **5.3.6.4 Maintenance Strategy**

Maintenance strategies include:

#### Inspections (Routine Maintenance and Scheduled)

- Preventing premature deterioration or failure of assets
- Deferring minor maintenance work if open space assets are due for replacement/renewal
- Ensuring the open space network is maintained to deliver the desired levels of service
- Identifying requirement for renewal or capital upgrades

Maintenance works are prioritised based on the following factors:

- The safety of park/sporting field users
- Park/Sporting Field/Open Space hierarchy
- Statutory regulation
- Utilisation

#### Maintenance Specifications

- Maintenance work is carried out in accordance with Australian Service Standards and Specifications.

### **5.3.6.5 Maintenance Program**

Both planned and unplanned maintenance is undertaken as a result of either proactive inspection by Council staff or after receiving a request from customer.

A maintenance plan (**Appendix 1**) is a part of this Asset Management Plan.

Scheduled inspections assist to inform renewal and capital works programs.

#### 5.3.6.6 Maintenance Service Provision

Fairfield City Council currently uses a mixture of its own staff and external contractors for the provision of road and transport asset maintenance services.

##### *Operating Services*

| Services                                 | Contractor  | Services Provided   | Term           |
|--|---|---|----------------|
| Field Restoration                        | Parks & Gardens Branch                              | Re-turfing/Aeration/Top Dressing  | Annual         |
| Mowing/Landscaping                       | Parks & Gardens Branch and some contracted services | Mowing/Landscaping to Service Levels outlined in Operational Plan                             | Service Levels |
| Line marking                             | Contracted  | Fortnightly Athletic Fields (2) marking.<br>First line marking of the season all other codes. | Service Levels |
| Playground Audits/Compliance Inspections | Contracted  | Certification to Australian Standard  | Quarterly      |
| Electricity Charges                      | SSROC Contract                                      | Power Supply/Lighting   | Ongoing        |
| Water Services                           | Contracted  | Water Supply/irrigation   | Ongoing        |

##### *Maintenance Services*

| Services                       | Contractor            | Services Provided                   | Term           |
|--------------------------------|-----------------------|-------------------------------------|----------------|
| Irrigation/Plumbing Services   | Building Trades Group | Maintenance and repairs, Irrigation | Service Levels |
| Floodlight/Electrical Services | Building Trades Group | Maintenance and repairs             | Service Levels |

## Contract Management

Service Level Agreements with Council's Trades/Parks and Works Branches are reviewed annually for efficiency of budget allocations.

Contracts for the provision of line-marking, mowing, and landscaping services are reviewed in line with contractual requirements and to optimise service provision.

## **5.4 Renewal Plan**

Renewal work is the replacement of an asset or a significant component to restore its original size and capacity. Typical open space renewal works include replacement of existing:

- Sports field poles and globes
- Irrigation systems and pumps
- Playground equipment components
- Park furniture
- Sporting Facilities – cricket pitches, practice nets, goal posts etc.
- Swimming Pool replacement structural components

### **5.4.1 Renewal Strategy**

Renewal/replacement strategies are determined based on:

- **Risk** – where the risk of failure and associated safety, financial and commercial impact justifies action;
- **Asset performance** – when the asset fails to meet the required level of service; and
- **Economics** – when it is no longer economic to continue repairing the asset (that is, the annual cost of repairs exceeds the annualised cost of renewal).

This asset management plan enables Council to holistically manage its parks and recreation assets through the development of an annual Major Program for Parks and Recreation asset renewal.

All renewal works are prioritised based upon the following criteria:

- Asset Hierarchy
- Maintenance Standard
- WHS Obligations
- Statutory Obligations
- Overall Condition
- Environmental impacts
- Costs

The table below provides a priority ranking for weighting renewal projects:

Table 5.4.1.1 Renewal Priority Ranking Criteria

| Criteria  | Weighting % |
|---|-------------|
| Community - Function                                  | 30          |
| Community – Quality                                   | 5           |
| Technical – Condition                                 | 10          |
| Technical – Risk of Failure                           | 40          |
| Technical – Operating/Maintenance and lifecycle costs | 15          |
| <b>Total</b>  | <b>100</b>  |

*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 asset at a cost less than replacement cost.*

#### Council’s Renewal Works Program

Budget allocations for renewal works on open space assets are primarily managed within the Asset Management Division, Open Space Branch.

However, natural assets such as bush regeneration areas are managed by the Natural Systems Branch.

#### **5.4.2 Renewal Expenditure Forecasts**

Council’s Asset Management System (Conquest) maintains all of the data and information relating to Councils Road and Transport Renewal Program.

This data informs financial planning and using an approved (industry standard) software (MyPredictor), Council is able to model the deterioration of the assets in order to determine the renewal needs over the longer term.

### **5.5 New/Upgrade Works**

New works involve the extension or upgrade of Council’s parks and recreation assets to cater for growth or additional levels of service.

In Fairfield City these new/upgrade works can be created by development.

The users of Council’s Parks and Recreation assets include Clubs that can approach Council for capital works. There are a range of grant funding opportunities made available to Council and community groups for the upgrading of parks and recreation assets.

Council’s Open Space and Recreation Strategy 2020-2041 and its associated Community Needs Analysis inform the future planning for parks and recreation assets.

New assets will include a whole-of-life analysis that will consider the impact of longer-term maintenance, as well as operating costs of the new work, so that Council budgets accommodate the expenditure required for the servicing.

## 5.6 Asset Disposal

Asset disposal involves assessment of strategic goals and the recognition that some assets may be underperforming or surplus to operating requirements. Disposal of assets may be recommended when:

- The asset is under-utilised and surplus to Council service delivery.
- Community consultation identifies that the asset is not providing a value for money service.
- The asset is not aligned with corporate goals or the City Plan

In most instances, parks and recreation assets are replaced or renewed at the end of their life.

Where existing assets are being replaced but can be re-used, this will be undertaken as follows in Table 5.6.1.

*Table 5.6.1 Council's existing plan for disposal of park assets*

| Asset Group/Type               | Disposal Timing  | Comments  | LOS satisfied                                       |
|--------------------------------|--|---|---|
| All Park infrastructure assets | Service delivered by the asset is no longer deliverable due to the condition of the asset. | Occasionally, an asset that is still in reasonable condition might be replaced by a new playground theme. When this occurs, the old asset is relocated to another park. | Asset function meets the requirements of the users. |

## **6. FINANCIAL FORECAST**

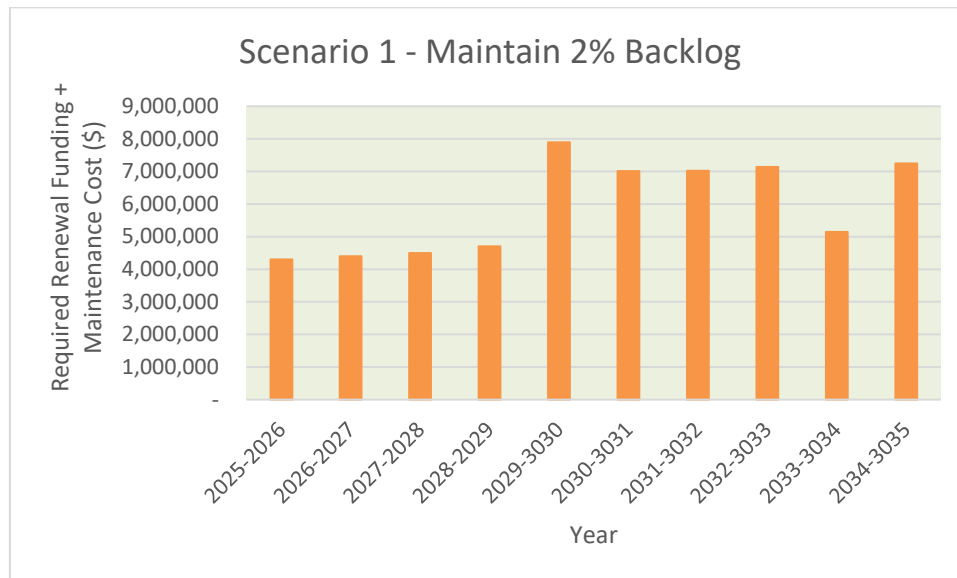
### **6.1 10-Year Financial Forecasts**

The results are presented as “*what if*” scenarios for the expenditure required for renewal, operation, maintenance, and new/upgrade works over a ten (10) year period.

This assessment also incorporates Council’s long-term financial plan projections and assumptions about asset performance, rates of deterioration and funding requirements.



**Scenario 1: Current Funding - Maintain Backlog 2% (No more than that 2% of assets in condition 4 and 5)**



*Table 1: 10-year expenditure forecast for open space*

| Year                        | 25-26<br>(m) | 26-27<br>(m) | 27-28<br>(m) | 28-29<br>(m) | 29-30<br>(m) | 30-31<br>(m) | 31-32<br>(m) | 32-33<br>(m) | 33-34<br>(m) | 34-35<br>(m) |
|-----------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Open Space Renewal          | \$2.6        | \$2.6        | \$2.7        | \$2.8        | \$6.0        | \$5.0        | \$5.0        | \$5.0        | \$3.0        | \$5.1        |
| Maintenance and Operational | \$1.7        | \$1.8        | \$1.8        | \$1.9        | \$1.9        | \$2.0        | \$2.0        | \$2.1        | \$2.1        | \$2.2        |

## Scenario 2: Maintain Backlog 5% (No more than that 5% of assets in condition 4 and 5)

This scenario models a funding approach where the asset backlog for open space is maintained at no more than 5%, meaning a maximum of 5% of assets are in poor or very poor condition (Condition 4 or 5).

To support this target, annual renewal funding is reduced to approximately 40% of the level required to maintain a 2% backlog. While this provides short-term savings, it may result in lower service standards and higher long-term renewal pressures.

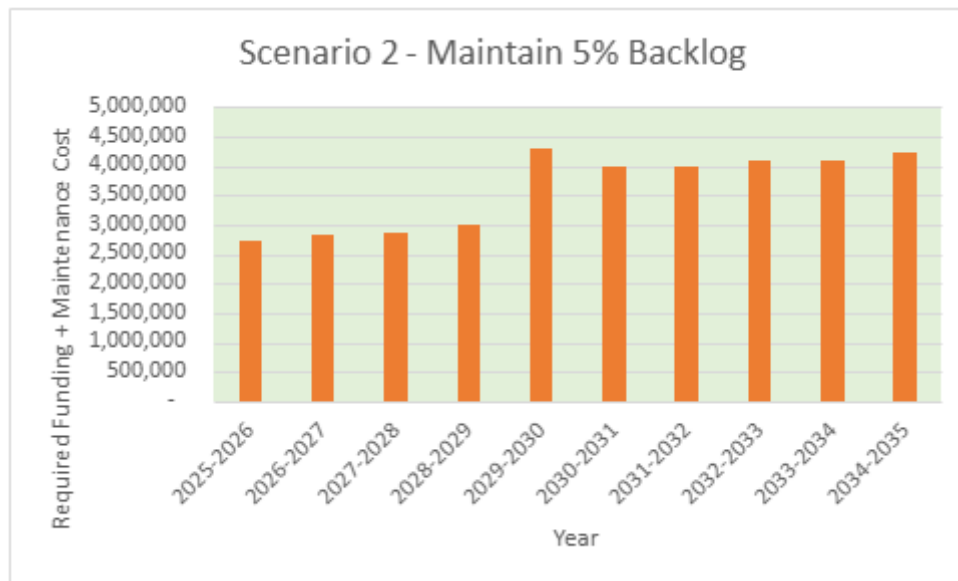


Table 2: 10-Year Expenditure Forecast – Open Space (5% Backlog Scenario)

| Year                        | 25-26<br>(m) | 26-27<br>(m) | 27-28<br>(m) | 28-29<br>(m) | 29-30<br>(m) | 30-31<br>(m) | 31-32<br>(m) | 32-33<br>(m) | 33-34<br>(m) | 34-35<br>(m) |
|-----------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Open Space Renewal          | \$1.04       | \$1.04       | \$1.08       | 1.12         | \$2.40       | \$2.00       | \$2.00       | \$2.00       | \$2.00       | \$2.04       |
| Maintenance and Operational | \$1.7        | \$1.8        | \$1.8        | \$1.9        | \$1.9        | \$2.0        | \$2.0        | \$2.1        | \$2.1        | \$2.2        |

## 6.2 Key Assumptions

- Assumptions have been made to average useful lives.
- No disposal of assets is considered in the financial projection.

## 6.3 Funding Strategy

The focus of this Asset Management Plan is on identifying the optimum cost for each asset group necessary to produce the desired level of service. How the cash flow is to be funded is a matter for separate consideration as part of Council's funding policy review.

Current Funding sources available for these assets include:

| Asset Type                               | Funding Source   |
|--|--|
| Parks and Recreation (Open Space) Assets | Rates<br>Federal Government Funding<br>State Government funding<br>Private developer-funded works<br>Hire/License/Lease Charges<br>Section 711/712 |

## 6.4 Confidence Levels

The confidence in the asset data used as a basis for the financial forecasts has been assessed using the following grading system:

Confidence ratings for each asset group and/or sub-group

| Asset Category     | Qty | Cond | Age | Service Levels | Demand Forecasts | Lifecycle Mange | Financial Forecasts | Overall Rating |
|--------------------|-----|------|-----|----------------|------------------|-----------------|---------------------|----------------|
| Parks & Recreation | A   | A    | A   | A              | B                | B               | A                   | A              |
| Open Space Assets  |     |      |     |                |                  |                 |                     |                |

| Confidence Grade | Confidence Rating and Description  |
|------------------|--|
| A                | <b>Highly Reliable &lt; 2% uncertainty</b><br>Data based on sound records, procedure, investigations and analysis which is properly documented and recognised as the best method of assessment   |
| B                | <b>Reliable <math>2\% \leq CR &lt; 10\%</math> uncertainty</b><br>Data based on sound records, procedures, investigations, and analysis which is properly documented but has minor shortcomings for example the data is old, some documentation is missing and reliance is placed on unconfirmed reports or some extrapolation                     |
| C                | <b>Reasonably Reliable <math>10\% \leq CR &lt; 25\%</math> uncertainty</b><br>Data based on sound records, procedures, investigations, and analysis which is properly documented but has minor shortcomings for example the data is old, some documentation is missing and reliance is placed on unconfirmed reports or significant extrapolation. |
| D                | <b>Uncertain <math>25\% \leq CR &lt; 50\%</math> uncertainty</b><br>Data based on uncertain records, procedures, investigations and analysis, which is incomplete or unsupported, or extrapolation from a limited sample for which grade A or B data is available.   |
| E                | <b>Very Uncertain <math>\geq 50\%</math> uncertainty</b><br>Data based on unconfirmed verbal reports and/or cursory inspection and analysis  |

## **7. ASSET MANAGEMENT PRACTICES**

Council utilises the following computer software as part of Council's Asset Management system to manage its Park and Recreation (Open Space) assets:

- Peoplesoft Financial Management System
- Conquest Asset Management System
- My Predictor Predictive Modelling Tool
- MapInfo (GIS – Geographic Information System)

## **8. PLAN IMPROVEMENT AND MONITORING**

### **8.1 Improvement Program**

Council's Asset Management Strategy 2025/26 – 2029/30 identifies the improvement tasks as part of the following Priority Themes:

- Asset Capitalisation
- Asset Information Management
- Service Management
- Risk Management
- Innovation

## 9. APPENDICES

### Appendix 1 Maintenance Management Plan for Parks and Recreation (OpenSpace) Assets

| Maintenance Plan for Parks and Open Space                       |  |   |   |                 |                       |                         |
|---|--|---|---|-----------------|-----------------------|-------------------------|
| Sporting Facilities Maintenance                                 |  |   |   |                 |                       |                         |
| Item  | Reason for Activity  | Description of Treatment  | Intervention Level  | Response Rating | Work Type             | Responsibility          |
| Defective surface   | Surface are required to maintain in good order and condition to ensure that service life is maximised and sports activities are performed with adequate comfort, protection and safety | Treatment of isolated failed areas by the replacement with new material and reinstate surface | Inspection reveals repair is required or Repair when damage is a hazard to the public     | Rating 2        | Planned Maintenance   | Asset Management        |
| Line Marking  | Damaged, missing, faded line marking   | Re-marking the damaged area   | Scheduled service for Athletic Fields only first line mark of the season for other codes. | Service Level   | Planned Maintenance   | Parks & Gardens         |
| Park Furniture Maintenance                                      |  |   |   |                 |                       |                         |
| Item  | Reason for Activity  | Description of Treatment  | Intervention Level  | Response Rating | Work Type             | Responsibility          |
| Bent, broken, faded or defaced components of the park furniture | Repair is necessary to maintain the use of facility and reduce the risk of injury to users caused by unsafe furniture  | Repair or replace the damaged components of the park furniture                                | Repair when damage is a hazard to the public or associated property                       | Rating 2        | Unplanned Maintenance | Infrastructure Services |

| Maintenance Plan for Parks and Open Space  |   |   |   |                 |                       |                         |
|--|---|---|---|-----------------|-----------------------|-------------------------|
| Sporting Facilities Maintenance  |   |   |   |                 |                       |                         |
| Irrigation   |   |   |   |                 |                       |                         |
| Item   | Reason for Activity   | Description of Treatment  | Intervention Level  | Response Rating | Work Type             | Responsibility          |
| Sprinklers not working or ineffective, timer or computer controllers is not working correctly  | Maintenance of irrigation system is carried out to ensure the timely delivery of a full coverage of water to the subject areas in order to maintain the good health of vegetation | Repair or replace the damaged components of the irrigation system | Repair when damage is a hazard to the public or associated property | Rating 2        | Unplanned Maintenance | Infrastructure Services |
| Fence Maintenance  |   |   |   |                 |                       |                         |
| Item   | Reason for Activity   | Description of Treatment  | Intervention Level  | Response Rating | Work Type             | Responsibility          |
| Bent, broken, faded or defaced bollards, loose or cut wire mesh, damaged gate, opening under fence, missing panels, timber components effected by rote or white ants | Repair is necessary to maintain the use of facility and reduce the risk of injury to users caused by unsafe fence   | Repair or replace the damaged components of the Fence             | Repair when damage is a hazard to the public or associated property | Rating 2        | Unplanned Maintenance | Infrastructure Services |

| <b>Miscellaneous Assets</b>  |  |  |   |                        |                       |   |
|--|--|--|---|------------------------|-----------------------|---|
| <b>Item</b>  | <b>Reason for Activity</b>   | <b>Description of Treatment</b>  | <b>Intervention Level</b>   | <b>Response Rating</b> | <b>Work Type</b>      | <b>Responsibility</b>                     |
| Bent, broken, faded or defaced components of the miscellaneous Assets                  | Repair is necessary to maintain the use of facility and reduce the risk of injury to users caused by unsafe furniture                  | Repair or replace the damaged components of the miscellaneous assets   | Repair when damage is a hazard to the public or associated property | Rating 2               | Unplanned Maintenance | Infrastructure Services                   |
| <b>Playground Equipment</b>  |  |  |   |                        |                       |   |
| <b>Item</b>  | <b>Reason for Activity</b>   | <b>Description of Treatment</b>  | <b>Intervention Level</b>   | <b>Response Rating</b> | <b>Work Type</b>      | <b>Responsibility</b>                     |
| Loose bolts, ropes, worn moving parts, sharp edges or the level of loose fill material | Repair is necessary to minimise the risk of equipment failure or injury occurring and to provide a continuing high level of operation. | Repair or replace the damaged components of the playground equipment   | Repair when damage is a hazard to the public or associated property | Rating 2               | Unplanned Maintenance | Specialist Contractor & Parks and Gardens |
| <b>Grass (Surround)</b>  |  |  |   |                        |                       |   |
| <b>Item</b>  | <b>Reason for Activity</b>   | <b>Description of Treatment</b>  | <b>Intervention Level</b>   | <b>Response Rating</b> | <b>Work Type</b>      | <b>Responsibility</b>                     |
| Grass growing impeding safe and intended use of parks and sportsground                 | Mowing is necessary to create a neat appearance to the parks and sportsground areas and allows for safe usage                          | Grass mowing – as per service levels specified in Mowing/Landscaping Operation al Plan average one cut per week for playing field, one cut per month for other areas of park | Grass Height>30mm - Playing field, >75mm for others of Park         | Rating 2               | Planned Maintenance   | Parks & Gardens                           |



| Miscellaneous Assets  |   |   |   |                 |                     |                         |
|---|---|---|---|-----------------|---------------------|-------------------------|
| Garden  |   |   |   |                 |                     |                         |
| Item  | Reason for Activity   | Description of Treatment  | Intervention Level  | Response Rating | Work Type           | Responsibility          |
| The presence of damaged, dead, weeds, pests and rubbish.          | Garden Maintenance is necessary to keep the areas visually attractive in accordance with the intended landscape character and to promote an optimal growth condition of the garden  | Remove weeds, rubbish, damaged or dead animal                         | Observed deteriorating condition of gardens. Significant and visible rubbish deposits | Rating 2        | Planned Maintenance | Parks & Gardens         |
| Lighting  |   |   |   |                 |                     |                         |
| Item  | Reason for Activity   | Description of Treatment  | Intervention Level  | Response Rating | Work Type           | Responsibility          |
| Defective lamps, damaged luminaries or poles and defective wiring | Lighting maintenance is required to provide a continual high level of lighting for the staging of organised sporting events at the sportsground. It is also required to provide a safe and secure environment for parks and sports ground users | Repair or replace the damaged or defective components of the lighting | Defective lamps or wiring   | Rating 2        | Planned Maintenance | Infrastructure Services |

## Appendix 2      Parks and Recreation (Open Space) Asset Inspection

| Parks and Open Space Asset Inspection |                |                   |                      |           |                       |
|---------------------------------------|----------------|-------------------|----------------------|-----------|-----------------------|
| Asset Group                           | Asset Subgroup | Hierarchy         | Inspection Type      | Frequency | Responsibility        |
| Sporting Facilities                   |                |                   | Risk Inspection      | Weekly    | Asset Management      |
|                                       |                |                   | Condition Inspection | Monthly   | Asset Management      |
| Playground Equipment                  | Equipment      |                   | Risk Inspection      | 3 Months  | Specialist Contractor |
|                                       | Soft fall      |                   | Condition Inspection | 3 Months  | Specialist Contractor |
| Park Furniture                        | Seat           | Includes graffiti | Risk Inspection      | 12 Months | Asset Management      |
|                                       | Table          |                   | Condition Inspection | 12 Months | Asset Management      |
|                                       | Bin            |                   | Condition Inspection | 12 Months | Asset Management      |
|                                       | Sign           |                   | Risk Inspection      | 12 Months | Asset Management      |
| Fence                                 | Fence          |                   | Risk Inspection      | 12 Months | Asset Management      |
|                                       | Bollards       |                   | Condition Inspection | 12 Months | Asset Management      |
|                                       | Gate           |                   | Condition Inspection | 12 Months | Asset Management      |
| Swimming Pools                        |                |                   |                      |           |                       |
| Asset Group                           | Asset Subgroup | Hierarchy         | Inspection Type      | Frequency | Responsibility        |
| Swimming Pools                        | Pool Shell     |                   | Risk Inspection      | Monthly   | Specialist Contractor |
|                                       | Pool Structure |                   | Condition Inspection | Monthly   | Specialist Contractor |

## Appendix 3 Delivery Program– Parks and Recreation – 2025/2026 – 2028/2029

| Year      | Project ID | Project Name & Description  | Suburbs         | Estimate  |
|-----------|------------|---|-----------------|-----------|
| 2025-2026 | MPOSR2601  | Heysen Park<br>Playground Equipment, Rubber Softfall, Access Gate, Steel Bollard, Steel Fence Renewal and Basketball Hoop.  | Abbotsbury      | \$200,000 |
| 2025-2026 | MPOSR2602  | Province Park<br>Steel Table, Timber Bollard, Steel Seat Replacement  | Abbotsbury      | \$8,550   |
| 2025-2026 | MPOSR2603  | Lalich Park<br>Playground Equipment, Rubber Softfall, Timber Bollard Replacement  | Bonnyrigg       | \$197,000 |
| 2025-2026 | MPOSR2604  | Bonnyrigg Town Centre Park<br>Synthetic Softfall Renewal, Sealed Surface Court, Cable Ride (Flying Fox), Steel Bollard, Steel Seat, Bark Softfall, Rubber Softfall, Park Warning Sign Renewal, Art Works, Bin, Playground Equipment, Steel Fence, Steel Shelter Renewal | Bonnyrigg       | \$500,000 |
| 2025-2026 | MPOSR2605  | Kinghorne Park<br>Playground Equipment, Steel Bollard, Rubber Softfall Replacement  | Bonnyrigg       | \$197,000 |
| 2025-2026 | MPOSR2612  | Unplanned Asset Renewal And Forward Planning<br>Unplanned Renewal of Various Assets and Forward Planning Open space infrastructure renewal to enable investigations and concept plans to be developed for projects and assist with grant funding applications           | City Wide       | \$100,000 |
| 2025-2026 | MPOSR2606  | Fairfield Adventure Park<br>Playground Equipment Replacement, Fountain Small, BBQ, Rubber Softfall Renewal.   | Fairfield       | \$500,000 |
| 2025-2026 | MPOSR2607  | Allambie Park<br>Bin Compound, Irrigation System, Park Name Sign, Granite Paver, Timber Fence, Irrigation Pump, Rubber Softfall, Steel Fence, Goal Post Renewal   | Greenfield Park | \$200,000 |
| 2025-2026 | MPOSR2608  | Powhatan Park<br>Timber Bollard, Timber Fence, Bin Compound, Floodlight with Timber Pole Replacement  | Greenfield Park | \$250,000 |
| 2025-2026 | MPOSR2609  | Prout Park<br>Aluminium Seat Replacement  | Mt Pritchard    | \$5,000   |
| 2025-2026 | MPOSR2610  | Chisholm Park<br>Playground Equipment Replacement, Rubber Softfall  | St Johns Park   | \$197,000 |
| 2025-2026 | MPOSR2611  | King Park<br>Floodlight with Steel pole, Goal Post, Park Name Sign, Timber Seat, Alloy Bench, Timber Fence Renewal  | Wakeley         | \$250,000 |

| Year      | Project ID | Project Name & Description   | Suburbs           | Estimate  |
|-----------|------------|--|-------------------|-----------|
| 2026-2027 | MPOSR2704  | Stockdale Park<br>Goal Post, Playground Equipment, Park Warning Sign Replacement, Fitness Equipment, Rubber Softfall, Goal Post, Floodlight with Timber Pole, Timber Bollard, Water Tank Renewal | Abbotsbury        | \$209,032 |
| 2026-2027 | MPOSR2716  | Province Park<br>Steel Bollard, Rubber Softfall Renewal  | Abbotsbury        | \$55,000  |
| 2026-2027 | MPOSR2720  | Kingston Park<br>Sand Softfall Renewal   | Abbotsbury        | \$35,000  |
| 2026-2027 | MPOSR2715  | Wheller Park<br>Steel Seat, Steel Bench, Rubber Softfall Replacement   | Bossley Park      | \$56,600  |
| 2026-2027 | MPOSR2718  | Burraby Park<br>Park Name Sign, Rubber Softfall Renewal  | Bossley Park      | \$41,550  |
| 2026-2027 | MPOSR2701  | McBurney Park<br>Rubber Softfall, Playground Equipment, Fitness Equipment, Access Gate Renewal   | Cabramatta        | \$250,000 |
| 2026-2027 | MPOSR2714  | Hartley's Oval<br>Goal Post, Mesh sight screen, Alloy Bench, Concrete Cricket Pitch with Cage Replacement  | Canley Vale       | \$56,757  |
| 2026-2027 | MPOSR2705  | Kinta Park<br>Playground Equipment, Rubber Softfall Renewal  | Fairfield         | \$197,000 |
| 2026-2027 | MPOSR2706  | Lisbon Park<br>Playground Equipment, Steel Bollard, Timber Bollard, Rubber Softfall Replacement  | Fairfield East    | \$197,000 |
| 2026-2027 | MPOSR2713  | Fairfield Heights Park<br>Bark Softfall, Steel Bollard Renewal   | Fairfield Heights | \$57,650  |
| 2026-2027 | MPOSR2702  | Avery Park<br>Playground Equipment, Steel Fence, Access Gate, Concrete Cricket Pitch, Goal Post, Park Name Sign, Rubber Softfall Renewal   | Fairfield West    | \$220,000 |
| 2026-2027 | MPOSR2707  | Chadwick Park<br>Playground Equipment, Steel Table Replacement, Park Name Sign, Rubber Softfall Replacement  | Fairfield West    | \$197,000 |
| 2026-2027 | MPOSR2719  | Sadlier Park<br>Bark Softfall Renewal  | Fairfield West    | \$37,500  |
| 2026-2027 | MPOSR2708  | Hornet Park<br>Playground Equipment, Steel Seat, Rubber Softfall, Timber Bollard Replacement   | Greenfield Park   | \$197,000 |
| 2026-2027 | MPOSR2712  | Natchez Park<br>Rubber Softfall, Steel Seat, Timber Bollard Renewal  | Greenfield Park   | \$57,700  |
| 2026-2027 | MPOSR2717  | Aberdeen Park<br>Access Gate, Rubber Softfall, Park Name Sign, Plastic Bollard, Steel Seat Replacement   | Greenfield Park   | \$51,459  |
| 2026-2027 | MPOSR2722  | Smithfield Park<br>Goal Post, Park Name Sign, Timber Seat, Timber Table Replacement  | Smithfield        | \$15,000  |
| 2026-2027 | MPOSR2703  | Chisholm Park<br>Floodlight with Timber Pole, Goal Post  | St Johns Park     | \$260,000 |

| Year      | Project ID | Project Name & Description  | Suburbs       | Estimate  |
|-----------|------------|---|---------------|-----------|
| 2026-2027 | MPOSR2711  | Homebush Park<br>Rubber Softfall, Steel Table Renewal   | St Johns Park | \$74,100  |
| 2026-2027 | MPOSR2710  | Unplanned Asset Renewal And Forward Planning<br>Unplanned Renewal of Various Assets and Forward Planning Open space infrastructure renewal to enable investigations and concept plans to be developed for projects and assist with grant funding applications | Various       | \$100,000 |
| 2026-2027 | MPOSR2709  | Hilwa Park<br>Plastic Bollard, Playground Equipment, Rubber Softfall Renewal  | Villawood     | \$197,000 |
| 2026-2027 | MPOSR2721  | King Park<br>Alloy Bench, Goal Post, Timber Bench, Timber Bollard, Concrete Cricket Pitch Replacement   | Wakeley       | \$24,622  |

| Year      | Project ID | Project Name & Description  | Suburbs           | Estimate  |
|-----------|------------|---|-------------------|-----------|
| 2027-2028 | MPOSR2822  | Tarlington Park<br>Timber Bench, Timber Bollard, Goal Post, Steel Shelter Replacement   | Bonnyrigg         | \$21,300  |
| 2027-2028 | MPOSR2811  | Handel Park<br>Synthetic Softfall, Timber Bollard Renewal   | Bonnyrigg Heights | \$64,100  |
| 2027-2028 | MPOSR2812  | Middlehope Park<br>Rubber Softfall Renewal  | Bonnyrigg Heights | \$55,000  |
| 2027-2028 | MPOSR2818  | Minto Park<br>Bark Softfall Renewal   | Bonnyrigg Heights | \$36,000  |
| 2027-2028 | MPOSR2807  | Terone Park<br>Concrete Cricket Pitch, Goal Post, Fitness Equipment, Goal Post, Timber Fence, Rubber Softfall Renewal   | Bossley Park      | \$197,000 |
| 2027-2028 | MPOSR2825  | Hope Park<br>Light at Park, Steel Bollard, Steel Seat Replacement   | Bossley Park      | \$15,000  |
| 2027-2028 | MPOSR2821  | Bowden Park<br>Park Advisory Sign Replacement   | Cabramatta        | \$21,818  |
| 2027-2028 | MPOSR2827  | Hughes Park<br>Art Works Replacement  | Cabramatta        | \$10,000  |
| 2027-2028 | MPOSR2813  | Abercrombie Park<br>Softfall Renewal  | Cabramatta West   | \$55,000  |
| 2027-2028 | MPOSR2814  | Crosio Park<br>Rubber Softfall, Art Works Renewal   | Cabramatta West   | \$47,892  |
| 2027-2028 | MPOSR2819  | Johnston Park<br>Access Gate, Steel Fence Renewal   | Canley Vale       | \$35,959  |
| 2027-2028 | MPOSR2820  | Sherwin Park<br>Alloy Bench, Light at Park, Steel Shelter, Timber Bollard Replacement   | Canley Vale       | \$30,773  |
| 2027-2028 | MPOSR2823  | Hartley's Oval<br>Alloy Bench, Bubblers, Netball Hoop, Timber Bollard, Access Gate Replacement  | Canley Vale       | \$17,086  |
| 2027-2028 | MPOSR2810  | Unplanned Asset Renewal And Forward Planning<br>Unplanned Renewal of Various Assets and Forward Planning Open space infrastructure renewal to enable investigations and concept plans to be developed for projects and assist with grant funding applications | City Wide         | \$100,000 |
| 2027-2028 | MPOSR2802  | Makepeace Oval<br>Floodlight with Timber Pole, Park Advisory Sign, Timber Bollard, Steel Fence, Timber Bench, Timber Fence, Sandpit, Replacement  | Fairfield         | \$318,086 |
| 2027-2028 | MPOSR2833  | Tyrell Park<br>Access Gate Replacement  | Fairfield East    | \$5,000   |
| 2027-2028 | MPOSR2808  | Tasman Park<br>Park Advisory Sign, Playground Equipment, Rubber Softfall, Timber Bollard Replacement  | Fairfield West    | \$197,000 |
| 2027-2028 | MPOSR2826  | Irelands Bridge Reserve<br>Goal Post, Access Gate, Access Gate Replacement  | Lansvale          | \$10,859  |
| 2027-2028 | MPOSR2828  | Cherrybrook Park<br>Irrigation Pump, Steel Seat, Timber Bollard Replacement   | Lansvale          | \$9,092   |

| Year      | Project ID | Project Name & Description  | Suburbs           | Estimate  |
|-----------|------------|---|-------------------|-----------|
| 2027-2028 | MPOSR2830  | Peter Dawson Park<br>Steel Bench Replacement  | Mt Pritchard      | \$7,000   |
| 2027-2028 | MPOSR2804  | Aquatopia Water Park<br>Access Gate, Fishpipe, Shade Sail, Shade Structure<br>(Shade Cloth) Replacement   | Prairiewood       | \$240,000 |
| 2027-2028 | MPOSR2815  | Dunleavy Park<br>Rubber Softfall Renewal  | Prairiewood       | \$40,600  |
| 2027-2028 | MPOSR2806  | Rosford Park<br>Goal Post, Access Gate, Discus Throw Pitch, Timber<br>Bollard, Floodlight with Timber Pole, Steel Bollard,<br>Discus Cage Replacement   | Smithfield        | \$150,000 |
| 2027-2028 | MPOSR2809  | Shamrock Park<br>Playground Equipment, Timber Bollard Replacement,<br>Rubber Softfall   | Smithfield        | \$197,000 |
| 2027-2028 | MPOSR2817  | Thorley Park<br>Park Name Sign, Steel Fence Renewal   | Smithfield        | \$40,000  |
| 2027-2028 | MPOSR2824  | Beaumont Park<br>Art Work Replacement   | Smithfield        | \$16,190  |
| 2027-2028 | MPOSR2832  | Fitzroy Park<br>Park Warning Sign, Steel Seat Replacement   | St Johns<br>Park  | \$6,505   |
| 2027-2028 | MPOSR2816  | Villawood Family Park<br>Rubber Softfall Renewal  | Villawood         | \$40,600  |
| 2027-2028 | MPOSR2801  | Haywood Park<br>Playground Equipment, Rubber Softfall, Steel Fence,<br>Steel Table Renewal  | Wetherill<br>Park | \$197,000 |
| 2027-2028 | MPOSR2803  | Wetherill Park Reserve<br>Steel Bollard, Playground, Rubber Softfall, Steel Table,<br>Synthetic Softfall, Timber Fence, Access Gate, Steel<br>Shelter, Park Name Sign Renewal   | Wetherill<br>Park | \$250,000 |
| 2027-2028 | MPOSR2805  | Emerson Park<br>Bin Compound, Goal Post, Playground Equipment, Steel<br>Bollard, Steel Seat, Rubber Softfall, Park Name Sign,<br>Timber Bollard, Concrete Cricket Pitch with Cage,<br>Floodlight with Timber Pole, Skate Park Replacement | Wetherill<br>Park | \$230,000 |
| 2027-2028 | MPOSR2829  | Shakespeare Park<br>Timber Fence Renewal  | Wetherill<br>Park | \$9,000   |
| 2027-2028 | MPOSR2831  | Yennora Park<br>Park Name Sign, Timber Table Replacement  | Yennora           | \$7,000   |

| Year      | Project ID | Project Name & Description  | Suburbs           | Estimates |
|-----------|------------|---|-------------------|-----------|
| 2028-2029 | MPOSR2901  | Tarlinton Park<br>Bin, Floor Mounted Rack Modules, Playground Equipment, Rubber Softfall, Steel Shelter, Goal Post, Timber Bench Replacement  | Bonnyrigg         | \$250,001 |
| 2028-2029 | MPOSR2904  | St Johns Park<br>Goal Post, Park Advisory Sign, Tennis Court Floodlight, Steel Fence, Fitness Equipment, Park Name Sign, Sealed Surface Court, Synthetic Surface Replacement  | Bonnyrigg         | \$485,599 |
| 2028-2029 | MPOSR2905  | Parkes Park<br>Floodlight with Timber Pole, Goal Post, Steel Fence, Timber Fence Renewal  | Bonnyrigg         | \$200,000 |
| 2028-2029 | MPOSR2906  | Falklands Park<br>Playground Equipment, Timber Seat Replacement, Rubber Softfall  | Bonnyrigg         | \$197,000 |
| 2028-2029 | MPOSR2917  | Lansvale Park<br>Steel Shelter, Bin, Rubber Softfall Renewal  | Bonnyrigg         | \$45,000  |
| 2028-2029 | MPOSR2907  | Peterlee Park<br>Fence Renewal, Playground Equipment, Rubber Softfall, Steel Fence Renewal  | Bonnyrigg Heights | \$197,000 |
| 2028-2029 | MPOSR2908  | Day Park<br>Access Gate, Plastic Bollard, Playground Equipment, Park Name Sign, Rubber Softfall Replacement   | Bonnyrigg Heights | \$197,000 |
| 2028-2029 | MPOSR2911  | Jindabyne Park<br>Rubber Softfall, Sand Softfall Renewal  | Bossley Park      | \$78,000  |
| 2028-2029 | MPOSR2916  | Yakima Park<br>Rubber Softfall, Sandpit, Steel Seat Renewal   | Bossley Park      | \$45,700  |
| 2028-2029 | MPOSR2922  | Tallowood Park<br>Park Name Sign, Timber Bollard, Steel Bench Replacement   | Bossley Park      | \$20,838  |
| 2028-2029 | MPOSR2925  | Coolatai Park<br>Access Gate, Timber Bollard Replacement  | Bossley Park      | \$13,859  |
| 2028-2029 | MPOSR2912  | Longfield Park<br>Rubber Softfall Renewal   | Cabramatta        | \$60,900  |
| 2028-2029 | MPOSR2915  | Water St Park<br>Steel Fence, Rubber Softfall Renewal   | Cabramatta West   | \$51,060  |
| 2028-2029 | MPOSR2909  | Adams Park<br>Goal Post Replacement, Bin Compound, Concrete Edging, Concrete Cricket Pitch, Floor Mounted Rack Unit, Goal Post, Irrigation System, Park Name Sign, Park Warning Sign, Rubber Softfall, Steel Seat Renewal                                     | Canley Vale       | \$150,000 |
| 2028-2029 | MPOSR2924  | Hampton Park<br>Access Gate Replacement, Timber Bollard Replacement   | Canley Vale       | \$15,000  |
| 2028-2029 | MPOSR2910  | Unplanned Asset Renewal And Forward Planning<br>Unplanned Renewal of Various Assets and Forward Planning Open space infrastructure renewal to enable investigations and concept plans to be developed for projects and assist with grant funding applications | City Wide         | \$100,000 |



| Year      | Project ID | Project Name & Description   | Suburbs           | Estimates |
|-----------|------------|--|-------------------|-----------|
| 2028-2029 | MPOSR2920  | Fitzgerald Park<br>Park Advisory Sign, Steel Seat, Timber Bollard Replacement                                | Edensor Park      | \$33,318  |
| 2028-2029 | MPOSR2918  | Thomas Ware Plaza<br>Rubber Softfall Renewal   | Fairfield         | \$40,000  |
| 2028-2029 | MPOSR2921  | Barbara St Park<br>Alloy Seat, Park Advisory Sign Replacement  | Fairfield         | \$24,318  |
| 2028-2029 | MPOSR2914  | Macarthur Park<br>Rubber Softfall Renewal  | Fairfield East    | \$52,200  |
| 2028-2029 | MPOSR2919  | Montrose Park<br>Park Name Sign, Rubber Softfall, Timber Bollard Renewal                                     | Fairfield East    | \$39,950  |
| 2028-2029 | MPOSR2902  | Dan Park<br>Playground Equipment   | Fairfield Heights | \$197,000 |
| 2028-2029 | MPOSR2903  | Blacksmith Park<br>Park Name Sign, Playground Equipment, Rubber Softfall, Steel Seat, Timber Bollard Renewal | Greenfield Park   | \$197,000 |
| 2028-2029 | MPOSR2923  | Aquatopia Water Park<br>Shade Sail, Steel Shade Structure Replacement  | Prairiewood       | \$19,977  |
| 2028-2029 | MPOSR2913  | Innisfail Park<br>Park Name Sign, Rubber Softfall Renewal  | Wakeley           | \$58,950  |

It is proposed that the swimming pools included in the Parks and Recreation plan will be located in the new Asset Management Plan for the Leisure Centres.



Fairfield City Council's Resourcing Strategy  
is available for viewing at Council's website:  
[www.fairfieldcity.nsw.gov.au/ipr](http://www.fairfieldcity.nsw.gov.au/ipr)

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