# Asset Management Plan

## Recreation

Maitland City Council

8 June 2022

The Power of Commitment

# Executive summary

Maitland City Council's (MCC) asset portfolio has an estimated financial value of over $1.7B (in 2022$) across seven asset classes. These asset classes are:

- **Roads and Road Inventory** (all road types, kerb and gutter, paths, signs and traffic equipment)
- **Drainage** (trunk drains, culverts and conduits, floodgates and detention basins)
- **Bridges and Major Structures** (road bridges, pedestrian bridges, retaining walls, lookouts and wharfs)
- **Recreation** (parks, buildings, sporting facilities and open spaces)
- **Buildings** (all MCC owned and operated buildings)
- **Aquatic Centres** (Maitland and East Maitland Aquatic Centres)
- **Plant and Equipment** (plant and equipment used to maintain all MCC asset such as excavators and mowers)

Asset Management Plans (AM Plans) have been developed for each of these asset classes to demonstrate responsible management of assets and associated services, compliance with regulatory requirements, and communicate the level of funding necessary to provide the required levels of service for each asset class.

This AM Plan is for **Recreation assets.** The AM Plan outlines requirements to deliver expected services to the community including Levels of Service; Future Demand and Lifecycle Management activities, informing specific asset investment decisions.

This AM Plan builds upon the previous drainage AM Plan (completed in 2014) as well as planning work defined in other MCC documents. This plan has been prepared by GHD in close consultation with MCC staff.

# What council provides

MCC is expected to provide drainage assets to the community that are:

- Safe and suitable
- Of appropriate quality
- Reliable
- Compliant with relevant legislation
- Delivered in a cost efficient and sustainable manner.

To meet these expectations, MCC own and operates **168 parks and stand-alone recreation facilities**. This includes facilities such as the Maitland Athletics Centre (including all track and field, buildings and supporting civil infrastructure) through to regional significant parks (such as Maitland Park) and basic open spaces/reserves. For the purpose of this AM Plan, and consistent with the Buildings AM Plan, all buildings located in a park and/or recreation facility are included in this AM Plan. The recreation asset class has an estimated total replacement value (in 2022 $) of approximately **$143 M** including buildings. A breakdown of these assets is as follows:

***Table E.1 Recreation asset portfolio***

| Asset | Asset elements | Total Qty (estimated) | $ Cost breakdown (millions) | % Cost total |
|---|---|---|---|---|
| Recreation | Buildings | 102 | $42.00 | 29% |
| | Bushland | 161 ha | excluded | excluded |
| | Cricket Practice Nets | 13 | $0.50 | <1% |
| | Drainage | Various | $0.60 | <1% |
| | Drainage Reserves | 62 ha | excluded | excluded |
| | Furniture | 856 | $3.90 | 3% |

| Asset | Asset elements | Total Qty (estimated) | $ Cost breakdown (millions) | % Cost total |
|---|---|---|---|---|
| | Gardens | 45 ha | $3.60 | 3% |
| | Internal Car Parks | 55 of | $3.70 | 3% |
| | Internal Roads | Included | Included | Included |
| | Irrigation Systems | 54 | $4.20 | 3% |
| | Memorial | 21 | $6.30 | 4% |
| | Open recreation space | 384 ha | excluded | excluded |
| | Park Fencing | 197 | $8.00 | 6% |
| | Park Footpaths | ~7 km | $1.00 | 1% |
| | Park Lighting | 883 | $5.00 | 3% |
| | Park Signage | 32 | $0.10 | <1% |
| | Playgrounds | 141 | $25.10 | 18% |
| | Public Art | TBA | TBA | TBA |
| | Public BBQs | 18 | $0.20 | <1% |
| | Services - Power | 52 | $0.50 | <1% |
| | Services - Water | 77 | $0.80 | 1% |
| | Skate park | 8 | $6.00 | 4% |
| | Sporting Ovals / surfaces | 86 ha | $31.80 | 22% |
| | Trees | ~45,000 | excluded | excluded |
| **Grand Total** | | | **$143.30** | **100%** |

# Current asset status

Not every asset is of equal importance or presents the same failure risk. It is therefore important to know which assets are most critical to service delivery. Understanding which assets are critical, and why, helps to focus investment decisions.

Critical assets are those assets that have high **consequences or impacts** if they fail and a high **probability or likelihood** of failing. As an indication of probability of failure, the following graph represents the consumption of buildings (at a facility level) based on condition data available, asset age and opinions of appropriate MCC staff. The figure below indicates that the large majority of assets are still relatively early in their useful lives with only a small proportion of buildings and playgrounds approaching end of life.

Critical assets are those assets that have high **consequences or impacts** if they fail and a high **probability or likelihood** of failing. As an indication of probability of failure asset consumption of recreation assets has been calculated based on condition data available, asset age and opinions of appropriate MCC staff. This confirms that a large majority of assets are still relatively early in their useful lives with only a small proportion recreation assets approaching end of life.

MCC's risk management framework has also been used to determine its risk exposure. This data highlights that there are <**1%** of recreation assets are a "**very high**" business risk, with a further **11%** of assets being a "**high**" business risk. These assets are predominately playground, buildings and lighting assets at the following 37 priority park/recreation facility locations.

| Location | Location | Location |
|---|---|---|
| A&D Lawrence Oval | Metford Recreation Reserve | Morpeth Oval |
| Ashtongrove Park | Morpeth Common | Parkwood North |
| Beryl Humble Sports Complex | Hartcher Field (Bligh St) | Roy Jordan Sports Centre |
| Bolwarra Lookout | Heritage Park | Roy Jordan Sports Centre (Cartwright St) |
| Bolwarra Sporting Complex | High Street Skatepark | Rutherford Tennis Courts |
| Cecily Reserve | King Edward Park | Somerset Sports |
| Chelmsford Drive Oval | Korbel Street | Somerset Sports (Featherwood Pl) |
| East Maitland Pool | Leinster Circuit | Swallow Avenue |
| Ernie Jurd Oval | Maitland Administration Precinct | Telarah Park |
| Fred Harvey Sports | Maitland Park | Tenambit Sporting Complex |
| Harold Gregson | Maitland Pool | Thornton Tennis Courts |
| Hartcher Field | Maitland Pool Splashpad | Troy Close |
| | Melbee Street Playground | Walka Water Works |

# Future demand

The Maitland Local Government Area is in a period of extraordinary population growth. Most recent population estimates from the Australian Bureau of Statistics for 2020/21 shows the population grew by 3.5%. These accelerated growth rates are predicted to continue for the next five to ten years, with Maitland's population expected to exceed 104,700 by 2041.

Our current growth rate is the fifth highest in NSW and the highest outside of Greater Sydney.
To accommodate this continued growing population, the majority (>90%) are expected to live in new greenfield developments, all of which require new MCC owned and operated assets (such as roads, drainage, paths, recreation etc). New greenfield developments have conservatively been estimated at around 700 new lots per year for the next 10 years.

From the anticipated growth, MCC have estimated that a capital expenditure over the 2022 to 2032 10-year period is **$78.6 M**. This equates to approximately 56 hectares of new parks, open spaces and drainage reserves inclusive of a new asset construction allowance required for these areas. Note that the specific locations and asset types for this expenditure is yet to be confirmed.

# Sustaining the asset portfolio

The estimated cost over time to renew MCC's buildings assets to the target condition and level of service is shown in Figure E.1 below. As indicated by the horizontal line, the theoretical average annual cost to sustain this asset class (based on long term replacement cycles, asset age/condition and estimated growth) is estimated to be in the order of **$13.8 M** in 2022 dollars.

This information now provides a target for short term assessments – particularly with regards to priority assets identified and those that have reached the end of their estimated life. Risk exposure can be further reduced through applying appropriate risk reduction measures or obtaining more accurate condition data that confirms extending asset life is practical.

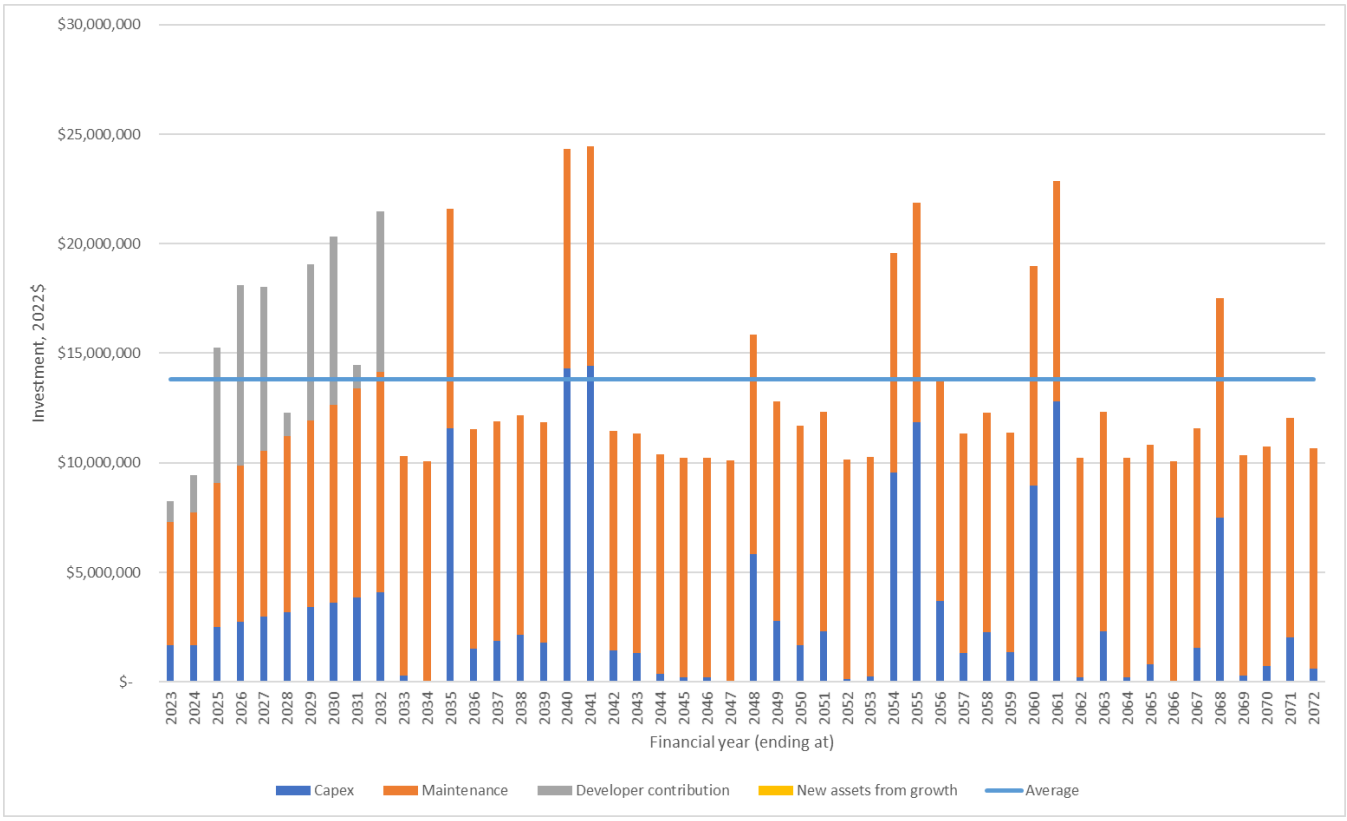


***Figure E.1 Target condition and level of service***

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# 1. Introduction

## 1.1 Asset portfolio

Maitland City Council's (MCC) asset portfolio has an estimated financial value of $1.7B (in 2022$) across seven asset classes. These asset classes are:

- **Roads and Road Inventory** (all road types, kerb and gutter, paths, signs and traffic equipment).
- **Drainage** (trunk drains, culverts and conduits, floodgates and detention basins).
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Asset Management Plans (AM Plans) have been developed for each of these asset classes to demonstrate responsible management of assets and associated services, compliance with regulatory requirements, and communicate the level of funding necessary to provide the required levels of service for each asset class.

The AM Plans provide a rational framework to enable systematic and repeatable processes to manage costs, risks and levels of service. They attempt to identify expected future costs and assist in predicting future barriers to efficient and effective service delivery.

## 1.2 Content of this asset management plan

This AM Plan is for **Recreation assets.** MCC own and operate **168 parks and stand-alone recreation facilities**. This includes recreation facilities such as the Maitland Athletics Centre (including all track and field, buildings and supporting civil infrastructure) through to regional significant parks (such as Maitland Park) and basic open spaces/reserves. For the purpose of this AM Plan, and consistent with the Buildings AM Plan, all buildings located in a park and/or recreation facility are included.

The AM Plan outlines the general approach and methodology taken in preparing the Plan as well as discussing key outputs. The specific sections included in the AM Plan are as follows:

- ***Levels of service*** – specifies the services and levels of service to be provided by MCC.
- ***Future demand*** – how the growth of the Maitland region will impact on future service delivery and how this growth is to be met.
- ***Lifecycle management*** – how MCC are/will manage its existing and future assets to provide the required services.
- ***Financial summary*** – what funds are required to provide sustainable services.

## 1.3 Asset management framework

MCC's asset management policy, plans, strategies, tactics, and activities are part of an integrated, overarching *Asset Management Framework*. This framework defines the relationship between key asset management plans and business processes, and how they interact with MCC's broader corporate plans and activities to deliver the Community Strategic Plan and its service outcomes. The key elements of MCC's Asset Management Framework, and their inter-relationships, are shown in Figure 1.1 below.

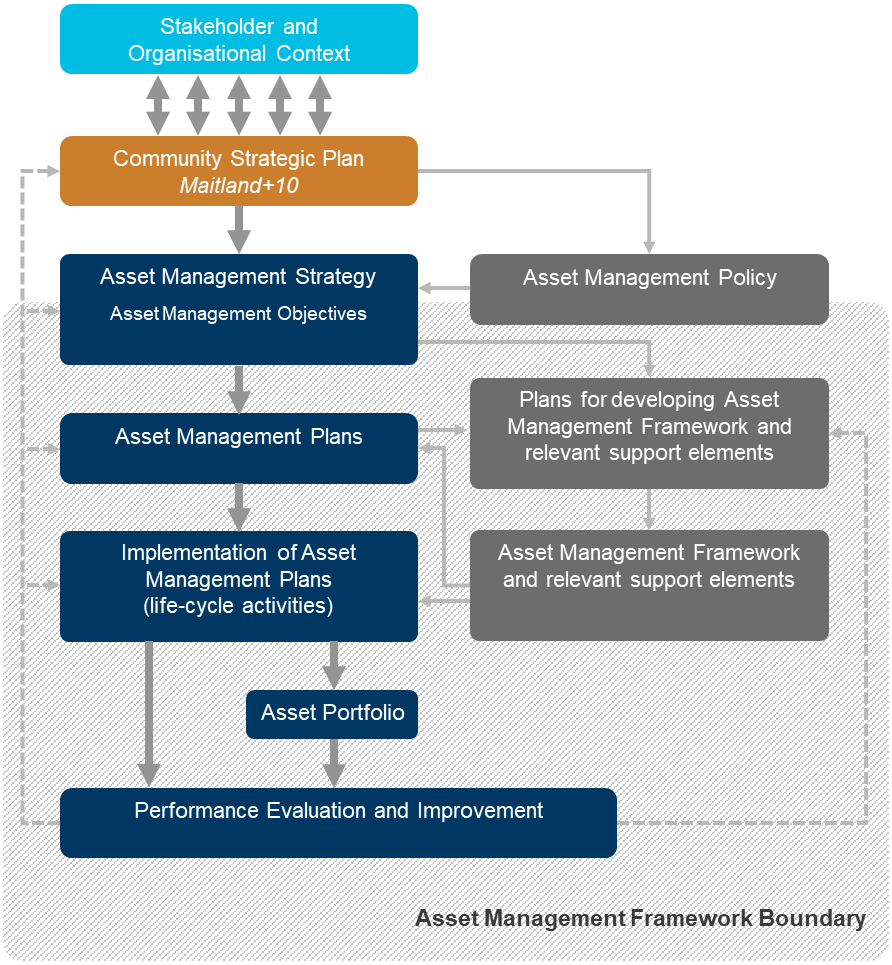


*Figure 1.1 Asset management framework*

AM Plans are a key element of this framework being a crucial link between city wide strategic asset management goals through to the implementation of tactical service delivery requirements. How the AM Plans relate to other MCC documents and planning outputs is illustrated in the figure below. The AM Plans are a central piece to the Asset Management Framework by consolidating (for each asset class) asset portfolio, master planning and lifecycle information to inform asset status and long term financial reporting.

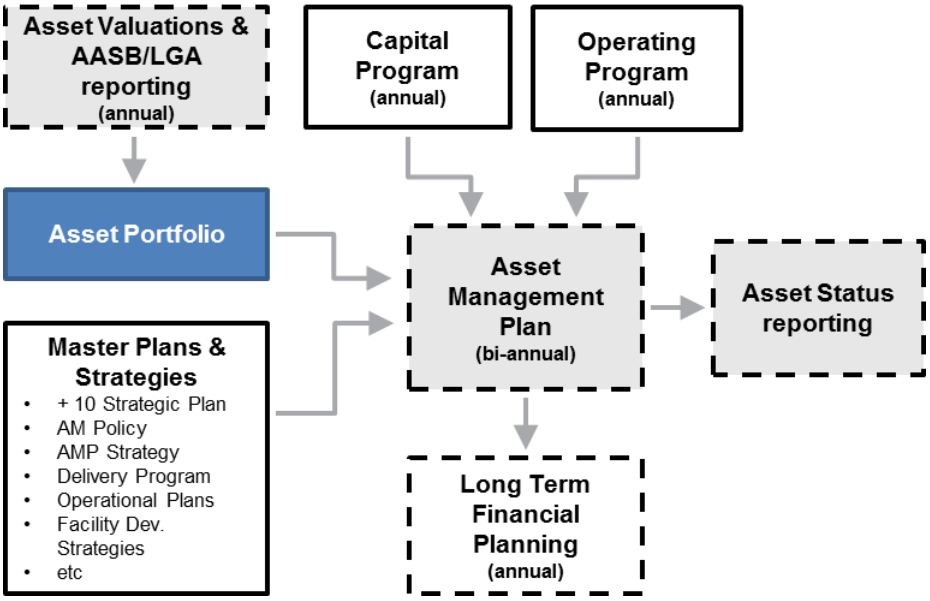


*Figure 1.2 AM Plan relationship to other Maitland City Council documents*

## 1.4 Asset management objectives

MCC is responsible for providing services relating to recreational facilities to the community within the broader portfolio of Council assets. To support the inherent goal of meeting levels of service, MCC has adopted key infrastructure Asset Management Objectives and corresponding Tactics, many of which are relevant to this asset class. These objectives are:

- **Objective 1, Health and Safety:** To be a local government leader in how we effectively manage the health and safety risks related to how we use, operate and maintain our assets.
- **Objective 2, Community Focus:** Our asset portfolio supports the Maitland community's growing and changing demand for connectivity, recreational, sporting and community infrastructure and services.
- **Objective 3, Community Focus:** Our asset portfolio supports the Maitland community's growing and changing demand for connectivity, recreational, sporting and community infrastructure and services.
- **Objective 4, Empowered and Engaged People**: Our people understand their role in delivering service outcomes and are empowered to consider their decisions and actions from a customer service perspective.
- **Objective 5, Growing Maintenance Maturity:** The maturing knowledge and understanding of our assets supports effective application of our condition and risk-based maintenance approach.
- **Objective 6, Project Delivery:** Our project delivery capability and capacity enable us to consistently meet the expectations and timeframes of our stakeholders.
- **Objective 7, Balanced Growth:** Our city retains its unique balance of heritage, urban, rural, natural character, amenity, lifestyle and physical assets while accommodating growth.
- **Objective 8, Economic Prosperity:** Our infrastructure and asset management practices support and enable the economic prosperity of our City.

## 1.5 Recreation assets service delivery program

To meet these objectives, assets are rated in terms of risk and criticality. Criticality assists lifecycle management decision making by defining which assets are most important to the service delivery program. To inform the MCC's service delivery needs, this AM Plan provides:

- Details of the community expectations (where available) and legislative/regulatory requirements.
- A discussion on the asset management implications from the growth of the Maitland region.
- Lifecycle management strategy recommendations (capital rehabilitation, replacement projects and/or maintenance works) commensurate with asset data available.
- Indications of long term sustainable funding amounts for maintaining adequate services.

## 1.6 Asset management data model

All asset management data reporting in this AM Plan is documented in an Excel-based Asset Management Planning data model, provided separately to this AM Plan. The logic in this model is based on lifecycle processes, asset condition data and assumptions documented in this AM Plan.

# 2. Levels of service

## 2.1 Introduction

One of the basic cornerstones of sound asset management is to provide the level of service that current and future communities want and are prepared to pay for. To achieve this, MCC needs to plan for the provision of desired service levels, for a sustainable cost, over the life span of its assets. Establishing levels of service requires knowledge of customers and stakeholders, and an understanding of their expectations and requirements in terms of building services.

This section of the AM Plan covers the following:

– Customer research and expectations
– Strategic and corporate goals relevant to levels of service
– Legislative requirements
– Current Levels of Service
– Desired (Target) Levels of Service

## 2.2 Customer expectations

Understanding of customer's expectations is a key input into levels of service and prioritising works across multiple asset types. This understanding will be balanced against legislative requirements and the customers' ability/willingness to pay.

The specific community levels of service expectations are captured in the current Community Strategic Plan. The following table summarises the typical customer expectations that are considered in determining the level of service.

*Table 2.1 Typical customer expectations for recreation and recreation building management*

| Community LOS | Community expectation |
|---|---|
| **Safety** | MCC takes safety seriously with measures in place to provide safe facilities/services/parks. |
| **Quality** | Appropriate comfort features for patrons are made available as appropriate to the type of building or facility. Such as seating, landscaping, change rooms, fresh water, lighting/sound/communication facilities, car parking, proximity to public transport, accessibility options, etc.<br>All parks and facilities have a minimum standard for cleanliness, upkeep/maintenance and are aesthetically attractive in their landscaping as appropriate. |
| **Quantity** | There is sufficient capacity to serve the communities current and future needs. |
| **Reliability** | Parks and facilities are able provide the service that has been advertised and/or paid for by the respective patrons at the time. That all repairs/breakdowns are dealt with in a timely manner and patrons expecting to use facilities are notified (as far as practicable) if there is impediment to their use of the facility. |
| **Cost Efficiency** | Life cycle costs are managed effectively and efficiently to deliver services within known budget constraints and in areas that are most critical to the community. |
| **Legislative Compliance** | Compliance with all applicable legislation. |
| **Sustainability and Heritage** | Long term plans are prepared, maintained and implemented to make sure facilities and services are delivered for future generations.<br>Recognition of local, state and or nationally significant buildings is made and appropriate plans are put in place to manage accordingly.<br>Facilities operate in a way that minimises impact to the environment. |

## 2.3 Asset Management Challenges

Within this and other strategic themes of the Community Strategic Plan are a number of challenges that must be confronted in order to achieve the desired community outcomes. These challenges, consistent with the Asset Management Strategy, are summarised as follows and influence outcomes of this AM Plan.

- **Growing and changing demand:** MCC is facing a significant population growth over the coming decades, with an estimated cumulative population growth of 35% over the next 20 years.
- **Aging infrastructure:** Many of MCC's existing assets are approaching the end of the expected lives. As such, their physical condition has deteriorated and will continue to deteriorate at an accelerated pace in the coming years.
- **Legislative Landscape:** The current legislative environment emphasises a need for local government to recognise the equitable recovery of costs from owning and operating infrastructure over the full lifecycle of assets.
- **Heritage Assets:** MCC has a significant number of heritage buildings and infrastructure dating from the early 1800's which present additional challenges and costs for the preservation and maintenance of our unique past.
- **Preserving and restoring natural assets:** The natural environment and unique character of the Hunter River floodplain are an important part of the Maitland's appeal to residents and visitors. In dealing with population growth and urban expansion it is essential that we not only preserve but increase our areas of natural vegetation and green open space.
- **Resilience and sustainability:** While the natural and riverine assets of our city are among its most appealing attributes, they bring with them risks including potential vulnerability to bushfires and floods. Our asset management decision making must be cognizant of these risks and seek to improve the resilience of our flood facilities and infrastructure in a sustainable way.
- **Improving delivery capability:** Across both our capital project and maintenance service delivery processes we have the opportunity to significantly improve our asset information, tools, business processes and skills, and in doing so increase our productivity, efficiency and the value for money of our services.

## 2.5 Legislative requirements

MCC has to meet many legislative requirements including Australian and State legislation and State regulations in day-to-day service delivery tasks. These include:

*Table 2.2 Legislative requirements*

| Legislation | Objective/Intent |
|---|---|
| Local Government Act 1993<br>Local Government Regulation 2005 | Sets out role, purpose, responsibilities and powers of local governments including the preparation of a long-term financial plan supported by asset management plans for sustainable service delivery. |
| National Code of Construction | Sets the minimum required level for the safety, health, amenity, accessibility and sustainability of certain building types. |
| Australian Standards | General compliance to required standards. |
| Occupational Health and Safety Act 2000<br>Occupational Health and Safety Regulation 2001 | Define responsibilities of employers and workers to ensure safety is maintained. |
| Disability Discrimination Act 1992 | To ensure that the persons with disabilities have the same rights as the rest of the community. |
| Heritage Act 1977 | Protection of historic buildings, structures and precincts. |
| Electricity Act 2004 | Electricity safety provisions in NSW. |
| Hunter Water Act 1991 | Provision of water, sewerage and drainage services in the Hunter region by the Hunter Water Board. |
| Gas Supply Act 1996<br>Gas Supply Regulation 2002 | Provisions to regulate the supply of gas in NSW. |
| Occupational Health and Safety Amendment (Dangerous Goods) Act 2003<br>Occupational Health and Safety Amendment (Dangerous Goods) Regulation 2005 | Provisions to protect the health and safety of the public from hazards arising from the storage and handling of dangerous goods. |
| Crowns Lands Act 1989 | Sets out requirements for work and leases on Crown Land. |
| Australian Standard AS/NZ 4422 | Sets out roles and responsibilities of playground owners including maintenance and inspection requirements. |

## 2.6 Common levels of service

Common levels of service have been set at a high level based on the type of recreation asset present at each location. These levels of service are defined in the table below which in turn set required condition expectations of assets within each location. Note that a location with multiple asset types can have multiple levels of service requirements depending on those assets. These common levels of service are subsequently considered in capital and maintenance priorities/expenditure and well as specific maintenance activities.

## 2.6.2 Parkland and open spaces

Levels of service for parkland and open spaces are categorised according to their primary function and importance to the community. These are as follows.

***Table 2.3 Parkland and open space level of service categories***

| Category | Description |
|---|---|
| RP – Regional Parks | These parks are to be maintained to a very high standard with a focus on presentation of premium gardens, turf and surrounding infrastructure for daily use by the public and to host regional events.<br>– Turf areas to be weed, pest and disease free.<br>– Turf areas to be mown, edged & whipper snipped weekly<br>– Litter collected daily<br>– Hard surfaces blown weekly<br>– The Park should exhibit at least two annual flower displays each year.<br>– All gardens to be weed, pest and disease free.<br>– Shrubs, trees, roses, and perennials to be maintained and displays presented to reflect the high status of these parks.<br>– No non-selective chemical edging allowed<br>– Playgrounds to be maintained daily |
| P1 – Primary Parks | These parks are to be maintained to a high standard for community use and presented in pristine condition.<br>– Turf areas to be mown, edged and whipper snipped weekly<br>– Litter and fallen tree branches collected weekly<br>– Hard surfaces blown weekly<br>– All gardens to be weed free and shrubs, trees, roses, and perennials should be maintained in such a way as to reflect the status of these parks.<br>– No non-selective chemical edging allowed<br>– Playgrounds to be maintained weekly<br>– Broad area mowing to be completed concurrently with small plant maintenance.<br>– Turf areas to be weed, pest and disease free.<br>– All gardens to be weed, pest and disease free. |
| P2 – Secondary Parks | These parks to be maintained to meet the community's expectation of a well maintained park for public use.<br>– Litter and fallen tree branches collected fortnightly<br>– Mow grassed areas fortnightly.<br>– Grass along fence lines, playgrounds and garden edges, trees and signs should be trimmed at the time of each mowing service.<br>– There should be minimal use of non-selective herbicide.<br>– Playgrounds to be maintained monthly<br>– Broad area mowing to be completed within 24hrs of small plant maintenance.<br>– One application of broadleaf herbicide annually for weed control in turf areas |
| P3 – Primary Open Space | These areas of open space to be maintained should not become unsightly.<br>– Mown at three weekly intervals in the summer season (1st October – 30th April)<br>– Mown at Monthly intervals in the Winter season (1st May – 30th September)<br>– Litter and debris should be removed at each scheduled mowing.<br>– Fence lines, signs, trees, drainage pits and headwalls, etc. should be trimmed, on average, every second scheduled mowing. (i.e. six weekly)<br>– Broad area mowing to be completed within 24hrs of small plant maintenance.<br>– One application of broadleaf herbicide annually for weed control in turf areas<br>– Playgrounds to be maintained monthly |

| Category | Description |
|---|---|
| P4 – Secondary Open Space | These areas of open space, although of a lower priority should not left to become unsightly.<br>– Mown at four weekly intervals in the summer season (1st October – 30th April)<br>– Mown at six weekly intervals in the Winter season (1st May – 30th September)<br>– Litter and debris should be removed bi-monthly.<br>– Fence lines, signs, trees, drainage pits and headwalls, should be trimmed or sprayed with non-selective herbicide only if they are the subject of a customer service request.<br>– Broad area mowing to be completed within 24hrs of small plant maintenance. |

## 2.6.3 Sportsgrounds

Levels of service for sportsgrounds are categorised according to their primary function and importance to the community. These are as follows.

***Table 2.4 Sportsgrounds level of service categories***

| Category | Description |
|---|---|
| RSF- Regional Sports Facility | The Maitland Regional Sports Facility is to be maintained to a high standard ready to host Local, State, National and International sporting teams and events. This requires a professional approach to turf management including-<br>– Mowing 2-3 times weekly with cylinder mower during the Summer season 1 October – 30 April.<br>– Mowing Weekly with cylinder mower Winter season 1 May – 30 September<br>– Mowing Bi-Weekly with cylinder mower (Rye Grass oversown fields)<br>– 12 applications of fertilizer/soil conditioners annually<br>– Aeration minimum three times annually<br>– Top dress annually<br>– Turf to be weed, pest and disease free<br>– Surrounds mown weekly year round |
| S1 – Primary Sportsgrounds | Primary Sportsgrounds are to be maintained to a standard for Local and District level competition. This requires a less intense maintenance regime than Regional level but still requires a professional approach to turf management including-<br>– Mowing weekly during the summer season 1 October – 30 April.<br>– Winter season 1st May – 30 September<br>• Mowing weekly (Kikuyu fields)<br>• Mowing fortnightly (Couch fields)<br>• Mowing twice weekly (Rye Grass over sown fields)<br>– 3 applications of fertilizer annually (6 applications on Rye Grass over sown fields)<br>– Aeration minimum once annually<br>– Turf to be weed, pest and disease free<br>– Surrounds mown fortnightly year round |
| S2 – Secondary Sportsgrounds | – Mown weekly during the summer season 1st October – 30 April.<br>– Mown minimum fortnightly or as required during Winter season 1 May – 30 September<br>– 1 application of fertilizer annually<br>– Aeration every 2nd year |

## 2.6.4 Buildings

Common levels of service for buildings have been set at a facility level. These levels of service are defined in the table below which in turn set required condition expectations of assets within the facility. These are consistent with the Buildings AM Plan.

***Table 2.5 Facility wide levels of service categories***

| Category | Description | Service / Condition |
|---|---|---|
| **A - Superior** | – High profile facility with local or regional significance and high public interface/services<br>– Very important to core Council operations<br>– National or State heritage status<br>– Specialist maintenance requirements<br>– Generates revenue | – Building to be in the best possible condition<br>– Minimal deterioration only |
| **B - Above Average** | – Very important to core Council operations<br>– Facilities with high public interface/services<br>– Require good public presentation<br>– State heritage status<br>– Generates revenue | – Building to be in a good condition to meet functional/operational requirements |
| **C - Average** | – Important to core Council operations/services<br>– Facilities with some public interface/services<br>– Local heritage status | – Building to be in a reasonable condition whilst still meeting service requirements |
| **D - Basic** | – Not important to core Council operations/services<br>– Facilities where basic functional performance is acceptable | – Building to meet minimum operation/functional requirements |
| **E - Dispose** | – Building is non-operational, dormant or pending disposal/demolition | – Not fit for public or operational use |

## 2.6.5 Bushland

With the exception of maintaining asset protection zones, areas defined as bushland are to be disturbed as little as possible and left in their natural state.

## 2.6.6 Internal roads and car parks

Internal roads and car park assets are to be maintained to a standard commensurate with the primary function of the facility. For example, internal roads and carparks at a park with a P1 level of service are to be maintained at a high standard, and for a park with a P4 level of service a low standard.

## 2.6.7 Park footpaths

For footpaths, MCC has adopted the Austroads Level of Service guidelines and framework. These guidelines define levels of service for roads as follows:

*"Level of service is a qualitative measure describing operational conditions within a traffic stream, and their perception by motorists and/or passengers. A level of service definition generally describes these conditions in terms of factors such as speed and travel time, delay, density, freedom to manoeuvre, traffic interruptions, comfort and convenience, and safety."*[1]

These ratings form the basis of levels of service targets for the path network including footpaths, cycleways and shared pathways.

[1] Austroads 2013, Guide to Traffic Management part 3: Traffic Studies and Analysis

*Table 2.6 Levels of services for paths*

| Level of Service Category | Definition |
|---|---|
| **A** | Pedestrians move in desired paths without altering their movements in response to other pedestrians. Walking speeds are freely selected, and conflicts between pedestrians are unlikely. |
| **B** | There is sufficient area for pedestrians to select walking speeds freely, to bypass other pedestrians, and to avoid crossing conflicts. Pedestrians begin to be aware of other pedestrians, and to respond to their presence when selecting a walking path. |
| **C** | Space is sufficient for normal walking speeds, and for bypassing other pedestrians in primarily unidirectional streams. Reverse-direction or crossing movements can cause minor conflicts, and speeds and flow rate are somewhat lower. |
| **D** | Freedom to select individual walking speed and to bypass other pedestrians is restricted. Crossing or reverse flow movements face a high probability of conflict, requiring frequent changes in speed and position. Friction and interaction between pedestrians are likely. |
| **E** | Virtually all pedestrians restrict their normal walking speed, frequently adjusting their gait. At the lower range, forward movement is possible only by shuffling. Space is not sufficient for passing slower pedestrians. Cross- or reverse flow movements are possible only with extreme difficulties. Design volumes approach the limit of walkway capacity, with stoppages and interruptions to flow. |
| **F** | All walking speeds are severely restricted, and forward progress is made only by shuffling. There is frequent, unavoidable contact with other pedestrians. Cross- and reverse-flow movements are virtually impossible. Flow is sporadic and unstable. Space is more characteristic of queued pedestrians than of moving pedestrian streams. |

### 2.6.8 Drainage reserves

Drainage reserves included in this AM Plan, which is generally an area of land adjacent to overland flood-paths should be maintained to a safe and functional level including:

– Slashed bi-monthly, where access is possible.
– The edge of footpaths within these reserves should be mown monthly.
– Individual drainage systems will be subject to site specific plans of management and should be maintained in accordance with these plans.

### 2.6.9 Function based levels of service

Assets with a relatively simplistic function within this asset class have levels of service defined as either “Functional” or “Not Functional”, meaning the asset in its current state does or does not achieve the original design intent of the asset. Achieving this design intent, or not, is based on one of the core failure modes defined in Section 4.5 of this plan (capacity, condition, financial efficiency, reliability).

Assets within this asset class where this level of service philosophy applies include:

– All kerb and gutter types.
– All signs.
– Traffic equipment and ancillary items (such as bus shelters, guard rails, bollards, pedestrian refuges, medians and traffic islands).
– Street lighting.
– Surface and subsurface drainage assets (consistent with the Drainage AM Plan).

## 2.7 Target level of service

To assist in prioritizing asset management activities over the spectrum of MCC’s recreation assets, target level of services categories has been defined by MCC and applied to the asset hierarchy. These allocations are included as Appendix B.

# 2.8 Asset condition

In understanding levels of service as well as asset performance, MCC use a 1 to 5 condition rating scale (1 = excellent condition, 5 = poor condition) to set target levels of service, manage asset condition against this target as well as inform risk assessments in probability of failure estimates (discussed in Section 4.6). These condition targets not only represent expected asset condition, but also the type and level of maintenance strategy to be applied.

Understanding the application of these conditional ratings as defined in this AM Plan can be complex and are primarily for the use of MCC's asset professionals to inform decision making. The following table aims to articulate how asset condition ratings/targeted are interpreted.

***Table 2.7 Asset condition explained***

| Condition Rating | Maintenance Strategy | Maintenance Principles and Intervention level |
|---|---|---|
| 1 | Predictive Maintenance<br>(Proactive) | – Proactive maintenance approach that uses condition monitoring and high frequency inspections during operation to detect possible failures and fixes them before it fails.<br>– Higher cost of maintenance.<br>– Low level of failures or defects and complaints expected from the community.<br>– High frequency of inspections, condition monitoring and planned preventative maintenance.<br>– Only tolerate normal preventative and planned maintenance interventions.<br>– Maitland Park, Art Gallery, No.1 Sportsground, Arterial Roads |
| 2 | Preventative / Planned Maintenance | – Type of proactive maintenance that keeps assets in good working order and reduces the need for major repairs.<br>– Aims to limit failures to minor corrective maintenance levels only before intervention.<br>– Lower cost than predictive maintenance.<br>– Reduces high consequence failures.<br>– Frequency of inspections lower than predictive, including monitoring condition and intervening when failures are still minor in nature (e.g. potholes).<br>– Assets remain safe but we will tolerate a time frame to allow a defect to be repaired.<br>– Distributor Roads, Library, Road and Pedestrian bridges. |
| 3 and 4 | Corrective Maintenance | – Maintenance is carried out following a detection of a failure or defect. This is where we make conscious decisions to allow 'safe' failures to occur and the cost for downtime and repair is known to be lower than a preventative or predictive maintenance program.<br>– Lower cost than preventative maintenance.<br>– Assessment made to let fail then fix within a nominated time frame.<br>– Condition rating 3 - tolerate some major corrective maintenance before intervening.<br>– Condition rating 4 – intentionally delay intervention to a point where major corrective maintenance needs to occur.<br>– Plant and Equipment, Local roads, non-critical drainage assets. |
| 5 | Run to Failure<br>(Breakdown Maintenance) | – Simplest maintenance strategy where assets are allowed to operate until they essential break or fail to operate as designed.<br>– Asset receives little to no maintenance until failure or unsafe.<br>– Strategy used mostly where asset failure has low safety or financial consequence.<br>– Lowest cost intervention.<br>– Other than basic maintenance like cleaning and visual inspection, nothing is done until the asset is not functional.<br>– Bike racks, streetlights, garbage bins |

## 2.9 Known service deficiencies

Known and/or perceived service deficiencies affect the current and future performance of assets. The known deficiencies have been incorporated into this iteration of the AM Plan through the comparison of current level of service and condition against the above target levels of service and condition.

At this point in time MCC are not measuring and reporting on actual levels services for recreation assets. The method to transparently collect and report on service level performance of an asset is currently being assessed as part the ongoing improvement program and will be reported upon in future iterations of the AM Plan. Service deficiencies of assets are currently captured through condition assessment data and/or a qualitative judgment from appropriate MCC staff.

# 3. Future demand

## 3.1 Introduction

Future demand is a measure of how much customers will consume the services provided by the assets as well as additional (new) assets required to meet predicted population growth. Understanding and predicting demands enable asset managers to plan and identify the best way to meet future conditions.

MCC are currently in a period of extraordinary population growth, with 2020/21 growth rates estimated by the Australian Bureau of Statistics of 3.5% - a rate that is estimated as being maintained for the next five to ten years. This growth will see Maitland's population grow to more than 104,700 by 2041. This growth rate is the fifth highest in NSW and the highest outside of Greater Sydney. To house this continued growing population, the majority (>90%) are expected to live in new greenfield developments, all of which require new MCC owned and operated assets. New greenfield developments have conservatively been estimated at around 700 new lots per year for the next 10 years.

In addition to new assets, this growth will place a greater demand on parts of the existing asset base, potentially requiring additional (or different) maintenance strategies to be applied.

## 3.2 Demand forecasts

### 3.2.1 Forecast methodology

To enable proactive planning, development and management of additional demand on assets created by this growth, MCC have estimated growth projections for assets based on the average growth rates experienced between the periods of 2017 and 2021. Combined with published growth rates available in annual reports as well as the estimated lot quantities defined in the development capacity survey completed by MCC's Planning and Environment group, annual asset growth rates were estimated and projected for a period of 10 years (2022 to 2032).

For associated recreation land and drainage reserves, a five-year growth rate was derived from an internal survey of dedicated land.

### 3.2.2 New assets from growth

New assets required to meet growth will be acquired as a result of growth by developer contribution and Council budgets. Land Developments are managed by MCC's development contribution plans (Sec 7.11) and conditions imposed with development approvals. Acquiring these new assets will commit Council to fund ongoing operations and maintenance costs for the period that the service provided from the assets is required. These future costs are identified and considered in developing forecasts of future operating and maintenance costs.

From the anticipated growth, MCC have estimated that a capital expenditure over the 2022 to 2032 10 year period is **$29.8 M**. This equates to approximately 56 hectares of new parks, open spaces and drainage reserves inclusive of a new asset construction allowance required for these areas. Note that the specific locations and asset types for this expenditure is yet to be confirmed.

Based on the above methodology, the predicted trend for recreation including area (hectares) and quantity of new assets is illustrated in Figure 3.1 and Figure 3.2 below.

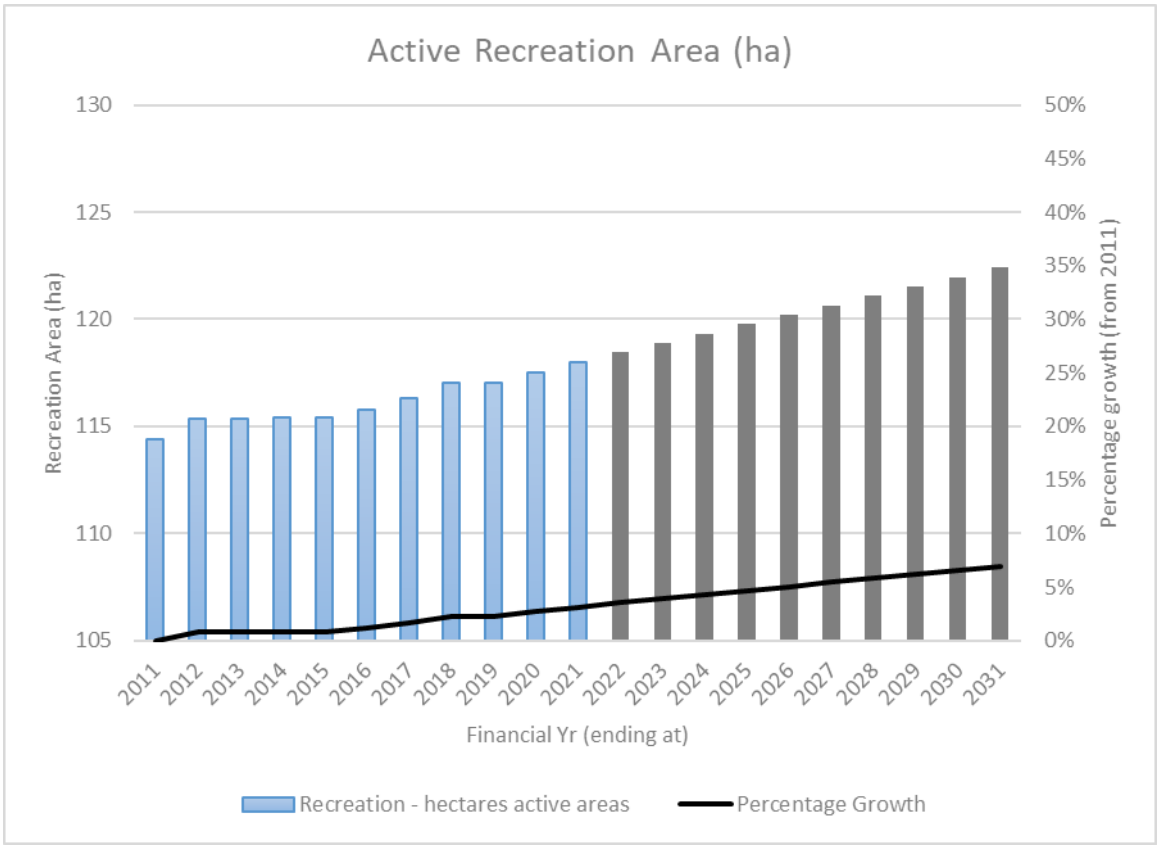


***Figure 3.1 Estimated growth***

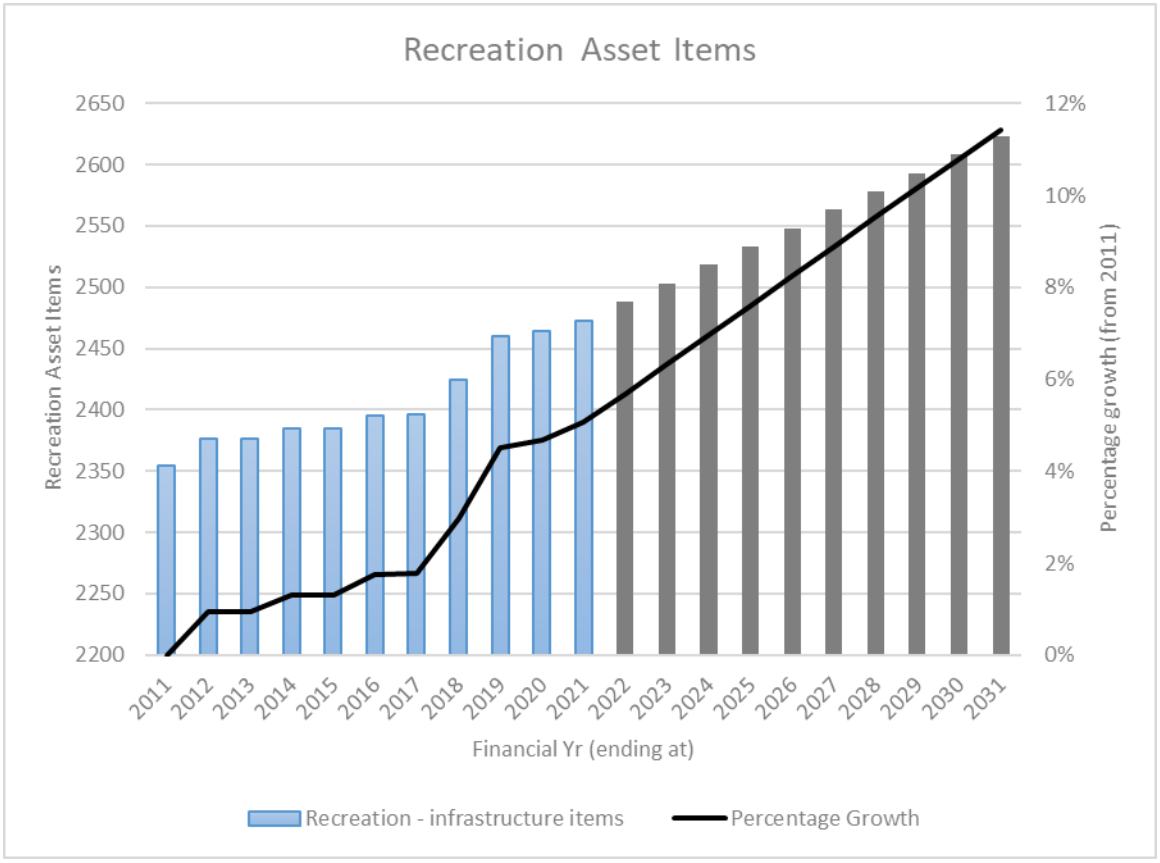


***Figure 3.2 Estimated growth***

## 3.3 Demand management

Consideration of the future growth and impact on services drives the planning and demand management strategies. Strategies to be implemented in this current cycle of asset management planning include resource management and maintenance.

### 3.3.1 Resources

To manage the surge in capital development over the next ten years, additional resources will be required. It is anticipated these additional resource requirements will be procured from both new MCC recruits as well as external resources such as design consultants, contract staff and third-party construction contractors.

### 3.3.2 Maintenance

From these new assets will come additional operations and maintenance requirements on top of the existing asset base. Consistent with the tactics included in the Asset Management Strategy, maintenance tactics will be applied as defined in the Lifecycle Management section of this AM Plan.

### 3.3.3 Financial Impacts: Capital

To meet the needs of this growth capital investment is required. This includes constructing the identified new assets from growth as well as capital expenditure required to renew or replace ageing assets within the existing asset portfolio.

Table 3.1 summarises capital investment requirements for this asset class, which is consistent with MCC's current Long Term Financial Plan. Over the ten-year period, this investment estimate is **$29.8 M**.

### 3.3.4 Financial Impacts: Developer contributions

In addition to these capital costs there are additional developer contributions for assets to be constructed as part of the greenfield subdivision developments, specifics of which are yet to be defined. Table 3.2 summarises capital investment requirements for this asset class. Over the ten-year period, this investment estimate is **$48.8 M.**

### 3.3.5 Financial Impacts: Maintenance

Based on the above demands, additional maintenance expenditure will be required. Table 3.3 summarises MCC's estimated maintenance expenditure necessary to maintain levels of service for new road and road inventory assets from growth over the next ten years as well as the existing road and road inventory asset class. Note that these estimates are included in MCC's current Long Term Financial Plan.

*Table 3.1 New assets from growth - Capital estimated expenditure 2022 to 2032*

| | FY 2022/23 | FY 2023/24 | FY 2024/25 | FY 2025/26 | FY 2026/27 | FY 2027/28 | FY 2028/29 | FY 2029/30 | FY 2030/31 | FY 2031/32 | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Recreation assets | $1,670,000 | $1,670,000 | $2,511,000 | $2,754,000 | $2,979,000 | $3,194,000 | $3,407,000 | $3,629,000 | $3,861,000 | $4,103,000 | **$29,778,000** |

*Table 3.2 Capital estimated expenditure for developer contribution works 2022 to 2032*

| | FY 2022/23 | FY 2023/24 | FY 2024/25 | FY 2025/26 | FY 2026/27 | FY 2027/28 | FY 2028/29 | FY 2029/30 | FY 2030/31 | FY 2031/32 | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Recreation assets | $979,814 | $1,706,307 | $6,181,948 | $8,250,533 | $7,464,379 | $1,054,870 | $7,101,126 | $7,662,556 | $1,073,711 | $7,332,472 | **$48,807,716** |

*Table 3.3 Maintenance estimated expenditure 2022 to 2032*

| | FY 2022/23 | FY 2023/24 | FY 2024/25 | FY 2025/26 | FY 2026/27 | FY 2027/28 | FY 2028/29 | FY 2029/30 | FY 2030/31 | FY 2031/32 | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Recreation assets | $5,607,000 | $6,066,000 | $6,562,000 | $7,099,000 | $7,573,000 | $8,041,000 | $8,538,000 | $9,023,000 | $9,536,000 | $10,030,000 | **$78,075,000** |

# 4. Lifecycle Management

## 4.1 Introduction

This section defines assets owned (including future new assets from growth) and broad plans required to manage and operate the assets at the agreed levels of service (defined in Section 2) while optimising life cycle costs. This section includes:

– Asset Details and Age Profiles
– Maintenance and Renewal Planning
– Asset Lifecycle Activities and Cost Data
– Asset Failure Modes and Consumption Estimates
– Asset Risk Data and Risk Exposure Estimates
– Lifecycle Management Plans

Lifecycle management strategies and tactics, consistent with MCC's AM Strategy are also highlighted throughout this section.

## 4.2 Background data

### 4.2.1 Asset hierarchy

Asset information is needed to support decision making. The asset hierarchy provides the framework for segmenting MCC's buildings inventory into appropriate classifications to assist with lifecycle planning and management. The following hierarchy is a template that is used across all recreation locations. A location-specific hierarchy is provided in the supporting data model.

The asset hierarchy used for this AM Plan is shown below. Levels 3, 4 and 5 of the hierarchy are standard across all recreation assets.

Note that due to the availability of asset data, all asset management reporting is competed at the facility level.

***Table 4.1 Asset hierarchy – building facility services***

| Level 1 | Level 2 | Level 3 | Level 5 | Level 4 |
|---|---|---|---|---|
| ***Asset Class*** | ***Name/Location*** | ***Asset Type/Name*** | ***Asset*** | ***Sub Asset*** |
| ***E.g.:*** | | | | |
| Recreation | Park/Sporting Facility Name | Sporting Ovals and Surfaces | Cricket<br>Hockey<br>Croquet<br>Lawn Bowls<br>Athletics<br>Rugby<br>Soccer<br>BMX Track<br>RC Car Track<br>Tennis Court<br>Netball Court<br>Multipurpose area | Asset component (e.g. cricket pitch – turf) |
| | | Cricket Nets | | Asset component |

| Level 1 | Level 2 | Level 3 | Level 5 | Level 4 |
|---|---|---|---|---|
| | | Open space | Turf<br>Bushland<br>Combination / Dual Function | Asset component |
| | | Trees | Feature<br>Heritage/Protected<br>Significant<br>General | Asset component |
| | | Gardens | Native<br>Display<br>General | Asset component |
| | | Playgrounds | Play equipment<br>Softfall<br>Edging<br>Shade structures<br>Outdoor gym stations | Asset component |
| | | Irrigation Systems | Pumps<br>Tanks<br>Controls<br>Sheds<br>Underground infrastructure<br>Bores | Asset component |
| | | Services - Water | Backflow devices | Asset component |
| | | Services - Power | Meters<br>Conduits<br>Distribution | Asset component |
| | | Drainage | Subsurface<br>Surface (reserves) | Asset component |
| | | Public BBQs | Type | Asset component |
| | | Park Footpaths | Type (AC, bitumen, gravel etc) | Asset component |
| | | Public Art | Type | Asset component |
| | | Furniture | Benches and seats<br>Picnic Tables<br>Picnic Shelters<br>Drinking fountains<br>Feature fountains<br>Bin enclosures<br>Bike racks<br>Dog agility equipment<br>Portable grandstand/bleachers<br>Site screens | Asset component |
| | | Park Signage | Type (regulatory, naming, hazard etc) | Asset component |
| | | Park Fencing | Boundary<br>Perimeter<br>Security | Asset component |

| Level 1 | Level 2 | Level 3 | Level 5 | Level 4 |
|---|---|---|---|---|
| | | Park Lighting | Sports flood lighting | Lights, pole structure, footing |
| | | | Wayfinding (path) lighting | Asset component |
| | | | Carpark lighting<br>Security lighting<br>Feature lighting | Asset component |
| | | Memorial | Memorial Name | Asset component |
| | | Internal Roads | Base<br>Surface<br>Kerb and gutter<br>Signs<br>Line marking | Asset component |
| | | Internal Car Parks | Base<br>Surface<br>Kerb and gutter<br>Signs<br>Line marking | Asset component |
| | | Skate Park | Asset components | |
| | | Buildings | Building name | As per hierarchy in the Buildings AM Plan |

## 4.2.2 Asset information and targets

At an appropriate level of the hierarchy, asset information and targets are assigned. This assists in deriving the Maximum Potential Life of an asset and the subsequent Effective Remaining Life. The Maximum Potential Life (MPL) is the time from installation to replacement, with typical maintenance and refurbishment activities taking place during this time frame.

Within the asset hierarchy, the following is allocated in addition to MPL:

– Target level of service (LOS) (between “A and F” as defined in Section 2.7.
– Target condition (between “1 and 5” as defined in Section 4.5 and Table 4.2).
– Consequence of failure (CoF) (between “C1 and C5” as defined in Section 4.6.3 and Table 4.9).

MPL, level of service, condition and consequence of failure figures assigned to assets are aligned to industry experience and are agreed/confirmed with MCC staff and managers. Where required, MCC staff have provided judgement (or exception) figures that override these targets. These are summarised in the following table:

***Table 4.2 Asset lifecycle information***

| Level 3 | Level 4 | MPL (years) | Target condition | CoF |
|---|---|---|---|---|
| Sporting Ovals and Surfaces | Cricket, Hockey, Croquet, Lawn Bowls, Athletics, Rugby, Soccer, BMX Track, RC Car Track, Tennis Court, Netball Court, Multipurpose area | 50 | 2 - Minor maintenance required plus planned maintenance | 2 |
| Cricket Nets | | 20 | 4 - Significant renewal/upgrade required | 1 |
| Open space | Turf | 100 | 2 - Minor maintenance required plus planned maintenance | 3 |
| | Bushland | 100 | 5 - Unserviceable | 1 |

| Level 3 | Level 4 | MPL (years) | Target condition | CoF |
|---|---|---|---|---|
| | Combination / Dual Function | 100 | 2 - Minor maintenance required plus planned maintenance | 3 |
| Trees | Feature | 100 | 2 - Minor maintenance required plus planned maintenance | 1 |
| | Heritage/Protected | 100 | 2 - Minor maintenance required plus planned maintenance | 2 |
| | Significant | 100 | 3 - Significant maintenance required | 4 |
| | General | 100 | 4 - Significant renewal/upgrade required | 1 |
| Gardens | Native | 30 | 4 - Significant renewal/upgrade required | 1 |
| | Display | 30 | 2 - Minor maintenance required plus planned maintenance | 2 |
| | General | 100 | 5 – Unserviceable | 1 |
| Playgrounds | Play equipment, Softfall, Shade, structures, Outdoor gym stations | 20 - 50 | 2 - Minor maintenance required plus planned maintenance | 3 |
| | Edging | 50 | | |
| Irrigation Systems | Pumps, Tanks, Controls | 20 | 3 - Significant maintenance required | 3 |
| | Sheds, Underground infrastructure, Bores | 50 | 3 - Significant maintenance required | 3 |
| Services - Water | Backflow devices | 20 | 3 - Significant maintenance required | 3 |
| Services - Power | Meters, Conduits, Distribution | 30 | 3 - Significant maintenance required | 3 |
| Drainage | Subsurface, Surface (reserves) | 100 | 3 - Significant maintenance required | 3 |
| Public BBQs | Type | 30 | 4 - Significant renewal/upgrade required | 1 |
| Park Footpaths | Type (AC, bitumen, gravel etc) | Varies | 3 - Significant maintenance required | 4 |
| Public Art | Type | 20 | 5 - Unserviceable | 1 |
| Furniture | Benches and seats | 30 | 3 - Significant maintenance required | 2 |
| | Picnic Tables | 30 | 3 - Significant maintenance required | 2 |
| | Picnic Shelters | 30 | 3 - Significant maintenance required | 2 |
| | Drinking fountains | 30 | 3 - Significant maintenance required | 2 |
| | Feature fountains | 30 | 3 - Significant maintenance required | 2 |

| Level 3 | Level 4 | MPL (years) | Target condition | CoF |
|---|---|---|---|---|
| | Bin enclosures | 30 | 4 - Significant renewal/upgrade required | 1 |
| | Bike racks | 30 | 5 – Unserviceable | 1 |
| | Dog agility equipment | 30 | 4 - Significant renewal/upgrade required | 2 |
| | Portable grandstand/bleachers | 30 | 3 - Significant maintenance required | 2 |
| | Site screens | 30 | 4 - Significant renewal/upgrade required | 1 |
| Park Signage | Naming | 15 | 4 - Significant renewal/upgrade required | 1 |
| | Regulatory | 15 | 3 - Significant maintenance required | 2 |
| | Wayfinding | 15 | 4 - Significant renewal/upgrade required | 1 |
| | Hazard, Warning | 15 | 3 - Significant maintenance required | 4 |
| Park Fencing | Boundary, Perimeter | 30 | 5 – Unserviceable | 1 |
| | Security | 30 | 4 - Significant renewal/upgrade required | 3 |
| Park Lighting | Sports flood lighting | Varies<br>50 | 2 - Minor maintenance required plus planned maintenance | 4 |
| | Wayfinding (path) lighting, Carpark lighting, Security lighting, Feature lighting | 20 | 3 - Significant maintenance required | 3 |
| Memorial | Memorial Name | 50 | 3 - Significant maintenance required | 2 |
| Internal Roads | Base | 50 | 3 - Significant maintenance required | 2 |
| | Surface | 15 | 3 - Significant maintenance required | 2 |
| | Kerb and gutter | 50 | 3 - Significant maintenance required | 2 |
| | Signs | 15 | 3 - Significant maintenance required | 2 |
| | Line marking | 15 | 3 - Significant maintenance required | 2 |
| Internal Car Parks | Base | 50 | 3 - Significant maintenance required | 2 |
| | Surface | 15 | 3 - Significant maintenance required | 2 |
| | Kerb and gutter | 50 | 3 - Significant maintenance required | 2 |
| | Signs | 15 | 3 - Significant maintenance required | 2 |
| | Line marking | 15 | 3 - Significant maintenance required | 2 |

| Level 3 | Level 4 | MPL (years) | Target condition | CoF |
|---|---|---|---|---|
| Skate Park | Asset components | 30 | 2 - Minor maintenance required plus planned maintenance | 3 |
| Buildings | Building name | As per buildings AM Plan | | |

# 4.3 Asset profiles

## 4.3.1 Asset inventory and replacement costs

To focus need for investments, it is helpful to understand the number of assets and replacement value of assets against the hierarchy. The recreation asset class has an estimated total replacement value (in 2022$) of approximately **$143 M** including buildings.

The breakdown of these replacement costs (in percentage and $) is illustrated in the following table and figures. Note that replacement values included in this AM Plan are based on the valuations completed by MCC in 2022 and other historical cost data (inflated to 2022 dollars). Assets are reported on at level 3 in the asset hierarchy for communication purposes, however, are included in the data model via recreation location.

Note that this asset class is missing lifecycle data for some asset types, therefore this will be reflected in subsequent lifecycle reporting outputs of this AM Plan.

***Table 4.3 Recreation asset portfolio***

| Asset | Asset elements | Total Qty (estimated) | $ Cost breakdown (millions) | % Cost total |
|---|---|---|---|---|
| Recreation | Buildings | 102 | $42.00 | 29% |
| | Bushland | 161 ha | excluded | excluded |
| | Cricket Practice Nets | 13 | $0.50 | <1% |
| | Drainage | Various | $0.60 | <1% |
| | Drainage Reserves | 62 ha | excluded | excluded |
| | Furniture | 856 | $3.90 | 3% |
| | Gardens | 45 ha | $3.60 | 3% |
| | Internal Car Parks | 55 of | $3.70 | 3% |
| | Internal Roads | Included | Included | Included |
| | Irrigation Systems | 54 | $4.20 | 3% |
| | Memorial | 21 | $6.30 | 4% |
| | Open recreation space | 384 ha | excluded | excluded |
| | Park Fencing | 197 | $8.00 | 6% |
| | Park Footpaths | ~7 km | $1.00 | 1% |
| | Park Lighting | 883 | $5.00 | 3% |
| | Park Signage | 32 | $0.10 | <1% |
| | Playgrounds | 141 | $25.10 | 18% |
| | Public Art | TBA | TBA | TBA |
| | Public BBQs | 18 | $0.20 | <1% |
| | Services - Power | 52 | $0.50 | <1% |
| | Services - Water | 77 | $0.80 | 1% |
| | Skate park | 8 | $6.00 | 4% |
| | Sporting Ovals / surfaces | 86 ha | $31.80 | 22% |
| | Trees | ~45,000 | excluded | excluded |
| **Grand Total** | | | **$143.30** | **100%** |

### 4.3.2 Installation profile of assets

To assist MCC with asset management decision making including future funding needs analysis, it is helpful to understand the installation profile of the asset portfolio. The following graphs show the replacement value of the assets by year of installation, in 2022 dollar value.

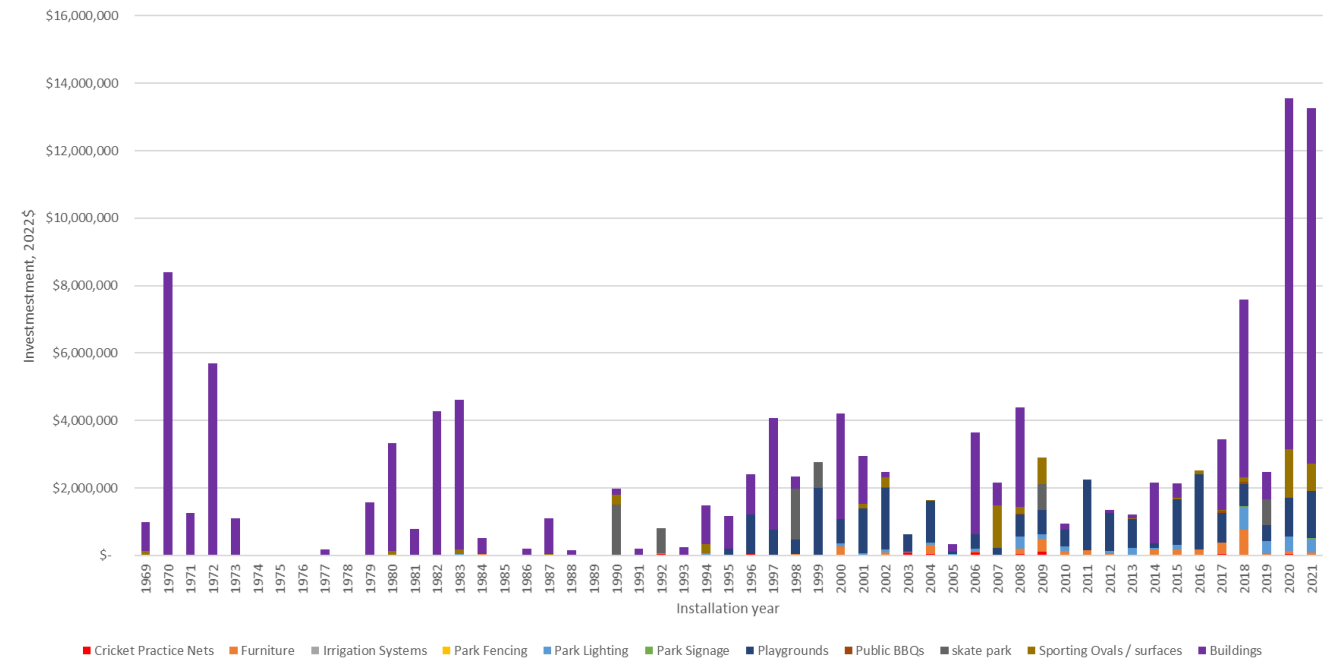


***Figure 4.1 Installation profile: Total***

# 4.4 Asset lifecycle activities

Lifecycle activities can be categorized into the following main areas:

- ***Create or Acquire:*** Activities that provide new or donated/gifted assets that increase service potential, performance capability or capacity.
- ***Operate***: The active process of using an asset which may consume resources such as manpower, energy, chemicals, and materials.
- ***Maintain:*** Activities necessary to retain an asset as near as practicable in its original condition but excluding refurbishment / rehabilitation or replacement.
- ***Refurbish or Rehabilitate:*** Activities to sustain the original service potential or substantially extend the life of existing assets by replacing component systems or assemblies without increasing service potential, performance capability or capacity.
- ***Enhance:*** Activities that augment or upgrade existing assets to increase service potential, performance capability or capacity.
- ***Replace:*** Activities that replace existing assets with assets of equivalent service potential, performance capability or capacity.
- ***Dispose:*** Work that permanently removes assets from service.

The lifecycle activities and associated costs for the MCC owned buildings are further described in the following sections.

### 4.4.1 Maintenance expenditure/budgets

Estimated maintenance and capital investment costs associated with new (growth) asset for recreational assets for future financial years 2022 to 2032 is as defined in Section 3.3. These costs have been estimated by MCC based on historic maintenance expenditure and required maintenance effort for new assets from growth and are consistent to MCC's long term financial plan.

### 4.4.2 Maintenance and renewal planning

MCC currently carries out maintenance activities that are necessary to keep recreational assets operational, including emergency maintenance for instances where portions of the asset fail and detrimentally affect service and the safety of the facility users. Maintenance includes reactive, planned and cyclic maintenance work activities.

- ***Reactive maintenance*** is unplanned repair work carried out in response to service requests and management/supervisory directions.
- ***Planned maintenance*** activities include inspection, assessing the condition against failure/breakdown experience, prioritising, scheduling, actioning the work and reporting what was done to develop a maintenance history and improve maintenance and service delivery performance.
- ***Cyclic maintenance*** is replacement of higher value components/sub-components of assets that is undertaken on a regular cycle. This work generally falls below the capital/maintenance threshold.

### 4.4.3 Standards and specification

Maintenance work on buildings is carried out in accordance with MCC and Australian Standards, Guidelines and Specifications.

### 4.4.4 Capital works

New works are those works that create a new asset that did not previously exist or works which upgrade or improve an existing asset beyond its existing capacity. They may result from growth, social or environmental needs. New assets from growth, identified in Section 3 of this AM Plan as well as other minor capital works for the existing asset base are planned, developed and implemented as per MCC's annual capital works program.

## 4.5 Asset failure modes and consumption estimates

### 4.5.1 Failure modes

There are several different ways that an asset can fail to provide its required level of service. These are known as the failure modes of an asset. Each of these failure modes could have a different probability or consequence of failure. Most asset failures can be classified under one of the following four failure modes.

- **Utilisation (capacity):** The demand exceeds the capacity of the existing asset or network of assets, or vice versa in some cases (e.g. usage of a building maybe greater than design capacity due to population increase).
- **Physical Mortality (condition):** The condition of the asset, or a component of it, is such that it has reached the end of its effective life (e.g. deterioration of a building etc.).
- **Financial Efficiency (cost):** The asset is not being maintained at the lowest lifecycle cost, that is, the cost to execute the current maintenance strategies over time exceed that of the replacement cost.
- **Level of Service:** The asset no longer performs reliably, does not meet the agreed target level of service or does not meet mandatory regulatory requirements (e.g. pool water quality does not meet health targets).

Decisions about the refurbishment and replacement of an asset and the timing of these activities should be based on a sound determination of its predominant or critical failure mode (the failure mode with the highest consequence and probability of occurrence).

### 4.5.2 Remaining life and asset consumption

For buildings, remaining life and asset consumption was defined from the latest “Pavement Condition Index” and “Remaining Life” within the Pavement Management System. For all other assets within this AM Plan, remaining life and asset consumption was determined at an appropriate level in the hierarchy simply as follows:

– Install year + estimated MPL – current year (2022).
– Applying a ***remaining life factor*** (which is a reduction factor based on the asset condition rating and current level of service). A good condition correlates to a high residual life factor, and a poor condition correlates to a low residual life factor as illustrated below.

If the result of this method did not appear appropriate based on what is inherently known about the asset, a judgement regarding residual life was applied which overrides the above.

These elements are described as follows:

– ***Install Year:*** The year an asset was first installed or replaced.
– ***Estimated MPL:*** As per Section 4.2.2
– ***Condition Rating:*** A condition rating was applied to each asset based on available condition data or judgment of MCC staff as per Section 2.7

The “remaining life factor” was applied based on combined performance rating of condition and level of service is as follows:

***Table 4.4 Remaining life factor***

| Combined Performance | Residual life factor |
|---|---|
| 1 | 0.99 |
| 2 | 0.90 |
| 3 | 0.66 |
| 4 | 0.325 |
| 5 | 0.075 |

Based on the remaining life predictions, the consumption of each asset in the hierarchy has been calculated on a least remaining life basis. The Asset Consumption Distribution graphs shown in the following figures illustrate the value of assets that are new (0% consumed) through to assets that have reached their maximum potential life (100% consumed). These graphs provide a good indication of which assets are at the end or nearing the end of their life and require replacing or a significant maintenance intervention.

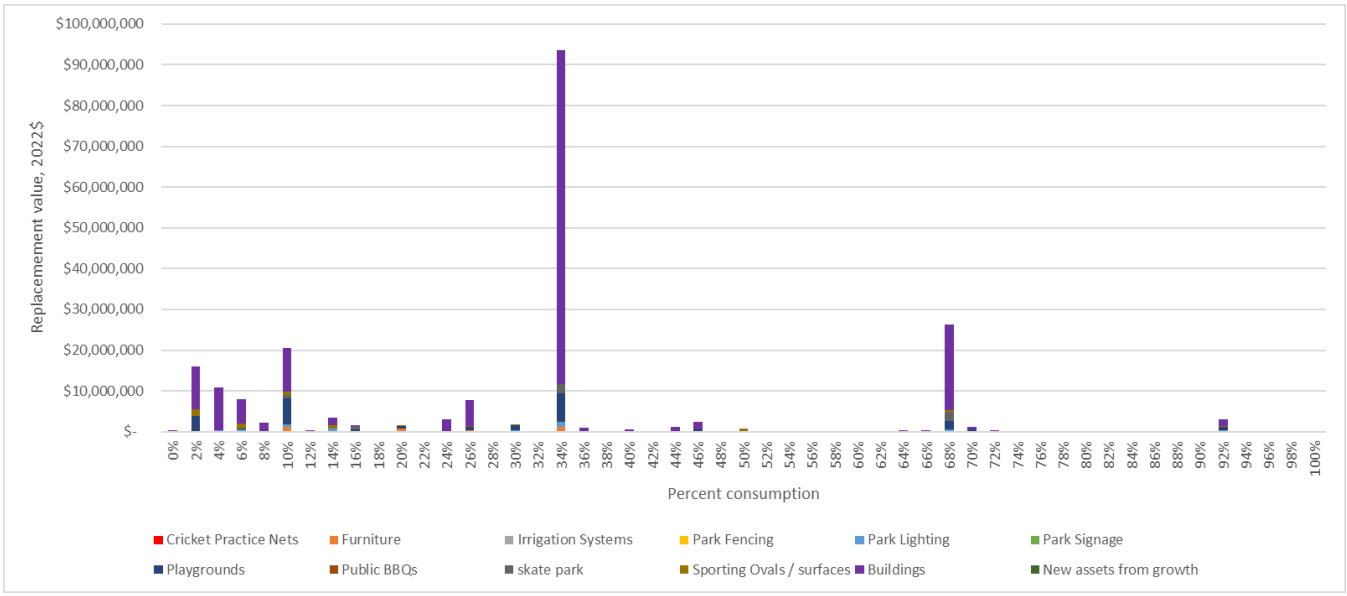


*Figure 4.2 Asset consumption: Total*

# 4.6 Asset risk data and risk exposure estimates

## 4.6.1 Overview

Not every asset is of equal importance or presents the same failure risk. Understanding which assets are critical and how they might fail helps focus lifecycle management strategies on what is most important. Critical recreation assets are those that have major consequences or impacts if they fail and a high probability or likelihood of failing.

The asset consumptions determined in the preceding section provides an insight into the likelihood or probability of assets failing. To determine which of these assets are critical the consequence of failure must also be assessed and included in the analysis.

To determine the risk exposure of the assets, the following simple calculation is applied:

**Risk Exposure = Probability of Failure (Pof) x Consequence of Failure (CoF).**

The basis of determining the relative priority for each asset is the calculation of a Business Risk Exposure (BRE) rating index. The BRE is a probability-consequence risk matrix determination, using MCCs risk matrix structure as shown below:

| Probability of Failure | | | | | | |
|---|---|---|---|---|---|---|
| P5 | Almost Certain | 7 | 14 | 17 | 23 | 25 |
| P4 | Likeley | 6 | 9 | 16 | 19 | 24 |
| P3 | Possible | 3 | 8 | 15 | 18 | 22 |
| P2 | Unlikely | 2 | 5 | 11 | 13 | 21 |
| P1 | Rare | 1 | 4 | 10 | 12 | 20 |
| | | Insignificant | Minor | Moderate | Major | Catastrophic |
| | | C1 | C2 | C3 | C4 | C5 |
| | | Consequence of Failure | | | | |

*Figure 4.3 Risk matrix*

## 4.6.2 Probability of failure

The probability of failure was derived by using the asset consumption defined in the previous section and MCC's likelihood scale (included in the MCC's Risk Management process), as illustrated in the following table.

Assets that are reaching the end of their estimated life (i.e. high % asset consumption) have a high probability of failure. Assets that are at the start of their estimated life (i.e. low % consumption) have a low probability of failure.

***Table 4.5 Probability of failure***

| % Life consumed | Level | Probability / likelihood | Descriptor | Probability of occurrence |
|---|---|---|---|---|
| 0% to 20% | P1 | Rare | May occur only in exceptional circumstances | More than 20 years |
| 21% to 40% | P2 | Unlikely | Could occur at some time | Within 10-20 years |
| 41% to 60% | P3 | Possible | Might occur at some time | Within 3-5 years |
| 60% to 80% | P4 | Likely | Will probably occur in most circumstances | Within 2 years |
| 80% to 100% | P5 | Almost certain | Expected to occur in most circumstances | Within 1 year |

## 4.6.3 Consequence of failure

Consequence of Failure was determined in a workshop with MCC staff using the following consequence ratings. These ratings are based on the ratings included the MCC's corporate Risk Management process. Consequence of Failure ratings applied for each asset is defined in Table 4.6.

***Table 4.6 Consequence of failure***

| Level | Consequence | Operational & Technical | Financial | Social | Environmental |
|---|---|---|---|---|---|
| C1 | Insignificant | None or negligible service disruptions | Financial loss < $10K | No injuries<br>No litigation exposure<br>No media interest | None or negligible environmental impacts |
| C2 | Minor | Isolated disruption to non-essential services | Financial loss between $10K and $50K | First Aid treatment<br>Acceptable exposure to litigation<br>Local media coverage | On site environmental impact immediately contained |
| C3 | Moderate | Isolated disruption to essential services<br>Wide disruption to non-essential services | Financial loss between $50K and $200K | Medical treatment required<br>Moderate exposure to litigation<br>Regional media coverage | On site environmental impact contained with outside assistance |
| C4 | Major | Wide disruption to essential services<br>Some non-essential services unavailable | Financial loss between $200K and $1M | Extensive (multiple) injuries<br>Some state/national media coverage<br>Major exposure to litigation | Off-site environmental impact with no detrimental effects |
| C5 | Catastrophic | Essential and non-essential services unavailable | Financial loss >$1M | Loss of life<br>Extensive state/national media coverage<br>Unacceptable exposure to litigation | Toxic release off site |

## 4.6.4 Asset risk exposure estimate

The following section includes risk maps showing the total replacement value of assets for Risk Exposure by asset type, based on the risk methodology and criteria described above. The risk maps have enabled the identification and prioritisation of higher risk assets that need to become candidates for closer inspection (to verify if they truly are high risk), renewal or replacement.

The determination of the BRE is a function of the selected PoF and CoF figures for each individual asset. Using the Risk Matrix shown in Figure 4.3, a ranking was determined (Very High, High, Medium or Low) for each asset included in the hierarchy.

In summary, only less than <**1%** of recreation assets, are rated as a "**very high**" business risk, with a further **11%** of assets being a "**high**" business risk. This equates to a financial replacement estimate (in 2022$) of **~$23.7 M.** These are defined in the following section as high priority assets.

| Probability of Failure | | 1 Insignificant | 2 Minor | 3 Moderate | 4 Major | 5 Catastrophic |
|---|---|---|---|---|---|---|
| P5 | Almost Certain | $ 3,000 | $ 1,870,916 | $ 1,165,000 | $ 11,000 | $ - |
| P4 | Likeley | $ 4,894,781 | $ 6,520,176 | $ 17,041,402 | $ 33,000 | $ - |
| P3 | Possible | $ 474,796 | $ 3,559,028 | $ 511,500 | $ 16,500 | $ - |
| P2 | Unlikely | $ 7,979,605 | $ 17,988,474 | $ 78,496,217 | $ 517,000 | $ 3,032,835 |
| P1 | Rare | $ 2,112,606 | $ 21,434,251 | $ 40,131,215 | $ 1,031,000 | $ - |

Consequence of Failure

*Figure 4.4 Asset risk exposure estimate: Total buildings – replacement value*

| Probability of Failure | | 1 Insignificant | 2 Minor | 3 Moderate | 4 Major | 5 Catastrophic |
|---|---|---|---|---|---|---|
| P5 | Almost Certain | <1% | 1% | 1% | <1% | 0% |
| P4 | Likeley | 2% | 3% | 8% | <1% | 0% |
| P3 | Possible | <1% | 2% | <1% | <1% | 0% |
| P2 | Unlikely | 4% | 9% | 37% | <1% | 1% |
| P1 | Rare | 1% | 10% | 19% | <1% | 0% |

Consequence of Failure

*Figure 4.5 Asset risk exposure estimate: Total buildings – percentage*

## 4.6.5 High priority assets

High priority assets (very high and high risk assets) are summarised in the following table. These assets should be prioritised in future capital, operations and maintenance planning and delivery. Note that whilst this plan identified these very high risk assets, it does not necessarily mean a high cost intervention is required.

In total this assessment has confirmed that based on age and condition of assets, 37 park/recreation locations out of 168 are high priority. These are listed in the following table.

*Table 4.7 High priority assets*

| Location | Asset Type | Asset and quantity |
|---|---|---|
| A&D Lawrence Oval | Sporting Ovals / surfaces | Soccer |
| Ashtongrove Park | Playgrounds | Play equipment |
| | | Shade structures |
| | | Softfall |
| Beryl Humble Sports Complex | Playgrounds | Play equipment |
| Bolwarra Lookout | Furniture | Bin enclosures |
| Bolwarra Sporting Complex | Park Lighting | Sports lighting infrastructure |
| | Playgrounds | Play equipment |
| Cecily Reserve | Playgrounds | Shade structures |
| Chelmsford Drive Oval | Playgrounds | Play equipment |
| | Sporting Ovals / surfaces | Cricket |
| East Maitland Pool | Playgrounds | Play equipment |
| Ernie Jurd Oval | Park Lighting | Sports lighting infrastructure |
| Fred Harvey Sports | Sporting Ovals / surfaces | Tennis |
| Harold Gregson | Skate park | Skate Park |
| Hartcher Field | Park Lighting | Sports lighting infrastructure |
| | Playgrounds | Play equipment |
| Hartcher Field (Bligh St) | Playgrounds | Shade structures |
| Heritage Park | Playgrounds | Play equipment |
| High Street Skatepark | Skate park | Skate Park |
| King Edward Park | Park Lighting | Sports lighting infrastructure |
| Korbel Street | Playgrounds | Play equipment |
| Leinster Circuit | Playgrounds | Play equipment |
| Maitland Administration Precinct | Buildings | Largs Park Amenities |
| | | Maitland Senior Citizens Centre |
| | | Max McMahon Oval (Rutherford) |
| | | Metford Road Works Depot (Admin Building) |
| | | Stockade Hill (East Maitland) |
| Maitland Park | Park Lighting | Sports lighting infrastructure |
| | Playgrounds | Shade structures |
| Maitland Pool | Playgrounds | Shade structures |
| Maitland Pool Splashpad | Playgrounds | Shade structures |
| Melbee Street Playground | Furniture | Benches and Seats |
| Metford Recreation Reserve | skate park | Skate Park |
| | Sporting Ovals / surfaces | Athletics equipment |
| | | Multipurpose |
| Morpeth Common | Furniture | Bin enclosures |
| Morpeth Oval | Park Lighting | Sports lighting infrastructure |
| Parkwood North | Playgrounds | Play equipment |

| Location | Asset Type | Asset and quantity |
|---|---|---|
| Roy Jordan Sports Centre | Park Lighting | Sports lighting infrastructure |
| | Sporting Ovals / surfaces | Tennis |
| Roy Jordan Sports Centre (Cartwright St) | Playgrounds | Shade structures |
| Rutherford Tennis Courts | Park Lighting | Sports lighting infrastructure |
| Somerset Sports | Park Lighting | Sports lighting infrastructure |
| Somerset Sports (Featherwood Pl) | Playgrounds | Shade structures |
| Swallow Avenue | Playgrounds | Play equipment |
| Telarah Park | Furniture | Bin enclosures |
| Tenambit Sporting Complex | Park Lighting | Sports lighting infrastructure |
| | Sporting Ovals / surfaces | Netball Court |
| Thornton Tennis Courts | Park Lighting | Sports lighting infrastructure |
| Troy Close | Playgrounds | Play equipment |
| Walka Water Works | Playgrounds | Play equipment |
| | | Walka - Coal Shute |
| | | Walka - Pump House |

# 4.7 Renewal and enhancement plan

Short term renewal and enhancement plans are defined through MCC's annual capital and maintenance planning processes. Current renewal and enhancement plans generally incorporate high priority assets identified within this AM Plan consistent with the cost estimates included in the Capital Works Program. Renewal and enhancement of ageing assets over a longer period of time from this AM Plan are also consistent with the current Long Term Financial Plan.

Current renewal and enhancement priorities are as follows:

***Table 4.8 Renewal and enhancement plan***

| Location | Asset Type | Asset | Delivery Expectation |
|---|---|---|---|
| A&D Lawrence Oval | Sporting Ovals / surfaces | Soccer | Delivery within the next 10 year long term financial plan |
| Ashtongrove Park | Playgrounds | Play equipment | Delivery within the next 10 year long term financial plan |
| | | Shadestructures | Delivery within the next 10 year long term financial plan |
| | | Softfall | Delivery within the next 10 year long term financial plan |
| Beryl Humble Sports Complex | Playgrounds | Play equipment | 21/22 CWP |
| Bolwarra Lookout | Furniture | Bin enclosures | Complete |
| Bolwarra Sporting Complex | Park Lighting | Sports lighting infrastructure | Complete |
| | Playgrounds | Play equipment | 21/22 CWP |
| Cecily Reserve | Playgrounds | Shade structures | Delivery within the next 10 year long term financial plan |

| Location | Asset Type | Asset | Delivery Expectation |
|---|---|---|---|
| Chelmsford Drive Oval | Playgrounds | Play equipment | 23/24 CWP |
| | Sporting Ovals / surfaces | Cricket | 23/24 CWP |
| East Maitland Pool | Playgrounds | Play equipment | Aquatics AMP |
| Ernie Jurd Oval | Park Lighting | Sports lighting infrastructure | 22/23/CWP |
| Fred Harvey Sports | Sporting Ovals / surfaces | Tennis | Delivery within the next 10 year long term financial plan |
| Harold Gregson | Skate park | Skate Park | Grant funded to be delivered 22/23 |
| Hartcher Field | Park Lighting | Sports lighting infrastructure | 21/22 CWP |
| | Playgrounds | Play equipment | Complete |
| Hartcher Field (Bligh St) | Playgrounds | Shade structures | Complete |
| Heritage Park | Playgrounds | Play equipment | 21/22 CWP |
| High Street Skatepark | Skate park | Skate Park | Deleted |
| King Edward Park | Park Lighting | Sports lighting infrastructure | Complete |
| Korbel Street | Playgrounds | Play equipment | Delivery within the next 10 year long term financial plan |
| Leinster Circuit | Playgrounds | Play equipment | 24/25 CWP |
| Maitland Administration Precinct | Buildings | Largs Park Amenities | Buildings AMP |
| | | Maitland Senior Citizens Centre | Buildings AMP |
| | | Max McMahon Oval (Rutherford) | Buildings AMP |
| | | Metford Road Works Depot (Admin Building) | Buildings AMP |
| | | Stockade Hill (East Maitland) | Buildings AMP |
| Maitland Park | Park Lighting | Sports lighting infrastructure | Stage 1 25/26 CWP |
| | Playgrounds | Shade structures | Aquatics AMP |
| Maitland Pool | Playgrounds | Shade structures | Aquatics AMP |
| Maitland Pool Splashpad | Playgrounds | Shade structures | Aquatics AMP |
| Melbee Street Playground | Furniture | Benches and Seats | Delivery within the next 10 year long term financial plan |
| Metford Recreation Reserve | skate park | Skate Park | Delivery within the next 10 year long term financial plan |
| | Sporting Ovals / surfaces | Athletics equipment | Complete |
| | | Multipurpose | Delivery within the next 10 year long term financial plan |
| Morpeth Common | Furniture | Bin enclosures | 21/22/CWP |
| Morpeth Oval | Park Lighting | Sports lighting infrastructure | 22/23 CWP |
| Parkwood North | Playgrounds | Play equipment | 24/25 CWP |

| Location | Asset Type | Asset | Delivery Expectation |
|---|---|---|---|
| Roy Jordan Sports Centre | Park Lighting | Sports lighting infrastructure | 22/23 CWP |
| | Sporting Ovals / surfaces | Tennis | Delivery within the next 10 year long term financial plan |
| Roy Jordan Sports Centre (Cartwright St) | Playgrounds | Shade structures | Delivery within the next 10 year long term financial plan |
| Rutherford Tennis Courts | Park Lighting | Sports lighting infrastructure | Delivery within the next 10 year long term financial plan |
| Somerset Sports | Park Lighting | Sports lighting infrastructure | 22/23 CWP |
| Somerset Sports (Featherwood Pl) | Playgrounds | Shade structures | Delivery within the next 10 year long term financial plan |
| Swallow Avenue | Playgrounds | Play equipment | Delivery within the next 10 year long term financial plan |
| Telarah Park | Furniture | Bin enclosures | 22/23 CWP |
| Tenambit Sporting Complex | Park Lighting | Sports lighting infrastructure | Complete |
| | Sporting Ovals / surfaces | Netball Court | Delivery within the next 10 year long term financial plan |
| Thornton Tennis Courts | Park Lighting | Sports lighting infrastructure | Delivery within the next 10 year long term financial plan |
| Troy Close | Playgrounds | Play equipment | 25/26 CWP |
| Walka Water Works | Playgrounds | Play equipment | Buildings AMP |
| | | Walka - Coal Shute | Buildings AMP |
| | | Walka - Pump House | Buildings AMP |

## 4.8 Creation/acquisition/upgrade plan

New assets from growth as defined in Section 3 as well as major renewals based on the outputs of this AM model are included in future financial projections of the AM Plan. These new assets will be planned, scheduled and delivered on an annual basis as per MCC's capital programming and project delivery processes and within the limits of the Council endorsed four-year capital works budget.

## 4.9 Disposal plan

Disposal includes any activity associated with disposal of a decommissioned asset including sale, demolition or relocation. Rationalisation of recreation assets and the services they provide will be considered in future development of this plan.

# 5. Financial Summary

## 5.1 Overview

This section contains the financial requirements resulting from all the information presented in the previous sections of this asset management plan. The financial projections will be improved as further information becomes available on desired levels of service and current and projected asset performance.

## 5.2 Financial statements and projections

The estimated cost over time to renew MCC's recreation assets to the target condition and level of service is shown in Figure 5.1 below. As indicated by the horizontal line, the theoretical average annual cost to sustain this asset class (based on long term replacement cycles, asset age/condition and estimated growth) is estimated to be in the order of **$13.8 M** in 2022 dollars.

This information now provides a target for short term assessments – particularly with regards to priority assets identified and those that have reach the end of their estimated life. Risk exposure can be further reduced through applying appropriate risk reduction measures or obtaining more accurate condition data that confirms extending asset life is practical.

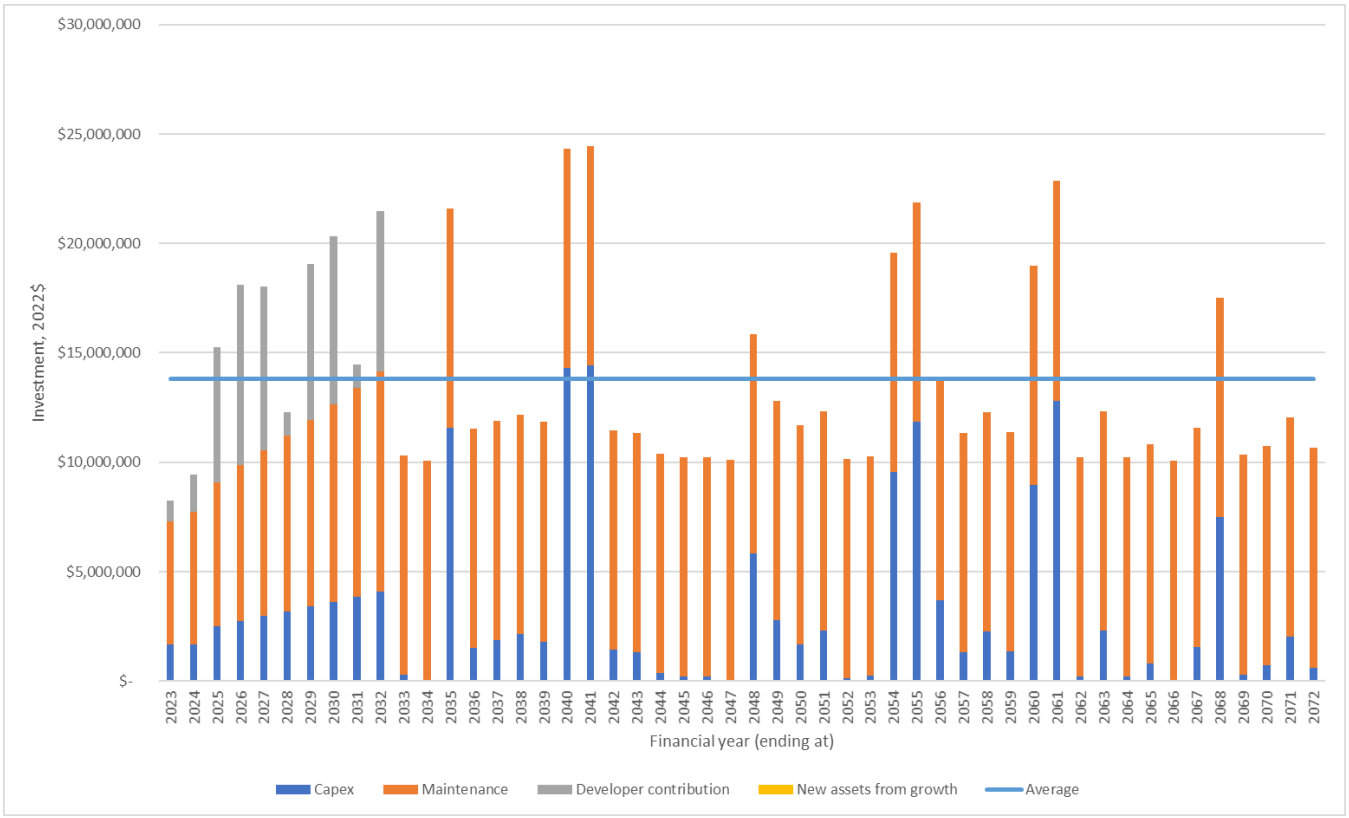


*Figure 5.1 Financial projection*

## 5.3 Long term funding mechanisms

Long term funding mechanisms will be addressed Council's resourcing strategy and associated rate rises. These are currently being realised in the current capital/maintenance works program and the 2022 Long Term Financial Plan which was endorsed by Council in early 2022.

# Appendices

# Appendix A

## Assumptions and limitations

# Limitations

This report has been prepared by GHD for Maitland City Council and may only be used and relied on by Maitland City Council for the purpose agreed between GHD and Maitland City Council. GHD otherwise disclaims responsibility to any person other than Maitland City Council arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

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GHD has prepared financial information set out in this report ("Cost Estimate") using information reasonably available to the GHD employee(s) who prepared this report; and based on assumptions and judgments made by GHD and using information provided by Maitland City Council The Cost Estimate has been prepared for the purpose of asset management planning and must not be used for any other purpose.

The Cost Estimate is a preliminary estimate only. Actual prices, costs and other variables may be different to those used to prepare the Cost Estimate and may change. Unless as otherwise specified in this report, no detailed quotation has been obtained for actions identified in this report. GHD does not represent, warrant or guarantee that the [works/project] can or will be undertaken at a cost which is the same or less than the Cost Estimate.

Where estimates of potential costs are provided with an indicated level of confidence, notwithstanding the conservatism of the level of confidence selected as the planning level, there remains a chance that the cost will be greater than the planning estimate, and any funding would not be adequate. The confidence level considered to be most appropriate for planning purposes will vary depending on the conservatism of the user and the nature of the project. The user should therefore select appropriate confidence levels to suit their particular risk profile.

# Assumptions

- All data outcomes presented are commensurate with the data provided by MCC. Data provided is generally high level.
- Maintenance, capital and replacement costs are as per provided by MCC.
- When the condition of the asset is reflected by the age of the asset, the age of the asset is used to calculate the residual life. Conversely, when the condition of the asset is not reflected by the age of the asset, the condition of the asset is used to calculate the residual life. To determine whether the condition of the asset is reflected by the age of the asset, the residual life based on condition must be between $\frac{3}{4} \times$ residual life based on age and $\frac{4}{3} \times$ residual life based on age.
- % consumed has been rounded to the nearest multiple of 2.
- Growth dollar values have been taken from MCC's "Asset Quantity History 2010-11 to 2020-21" excel file. Growth has been taken into consideration between the FY years 2022 to 2031 only.
- Maintenance costs are based on MCC;s "Maintenance LTFP" excel spreadsheet.
- Maintenance cost for financial year 2032 onwards assumed to be the same value as financial year 2031
- For building assets built in 2022, the value of this asset has been subtracted from the FY 2022 growth value to prevent it being accounted for twice. The remaining value is the FY 2022 growth.
- The maintenance cost from aquatic centres has been subtracted from the buildings and aquatic centres maintenance costs for the purpose of this AM Plan.

– Total maintenance cost per year has been prorated proportional to the replacement cost each asset as this was not provided by MCC.

– For financial purposes, Maitland Gaol's residual life was changed from 40 years to 55 years to remove unrealistic capital investment requirements. However, percent consumed for Maitland gaol has been calculated using a residual life of 40 years.

# Appendix B

## Level of service targets

*Table B1 – Target Levels of Service – playing surfaces*

| Name | Category | Area (square metres) |
|---|---|---|
| Allan & Don Lawrence Sports Centre | S1 | 43,393 |
| Beryl Humble Sports Complex | S2 | 17,860 |
| Bolwarra Sports Complex | S1 | 17,976 |
| Bolwarra Sports Complex | S2 | 4,817 |
| Chelmsford Drive Oval | S2 | 11,295 |
| Cook Square | S1 | 28,773 |
| Coronation Oval | S1 | 12,604 |
| Vi Denny Netball Courts | S2 | 6,249 |
| Fieldsend Oval | S1 | 22,086 |
| Roy Jordan Sports Centre | S1 | 16,292 |
| Hartcher Field | S2 | 11,502 |
| King Edward Park Oval | S1 | 12,224 |
| Ernie Jurd | S1 | 13,679 |
| Lochinvar Sports Complex | S2 | 11,253 |
| Lochinvar Sports Complex | S1 | 19,326 |
| Lorn Park Oval | S1 | 13,074 |
| Maitland Athletics Centre | S1 | 21,590 |
| Maitland Park | S1 | 114,400 |
| Max McMahon Oval | S1 | 21,633 |
| Mceachies OVAL | S1 | 32,262 |
| Metford Recreation Area | S1 | 43,967 |
| Morpeth Oval | S1 | 11,683 |
| Morpeth Oval | S1 | 8,389 |
| Morpeth Oval | S2 | 3,197 |
| Johnston Reserve | S2 | 55,912 |
| Maitland Sportsground | S1 | 17,203 |
| Norm Chapman Oval | S1 | 26,430 |
| Maitland Park (Robins) | S1 | 28,312 |
| Ron Stewart Sports Area | S2 | 5,056 |
| Shamrock Hill Oval | S1 | 23,747 |
| Somerset Park Sports Fields | S1 | 28,846 |
| Ted Coffe Field Lochinvar | S2 | 11,900 |
| Maitland BMX | S1 | 12,494 |
| Tenambit Sporting Complex | S2 | 24,385 |
| Tenambit Sporting Complex | S1 | 13,661 |
| Thornton Oval | S1 | 13,910 |
| Fred Harvey Sports Complex | S1 | 21,699 |
| Fred Harvey Sports Complex | S2 | 13,550 |

*Table B.2 Target Levels of Service – open spaces, drainage reserves and bushland*

| Name | Category | Area (square metres) |
|---|---|---|
| Aberglasslyn Road | R2 | 4,256 |
| Adam Avenue Laneways | PL | 590 |
| Adam Avenue To Denton Park | PL | 7,302 |
| Addison Avenue | PL | 546 |
| Adelong Close Laneway | PL | 168 |
| Adjacent VIC | R2 | 4,420 |
| Admin Car Park | C1 | 1,041 |
| Aero Club | P4 | 42,195 |
| Airlie Street Drainage Reserve | B1 | 2,695 |
| AJ Baker Reserve | P4 | 10,031 |
| Alan Walsh and Ken Tubman | R2 | 27,765 |
| Alan Walsh Drive | R2 | 295 |
| Alexandra Ave to Hague Street | P3 | 7,500 |
| Alexandra Avenue Islands | R2 | 8,429 |
| Allan & Don Lawrence Entrance | P3 | 18,149 |
| Allan & Don Lawrence Footpath | R2 | 1,989 |
| Allan & Don Lawrence Surrounds | P4 | 36,335 |
| Alliance & Lawes Street Footpath | R2 | 2,454 |
| Alliance Street Reserve | P3 | 14,027 |
| Alvira Close | P4 | 632 |
| Alyce to Ribbonwood | P3 | 17,880 |
| Amber Grove | PL | 376 |
| Amber Grove Roadside | P3 | 1,696 |
| Anzac Park | P2 | 23,233 |
| April Circuit | P4 | 5,617 |
| April Circuit to Alyce | P4 | 2,336 |
| Arcadia Close Laneway | P4 | 607 |
| Butterfield Close Playground | P2 | 2,186 |
| Ashtonfield Drainage Reserve | P3 | 32,884 |
| Ashtonfield Reserve | B1 | 21,321 |
| Athel Dombrain | P4 | 48,969 |
| Auburn Street Drainage Reserve | D2 | 15,044 |
| Avalon Laneway | PL | 1,213 |
| Avery Street Laneways | PL | 1,455 |
| Bairds Close Laneway | PL | 280 |
| Bakers Brick Yard | D1 | 70,606 |
| Ballydoyle Bushland | B1 | 26,257 |
| Ballydoyle Drive | D1 | 5,427 |
| Ballydoyle Drive Footpath | P4 | 6,164 |
| Bank Street Island | R2 | 160 |

| Name | Category | Area (square metres) |
|---|---|---|
| Banks St Comm Centre | p3 | 184 |
| Barden Close | P3 | 1,621 |
| Belair Close Laneway | PL | 103 |
| Benshulla Drive Playground | P2 | 5,645 |
| Beryl Humble Exterior | P3 | 52,611 |
| Beryl Humble Sporting Complex | B1 | 187,474 |
| Blackett Close Reserve | P3 | 4,547 |
| Blaxland Street Roadside | R2 | 3,558 |
| Hartcher Field | P2 | 678 |
| Bolwarra Levee Bank | P4 | 3,247 |
| Bolwarra Lookout | P2 | 8,101 |
| Bolwarra Park Drive | P4 | 4,524 |
| Bolwarra Park Drive Reserve | P4 | 40,707 |
| Bolwarra Sports Centre Outer Area | P3 | 44,827 |
| Bonar Street | D2 | 7,279 |
| Bordeaux Terrace Drainage Reserve | D1 | 20,541 |
| Bourke Street Laneway | P4 | 356 |
| Bowden Street | P3 | 475 |
| Bowden Street Roadside | R2 | 683 |
| Boyd Avenue Footpath | R2 | 1,619 |
| Brando Street Roadside | P4 | 3,037 |
| Brigantine Street Laneways | PL | 1,605 |
| Brigantine to Wollimbi Road | B1 | 30,932 |
| Brisbane Fields Road | R2 | 3,903 |
| Brisbane Street Corner | R2 | 133 |
| Brisbane Street Lane | PL | 585 |
| Brooklyn Park | P3 | 3,460 |
| Brooklyn Park | B1 | 137,042 |
| Broughton Street Laneways | PL | 463 |
| Browns Lane | R2 | 2,246 |
| Brunswick Street Islands | R2 | 1,137 |
| Budgeree Drive Bus Stop | R2 | 176 |
| Budgeree Drive Drainage & Roadside | D1 | 19,401 |
| Budgeree Drive Drainage Footpath | P4 | 1,509 |
| Budgeree Drive Drainage Reserve | D2 | 73,907 |
| Budgeree Drive Footpath | R2 | 306 |
| Budgeree Drive Laneways | PL | 1,387 |
| Buffier & Hartigan Close Reserve | P4 | 2,370 |
| Buffier Crescent Reserve | P4 | 2,533 |
| Buffier Crescent Laneway | P4 | 1,817 |

| Name | Category | Area (square metres) |
|---|---|---|
| Bull Street Reserve | P4 | 8,508 |
| Bulwer Street Park | P1 | 458 |
| Bungaree Street Laneways | R2 | 1,409 |
| Bungaree Street Roadside | R2 | 1,519 |
| Bunning Avenue Reserve & Laneway | PL | 1,611 |
| Burley Close | P3 | 2,444 |
| Byng Street Laneway | PL | 273 |
| Canterbury Drive Footpath | PL | 2,732 |
| Capital Terrace | PL | 325 |
| Carellen Close Laneway | PL | 181 |
| Carnarvon Circuit Laneway | PL | 1,049 |
| Carr Street Laneway | P3 | 999 |
| Carrington Street Roadside | R2 | 939 |
| Carroll Avenue Laneway | PL | 269 |
| Cartwright & Russell Street Roadside | R2 | 7,991 |
| Catherine Street Blocks | P4 | 2,043 |
| Cecily Reserve | P3 | 27,106 |
| Cedar Wattle Close Laneway | PL | 159 |
| Celebes Street Cnr Block | P4 | 323 |
| Centenary Close Reserve | P3 | 4,472 |
| Centennial Park | P2 | 3,067 |
| Central Gardens | R2 | 319 |
| Cessnock Road | R2 | 55,690 |
| Chamomile St Drainage Reserve | P4 | 18,667 |
| Chelmsford Drive Footpath | R2 | 2,192 |
| Chelmsford Drive Islands | R2 | 2,336 |
| Chelmsford Drive Reserve | P3 | 2,786 |
| Chelmsford Drive Reserve | P4 | 2,680 |
| Chelmsford Oval Exterior | P3 | 9,309 |
| Chelmsford Oval Rear Reserve | P4 | 20,753 |
| Chifley Street Drainage Reserve | D2 | 13,575 |
| Chifley Street Reserve | P3 | 1,697 |
| Chisholm Road Footpath & Laneway | PL | 11,924 |
| Chisolm Road Drainage Reserve | D1 | 8,125 |
| Christine & Rebecca Close Laneway | PL | 368 |
| Church Street Roadside And Laneway | PL | 2,831 |
| Churchill Crescent Reserve | P3 | 6,589 |
| City Entrance North | R1 | 676 |
| Clayton Crescent Laneways | PL | 580 |
| Clift Street Block | R2 | 1,252 |
| Club House Lane | R2 | 1,897 |

| Name | Category | Area (square metres) |
|---|---|---|
| Clyde Street Laneway | PL | 262 |
| Cnr Anzac & New England Highway | R1 | 341 |
| Cnr Cessnock Rd & Saddlers Drive | R2 | 6,073 |
| Cnr Cessnock Road & Scenic Drive | R1 | 1,599 |
| Cnr Cessnock Road & Vintage Drive | R2 | 2,433 |
| Cnr Chisolm & N.E H.way | R2 | 1,330 |
| Cnr Church Ken Tubman | PL | 73 |
| Cnr Glenarvon & Paterson Road | R1 | 1,730 |
| Cnr Government & Haussman Drive | R2 | 2,738 |
| Cnr Molly Morgan & Chelmsford Drive | P4 | 3,920 |
| Cnr N.E H.way & River Road | R2 | 572 |
| Cnr N.E H.way & Terriere St | R2 | 3,976 |
| Cnr Shipley & N.E H.way | R2 | 15,683 |
| Cnr Trappud & Louth Park | R2 | 103 |
| Cnr. Southseas Drive & N.E H.way | PL | 4,648 |
| Cnr. Tocal Rd & Paterson Rd | P4 | 3,191 |
| Coburn Circuit Laneways | PL | 1,190 |
| Cook Square Park | P3 | 29,036 |
| Cooney Park | P2 | 8,487 |
| Corina Avenue | P4 | 2,936 |
| Corner Brisbane & Porter Avenue | R2 | 407 |
| Corner George & Day Street | R2 | 732 |
| Corner Golf Links & Sinclair Street | R2 | 2,089 |
| Corner of Anambah & Cagney Road | D1 | 955 |
| Corner of Brunswick & Chisholm Road | R2 | 582 |
| Corner of Cananga & Largs Avenue | P4 | 2,684 |
| Corner of Ferraby Drive & New England Highway | P3 | 1,448 |
| Corner of George & New England Highway | R2 | 278 |
| Corner of Mumford & Thomas Coke Drive | P3 | 3,090 |
| Corner of Vinden Street & Alexandra Avenue | R2 | 567 |
| Corner of Wollombi & Regiment Road | P4 | 3,896 |
| Corner South & Greta Street | R2 | 460 |
| Coronation Oval Exterior | P3 | 13,369 |
| Correa Close Laneways | PL | 575 |
| Courthouse Carpark | R2 | 2,880 |
| Cracknell Lane Roadside | R2 | 639 |
| Crawford Avenue Block | P4 | 733 |
| Cultivation Lane Roadside | R2 | 2,717 |
| Dalveen Road | P3 | 2,935 |
| Darcy Circuit Footpath | R1 | 638 |
| Darcy Peak Entrance | | 389 |

| Name | Category | Area (square metres) |
|---|---|---|
| Darleston Avenue Reserve | P4 | 15,634 |
| Day St Traffic Islands | | 49 |
| Day Street Footpath | R2 | 583 |
| De Lislie Laneway | P3 | 1,950 |
| Denison Roadside | P4 | 1,058 |
| Denton Park Drainage Reserve | D1 | 23,703 |
| Denton Park Drive Footpath | R2 | 5,037 |
| Denton Park Drive Laneway | PL | 247 |
| Denton Park Retention Basin East | D2 | 2,118 |
| Denton Park Retention Basin West | D2 | 1,431 |
| Depot Metford Road | R2 | 6,584 |
| Diamond Circuit Laneway | PL | 222 |
| Diamond Circuit Retention Basin | D1 | 4,042 |
| Dinter Close Laneway | PL | 249 |
| Dower Close Laneways | PL | 1,048 |
| Dragon Fly Adventure Park | P2 | 3,522 |
| Drainage Reserve Footpath Denton Park Drive | PL | 372 |
| Dumaresq Parade Bushland | B1 | 10,139 |
| Dumaresq Parade Laneway | PL | 1,135 |
| Dumont Close | B1 | 19,744 |
| Dunkley Street Footpath | R2 | 266 |
| Dunmore Reserve | P3 | 36,278 |
| Dunmore Road Footpath | R2 | 1,078 |
| Durban Crescent | B1 | 109,988 |
| Durban Crescent Reserve | P3 | 16,193 |
| Dwyer Street Bus Stop | PL | 237 |
| Eagle Close Laneway | PL | 303 |
| East Maitland CBD | R2 | 3,400 |
| East Maitland Community Centre | C1 | 603 |
| East Maitland Library | C1 | 2,924 |
| East Maitland Library Playground | P2 | 1,978 |
| East Maitland Pool | p1 | 307 |
| East Maitland Pool Exterior | P2 | 7,477 |
| East Maitland Railway Roundabout | R2 | 2,303 |
| East Maitland War Memorial | P1 | 282 |
| Eckford Reserve | P3 | 17,320 |
| Edwards Avenue Drainage | D2 | 5,467 |
| Edwards Avenue Footpath | R2 | 3,166 |
| Edye Street | R1 | 1,769 |
| Ekert Lane | R2 | 1,930 |
| Eldon Drive Drainage Reserve | D1 | 26,029 |

| Name | Category | Area (square metres) |
|---|---|---|
| Elizabeth Street | R2 | 459 |
| Elizabeth Street Roadside | R2 | 1,378 |
| Elm Close Laneway | PL | 49 |
| End Of High & Ultimo Street | R2 | 7,507 |
| Endeavor Street Reserve | R2 | 7,262 |
| Enterprise Park | P2 | 2,987 |
| Enterprise Park | | 60 |
| Esk Circuit Drainage Reserve | D1 | 7,473 |
| Everlyn Crescent Reserve | P4 | 11,740 |
| Fahey Street Reserve & Laneway | P3 | 674 |
| Fairfax Street Reserve | P4 | 73,035 |
| Farnsworth Street Block | P4 | 749 |
| Fern Place Park | P3 | 893 |
| Fernleigh Avenue Laneway | PL | 136 |
| Fieldsend Drain | D2 | 6,935 |
| Fieldsend Oval Surrounds | P2 | 9,730 |
| Fig Tree Hill | P3 | 7,455 |
| Finney Cl Playcentre | | 430 |
| Finney Close Playground | P2 | 4,990 |
| Forest Drive | D1 | 12,161 |
| Forest Way Drive | R2 | 1,525 |
| Forest Way Reserve | P4 | 50,185 |
| Four Mile Creek | D1 | 6,295 |
| Frater Avenue | P4 | 9,008 |
| Frater Avenue Laneway | PL | 254 |
| Freeman Drive Laneway | PL | 588 |
| Freeman Drive Reserve | P3 | 4,141 |
| Fry Street | P4 | 461 |
| Garden Islands | R2 | 383 |
| Gas Works Reserve & Roadsides | P4 | 21,011 |
| Geddes Close Laneways | PL | 931 |
| Gemology Club | C2 | 843 |
| George Street Island | R2 | 576 |
| George Street Laneways | PL | 457 |
| Gillette Close | PL | 113 |
| Roy Jordan Sports Centre | P3 | 1,979 |
| Roy Jordan Sports Centre | P3 | 8,588 |
| Roy Jordan Sports Centre | P4 | 5,698 |
| Girl Guides | P4 | 3,261 |
| Glebe Cemetery | C2 | 5,832 |
| Glebe Street Cemetery Access | R2 | 4,727 |

| Name | Category | Area (square metres) |
|---|---|---|
| Glenwood  Drive Roundabout | R2 | 524 |
| Glenwood Drive Bushland | B1 | 154,348 |
| Glenwood Drive Footpath | PL | 6,708 |
| Gloaming Avenue Laneways | PL | 600 |
| Golden Whistler Drainage Reserve | D1 | 6,391 |
| Golden Whistler Park | P2 | 5,757 |
| Golf Practice Field | P4 | 67,171 |
| Goodhugh Street | P2 | 2,431 |
| Goodlet To New H.way | P4 | 49,216 |
| Gorton Close | P4 | 1,586 |
| Gourd Lane | PL | 610 |
| Green Street Laneway | P3 | 1,118 |
| Green Street Roadside | R2 | 1,213 |
| Green to Goodlet Street Reserve | P3 | 35,947 |
| Greenhills Gardens | P3 | 58,980 |
| Greenhills Gardens Bushland | B1 | 13,429 |
| Greenhills To Kookaburra | P3 | 752 |
| Grove Park & Laneway | P2 | 5,224 |
| Hackney Reserve Opp Vic | P3 | 1,277 |
| Hague & Bingara Footpath & Roadside | R2 | 26,092 |
| Hague To Endevour | p3 | 20,706 |
| Hands Lagoon | P4 | 66,557 |
| Harlington St & Wollombi Rd Roundabout | R2 | 233 |
| Harold Gregson | P4 | 58,881 |
| Harrop Parade Reserve & Footpath | P4 | 31,845 |
| Harvest Boulevard Playground | P2 | 9,409 |
| Harvey To Churchill Crescent | P4 | 6,608 |
| Haussman Drive Bus stop | R2 | 539 |
| Haussman Drive Roadside | R2 | 3,220 |
| Haussman Drive Roadside | R2 | 1,306 |
| Hedda Close Drainage Reserve | D1 | 8,248 |
| Heritage Drive Playground | P2 | 5,220 |
| Heritage Nursery & New England Highway | R2 | 4,423 |
| Heritage Park | P2 | 63,849 |
| Hero Way | R1 | 420 |
| Hideaway Place Reserve | P4 | 18,167 |
| High Street Footpath | PL | 1,174 |
| High Street Laneway | PL | 291 |
| Highland Way Drains | P3 | 6,160 |
| Highland Way Lane | PL | 6,739 |
| Highlandway Road Shoulder | R2 | 565 |

| Name | Category | Area (square metres) |
|---|---|---|
| Hillcrest Drive Drainage Reserve | P4 | 52,652 |
| Hillcrest Drive Footpath | R2 | 6,472 |
| Hilltop Crescent | PL | 87 |
| Hillview Park | P2 | 4,808 |
| Hodge Street | P3 | 1,717 |
| Holford Crescent | B1 | 7,185 |
| Holford Crescent Laneway | PL | 535 |
| Holland Circuit Laneway | R2 | 1,322 |
| Hollywood Close Laneway | PL | 255 |
| Honeymytle Footpath | R2 | 1,625 |
| Honeysuckle Footpath | P4 | 7,657 |
| Hospital Carpark | P3 | 3,433 |
| Hunter Close Reserve | P3 | 6,357 |
| Hunterglen | P2 | 8,795 |
| Hunterglenn Drive Footpath | R2 | 1,239 |
| Hv Grammer Footpath | PL | 728 |
| Illalaung Park | P1 | 898 |
| Intersection Haussman & Raymond Terrace Road & Fores | R2 | 1,927 |
| Isaacs Street Laneways | PL | 552 |
| Isla St Drainage | D1 | 8,462 |
| Jacana Close Reserve | P3 | 4,761 |
| James & Northumberland Street | R2 | 2,260 |
| James Street Spare Blocks | P3 | 2,883 |
| Jenna Drive Laneways | PL | 578 |
| John Author Laneway | PL | 255 |
| John Street Roadside | R2 | 2,528 |
| Johns Street Reserve | P2 | 13,460 |
| Joseph Maxwell Park | P2 | 4,739 |
| Joshua Close | R2 | 482 |
| Joshua Close Footpath | P4 | 34,554 |
| Judd Park | P2 | 2,337 |
| Justine Parade Laneway | PL | 565 |
| Kelly Circle Laneway | PL | 2,246 |
| Ken Browne Memorial Park | P3 | 3,795 |
| Ken Tubman Drive Cinema End | R2 | 1,241 |
| Kennedy Street Reserve | P3 | 5,542 |
| Kennedy To Dunkley Laneway | PL | 161 |
| Kerr St Reserve Laneways | PL | 575 |
| Kerr Street Reserve | P3 | 14,997 |
| Kerrie Close | R2 | 494 |

| Name | Category | Area (square metres) |
|---|---|---|
| King Edward Park | P1 | 5,239 |
| Kingstown Road | P3 | 529 |
| Korbel Street & Laneways | P3 | 6,281 |
| Krohn Street Reserve | P3 | 2,886 |
| Kylie Place | P3 | 660 |
| Lagoon Avenue To Bolwarra Road Reserve | P4 | 35,699 |
| Lantry Close | P3 | 1,249 |
| Lantry Close Laneway | PL | 251 |
| Largs Avenue Laneway | PL | 927 |
| Ernie Jurd Oval Exterior | P3 | 27,245 |
| Laurie Drive Drainage Reserve | D1 | 27,524 |
| Lawson Avenue | R2 | 982 |
| Ledsam Street Underpass Bungaree Side | PL | 3,594 |
| Ledsam Street Underpass Ledsam Side | PL | 1,292 |
| Leinster Circuit | B1 | 16,214 |
| Leinster Circuit Playground | P2 | 1,458 |
| Lena Obrien Park | P2 | 4,280 |
| Les Circuit Laneway | PL | 700 |
| Les Circuit Reserve | P4 | 4,509 |
| Lindesay St Laneway | R2 | 5,150 |
| Lindesay Street Islands | R2 | 295 |
| Little James Street | R2 | 1,127 |
| LJ Hooker | R2 | 80 |
| Lochivar Sports Field Exterior | P3 | 44,931 |
| Long Bridge | R2 | 11,066 |
| Longbottom Reserve | P4 | 6,117 |
| Loquat Street Drainage Reserve | D1 | 3,853 |
| Lord Howe Drive Laneway | P4 | 291 |
| Lorn Oval Exterior | P3 | 4,135 |
| Lorn Oval Park | P2 | 2,716 |
| Louth Park | P3 | 3,400 |
| Louth Park & New England Highway | R1 | 2,163 |
| Luzon Street Drainage Area | P3 | 1,761 |
| Magnetic Drive | B1 | 149,082 |
| Magnetic Drive | P3 | 3,996 |
| Maitland Croquet Club Grounds (Maitland Park) | C2 | 7,285 |
| Maitland Gaol Oval | P3 | 21,169 |
| Maitland Library | C1 | 751 |
| Maitland Park | P1 | 78,256 |
| Maitland Park Nursery | O1 | 3,515 |
| Maitland Railway Station | R2 | 2,068 |

| Name | Category | Area (square metres) |
|---|---|---|
| Maitland Regional Art Gallery | C1 | 5,538 |
| Maitland Road Laneway | PL | 3,997 |
| Maize Street Laneways | PL | 607 |
| Majestic Road Roadside | R2 | 1,549 |
| Malang Close Drain | D1 | 6,970 |
| Malang Close Reserve | P3 | 2,918 |
| Max McMahon Bus Stop and Footpath | R2 | 4,012 |
| Max McMahon Oval Reserve | P3 | 20,950 |
| McArthur Street Laneway & Roadside | R2 | 892 |
| McDonald Street Laneway | PL | 251 |
| McDonald Street Playground | P2 | 2,576 |
| McKeachie Water Body Reserve | P3 | 35,490 |
| McKeachie's Oval Exterior | P3 | 17,218 |
| Melaleauca Drive Reserve | P4 | 27,373 |
| Melbee St To Second Avenue | P3 | 11,120 |
| Melbee Street | PL | 299 |
| Melbee Street Laneway | PL | 299 |
| Metford Community Centre | C1 | 1,512 |
| Metford P. S. Bushland | B1 | 27,272 |
| Metford Public School Walkway | PL | 13,580 |
| Metford Railway Station | R2 | 709 |
| Metford Road Roadside | R2 | 4,388 |
| Michael Hill Avenue 1 | P4 | 285 |
| Middleton Drive Lane | PL | 529 |
| Mills Street Corner | R2 | 553 |
| Milton Marsden Reserve | P2 | 2,202 |
| Ministers Park | P2 | 10,676 |
| Mitchell & Chisholm Islands | R2 | 11,526 |
| Mitchell Drive Footpath | R2 | 2,639 |
| Molucca Close | B1 | 11,188 |
| Monagham Circuit Laneway | PL | 320 |
| Moorea Close Laneway | PL | 1,528 |
| Morpeth Boat Ramp | P2 | 12,471 |
| Morpeth Common | P3 | 99,121 |
| Morpeth Common Playground | P2 | 8,633 |
| Morpeth Court House | P1 | 737 |
| Morpeth Manor Entrance | P3 | 24,155 |
| Morpeth Ovals Entrance | P3 | 2,860 |
| Morpeth Ovals Surrounds | P4 | 14,093 |
| Morpeth Road Footpath | R2 | 852 |
| Morpeth Road Vacant Blocks | P4 | 4,096 |

| Name | Category | Area (square metres) |
|---|---|---|
| Morpeth Roadside | R2 | 20,602 |
| Morpeth School of Arts & Scout Hall | C1 | 919 |
| Queens Wharf | P3 | 6,063 |
| Mount Dee Road | R2 | 37,594 |
| Mountbatten Close Laneway | PL | 83 |
| Mt Pleasant Street Roadside | R2 | 12,577 |
| Mt Vincent Road Footpath | R2 | 959 |
| Mustang Drainage Reserve | D1 | 73,845 |
| Narang Street Island | R2 | 189 |
| Narang Street Pedestrian Laneway | PL | 175 |
| Nardoo & Ghilgai Laneways | PL | 466 |
| Nardoo & Weblands Laneway | PL | 342 |
| Nathan Close Island & Lane | P4 | 1,483 |
| Neville Street Laneway Maitland | PL | 244 |
| New England Highway Thornton | R1 | 27,944 |
| New England Highway High Street East Maitland | B1 | 73,345 |
| New England Highway East Maitland | P3 | 79,428 |
| New England Highway Rutherford | P4 | 13,243 |
| New England Highway & Avalon Rutherford | R2 | 353 |
| New England Highway Bus Stop North Rutherford | R2 | 41 |
| New England Highway Bus Stop South Rutherford | R2 | 48 |
| Nichols Street | P4 | 1,584 |
| Nicolena Crescent | PL | 90 |
| Nilands Lane | P4 | 174,375 |
| Niven Parade To Brando Street Detention Basin | D1 | 15,889 |
| MAITLAND Sportsground Exterior | | 42,912 |
| Norm Chapman Oval Playground | P2 | 3,481 |
| Norm Chapman Oval Reserve | P3 | 24,173 |
| O'Donell Crescent | P2 | 2,534 |
| O'Hearn Street Laneway | PL | 131 |
| Old Sanitary Depot | B1 | 283,094 |
| Old Waste Facility | O1 | 208,497 |
| Opp. Kerrie Close | D2 | 5,035 |
| Pacific Crescent Reserve | B1 | 2,434 |
| Page Street Laneway | PL | 1,493 |
| Page Street Reserve | P4 | 30,740 |
| Paperbark Parade | P3 | 4,313 |
| Parkers Nursery N.E.H.way | R2 | 1,956 |
| Parkers To Wallis Creek Footpath | PL | 267 |
| Parklands Road Laneway | PL | 186 |
| Parlin Close Laneways | PL | 370 |

| Name | Category | Area (square metres) |
|---|---|---|
| Passfield Lane Laneway | PL | 899 |
| Paterson Road | R2 | 5,836 |
| Paterson Road Opposite Lookout | R2 | 977 |
| Paterson Road Roundabout | R2 | 3,631 |
| Paul Perry Park | P3 | 1,623 |
| Pebble Creek | D1 | 26,159 |
| Peden Place Reserve | P4 | 13,740 |
| Pedestrian Laneway Tasman Cl X2 | PL | 489 |
| Pedestrian Laneways | PL | 409 |
| Pedestrian Laneways Pacific Cres X 6 | PL | 1,226 |
| Pepler Place Laneway | PL | 219 |
| Peppercorn Close | PL | 291 |
| Peppertree Park | P2 | 6,186 |
| Perth Avenue Drainage Reserve | D1 | 32,515 |
| Peter Street Laneway | PL | 534 |
| Peterson Parade Roadside | R2 | 240 |
| Plantation Reserve | P3 | 36,253 |
| Porter Place Playground | P2 | 2,659 |
| Powerline Reserve | P3 | 42,845 |
| Prince Street Drainage Reserve | D2 | 3,276 |
| Pumphouse Crescent | D1 | 19,013 |
| Quarry Street Reserve | P3 | 14,150 |
| Quinton Close Laneway | PL | 239 |
| R.H.Taylor Reserve | P3 | 29,400 |
| Racecourse Road | D2 | 1,495 |
| Radiant Avenue Drainage Reserve | D1 | 6,307 |
| Railway Parade | P4 | 15,298 |
| Ranger Facility | P4 | 1,787 |
| Rathluba Lagoon | P3 | 122,785 |
| Rathluba Lagoon Playground | P2 | 3,939 |
| Raymond Street Laneway | PL | 576 |
| Raymond Terrace Road Footpath | R2 | 277 |
| Raymond Terrace Road Footpath | R2 | 629 |
| Raymond Terrace Road Roundabout | R2 | 11,649 |
| Red Gum Circuit | P4 | 20,390 |
| Redbill Drive | P3 | 2,740 |
| Redgum Circuit Footpath | R2 | 3,342 |
| Redwood Drive Footpath | R2 | 1,451 |
| Regiment Road & New England Highway Roadside | R2 | 13,680 |
| Regiment Road To Clayton Drainage Reserve | D1 | 3,268 |
| Regiment Road To Marlborough Street | P3 | 8,701 |

| Name | Category | Area (square metres) |
|---|---|---|
| Reserve Between Adele & Ne Highway | P4 | 3,230 |
| Retirement Village Drainage Reserve | D1 | 198 |
| Richardson Lane | PL | 553 |
| Ridge Top Close | PL | 420 |
| Riley Street Footpath | R2 | 116 |
| Rimmicks Trail | PL | 1,183 |
| Riverbank Maitland | P3 | 17,391 |
| Riverbank Swan St | P2 | 2,491 |
| Riverside Reserve | P4 | 6,140 |
| Riverwalk | P2 | 7,431 |
| Robert Street | P4 | 1,584 |
| Robinson Lane | PL | 227 |
| Rose & Devonshire Street | P4 | 1,410 |
| Rotary Park | P2 | 2,438 |
| Rous Street | P2 | 5,885 |
| Rous Street Laneway | PL | 974 |
| Ruby Road Drainage Reserve | D1 | 3,142 |
| Rusden Reserve | P4 | 3,332 |
| Rutherford Cemetery | P4 | 6,961 |
| Rutherford Library & Community Centre | C1 | 1,242 |
| Norm Chapman Tennis Surrounds | D1 | 12,086 |
| Rutherford Youth Space Skate Park | P2 | 7,482 |
| Ryans to Cessnock Road Drainage Reserve | D1 | 6,060 |
| Saddlers Drive Footpath | R2 | 1,076 |
| Sapphire Drive Roadside | R2 | 5,667 |
| Schank & Casuarina Cres Laneway | PL | 594 |
| School & Christmas Lane | R2 | 1,326 |
| Seasons Circuit Footpath | R2 | 1,216 |
| Second Ave To Alexandra Avenue | P3 | 5,586 |
| Segenhoe Street | P3 | 777 |
| Sempill Street Footpath | P1 | 1,731 |
| Settlers Boulevard Footpath | R2 | 4,761 |
| Shamrock Hill Oval Bush | B1 | 22,930 |
| Shamrock Oval Surrounds | P3 | 8,037 |
| Shamrockhill Multipurpose Centre | C1 | 1,977 |
| Shipley Drive Drainage Reserve | P4 | 59,968 |
| Shortland Drive Drainage Reserve | D1 | 2,776 |
| Showground Footpath | R2 | 2,324 |
| Sinclair Street | P2 | 1,335 |
| Sirius Street Laneways | PL | 324 |
| Skilton Avenue Roadside | R2 | 187 |

| Name | Category | Area (square metres) |
|---|---|---|
| Somers Close | P3 | 32,008 |
| Somerset Park | P6 | 215,245 |
| Sophia Jane Park | P2 | 2,683 |
| Speares Lane | R2 | 766 |
| Spotted Gum Park | P2 | 7,380 |
| Springbok & Parl Street Roadside | D2 | 3,095 |
| Squadron & Nicolena Drainage Reserve | D2 | 4,254 |
| Squadron Crescent Laneways | PL | 744 |
| St Fagans to Ryan Street Drainage Reserve | D1 | 8,713 |
| Stace Crescent Park | P3 | 2,931 |
| Stanley Close | P4 | 19,610 |
| Stanley Close Laneway | PL | 117 |
| Steam Street | R2 | 2,353 |
| Steamer Street Pathway | P3 | 6,989 |
| Steamfest Area | O1 | 91,380 |
| Stonehaven Drive Reserve | P4 | 11,553 |
| Stonehaven Laneway | P4 | 254 |
| Stronach Avenue Block | R2 | 556 |
| Stronach Avenue Islands | R2 | 1,370 |
| Strutt Crescent Laneways | PL | 1,356 |
| Sub Station Park | P3 | 3,755 |
| Swallow Avenue Park | P2 | 3,276 |
| Swan Street | R2 | 1,060 |
| Tangerine Footpath | R2 | 1,111 |
| Tangerine St Redwood Drive Basin | D1 | 2,382 |
| Tank Street | R2 | 5,575 |
| Telarah Lagoon Picnic Area | P2 | 8,937 |
| Telarah Lagoon Reserve | P3 | 23,168 |
| Telarah Park | P2 | 873 |
| Telarah Station Footpath | PL | 1,002 |
| Tenambit Community Centre | C1 | 944 |
| Tenambit Sports Complex  Exterior | P3 | 10,530 |
| Tenambit Sports Complex Rear | B1 | 32,980 |
| Tenambit Shopping Centre | R2 | 1,350 |
| Tennyson Reserve | P4 | 24,149 |
| Terriere Drive Drainage Reserve | D1 | 11,717 |
| The Avenue Lorn | P2 | 3,748 |
| The Esplanade Roadside | R2 | 2,169 |
| Thorncliffe Ave Footpath | R2 | 1,700 |
| Thornton Lanes | R2 | 15,146 |
| Thornton Library & Community Centre | C1 | 1,561 |

| Name | Category | Area (square metres) |
|---|---|---|
| Thornton Oval Exterior | P3 | 8,584 |
| Thornton Park | P3 | 5,497 |
| Thornton Road Bus Stop | R2 | 5,535 |
| Thornton Skate Park | P2 | 4,274 |
| Three Mile Creek Reserve | P3 | 76,201 |
| Thurlow Close | P3 | 795 |
| Thurlow Close Laneway | PL | 151 |
| Timor Close | P4 | 2,103 |
| Tocal Road & Maitland Vale Road Reserve | P4 | 9,689 |
| Toll Bridge Lane | R2 | 360 |
| Tom Lantry Reserve | P2 | 26,215 |
| Town Entry Vic | P1 | 390 |
| Treefern Close Laneway | PL | 587 |
| Trilogy Park | P3 | 5,085 |
| Troy Close & Laneway | P3 | 4,287 |
| Turnbull Drive Roundabout | R2 | 162 |
| Turner Park | P1 | 672 |
| Turton Street Drainage | D2 | 2,079 |
| Turton Street Verge | R2 | 2,561 |
| Tyrell Street Drainage Reserve | D1 | 27,960 |
| Ultimo Street Reserve | P4 | 9,498 |
| Urban Forest | P4 | 23,360 |
| Urban Forest Drainage Reserve | D2 | 11,639 |
| Valentia Corner | R2 | 406 |
| Valentia Parade Laneway | PL | 225 |
| Verdant Street Laneway | PL | 301 |
| Verge Street Bus Stop | P4 | 827 |
| Verona Close Laneways | PL | 895 |
| Victor Warby Reserve | P2 | 20,909 |
| Victoria Street Pedestrian Access | PL | 2,706 |
| Victoria Street Vacant Land | P4 | 3,211 |
| Visitor Information Centre | P2 | 4,404 |
| Vista Parade Lagoon | P4 | 16,508 |
| Vista Parade Reserve | P4 | 10,420 |
| Waller Street Laneway | PL | 424 |
| Warbler Ave Drainage Reserve | D1 | 13,820 |
| Waste Depot | C2 | 5,301 |
| Waterbush Crescent | P3 | 827 |
| Waterfall Park | P2 | 516 |
| Watergum Street Roadside | R2 | 1,279 |
| Watervale Circuit Reserve | P3 | 23,250 |

| Name | Category | Area (square metres) |
|---|---|---|
| Waterworks Roadside | R2 | 2,418 |
| Weblands Street | PL | 194 |
| Weblands Street Footpath | R2 | 3,592 |
| Weblands Street Islands | | 849 |
| Wellwin Crescent Laneways | PL | 394 |
| Wharatah Close | PL | 914 |
| William Street Island | R2 | 6,878 |
| Willow Drive Playground | P3 | 3,792 |
| Wilton Drive Laneway | PL | 555 |
| Wirrah Street Footpath & Reserve | P4 | 1,770 |
| Wirraway Playground | P2 | 10,406 |
| Wollombi Road Islands | R2 | 4,783 |
| Wolsterholme Street Laneway | PL | 222 |
| Wood St Park | P3 | 141 |
| Woodberry Community Centre | C1 | 3,111 |
| Woodberry Family Centre | C1 | 6,440 |
| Fred Harvey Exterior | P3 | 36,846 |
| Woodberry Road Footpath | R2 | 1,963 |
| Woodberry Roundabout On Raymond Terrace Road | R2 | 7,674 |
| Woodberry Shopping Centre Car Park | R2 | 8,437 |
| Woodlands Bushland North | B1 | 193,289 |
| Woodlands Drainage | P3 | 26,199 |
| Woodlands Drive South | B1 | 79,502 |
| Worcester Drainage Reserve | P3 | 56,149 |
| Worcester Reserve | P3 | 13,090 |
| | | **7,201,892** |

*Table B.3 Levels of Service Targets - Gardens*

| Name | Category | Area (square metres) |
|---|---|---|
| Art Gallery | G1 | 380 |
| Arthur St Median | G2 | 1,937 |
| Ashton Grove Traffic Islands | G4 | 343 |
| Barr Promenade Garden | G3 | 550 |
| Barr Promenade Garden 2 | G3 | 341 |
| Belmore Rd Traffic Islands | G2 | 82 |
| Buterfield Crescent Playground | G2 | 16 |
| Carpark | G3 | 117 |
| Cathederal Gardens | G2 | 69 |
| Chelmsford Drive Traffic Island 1 | G2 | 529 |
| Chisolm Rd Roundabout and Median | G3 | 1,306 |
| Cooks Square | G4 | 43 |
| Cooney Park | G4 | 76 |
| Council Admin | G1 | 108 |
| Courthouse | G1 | 116 |
| Edwards Ave + Government Rd Roundabouts | G3 | 359 |
| Ferraby Drive Roundabout 1 | G3 | 220 |
| Fieldsend Oval garden | G3 | 90 |
| Flat Rd Roundabout | G3 | 90 |
| Glenwood Drive Roundabout | G3 | 355 |
| Golden Whistler Playground gardens | G3 | 529 |
| Grove Park and Laneway | G2 | 2,102 |
| Harrop drainage gardens | G3 | 1,093 |
| Harrop Parade garden 1 | G3 | 1,183 |
| Harrop Parade garden 2 | G3 | 502 |
| Harvest Playground garden area | G3 | 1,207 |
| Heritage Park | G4 | 575 |
| High St Medians | G1 | 1,042 |
| Hospital Carpark Garden | G4 | 482 |
| Hunterglen Park | G3 | 399 |
| Illalaung Park | G1 | 145 |
| Ken Tubman Drive | G3 | 576 |
| Killkenny Laneway | G4 | - |
| King Edward Park | G1 | 826 |
| Laneway | G4 | 18 |
| Lawes Street Carpark | G4 | 105 |
| Lawes Street Traffic Islands | G2 | 576 |
| Lawes Street | G1 | 395 |
| Lorn Oval | G2 | 40 |
| Louth Park playground gardens | G3 | 497 |

| Name | Category | Area (square metres) |
|---|---|---|
| Maitland Park | G1 | 3,023 |
| McDonald Street Playground | G2 | 181 |
| McKeachies Sports | G2 | 4,191 |
| McKeachies Water Course | G4 | 16,010 |
| Mitchell Drive Garden | G3 | 35 |
| Mitchell Drive Roundabout | G3 | 281 |
| Morpeth Common | G3 | 13 |
| Newcastle Perm Carpark | G4 | 19 |
| Queens Wharf Gardens | G3 | 254 |
| Rathluba Playground | G3 | 141 |
| Regiment Rd Medians | G4 | 45 |
| RH Taylor Reserve | G2 | 61 |
| Levee Gardens | G1 | 65 |
| Riverwalk | G1 | 809 |
| Riverwalk | G2 | 400 |
| Roadside Garden | G4 | 577 |
| Rodwell Pl Roundabout | G4 | 90 |
| Rutherford Youth Space | G3 | 296 |
| Saddlers Drive Medians | G4 | 105 |
| Sempill St Carpark | G2 | 254 |
| Senior Citz | G1 | 675 |
| Sinclair St Median | G4 | 350 |
| Spotted Gum Park | G2 | 2,290 |
| Tenambit Shops | G2 | 258 |
| Thornton Comm Centre | G2 | 50 |
| Tourist Information Centre | G1 | 698 |
| Town Hall | G1 | 50 |
| Turner Park | G3 | 56 |
| Victoria St Roadside | G4 | 101 |
| Waterfall Gardens | G1 | 210 |
| Wirraway Playground Gardens | G2 | 848 |
| Woodberry Shopping Centre | G2 | 307 |
| Woodberry War Memorial | G2 | 10 |
| Worchester drive roundabout | G3 | 28 |
| | | **52,200** |

*Table B.4 Levels of service targets - drainage*

| Area | Classification | Area |
|---|---|---|
| Thornton Oval | S1 | 13,910 |
| Maitland Sportsground | S1 | 17,203 |
| Maitland Athletics Centre | S1 | 7,904 |
| | | **39,017** |

*Table B.5 Memorial Types*

| Location | Type | Description | Size |
|---|---|---|---|
| Maitland Park | War Memorial | Anzac cenotaph | large |
| Maitland Park | War Memorial | Sandarkin monument | small |
| Maitland Park | War Memorial | WW1 and Bore war | small |
| Maitland Park | Individual | James Wolstenholme 1912, White column near rotunda | small |
| Maitland Park | Individual | John Gillies, entrance gates to Maitland Park | medium |
| Maitland Park | Individual | Richard Alexander Young drinking fountain. Large brick structure near rotunda. | Large |
| Maitland Park | Event | Millennium Sun Dial. Mound near hockey court. | small |
| Maitland Park | War Memorial | Lone pine tree and plaque near bowling club. | medium |
| VIC | Individual | Caroline Chisholm Monument. | small |
| Telarah Lagoon | Individual | Private P. Z. Trzecinski rock with plaque, highway side of lagoon | small |
| Vic | Individual | Marguerite Parks rose garden at VIC | small |
| Turners Rest | War Memorial | Maitland and district war memorial, Obelisk. | large |
| King Edward | Individual | Les Darcy statue in park | large |
| King Edward | Individual | Sir Paul Edmund de Strzelecki, brick monument in corner surrounded by hedges. | large |
| Joseph Maxwell | War Memorial | Rock with plaque and flagpole. | small |
| East Maitland | War Memorial | Main war memorial on Park street | large |
| Morpeth Court House | Event | 150 year anniversary of Morpeth Rock with plaque at courthouse building. | large |
| Morpeth Court House | War Memorial | Morpeth war memorial at courthouse. | medium |
| Fred Harvey | War Memorial | WW1 war memorial near skate park | small |
| Bolwarra | War Memorial | War memorial Cnr of Westbourne Rd and Addison Rd. | small |
| Porter Place / Lochinvar school of arts | War Memorial | Twin columns out the front of school or arts hall. | small |

*Table B.6 Internal carpark locations*

| Site | Address | Description | Size (square metres) |
|---|---|---|---|
| A & D Lawrence Sports | Thornton | Carpark access for sports field and playground | 1,783 |
| Bakers Brickyard | Raworth | Playground and off leash dog area car park | 570 |
| Beryl Humble Sports Complex | Tenambit | Parks and access road for BMX and football. | 1,115 |
| Bolwarra Oval & Tennis | Bolwarra | Football / cricket and tennis site parking | 2,000 |
| Bolwarra Lookout | Bolwarra | Car park at look out and playground | 1,250 |
| Chelmsford Drive Oval | Metford | Sports field with car park | 1,455 |
| Cook Square Park | East Maitland | Sports field parking | 2,758 |
| Coronation Oval 1 | Telarah | Parking nearest cemetery | 2,587 |
| Coronation Oval 2 | Telarah | Parking near irrigation | 1,190 |
| Fieldsend Oval | Metford | Carpark and canteen for football, and cricket field | 1,674 |
| Fred Harvey | Woodberry | Football, tennis, skatepark and athletics parking areas | 1,530 |
| Gillieston Heights Oval | Gillieston Heights | Baseball and playground area parking. | 153 |
| gillo hub / victor warby | Gillieston Heights | Shared parking for hub and playground | 921 |
| Hartcher Field | Telarah | dedicated area for street parking area along sports field | 632 |
| King Edward Park Oval | East Maitland | Parking on roadside of sports field | 470 |
| Largs Oval / tennis/ skate | Largs | Cricket, football, tennis and skatepark | 2,400 |
| Lochinvar No 1 Sports Field | Lochinvar | Sports field, playground and canteen parking area. | 1,235 |
| Lorn Park | Lorn | Bowling club and sports field parking areas | 1,230 |
| Maitland Croquet | Maitland | Parking area opposite clubs front gate | 1,030 |
| Maitland Hockey club | Maitland | Parking area at gates to hockey court | 850 |
| Maitland park bowling club | Maitland | Car park at entrance to bowling club | 1,465 |
| Maitland park day-care centre | Maitland | car park area used by day care centre | 261 |
| Maitland park netball 2 | Maitland | Car Park at the side of netball courts and Rotunda area | 250 |
| Maitland Park Netball Courts | Maitland | parking area opposite admin building | 4,785 |
| Maitland park picnic area 2 | Maitland | Car park along bollards & crepe myrtles at picnic area 2. | 330 |
| Maitland park playground under figs | Maitland | Car park under the figs at playground entrance | 872 |
| Maitland park pool area at entrance | Maitland | Car park between pool entrance and main playground | 886 |
| Maitland park pool area frontage | Maitland | Car park off road at front of pool & park bore area | 1,500 |
| Maitland Park Cricket nets | Maitland | parks surrounding outer fields at cricket net end | 1,420 |

| Site | Address | Description | Size (square metres) |
|---|---|---|---|
| Maitland Park Outer fields | Maitland | parks closest to amenities building and Rotunda | 466 |
| Maitland Park Touch Football | Maitland | parks on western side of outer field and hockey court | 1,114 |
| Max McMahon Oval | Rutherford | Sports field parking | 2,252 |
| McKeachie's Run | Aberglasslyn | Sports field and playground parking, with amenities. | 2,144 |
| Metford Rec. Area 1 | Metford | Carpark access for sports field and skate park. Nearest train station | 1,560 |
| Metford Rec. Area 2 | Metford | Carpark access for sports field on Schank | 1,662 |
| Morpeth Common | Metford | Car Park at playground | 1,085 |
| Morpeth No 1 Oval | Morpeth | 1 football field and canteen parking area, plenty of street parking | 820 |
| MRAC parking | Maitland | Large car park at athletics | 3,213 |
| No 1 Sportsground frontage | Maitland | Small car park area outside sportsground. | 195 |
| No 1 Sportsground high side | Maitland | Large car park at northern end of field | 2,147 |
| Norm Chapman Oval | Rutherford | Field and playground, canteen access. | 2,280 |
| Queens Wharf 2 | Morpeth | Car parking area | 264 |
| Queens Wharf 1 | Morpeth | Trailer parking area | 537 |
| Page St tennis | East Maitland | Tennis court area parking | 566 |
| Rutherford tennis | Rutherford | Area for tennis court parking | 625 |
| Shamrock Hill Oval | Ashtonfield | Sports field parking near canteen | 265 |
| Shamrock Hill Oval 2 | Ashtonfield | Sports field parking at bottom of hill | 816 |
| Shamrock Hill Oval 3 | Ashtonfield | Sports field parking at top of hill | 1,020 |
| Somerset Park Sports Facility | Thornton | Football and playground parking area | 1,650 |
| Tenambit No 1 | Tenambit | Parking area for cricket oval, football field, and amenities | 3,261 |
| Tenambit Training filed | Tenambit | Parking area in front of netball courts and training field. | 1,743 |
| Thornton Oval/ tennis/ netball | Thornton | Carpark for oval, tennis, netball, and community centre | 866 |
| Tom Lantry | Tenmabit | Playground and reserve parking area. | 787 |
| Whitewater adventure park | Chisholm | Carpark for playground | 350 |
| Golden Whistler Playground | Aberglasslyn | Car park for playground | 130 |
| | | | **70,420** |

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