Mid Murray Council

Asset Management Plan

Bowhill TV & Water



Document Control		**Document History and Status**			
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Rev No	Date	Revision Details	Author	Reviewer	Approver
1	July 2026	Prepared in conjunction with relevant staff, a new and comprehensive Bowhill TV & Water Asset Management Plan	Coordinator Asset Management (GS)		
2	From: 29 June 2026	Issued for review, draft Bowhill TV and Water Asset Management Plan	Coordinator Asset Management (GS)	Director Infrastructure & Field Services (DH), IT&T Coordinator (DA) Infrastructure & Field Services Coordinator (JS) Director Corporate & Finance Services (CH)	
3	6 August 2026	Report to the Audit & Risk Committee recommends to Council that the Draft Bowhill TV & Water Asset Management Plan be approved to be released for public consultation in accordance with Council's Public Consultation Policy.	Coordinator Asset Management (GS)	Audit & Risk Committee	Audit & Risk Committee
4	6 August 2026	**Audit & Risk Committee Resolution No. A08-26/004** 1. The Draft Bowhill TV and Water Asset Management Plan Report on the Audit & Risk Committee Agenda of 6 August 2026 be received. 2. The Audit & Risk Committee recommends to Council that the Draft Bowhill TV and Water Asset Management Plan (Attachment 1, 7.3 Audit & Risk Committee meeting 6 August 2026) be approved to be released for public consultation in accordance with Council's Public Consultation Policy. 3. Subject to the outcomes of the public consultation process, Council receive a further report to consider and endorse the Draft Bowhill TV and Water Asset Management Plan for adoption.	Coordinator Asset Management (GS)	Audit & Risk Committee	Audit & Risk Committee

5	18 August 2026	**Council Resolution C08-26/011** 1. The Draft Bowhill TV and Water Asset Management Plan Report on the Council Agenda of 18 August 2026 be received. 2. Council approve the Draft Bowhill TV and Water Asset Management Plan (Version 2) (Attachment 1, Item 10.3, Council Meeting, 18 August 2026) to be released for public consultation in accordance with Council's Public Consultation Policy and the developed Engagement Plan. 3. Following the public consultation process, Council receives a further report to consider and endorse the Draft Bowhill TV and Water Asset Management Plan for adoption.	Coordinator Asset Management (GS)	Ordinary Council Meeting	Ordinary Council Meeting
6	26 August 2026	**Public Consultation Period:** Wednesday 26 August 2026 to Thursday 18 September 2026			
7	20 October 2026	Present for consideration and endorsement, draft Bowhill TV & Water Asset Management Plan.	Director Infrastructure & Field Services	Ordinary Council Meeting	Ordinary Council Meeting
8	20 October 2026	**Council Resolution C10-26/006** 1. The Draft Bowhill TV and Water Asset Management Plan Report on the Council Agenda of 20 October 2026 be received. 2. The Draft Bowhill TV & Water Asset Management Plan Submissions Summary Report (Attachment 2, Item 10.3, Council Meeting 20 October 2026) be received. 3. Council adopts the Draft Bowhill TV and Water Asset Management Plan (Version 2) (Attachment 1, Item 10.3, Council Meeting, 20 October 2026). 4. The Chief Executive Officer be authorised to make any minor amendments to the Draft Bowhill TV & Water Asset Management Plan.	Director Infrastructure & Field Services	Ordinary Council Meeting	Ordinary Council Meeting

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EXECUTIVE SUMMARY

What is an Asset Management Plan?
Asset management planning is essential for delivering our services in a financially sustainable and organised way. By taking a comprehensive approach, we can allocate our resources effectively and achieve our service delivery goals.

What is this plan about:
The Asset Management Plan, which focuses on the infrastructure supporting the Mid Murray Council TV and Water assets, servicing Providence Drive and Schmidt Lane at Bowhill.

Our main objective is to ensure these assets are safe, well-maintained, and fit for purpose. By prioritising renewal and maintenance, we can enhance service delivery and ensure the safety and satisfaction of our community. This plan highlights the necessity and importance of Bowhill TV & Water assets.

These services provide the following:
Some insights about our key tourist attractions, which draw visitors for their unique natural and cultural value. These sights not only showcase historical significance and beauty but also provide opportunities for leisure and amusement. Promoting these attractions can enhance our tourism efforts and contribute to the local economy.

Managing Risks:
Critical risks we've identified in our service delivery and propose actionable steps to mitigate them.

Premature Fail of Assets:
To address non-routine maintenance, we should establish a schedule for regular assessments. This proactive approach will help us avoid unexpected failures.

What we cannot do:
I want to address the current limitations we face regarding our service offerings. Due to insufficient funding, the Council is unable to provide all services at the desired levels or introduce new services.
Specifically, we are currently unable to:

- Create new/upgrade assets
- Acquire new or gifted assets

We understand the impact this may have on our community and are actively exploring alternative funding options to enhance our service capabilities in the future.

What Does it Cost Council?
Projected 10-Yr. Capital Renewal Expenditure (AMP) Water
Projected expenditure outlay necessary to provide the services covered by this Asset Management Plan for Capital Renewals over a 10-Year period is **$86,800** or **$8,680** on average per year which is the cost to provide the service in line with this plan. Note. Annual indexation has not been applied.

Projected 10-Yr. Capital Renewal Expenditure (AMP) TV
Projected expenditure outlay necessary to provide the services covered by this Asset Management Plan for Capital Renewals over a 10-Year period is **$100,000** or **$10,000** on average per year which is the cost to provide the service in line with this plan. Note. Annual indexation has not been applied.

Planned 10-Yr. Capital Renewal Expenditure (LTFP 2025-26 to 2034-35) TV/Water
Planned expenditure for Capital Renewals over the 10-Year Long Term Financial Plan. Currently, the estimated available funding stands at **$0**, which translates to an average of **$0** per year.

Projected & Planned 10 Yr. Capital Renewal Expenditure Difference (AMP/LTFP 2025-26 to 2034-35)
Indicates that the projected Asset Management Plan (AMP) renewal expenditure **$186,800** versus the planned (LTFP) expenditure of **$0** over the next 10 years. This indicates there is a financial gap between the projected Asset Management Plan (AMP) and the Long-Term Financial Plan (LTFP) expenditures.

Projected 10-Yr. Capital New/Upgrade Expenditure (AMP) Water
Projected expenditure outlay necessary to provide the services covered by this Asset Management Plan (AMP) for Capital New/Upgrades over a 10-Year period is **$85,000** or **$8,500** on average per year which is the cost to provide the service in line with this plan. Annual indexation has not been applied.

Projected 10-Yr. Capital New/Upgrade Expenditure (AMP) TV
Projected expenditure outlay necessary to provide the services covered by this Asset Management Plan for Capital New/Upgrades over a 10-Year period is **$0** or **$0** on average per year which is the cost to provide the service in line with this plan. Annual indexation has not been applied.

Projected 10-Yr. Total Expenditure/Income (AMP) TV/ Water
The projected outlays necessary to provide the services covered by this Asset Management Plan includes Operating, Maintenance, Capital Renewals and Capital New/Upgrades over a 10-Year period **is $889,089.48** or **$88,908** on average per year, today's dollars (July 2026), taking into account the expected income for the projected 10-Year period TV **$-211,700** and Water **$-523,000** totalling **$-734,700**.

These costs will be reviewed on an annual basis to ensure the capital renewals, new/upgrades are still required in the listed timeline and appropriate expenditure values have been confirmed.

Confidence Levels:
This Asset Management Plan is based on high level of confidence information.

The Next Steps:
The actions resulting from this asset management plan are.

- Ongoing review of service levels
- Review Useful Lives

Replacement Value:
Water Assets - Date of Valuation 01/07/2026
Total replacement value of our Council's Bowhill Water is **$489,002**. This significant investment reinforces the importance of maintaining and enhancing these assets for our community.

Replacement Value:
TV Assets - Date of Valuation 01/07/2026
Total replacement value of our Council's Bowhill TV is **$364,328.** This significant investment reinforces the importance of maintaining and enhancing these assets for our community.

Note. Assets related to Bowhill TV & Water, Assets Id's. S00140 and BLD249 form part of the asset category Buildings, Land, Structures & Open Space dated valuation 1/7/2024. These figures are not calculated in this AMP.
Id. S00140 Bowhill TV Transmission Tower $55,000
Id. BLD249 Bowhill TV Equipment Hut $26,400

What will we Do?

Council is committed to maintaining its assets by addressing key needs in the following areas:

- Operating: Ensuring efficient day-to-day operations
- Maintenance: Keeping facilities in optimal condition
- Renewals: Upgrading existing assets to meet current standards
- New/Upgrades: Introducing new TV and Water assets or enhancements to meet service levels set in our annual budgets.

INTRODUCTION

Background

The Bowhill TV and Water Asset Management Plan is a comprehensive strategy aimed at optimising the management of Council's assets, which collectively hold a total replacement value of **$853,330**. This replacement value excludes two identified assets that fall under asset category Buildings, Land, Structures & Open Space. Asset ID. S00140 Transmission Tower $55,000 and Asset ID. BLD249 Equipment Hut $26,400.

Our primary goal is to ensure that these vital community assets servicing Providence Drive and Schmidt Lane at Bowhill are maintained and enhanced to meet the future needs and expectations of our residents.

This plan is designed to align with the Council's key strategic documents, ensuring that our asset management practices reflect the community's desired levels of service while being mindful of available financial and human resources. By focusing on responsible management, we aim to deliver high-quality services that enhance the overall quality of life for our community.

The Council is committed to developing service levels and executing asset renewal projects that are informed by user needs, regulatory standards, industry best practices, and legislative codes of practice. This proactive approach ensures that our TV and Water assets not only meet current demands but are also prepared for future challenges.

The Bowhill TV and Water Management Plan should be read in conjunction with the Asset Management Policy and other critical planning documents, including the Strategic Plan, Annual Business Plan, and Long-Term Financial Plan. Together, these documents create a robust framework for decision-making and prioritisation, guiding our efforts to sustain and improve our Bowhill TV and Water assets.

By investing in our assets and aligning our strategies with community expectations, we are dedicated to fostering a vibrant, resilient environment that supports the well-being of our residents for generations to come.

Table 2.1.0: Water Assets - Current Replacement Cost

Date of Valuation 01/07/2026

Asset ID	Asset Description	Cost ($)
	WATER ASSETS	
BHWATER1	ARAD Multi-Jet Magnetic Water Meter dia 20 mm	$44,840.00
BHWATER2	Pump Shed	$12,500.00
BHWATER3	Concrete Floor (Pump Shed)	$11,600.00
BHWATER4	Water Tank	$3,800.00
BHWATER5	Electric Motor - CMG SLA 132S-2 and Water Manifolds	$51,000.00
BHWATER6	Amiad Filtration System (Stainless Steel)	$35,000.00
BHWATER7	Electric Motor Davey	$3,800.00
BHWATER8	Electrical and Power Boards with Automatic Operations	$32,000.00
BHWATER9	Fire Plug/Collars	$5,250.00
BHWATER10	Stop Valves and Collars	$12,250.00
BHWATER11	Water Meter 40 mm	$2,400.00
BHWATER12	Back Flow Prevention Device	$1,400.00
BHWATER13	Electrical Switchboard & Cabinet	$5,800.00
BHWATER14	Blue Line Poly Pipe Dia 90mm and Trenching (1000 Depth)	$130,686.48
BHWATER15	Blue Line Poly Pipe Dia 90mm (450 Depth)	$12,851.52
BHWATER16	Blue Line Poly Pipe Dia 90mm and Trenching (600 Depth)	$82,526.30
BHWATER17	Suction Pipe Dia 200 mm and Trenching (600 Depth)	$9,832.34
BHWATER18	Lead Poly Pipe 20mm (450 Depth)	$19,215.00
BHWATER19	Concrete Suction Pit and Gate Valve	$8,500.00
BHWATER20	Concrete Pit	$3,750.00
	Total	**$489,001.64**

Table 2.1.0.1: TV Assets - Current Replacement Cost

Date of Valuation 01/07/2026

Asset ID	Asset Description	Cost ($)
	TV ASSETS	
BHTV1	Splitter / Way Tap to Properties (Circular Pillars)	$45,000.00
BHTV2	P35 Conduits and Trenching	$6,905.63
BHTV3	Cable & Cabling	$3,697.50
BHTV4	P50 Conduit and Trenching	$61,436.70
BHTV5	Cable & Cabling	$23,470.20
BHTV6	P100 Conduits and Trenching	$60,401.62
BHTV7	Cable & Cabling	$23,416.82
BHTV8	Split System Air Conditioning / Heating	$5,400.00
BHTV9	Concrete Comms Pit	$5,400.00
BHTV10	Pedestals - Wiring, Electrics and Meters	$51,100.00
BHTV11	Rack and Equipment	$55,000.00
BHTV12	Plastic Pedestal Housing/Cover	$23,100.00
	Total	**$364,328.47**

Key stakeholders in the preparation and implementation of this Asset Management Plan are shown in Table 2.1.1

Table 2.1.1: Key Stakeholders in the Asset Management Plan

Key Stakeholder	Role in Asset Management Plan
Insurers	■ Local Government Mutual Liability Scheme (LAMLS)
Lessees	■ Nil
Federal Government	■ Nil
State Government	■ Environment Protection Authority (EPA) ■ SA Health ■ Department for Environment and Water ■ Essential Services Commission of South Australia (ESCOSA)
Visitor/Tourists	■ Feedback collected throughout the year
Council	■ To act as custodians of community assets ■ To set Asset Management Policy and vision ■ Allocate resources to meet Council objectives in providing services while managing risks ■ Land Management Agreement by Deed
Senior Management Team	■ Responsible for the development, management and review of an Asset Management Strategy, associated plans, practices and reporting on the status and effectiveness of Council's asset management. ■ To monitor and review the performance of employees in achieving the asset management strategy, plans and practices. ■ To ensure sufficient resources are applied to manage the assets to legislative requirements; and

- Accountable for the management of assets within their areas of responsibility.

2.2 Goals and Objectives of Asset Ownership

Our Infrastructure Asset Management Strategy is dedicated to ensuring that we meet the defined levels of service for our community in the most cost-effective manner, catering to both present and future consumers. Our mission is to create a sustainable framework that not only addresses current needs but also anticipates future demands, ensuring the longevity and reliability of our infrastructure assets.

Key elements of our infrastructure asset management approach include:

Defining and Monitoring Service Levels: We establish clear service level definitions and continuously monitor performance to ensure that we meet or exceed community expectations. This ongoing assessment allows us to make informed adjustments as needed.

Managing Growth Impact: We proactively manage the impact of growth through effective demand management strategies and targeted infrastructure investments. This ensures that our infrastructure can accommodate increasing community needs without compromising service quality.

Lifecycle Approach: Our strategy employs a lifecycle approach to develop cost-effective management strategies that align with our defined levels of service. By considering the entire lifecycle of our assets, we can optimise maintenance, renewal, and replacement decisions.

Risk Management: We prioritise the identification, assessment, and appropriate control of risks associated with our infrastructure assets. This proactive risk management ensures that we are prepared for potential challenges and can mitigate their impact on service delivery.

Linking to Long-Term Financial Planning: Our strategy is closely linked to a Long-Term Financial Plan that outlines required and affordable forecast costs, as well as how these costs will be allocated. This financial foresight enables us to make strategic investments that are sustainable and aligned with community priorities.

By implementing this comprehensive Infrastructure Asset Management Strategy, we are committed to delivering high-quality services that meet the needs of our community today and into the future. Our focus on cost-effectiveness, risk management, and strategic planning positions us to build a resilient infrastructure that supports the well-being and growth of our community.

Key elements of the planning framework are:

1. Service Levels Definition: Work closely with the community to specify the services and levels of service required, ensuring clarity and alignment with organisational goals.

2. Risk Management: Identifies potential risks associated with asset management and develops robust strategies to mitigate these risks, safeguarding your investments and service delivery.

3. Future Demand Analysis: Assess future demand trends and their implications on service delivery, providing actionable insights on how to adapt and meet evolving needs.

4. Lifecycle Management: Our approach to lifecycle management focuses on optimising the performance and longevity of existing and future assets, ensuring that defined service levels are consistently met.

5. Financial Planning: Provide comprehensive financial summaries that outline the funding required to deliver the defined services, enabling informed decision-making and budget allocation.

6. Asset Management Practices: Expertise in asset management practices ensures that services are delivered efficiently and effectively.

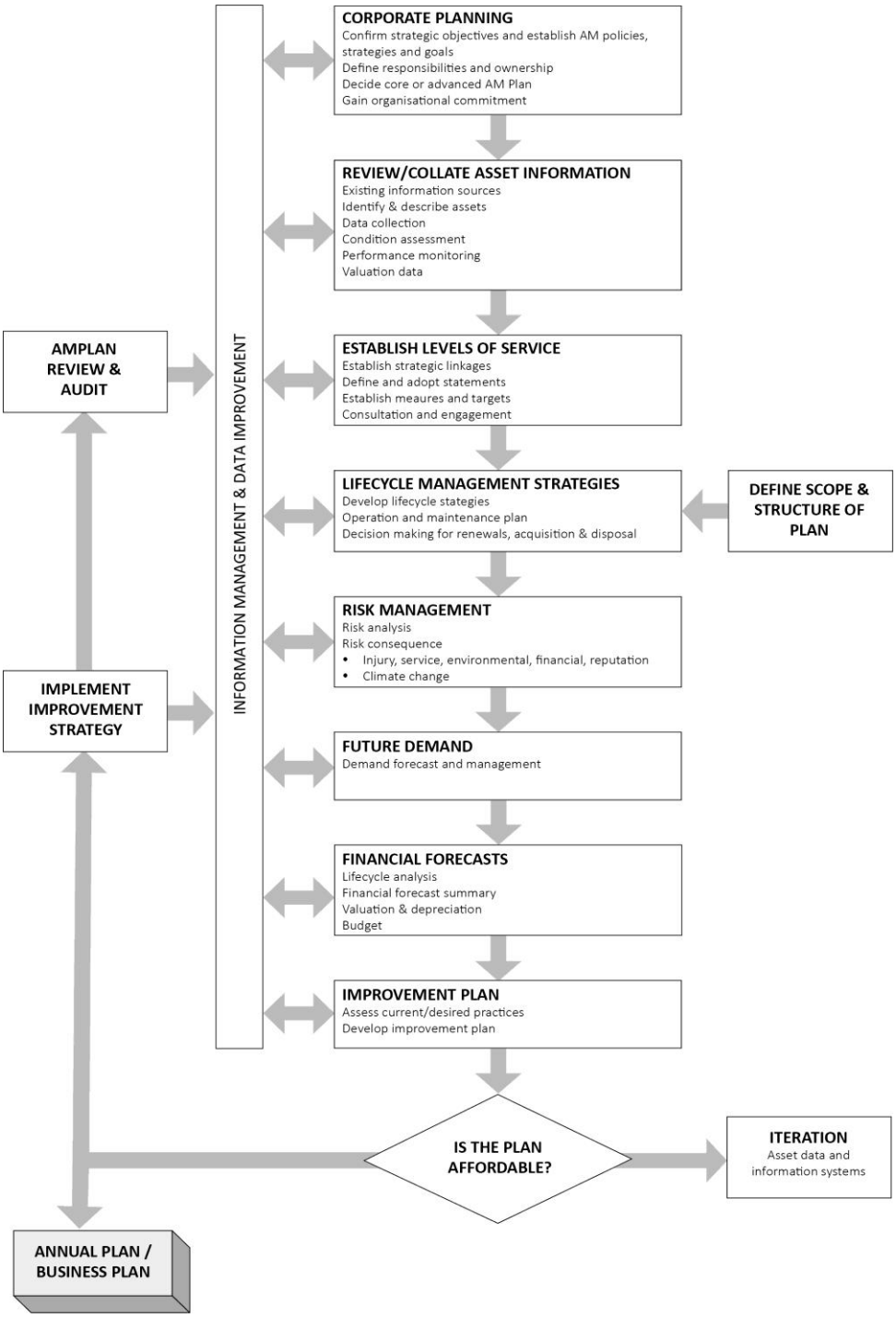
7. Monitoring and Evaluation: Implement monitoring frameworks to track progress and ensure that objectives are met, allowing for timely adjustments and continuous improvement.

8. Asset Management Improvement Plan: We develop tailored improvement plans aimed at increasing asset management maturity, helping organisations to evolve and enhance their asset management capabilities.

9. Standards and Frameworks: Our asset methodologies are grounded in recognised standards, including the International Infrastructure Management Manual (IIMM) and ISO 55000 Asset Management Standards. This commitment to excellence ensures that our clients benefit from the latest insights and practices in asset management.

Figure 1: Road Map for Preparing an Asset Management Plan

Source: IPWEA IIMM, Fig 1.5.1, p 1.11



SERVICE LEVELS

The community generally expect that Council will have the necessary infrastructure and operation and maintenance practices in place to manage Bowhill TV and Water assets.

Levels of service relate to outcomes the customer receives in terms of quality, quantity, responsiveness and performance as provided by the asset, they are developed in line with Councils strategic and corporate goals and legislative requirements.

Community Service Levels relates to the service outcomes that the community wants in terms of quality, quantity, responsiveness, amenity, safety and financing.

Technical Service Levels support the community service levels and are operational or technical measures of performance. These technical measures relate to the allocation of resources to service activities that the Council undertakes to best achieve the desired community outcomes.

Table 3.0: Water Service Levels

Key Performance Measure	Level of Service Objective	Performance Measure Process	Current Level of Service	Desired Level of Service
Quality (Non-Potable Water)	Ensuring that this network remains unobstructed is vital for maintaining continuous operations across our facilities.	Importance of regular cleaning and maintenance of our water pits and pipes. Over time, natural growth and debris can accumulate, leading to blockages that may disrupt our water supply and affect our overall operational efficiency.	Proactive approach to the management of our water assets through planned and regular checking and cleaning protocols. Maintaining our water infrastructure is essential not only for operational efficiency but also for ensuring the quality and safety of our water supply.	By implementing a systematic schedule for inspections and maintenance, we can identify potential issues before they escalate, reducing the risk of significant disruptions. Regular cleaning will help prevent the build-up of sediment, debris, and biological growth, thereby extending the lifespan of our assets and enhancing overall performance.
Function, Capacity & Performance	It's a critical role of our water operations in ensuring an uninterrupted supply to	To maintain the reliability of our water supply, it is essential	Renewal of capital assets when due with ongoing	Discuss and develop strategies for enhancing our water operations to ensure

	all connected users. This function is fundamental to our service commitments and overall community well-being.	that we monitor and optimize our operations continually. Regular assessments and maintenance of our water infrastructure are vital in preventing disruptions that could affect our users.	regular monitoring and maintenance.	that we meet the expectations and needs of our customers consistently.
Responsiveness	Importance of establishing a responsive service framework, particularly in relation to our operations. A well-structured response protocol based on hierarchy and risk factors is crucial for ensuring timely and effective resolution of service issues.	Implementing determined response times, we can prioritize urgent matters and allocate our resources more efficiently.	Ability to address customer needs promptly and minimize disruption. It is essential not only for maintaining operational efficiency but also for fostering trust and satisfaction among our users.	Explore how we can refine our service response protocols and establish clear guidelines that reflect our commitment to responsiveness.
Condition	Ensuring that this network remains unobstructed is vital for maintaining continuous operations across our facilities.	Importance of regular cleaning and maintenance of our water pits and pipes. Over time, natural growth and debris can accumulate, leading to blockages that may disrupt our water supply and affect our overall operational efficiency.	Proactive approach to the management of our water assets through planned and regular checking and cleaning protocols. Maintaining our water infrastructure is essential not only for operational efficiency but also for ensuring the quality and safety of our water supply.	By implementing a systematic schedule for inspections and maintenance, we can identify potential issues before they escalate, reducing the risk of significant disruptions. Regular cleaning will help prevent the build-up of sediment, debris, and biological growth, thereby extending the lifespan of

				our assets and enhancing overall performance.
Operational/Maintenance	Critical importance of maintaining our assets to ensure they remain safe and functional. Regular operational and maintenance practices are vital to prolonging the life of our infrastructure and mitigating risks associated with equipment failure.	Develop and implement a regular maintenance plan. Plan includes regular inspections, debris and sediment removal, structural assessments, and record-keeping.	By prioritizing maintenance schedules and rigorous safety checks, we can better guarantee the reliability of our operations. This proactive approach not only enhances our service delivery but also safeguards our staff and users.	Discuss how we can further improve our asset maintenance strategies and ensure that all our systems remain in optimal condition.
Capital Renewal	Importance of capital renewal to enhance operational and technical effectiveness.	Systematic planning and execution of capital works are essential to enhance efficiencies across council. Investing in capital renewal not only ensures we maintain a competitive edge but also allows us to address emerging needs and technologies that can significantly improve our service delivery.	By prioritizing these initiatives, we can optimize our resources and further strengthen our operational framework.	Discuss how we can further improve our asset capital renewal strategies and ensure that all our systems remain in optimal condition.
Capital New/Upgrade	Importance of capital new/upgrade to enhance operational and technical effectiveness.	Systematic planning and execution of capital works are essential to enhance efficiencies across council. Investing in capital new/upgrade not only ensures we maintain a competitive edge but also allows us to	By prioritizing these initiatives, we can optimize our resources and further strengthen our operational framework.	Discuss how we can further improve our asset capital renewal strategies and ensure that all our systems remain in optimal condition.

		address emerging needs and technologies that can significantly improve our service delivery.		

Table 3.1: TV Service Levels

Key Performance Measure	Level of Service Objective	Performance Measure Process	Current Level of Service	Desired Level of Service
Quality	Ensuring that this network remains unobstructed is vital for maintaining continuous operations across our facilities.	Minimise user complaints.	Planned works, undertaking of regular checks and maintenance requirements.	Planned works, undertaking of regular checks and maintenance requirements.
Function, Capacity & Performance	TV operations function to adequately provide users with continuous service.	When undertaking asset capital renewal and/or new assets consider future population growth to ensure the service meets users' expectations.	Renewal of capital assets when due with ongoing regular monitoring and maintenance.	Document future scheduled maintenance activities.
Responsiveness	Importance of establishing a responsive service framework, particularly in relation to our operations. A well-structured response protocol based on hierarchy and risk factors is crucial for ensuring timely and effective resolution of service issues.	Implementing determined response times, we can prioritize urgent matters and allocate our resources more efficiently.	Ability to address customer needs promptly and minimize disruption. It is essential not only for maintaining operational efficiency but also for fostering trust and satisfaction among our users.	Explore how we can refine our service response protocols and establish clear guidelines that reflect our commitment to responsiveness.

Condition	Ensuring that this network remains unobstructed is vital for maintaining continuous operations across our facilities.	When undertaking asset capital renewal and/or new assets consider future population growth to ensure the service meets users' expectations.	Importance of regular maintenance to the overall operations.	Report findings and action requirements within budget allocation.
Operational/Maintenance	Critical importance of maintaining our assets to ensure they remain safe and functional. Regular operational and maintenance practices are vital to prolonging the life of our infrastructure and mitigating risks associated with equipment failure.	Develop and implement a regular maintenance plan. Plan includes regular inspections, assessments and record-keeping.	By prioritizing maintenance schedules and rigorous safety checks, we can better guarantee the reliability of our operations. This proactive approach not only enhances our service delivery but also safeguards our staff and users.	Discuss how we can further improve our asset maintenance strategies and ensure that all our systems remain in optimal condition.
Capital Renewal	Importance of capital renewal to enhance operational and technical effectiveness.	Systematic planning and execution of capital works are essential to enhance efficiencies across council. Investing in capital renewal not only ensures we maintain a competitive edge but also allows us to address emerging needs and technologies that can significantly improve our service delivery.	By prioritizing these initiatives, we can optimize our resources and further strengthen our operational framework.	Discuss how we can further improve our asset capital renewal strategies and ensure that all our systems remain in optimal condition.

Capital New/Upgrade	Importance of capital new/upgrade to enhance operational and technical effectiveness.	Systematic planning and execution of capital works are essential to enhance efficiencies across council. Investing in capital new/upgrade not only ensures we maintain a competitive edge but also allows us to address emerging needs and technologies that can significantly improve our service delivery.	By prioritizing these initiatives, we can optimize our resources and further strengthen our operational framework.	Discuss how we can further improve our asset capital renewal strategies and ensure that all our systems remain in optimal condition.

FUTURE DEMAND

4.1 Demand Forecasts

Insights on the key drivers affecting demand for our services. Factors such as population changes, demographic shifts, seasonal variations, consumer preferences, technological advancements, economic conditions, agricultural practices, and environmental awareness all play a significant role.
The demand forecast on TV Services will be assessed following a survey of users for the ongoing provision of commercial TV connectivity per property by individual cable, given other external providers may better serve Bowhill.

We regularly examine the impact of these trends and recommend demand management strategies to adjust demand while maintaining customer satisfaction.
A survey of requirements of TV services for Bowhill will ascertain the required investment against the longevity of the Service, or whether the service is outsourced.

The Population Projections by Local Government Area predicts the Estimated Resident Population will increase as follows:

Several key factors affecting demand for our services, including demographic changes, customer preferences and expectations, and economic conditions. For a detailed overview, please refer to Table 4.1.0, which summarises the trends and impacts of these demand factors on our service delivery.

Table 4.1.0: Demand Factors, Projections and Impact on Services

Description	Demand Forecast	Demand Impact (Projection)	Impact on Services
Population Increase	At any given time, there are significantly more additional visitors residing in the community as tourists or people frequenting their holiday home. At peak tourist season from December to February the population grows to almost 20,000. **Note**: Bowhill TV & Water serve approximately 150 properties.	The population estimate for Mid Murray Council area as of the 30th of June 2023 is 9,496 Since the previous year, the population has grown by 0.86% Seasonal impact from December to February the population swells to almost 20,000	Increased demand and use of assets will affect the useful life of the assets which will likely increase the maintenance and renewal program.
Population	The 2023 estimated resident population for Mid Murray Council area is 9,496, with a population density of 1.51 persons per square kilometre. Land area 6,273 square km. (2023 ABS ERP)	In 2021, the largest age in Mid Murray Council area was 65–69-year-olds. The group that changed the most since 2016 was 70- to 74-year-olds, increasing by 240 people.	Generational change for TV service streams and access.
Demographics	The census usual resident population of Mid Murray Council area is 2021 was 9,164 living in 7,416 dwellings with an average household size of 2.07	Future growth from 2016 to 2021 'usual population' has grown from 8,642 to 9,164 +522 (Source: Australian Bureau of Statistics)	Generational change for TV service streams and access.

Television Service viability	Television services The service provision being historic to the community with less demand required for the ongoing viability and investment in oncoming years.	TV service of general commercial connectivity may become redundant and therefore non serviceable in a future generation and through other competing TV service deliverables.	Decreased reliance Outdated infrastructure and value for money on user charge and investment. User requirements

4.2 Demand Impact and Demand Management Plan

Demand for new services will be assessed and managed through a combination of managing existing assets, upgrading of existing assets and providing new assets to meet demand and demand management, or subsequently a down turn of demand. Council will determine the ability of the existing systems to manage increased requirements. Opportunities identified to date for demand management are shown in Table 4.2.0.

Further opportunities will be developed in future revisions of this asset management plan.

Table 4.2.0: Demand Management Plan

Service Activity	Demand Management Plan
Gifted or Major Assets (New/Upgrade)	- Gifted or major new assets prior to acquisition, develop a Business Case. - Whole of Life (WoL) calculations conducted. - Undertake the development of a comprehensive risk assessment. - Consider the requirement and need of undertaking a Prudential Report.
TV and Water	- Assess TV service viability prior to scheduled capital investment - Develop and implement a preventive maintenance plan for the TV and Water services.
Water	- Input needed on initiative ideas capital (new/upgrade) for the 15 Yr Rolling Capital Works Program, examples are: • Variable pump (including remote calibration) • Automation and telemetry monitoring • Anti vandal water meters (as they are not accurate and some read backwards • Remote electronic meter reading facility

LIFECYCLE MANAGEMENT PLAN

The lifecycle management plan details how the Council plans to manage and operate the assets at the agreed service levels while managing life cycle costs.

5.1 Background Data

This asset management plan covers the following infrastructure assets owned and operated by the Mid Murray Council:

- TV and Water

The age profile of the assets include in this Asset Management Plan is shown in Figure 1.

Figure 1: TV Asset Age Profile and Value

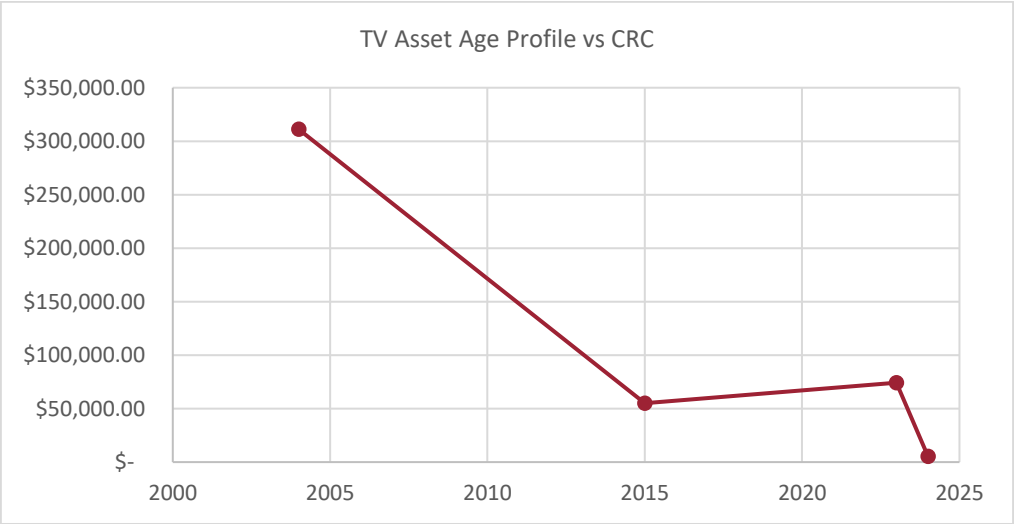
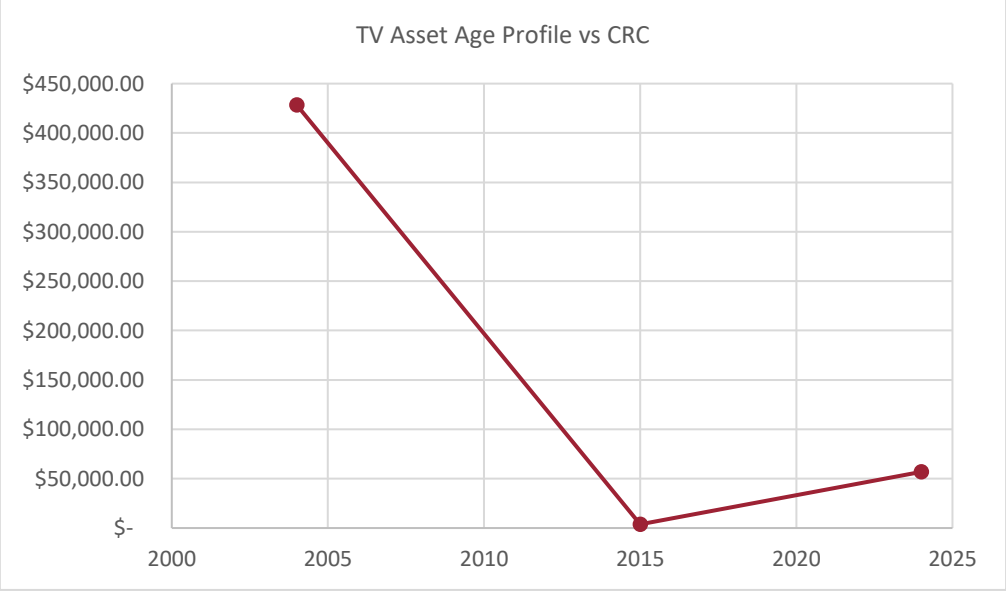


Figure 1: Water Asset Age Profile and Value



5.2 Asset Capacity and Performance

Council's services are generally provided to meet design standards where these are available. Locations where deficiencies in service performance are known are detailed in Table 5.2.0.

Table 5.2.0: Known Service Performance Deficiencies

Assets	Service Deficiency / Opportunities
Water	Input needed on initiative ideas for the Rolling Capital Works Program, examples; • Variable pump (including remote calibration) • Automation and telemetry monitoring • Flushing points and air valves (for better maintenance), considered in RCWP • Anti vandal water meters (as they are not accurate and some read backwards • Remote electronic meter reading facility

The above service deficiencies were identified and are being considered and prioritised. Refer to above Demand Management Plan.

5.3 Asset Condition

Condition is currently monitored via field collection of the Bowhill TV and Water at the time of asset revaluation.

Condition is measured using a 0-6 grading system[1] as detailed in Table 5.3.0. It is important that a consistent approach is used in reporting asset performance enabling effective decision support. A finer grading system may be used at a more specific level, however, for reporting in the Asset Management Plan results are translated to a 0-6 grading scale for ease of communication.

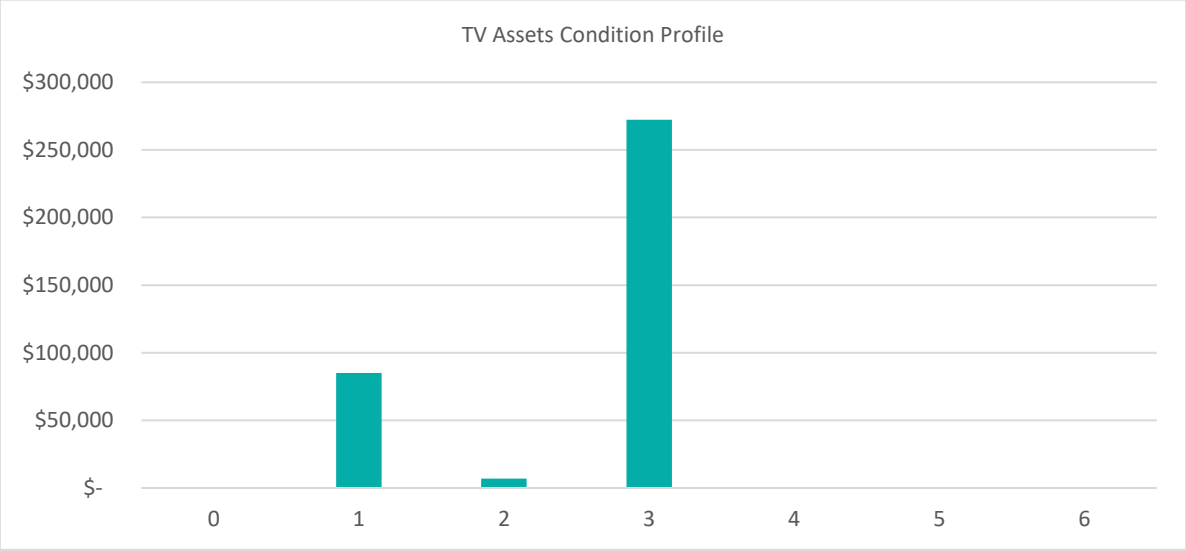
Table 5.3.0: Condition Grading System

Obsolescence Grade	Description	Description of Condition	RUL (%)
0	Brand New	Asset is brand new.	100%
1	Very Good	Near as new condition with no defects.	95%
2	Good	Superficial deterioration. No issues with reliability. No maintenance is required.	75%
3	Fair	Minor deterioration present. Routine maintenance may be required.	50%
4	Poor	Significant deterioration present. Requires maintenance to keep the asset serviceable and programming for renewal/rehabilitation on forward 5 year works program.	25%
5	Very Poor	Extensive deterioration present. Requires significant maintenance to keep the asset serviceable and programming for renewal/rehabilitation within the following year.	5%
6	End of Life	Asset is unserviceable and provides no service. Asset cannot be used.	0%

[1] IPWEA, 2015, IIMM, Sec 2.5.4, p 2|80.

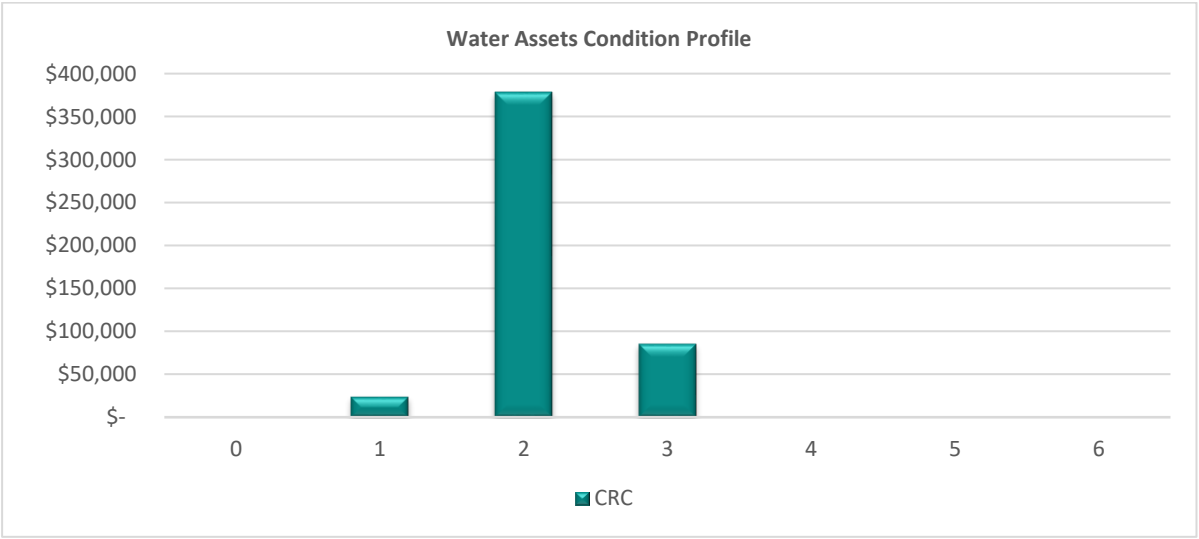
The overall condition score and subsequent consumption of the TV and Water assets have been estimated based on a combination of available data such as age and the standard useful life of the asset. The condition profile of Council's assets is shown in Figure 2.

Figure 2: TV Asset Condition Profile - Date of Valuation 01/07/2026



Condition	CRC ($'000)	Weight (%)
0	$ -	0.00
1	$ 85,000.00	23.33
2	$ 6,905.63	1.89
3	$ 272,422.84	74.77
4	$ -	0.00
5	$ -	0.00
6	$ -	0.00
	$ 364,328.47	**100%**

Figure 2: Water Asset Condition Profile - Date of Valuation 01/07/2026

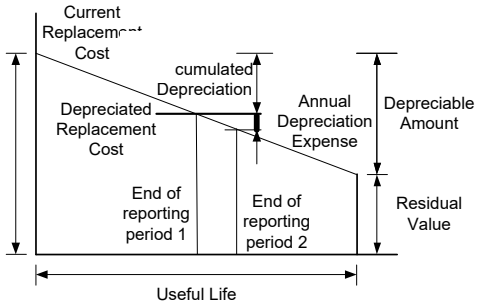


Condition	CRC ($'000)	Weight (%)
0	$ -	0.00
1	$ 24,100.00	4.92
2	$ 378,901.64	77.48
3	$ 86,000.00	17.58
4	$ -	0.00
5	$ -	0.00
6	$ -	0.00
	$ 489,001.64	**100%**

5.4 TV Asset Valuations

The value of assets recorded in the asset register as at **1 July 2026** covered by this asset management plan is shown below. Assets were last revalued at **July 2026**. Assets are valued at fair-value asset accounting based on AASB116 (Australian Accounting Standard Board).

Current Replacement Cost	**$364,328**
Accumulated Depreciation (Adjustment for Obsolescence)	**$142,187**
Fair Value (CWDV)	**$222,141**
Forecast Annual Depreciation Expense	**$18,999**

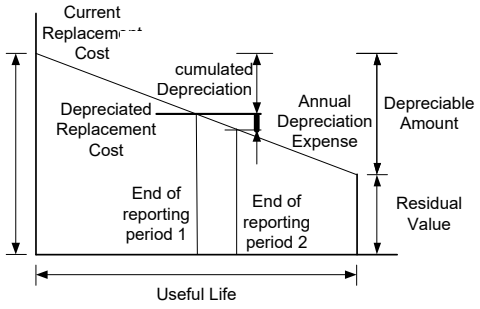


Useful lives were reviewed in **2026** by detailed condition analysis.

5.4 Water Asset Valuations

The value of assets recorded in the asset register as at **1 July 2026** covered by this asset management plan is shown below. Assets were last revalued at **July 2026**. Assets are valued at fair-value asset accounting based on AASB116 (Australian Accounting Standard Board).

Current Replacement Cost	**$489,002**
Accumulated Depreciation (Adjustment for Obsolescence)	**$138,930**
Fair Value (CWDV)	**$350,071**
Forecast Annual Depreciation Expense	**$16,974**



Useful lives were reviewed in **2026** by detailed condition analysis.

5.5 Operating and Maintenance Plan

Operating includes regular activities to provide services. Examples of typical operational activities include electricity, licence fees and insurance expenses.

Maintenance includes all actions necessary for retaining an asset as near as practicable to an appropriate service condition including regular ongoing day-to-day work necessary to keep assets operating.

Maintenance budget levels are considered to be adequate to meet projected service levels, which may be less than or equal to current service levels. Where maintenance budget allocations are such that they will result in a lesser level of service, the service consequences and service risks have been identified and are highlighted in this Asset Management Plan and service risks considered in the Infrastructure Risk Management Plan.

Tables 5.5.0: TV & Water Operating & Maintenance Budget Trends

Bowhill Water

Description	COA	Job #	2022/23 actual	2023/24 actual	2024/25 actual	*eofy not closed* 2025/26 actual	2026/27 budget
Expense Administration		510550	$ -	$ -	$ -	$ 38.65	$ -
Expense Other Gen Operations	5100345	510559	$ 4,577.28	$ 15,003.49	$ 13,941.90	$ 20,693.27	$ 34,098.03
Expense Full Cost Attribution (FCA)	5100380		$ -	$ -	$ 3,573.19	$ 3,351.95	$ 4,153.87
Income Bowhill Water Other	5100585	510921	$ -	$ -	-$ 1,056.00	$ -	$ -
Income Bowhill Water Rates	5100525		-$ 38,912.00	-$ 38,912.00	-$ 38,912.00	-$ 38,912.00	-$ 38,912.00
Income Usage (EOY Reading)	5100585	510920	-$ 797.55	-$ 9,338.00	-$ 10,694.54	-$ 329.00	-$ 13,388.00
TOTAL			**-$ 35,132.27**	**-$ 33,246.51**	**-$ 33,147.45**	**-$ 15,157.13**	**-$ 14,048.10**

Bowhill TV

Description	COA	Job #	2022/23 actual	2023/24 actual	2024/25 actual	*eofy not closed* 2025/26 actual	2026/27 budget
Expense Service Maintenance	3520355	352691	$ -	$ -	$ 4,572.72	$ 11,472.37	$ 11,320.00
Expense Service Gen Operation	3520345	352551	$ -	$ 128.50	$ 1,928.86	$ 4,337.66	$ 2,882.00
Expense TV Services Recovery		352800	$ -	$ 4,485.83	$ -	$ -	$ -
Expense Full Cost Attribution (FCA)	3520380		$ -	$ -	$ 2,233.84	$ 2,039.84	$ 2,465.58
Income Service Rates	3520525		-$ 21,170.00	-$ 21,170.00	-$ 21,170.00	-$ 21,170.00	-$ 21,170.00
TOTAL			**-$ 21,170.00**	**-$ 16,555.67**	**-$ 12,434.58**	**-$ 3,320.13**	**-$ 4,502.42**

Note:
Full Cost Attribution (FCA) was implemented for the first time 2025/26 budget.

5.6 Renewal Plan

Our approach to asset renewal, plays a crucial role in maintaining our service standards. Renewal focuses on restoring, rehabilitating, or replacing existing assets to their original service potential without significantly altering their function.

We identify assets needing renewal through two methods in our Lifecycle Model:

1. **Asset Register Data**: This method projects renewal costs based on the current replacement cost and determines renewal timing by adding the acquisition year to the remaining useful life.

2. **Alternative Approaches**: This includes condition grading, staff judgment, and average network renewals to estimate both timing and costs for forecast renewal work.

The useful lives of assets used to develop projected asset renewal forecasts sample is shown in Tables 5.6.0

Asset useful lives were last reviewed 1 July 2026.

Table 5.6.0: TV Useful Lives of Assets Yrs.

Description	Useful Lives (Yrs)
Splitter / Way Tap to Properties (Circular Pillars)	15.00
P35 Conduits and Trenching	50.00
Cable & Cabling	50.00
P50 Conduit and Trenching	50.00
Cable & Cabling	50.00
P100 Conduits and Trenching	50.00
Cable & Cabling	50.00
Split System Air Conditioning / Heating	10.00
Concrete Comms Pit	50.00
Pedestals - Wiring, Electrics and Meters	10.00
Rack and Equipment	10.00
Plastic Pedestal Housing/Cover	20.00

Table 5.6.0: Water Useful Lives of Assets Yrs.

Description	Useful Lives (Yrs)
Water Meters	25.00
Pump Shed	35.00
Concrete Floor (Pump Shed)	60.00
Water Tank	50.00
Electric Motor - CMG SLA 132S-2 and Water Manifolds	15.00
Amiad Filtration System	30.00
Electric Motor Davey	10.00
Electrical and Power Boards with Automatic Operations	10.00
Fire Plug	50.00
Stop Valves and Collars	50.00
Water Meter	25.00

Back Flow Prevention Device	20.00
Electrical Switchboard	20.00
Blue Line Poly Pipe Dia 90mm and Trenching	50.00
Blue Line Poly Pipe Dia 90mm and Trenching	50.00
Blue Line Poly Pipe Dia 90mm and Trenching	50.00
Suction Pipe Dia 200 mm and Trenching	50.00
Lead poly line pipe 20mm from 90mm main line to property 20mm water meters and Trenching	50.00
Concrete Suction Pit and Gate Valve	20.00
Concrete Pit	50.00

5.7 Selection Criteria

Prioritising Asset Renewal for Enhanced Infrastructure Reliability

To ensure our infrastructure remains reliable and meets service requirements, we need to prioritise asset renewals effectively. Here are key factors to consider:

1. Consequence of Failure: Focus on assets with a high risk of failure that could significantly impact service delivery.

2. Remaining Useful Life: Assess the remaining lifespan of assets to determine urgency for renewal.

3. Condition Grading: Evaluate the current condition of assets to identify those needing immediate attention.

The ranking criteria used to determine priority of identified renewal proposals is detailed in Table 5.7.0

Table 5.7.0: Renewal Priority Ranking Criteria

Criteria	Weighting
Consequence of Failure	40
Remaining Useful Life (RUL)	30
Condition Grading	30

5.8 Summary of Future Renewal Costs

Forecast renewal costs are projected to increase over time if the asset stock increases. The forecast costs associated with renewals are shown relative to the proposed renewal budget in Figure 3. A detailed summary of the forecast renewal costs is shown in **Appendix A**.

The financial projections from this asset plan are shown in Figure 4 and Table 5.13.2. These projections include forecast expenditure for Capital Renewal and New/Upgrade values shown in todays dollars, (June 2026), Excludes GST and Grant Funding. Shown forecast expenses are not indexed.

Figure 4: TV Forecast Renewal Costs

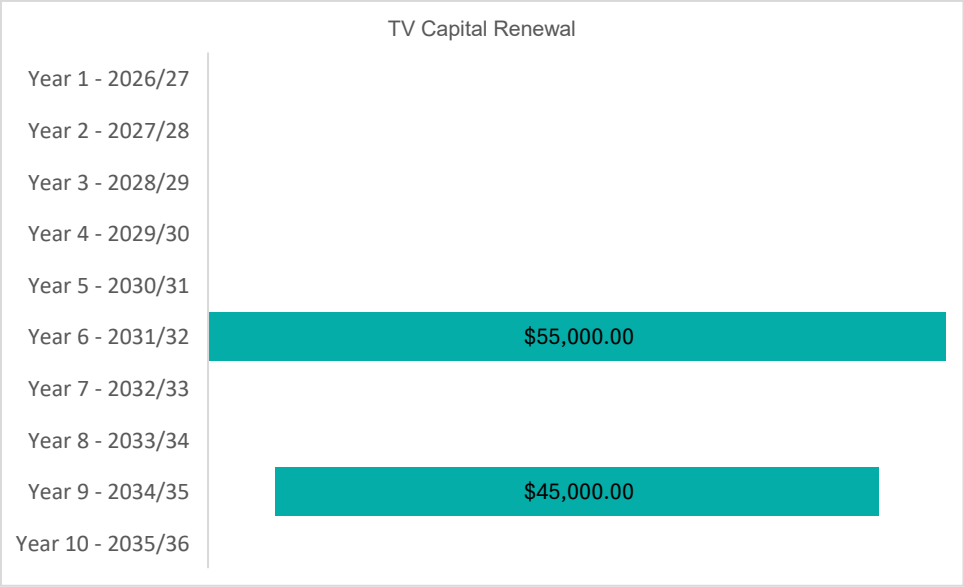
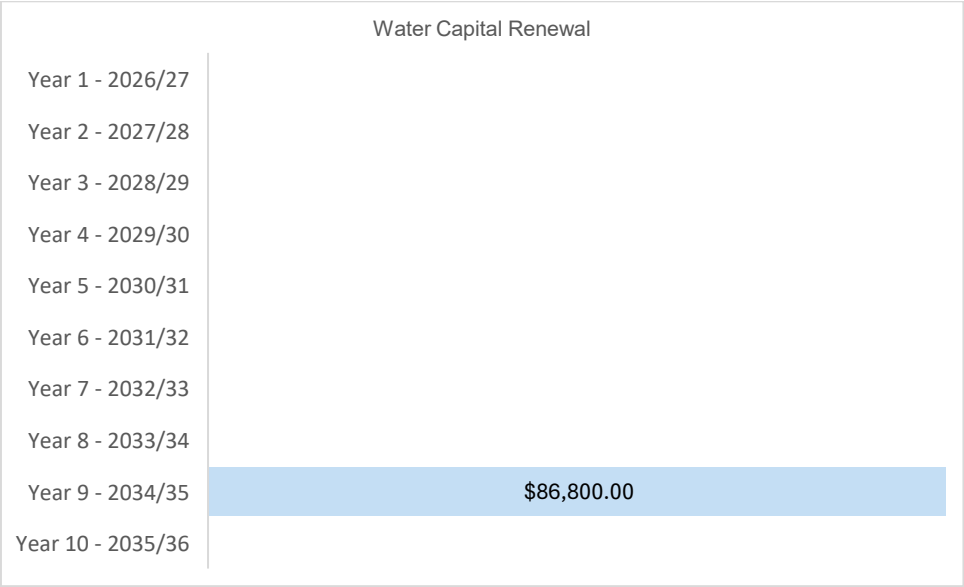


Figure 4: Water Forecast Renewal Costs



5.9 Capital New/Upgrade Plan

Understanding Asset Acquisition and Upgrades

Acquisition involves obtaining new assets that either did not exist before or upgrading existing assets to enhance their capacity. These initiatives often arise from growth, increased demand, or social and environmental needs.

Additionally, we should consider assets that may be donated or gifted to the Council, as they can significantly contribute to our resources.

5.10 Selection Criteria

Review and Prioritisation of Proposed Asset Acquisitions and Upgrades

The need to evaluate the proposed acquisition of new assets and upgrades to existing ones. These proposals often arise from community requests, strategic plans, or partnerships.

To ensure these initiatives align with Council's needs, we should:

1. Verify Necessity: Review each proposal to confirm its essentiality for our operations.
2. Develop Preliminary Estimates: Create initial renewal estimates to assess the long-term sustainability of the services provided.
3. Rank Proposals: Once verified, we can prioritise these proposals based on urgency and available funding, scheduling them into our future works programs.

Table 5.10.0: New/Upgrade Assets Priority Ranking Criteria

Criteria	Weighting
Service Level Improvements	50
Technology	50

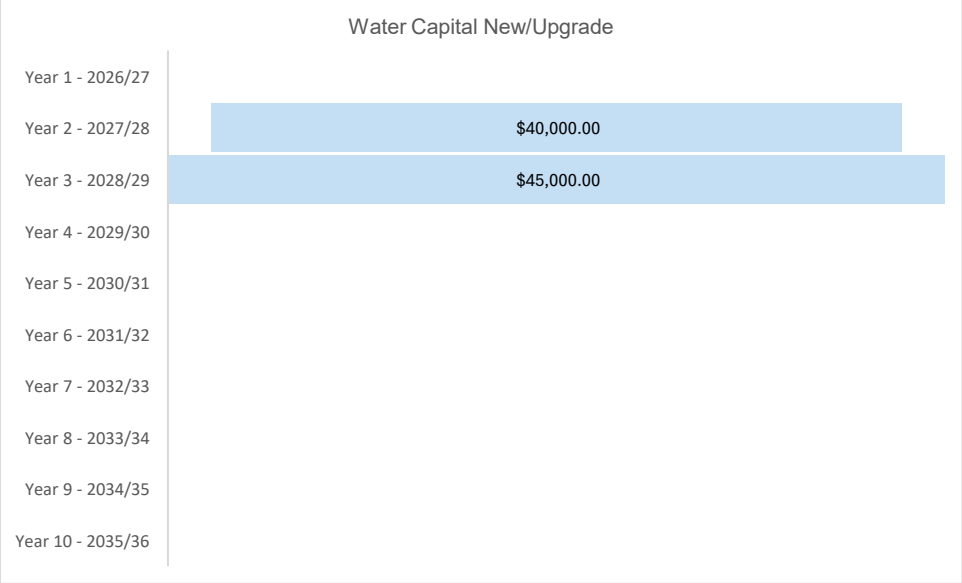
5.11 Summary of future asset Capital New/Upgrade

Forecast New/Upgrade asset costs are summarised in Figure 5 and shown relative to the proposed new/upgrade budget. The forecast capital new/upgrade works program is shown in **Appendix A**. The financial projections from this asset plan are shown in Table 5.13.0 and Figure 8. These projections include forecast expenditure for Capital Renewal and New/Upgrade values shown in todays dollars, (June 2026). Excludes GST and Grant Funding. Shown forecast expenses are not indexed.

Figure 5: TV Capital New/Upgrade Summary



Figure 5: Water Capital New/Upgrade Summary



5.12 Disposal Plan

Disposal includes any activity associated with disposal of a decommissioned asset including sale, demolition, or relocation.
Subject to a Service Viability Survey, the future of TV Services to Bowhill will be assessed for disposal, divesting or "maintain to failure" therefore resulting a redundancy of the service.

Location	Asset ID	Asset Name	Unit Rate	Condition Rating	Description of Condition
Nil	Nil	Nil	Nil	Nil	Nil

5.13 Summary of Asset Forecast Costs

The financial projections from this asset plan are shown in Table 5.13.0 and Figures 6. These projections include forecast expenditure for Capital Renewals, Capital New/Upgrades, Operating and Maintenance and Income values shown in todays dollars, (June 2026). Excludes GST and Grant Funding. Shown forecast expenses are not indexed.

Table 5.13.0: Water Lifecycle Summary Forecast 10 Yrs. Expenditure & Income

Today's Dollars (June 2026)

Year	Renewal	New/Upgrade	Maintenance	Operating	Income	Diff
Year 1 - 2026/27	$0.00	$0.00	$0.00	$38,251.90	-$52,300.00	-$14,048.10
Year 2 - 2027/28	$0.00	$40,000.00	$4,000.00	$38,260.00	-$52,300.00	-$10,040.00
Year 3 - 2028/29	$0.00	$45,000.00	$8,000.00	$38,260.00	-$52,300.00	-$6,040.00
Year 4 - 2029/30	$0.00	$0.00	$8,000.00	$38,260.00	-$52,300.00	-$6,040.00
Year 5 - 2030/31	$0.00	$0.00	$8,000.00	$38,260.00	-$52,300.00	-$6,040.00
Year 6 - 2031/32	$0.00	$0.00	$8,000.00	$38,260.00	-$52,300.00	-$6,040.00
Year 7 - 2032/33	$0.00	$0.00	$8,000.00	$38,260.00	-$52,300.00	-$6,040.00
Year 8 - 2033/34	$0.00	$0.00	$8,000.00	$38,260.00	-$52,300.00	-$6,040.00
Year 9 - 2034/35	$86,800.00	$0.00	$8,000.00	$38,260.00	-$52,300.00	-$6,040.00
Year 10 - 2035/36	$0.00	$0.00	$8,000.00	$38,260.00	-$52,300.00	-$6,040.00
	$86,800.00	**$85,000.00**	**$68,000.00**	**$382,591.90**	**-$523,000.00**	**-$72,408.10**

10Yr. Forecast (no indexation applied)						

Figure 6: Water Lifecycle Summary Forecast 10 Yrs. Expenditure & Income

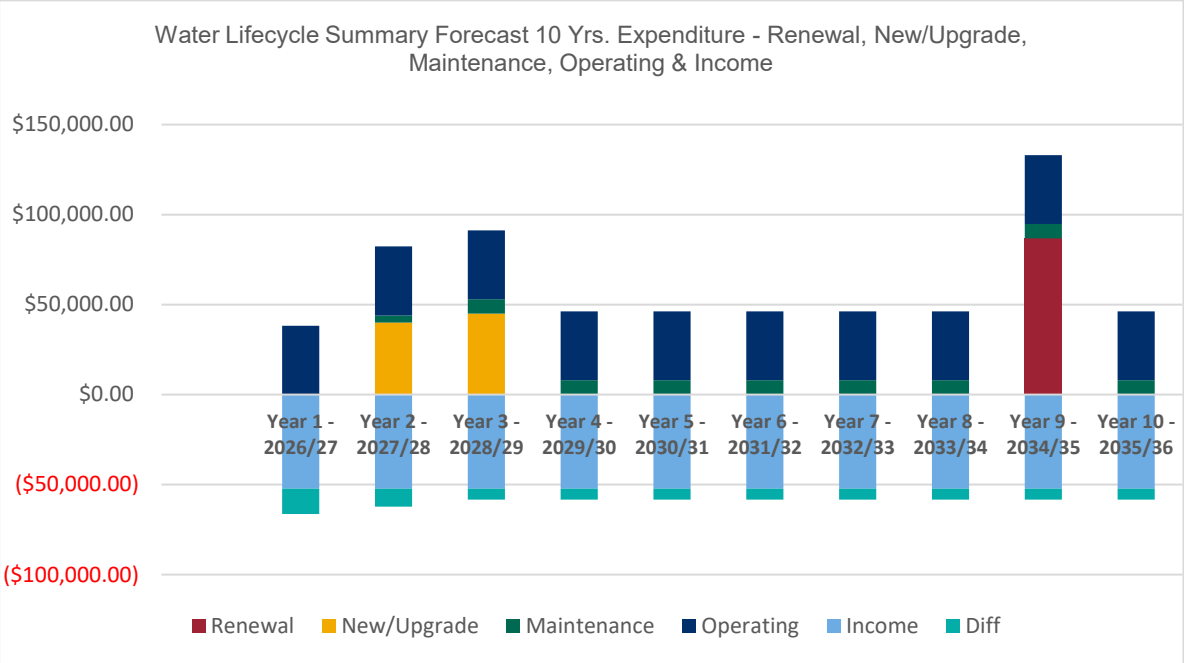
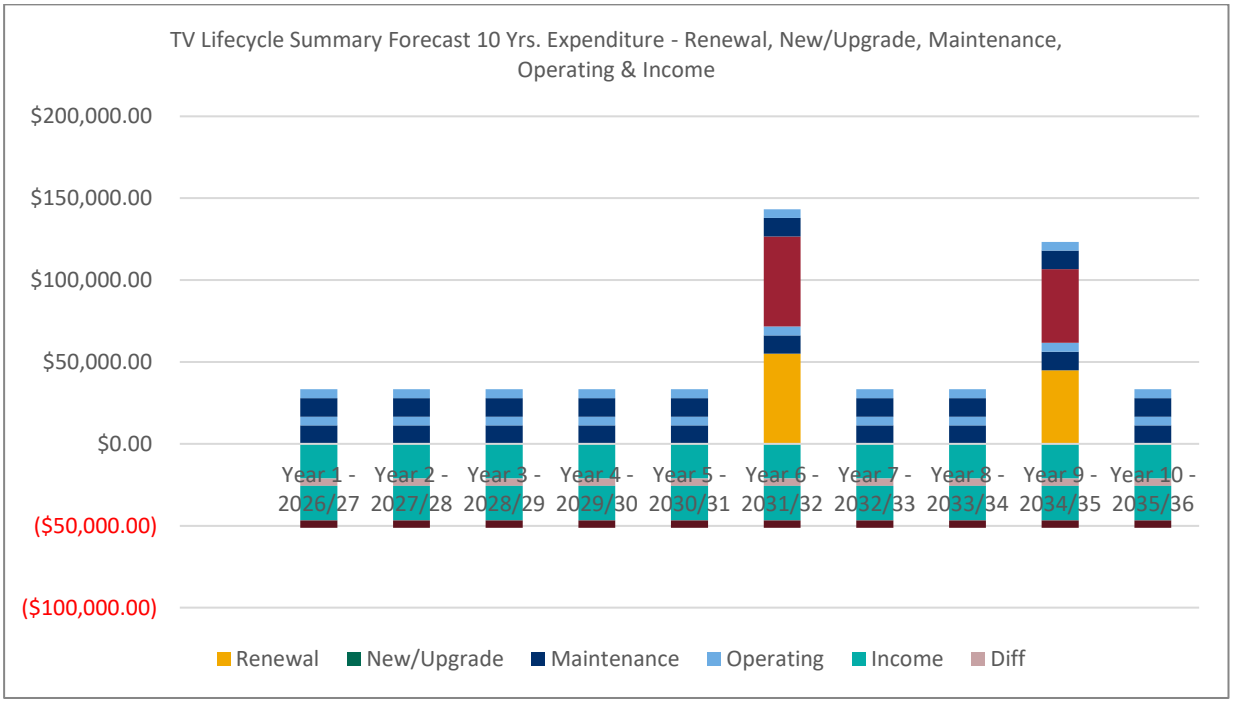


Table 5.13.0: TV Lifecycle Summary Forecast 10 Yrs. Expenditure & Income

Today's Dollars (June 2026)

Year	Renewal	New/Upgrade	Maintenance	Operating	Income	Diff
Year 1 - 2026/27	$0.00	$0.00	$11,320.00	$5,347.58	-$21,170.00	-$4,502.42
Year 2 - 2027/28	$0.00	$0.00	$11,320.00	$5,350.00	-$21,170.00	-$4,500.00
Year 3 - 2028/29	$0.00	$0.00	$11,320.00	$5,350.00	-$21,170.00	-$4,500.00
Year 4 - 2029/30	$0.00	$0.00	$11,320.00	$5,350.00	-$21,170.00	-$4,500.00
Year 5 - 2030/31	$0.00	$0.00	$11,320.00	$5,350.00	-$21,170.00	-$4,500.00
Year 6 - 2031/32	$55,000.00	$0.00	$11,320.00	$5,350.00	-$21,170.00	-$4,500.00
Year 7 - 2032/33	$0.00	$0.00	$11,320.00	$5,350.00	-$21,170.00	-$4,500.00
Year 8 - 2033/34	$0.00	$0.00	$11,320.00	$5,350.00	-$21,170.00	-$4,500.00
Year 9 - 2034/35	$45,000.00	$0.00	$11,320.00	$5,350.00	-$21,170.00	-$4,500.00
Year 10 - 2035/36	$0.00	$0.00	$11,320.00	$5,350.00	-$21,170.00	-$4,500.00
10Yr. Forecast (no indexation applied)	**$100,000.00**	**$0.00**	**$113,200.00**	**$53,497.58**	**-$211,700.00**	**-$45,002.42**

Figure 6: TV Lifecycle Summary Forecast 10 Yrs. Expenditure & Income



RISK MANAGEMENT PLANNING

The purpose of infrastructure risk management is to document the findings and recommendations resulting from the periodic identification, assessment and treatment of risks associated with providing services from infrastructure, using the fundamentals of International Standard ISO 31000:2018 Risk Management – Principles and Guidelines. Risk Management is defined in ISO 31000:2018 as: coordinated activities to direct and control regarding risk[2].

An assessment of risks[3] associated with service delivery will identify risks that will result in loss or reduction in service, personal injury, environmental impacts, a 'financial shock', reputational impacts, or other consequences. The risk assessment process identifies credible risks, the likelihood of the risk event occurring, and the consequences should the event occur. The risk assessment should also include the development of a risk rating, evaluation of the risks and development of a risk treatment plan for those risks that are deemed to be non-acceptable.

Critical assets are defined as those which have a high consequence of failure causing significant loss or reduction of service. Critical assets have been identified and along with their typical failure mode, and the impact on service delivery, are summarised in Table 6.1.0. Failure modes may include physical failure, collapse or essential service interruption.

Table 6.1.0 : Critical Assets

Critical Assets	Failure Mode	Impact
Water (non-potable water)	Electric Pump Failure	Not able to access water to premises

By identifying critical assets and failure modes an organisation can ensure that investigative activities, condition inspection programs, maintenance and capital expenditure plans are targeted at critical assets.

The risk management process used is shown in Figure 7 below.

It is an analysis and problem-solving technique designed to provide a logical process for the selection of treatment plans and management actions to protect the community against unacceptable risks.

The process is based on the fundamentals of International Standard ISO 31000:2018

[2] ISO 31000:2018

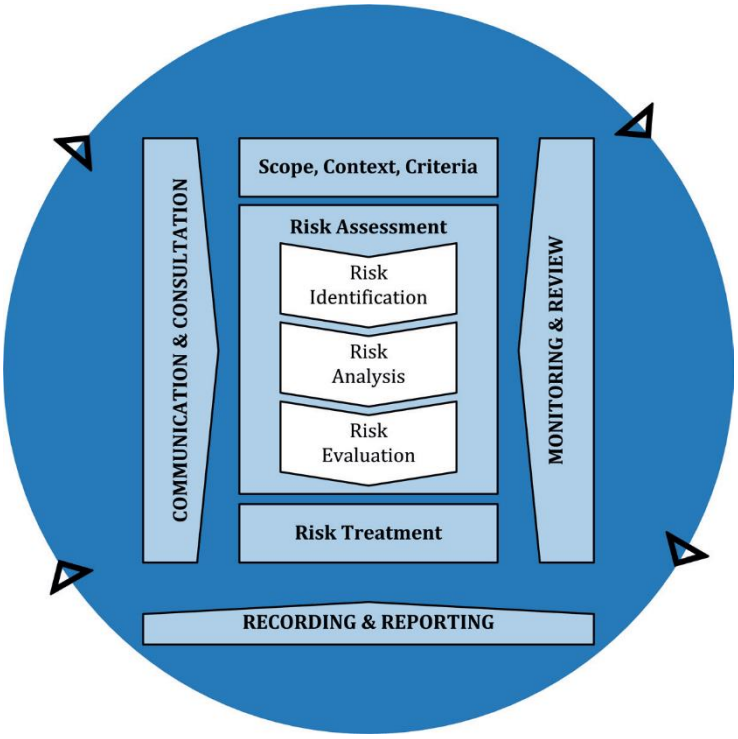


Figure 7: Risk Management Process – Abridged

Source: ISO 31000:2018, Figure 1, p9

The risk assessment process identifies credible risks, the likelihood of the risk event occurring, the consequences should the event occur, development of a risk rating, evaluation of the risk and development of a risk treatment plan for non-acceptable risks.

An assessment of risks[4] associated with service delivery will identify risks that will result in loss or reduction in service, personal injury, environmental impacts, a 'financial shock', reputational impacts, or other consequences.

Critical risks are those assessed with 'Extreme' (requiring immediate corrective action) and 'High' (requiring corrective action) risk ratings identified in the Infrastructure Risk Management Plan. The residual risk and treatment costs of implementing the selected treatment plan is shown in Table 6.2.0. It is essential that these critical risks and costs are reported to the Executive Management Team.

Table 6.2.0 : TV & Water Risks and Treatment Plan

Category	Service or Asset at Risk	What can Happen?	Risk Rating (E, H, M, L)	Risk Treatment Plan	Residual* Risk	Treatment
Operational (Water)	Premature Asset Failure	Disruption to Services	High	Develop and implement a Cyclic Maintenance Program.	Low	Program designed to check and maintain assets on a regular basis.
Operational (TV)	Premature Asset Failure	Disruption to Services	LOW	Develop and implement a Cyclic Maintenance Program.	Low	Program designed to check and maintain assets on a regular basis.
Operational (TV & Water)	Flooding (River Murray)	Damage to Properties and Council Assets	High	Temporary removal of assets from site and/or raise height of assets. Consider levy bank placement.	Moderate	Minimise flooding damage to assets (particularly electrical assets)
Strategic (TV & Water)	Lack of Council Resources/ Expertise	Run-to-failure (RTF)	Moderate	Long-Term Focus: Prioritising sustained success over immediate, short-term fixes.	Low	Sustainably Report Provided to elected members/council with an update of the Bowhill TV & Water supplied services to determine the future service viability and delivery requirements.

*Note: The residual risk is the risk remaining after the selected risk treatment plan is implemented.

Table 6.2.1: Extract Risk Management Framework, Policy Number: PRO-RISKV3

When a risk has been identified or reassessed, the following table provides guidance on the action to be taken for each risk rating level:

Risk level	Managing risk – priority rating
Extreme	Add risk to Risk Register Escalate risk issue immediately to CEO CEO to: • Refer risk to risk owner • Identify and develop treatment strategies for immediate action • Monitor and review actions/strategies • Provide direction and information to relevant stakeholders • Inform the next meeting of the Council or Audit & Risk Committee of the risk issue, the actions taken to mitigate the risk and the outcome (or current status) • Consider cessation/suspension of the activity giving rise to the risk until such time as CEO/Management Team authorises its continuation and/or whilst other risk treatment strategies are being developed/implemented For WHS related risks, the following applies: • Operation of item or activity shall not be allowed to continue until the risk level has been reduced • Will commonly be an unacceptable level of risk • May include both short and long term control measures
High	Add risk to Risk Register Escalate risk issue to member of Senior Management Team or WHSRC Member of Senior Management Team or WHSRC: • Refer to relevant risk owner • Identify and develop treatment strategies with appropriate timeframes • Monitor and review actions/strategies to manage risk to an acceptable level • Provide direction and information to relevant stakeholders • Inform the next meeting of the Audit & Risk Committee or Senior Management Team, (as relevant) of the risk issue, the actions taken to mitigate the risk and the outcome (or current status) For WHS related risks, the following applies: • Reduce the risk rating so far as is reasonably practicable • Should only be an acceptable level of risk for 'Major' or 'Significant' consequences
Moderate	Add risk to Risk Register Escalate risk to Department Manager/ Supervisors/Team Leaders Department manager/Supervisor/Team Leader to coordinate with relevant work group to: • Identify and develop treatment strategies with appropriate timeframes • Monitor and review actions/strategies to manage risk to an acceptable level For WHS related risks, the following applies: • Reduce the risk rating so far as is reasonably practicable. • May be an acceptable level of risk
Low	Add to Risk Register Undertake localised risk management & actions (if required) Review within the department parameters and routine procedures For WHS related risks, the following applies: • Reduce the risk rating so far as is reasonably practicable. • Commonly is an acceptable level of risk

ASSET RENEWAL FUNDING RATIO

The Asset Renewal Funding Ratio is the most important indicator and reveals that over the next 10 years, Council is forecasting that it will have 100% of the funds required for the optimal renewal and replacement of its assets.

Asset Renewal Funding Ratio 100%

Sustainability performance targets ensure that long term financial sustainability of Council covering capital renewals, maintenance of assets. Councils adopted Asset Renewal Funding Ratio Target 85-115%

Projected 10-Yr. Capital Renewal Expenditure (AMP) Water
Projected expenditure outlay necessary to provide the services covered by this Asset Management Plan for Capital Renewals over a 10-Year period is **$86,800** or **$8,680** on average per year which is the cost to provide the service in line with this plan. Note. Annual indexation has not been applied.

Projected 10-Yr. Capital Renewal Expenditure (AMP) TV
Projected expenditure outlay necessary to provide the services covered by this Asset Management Plan for Capital Renewals over a 10-Year period is **$100,000** or **$10,000** on average per year which is the cost to provide the service in line with this plan. Note. Annual indexation has not been applied.

Planned 10-Yr. Capital Renewal Expenditure (LTFP 2025-26 to 2034-35) TV/Water
Planned expenditure for Capital Renewals over the 10-Year Long Term Financial Plan. Currently, the estimated available funding stands at **$0**, which translates to an average of **$0** per year.

Projected & Planned 10 Yr. Capital Renewal Expenditure Difference (AMP/LTFP 2025-26 to 2034-35)
Indicates that the projected Asset Management Plan (AMP) renewal expenditure **$186,800** versus the planned (LTFP) expenditure of **$0** over the next 10 years. This indicates there is a financial gap between the projected Asset Management Plan (AMP) and the Long-Term Financial Plan (LTFP) expenditures.

Projected 10-Yr. Capital New/Upgrade Expenditure (AMP) Water
Projected expenditure outlay necessary to provide the services covered by this Asset Management Plan (AMP) for Capital New/Upgrades over a 10-Year period is **$85,000** or **$8,500** on average per year which is the cost to provide the service in line with this plan. Annual indexation has not been applied.

Projected 10-Yr. Capital New/Upgrade Expenditure (AMP) TV
Projected expenditure outlay necessary to provide the services covered by this Asset Management Plan for Capital New/Upgrades over a 10-Year period is **$0** or **$0** on average per year which is the cost to provide the service in line with this plan. Annual indexation has not been applied.

Projected 10-Yr. Total Expenditure/Income (AMP) TV/ Water
The projected outlays necessary to provide the services covered by this Asset Management Plan includes Operating, Maintenance, Capital Renewals and Capital New/Upgrades over a 10-Year period is **$889,089.48** or **$88,908** on average per year, today's dollars (July 2026), taking into account the expected income for the projected 10-Year period TV **$-211,700**, Water **$-523,000** totalling **$-734,700**.

Figure 8: TV Capital Renewals 10Yrs. Projected (AMP) & Planned (LTFP) Expenditure

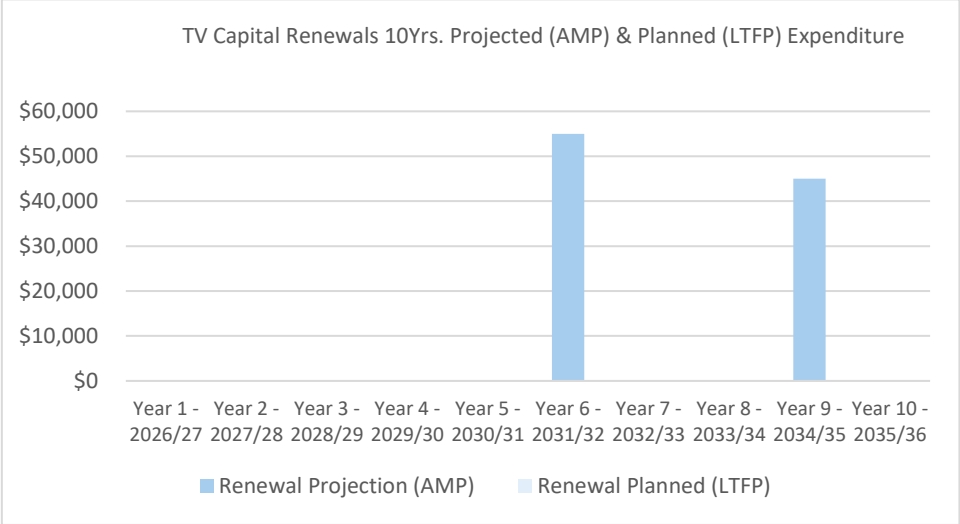
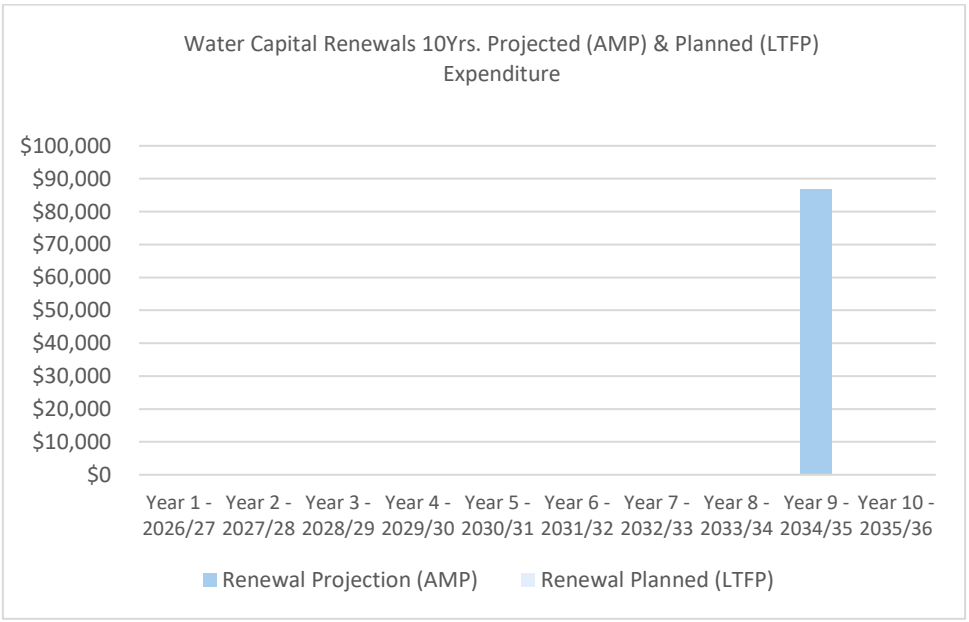


Figure 8: Water Capital Renewals 10Yrs. Projected (AMP) & Planned (LTFP) Expenditure



7.1 Key Assumptions made in Financial Forecasts

This section details the key assumptions made in presenting the information contained in this asset management plan and in preparing forecasts of required operating and capital expenditure and asset values, depreciation expense and carrying amount estimates. It is presented to enable readers to gain an understanding of the levels of confidence in the data behind the financial forecasts.

Key assumptions made in this asset management plan and risks that these may change are shown in Table 7.1.0

Table 7.1.0: Key Assumptions made in Asset Management Plan and Risks of Change

Key Assumptions	Risks of Change to Assumptions
Expenditures / Income	All Capital Renewals, New/Upgrades, Maintenance, Operating & Income values are shown in today's dollars, (June 2026). Excludes GST and Grant Funding. Capital Renewals, New/Upgrades, Maintenance, Operating & Income (expenditures/income) does not allow for annual indexation increases.
Initial renewal and new/upgrade costs have been based on historical costs, condition deterioration work, and compared to the depreciation provision and the funding available. Renewal costs typically increase by an average of 2-4% per annum over the life of the Plan to allow for the impact of an enlarged asset base.	All Capital Renewals, New/Upgrades, Maintenance and Operating values are shown in today's dollars, (June 2026). Excludes GST and Grant Funding. Capital Renewals, New/Upgrades, Maintenance and Operating expenditures does not allow for annual indexation increases
Capital forecast costs for Renewals and New/Upgrades have been placed into their respective categories, based on the information provided.	Cost assumptions are based on past and known costs to reflect Renewal and New/Upgrade capital costs. Renewals took into consideration the Current Replacement Costs.

7.2 Forecast Reliability and Confidence

The forecast costs, proposed budgets, and valuation projections in this Asset Management Plan are based on the best available data. For effective asset and financial management, it is critical that the information is current and accurate. Data confidence is classified on a A-E level scale[5] in accordance with Table 7.2.0.

Table 7.2.0: Data Confidence Grading System

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

[5] IPWEA, 2015, IIMM, Table 2.4.6, p 2|71.

The estimated confidence level for and reliability of data used in this Asset Management Plan is shown in Table 7.2.1.

Table 7.2.1: Data Confidence Assessment for Data used in Asset Management Plan

Data	Confidence Assessment	Comment
Demand Drivers	High	Strategic Plan Annual Business Plan
Growth Projections	High	Strategic Plan Annual Business Plan ABS Data
New/Upgrade Forecast	Very High	Strategic Plan Annual Business Plan Long Term Financial Plan Annual Budget
Operating Forecast	Very High	Extrapolated from previous years expenditure Annual Budget Long Term Financial Plan
Maintenance Forecast	Very High	Extrapolated from previous years expenditure Annual Budget Long Term Financial Plan
Renewal Forecast	Very High	Strategic Plan Annual Business Plan Long Term Financial Plan Annual Budget
Remaining Useful Life (RUL)	Very High	Revaluation of Asset Register
Condition Modelling	Very High	Reviewed in accordance with the valuation/asset register, Remaining Useful Life (RUL) and Condition Grading.
Disposal Forecast	Nil	Nil

The estimated confidence level for and reliability of data used in this Asset Management Plan is considered High.

IMPROVEMENT AND MONITORING PLAN

8.1 Status of Asset Management Practices

Accounting and financial data sources.

This Asset Management Plan utilises accounting, financial data and asset register data.

Currently, we are utilising data from Microsoft Excel spreadsheets to manage our assets effectively. While this approach has served us well, we are actively exploring the possibility of implementing a dedicated Asset Management software system to enhance our efficiency and data management capabilities.

8.2 Improvement and Monitoring Plan

The following tasks have been identified for improving future versions of the Plan.

Table 8.2.0: Improvement and Monitoring Plan

Task No.	Task	Responsibility	Timeline
1	Review Service Levels	Director Infrastructure & Field Services. IT&T Coordinator. Infrastructure & Field Services Coordinator.	Annually
2	Develop and implement a maintenance scheduled programs for Bowhill TV and Water Assets	Responsible officers	2026/27
3	'Sustainably Report' Provide Elected Members/Council with an update of the Bowhill TV & Water services to determine the future service delivery requirements.	Director Corporate & Financial Services	2026
4	Input needed on initiative ideas for the 15Yr Rolling Capital Works Program, examples. 1.Variable pump (including remote calibration). 2.Automation and telemetry monitoring. 3.Anti vandal water meters (as they are not accurate and some read backwards. 4.Remote electronic meter reading facility.	Infrastructure & Field Services Coordinator	2027/28
5	Review of asset register to ensure all assets are accounted for and for the continued maintenance of the register. Update with capital additions, renewal and disposals.	Coordinator Asset Management	Ongoing
6	Review, check, amend Insurance Policy Schedule regarding premium costs to Council, interest insured, limits of liability, deductible excess and policy wording and conditions are appropriate for the assets.	Work Health Safety & Risk Management Coordinator	Annually
7	Monitor and review, the need to apply dollar and/or % increases to operating, maintenance and capital expenditure.	Director Corporate & Financial Services	Annually

8	The Asset Management Plan has a maximum life of 5 years and is due for complete revision and updating within 2 years of each council election.	Coordinator Asset Management	2029
9	TV & Water underground asset network needs to mapped and recorded.	IT&T Coordinator. Infrastructure & Field Services Coordinator.	2026/27

Annual Budget Planning Review
We will review this plan during our annual budget planning process. If there are any significant changes in service levels or available resources due to budget decisions, we will amend the plan accordingly.

8.3 Performance Measures

The effectiveness of this Asset Management Plan can be measured in the following ways:

- The degree to which the required forecast costs identified in this Asset Management Plan are incorporated into the long-term financial plan.
- The degree to which the 1-5-year detailed works programs, budgets, business plans and corporate structures consider the global works program trends provided by the Asset Management Plan.
- Sustainability performance targets ensure that long term financial sustainability of Council covering the maintenance and development of the community assets as well as providing appropriate services. Councils adopted Asset Renewal Funding Ratio Target 85-115%.

REFERENCES

- IPWEA 2015 3rd Edition International Infrastructure Management Manual
- IPWEA 2008 NAMS.PLUS Asset Management
- IPWEA 2015 2nd Edition Australian Infrastructure Financial Management Manual
- IPWEA 2020 International Infrastructure Financial Management Manual
- IPWEA 2012 Practice Note 6 - Long Term Financial Planning
- IPWEA 2014 Practice Note 8 - Levels of Service & Community Engagement
- IPWEA Practice Note 12 (Useful life of infrastructure)
- IPWEA Practice Note 12.1: Climate Change Impacts on the Useful Life of Infrastructure
- ISO 55000:2014 Overview, Principles and Terminology
- ISO 31000:2018 Risk Management – Guidelines
- Essential Services Commission of South Australia (ESCOSA)
- SA Local Government Act 1999
- SA Health
- SA Water Ref. Water Quality
- Water Industry Act 2012
- Water Industry Guideline No. 2 Version: WG2/06
- Water Industry Regulations 2012
- Environmental Protection Authority (EPA)
- APV Valuation Bowhill TV & Water – Valuation Date: 01/07/2026
- APV Valuation Buildings, Structures & Open Space – Valuation Date: 01/07/2024
- Land Management Agreement by Deed between Council and Prodec Pty Ltd, dated August 22nd, 2003
- Mid Murray Council Strategic Plan
- Mid Murray Council Annual Business Plan and Budget
- Mid Murray Council Long Term Financial Plan 2025-26 to 2034-35
- Mid Murray Council Risk Management Framework
- Mid Murray Council Asset Accounting Policy
- Mid Murray Council Asset Management Policy
- Mid Murray Council Public Consultation Policy
- Mid Murray Council Customer Complaint and Dispute Resolution Process – Relative to the Supply of Water and Sewerage Services.

APPENDIX A: TV RENEWALS, NEW/UPGRADES 15 YR. ROLLING CAPITAL WORKS PROGRAM

BOWHILL TV
Appendix A: 15 Yr. Rolling Capital Works Program

Asset ID.		Renewal	New/Upgrade	Budget	Notes
	Year 1 - 2026/27				
		$ -	$ -	$ -	
	Year 2 - 2027/28				
		$ -	$ -	$ -	
	Year 3 - 2028/29				
		$ -	$ -	$ -	
	Year 4 - 2029/30				
	User survey on future of service provision	$5,000			Future of Service Viability Survey to be conducted

		$ -	$ -	$ -	

Year 5 - 2030/31

		$ -	$ -	$ -	

Year 6 - 2031/32

BHTV11	Rack and Equipment	$ 55,000.00	$ -	$ 55,000.00	Located in Hut, Site Coordinates: -34.887732, 139.629534
		$ 55,000.00	**$ -**	**$ 55,000.00**	

Year 7 - 2032/33

		$ -	$ -	$ -	

Year 8 - 2033/34

		$ -	$ -	$ -	

Year 9 - 2034/35

BHTV1	Splitter / Way Tap to Properties (Circular Pillars)	$ 45,000.00	$ -	$ 45,000.00	36 units located along Providence Rd/Schmidt Lane.

$ 45,000.00	**$**	**-**	**$ 45,000.00**

Year 10 - 2035/36

$	-	$	-	$	-

Year 11 - 2036/37

$	-	$	-	$	-

Year 12 - 2037/38

$	-	$	-	$	-

Year 13 - 2038/39

$	-	$	-	$	-

Year 14 - 2039/40

$ -	$ -	$ -

Year 15 - 2040/41

$ -	$ -	$ -

TOTAL	Renewal	New/Upgrade	Budget
	$100,000.00	**$ -**	**$100,000.00**

APPENDIX A: WATER RENEWALS, NEW/UPGRADES 15 YR. ROLLING CAPITAL WORKS PROGRAM

BOWHILL WATER
Appendix A: 15 Yr. Rolling Capital Works Program

Asset ID.	Year	Renewal	New/Upgrade	Budget	Notes
	Year 1 - 2026/27				
		$ -	**$ -**	**$ -**	
	Year 2 - 2027/28				
NEW	40x Precast concrete and composite (polymer concrete) stormwater pits for flushing of water lines.	$ -	$ 40,000.00	$ 40,000.00	Specifically, in the 600x600x600 mm size, are durable, high strength, designed for residential, commercial, and industrial drainage, with in-built knockout sections for pipe installation. Pits to be placed approx.100 m apart.
		$ -	**$ 40,000.00**	**$ 40,000.00**	
	Year 3 - 2028/29				
NEW	40x Precast concrete and composite (polymer concrete) stormwater pits for flushing of water lines.	$ -	$ 40,000.00	$ 40,000.00	Specifically, in the 600x600x600 mm size, are durable, high strength, designed for residential, commercial, and industrial drainage, with in-built knockout sections for pipe installation. Pits to be placed approx.100 m apart.
NEW	Pump automation and telemetry monitoring.	$ -	$ 5,000.00	$ 5,000.00	New technology providing initiative change to operation.

$ -	$ 45,000.00	$ 45,000.00

Year 4 - 2029/30

$ -	$ -	$ -

Year 5 - 2030/31

$ -	$ -	$ -

Year 6 - 2031/32

$ -	$ -	$ -

Year 7 - 2032/33

$ -	$ -	$ -

Year 8 - 2033/34

		$ -	**$ -**	**$ -**	
	Year 9 - 2034/35				
BHWATER5	Electric Motor - CMG SLA 132S-2 and Water Manifolds	$ 51,000.00	$ -	$ 51,000.00	Providence Rd. CMG SLA 132S-2 is a 5.5kW, 2-pole three-phase induction motor with fittings and manifolds.
BHWATER7	Electric Motor Davey	$ 3,800.00	$ -	$ 3,800.00	Providence Rd. Motor is an extra heavy-duty, 3-phase, 2-pole unit with a power output of approximately 2.2kW (3.0hp).
BHWATER8	Electrical & Power Boards with Automatic Operations	$ 32,000.00	$ -	$ 32,000.00	Providence Rd. Site Coordinates: -34.886629, 139.611172
		$ 86,800.00	**$ -**	**$ 86,800.00**	
	Year 10 - 2035/36				
		$ -	**$ -**	**$ -**	
	Year 11 - 2036/37				
		$ -	**$ -**	**$ -**	
	Year 12 - 2037/38				

$ -	$ -	$ -

Year 13 - 2038/39

$ -	$ -	$ -

Year 14 - 2039/40

$ -	$ -	$ -

Year 15 - 2040/41

$ -	$ -	$ -

TOTAL	Renewal	New/Upgrade	Budget
	$ 86,800.00	$ 85,000.00	$171,800.00