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ASSET MANAGEMENT PLAN COMMUNITY BUILDINGS

INTEGRATED PLANNING AND
REPORTING FRAMEWORK



TABLE OF CONTENTS

EXECUTIVE SUMMARY	3
INTRODUCTION.....	4
1.1 Fairfield City Plan Link.....	4
1.2 Scope of this Plan.....	5
1.3 Documents that informed the Building Asset Management Plan.....	6
2. LEVELS OF SERVICE.....	7
2.1 Legislative Requirements	7
2.2 Adopted Levels of Service	8
3. FUTURE DEMAND	11
3.1. Demand Forecast.....	11
4. RISK MANAGEMENT.....	13
5. LIFE CYCLE MANAGEMENT PLAN.....	16
5.1 Objective	
5.2 Asset Inclusions and Exclusions.....	16
5.3 Life Cycle Issues	17
5.4 Hierarchy	
5.5 Asset Description.....	29
5.6 Physical Parameters.....	30
5.7 Asset Valuation	37
5.8 Renewal Expenditure	38
5.9 Life Cycle Activities.....	38
5.10 Renewal Plan	44
5.11 Asset - New/Upgraded.....	46
5.12 Asset Disposal.....	46
6. FINANCIAL FORECAST	47
6.1 10 Year Financial Forecasts	47
6.3 Funding Strategy	51
6.4 Confidence Levels	52
7. ASSET MANAGEMENT PRACTICES.....	53
8. PLAN IMPROVEMENT AND MONITORING	54
8.1 Improvement Program.....	54
Appendix 1 – Maintenance Plan for Building Assets	55
Appendix 2 – Building Inspection Plan	58
Appendix 3 – Building – Life Cycle Planning – informed by AMP data analysis... 	60
Appendix 4 – Longer Term Planning – Council Buildings.....	78

EXECUTIVE SUMMARY

The Community Buildings Asset Management (AMP) outlines all the tasks and resources required to manage and maintain Council's buildings to an agreed standard. The AMP sets out a detailed overview of all Council's Buildings (valued at approximately \$391 million).

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

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

This is Council's third Delivery Program (4 years). In 2011/12 Council investment in building maintenance/renewal was \$1.4 million. Council's first AMP calculated a shortfall of \$1.7 million per annum to maintain its buildings at the current condition.

The successful application for a Special Rate Variation (SRV) and injection of these funds has enabled Council to maintain its level of service.

Since then the Department of Local Government has introduced key performance measures as part of Special Schedule 7 annual reporting. To achieve these performance targets Council is committed to ensuring that its assets do not fall into Condition 4 (poor) or Condition 5 (very poor).

This AMP identifies the financial investment by Council to meet the Department of Local Government key performance indicators (Special Schedule 7) for Council's Delivery Program 2021/22 – 2024/25.

INTRODUCTION

Fairfield City Council is responsible for the management of building assets valued at approximately \$391m built up over many generations. This presents significant challenges as many assets were constructed many decades ago. Some of these are approaching the end of their useful asset life. The cost of maintaining and renewing these depreciating assets is likely to be a significant impact on scarce financial resources over the coming decades.

1.1 Fairfield City Plan Link

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

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

Broad Theme	Goal	Outcomes	How objectives are addressed in AMP
Theme 1 - Community Wellbeing	Goal a: A safe community.	1 A community that feels safe more secure	Safer by design principles adopted as part of building design and upgrade.
	Goal d: Healthy and active community	1 An inclusive City with access to opportunities and facilities for the community	Sound asset management practices as set out in this building AMP are used to ensure that buildings are accessible, safe and fully functional.
Theme 2 - Places and Infrastructure	Goal c: Community assets and infrastructure are well managed into the future	1 Facilities and assets well managed and developed for the future	Ensuring services are delivered at the right price and quality. Provision of adequate funding towards asset renewal.
Theme 3 - Environmental Sustainability	Goal c: Environmental compliance standards met	1 Environmental compliance	Sound asset management practices as set out in this building AMP are used to ensure that legislative controls are met.
Theme 4 – Strong and Resilient Economy	Goal b: Attractive and lively City	1 A unique and energetic city as a destination for food and leisure activities	Upgrade/improve buildings engaging with local community for input
Theme 5 – Good Governance and Leadership	Goal a: Decision making processes are open and transparent	1 Community interests are well represented	Develop plans based on feedback from the community. Provide open and transparent community consultation

1.2 Scope of this Plan

Fairfield City Council is responsible for the management of building assets as shown in Table 1.1 with a replacement value of \$391 million.

Table 1.1

Asset Category	Number of Sites	Number of Buildings	Replacement Cost
Administration/Depot/SRC	3	19	\$ 41,432,801
Amenity Building/Toilet/Pump House	38	86	\$ 36,406,588
Childcare	17	17	\$ 17,583,109
Commercial Building	27	36	\$ 24,634,741
Multipurpose Community Centre/Hall	37	37	\$ 50,759,962
Multistorey Car Park	6	10	\$ 73,084,137
Emergency Services	3	4	\$ 2,313,505
Leisure Centres	4	9	\$ 58,770,515
Library/Work Hub	6	6	\$ 33,700,489
Museum	2	14	\$ 5,240,844
Utility Building/Switchroom/Shed	3	2	\$ 9,482,647
Showground	1	36	\$ 37,227,894
		TOTAL	\$ 390,637,231

An indicative distribution of building assets covered by this Asset Management Plan (AMP) are shown in Figure 1.1

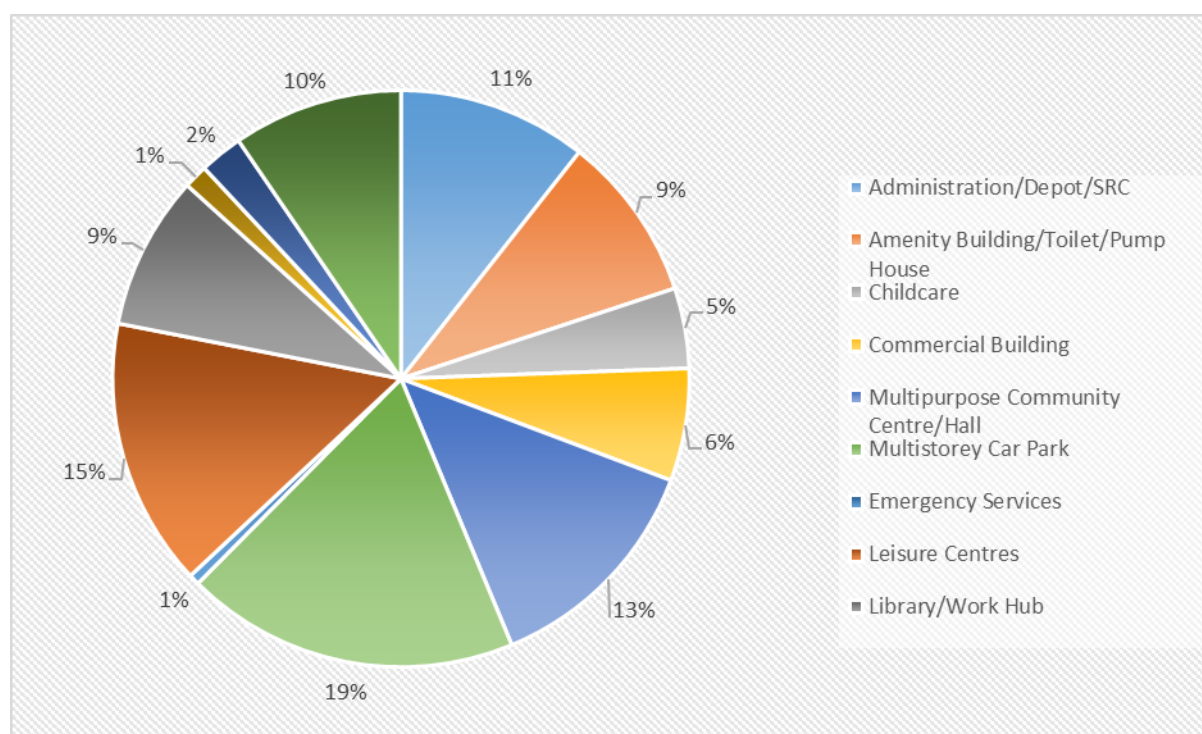


Figure 1.1 - Distribution of Building Assets by Replacement Cost

1.3 Documents that informed the Building Asset Management Plan

Local Environmental Plan (LEP),

Strategy on Ageing

Fairfield City Disability Inclusion Action Plan (DIAP) 2022-2026

Community Engagement and Consultation Policy.

2. LEVELS OF SERVICE

2.1 Legislative Requirements

Council has to meet many legislative requirements including Australian and State legislation and State regulations. These include:

Legislation	Requirement
Local Government Act	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.
Disability Discriminations Act, 1992	<p>(a) to eliminate, as far as possible, discrimination against persons to the ground of disability in the areas of:</p> <ul style="list-style-type: none"> (i) work, accommodation, education, access to premises, clubs, and sport; (ii) the provision of goods, facilities, services and land; (iii) existing laws; and (iv) the administration of Commonwealth laws and programs; and <p>(b) to ensure, as far as practicable, that persons with disabilities have the same rights to equality before the law as the rest of the community; and</p> <p>To promote recognition and acceptance within the community of the principle that persons with disabilities have the same fundamental rights as the rest of the community.</p>
Heritage Act, 1977	An Act to conserve the environmental heritage of the State. Several properties are listed under the terms of the Act and attract a high level of maintenance cost, approval and monitoring.
Occupational Health, Safety and Welfare Act & Regulations	Sets out roles and responsibilities to secure the health, safety and welfare of persons at work.
Building Code of Australia	The goal of the BCA is to enable the achievement of nationally consistent, minimum necessary standards of relevant, health, safety, (including structural safety and safety from fire), amenity and sustainability objectives efficiently.
Building Fire and Safety Regulation, 1991	This Act sets out the regulations for things such as means of escape, limitation of people in buildings, fire and evacuation plans and testing of special fire services and installations.
Electrical Safety Act, 2002	This Act sets out the installation, reporting and safe use with electricity.
Environmental Planning and Assessment Act, 1979 (POPE)	This Act sets out requirements in respect to planning legislation.
Building Regulation, 2003	This Act sets out requirements in respect to Building Requirements.
Plumbing and Drainage Act, 2002	This Act sets out Plumbing Requirements.
Plant Protection Act, 1989	This Act sets out the requirements in respect to Flora protection.

Legislation	Requirement
Valuation of Land Act, 1916	This Act sets out the requirements in respect to Land Valuation.
Public Records Act, 2002	This Act sets out the requirements in respect to maintaining public records.
Surveillance Devices Act, 2007	This Act sets out requirements in respect to the use of surveillance devices.
AS 3661.1 1996	Standard for floor and pavement slip resistance.

2.2 Adopted Levels of Service

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

Table 2.2.1

Key Performance Indicator	Level of Service	Target Performance	Performance Measure Process
Social Needs	Ensure that buildings are fully functional for community needs	Importance and satisfaction levels are surveyed	Community Survey Results
Appearance	Building assets in clean and presentable condition	>75% customer surveyed satisfied	Annual facility users survey
Legislative Compliance	All Facilities comply with OHS and Building Act.	100% compliance	Testing carried out in accordance with Statutory requirement and inspection program formulated and implemented
	Public buildings to provide equal access to all community members.	<25 complaints per year regarding lack of accessibility and 100% DDA compliance	Number of complaints about access to buildings and DDA compliance
Availability	Building is available when needed	> 75% satisfaction level	Log of unmet requests for use of Council buildings
Utilisation	Facilities are managed for maximum utilisation as applicable	Utilisation 80% (7 days per week)	Through tenancy/usage data.
Health and Safety	Facilities are accessible, safe and free from hazards	<5 per year Incident Reports	Incident reports
		<5 per year request related to safety	Customer service requests

Key Performance Indicator	Level of Service	Target Performance	Performance Measure Process
	Security provided in accordance with building category	Security levels delivered to set standard Alarms and break-in's <10 per year	Annual security audit and review Alarm logs and break-in police reports by Council
Quality	Ensure that buildings are clean, inviting, damage and graffiti free	<20 complaints per annum	Number of customer complaints per annum Facility surveys
Quantity	Are there enough buildings to meet community needs	Benchmark Study	Improved according to benchmark
Reliability and Performance	Percentage of customer request actioned within twenty eight days	100%	Audit of Work Orders generated Customer Request Management statistics
Responsiveness	All works relating to building assets are completed with agreed timeframes depending on task and rating as specified in risk register and maintenance plan	90% of work identified completed within designated response times	<u>Rating 1</u> respond to request within 24 hours and make safe as soon as practical. Repair within 7 working days. <u>Rating 2</u> respond to request within 24 hours and make safe as soon as practical. Repair within 6 months. <u>Rating 3</u> respond to request within 48 hours and make safe as soon as practical. Repair within 6-18 months depending on risk assessment. <u>Rating 4</u> respond to request within 10 workdays, prioritise and program work annually depending on condition rating and availability of resources
Condition	Average Asset Condition	Intervention at Condition 4-5	Condition Data Analysis
	Overall Asset Condition	Intervention at Condition 4-5	Condition Data Analysis
	Buildings are cleaned where appropriate	5 Inspections per week	Cleaning inspection schedule
Environmental Impacts	The use of energy and water in buildings is controlled to reduce running costs and the impact on the environment	30% reduction	Electricity consumption kwh/sqm and \$sqm, Water consumption ml3/sqm and \$sqm, Carbon footprint
Financial Sustainability	Buildings are managed for future generations	Meet legislated targets for Asset Renewal Ratio	Annual Budget Expenditure Review

Key Performance Indicator	Level of Service	Target Performance	Performance Measure Process
	To provide an appropriate and cost effective building maintenance service	Continue to benchmark against other authorities to inform target setting. IPWEA suggests 1-1.5%	Maintenance cost as % of replacement cost
	Projects are delivered within budget	100%	Percentage of projects completed within 5% of commit to build budget

3. FUTURE DEMAND

3.1. Demand Forecast

3.1.1 Technological Change

Table 3.1.1.1 Changes in Technology and Forecast effect on Service Delivery

Technological Change	Effect on Service Delivery
Change in building construction methods and the materials used	May increase the life of building components, reducing the susceptibility to damage, or by reducing the cost of construction or maintenance. e.g. improved graffiti removal methods
Management Technology	Knowledge of buildings, component, lives and costs is continually being improved
Changes in efficiency and economic viability of solar electricity, solar hot water services, water saving methods and water storage methods	Buildings can increasingly incorporate sustainable energy and water saving measures in new and replacement projects
Increased efficiencies of low energy building design	New building designs can incorporate energy efficient and sustainable practices

3.1.2 Increased demand for asset renewal and maintenance

Fairfield City Council continues to invest in new and upgraded buildings as part of improving service provision to the community. Following stimulus investment by the Federal Government in 2009/2010 and 2010/2011 Council held about \$210 million in its building asset portfolio.

At that time an average growth rate of 2% was applied to provide some long-term estimates to use in determining the likely impact on future renewal, maintenance and operational costs. The resulting calculation predicted growth to add about 40% more building assets and its components over the next 20 years.

Financial Year	Asset Value ('000)
2011/2012	\$210,000
2021/2022	\$391,000

Whilst the growth rate over this last decade has been around 60%, this reflects the greater accuracy of Council's Building Inventory as well as further investment in new buildings such as the Fairfield Youth and Community Centre.

3.1.3 Change in Community Expectation

When community expectations change demand management strategies may provide alternatives to the creation of new assets in order to meet demand and look at ways of modifying customer demands in order that the utilisation of existing assets is maximised and the need for new assets is deferred or reduced.

Demand for new services will be managed through a combination of managing existing assets, upgrading and replacing existing assets as given in the renewal plan. Demand management practices include non-asset solutions, insuring against risks and managing failures.

The community facility review will identify need based on agreed benchmarks which will inform this asset management plan. Opportunities identified to date for demand management are shown in Table 3.1.3.1. Further opportunities will be developed in future revisions of this building asset management plan.

Table 3.1.3.1: Demand Management Strategies Summary

Service Activity	Demand Management Strategies
Provision of community meeting facilities	Explore joint use of facilities owned or operated by other parties.
Provision of Arts and Cultural facilities	Explore joint use of facilities owned or operated by other Parties

4. RISK MANAGEMENT

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

Table 4.1: Building Asset Risk Register (to use this sheet refer to Generic Asset AMP - Section 1: Table 4.1, 4.2, 4.3 and 4.4)

Hazards	Risk (what can happen?)	Likelihood	Consequence	Risk Score	Controls	Responsibility
Asset Condition	Ongoing deterioration of building assets	4	3	12	1. Annual condition inspections 2. Asset modelling 3. Annual allocation of sufficient funding and resources 4. Planned maintenance program	Asset Management
Asset Condition	Poor asset condition causes damage and injury to staff and community member	3	4	12	1. Prioritised capital and maintenance works based on condition and hierarchy 2. Renewal Program to address Condition 4 & 5 3. Planned maintenance program	Asset Management
Insufficient Maintenance	Insufficient maintenance over the years increases the risk of injury to users	3	3	9	Planned maintenance program	Asset Management
Natural Events (flooding, bushfire, earthquake etc)	Significant asset loss due to Natural events	3	3	9	Preparation of business continuity plan for major buildings	Asset Management
Trips	Member of the public trips and injures themselves	3	3	9	Building inspection as specified in Inspection Plan and planned maintenance budgeted	Asset Management
Slips	Building user slips on surface that has insufficient traction	2	3	6	Building inspection as specified in Inspection Plan and planned maintenance budgeted	Asset Management

Hazards	Risk (what can happen?)	Likelihood	Consequence	Risk Score	Controls	Responsibility
Vandalism	Illegal or unauthorized entry into public buildings results in damage to property.	2	3	6	CCTV and alarm monitoring where appropriate	Asset Management
Disability Access	Buildings unable to provide access for disable people	2	3	6	Implement audit of community facilities as identified in the Disability Inclusion Action Plan	Community Project Officer, Aging & Disability
OHS Practices	Injury due to poor WHS practices	2	3	6	WHS Audit and training	Asset Management & Operations
Inappropriate works	Damage and injury caused by inappropriate works	2	3	6	Design controls and specification reviews	Asset Management & Operations
Poor Design and Construction	Injury caused by poor design and construction	4	3	12	Ensure design standards are achieved and documented. Quality Assurance processes applied with post construction review of Works Executed	Asset Management & Operations
* Flood impacted	Flood damage	4	3	12	Risk management action plans in place.	Catchment
<p><i>*Council has buildings sited in a range of Floodplains which include Cabramatta Creek, Canley Corridor Overland, Fairfield Overland, Reedy Creek, Three Tributaries, Old Guildford Overland and Prospect Creek.</i></p> <p><i>Mostly these buildings are either outbuildings such as Sportsfield Amenity Buildings or Public Toilets. Exceptions include Westacott Cottage at Canley Vale, Greenfield Park Community Hall and Family Day Care Centre, Nelson Street & Downey Lane Multistorey Car Parks, Villawood Community Centre, 11, 13 & 15 Prince Street Halls, Council's Depot, the Horsley Park Rural Fire Service Building, Fairfield Library (Vic Winton) Building, Fairfield Community Hall and Service Centre, 40 Harris Street and Lansvale Community Hall.</i></p>						

5. LIFE CYCLE MANAGEMENT PLAN

5.1 Objective

The objective of building assets is to provide an efficient and effective service to the Community.

5.2 Asset Inclusions and Exclusions

5.2.1 Inclusions

The assets covered by this plan are shown below:

Administration Centre - Offices/Depot/Sustainable Resource Centre

Amenity Building

Childcare Centres

Commercial Building

Showground

Leisure Centre

Library

Multipurpose Community Facility (includes halls, community centres, arts)

Multistorey Car Park

Museum

Public Toilet

Pump House

5.2.2 Exclusions

Council may not in some instances be the land or building owner, however, Council is still required to depreciate and maintain elements of these assets. Some examples include:

Stockland Wetherill Park Childcare/Occasional Care

Stockland Wetherill Park Community Hall/Offices

Stockland Wetherill Park Library

Bonnyrigg Plaza , Bonnyrigg Library

295 Victoria Street & 22 Beelar Street (only land owned by Council)

Assets that are within a Lot/DP of a Building are inclusions:

Car parks/footpath associated with buildings

Fence associated with buildings

Outdoor Play Equipment

5.3 Life Cycle Issues

Some of the key life cycle issues that affect buildings are:

Settlement and damage to building resulting from substandard materials used during construction or maintenance

Ultraviolet light

Biological attack/Insect attack

Vandalism/ terrorism

Occupier misuse or abuse

Over use

Poor design

5.4 Hierarchy

Buildings in all hierarchy levels are important to service delivery and must, at the very least, meet all regulatory compliance requirements as well as minimum standards acceptable to the community.

A hierarchy has been developed to classify buildings, in recognition of the fact that buildings perform a range of functions and have differing levels of importance. A key objective of creating this hierarchy was to achieve more efficient management of Council buildings, with potential to allow, where appropriate, different delivery standards to be applied across relevant levels.

The hierarchy has been used to prioritise spending on the audit of Council buildings. Buildings considered to have a higher level of importance for service delivery were the subject of a more comprehensive audit. Implementation of the recommendations in this plan will allow the hierarchy to be used as one of a suite of tools that inform lifecycle management decisions such as:

Identifying capital expenditure priorities (renewal, upgrade, disposal);

Determining the frequency of building inspections; and

Determining the frequency of routine maintenance activities.

The Categories determined are A, B, C, and D where Category “A” buildings are considered most critical to the delivery of services. For example issues within Category A buildings can generally be expected to have the most significant adverse impacts on:

Service continuation;

Activities of multiple community groups, clubs, staff, contractors and volunteers;

Service accessibility for people of all abilities;

Council revenue; and

Council reputation

The hierarchy may define service level standards, including maintenance standards.

The following key factors were considered in assigning the ranking of individual buildings:

Criticality

Key Driver	Score
Building that is crucial to service delivery	4
Building that is reasonably expected to be available for regular service delivery	3
Most services can be provided without the building	2
Services can still be provided without the building	1

Utilisation

Key Driver	Score
Used on regular basis/heavy usage	4
Used on regular basis/low usage	3
Not regularly used	2
Rarely used	1

Customer Expectation

Key Driver	Score
High expectation	4
Medium expectation	3
Low expectation	2
No competition	1

Replacement Cost

Key Driver	Score
>10 million	4
Between 2 and 10 million	3
Between 0.75 and 2.0 million	2
<0.75 million	1

Each factor has its weighting on the base of its contribution to the overall score or ranking of each building. The following weightings have been assigned to each factor:

Factors	Weighting
Criticality	35%
Utilisation	35%
Replacement Cost	15%
Customer Expectation	15%

In order to develop overall score and hierarchy level the weighting was applied to the score for each factor.

Table 5.2 indicates the current score and hierarchy level of each Council building. A higher score suggests a building is more critical to service delivery.

Table 5.2

Hierarchy	Score Range	Number of Buildings
Category A	100-81	25
Category B	61-80	74
Category C	41-60	122
Category D	21-40	70
Category E	0-20	0

Table 5.3 below shows the overall score range and hierarchy level of each building.

Council delivers a range of high quality services delivered from sophisticated buildings i.e. Leisure Centres. These are Category A buildings with prioritised services to ensure business continuity.

Other Category A buildings hold criticality in terms of Council operations such as the Depot.

The majority of Council Buildings fall into a Category C such as Sportsfield Amenity Buildings. There are simple structures with a 10B building classification (outbuildings) with less stringent operational and maintenance requirements.

Childcare Centres are generally rated Category B which recognises criticality of the service and legislated maintenance requirements.

Hierarchy provides a guide for the prioritising of maintenance work, however, generally, all maintenance is programmed to ensure legislated compliance and continuity of service delivery.

Table 5.3

QM Code	Asset Type	Asset Description	Asset Id	Hierarchy
QMI-BCF-001	Administration Building	Administration Centre	137093	Category A
	Shed	Administration Centre Garden Shed	206092	Category C
QMI-BCF-001	Administration Building	Depot City Works Offices	137026	Category A
	Administration Building	Depot Gate Keeper Room	136854	Category C
	Awning	Depot Awning	206134	Category C
	Shed	Depot Emergency Response Shed	136925	Category C
	Shed	Depot Garage/Stores/Refuel Canopy	137077	Category B
	Shed	Depot Park Garden Building	136988	Category B
	Shed	Depot Truck Wash Bay	136954	Category D
	Shed	Depot Tyre/Lube/Washbay/Tyre Room	137016	Category B
	Workshop	Depot Building Trades Building	137053	Category A
	Workshop	Depot Garbage Services Building	142436	Category A
QMI-BCF-001	Administration Building	Sustainable Resource Centre Office	136926	Category B
	Administration Building	Sustainable Resource Centre Weighbridge Office	136851	Category A
	Pump House	Sustainable Resource Centre Office - Pump House	219564	Category D
	Shed	Sustainable Resource Centre Shed	142433	Category C
	Shed	Sustainable Resource Centre Shed/ Soil Lab	137035	Category B
	Shed	Sustainable Resource Centre Office - Lunch Room	219563	Category B
	Toilet	Sustainable Resource Centre Portable Shower/ Toilet Block	136856	Category C
Total Sites - 3		Total Buildings - 19		
QMI-BCF-002	Amenity Building	Adams Park (Canley Vale Link Road) Amenity Building	136952	Category C
	Amenity Building	Adams Park (Sackville Street) Amenity Building	136995	Category C
	Amenity Building	Adams Park Storage Building	136866	Category D
	Pump House	Adams Park Pump House	136853	Category D
QMI-BCF-002	Amenity Building	Allambie Park Amenity Building	137021	Category C
	Pump House	Allambie Reserve Pump House	205285	Category D
QMI-BCF-002	Amenity Building	Avenel Park Tennis Amenity Building	169511	Category C
	Toilet	Avenel Park Toilet Block	136919	Category D

QMI-BCF-002	Amenity Building	Avery Park Amenity Building	136969	Category C
	Pump House	Avery Reserve Pump House	136860	Category D
QMI-BCF-002	Amenity Building	Bosnjak Park Amenity Building	136985	Category C
QMI-BCF-002	Amenity Building	Brenan Park Brenan Street Amenity Building	136949	Category C
	Amenity Building	Brenan Park Corner Brenan & Bourke Streets Amenity Building	136971	Category C
	Amenity Building	Brenan Park Tennis Amenity Building	137032	Category C
QMI-BCF-002	Amenity Building	Cabramatta Sportground Begonia Avenue Amenity Building	136958	Category C
QMI-BCF-002	Amenity Building	Cabramatta Sportground Sussex Street Amenity Building - Elite Field	137027	Category B
	Amenity Building	Cabramatta Sportground Kiosk- Sussex Street - Elite Field	136911	Category C
	Shed	Cabramatta Sportground Curators Shed (Don Dawson Oval)	136917	Category C
QMI-BCF-002	Amenity Building	Carrawood Park Amenity Building	137024	Category C
	Pump House	Carrawood Park Pump House	136849	Category D
QMI-BCF-002	Amenity Building	Cherrybrook Park Amenity Building	136997	Category C
QMI-BCF-002	Amenity Building	Chisholm Park St Johns Road (Midfield)	136963	Category C
	Amenity Building	Chisholm Park St Johns Road (Entrance)	136974	Category C
	Pump House	Chisholm Park Pump House	136858	Category D
QMI-BCF-002	Amenity Building	Cook Park Amenity Building	137048	Category C
QMI-BCF-002	Amenity Building	Emerson Park Amenity Building	137012	Category C
QMI-BCF-002	Amenity Building	Emerson Park Tennis Amenity Building	136947	Category C
QMI-BCF-002	Amenity Building	Endeavour Park Avenel Street Amenity Building	137013	Category C
	Amenity Building	Endeavour Park Maud Street Amenity Building	137060	Category B
	Amenity Building	Endeavour Park Middle Amenity Building	137017	Category C
	Amenity Building	Endeavour Park The Boulevard Amenity Building	137014	Category C
QMI-BCF-002	Amenity Building	Fairfield Park Grandstand/Amenity Building	137037	Category C
	Amenity Building	Fairfield Park McIntosh Street Amenity Building	145308	Category C
	Amenity Building	Fairfield Park Tennis Amenity Building	136924	Category C
	Pump House	Fairfield Park Pump House	136845	Category D
	Shed	Fairfield Park Caretaker Shed	136846	Category D
	Toilet	Fairfield Park Sustainable Toilet	136935	Category C
QMI-BCF-002	Amenity Building	Hartley Oval Park Amenity Building	136998	Category C
	Pump House	Hartley Oval Pump House	136875	Category D
QMI-BCF-002	Amenity Building	Horsley Park Amenity Building	142421	Category C
	Other	Horsley Park Band Stand	136888	Category D
	Other	Horsley Park Reserve Entry	142423	Category D
	Toilet	Horsley Park Toilet Block	136915	Category D
QMI-BCF-002	Amenity Building	Irelands Bridge Park Hume Highway Amenity Building	136983	Category C

	Amenity Building	Irelands Bridge Park Liverpool Street Amenity Building	136989	Category C
	Pump House	Ireland Bridge Reserve Pump House	136867	Category D
QMI-BCF-002	Amenity Building	Joe Broad Park Florence Street Amenity Building	137003	Category C
	Pump House	Joe Broad Reserve Florence Street Pump House	206101	Category D
QMI-BCF-002	Amenity Building	Joe Broad Park Roberts Avenue Amenity Building	137010	Category C
	Toilet	Joe Broad Park Roberts Avenue Toilet Block	136894	Category C
QMI-BCF-002	Amenity Building	King Park Humphries Road Amenity Building	136883	Category C
	Amenity Building	King Park Townsville Road Amenity Building	136996	Category C
	Pump House	King Park Pump House	136868	Category D
	Toilet	King Park Toilet Block	136892	Category C
	Toilet	King Park Sustainable Toilet	143858	Category C
QMI-BCF-002	Amenity Building	Knight Park 1 & 2 Fairfield Street Amenity Building	137036	Category C
QMI-BCF-002	Amenity Building	Knight Park 3 Donald Street	136990	Category C
QMI-BCF-002	Amenity Building	Knight Park 4 Orchardleigh Street	137005	Category C
QMI-BCF-002	Amenity Building	Knight Park 5 Orchardleigh Street	136960	Category C
QMI-BCF-002	Amenity Building	Lalich Park Amenity Building	136964	Category C
QMI-BCF-002	Amenity Building	Makepeace Oval Amenity Building	137007	Category C
	Pump House	Makepeace Oval Pump House	205286	Category D
QMI-BCF-002	Amenity Building	Parkes Park Amenity Building	136959	Category C
	Pump House	Parkes Reserve Pump House	136869	Category D
QMI-BCF-002	Amenity Building	Powhatan Park Amenity Building	136981	Category C
	Pump House	Powhatan Park Pump House	136863	Category D
QMI-BCF-002	Amenity Building	Prospect View Park Amenity Building	136936	Category C
	Amenity Building	Prospect View Park Club House	142897	Category C
QMI-BCF-002	Amenity Building	Rosford Park Amenity Building/Grandstand	137034	Category C
	Pump House	Rosford Reserve Pump House	205287	Category D
QMI-BCF-002	Amenity Building	Smithfield Park Amenity Building	136884	Category C
	Pump House	Smithfield Park Pump House	136855	Category D
	Toilet	Smithfield Park Toilet Block	136903	Category C
QMI-BCF-002	Amenity Building	Springfield Park Amenity Building	137008	Category C
QMI-BCF-002	Amenity Building	St Johns Park Amenity Building	137015	Category C
	Amenity Building	St Johns Park Tennis Amenity Building	136905	Category D
	Pump House	St Johns Park Pump House	136877	Category D
	Toilet	St Johns Park Toilet Block	136895	Category C
	Toilet	St Johns Park Tennis Toilet Block	136865	Category C
QMI-BCF-002	Amenity Building	Stockdale Park Amenity Building	136984	Category C
	Pump House	Stockdale Reserve Pump House	136847	Category D
QMI-BCF-002	Amenity Building	Strong Park Amenity Building	136914	Category D
	Shed	Strong Park Shed 1	169493	Category D

	Shed	Strong Park Shed 2	136918	Category D
QMI-BCF-002	Amenity Building	Terone Park Amenity Building	137004	Category C
	Toilet	Terone Park Toilet Block	136907	Category C
Total Sites - 38		Total Buildings - 86		
QMI-BCF-003	Childcare	Bonnyrigg Early Learning Centre	137069	Category B
QMI-BCF-003	Childcare	Bonnyrigg Height Early Learning Centre	146958	Category B
QMI-BCF-003	Childcare	Cabramatta Early learning Centre	137057	Category B
QMI-BCF-003	Childcare	Canley Vale Early Learning Centre	137062	Category B
QMI-BCF-003	Childcare	Carramar Child Care Centre	137044	Category B
QMI-BCF-003	Childcare	Fairfield Family Day Care	137066	Category B
QMI-BCF-003	Childcare	Fairfield Nursery School	137071	Category B
QMI-BCF-003	Childcare	Fairfield Preschool	143854	Category B
QMI-BCF-003	Childcare	Janice Crosio Early Learning Centre	137055	Category B
QMI-BCF-003	Childcare	Marlborough Street Early Learning Centre	137049	Category B
QMI-BCF-003	Childcare	Mobile 1 Bossley Park Public School	206111	Category B
QMI-BCF-003	Childcare	Mobile 1 Cabramatta Public School	206321	Category B
QMI-BCF-003	Childcare	Mobile 3 Smithfield West Public School	219561	Category B
QMI-BCF-003	Childcare	St Johns Park Early Learning Centre	137056	Category B
QMI-BCF-003	Childcare	Tasman Parade Early Childhood Centre	137063	Category B
QMI-BCF-003	Childcare	Wakeley Early Learning Centre	137042	Category B
QMI-BCF-003	Childcare	Wetherill Park Early Learning Centre & The Parks Occassional Care	145314	Category B
Total Sites - 17		Total Buildings - 17		
QMI-BCF-004	Commercial Building	11A Landon Street Fairfield East	136945	Category B
QMI-BCF-004	Commercial Building	13 Weston Street Fairfield Commercial Building (Open Space)	136987	Category B
QMI-BCF-004	Commercial Building	167 Meadows Road Mt Pritchard (7 Eleven Building)	137031	Category B
QMI-BCF-004	Commercial Building	214 Sackville St Canley Vale Ettinger House	206152	Category B
QMI-BCF-004	Commercial Building	216 Sackville Street Canley Vale	136965	Category B
QMI-BCF-004	Commercial Building	239 Sackville Street Canley Vale	137076	Category B

QMI-BCF-004	Commercial Building	2A Wilga Street Fairfield	136944	Category B
QMI-BCF-004	Commercial Building	38 Arthur Street Cabramatta Commercial Building	142414	Category B
QMI-BCF-004	Commercial Building	396 Victoria Street Wetherill Park	146465	Category B
QMI-BCF-004	Commercial Building	40 Harris Street Fairfield Commercial Building	142445	Category B
QMI-BCF-004	Commercial Building	50 Harris Street Fairfield Commercial Building	136976	Category C
QMI-BCF-004	Commercial Building	65 The Avenue Canley Vale Main Building	137067	Category D
	Commercial Building	65 The Avenue Canley Vale Workshop	136957	Category D
	Awning	65 The Avenue Canley Vale Carport	136870	Category D
QMI-BCF-004	Commercial Building	9 Walker Place Wetherill Park Commercial Building	142448	Category B
QMI-BCF-004	Commercial Building	97 Vine Street Fairfield	140179	Category B
QMI-BCF-004	Commercial Building	Canley Vale Road Canley Heights Kiosk	219560	Category D
	Shed	Canley Vale Road Canley Heights Plantroom	219559	Category D
QMI-BCF-004	Commercial Building	Dutton Lane Kiosk A (Bupa)	145306	Category B
QMI-BCF-004	Commercial Building	Dutton Lane Kiosk B (Medicare)	136937	Category B
	Commercial Building	Fairfield Golfcourse Pro Shop	137020	Category B
	Pump House	Fairfield Golfcourse Pump House	136852	Category D
	Shed	Fairfield Golfcourse Machinery Shed 1	136878	Category D
	Shed	Fairfield Golfcourse Machinery Shed 2	205337	Category D
	Toilet	Fairfield Golfcourse Toilet Block	136910	Category D
Total Sites - 27		Total Buildings - 36		
QMI-BCF-005	Community Centre	28 Beelar Street Canley Heights	142905	Category D
QMI-BCF-005	Community Hall	62-66 Bossley Road, Bossley Park	142898	Category C
QMI-BCF-005	Community Centre	Bonnyrigg Community Services Centre	137059	Category B
QMI-BCF-005	Community Centre	Bonnyrigg Heights Community Centre	137051	Category B
QMI-BCF-005	Community Centre	Bonnyrigg South Community Centre	142440	Category B
QMI-BCF-005	Community Centre	Bonnyrigg Youth Centre	137079	Category B
QMI-BCF-005	Community Centre	Bossley Park Community Centre	137054	Category B
QMI-BCF-005	Community Hall	Brenan Park Hall	137002	Category B
QMI-BCF-005	Community Centre	Cabramatta Community Services Centre	137080	Category B
QMI-BCF-005	Community Centre	Arthur West Memorial Hall	136999	Category B
QMI-BCF-005	Community Centre	Frank Hill Community Centre	136970	Category B

QMI-BCF-005	Community Centre	Cabravale Community (Seniors) Centre	137011	Category B
QMI-BCF-005	Community Centre	Canley Heights Community Centre	201759	Category B
QMI-BCF-005	Community Hall	11 Prince Street	136977	Category B
QMI-BCF-005	Community Hall	13 Prince Street Hall	136967	Category B
QMI-BCF-005	Community Hall	15 Prince Street Hall	136973	Category B
QMI-BCF-005	Community Centre	Westacott Cottage	136975	Category B
QMI-BCF-005	Community Centre	Edensor Park Community Centre	136944	Category B
QMI-BCF-005	Community Centre	Fairfield Community Hall	137064	Category B
QMI-BCF-005	Community Centre	Fairfield Community Services Centre	137082	Category A
QMI-BCF-005	Community Centre	Fairfield Heights Community Centre	136961	Category B
QMI-BCF-005	Community Centre	Fairfield School of Arts	137068	Category B
QMI-BCF-005	Community Centre	Fairfield Seniors Centre	137072	Category A
QMI-BCF-005	Community Centre	Fairfield Youth Community Centre	205355	Category A
QMI-BCF-005	Community Centre	Greenfield Park Community Centre	137047	Category B
QMI-BCF-005	Community Hall	Horsley Park Hall	136962	Category B
QMI-BCF-005	Community Hall	Lansvale East Community Hall	137029	Category B
QMI-BCF-005	Community Hall	Lot 1, 64 Bareena Street Hall	137050	Category C
QMI-BCF-005	Community Hall	Mt Pritchard Hall	137001	Category B
QMI-BCF-005	Community Centre	Mt Pritchard/Cabramatta West Community Centre	136955	Category B
QMI-BCF-005	Community Centre	Nalawala Community Centre	137043	Category B
QMI-BCF-005	Community Centre	Prairiewood Youth & Community Centre	137075	Category B
QMI-BCF-005	Community Centre	St Johns Park Community Centre	136956	Category B
QMI-BCF-005	Community Centre	Tarlington Parade Community Centre	137041	Category D
QMI-BCF-005	Community Centre	Victoria Street Community Centre	136966	Category B
QMI-BCF-005	Community Centre	Villawood Senior Citizens Centre	137073	Category B
QMI-BCF-005	Community Centre	Brian Wunsch Centre	137070	Category B
Total Sites - 37		Total Buildings - 37		

QMI-BCF-006	Multistorey Car Park	Canley Vale Carpark Levels 1A 1B	136979	Category B
QMI-BCF-006	Multistorey Car Park	Downey Lane Carpark	137086	Category A
	Toilet	Downey Lane Carpark Exeloo	143850	Category B
QMI-BCF-006	Multistorey Car Park	Dutton Lane Carpark	137090	Category A
QMI-BCF-006	Multistorey Car Park	Hughes Street Cabramatta		Category A
QMI-BCF-006	Multistorey Car Park	Dutton Lane Retail Centre	206235	Category A
QMI-BCF-006	Multistorey Car Park	Fisher Street Carpark	143852	Category A
QMI-BCF-006	Multistorey Car Park	Nelson Street Carpark	137089	Category A
	Other	Nelson Street Carpark Air Bridge Linking 58 Spencer St.	142904	Category D
	Other	Nelson Street Carpark Air Bridge Linking 41-43 Smart St.	201767	Category D
Total Sites - 6		Total Buildings - 10		
QMI-BCF-007	Emergency Services	Fairfield SES Headquarters Command Room	136871	Category C
	Emergency Services	Fairfield SES Headquarters Operation Centre	137025	Category C
QMI-BCF-007	Emergency Services	St John Ambulance Brigade	142899	Category C
QMI-BCF-007	Emergency Services	Rural Fire Service	136992	Category C
Total Sites - 3		Total Buildings - 4		
QMI-BCF-008	Leisure Centre	Cabravale Leisure Centre	137092	Category A
QMI-BCF-008	Leisure Centre	Fairfield Leisure Centre Main Building	137088	Category A
	Leisure Centre	Fairfield Leisure Centre Club House	136951	Category C
	Leisure Centre	Fairfield Leisure Centre Cottage	137009	Category D
	Leisure Centre	Fairfield Leisure Centre Babies Pool	142439	Category C
	Leisure Centre	Fairfield Leisure Centre Outdoor Pool Complex	201774	Category A
QMI-BCF-008	Leisure Centre	Fairfield Tennis Centre Club House	137040	Category B
QMI-BCF-008	Leisure Centre	Prairiewood Leisure Centre 50m Pool/Kiosk/Grandstand	137084	Category A
	Leisure Centre	Prairiewood Leisure Centre	137087	Category A
Total Sites - 4		Total Buildings - 9		
QMI-BCF-009	Library (new)	1-3 Hamilton Road Fairfield (and commercial)	145318	Category A
QMI-BCF-009	Library	Bonnyrigg Library (not owned by Council)	142434	Category A
QMI-BCF-009	Library	Fairfield Library	137078	Category A
QMI-BCF-009	Museum	Fairfield Museum Black Smith	136879	Category D
	Museum	Fairfield Museum Caversham	136886	Category D
	Museum	Fairfield Museum Coach/Machinery Shed	136946	Category C
	Museum	Fairfield Museum Exhibition Building	136900	Category B

	Museum	Fairfield Museum Garage	136848	Category D
	Museum	Fairfield Museum Garden Shed	136889	Category D
	Museum	Fairfield Museum Hay Shed	136872	Category D
	Museum	Fairfield Museum School Building	136891	Category D
	Museum	Fairfield Museum Slab Hut	136882	Category D
	Museum	Fairfield Museum Stein Gallery	137039	Category B
	Museum	Fairfield Museum The Biz	136893	Category D
	Museum	Fairfield Museum Wheatleys Store	142432	Category D
	Toilet	Fairfield Museum Toilet Block	136857	Category D
QMI-BCF-009	Museum	Historic Slab Hut	136953	Category B
	Commercial Building	Historic Slab Hut Caretaker Cottage	136939	Category B
QMI-BCF-009	Library	Smithfield Library and Smithfield Community Youth Centre	145310	Category B
QMI-BCF-009	Library	Wetherill Park Library (not owned by Council)	145313	Category A
QMI-BCF-009	Library	Whitlam Library	137091	Category A
Total Sites - 8		Total Buildings - 21		
QMI-BCF-	Toilet	Bonnyrigg Avenue Sustainable Toilet	143856	Category D
QMI-BCF-	Other	Cabravale Park Band Stand	136898	Category D
	Toilet	Cabravale Park Sustainable Toilet	136930	Category D
QMI-BCF-	Toilet	Canley Heights Exeloo	169472	Category D
QMI-BCF-	Toilet	Fairfield Exeloo	145307	Category D
QMI-BCF-	Toilet	Fairfield Heights Exeloo Toilet	143855	Category D
QMI-BCF-	Toilet	Fairfield Heights Park Sustainable Toilet	140141	Category D
QMI-BCF-	Toilet	Fairfield Park Toilet Block	136933	Category D
QMI-BCF-	Toilet	Hilwa Park Sustainable Toilet	143857	Category D
QMI-BCF-	Toilet	Lansdowne Bridge Park Toilet Block	136943	Category D
QMI-BCF-	Toilet	Lansvale Park Toilet Block	136928	Category D
QMI-BCF-	Toilet	Wetherill Park Sustainable Toilet	136932	Category C
QMI-BCF-	Toilet	Wilson Street Exeloo	219565	Category C
Total Sites - 12		Total Buildings - 13		
QMI-BCF-	Switchroom	Cabramatta Electrical Switchboard Building	205284	Category D
QMI-BCF-	Shed	Dutton Lane Utility Building	219562	Category D
QMI-BCF-	Shed	Lot 2 Bareena Street Storage Shed	169499	Category D
Total		Total Buildings - 3		

Sites - 3				
QMI-BCF-	Commercial Building	Fairfield Showground Caretaker Cottage	136993	Category C
QMI-BCF-	Community Hall	Fairfield Showground Exhibition Hall	137028	Category C
QMI-BCF-	Community Centre	Fairfield Showground Parklands Function Centre (including Grandstand) and New Grandstand - Pavilion	137085	Category A
	Other	Fairfield Showground Main Entrance/Turnstile Building	136887	Category C
	Other	Fairfield Showground Timber Grandstand	137030	Category D
QMI-BCF-	Pump House	Fairfield Showground Pump House	142424	Category D
	Toilet	Fairfield Showground Apricot Brick Toilet Block	137018	Category B
	Toilet	Fairfield Showground Red Brick Toilet Block	136948	Category B
	Toilet	Fairfield Showground Shower Block	136934	Category C
QMI-BCF-	Awning	Fairfield Showground (4 x 35m Awning)	146477	Category B
	Awning	Fairfield Showground (4 x 38m Awning)	146489	Category B
	Awning	Fairfield Showground Awning	137081	Category B
	Awning	Fairfield Showground Lean-to-Awning	136912	Category B
	Awning	Fairfield Showground Shade Structure	142428	Category C
	Awning	Fairfield Showground Steel Shade Structure	136859	Category C
	Shed	Fairfield Showground Bike Shed	136880	Category C
	Shed	Fairfield Showground Cleaners Shed	136885	Category D
	Shed	Fairfield Showground Dog Ring Office	142425	Category C
	Shed	Fairfield Showground Dog Training Club House	136897	Category D
	Shed	Fairfield Showground First Aid Building	136876	Category C
	Shed	Fairfield Showground Gemstone Club	136922	Category C
	Shed	Fairfield Showground Lockup Stable	169517	Category C
	Shed	Fairfield Showground Lunch Room	136908	Category D
	Shed	Fairfield Showground Mower Shed/Workshop	136913	Category C
	Shed	Fairfield Showground Nursery Shed	136864	Category C
	Shed	Fairfield Showground Office Building	137019	Category B
	Shed	Fairfield Showground Poultry Pigeon Club	136991	Category C
	Shed	Fairfield Showground Shed/Workshop	142429	Category D
	Shed	Fairfield Showground Site Office (Next to First Aid)	136862	Category D
Shed	Fairfield Showground Steam Train Shed	206125	Category D	
QMI-BCF-	Switchroom	Fairfield Showground Electrical Switchroom	142422	Category C
Total Sites - 7		Total Buildings - 36		

5.5 Asset Description

Fairfield City Council undertakes condition assessments of its building assets following a consistent methodology documented as part of its Quality Management System:

- QMPOL-AMS-008 – Asset Management Plan – Condition Assessment – Community Buildings

Buildings are broken down into the following asset components for condition assessment, maintenance and renewal works and expenditure forecasts.

- i. Fit-out:** The fit-out has been broken down into the following sub assets:
 - External Fit-out:* The external elements of the building windows, exterior paint finish, roller shutter
 - Internal Fit-out:* The interior elements of the building comprise the interior walls, doors, stairs, ceilings, floor finishes, handrail and barrier, kitchen and bathroom fitting & fixtures
- ii. Structural Shell:** The structure comprises the foundation, roof structure, wall structure.
- iii. Hydraulic:** The hydraulic service comprise the potable water system, reticulation system, sewerage drainage, stormwater drainage and, internal and external plumbing fixtures
- iv. Electrical services:** The electrical services comprised general lighting and power, reticulation systems, protection and control equipment.
- v. Mechanical Service:** Air-conditioning/ventilation motor controls.
- vi. Roof:** The roof comprises the roof covering, eaves, bargeboard, and valley
- vii. Transportation** Systems to move personnel and/or goods from floor to floor or area (lifts, hoist and conveying system)
- viii. Fire Services** Fire equipment is installed to mitigate the threat of fire within the Facility. The fire equipment includes extinguishers and fire blankets.

5.6 Physical Parameters

5.6.1 Asset Capacity, Performance and Compliance

Council has mapped the inspection and maintenance requirements for its buildings to ensure legislated compliance. This includes internal service provision such as the annual inspection for electrical switchboard compliance and the contracting of external compliance requirements such as the issue of Annual Fire Safety Statements (AFSS) for Council owned buildings.

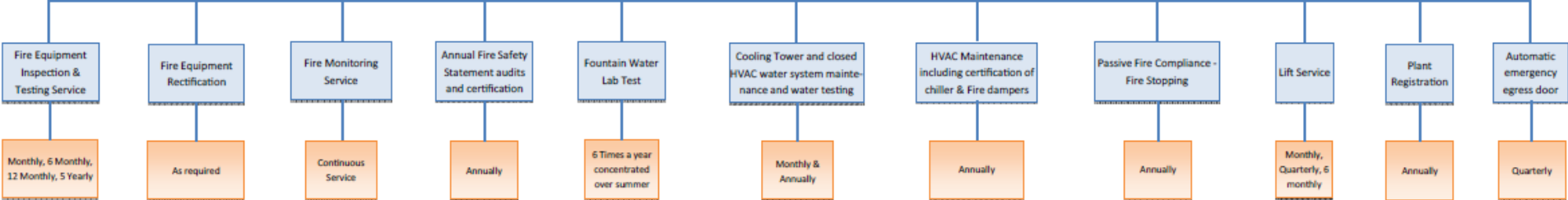
Ongoing improvement works to improve compliance with disabled access requirements (DDA) inform Council's renewal programs.

Table 5.5.1.1 informs the services that Council is required to budget, resource and report upon annually in order to ensure the compliance and preventative maintenance of its building portfolio:

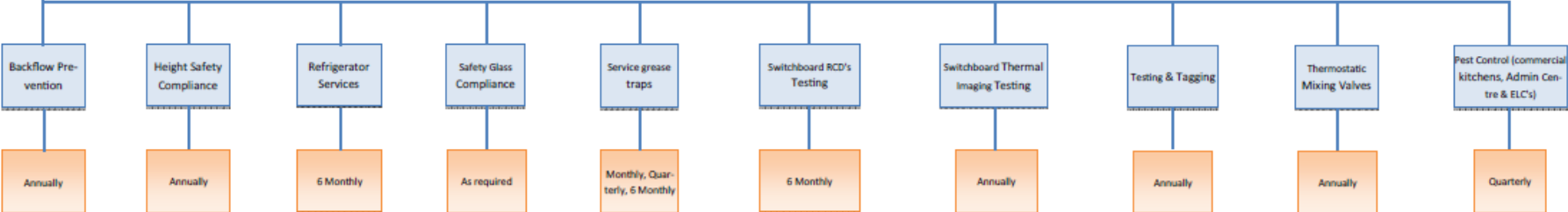
- Regulatory (Compliance) Maintenance
- Planned (Preventative) Maintenance
- Reactive (Repair) Maintenance

REGULATORY MAINTENANCE

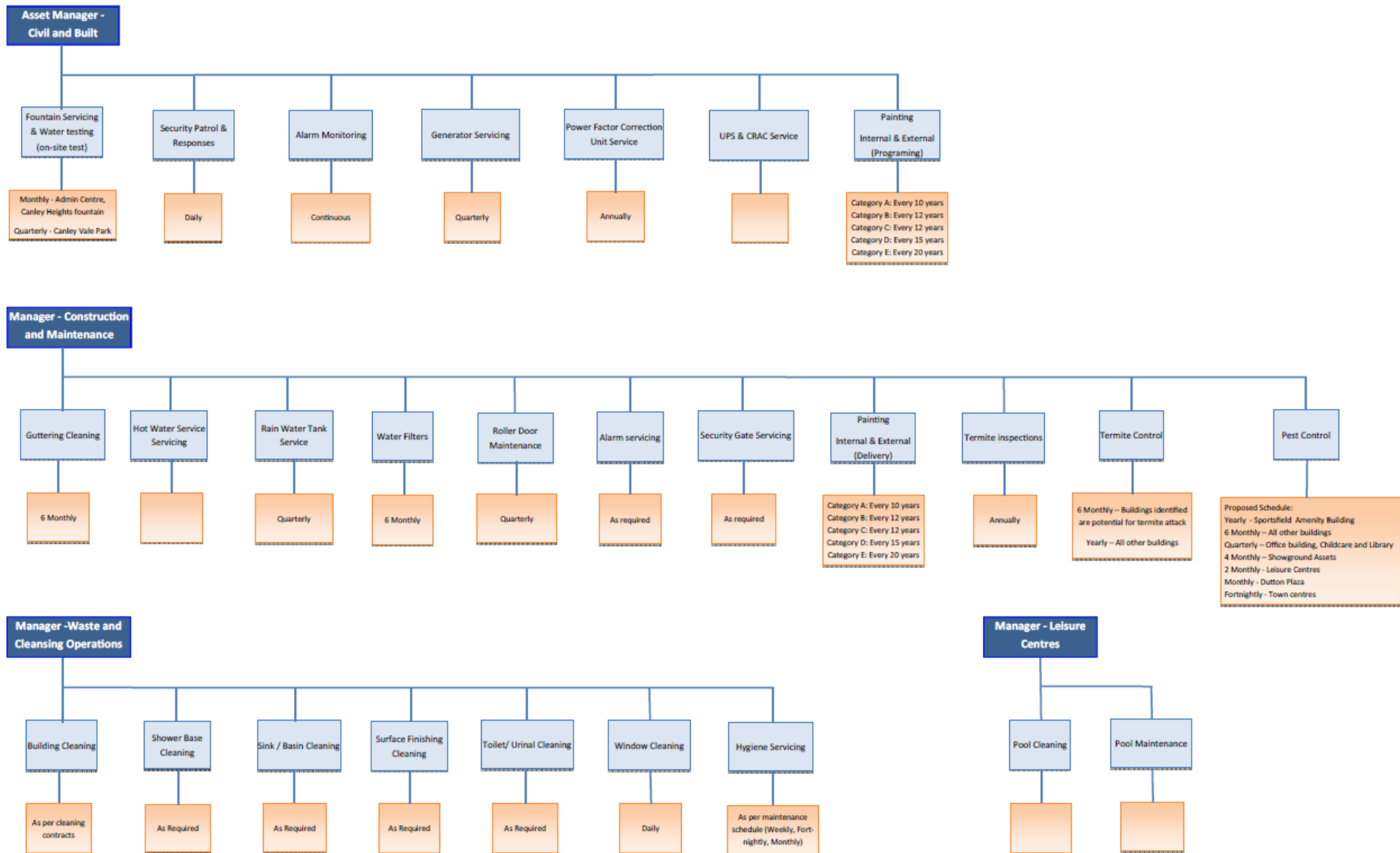
Asset Manager - Civil and Built



Manager - Construction and Maintenance

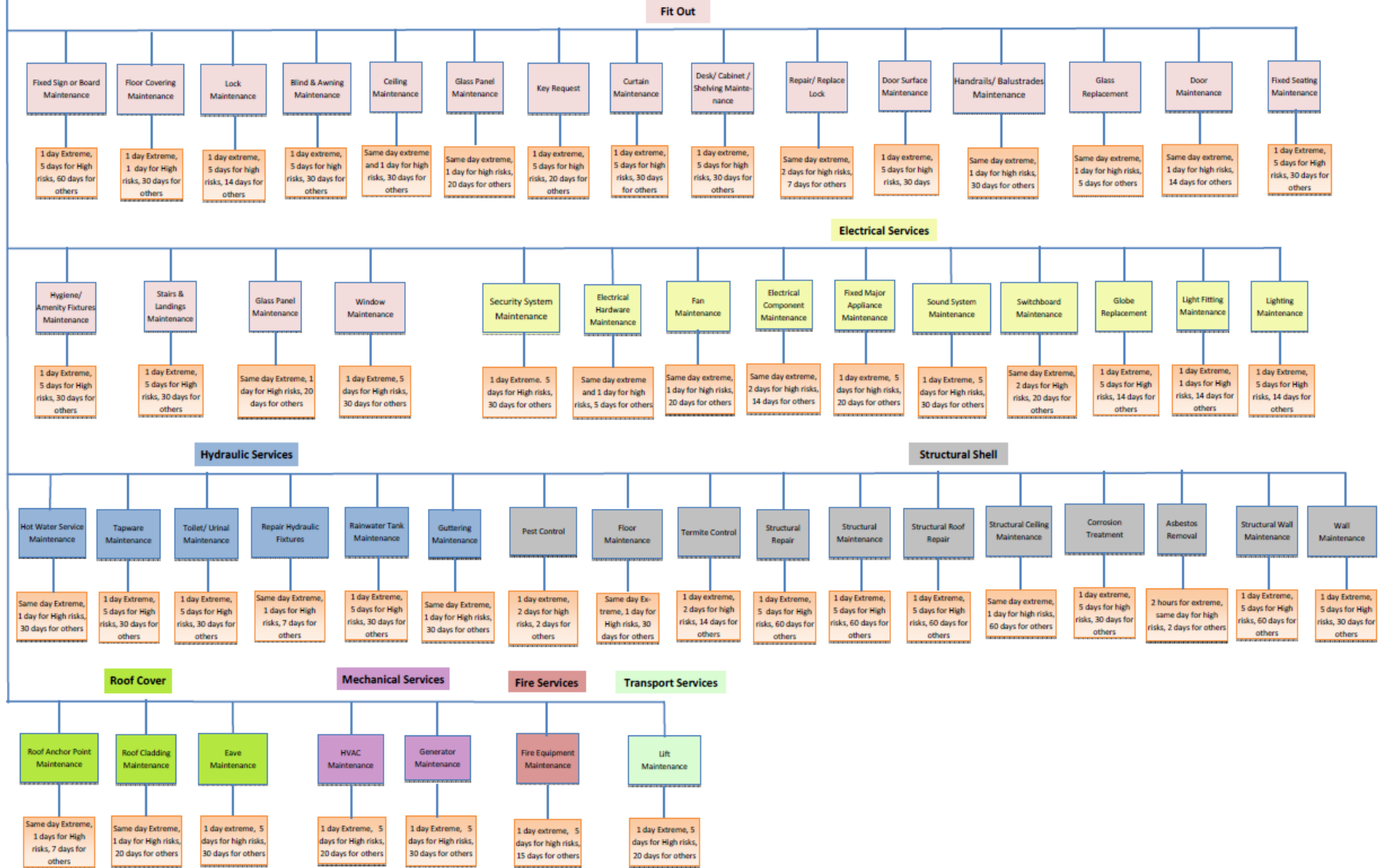


PLANNED MAINTENANCE



REACTIVE MAINTENANCE

Manager - Construction and Maintenance



5.6.2 Asset Condition

Condition is measured using a 1-5 rating system as defined in Table 5.6.2.1 below:

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

Examples across asset components are shown below:

Condition 1: No work required (normal maintenance)



Roof

Condition 2: Only minor work required



Roof

Condition 3: Some work required



Roof

Condition 4: Some renovation needed within 1 year



Roof

Condition 5: Urgent renovation/upgrading required



Roof

Council staff undertaken annual condition assessments of Council owned buildings.

The most recent condition profile is shown in the below graph:

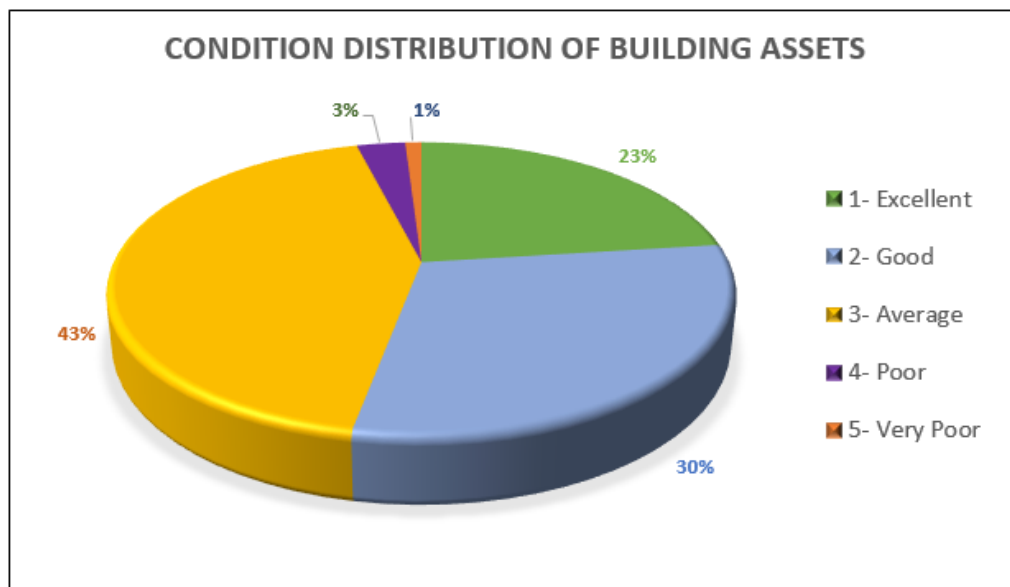


Table 5.6.3. Provides a snapshot from Council's Asset Management System (Conquest). The example, Council's Administration Building shows the % of each component that falls into each of the condition ratings to inform an overall condition rating for the building.

Table 5.6.3 – Asset System (Conquest) – Extract – Administration Centre

Asset ID	Asset Description	Asset Type	Total Floor Area	Q in 0	Q in 1	Q in 2	Q in 3	Q in 4	Q in 5	Overall Condition
142,635	ADMINISTRATION CENTRE Roof Cover	Roof Cover	3195	0	0	0	85	15	0	Fair Condition
166,177	ADMINISTRATION CENTRE Admin Building Electrical Services - Electrical Fixtures	Electrical Fixtures	36120	0	0	0	0	100	0	Poor Condition
166,333	ADMINISTRATION CENTRE Admin Building Electrical Services - Light	Light	36120	100	0	0	0	0	0	As New Condition
166,511	ADMINISTRATION CENTRE Admin Building Electrical Services - Switchboard	Switchboard	36120	0	20	0	0	64	16	Poor Condition
231,766	ADMINISTRATION CENTRE Admin Building Fire Services - Emergency and exit Light	Emergency and exit Light	7224	0	0	100	0	0	0	Minor Deterioration
163,975	ADMINISTRATION CENTRE Admin Building Fire Services - Fire and Hose Reels	Fire and Hose Reels	7224	0	0	100	0	0	0	Minor Deterioration
167,416	ADMINISTRATION CENTRE Admin Building Fire Services - Fire Blanket	Fire Blanket	7224	0	0	100	0	0	0	Minor Deterioration
163,950	ADMINISTRATION CENTRE Admin Building Fire Services - Fire Extinguishers	Fire Extinguishers	7224	0	0	100	0	0	0	Minor Deterioration
163,796	ADMINISTRATION CENTRE Admin Building Fire Services - Security	Security	7224	0	0	0	100	0	0	Fair Condition
167,144	ADMINISTRATION CENTRE Admin Building Fire Services - Smoke Detectors	Smoke Detectors	7224	0	0	100	0	0	0	Minor Deterioration
164,117	ADMINISTRATION CENTRE Admin Building Fitout - Bathroom Fixtures	Bathroom Fixtures	10702	0	0	0	100	0	0	Fair Condition
165,420	ADMINISTRATION CENTRE Admin Building Fitout - Ceilings	Ceilings	10702	0	0	0	30	10	0	Fair Condition
164,432	ADMINISTRATION CENTRE Admin Building Fitout - Curtains/Blinds	Curtains/Blinds	10702	0	0	0	0	50	50	Replace or Renew
165,864	ADMINISTRATION CENTRE Admin Building Fitout - Doors	Doors	10702	0	0	0	100	0	0	Fair Condition
164,377	ADMINISTRATION CENTRE Admin Building Fitout - Floor Cover	Floor Cover	10702	0	0	0	0	30	70	Replace or Renew
165,745	ADMINISTRATION CENTRE Admin Building Fitout - Internal Walls	Internal Walls	10702	0	0	100	0	0	0	Minor Deterioration
164,646	ADMINISTRATION CENTRE Admin Building Fitout - Kitchen Fixtures	Kitchen Fixtures	10702	0	23	22	0	55	0	Fair Condition
164,862	ADMINISTRATION CENTRE Admin Building Fitout - Shelving	Shelving	10702	0	0	0	0	25	75	Replace or Renew
165,306	ADMINISTRATION CENTRE Admin Building Fitout - Windows	Windows	10702	0	0	0	100	0	0	Fair Condition
167,386	ADMINISTRATION CENTRE Admin Building Hydraulic Services - Bathroom Fittings	Bathroom Fittings	36120	0	0	100	0	0	0	Minor Deterioration
166,723	ADMINISTRATION CENTRE Admin Building Hydraulic Services - Guttering	Guttering	36120	0	100	0	0	0	0	As New Condition
166,932	ADMINISTRATION CENTRE Admin Building Hydraulic Services - Hydraulic Fixtures (pipe, bend)	Hydraulic Fixtures	36120	0	0	0	100	0	0	Fair Condition
167,687	ADMINISTRATION CENTRE Admin Building Hydraulic Services - Kitchen Fittings	Kitchen Fittings	36120	0	0	0	0	100	0	Poor Condition
168,023	ADMINISTRATION CENTRE Admin Building Mechanical Services - Chiller	Chiller	11296.7	100	0	0	0	0	0	As New Condition
168,011	ADMINISTRATION CENTRE Admin Building Mechanical Services - Condenser Water Pump 1	Condenser Water Pump	11296.7	100	0	0	0	0	0	As New Condition
168,018	ADMINISTRATION CENTRE Admin Building Mechanical Services - Condenser Water Pump 2	Condenser Water Pump	11296.7	100	0	0	0	0	0	As New Condition
167,938	ADMINISTRATION CENTRE Admin Building Mechanical Services - RAC	RAC	11296.7	100	0	0	0	0	0	As New Condition
168,024	ADMINISTRATION CENTRE Admin Building Mechanical Services - Return Air Fan 2	Return Air Fan	11296.7	100	0	0	0	0	0	As New Condition
167,939	ADMINISTRATION CENTRE Admin Building Mechanical Services - Split	Split	11296.7	100	0	0	0	0	0	As New Condition
168,016	ADMINISTRATION CENTRE Admin Building Mechanical Services - Split	Split	11296.7	100	0	0	0	0	0	As New Condition
204,564	ADMINISTRATION CENTRE Admin Building Mechanical Services - Split - Split	Split	11296.7	0	0	100	0	0	0	Minor Deterioration
204,563	ADMINISTRATION CENTRE Admin Building Mechanical Services - Split - Split	Split	11296.7	0	100	0	0	0	0	As New Condition
163,048	ADMINISTRATION CENTRE Admin Building Structural Shell - Envelop (Wall)	Envelop (Wall)	13892	0	0	0	100	0	0	Fair Condition
163,572	ADMINISTRATION CENTRE Admin Building Structural Shell - Foundation	Foundation	13892	0	0	100	0	0	0	Minor Deterioration
163,284	ADMINISTRATION CENTRE Admin Building Structural Shell - Structural Frame	Structural Frame	13892	0	0	100	0	0	0	Minor Deterioration

5.7 Asset Valuation

A professional valuation of Council's buildings is undertaken every 5 years as part of a legislated requirement for asset revaluation.

Council documents its Revaluation Methodology as a part of its Quality Management System.

Table 5.7.1 provides the replacement cost and depreciated replacement cost for Council buildings as reported on 30 June 2021.

Table 5.7.1: Asset Valuation

Asset Group	Replacement Cost (\$000)	Accumulated Depreciation (\$000)	Depreciated Replacement Cost (\$000)
Building	\$370,485	\$135,324	\$235,161

*annual depreciation currently about \$8.5million

5.7.1 Asset Useful Life

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

Council has a mature Asset Management System with condition assessment discipline well established. Council confirms value using the services of a professional Valuer every 5 years as part of revaluation.

Useful life is informed by a range of inputs including the local environment of Fairfield City, the performance of similar assets and industry guidelines such as the International Infrastructure Management Manual (IPWEA, 2006).

The useful life of building components is as follows:

Building Component	Type	Useful Life (years)
Short Life Structural Shell	Timber framed walls, timber floor, timber room frame, timber cladding	70
Long Life Structural Shell	Masonry/steel walls, concrete floor, steel/timber roof frame)	100
Roof	Steel, tiles	50
Mechanical	Air conditioning, heating units etc	30
Fit-out	Kitchens, storage, shelving, carpets etc	30
Electrical	Lighting and power, reticulation systems, protection and control equipment	30
Hydraulics	Reticulation system, sewerage, internal and external plumbing fixtures	30
Fire	Fire hose reels, hydrant , fire extinguishers	30

5.8 Renewal Expenditure

Council Building Renewal Program budget allocation over the past three years is detailed in Table 5.8.1.

Table 5.8.1: Renewal Expenditure

MAJOR PROGRAM	2019/2020	2020/2021	2021/2022
Renewal	\$5,190,000	\$4,124,605	\$6,335,500

Analysis of historic maintenance cost data shows that the average maintaining cost is 1% and operation cost is 1.5% of the total asset value (replacement cost).

5.9 Life Cycle Activities

5.9.1 Operations

Operational activities keep the asset utilised but have no effect on condition. Typical operational activities can include but are not limited to the cleaning of toilets, utility costs such as electricity and security services.

At Fairfield City Council, these costs are the responsibility of the Business Operations Manager to budget and report. Peoplesoft Financial General Ledger Reports inform these costs as part of specific account codes i.e. electricity, salaries.

5.9.2 Maintenance

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

1. *Planned Maintenance (preventative)*

Maintenance works planned to prevent asset failure and deterioration. Typical planned maintenance activities include:

- Internal and external painting, gutter cleaning, pest control, termite inspection and testing, fire equipment inspection and testing, servicing of heating and air conditioning systems, thermostatic mixing valve servicing, floor treatment and cleaning to maintain AS 3661.1 1993, cleaning and electrical auditing.

2. *Unplanned Maintenance (reactive)*

Maintenance works carried out in response to reported problems or defects. Typical unplanned maintenance activities include:

- Fixing leaking taps, replacing blown lamps, repairing vandalism damage, repairing broken tiles, repairing and replacing locks, repairing electrical systems, blocked sewer and air-conditioning failure, etc.

Council is responsible for funding building maintenance on its owned buildings through its operational budgets which are spread across a number of internal business management units.

Building Business Managers liaise with the Asset Management Division as part of building planned and renewal maintenance planning and with Councils Construction and Maintenance (Building Trades Branch) as part of the undertaking of unplanned (reactive) repairs.

Council's Quality Management System maintains a register of Business Operation Managers – QMF-BCF-001 – Building Business Managers.

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

Asset Category	Building Operation Manager
Administration Building	Asset Management Division
Depot	Construction and Maintenance Division
Sustainable Resource Centre	Waste and Cleansing Division
Child Care Centres	Children and Family Services
Libraries	Library Manager
Museum	Museum and Gallery Coordinator
Showground	Leisure Centres and Showground Manager
Leisure Centres	Leisure Centres and Showground Manager
Multi-storey Car Parks	Property Management Division
Commercial (Leased)	Property Management Division
Community Centres and Halls	Facilities Coordinator
Emergency Buildings	Emergency Management Coordinator

5.9.2.1 Maintenance Standards

Building maintenance standards are a set of performance criteria required to meet regulatory compliance requirements and to optimise the life of a building, ensuring the meeting of service level requirements.

Maintenance standards, condition auditing and frequency of servicing/maintenance varies depending on the on the hierarchy of the asset and the service level set for the business operation.

5.9.2.2 Maintenance Strategy

Maintenance strategies include:

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

Maintenance works are prioritised based on the following factors:

- The safety of building users
- It is likely that the area of distress may expand
- Building hierarchy
- Statutory regulation
- Executive priority

Maintenance Specifications

Maintenance work is carried out in accordance with the Building Code of Australia, including various referred Australian Service Standards and Specifications.

5.9.2.3 Maintenance Plan

Council's maintenance resourcing requirements have been mapped and form schedules captured in Council's Commitment Calendar.

The contracting of external services and the reporting of internal service provision costs and completion are the subject of current corporate improvement actions.

Appendix 1 - identifies how the planned maintenance is determined and costed for each building.

5.9.2.4 Maintenance Service Provision

Current Service Provision

Fairfield City Council currently uses a mixture of its own staff and external contractors for the provision of building/facilities maintenance services.

Each building has a specified operational and maintenance service plan.

External service provision is subject to Councils Procurement Policy with centralised contracting (Request for Tender) undertaken where efficiencies of service provision are identified.

Contract Management

As part of improved asset management Fairfield City Council has reduced the number of contractors providing similar services on Council buildings. Centralising of contracts has established efficiencies through merging of similar services into one performance based maintenance contract.

These include:

- Mechanical services (HVAC)
- Fire inspection, maintenance and Annual Fire Safety Statements
- Security, Call Outs and Patrols
- Cleaning services

The benefits of centralising contracts is to:

- Reduce costs associated with the management of fewer contracts eg. financial management, administration etc.
- Improved service through the use of a quality improved company with greater opportunities for the introduction of improved work practices
- Opportunities for improved benchmarking of services between FCC properties, other Council's and other property owners

A constraint of centralised contracts is ensuring the appropriate resourcing in place to specify, manage and ensure the meeting of WHS requirements.

External Contract	Service Provision	City Financials Account	City Financials Account No.
Compliance Services			
RFT 37-19 Mechanical NOPPEN	Air-conditioning Inspection and Maintenance	Air Conditioning M&R	28010
RFT 17-02 Fire Services ALLIANCE	AFSS Certification and Fire Safety Inspection and Maintenance	Fire Control Systems M&R	28060
RFQ Mechanical Services ENGIE	Cooling Tower Systems Inspection and Maintenance	Air Conditioning M&R	28010
RFQ Mechanical Services VEGA WATER	Public Health Audit Compliance – Cooling Towers	Air Conditioning M&R	28010
Planned Maintenance & Operational Services			
RFT 12-21 Planned Maintenance PESTECO	Provision of Pest Control	Pest Control	28065
RFT 14-21 Operational Service	Provision of Security Services	Security System Monitoring	28100
Deed of Agreement ADT	Alarm Monitoring	Security System Monitoring	28100
		Security System M&R	28100

Proprietary System Operational Service MACARTHUR LOCKS	Masterkey System	Security System M&R	28100
Deeds of Agreement – Electralift - Liftronic - Schindler Transport Services	Provision of Lift scheduled service, call out and repair	Elevators and Lifts M&R	28050
RFQ Fit Out Able Doors	Auto Door Inspection and Maintenance Auto Roller Doors Inspection and Maintenance	Contract Work External	21210
RFQ Fit Out MPOWER	Generator Services	Contract Work External	21210
Utility Services			
Account Contract Power ZEN	SSROC PEERS	Electricity Charges	24900
Account Contract Gas ORIGIN	SSROC – Small Sites x 6	Gas – Property Consumption	24901
Account Contract Water		Water Rates	24902
RFQ Electricity UPS VERTIV	I.T uninterrupted Power Supply	Contract Work External	21210

5.10 Renewal Plan

Quality Management – Technical Specifications (Public Domain Plans) inform the requirements (QMPR-TD-001)..

Referral to these Technical Specifications is a requirement as part of the undertaking of any capital works.

The updating of Technical Specifications is a requirement where asset handover includes new design elements not previously an inclusion of the Technical Specifications and requires Stakeholder sign off and Group Manager referral for adoption.

Renewal work is the “like for like” replacement of an asset or a significant component to restore its original size and capacity.

Typical building renewal works include replacement of existing:

- heating, cooling and air-conditioning systems
- roofs, spouting, downpipes and ceilings
- electrical systems and wiring
- floors and floor coverings (carpets, tiles, floorboards, stumps)
- plumbing systems (new cisterns, hand basins, etc)
- fixtures and fittings (cupboards, white goods, shelving, etc)
- doors, windows and window treatments (blinds, curtains, UV protection, etc)
- replacement of internal partitioning

5.10.1 Renewal Strategy

Renewal/replacement strategies are determined on the basis of:

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

This Asset Management Plan enables Council to holistically manage its building assets through the renewal of Council Buildings based on systematic analysis.

Implementation of the annual renewal program is delivered as a Major Program in Council's Delivery and Operational Plans.

All renewal works are prioritised based on the following criteria:

- Building hierarchy (utilisation, criticality, replacement value, customer expectation)
- Maintenance standard
- WHS obligations
- Statutory obligations for inspection and renewal
- Overall condition
- Environment
- Lease/Tenancy Agreements

Renewal work is carried out in accordance with QMPR-TD-001 Technical Specifications and in line with the specifications of the Building Code of Australia and with respect to existing Lease/Tenancy Agreements.

Council's Renewal Works Program

Budgets for the Renewal Program for Council's Buildings are funded as a capital works budget and are provided publicly as part of Council's Annual Operational Plans.

Programming of the renewal works program is undertaken collaboratively to ensure:

- Business Operations (minimum disruption and priority of the works)
- Resourcing (service provider scheduling i.e. Construction and Maintenance)
- Asset Management – meeting Councils legislated requirements

5.10.2 Renewal Expenditure Forecasts

Council's Asset Management System (Conquest) maintains all of the data and information relating to Councils Buildings.

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

5.11 Asset - New/Upgraded

New works involve the extension or upgrade of Council's building assets to cater for growth or additional levels of service.

In Fairfield City these new/upgrade works are generated by:

- Voluntary Planning Agreements (VPA)
- Sub-Division development
- New Initiatives in Council's Delivery Program/Operational Plans

The proposal to develop a new building assets includes demonstration of the alignment to the City Plan, life cycle costs, impacts on existing services/infrastructure, forecasted usage rates and analysis as to the need for the service.

Quality Management document – QMF-BCF-002 includes consideration of these life cycle considerations as does QMF- MPP-022 Project Scope of Works Template.

All new buildings must comply with building code standards and specifications. They must undergo a whole of life analysis that will consider the impact of longer term maintenance, as well as operating costs of the building on Council's financial viability.

Where decisions are made to proceed with additional buildings they will be included in Asset Management Plans so that maintenance will be built into future budgets.

5.12 Asset Disposal

Strategic Asset Management assist to inform longer term planning for Council's assets. Appendix 3 informs Council's Community Facilities Plan.

Strategic Asset Management provides the data and costs to enable Council to consider the performance of its assets in achieving its City Plan (strategic goals).

Disposal of assets may be recommended when:

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

6. FINANCIAL FORECAST

6.1 10 Year Financial Forecasts

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

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

Scenario 1: Maintain Current Expenditure:

With a current level of funding, the average building condition will fall to 2.4 and the asset base will rise to 5.1% at conditions 4 and 5 in 10 years.

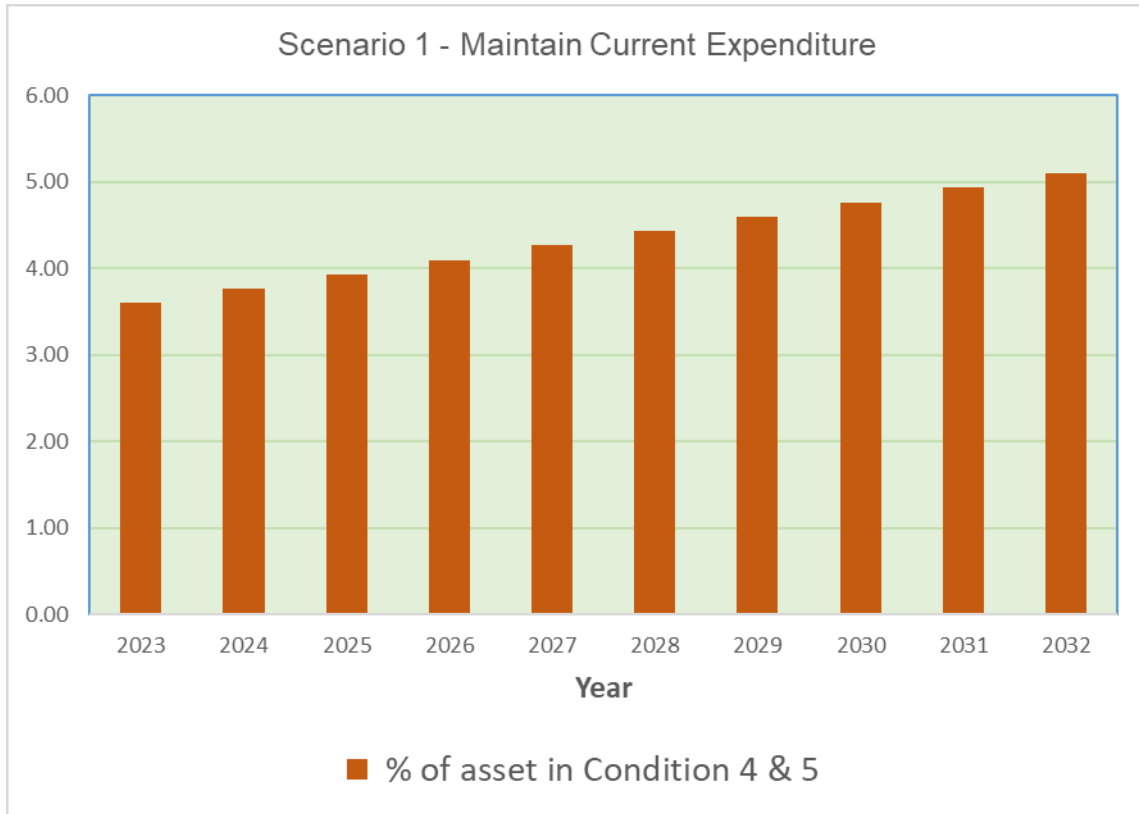


Table 1: 10 year expenditure forecast for building

	Actual Expenditure	Predicted Expenditure									
	2021/ 2022	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
		1	2	3	4	5	6	7	8	9	10
	'000	'000	'000	'000	'000	'000	'000	'000	'000	'000	'000
Maintenance	\$4,241	\$4,241	\$4,241	\$4,241	\$4,241	\$4,241	\$4,241	\$4,241	\$4,241	\$4,241	\$4,241
Renewal	\$6,536	\$6,536	\$6,536	\$6,536	\$6,536	\$6,536	\$6,536	\$6,536	\$6,536	\$6,536	\$6,536
Current Expenditure	\$10,776	\$10,776	\$10,776	\$10,776	\$10,776	\$10,776	\$10,776	\$10,776	\$10,776	\$10,776	\$10,776
Predicted expenditure	\$10,776	\$10,776	\$10,776	\$10,776	\$10,776	\$10,776	\$10,776	\$10,776	\$10,776	\$10,776	\$10,776
Funding GAP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Scenario 2: Maintain Current Condition

This scenario shows that an average additional funding of \$889,000 per annum is required to maintain the current condition of building assets.

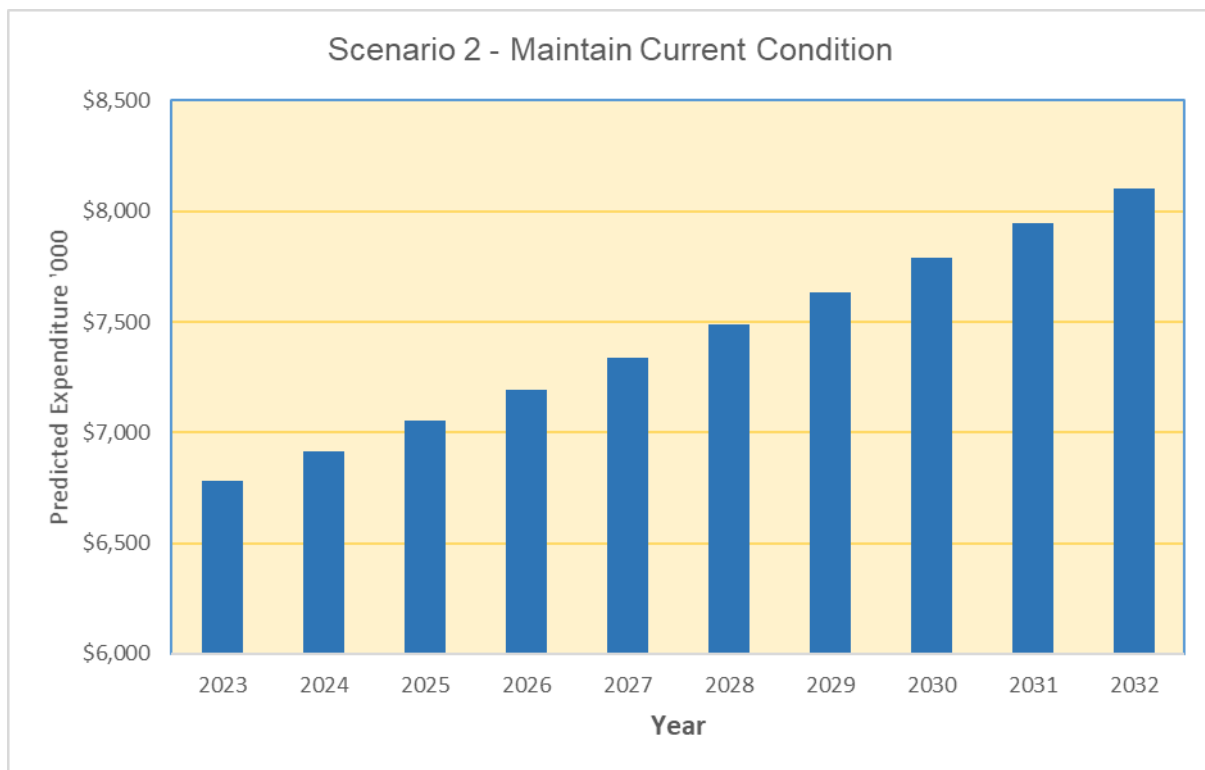


Table 2: 10 year expenditure forecast for building

	Actual Expenditure	Predicted Expenditure									
	2021/ 2022	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
		1	2	3	4	5	6	7	8	9	10
	'000	'000	'000	'000	'000	'000	'000	'000	'000	'000	'000
Maintenance	\$4,241	\$4,241	\$4,241	\$4,241	\$4,241	\$4,241	\$4,241	\$4,241	\$4,241	\$4,241	\$4,241
Renewal	\$6,536	\$6,780	\$6,916	\$7,054	\$7,195	\$7,339	\$7,486	\$7,636	\$7,788	\$7,944	\$8,103
Current Expenditure	\$10,776	\$10,776	\$10,776	\$10,776	\$10,776	\$10,776	\$10,776	\$10,776	\$10,776	\$10,776	\$10,776
Predicted expenditure	\$10,776	\$11,021	\$11,157	\$11,295	\$11,436	\$11,580	\$11,727	\$11,876	\$12,029	\$12,185	\$12,344
Funding GAP	\$0	-\$245	-\$380	-\$519	-\$660	-\$804	-\$950	-\$1,100	-\$1,253	-\$1,409	-\$1,568

Scenario 3: Replace Assets at Condition 4 and 5

Maintain an average condition of 2 or better and remove all assets at conditions 4 and 5. This scenario shows that an average additional funding of \$1,402,000 per annum is required to maintain an average condition 2 and replace all assets at conditions 4 and 5 of building assets over the next 10 years.

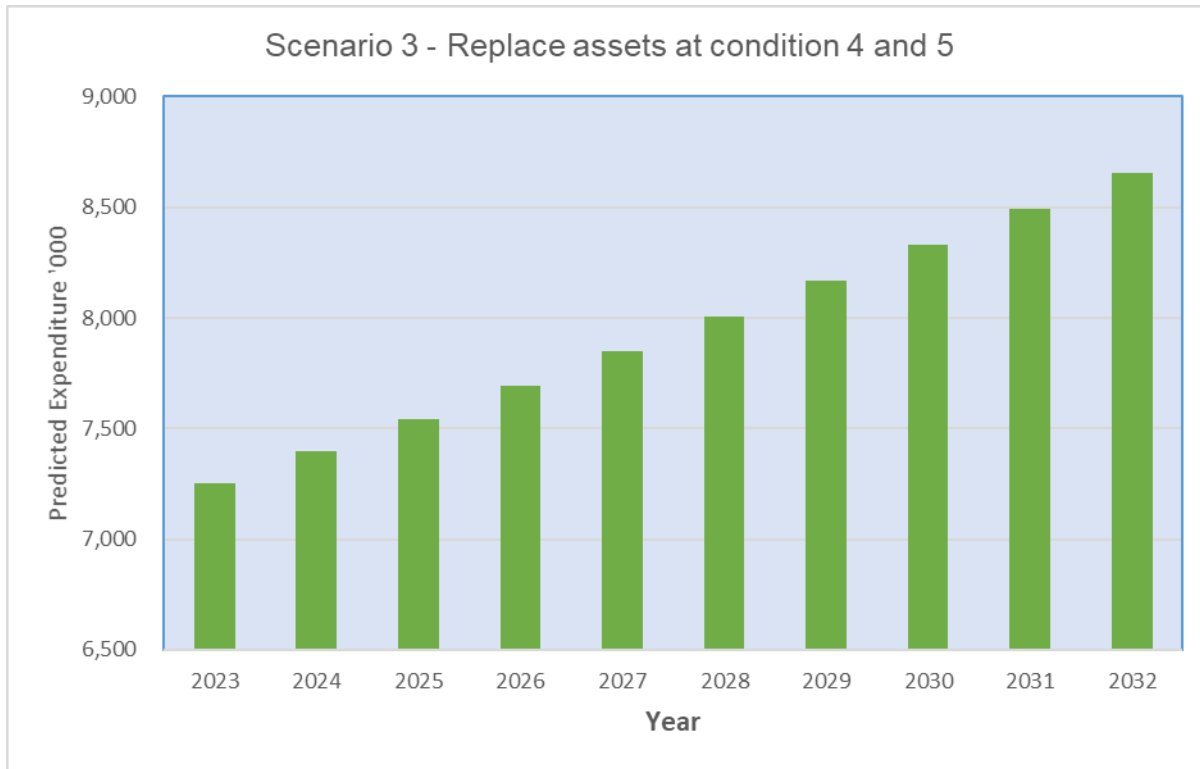


Table 3: 10 year expenditure forecast for building

	Actual Expenditure	Predicted Expenditure									
	2021/ 2022	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
		1	2	3	4	5	6	7	8	9	10
	'000	'000	'000	'000	'000	'000	'000	'000	'000	'000	'000
Maintenance	\$4,241	\$4,241	\$4,241	\$4,241	\$4,241	\$4,241	\$4,241	\$4,241	\$4,241	\$4,241	\$4,241
Renewal	\$6,536	\$7,250	\$7,395	\$7,543	\$7,694	\$7,848	\$8,005	\$8,165	\$8,329	\$8,495	\$8,653
Current Expenditure	\$10,776	\$10,776	\$10,776	\$10,776	\$10,776	\$10,776	\$10,776	\$10,776	\$10,776	\$10,776	\$10,776
Predicted expenditure	\$10,776	\$11,491	\$11,636	\$11,784	\$11,935	\$12,089	\$12,246	\$12,406	\$12,570	\$12,736	\$12,894
Funding GAP	\$0	-\$715	-\$860	-\$1,008	-\$1,159	-\$1,313	-\$1,470	-\$1,630	-\$1,793	-\$1,960	-\$2,117

Assumptions have been made to average useful lives.

Replacement cost of each building component has been broken down as shown below to derive the cost for each component:

Structural Shell (Structure)	- 70% of replacement cost
Roof	- 5% of replacement cost
Fit Out	- 15% of replacement cost
Services	- 10% of replacement cost

No disposal of assets is considered in the financial projection.

6.3 Funding Strategy

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

Current Funding sources available for these assets include:

Asset Type	Funding Source
Buildings	Rates Federal Government funding State Government funding Private Developer funded works Hire Charge Community Partnership WASIP Section 94

6.4 Confidence Levels

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

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

Asset Category	Confidence Rating							
	Qty	Cond	Age	Service Levels	Demand Forecasts	Lifecycle	Financial Forecasts	Overall Rating
Buildings	A	A	A	B	B	B	A	A

Confidence ratings and estimates of uncertainty values

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

7. ASSET MANAGEMENT PRACTICES

Council utilises the following computer software *as part of Council's Asset Management system* to manage its building assets:

Peoplesoft Financial Management System

Conquest Asset Management System

My Predictor Predictive Modelling Tool

Mapinfo (GIS – Geographic Information System)

8. PLAN IMPROVEMENT AND MONITORING

8.1 Improvement Program

Council's Asset Management Strategy 2022/23 – 2031/32 identifies the improvement tasks as part of the following Priority Themes:

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

Appendix 1 – Maintenance Plan for Building Assets

Activity	Maintenance Level	Maintenance Schedules	
Gutter Cleaning	Clean all debris from gutters. Works to be completed prior to the onset of winter (March/April) and toward end of winter (October/November).	i) Category A	Biannually
		ii) Category B	Biannually
		iii) Category C	Biannually
		iv) Category D	Biannually
		v) Category E	Biannually
Painting - Internal	All internal painted surfaces to be prepared as required (wash, sand, patching) and two coats of suitable paint applied (i.e. gloss to doors, frames and skirting boards, low sheen to walls, flat white to ceilings)	i) Category A	Every 10 years
		ii) Category B	Every 12 years
		iii) Category C	Every 12 years
		iv) Category D	Every 15 years
		v) Category E	Every 20 years
Painting - External	All external painted surfaces to be prepared as required (wash, sand, patching) and two coats of suitable paint applied (i.e. gloss to doors, frames and skirting boards, low sheen to walls, flat white to ceilings)	i) Category A	Every 10 years
		ii) Category B	Every 12 years
		iii) Category C	Every 12 years
		iv) Category D	Every 15 years
		v) Category E	Every 20 years
Termite Inspect/Treatment	Inspection to be carried out by reputable pest control operator (refer to Fairfield City Council contractor list) With report to be submitted at completion. Where treatment works are required these will be completed in accordance with general maintenance guidelines.	i) Category A	Biannually
		ii) Category B	Biannually
		iii) Category C	Biannually
		iv) Category D	Biannually
		v) Category E	Biannually
Fire Equipment Servicing	Inspection to be carried out by accredited provider in line with legislated requirements with report to be submitted at completion and AFSS issued where required. Where treatment works are required these will be completed in accordance with general maintenance guidelines.	All categories (where applicable)	Biannually
		i) Fire extinguishers	Biannually
		ii) Fire hose reels	Biannually
		iii) Fire hydrants	Biannually
Electrical Equipment (Security System) Monitoring and Servicing	Inspection to be carried out by reputable company (refer to Fairfield City Council contractor list) With report to be submitted at completion. Where treatment works are required these will be completed in accordance with general maintenance guidelines.	iv) Fire blanket	Biannually
		All categories (where applicable)	Biannually
		i) Electrical switchboard	Biannually
		ii) Emergency and exit lights	Biannually
		iii) Electronic monitoring system including CCTV	Biannually
iv) Smoke Alarm	Biannually		
v) PA system	Biannually		
Air Conditioning	Servicing of air-conditioning units to	i) Category A	Biannually

Activity	Maintenance Level	Maintenance Schedules	
Servicing	include - visual inspection of all components of systems, testing of cooling and heating functions, cleaning and inspection of all filters. Where repair works are required these will be completed in accordance with general maintenance guidelines. Specialist to update Condition Assessment data.	ii) Category B	Biannually
		iii) Category C	Biannually
		iv) Category D	Biannually
		v) Category E	Biannually
General Maintenance	General Maintenance will apply to all items that come from action requests, reports from user groups and inspections that do not from a part of scheduled works. E.G. Vandalism damage, breakdowns, leaking taps, blown lamps, broken windows and doors, broken tiles, damaged kitchen and bathroom fittings, damaged cabling. Where repair works are required these will be completed in accordance with guidelines	Extreme Risk	Rating 1 - responds to request within 24 hours and make safe as soon as practical. Repair between 5 and 30 workdays based on the severity of damage and use of assets.
		i) Category A	Repair within 5 days
		ii) Category B	Repair within 5 days
		iii) Category C	Repair within 10 days
		iv) Category D	Repair within 15 days
		High Risk	Rating 2 - responds to request within 24 hours and make safe as soon as practical. Repair within 6 months.
		i) Category A	Within 1 month
		ii) Category B	Within 2 month
		iii) Category C	Within 3 month
		iv) Category D	Within 6 month
		Medium Risk	Rating 3 - responds to request within 48 hours and make safe as soon as practical. Repair within 6-18 months depending on risk assessment
		i) Category A	Within 6 month
		ii) Category B	Within 9 month
		iii) Category C	Within 12 months
		iv) Category D	Within 18 months

Activity	Maintenance Level	Maintenance Schedules	
		Low Risk	Rating 4 - responds to request within 10 workdays, prioritise and program work annually depending on condition rating and availability of resources

Appendix 2 – Building Inspection Plan

Activity	Inspection Regimes	Inspection Schedule	
Condition Survey	Condition survey undertaken to determine the condition of the asset, its useful life, and, if relevant, any asset renewal requirements.	i) Category A	Annually
		ii) Category B	Annually
		iii) Category C	Every 2 years
		iv) Category D	Every 2 years
		v) Category E	N/A
		v) Assets that have a component at condition 4 or above	Annually
Routine Inspection	Routine Condition & Maintenance Inspections undertaken to identify key defects and maintenance items.	i) Category A	Every 6 months
		ii) Category B	Annually
		iii) Category C	Annually
		iv) Category D	Annually
		v) Category E	N/A
Responsive Inspections	Responsive inspections are undertaken in response to customer reports, cleaner reports or officer reports, in accordance with the buildings hierarchy. The risk level is based on the officer's interpretation of the information provided	Extreme Risk	
		i) Category A	As soon as possible, but within 4 hours
		ii) Category B	As soon as possible, but within 4 hours
		iii) Category C	Within 1 working day
		iv) Category D	Within 1 working day
		High Risk	
		i) Category A	As soon as possible, but within 1 working day
		ii) Category B	As soon as possible, but within 1 working day
		iii) Category C	As soon as possible, but within 1 working day
		iv) Category D	As soon as possible, but within 1 working day
		Medium Risk	
		i) Category A	Within 1 working day
ii) Category B	Within 1 working day		

Activity	Inspection Regimes	Inspection Schedule	
		iii) Category C	Within 4 working day
		iv) Category D	Within 4 working day
		Low Risk	
		i) Category A	Within 1 week
		ii) Category B	Within 1 week
		iii) Category C	Within 1 week
		iv) Category D	Within 1 week

Appendix 3 – Building – Life Cycle Planning – informed by AMP data analysis

Asset ID	Asset Description	Ownership	Zoning	Year Built	Population in 2036	Overall condition	Replacement Value	Life remaining	Fit for Purpose	Quality assessment /5	Findings of Disability Access Audit- Date of and Number of recommendations
	ASSET TYPE: Childcare										
137069	BONNYRIGG EARLY LEARNING CENTRE 28 Bonnyrigg Avenue Bonnyrigg	DOH Lease expires 17/7/2084	LEP13 Def Mat – LEP94 3(b)	1985	+8,637 61% growth	CONDITION 3 2 good 1 Fair Structure 3. Foundation 3	-	45 years		4	13/7/2015 42 in total: Mixture, too many to classify. They range from parking issues, through to doorways and handles through to toilet and other facilities. Approx. cost to upgrade \$ 100,000.00
146958	BONNYRIGG HEIGHTS EARLY LEARNING CENTRE 46 - 50 Simpson Street Bonnyrigg Heights	Council	R2 Low Density Residential	1995	-320	CONDITION 3 9 good Structure 3 Foundation 3	\$1,762,000	75 years		4.8	13/7/2015 51 in total: Mixture, too many to classify Approx. cost to upgrade \$ 100,000.00
137057	CABRAMATTA EARLY LEARNING CENTRE 50 Eurabie Street Cabramatta	Council	RE1 Public Recreation	1981	+3,586 11% growth	CONDITION 3 8 good Structure 3 Foundation 3	\$1,202,000	65 years		4.1	15/7/2015 59 in total: Mixture, too many to classify Approx. cost to upgrade \$ 100,000.00
137062	CANLEY VALE EARLY LEARNING CENTRE 1 Pevensey Street Canley Vale	Council	R4 High Density Residential	1982	+1,452 9% growth	CONDITION 3 7 good 2 excellent/new	\$1,617,000	25 years	Building not fit for purpose	2.8	15/7/2015 92 in total: Mixture, too many to classify Approx. cost to upgrade \$ 200,000.00
137044	CARRAMAR COMMUNITY CENTRE 7 KARELLA AVENUE	Council	R2 Low Density Residential	1981	+574 10%	CONDITION 3 8 good 1 fair	\$1,152,000	60 years		3.1	2/6/2006 Approx. cost to upgrade \$ 100,000.00

Asset ID	Asset Description	Ownership	Zoning	Year Built	Population in 2036	Overall condition	Replacement Value	Life remaining	Fit for Purpose	Quality assessment /5	Findings of Disability Access Audit- Date of and Number of recommendations
					Growth	Structure 3 Foundation 3					
137066	FAIRFIELD FAMILY DAY CARE CENTRE 51 - 57 Devenish Street Greenfield Park	Council	R2 Low Density Residential	1976	-137	CONDITION 3 6 good 2 fair Structure 3 Foundation 3	\$1,467,000	65 years		4.6	6/12/2017 11 in total: 10 Minor, 1 Major Generally, amenities provision for people with disabilities acceptable however safety and accessibility of all places needs to be addressed Approx. cost to upgrade \$ 50,000.00
137071	FAIRFIELD NURSERY SCHOOL 17-19 YORK STREET FAIRFIELD	Council	R4 High Density Residential	1986	+11,042 38% growth	CONDITION 3 7 good 2 fair Structure 3 Foundation 3	\$1,800,000	65 years		3.5	28/05/2006 Approx. cost to upgrade \$ 100,000.00
143854	FAIRFIELD PRESCHOOL 68 -82 Smart Street Fairfield	DOE Lease expires 31/10/2025	R4 High Density Residential	1990	+11,042 38% growth	CONDITION 3 1 good 8 fair Structure 3 Foundation 3	\$310,000	25 years		4.3	15/07/2015 30 in total: Mixture, too many to classify Approx. cost to upgrade \$ 50,000.00
137055	JANICE CROSIO EARLY LEARNING CENTRE 27 Belfield Rd Bossley Park	State of NSW	R2 Low Density Residential	1980	+109 1.82% growth	CONDITION 3 8 good 1 fair Structure 3 Foundation 3	\$1,259,000	65 years	Yes	4.3	14/07/2015 50 in total: Mixture, too many to classify Approx. cost to upgrade \$ 100,000.00
137049	MARLBOROUGH STREET EARLY LEARNING CENTRE/PRESCHOOL 50A Marlborough Street Fairfield	Council	B1 Neighbourhood centre	1975	+11,042 38% growth	CONDITION 3 5 good 4 fair Structure 3 Foundation 3	\$1,121,000	45 years	Yes	4.3	14/07/2015 48 in total: Mixture, too many to classify Approx. cost to upgrade \$ 100,000.00
206321	MOBILE 2 CABRAMATTA	Department	R4 High		+3,586	Nil	-			3.1	

Asset ID	Asset Description	Ownership	Zoning	Year Built	Population in 2036	Overall condition	Replacement Value	Life remaining	Fit for Purpose	Quality assessment /5	Findings of Disability Access Audit- Date of and Number of recommendations
	PUBLIC SCHOOL 7 Levuka St Cabramatta	of Education	Density Residential		11% growth						
206111	MOBILE 1 BOSSLEY PARK PUBLIC SCHOOL 68 Bossley Park Rd Bossley Park	Minister of Education Lease expires 15/10/2039	R2 Low Density Residential	2020	+109 1.82% growth	CONDITION 1 10 Excellent /New conditions Structure 1 Foundation 1	-	90 years	Yes	4.8	NIL
219561	MOBILE 3 PRESCHOOL SMITHFIELD WEST PUBLIC SCHOOL 9 Wetherill St Smithfield	Education Lease expires 31/12/2016	R2 Low Density Residential		+2,284 14.42% growth	Nil	-			3.6	
137056	ST JOHNS PARK EARLY LEARNING CENTRE 41 Canberra Street St Johns Park	Council	R2 Low Density Residential	1981	+330 3.26% growth	CONDITION 3 6 good 3 fair Structure 3 Foundation 3	\$1,017,000	45 years	Yes	4.3	13/7/2015 46 in total: Mixture, too many to classify Approx. cost to upgrade \$ 100,000.00
137063	TASMAN PARADE EARLY LEARNING CENTRE 2A Hartog Avenue Fairfield West	Council	R2 Low Density Residential	1980	No growth	CONDITION 3 7 good 2 fair Structure 3 Foundation 3	\$1,309,000	55 years	Yes	4.3	13/7/2015 71 in total: Mixture, too many to classify Access works underway in 2019/2020as part of Councils Access Improvement Funding – Total funding spent \$101,000
137042	WAKELEY EARLY LEARNING CENTRE 114- 126 Avoca Rd Wakeley	Council	R2 Low Density Residential	1980	No growth	CONDITION 3 9 fair Structure 3 Foundation 3	\$927,000	45 years	Yes	4.5	10/5/2006 Approx. cost to upgrade \$ 100,000.00
145314	WETHERILL PARK OCCASSIONAL CARE - NOT FCC OWNED 561-583 Polding Street (Stockland)	The Trust Company Ltd Stockland (expires 30/6/2050)	B4 Mixed Use	2000	+3,586 11% growth	CONDITION 3 1 fair Structure 3 Foundation 3	-	45 years	Yes	4	1/6/2006 Approx. cost to upgrade \$ 100,000.00

Asset ID	Asset Description	Ownership	Zoning	Year Built	Population in 2036	Overall condition	Replacement Value	Life remaining	Fit for Purpose	Quality assessment /5	Findings of Disability Access Audit- Date of and Number of recommendations
145314	WETHERILL PARK ELC - NOT FCC OWNED 561-583 Polding Street (Stockland)	The Trust Company Ltd Stockland Lease expires 30/6/2050	B4 Mixed Use	2000	+3,586 11% growth	CONDITION 3	-	45 years		4.3	1/6/2006
	Asset Type: Community Facility/Hall										
136977	11 PRINCE STREET HALL CANLEY VALE	Council	RE1 Public Recreation	1960s	+1,452 9% growth	CONDITION 4 8 poor Structure 3 Foundation 4	\$377,000	27 years		2.2	
136967	13 PRINCE STREET HALL CANLEY VALE	Council	RE1 Public Recreation	1960s	+1,452 9% growth	CONDITION 4 9 poor Structure 3 Foundation 4	\$323,000	35 years		2.2	
136973	15 PRINCE STREET HALL CANLEY VALE	Council	RE1 Public Recreation	1960s	+1,452 9% growth	CONDITION 4 8 fair Structure 3 Foundation 4	\$348,000	27 years		2.2	
137002	BRENAN PARK HALL TOILETS Bourke Street Smithfield	Council	RE1 Public Recreation	1980s		CONDITION 3 Structure 3 Foundation 3	\$723,000	45 years		2.6	18/7/2017 12 in total: 10 Minor, 2 Major No amenity provision for people with disabilities Approx. cost to upgrade \$ 50,000.00

Asset ID	Asset Description	Ownership	Zoning	Year Built	Population in 2036	Overall condition	Replacement Value	Life remaining	Fit for Purpose	Quality assessment /5	Findings of Disability Access Audit- Date of and Number of recommendations
137064	FAIRFIELD COMMUNITY HALL 25 Barbara Street Fairfield	Council	B4 Mixed Use	1985	+11,042 38% growth	CONDITION 3 Structure 3 Foundation 3	\$1,292,000	55 years		3.5	21/6/2017 9 in total: 4 Minor, 5 Major \$96,000 spent in 2018 upgrading toilets to accessible toilets
136962	HORSLEY PARK HALL Horsely Drive Horsley Park	State of NSW	RE1 Public Recreation	1947?	No growth	CONDITION 3 Structure 4 Foundation 4	\$294,000	36 years		3.0	2006
137029	LANSVALE EAST COMMUNITY HALL 24 Day Street Lansvale	Council	RE1 Public Recreation		+40 2.69% growth	CONDITION 3	\$666,000	45 years		2.1	17/7/2017 13 in total: 10 Minor, 3 Major Approx. cost to upgrade \$ 50,000.00
137001	MT PRITCHARD HALL Pritchard Street Mt Pritchard	Council	R2 Low Density Residential	1967	+271 3.27% growth	CONDITION 3 Structure 3 Foundation 3	\$507,000	45 years		2.9	22/6/2017 8 in total: 6 Minor, 2 Major Approx. cost to upgrade \$ 75,000.00
137050	Lot 1 64 BAREENA STREET HALL	Council	RE1 Public Recreation		+1,452 9% growth	CONDITION 3 Structure 3 Foundation 3	\$1,243,000	27 years			Approx. cost to upgrade \$ 25,000.00
137028	FAIRFIELD SHOWGROUND EXHIBITION HALL	Council	RE1 Public Recreation			CONDITION 3 Structure 3 Foundation 3	\$689,000	27 years			
	Asset Type: Community Centre										

Asset ID	Asset Description	Ownership	Zoning	Year Built	Population in 2036	Overall condition	Replacement Value	Life remaining	Fit for Purpose	Quality assessment /5	Findings of Disability Access Audit- Date of and Number of recommendations
142905	28 BEELAR STREET CANLEY HEIGHTS - BUILDING OWNED BY OTHERS	Council	R2 Low Density Residential		+2,311 9% growth	CONDITION 3	\$1,621,000	35 years			
136999	ARTHUR WEST COMMUNITY CENTRE Mc Burney Street Cabramatta	Council	RE1 Public Recreation	1975	+3,586 11% growth	CONDITION 3 Structure 3 Foundation 3	\$454,000	45 years		3.0	17/07/2017 13 in total: 6 Minor, 7 Major Provision of access for people with disabilities requires major works Approx. cost to upgrade \$ 100,000.00
137059	BONNYRIGG COMMUNITY SERVICES CENTRE 28 Bonnyrigg Avenue Bonnyrigg	Beav-Lasalee Bonnyrigg Plaza Pty Ltd Lease till 2085	LEP13 Def Mat – LEP94 3(b)	1986	+8,637 61% growth	CONDITION 3 Structure 3 Foundation 3	-	45 years		3.1	20/07/2018 13 in total: 10 Minor, 3 Major Approx. cost to upgrade \$ 100,000.00
137051	BONNYRIGG HEIGHTS COMMUNITY CENTRE 46 Simpson Rd Bonnyrigg Heights	Council	R2 Low Density Residential	1993	-320	CONDITION 3 Structure 3 Foundation 3	\$1,244,000	75 years		3.4	2006
142440	BONNYRIGG SOUTH COMMUNITY CENTRE 9 - 15 Gemella Street Bonnyrigg South	Council	RE1 Public Recreation	1989	+8,637 61% growth	CONDITION 3 Structure 3 Foundation 3	\$854,000	55 years		2.7	
137079	BONNYRIGG YOUTH CENTRE Bonnyrigg Avenue Bonnyrigg	Land and Housing Corp	R4 Mixed Use	1985	+8,637 61% growth	CONDITION 3 Structure 3 Foundation 3	-	30 years		2.9	
137054	BOSSLEY PARK COMMUNITY CENTRE 27 Belfield Road Bossley Park	Council	R2 Low Density Residential	1989	+109 1.82% growth	CONDITION 2 Structure 3 Foundation 3	-	65years		3.2	20/06/2017 12 in total: 9 Minor, 3 Major Accessible toilet built in March 2017 prior to

Asset ID	Asset Description	Ownership	Zoning	Year Built	Population in 2036	Overall condition	Replacement Value	Life remaining	Fit for Purpose	Quality assessment /5	Findings of Disability Access Audit- Date of and Number of recommendations
											audit. Audit found fittings were non-compliant. Approx. cost to upgrade \$ 10,000.00
137070	BRIAN WUNSCH CENTRE 126 Avoca Road Wakeley	Council	R2 Low Density Residential	1993	+49 0.24% growth	CONDITION 3 Structure 3 Foundation 3	\$1,797,000	55 years		3.5	10/5/2006 Approx. cost to upgrade \$ 50,000.00
137080	CABRAMATTA COMMUNITY SERVICES CENTRE HALL Cnr Railway Parade and McBurney Road Cabramatta	Council	R4 Mixed Use	1939?	+3,586 11% growth	CONDITION 3 Structure 3 Foundation 3	\$5,920,000	55 years		3.3	19/6/2017 9 in total: 6 Minor, 3 Major Approx. cost to upgrade \$ 175,000.00
136970	CABRAMATTA FRANK HILL COMMUNITY CENTRE (ECC) McBurney Street Cabramatta	Council	R4 Mixed	1947	+3,586 11% growth	CONDITION 3 Structure 3 Foundation 3	\$419,000	25 years			17/7/2017 12 in total: 6 Minor, 6 Major Provision of access for people with disabilities requires major works Approx. cost to upgrade \$ 75,000.00
137011	CABRAVALE COMMUNITY CENTRE (seniors?) McBurney Road Cabramatta	Council	B4 Mixed Use	1953	+3,586 11% growth	CONDITION 3 Structure 3 Foundation 3	\$488,000	35 years		2.3	17/7/2017 9 in total: 6 Minor, 3 Major Provision of access for people with disabilities requires major works Approx. cost to upgrade \$ 40,000.00
201759	CANLEY HEIGHTS COMMUNITY CENTRE 41 Peel Street Canley Heights	Council	R4 Mixed Use	2013	+2,311 9% growth	CONDITION 2 Structure 2 Foundation 2	\$1,361,000	89 years		4.0	18/7/2017 9 in total: 8 Minor, 1 Major Approx. cost to upgrade \$ 20,000.00

Asset ID	Asset Description	Ownership	Zoning	Year Built	Population in 2036	Overall condition	Replacement Value	Life remaining	Fit for Purpose	Quality assessment /5	Findings of Disability Access Audit- Date of and Number of recommendations
136994	EDENSOR PARK COMMUNITY CENTRE Allambie Road Edensor Park	Council	R2 Low Density Residential	1990	+54 1.61% growth	CONDITION 2 Structure 3 Foundation 3	\$1,283,000	65 years		3.9	20/06/2017 11 in total: 11 Minor Provide (acceptable) pedestrian access to main point of entry
137072	FAIRFIELD COMMUNITY CENTRE (seniors) Kenyons Lane Fairfield	Council	B4 Mixed Use	1971	+11,042 38% growth	CONDITION 3 Structure 3 Foundation 3	\$2,402,000	35 years			Approx. cost to upgrade \$ 50,000.00
137082	FAIRFIELD COMMUNITY SERVICES CENTRE 25 Barbara Street Fairfield	Council	B4 Mixed Use	1988	+11,042 38% growth	CONDITION 2 Structure 3 Foundation 3	\$4,508,000	55 years		2.8	21/6/2017 Community Services Centre, 11 in total: 6 Minor, 5 Major Community Aid Rooms, 9 in total: 3 Minor, 6 Major Country Women's Rooms, 10 in total 4 Minor, 6 Major Approx. cost to upgrade \$ 150,000.00
137072	FAIRFIELD COMMUNITY CENTRE (ECC)	Council	B4 Mixed Use	1988	+11,042 38% growth	CONDITION 3 Structure 3 Foundation 3	\$2,402,000	55 years			21/6/2017 8 in total: 5 Minor, 3 Major Approx. cost to upgrade \$ 50,000.00
136961	FAIRFIELD HEIGHTS COMMUNITY CENTRE (ECC) Fairfield Heights	Council	R2 Low Density Residential	1967	+2,178 22.2% growth	CONDITION 3 Structure 3 Foundation 3	\$302,000	35 years	No Being refitted in year 1 next 4 year program 2021 / 2022.	2.4	18/07/2017 11 in total: 6 Minor, 5 Major No amenities for people with disabilities To be leased out by properties for a Home office premises.

Asset ID	Asset Description	Ownership	Zoning	Year Built	Population in 2036	Overall condition	Replacement Value	Life remaining	Fit for Purpose	Quality assessment /5	Findings of Disability Access Audit- Date of and Number of recommendations
137068	FAIRFIELD SCHOOL OF ARTS 18 Harris Street Fairfield	Council	B4 Mixed Use	Late 1880s	+11,042 38% growth	CONDITION 3 Structure 3 Foundation 3	\$1,690,000	55 years			21/6/2017 12 in total: 10 Minor, 2 Major- the two major are toilet facilities and stairs/lift Approx. cost to upgrade \$ 150,000.00
137085	FAIRFIELD SHOWGROUND PARKLANDS FUNCTION CENTRE INCL. GRANDSTAND 443 Smithfield Rd Prairiewood	Council	RE1 Public Recreation		+685 5.59% growth	CONDITION 3 Structure 3 Foundation 3	\$10,233,000	55 years	Yes		
205355	FAIRFIELD YOUTH COMMUNITY CENTRE Vine Street Fairfield	Council	RE1 Public Recreation	2015	+11,042 38% growth	CONDITION 1 Structure 3 Foundation 3	\$7,209,000	88 years	Yes	4.7	
137047	GREENFIELD PARK COMMUNITY CENTRE 17 Greenfield Road Greenfield Park	Council	R2 Low Density Residential	1989	No growth	CONDITION 2 Structure 3 Foundation 3	\$1,107,000	65 years		2.8	26/6/2018 13 in total: 10 Minor, 3 Major Approx. cost to upgrade \$ 100,000.00
136955	MT PRITCHARD COMMUNITY CENTRE (ECC) Pritchard St Mt Pritchard	Council	R2 Low Density Residential		+271 3.27% growth	CONDITION 3 Structure 3 Foundation 3	\$272,000	27 years		2.9	22/6/2017 7 in total: 4 Minor, 3 Major Approx. cost to upgrade \$ 100,000.00
137043	NALAWALA COMMUNITY CENTRE In Showground	Council	RE1 Public Recreation and E2	2009		CONDITION 2 Structure 3 Foundation 3	\$882,000	70 years			
137075	PRAIRIEWOOD YOUTH COMMUNITY CENTRE 194-222 Restwell Road Prairiewood	Council	RE1 Public Recreation	1989	+685 5.59% growth	CONDITION 2 Structure 3 Foundation 3	\$2,071,000	65 years		3.2	20/6/2017 10 in total: 9 Minor, 1 Major Approx. cost to

Asset ID	Asset Description	Ownership	Zoning	Year Built	Population in 2036	Overall condition	Replacement Value	Life remaining	Fit for Purpose	Quality assessment /5	Findings of Disability Access Audit- Date of and Number of recommendations
											upgrade \$ 30,000.00
145310	SMITHFIELD COMMUNITY CENTRE (Youth Hall) 51 – 57 Oxford Street Smithfield	Council	RE1 Public Recreation	YC 1962	+2,284 14.42% growth	CONDITION 3 Structure 3 Foundation 3	\$3,442,000	35 years		2.8	Approx. cost to upgrade \$ 100,000.00
136956	ST JOHNS PARK COMMUNITY CENTRE 41 Canberra Street St Johns Park	Council	R2 Low Density Residential	1950	+330 3.26% growth	CONDITION 3 Structure 3 Foundation 3	\$313,000	35 years 90 years		3	20/06/2017 12 in total: 3 Minor, 9 Major Provide (acceptable) pedestrian access and egress to / from building Approx. cost to upgrade \$ 100,000.00
137041	TARLINGTON PARADE COMMUNITY CENTRE	Council				CONDITION 1					THIS BUILDING IS NOT USED
136966	VICTORIA STREET COMMUNITY CENTRE 295 Victoria Street Wetherill Park	Council	R2 Low Density Residential		+3,586 11% growth	CONDITION 3 Structure 3 Foundation 3	\$457,000	55 years			Tenants responsibility to do work in this building until end of Lease.
137073	VILLAWOOD COMMUNITY CENTRE Villawood Road Villawood	Land and Housing	B2 Local Centre	1977	+2,740 42.38% growth	CONDITION 3 Structure 3 Foundation 3	\$2,107,000	45 years		4.1	19/6/2017 7 in total: 7 Minor No ambulant provisions Approx. cost to upgrade \$ 120,000.00

Asset ID	Asset Description	Ownership	Zoning	Year Built	Population in 2036	Overall condition	Replacement Value	Life remaining	Fit for Purpose	Quality assessment /5	Findings of Disability Access Audit- Date of and Number of recommendations
136975	WESTACOTT COTTAGE Railway Pde Canley Vale	Council			+1,452 9% growth	CONDITION 3 Structure 3 Foundation 3	\$492,000	35 years			19/6/2017 11 in total: 6 Minor, 5 Major The building is not deemed-to-comply with current access regulations Unable to make Building comply Heritage Building, You will need to build a compliant Toilet Structure at the rear approx. cost \$ 200,000.00
145313	WETHERILL PARK COMMUNITY CENTRE/HALL 561-583 Polding St, Wetherill Park	Stockland Lease expires 30/6/2050	B2 Local Centre	1885	+3,586 11% growth	Structure 3 CONDITION 3 Foundation 3		45 years		3.0	
	Asset Type: Emergency Services		B4 Use								

Asset ID	Asset Description	Ownership	Zoning	Year Built	Population in 2036	Overall condition	Replacement Value	Life remaining	Fit for Purpose	Quality assessment /5	Findings of Disability Access Audit- Date of and Number of recommendations
136871	FAIRFIELD SES HEAD QUARTERS COMMAND ROOM	Council	RE1 Public Recreation		+3,586 11% growth	CONDITION 3 Structure 3 Foundation 3	\$697,000	35 years		2.8	Approx. cost to upgrade \$ 50,000.00
136992	HORSLEY PARK RURAL FIRE SERVICE BUILDING 1809-1813 The Horsley Drive, Horsley Park	State of NSW	RE1 Public Recreation		No growth	CONDITION 3 Structure 3 Foundation 3	\$494,000	45 years			Approx. cost to upgrade \$ 50,000.00
137025	FAIRFIELD SES HEAD QUARTERS OPERATION CENTRE Part Lot 2, 64 Bareena Street, Cabramatta	Council	RE1 Public Recreation		+1,452 9% growth	CONDITION 3 Structure 3 Foundation 3	\$1,069,000	35 years		2.8	Approx. cost to upgrade \$ 50,000.00
169499	Rotary Shed 64 Bareena Canley Vale	Council	RE1 Public Recreation		+1,452 9% growth	CONDITION 1 Structure 3 Foundation 3	\$37,000	80 years			
142899	40 VINE STREET FAIRFIELD ST JOHNS AMBULANCE	Council	RE1 Public Recreation		+11,042 38% growth	CONDITION 2 Structure 3 Foundation 3	\$42,000	60 years			Approx. cost to upgrade \$ 100,000.00
	Asset Type: Museum										
136848	FAIRFIELD MUSEUM GARAGE	Council	R3 Medium Density Residential		+2,284 14.42% growth	CONDITION 3	\$82,000	35 years	Yes		Please see FAIRFIELD MUSEUM STEIN GALLERY
136872	FAIRFIELD MUSEUM HAY SHED	Council	R3 Medium Density Residential		+2,284 14.42% growth	CONDITION 3	\$40,000	35 years	Yes		Please see FAIRFIELD MUSEUM STEIN GALLERY

Asset ID	Asset Description	Ownership	Zoning	Year Built	Population in 2036	Overall condition	Replacement Value	Life remaining	Fit for Purpose	Quality assessment /5	Findings of Disability Access Audit- Date of and Number of recommendations
136879	FAIRFIELD MUSEUM BLACK SMITH	Council	R3 Medium Density Residential		+2,284 14.42% growth	CONDITION 3	\$73,000	36 years	Yes		Please see FAIRFIELD MUSEUM STEIN GALLERY
136882	FAIRFIELD MUSEUM SLAB HUT	Council	R2 Low Density Residential			CONDITION 3	\$50,000	36 years	Yes		Please see FAIRFIELD MUSEUM STEIN GALLERY
136886	FAIRFIELD MUSEUM CAVERSHAM	Council	R3 Medium Density Residential			CONDITION 3	\$51,000	45 years	Yes		Please see FAIRFIELD MUSEUM STEIN GALLERY
136889	FAIRFIELD MUSEUM GARDEN SHED	Council	R3 Medium Density Residential			CONDITION 3	\$36,000	45 years	Yes		Please see FAIRFIELD MUSEUM STEIN GALLERY
136891	FAIRFIELD MUSEUM SCHOOL BUILDING	Council	R3 Medium Density Residential			CONDITION 3	\$64,000	35 years	Yes		Please see FAIRFIELD MUSEUM STEIN GALLERY
136893	FAIRFIELD MUSEUM THE BIZ	Council	R3 Medium Density Residential			CONDITION 3	\$35,000	45 years	Yes		Please see FAIRFIELD MUSEUM STEIN GALLERY
136900	FAIRFIELD MUSEUM EXHIBITION BUILDING 634 The Horseley Drive Smithfield	Council	R3 Medium Density Residential			CONDITION 3 Structure 3 Foundation 3	\$76,000	45 years			Please see FAIRFIELD MUSEUM STEIN GALLERY
136946	FAIRFIELD MUSEUM COACH HOUSE/MACHINERY SHED	Council	R3 Medium Density Residential			CONDITION 2	\$76,000	55 years	Yes		Please see FAIRFIELD MUSEUM STEIN GALLERY
136953	HISTORICAL SLAB HUT Cottage?	Council	R2 Low Density			CONDITION 4	\$154,000	5 years	no		Please see FAIRFIELD

Asset ID	Asset Description	Ownership	Zoning	Year Built	Population in 2036	Overall condition	Replacement Value	Life remaining	Fit for Purpose	Quality assessment /5	Findings of Disability Access Audit- Date of and Number of recommendations
	76 Chifley Street, Smithfield		Residential								MUSEUM STEIN GALLERY
137039	FAIRFIELD MUSEUM STEIN GALLERY	Council	R3 Medium Density Residential			CONDITION 2 Structure 3 Foundation 3	\$1,197,000	80 years	Yes		\$95,458 spent in providing Universal Accessible toilet within the Museum precinct. \$ 130,000.00 proposed budget for DDA access to the general site in 2021 / 2022
142432	FAIRFIELD MUSEUM WHEATLEYS STORE	Council	R3 Medium Density Residential			CONDITION 3	\$97,000	55 years	Yes		Please see FAIRFIELD MUSEUM STEIN GALLERY
	Asset Type: Leisure Centre										
136951	FAIRFIELD LEISURE CENTRE CLUB HOUSE 44 Vine Street Fairfield	Council	RE1 Public Recreation		+11,042 38% growth	CONDITION 3 Structure 3 Foundation 3	\$240,000	55 years	Yes		Approx. cost to upgrade \$ 10,000.00
137009	FAIRFIELD LEISURE CENTRE COTTAGE	Council	RE1 Public Recreation		+11,042 38% growth	CONDITION 3 Structure 3 Foundation 3	\$470,000	55 years	Yes		Approx. cost to upgrade \$ 10,000.00
137084	PRAIRIEWOOD LEISURE CENTRE 50m POOL/KIOSK/ GRANDSTAND Prairie Vale Rd and Moonlight Rd	Council	RE1 Public Recreation		+685 5.59% growth	CONDITION 2 Structure 3 Foundation 3	\$5,484,000	65 years	Yes		N/A
137087	PRAIRIEWOOD LEISURE CENTRE	Council	RE1 Public Recreation		+685 5.59% growth	CONDITION 2 Structure 3 Foundation 3	\$11,396,000	65 years	Yes		N/A

Asset ID	Asset Description	Ownership	Zoning	Year Built	Population in 2036	Overall condition	Replacement Value	Life remaining	Fit for Purpose	Quality assessment /5	Findings of Disability Access Audit- Date of and Number of recommendations
137088	FAIRFIELD LEISURE CENTRE MAIN BUILDING	Council	RE1 Public Recreation		+11,042 38% growth	CONDITION 3 Structure 3 Foundation 3	\$11,476,000	55 years 50m pool sail 4 years max.	Yes		N/A
137092	CABRAVALE LEISURE CENTRE 30 Broomfield St, Cabramatta	Council	RE1 Public Recreation		+3,586 11% growth	CONDITION 3 Structure 3 Foundation 3	\$21,833,000	55 years	Yes	4.8	N/A
	CABRAVALE LEISURE CENTRE KIOSK	Council	RE1 Public Recreation		+3,586 11% growth	CONDITION 3 Structure 3 Foundation 3	-	55 years	Yes		N/A
142439	FAIRFIELD LEISURE CENTRE BABIES POOL	Council	RE1 Public Recreation		+11,042 38% growth	CONDITION 3	\$242,000	45 years	Yes		
201774	FAIRFIELD LEISURE CENTRE OUTDOOR POOL COMPLEX	Council	RE1 Public Recreation		+11,042 38% growth	CONDITION 3 Structure 4 Foundation 3	\$2,184,000	45 years 4 Years maximum to be replaced as per Engineers Report	Yes for now		N/A
	Asset Type: Library										
137078	FAIRFIELD LIBRARY 28 Barbara Street Fairfield	Council	R4 Mixed Use		+11,042 38% growth	CONDITION 3 Structure 3 Foundation 3	\$2,977,000	55 years	Yes		15/07/2015 49 in total: Mixture, too many to classify Existing Library moved to 1 -3 Hamilton Rd.
137091	WHITLAM LIBRARY 165 Railway Pde Cabramatta	Council	B4 Mixed Use		+3,586 11% growth	CONDITION 3 Structure 3 Foundation 3	\$17,054,000	55 years	Yes		15/07/2015 103 in total: Mixture, too many to classify Approx. cost to upgrade \$ 200,000.00

Asset ID	Asset Description	Ownership	Zoning	Year Built	Population in 2036	Overall condition	Replacement Value	Life remaining	Fit for Purpose	Quality assessment /5	Findings of Disability Access Audit- Date of and Number of recommendations
142434	BONNYRIGG LIBRARY 100 Bonnyrigg Ave Bonnyrigg	Beav-Lasalee Bonnyrigg Plaza Pty Ltd Lease expires 9/3/2085	LEP13 Def Mat – LEP94 3(b)		+8,637 61% growth	CONDITION 3 Structure 3 Foundation 3	-	55 years	Yes		26/06/2018 13 in total: 11 Minor, 2 Major Approx. cost to upgrade \$ 40,000.00
145310	SMITHFIELD LIBRARY 51 – 57 Oxford Street Smithfield	Council	RE1 Public Recreation	YC 1962	+2,284 14.42% growth	CONDITION 3 Structure 3 Foundation 3	\$3,442,000	40 years	Yes		14/07/2015 45 in total: Mixture, too many to classify Approx. cost to upgrade \$ 40,000.00
145313	WETHERILL PARK LIBRARY/COMMUNITY CENTRE/HALL 561-583 Polding St, Wetherill Park	Stockland Lease expires 30/6/2050	B4 Mixed Use		+3,586 11% growth	CONDITION 3 Structure 3 Foundation 3	-	55 years	Yes		28/06/2018 14 in total: 13 Minor, 1 Major Approx. cost to upgrade \$ 40,000.00
	Asset Type: Commercial										
	DUTTON PLAZA OFFICES 3 AND 4		B4 Mixed Use	2016	+3,586 11% growth	Structure 3 Foundation 3 CONDITION 2	[55 years	Yes		N/A
136942	FAIRFIELD GOLFCOURSE	Council	RE1 Public Recreation			CONDITION 5 Asbestos	\$190,000	0 years	No		Put up for Demolition.

Asset ID	Asset Description	Ownership	Zoning	Year Built	Population in 2036	Overall condition	Replacement Value	Life remaining	Fit for Purpose	Quality assessment /5	Findings of Disability Access Audit- Date of and Number of recommendations
	COTTAGE 390-428 Smithfield Rd, Prairiewood										
136944	2A WILGA STREET FAIRFIELD	Council	B4 Mixed Use		+11,042 38% growth	Structure 3 Foundation 3 CONDITION 4	\$223,000	20 years	Yes		Residential Housing
136945	11A LANDON STREET FAIRFIELD EAST	Council	R2 Low Density Residential		+1,022 13.82% growth	CONDITION 4	\$279,000	9 years			Residential Housing
136957 137067	65 THE AVENUE CANLEY VALE WORKSHOP MAIN BUILDING	Council	R2 Low Density Residential		+1,452 8.64% growth	CONDITION 5 Asbestos	\$272,000 \$1,495,000	0 years			Put up for Demolition.
136965	216 SACKVILLE STREET CANLEY VALE	Council	E2 Environmental Conservation		+1,452 8.64% growth	CONDITION 3 Structure 3 Foundation 3	\$296,000	20 years			Residential Housing
136976	50 HARRIS STREET FAIRFIELD COMMERCIAL BUILDING	Council	R4 Mixed Use		+11,042 38% growth	CONDITION 4 Structure 3 Foundation 3	\$366,000	20 years			Approx. cost to upgrade \$ 40,000.00
136993	FAIRFIELD SHOWGROUND CARETAKER COTTAGE	Council	RE1 Public Recreation			CONDITION 3 Structure 3 Foundation 3	\$401,000	35 years			Approx. cost to upgrade \$ 40,000.00 Currently used for Offices.
137020	FAIRFIELD GOLFCOURSE PRO SHOP	Council	RE1 Public Recreation			Structure 3 Foundation 3 CONDITION 3	\$580,000	45 years			Approx. cost to upgrade \$ 40,000.00
142445	40 HARRIS STREET FAIRFIELD COMMERCIAL BUILDING	Council	B4 Mixed Use		+11,042 38% growth	Structure 3 Foundation 3 CONDITION 3	\$717,000	30 years	Yes for the moment, Consider redevelopment.		Approx. cost to upgrade \$ 60,000.00

Asset ID	Asset Description	Ownership	Zoning	Year Built	Population in 2036	Overall condition	Replacement Value	Life remaining	Fit for Purpose	Quality assessment /5	Findings of Disability Access Audit- Date of and Number of recommendations
137076	239 SACKVILLE , CANLEY VALE	Council	R2 Low Density Residential		+1,452 9% growth	Structure 3 Foundation 3 CONDITION 3	\$2,666,000	45 years			Approx. cost to upgrade \$ 40,000.00
232870	32- 36 HARRIS STREET FAIRFIELD	Council	B4 Mixed Use		+11,042 38% growth	Structure 3 Foundation 3 CONDITION 3	-	35 years			N/A
	Fisher Street Carpark Office 12- 14 Fisher Street Cabramatta	Council	B4 Mixed Use		+3,586 11% growth	Structure 3 Foundation 3 CONDITION 3	-	55 years			N/A
	Asset Type: Other - community										
142898	62-66 Bossley Road, Bossley Park Scout Hall	Council	E2 Environmental Conservation		+ 109 1.82% growth	Structure 4 Foundation 4 CONDITION 3	\$303,000	35 years			Approx. cost to upgrade \$ 40,000.00

*Zoning is under Council's Local Environment Plan 2013

Appendix 4 – Longer Term Planning – Council Buildings

Asset ID	Asset Description	Building Considerations	Future of building
ASSET TYPE: Childcare			
137069	<p>BONNYRIGG EARLY LEARNING CENTRE 28 Bonnyrigg Avenue Bonnyrigg</p> <p>Built 1985 – hold lease with DOH expiring 17/7/2084</p> <p>LEP13 Def Mat – LEP94 3(b)</p>	<p>Building not owned by Council but runs effective service. Area will experience growth, Building in condition 3 with 45 years remaining. Needs Access work (\$100,000) but ageing building is well maintained. Good energy measures with water tanks and solar panels.</p>	<p>Maintain</p> <p>Consider grant for access works</p>
146958	<p>BONNYRIGG HEIGHTS EARLY LEARNING CENTRE 46 – 50 Simpson Street Bonnyrigg Heights</p> <p>Built 1995</p> <p>R2 Low Density Residential</p>	<p>Council owned, condition 3 with 75 years remaining. Well maintained with new kitchen. Access upgrades are estimated at \$100,000. Good energy measures with water tanks and solar panels.</p>	<p>Maintain</p> <p>Consider grant for access works</p>
137057	<p>CABRAMATTA EARLY LEARNING CENTRE 50 Eurabie Street Cabramatta 1981 RE1 Public Recreation</p>	<p>Council owned, condition 3 with 65 years remaining. Well maintained. Future plans to add an additional building as a preschool. Accessibility (\$100,000) can be upgraded when this happens.</p>	<p>Maintain</p> <p>Expand- Building to be expanded with a preschool room in the longer term. Can address accessibility issues as part of building upgrade.</p>
137062	<p>CANLEY VALE EARLY LEARNING CENTRE 1 Pevensey Street Canley Vale 1982 R4 High Density Residential</p>	<p>Council owned condition 3 with 25 years remaining. There are no energy provisions on this site and access is poor. It is estimated to cost \$200,000 to address accessibility. There are longer term plans to utilise this site for redevelopment given its location. Council needs to maintain to an acceptable standard but would need to consider long term implications before a lot of capital was expended.</p>	<p>Maintain to ensure service provision but don't over capitalise.</p> <p>Longer term plans may see site redeveloped.</p>
137044	<p>CARRAMAR COMMUNITY CENTRE 7 KARELLA AVENUE 1981 R2 low density</p>	<p>This is Council owned, condition 3 with 60 years of life remaining. The service operating from this centre is run by Woodville Alliance. They wish to relocate to Villawood if a childcare centre is built as part of the new housing development. There are no energy provisions on this site and it is estimated that it would be \$100,000 for accessibility upgrade.</p>	<p>Maintain</p> <p>Longer term for this site might be open space if new centre built at Villawood by developers and provided to Woodville Alliance to run.</p>
137066	<p>FAIRFIELD FAMILY DAY CARE CENTRE 51 – 57 Devenish Street Greenfield Park 1976 R2 Low Density Residential</p>	<p>Council owned centre built in 1976 currently at condition 3 with 65 years remaining. Well maintained building with good accessibility however further works have been costed at \$50,000. Energy provision includes an unconnected water tank.</p>	<p>Maintain</p> <p>Consider grant for access works</p>
137071	<p>FAIRFIELD NURSERY SCHOOL 17-19 YORK STREET FAIRFIELD 1986 R4 High Density Residential</p>	<p>This service is not run by Council. The building sits on two blocks between units. It was built in 1986 and is a condition 3 with 65 years remaining. Ageing building that requires make over, facility looks and feels tired. Outdoor play area with potential for improvement. Accessible toilets but no energy efficiency. Council needs to consider if it wants to continue</p>	<p>Maintain (resolve lease)</p> <p>Question if this is the best location or can it be relocated within a new development and the land utilized differently.</p> <p>Accessible works are</p>

Asset ID	Asset Description	Building Considerations	Future of building
		providing this facility to the community through a Not for profit and if so enter into a lease arrangement that enable Council to recover some of its maintenance expenditure or encourages the provider to seek grants to refresh. Fairfield will have an increase in population, so it is a much-needed service.	estimated at \$100,000. Need to resolve leasing issues
143854	FAIRFIELD PRESCHOOL 68 -82 Smart Street Fairfield R4 High Density Residential 1990	Council service located on DOE land with lease expiring in 2025. Council has just spent \$100,000 on playground. Condition 3 built in 1990 with 25 year remaining. Accessibility includes access into the building but no dedicated toilets or parking. Additional works are estimated at \$50,000. There are no energy provisions	Maintain Consider lease arrangement prior to further capital expenditure Consider grant for access works
137055	JANICE CROSIO EARLY LEARNING CENTRE 27 Belfield Rd Bossley Park R2 Low Density Residential 1980	Council run, located on State Government land the centre was built in 1980 and is a condition 3 with 65 years remaining. Ageing building which is well maintained and cared for. Centre has water tank and low energy fittings but requires accessibility works at approximately \$100,000.	Maintain Consider grant for access works
137049	MARLBOROUGH STREET EARLY LEARNING CENTRE/PRESCHOOL 50A Marlborough Street Fairfield B1 Neighbourhood Centre 1975	Council owned preschool built in 1975, condition 3 with 45 years life remaining. Ageing building but is well maintained and cared for. Disabled and pram access is reasonable from the entrance however access work estimated at \$100,000. Toilets for children and staff are not accessible. Parts of the outdoor play area is not accessible for non-mobile children/staff. Centre has water tank, solar panels and some low energy fittings. Any upgrade will need to include accessibility.	Maintain Consider grant for access works
206321	MOBILE 2 CABRAMATTA PUBLIC SCHOOL 7 Levuka St Cabramatta	This is a council service run from DOE buildings. Future plans include a specific building being added to Cabramatta ELC for preschool.	Maintain but consider any capital expenditure Will be decommissioned if new centre built at Cabramatta ELC.
206111	BOSSLEY PARK PRESCHOOL 68 Bossley Park Rd Bossley Park R2 Low Density Residential 2019	Built by Council on DOE land the new preschool was completed in 2019 and has a condition 1 with 90 years remaining. Fully accessible by children with limited mobility. Water tanks on site. As a new centre it feels and is fresh.	Maintain
219561	MOBILE 3 PRESCHOOL SMITHFIELD WEST PUBLIC SCHOOL 9 Wetherill St Smithfield R2 Low Density 2005	Council run on Department of Education land. Opened in 2005 this is not a facility Council maintains.	Not applicable
137056	ST JOHNS PARK EARLY LEARNING CENTRE 41 Canberra Street St Johns Park R2 Low Density Residential	Built in 1981 the centre has a condition 3 with 45 years remaining. Ageing building that is well maintained and cared for. Functional, but older style fittings. Disabled and pram access is reasonable. Centre has a water tank, solar panels and low energy light fittings. Estimated cost of accessibility upgrade is \$100,000	Maintain Consider grant for access works

Asset ID	Asset Description	Building Considerations	Future of building
	1981		
137063	TASMAN PARADE EARLY LEARNING CENTRE 2A Hartog Avenue Fairfield West R2 Low Density Residential 1980	Built in 1980 the centre has a condition 3 with 55 years remaining. Ageing building but very well maintained. Council has just completed \$100,000 of accessible works.	Maintain
137042	WAKELEY EARLY LEARNING CENTRE 114- 126 Avoca Rd Wakeley R2 Low Density Residential 1980	Built in 1980 on Council land it is condition 3 with 45 years remaining. Older building, which is well maintained, however fresh paint work from the outside may be required. Centre is clean and feels of an acceptable standard. Centre has water tank, solar panels and low energy light fittings. There are future plans to include a preschool as part of this centre. All accessibility works (\$100,000) required can be completed as part of the upgrade.	Maintain Expand - Building to be expanded in longer term. Can address accessibility issues as part of building upgrade.
145314	WETHERILL PARK OCCASSIONAL CARE - NOT FCC OWNED 561-583 Polding Street (Stockland)	This building is not owned by Council nor run by Council. It is a condition 3 with 45 years remaining. Outside building well maintained, some repairs needed inside. Outdoor play area upgrade needed. Disabled and pram access is reasonable. Dedicated parking in front of the centre.	Discussion could be held with the lease holder about the need to upgrade the facility and grants could be sought.
145314	WETHERILL PARK ELC - NOT FCC OWNED 561-583 Polding Street (Stockland) B4 Mixed Use	Owned by Stockland but run by Council this centre has 45 years remaining and is condition 3. Outside building and play area well maintained. Disabled and pram access is reasonable. Outdoor play area is not suitable for non-mobile children. Dedicated parking in front of the centre.	Maintain
Asset Type: Community Facility/Hall			
136977	11 PRINCE STREET HALL CANLEY VALE 1960s RE1 Public Recreation	Condition 4 with 27 years remaining. These buildings 11- 15 provide low cost hire for the community.	Maintain Consider embellishment
136967	13 PRINCE STREET HALL CANLEY VALE RE1 Public Recreation 1960s	Condition 4 with 35 years remaining.	Maintain Consider embellishment
136973	15 PRINCE STREET HALL CANLEY VALE RE1 Public Recreation 1960s	Condition 4 with 27 years remaining.	Maintain Consider embellishment
137002	BRENAN PARK HALL TOILETS Bourke Street Smithfield RE1 Public Recreation 1980s	Council building constructed in the 1980s with a condition 3 and 45-year life. It's got a good location and great kitchen but needs some major work to upgrade it to function better. There are two options here – if Smithfield Town Centre has new facilities built this centre could be repurposed back to a sports facility. Or there potential to do some building works to upgrade the accessibility (approx. cost \$50,000, improve the entrance and look,	Maintain Embellishment and expansion or repurpose as a sports facility

Asset ID	Asset Description	Building Considerations	Future of building
		modernise the toilets and look to provide a meeting rooms for sporting groups and others. Maybe even include an indoor court(s). It has good parking but not the best transport. Maybe add some additional modern meeting rooms. At present there are few quality meeting rooms (like FYCC) for organisations to meet at. Could this centre meet that need?	
137064	FAIRFIELD COMMUNITY HALL 25 Barbara Street Fairfield B4 Mixed Use 1985	This is a well utilised facility built in 1985 with a condition 3 and 55 years remaining. It also sits on land that has longer term planning for Council. It has had accessibility works and air conditioning. It may not need any more large capital works.	Maintain
136962	HORSLEY PARK HALL Horsley Drive Horsley Park RE1 Public Recreation 1947	A quaint small hall that is underutilised but sits well on the site owned by NSW government. It is at condition 3 with 36 years remaining. It has had some accessibility work completed. If more people were going to live in Horsley Park you might think to build onto it at the side, but it looks like due to the aerotropolis the population is stable.	Maintain
137029	LANSVALE EAST COMMUNITY HALL 24 Day Street Lansvale RE1 Public Recreation 1967	Built in 1967 this building is almost an original. No accessibility provisions, small amount of utilisation, public transport challenged but it does have good street parking. It is perhaps our least desirable facility. It is a condition 3 with 45 years remaining and access works recommended at \$50,000. Its location may preclude its desirability for sale, and the fact that it is the only one in the area might make it a political issue but it's worth considering. A facility at Chipping Norton Lake might be better utilised as it will be modern and might be remote for parties.	Maintain for now but consider sale
137001	MT PRITCHARD HALL Pritchard Street Mt Pritchard R2 Low Density Residential 1967	An older building, built in 1967 with a condition 3 report and 45 years remaining there is still potential with this building on this site. Colocated with the ECHC used also as an office by Core this site on the corner could be enhanced. A new playground within the back yard could double for neighbourhood use as well. Some linkage between the ECHC and the hall could bring them together and maybe create additional meeting rooms. It might be worth listing this for further consideration and talking to the tenants about how they might see the site work. It has a disabled toilet but that was at the cost of storage. Access works are costed at \$75,000.	Maintain, Embellishment and expansion
137050	Lot 1 64 BAREENA STREET HALL RE1 Public Recreation	Used by the Judo club it might be worth exploring this buildings potential with the lease. It may be included in the Canley Vale Masterplan. Access works estimated at approximately \$25,000.	Is it in the Canley Vale Leisure Centre Masterplan?
137028	FAIRFIELD SHOWGROUND EXHIBITION HALL		
Asset Type: Community Centre			
142905	28 BEELAR STREET CANLEY HEIGHTS - BUILDING OWNED BY OTHERS	This building was not considered.	
136999	ARTHUR WEST COMMUNITY CENTRE Mc Burney Street Cabramatta	This is one of a number of older buildings at Cabramatta that are not fit for purpose on land that could be reused. Built in 1975 it is condition 3 with 45 years remaining. It is small boxy building on a beautiful site and requires major works (\$100,000) to upgrade	Maintain Cabramatta Masterplan

Asset ID	Asset Description	Building Considerations	Future of building
	RE1 Public Recreation	for people with disabilities. There is some merit in a Masterplan being considered for Cabramatta and the community facilities precinct.	
137059	BONNYRIGG COMMUNITY SERVICES CENTRE 28 Bonnyrigg Avenue Bonnyrigg LEP13 Def Mat – LEP94 3(b) 1986	This is leased from the plaza with the lease expiring in 2085. Council/LAHC built the centre in 1985 along with the Youth Centre and childcare centre. It is condition 3 with 45 years remaining. The centre needs some embellishment with improvement to kitchen/kitchenette facilities, an upgrade to the partition and a refresh as the centre shows visual signs of wear and tear. Hall Storage needs improving. As a centre it is well utilised and activated by SLASA and is easily accessed with transport and driving. Completing access works costed at \$100,000.	Maintain, embellishment and upgrade
137051	BONNYRIGG HEIGHTS COMMUNITY CENTRE 46 Simpson Rd Bonnyrigg Heights R2 Low Density1993 1980s	This was built in the 1980s and is condition 3 with 75 years remaining. It has recently had an upgrade on toilets, but has poor access to the outside area. It is regularly booked during the week by Aged and Disability organisations. Some work on the outside area might increase accessibility and amenity.	Maintain Embellishment of outside areas for accessibility and better utilisation.
142440	BONNYRIGG SOUTH COMMUNITY CENTRE 9 – 15 Gemella Street Bonnyrigg South RE1 Public Recreation	Built in 1989 this building has 55 years remaining and is condition 3. Bonnyrigg is expected to have a significant increase in population to 2036 and facilities will become busier.	Maintain and consider for access remediation.
137079	BONNYRIGG YOUTH CENTRE Bonnyrigg Avenue Bonnyrigg R4 Mixed Use 1985	Owned by Land and Housing the centre was built in 1985 and is a condition 3 with 30 years remaining. It was refurbished in 2008, has no cooling in the hall but does have air-conditioning in the offices. There is a dated feel to the facility. It is primarily used as offices although there is some activation of the hall with Daystar.	Maintain
137054	BOSSLEY PARK COMMUNITY CENTRE 27 Belfield Road Bossley Park R2 Low Density Residential 1989	Built in 1989 this condition 2 facility has 65 years remaining. It is well utilised facility and provides leased offices and a hall for community use. It has a nice open space at the rear of the building which could include a community play space. Access works have been completed previously but there are some minor corrections required.	Maintenance and complete minor access works at approximately \$10,000. Consider community play space
137070	BRIAN WUNSCH CENTRE 126 Avoca Road Wakeley R2 Low Density Residential 1993	Built in 1993 the centre is condition 3 with 55 years remaining. It sits adjacent to council and provides office accommodation, cultural space (dance and art) as well as a large meeting room. It should be noted that the art room and dance room are not regularly booked by arts and dance groups. It has been costed at approximately \$50,000 to complete access works.	Maintain and consider revitalising for original purpose as a cultural facility
137080	CABRAMATTA COMMUNITY SERVICES CENTRE HALL Cnr Railway Parade and McBurney Road Cabramatta R4 1939 Building, Hall	Cabramatta will experience significant growth with a 3,586 increase to the population. This building includes offices, a meeting room and the community hall. CORE lease the office part of the building, and childcare centre and the hall is booked through council. The Civic Hall (offices) is noted on Fairfield LEP 2013 Environmental Heritage Schedule as item I21 with local significance. It is also sited near the library and adjacent to the senior's facility and ECHC, across the road from Arthur West. Accessibility works are costed at \$175,000 and would need to be discussed further with the tenant on what is required. There is some merit in a Masterplan being considered	Maintain Cabramatta Masterplan

Asset ID	Asset Description	Building Considerations	Future of building
	1995?	for Cabramatta and the community facilities precinct.	
136970	CABRAMATTA FRANK HILL COMMUNITY CENTRE (ECC) McBurney Street Cabramatta R4 Mixed 1947	Built in 1947 this is a condition 3 building with 25 years remaining. Accessibility works (\$75,000) are required to improve the facility. It is used by SWSLHD as a ECHC. It needs work to upgrade but consideration should be given to the Canley Heights model of a room in facility rather than a whole facility. There is some merit in a Masterplan being considered for Cabramatta and the community facilities precinct.	Maintain Cabramatta Masterplan
137011	CABRAVALE COMMUNITY CENTRE (seniors?) McBurney Road Cabramatta B4 Mixed Use 1953	This is an old building that is used by the Cabravale Seniors with some use of the room by other community groups. It is condition 3 with 25 years life remaining and needs significant upgrade to improve accessibility (\$40,000 approx) as well as addressing its visible signs of wear and tear. Accessibility works are currently planned to improve access to the centre and upgrade the kitchen and toilets. There is some merit in a Masterplan being considered for Cabramatta and the community facilities precinct.	Maintain Cabramatta Masterplan
201759	CANLEY HEIGHTS COMMUNITY CENTRE 41 Peel Street Canley Heights R4 Mixed Use 2013	Built in 2013 this facility is a condition 2 with 89 years remaining. It is well utilised and provides an effective model of providing a room for the ECHC rather than a full facility.	Maintain There are some minor access works (\$20,000 approx) to complete that would ensure full access. Potential shared playground with wider community
136994	EDENSOR PARK COMMUNITY CENTRE Allambie Road Edensor Park R2 Low Density Residential	Built in 1990 this building has a condition 2 with 65 years remaining. It has good location, and a large external play space. It has a regular hire for Before and After school care and the venue is suited to this although it is also used for other hires necessitating them to pack up each time. It has good accessibility except for front entrance.	Maintain and embellishment Some further works required from a 2017 audit including the need to improve the entrance to the building.
137072	FAIRFIELD COMMUNITY CENTRE (seniors) Kenyons Lane Fairfield B4 Mixed Use 1971	Built in 1971 the Seniors Centre has a condition 3 and 35 years of life remaining. It does not function as a senior's centre but instead is the kitchen and distribution for Fairfield Food Services who deliver meals on wheels. The onsite location and access through the laneway are not desirable for ingress and egress of deliveries. Accessibility provisions have been costed at \$50,000. Relocating this service outside of the CBD should be considered and the facility then modified to provide office accommodation, artist space or to provide additional meeting facilities within Fairfield.	Maintain
137082	FAIRFIELD COMMUNITY SERVICES CENTRE 25 Barbara Street Fairfield B4 Mixed Use 1988	Built in 1988 this facility provides a range of offices and meeting rooms for the community. It is well utilised by a range of groups, but the buildings are not well designed and the entrance to the main building is poorly designed and is neither welcoming or accessible. Accessibility upgrades are estimated to cost \$150,000. Council has longer term plans for this site so there needs to be balance on upgrading the current building to be more accessible and inviting and its longer-term future. As well consideration needs to be given to moving these services in the longer term.	Maintain

Asset ID	Asset Description	Building Considerations	Future of building
137072	FAIRFIELD COMMUNITY CENTRE (ECC) B4 Mixed Use 1988	Also built in 1988 as part of the community services building this separate ECHC is operated by the SWSLHD. As with other centres its worth considering locating rooms within a new or existing facility. It would cost \$50,000 to improve access at this facility. Further discussion with tenants would be suggested to identify what works are required.	Maintain
136961	FAIRFIELD HEIGHTS COMMUNITY CENTRE (ECC) Fairfield Heights R2 Low Density Residential	This building is now longer considered a community asset and is being revamped for home office/ premises. It is condition 3 with 35 years remaining.	This building is now longer considered a community asset
137068	FAIRFIELD SCHOOL OF ARTS 18 Harris Street Fairfield B4 Mixed Use Late 1880s	This historic building built in the 1880's is a condition 3 with 55 years life remaining. Its accessibility is challenging and requires toilet upgrades and stairs/lift and has been costed at \$150,000. It currently operates as a theatre after renovations It has potential as a cultural hub if it could be expanded. The church located next door was for sale and has heritage considerations.	Maintain Expand and embellish
137085	FAIRFIELD SHOWGROUND PARKLANDS FUNCTION CENTRE INCL. GRANDSTAND 443 Smithfield Rd Prairiewood	Condition 3 with 55 years	
205355	FAIRFIELD YOUTH COMMUNITY CENTRE Vine Street Fairfield RE1 Public Recreation 2015	Built in 2015 this centre is condition 1 with 88 years remaining. It is a model centre and provides state of the art meeting rooms	Maintain
137047	GREENFIELD PARK COMMUNITY CENTRE 17 Greenfield Road Greenfield Park R2 Low Density Residential 1989	Built in 1989 this centre is condition 2 with 65 years remaining. It is well utilised by the community for hires as well as Aged care providers. It needs accessibility works (\$100,000 estimate) to bring it up to an accessible and safe venue which might then increase its utilisation. It has had some work completed by a tenant that included a covered rear garden with Softfall but it slopes downward and is a hazard for older people.	Maintain Embellishment - The centre itself is old and tired looking and could do with a refresh as well as an upgrade to storage and addressing of external outdoor areas slope.
136955	MT PRITCHARD COMMUNITY CENTRE (ECC) Pritchard St Mt Pritchard R2 Low Density Residential	This building is condition 3 with 27 years remaining. It is currently utilised by CORE for an office and SWSLHD for an ECHC. It is small and dark but is well located for the community hall. It is estimated that it would cost \$100,000 to upgrade this facility and a further \$75,000 to upgrade the hall.	Maintain It might be worth considering a masterplan for this site to improve function, accessibility and create more meeting space.
137043	NALAWALA COMMUNITY CENTRE In Showground RE1 Public Recreation and E2 2009	Built in 2009 this building has a condition 2 and 70 years remaining. Its use seems unclear as it feels like it is seen as community hire but used by the nursery. Plans are in place to return this building to community hire with a proposed upgrade to the kitchen and meeting room equipment.	Maintain Embellish kitchen and furniture

Asset ID	Asset Description	Building Considerations	Future of building
137075	PRAIRIEWOOD YOUTH COMMUNITY CENTRE 194-222 Restwell Road Prairiewood RE1 Public Recreation 1989	Built in 1989 this building is condition 2 with 65 years remaining. It is a larger centre with lots of potential, but it needs some embellishment and upgrade. It is anticipated it would cost \$30,000 to complete accessibility works. Given the high proportion of aged users at the centre it is a priority. Some of the internal spaces could be better utilised and consultation with the tenants might provide some insight.	Maintain Embellishment and upgrade including accessibility works
145310	SMITHFIELD COMMUNITY CENTRE (Youth Hall) 51 – 57 Oxford Street Smithfield RE1 Public Recreation 1962	The youth centre was built in 1962 and is a condition 3 with 35 years remaining. Currently leased to the Smithfield RSL it is an underutilised facility currently used for gymnastics. It sits within a park and collocated with the library. Smithfield is going to undergo some development and there is potential to expand the role of this centre within the community or consideration to relocating its functions as part of future development in Smithfield town centre. Considerations would need to be given to the library as part of any changes to this site.	Maintain
136956	ST JOHNS PARK COMMUNITY CENTRE 41 Canberra Street St Johns Park R2 Low Density 1950 1950	Built in 1950 this centre has a condition 3 with 35 years remaining. This centre is leased to a disability organisation. (junctionworks) Given its utilisation some consideration should be given to the access works required but the costs of such works should be weighed up with the longevity of the building. It is estimated a \$100,000 is required to upgrade and there is a need to provide (acceptable) pedestrian access and egress to / from building. Further discussion should be held with the leasee about what is required to maintain and improve.	Maintain
137041	TARLINGTON PARADE COMMUNITY CENTRE	VACANT – will be demolished as part of the New leaf development.	Vacant
136966	VICTORIA STREET COMMUNITY CENTRE 295 Victoria Street Wetherill Park R2 Low Density Residential	Aspect Western Sydney School.	Tenants responsibility to do work in this building until end of Lease.
137073	VILLAWOOD COMMUNITY CENTRE Villawood Road Villawood	Built in 1977 this centre has a condition 3 with 45 years remaining. It is a well maintained and utilised building. However, it sits housing department land and is on an island between Villawood Rd and the railway. From an access point of view, given it caters for aged people it is estimated that \$120,000 is required to complete works to ensure it is ambulant. There are longer terms plans for the development of this site and any future work on the centre would need to be balanced with its future life expectancy.	Maintain
136975	WESTACOTT COTTAGE Railway Pde Canley Vale B2 Local Centre 1885	A heritage building from 1885 it is condition 3 with 35 years remaining. It serves as an arts and craft spot. The building is small and is not deemed-to-comply with current access regulations. The only way to improve accessibility would be to build a compliant toilet structure at the rear costing approximately 200,000. There is a need for further discussions on accessibility and long-term use of facility.	Maintain
145313	WETHERILL PARK COMMUNITY CENTRE/HALL B4 Mixed Use 561-583 Polding St,	Owned by Stockland this building is condition 3 with 45 years remaining. It provides office accommodation as well as meeting rooms and a large hall.	See later entry

Asset ID	Asset Description	Building Considerations	Future of building
	Wetherill Park		
Asset Type: Emergency Services			
136871	FAIRFIELD SES HEAD QUARTERS COMMAND ROOM RE1 Public Recreation	Condition 3 with 35 year remaining. It is estimated to cost \$50,000 to upgrade accessibility provisions. Further discussion with tenants around what would be required should be held prior to considering this.	Maintain
136992	HORSLEY PARK RURAL FIRE SERVICE BUILDING 1809-1813 The Horsley Drive, Horsley Park RE1 Public Recreation	On State Government land this building is condition 3 with 45 year remaining. It is estimated to cost \$50,000 to upgrade accessibility provisions. Further discussion with tenants around what would be required should be held prior to considering this.	Maintain
137025	FAIRFIELD SES HEAD QUARTERS OPERATION CENTRE Part Lot 2, 64 Bareena Street, Cabramatta RE1 Public Recreation	Condition 3 with 35 year remaining. It is estimated to cost \$50,000 to upgrade accessibility provisions. Further discussion with tenants around what would be required should be held prior to considering this.	Maintain
169499	Rotary Shed 64 Bareena Canley Vale RE1 Public Recreation	Condition 1 with 80 years remaining.	Maintain
142899	40 VINE STREET FAIRFIELD ST JOHNS AMBULANCE RE1 Public Recreation	Condition 2 with 60 years remaining. It is estimated to cost \$100,000 to upgrade accessibility provisions. Further discussion with tenants around what would be required should be held prior to considering this.	Maintain
Asset Type: Museum			
136848	FAIRFIELD MUSEUM GARAGE R3 Medium Density Residential	Condition 3 with 35 year remaining	Maintain
136872	FAIRFIELD MUSEUM HAY SHED	Condition 3 with 35 year remaining	Maintain
136879	FAIRFIELD MUSEUM BLACK SMITH	Condition 3 with 36 year remaining	Maintain
136882	FAIRFIELD MUSEUM SLAB HUT	Condition 3 with 36 year remaining	Maintain
136886	FAIRFIELD MUSEUM CAVERSHAM	Condition 3 with 45 year remaining	Maintain
136889	FAIRFIELD MUSEUM GARDEN SHED	Condition 3 with 45 year remaining	Maintain
136891	FAIRFIELD MUSEUM SCHOOL BUILDING	Condition 3 with 35 year remaining	Maintain
136893	FAIRFIELD MUSEUM THE BIZ	Condition 3 with 45 year remaining	Maintain
136900	FAIRFIELD MUSEUM EXHIBITION BUILDING 634 The Horseley Drive Smithfield	Condition 3 with 45 year remaining	Maintain
136946	FAIRFIELD MUSEUM COACH HOUSE/MACHINERY SHED	Condition 2 with 55 year remaining	Maintain

Asset ID	Asset Description	Building Considerations	Future of building
136953	HISTORICAL SLAB HUT Cottage? 76 Chifley Street, Smithfield R2 Low Density Residential	Condition 4 with 5 years remaining. The museum is currently looking at the potential of this building from a historic and artistic viewpoint. Any decisions should be made based on their deliberations.	Maintain
137039	FAIRFIELD MUSEUM STEIN GALLERY	Condition 2 with 80 years remaining \$95,458 spent in providing Universal Accessible toilet within the Museum precinct.	Maintain
142432	FAIRFIELD MUSEUM WHEATLEYS STORE	Condition 3 with 55 years life remaining.	Maintain
Asset Type: Leisure Centre			
136951	FAIRFIELD LEISURE CENTRE CLUB HOUSE 44 Vine Street Fairfield	Condition 3 with 55 years life remaining	Maintain
137009	FAIRFIELD LEISURE CENTRE COTTAGE	Condition 3 with 55 years life remaining	Maintain
137084	PRAIRIEWOOD LEISURE CENTRE 50m POOL/KIOSK/ GRANDSTAND Prairie Vale Rd and Moonlight Rd	Condition 2 with 65 years life remaining	Maintain
137087	PRAIRIEWOOD LEISURE CENTRE	Condition 2 with 65 years life remaining	Maintain
137088	FAIRFIELD LEISURE CENTRE MAIN BUILDING	Condition 3 with 55 years life remaining	Maintain
137092	CABRAVALE LEISURE CENTRE 30 Broomfield St, Cabramatta	Condition 3 with 55 years life remaining	Maintain
	CABRAVALE LEISURE CENTRE KIOSK	Condition 3 with 55 years life remaining	Maintain
142439	FAIRFIELD LEISURE CENTRE BABIES POOL	Condition 3 with 45 years life remaining	Maintain
201774	FAIRFIELD LEISURE CENTRE OUTDOOR POOL COMPLEX	Condition 3 with 55 years life remaining	Maintain