

# Bridges

## Community Assets – At the Core of Your Neighbourhood

### What are the community assets?

The City of Willoughby boasts a large range of services which contribute to our quality of life. Most of these services rely on a pool of assets with a combined replacement value of more than \$760M.

Assets in Willoughby include all buildings, footpaths, roads, stormwater infrastructure, parks, bushland, sportsgrounds and playgrounds. Without these assets Council could not provide its present array of services. These assets are located on Council-owned land as well as land under Council's care and control.

Asset Management has been identified as a federal priority for local government across Australia, as all councils begin to face the issue of aging infrastructure.

Strategic management of these assets, guided by an asset management policy and plans, will ensure the needs of communities are being determined and met, and funding sources for asset renewal are secured for the future.

### Managing our assets

Much of the city's infrastructure was built in the first half of the 20th century and an intense period of construction of community buildings took place in the 1970s and again in the 1990s. Many of these assets are already due for replacement, and Council has been undertaking a continual replacement and upgrade program to meet the needs of a growing city. Planning has now begun for the large number of these assets that will be due for replacement around the same time, particularly over the next two decades.

Willoughby City Council has collected the vast majority of data required to produce its Asset Management Plans. They can be accessed from Council's website. These 20 year strategic plans provide scenario-based expenditure projections for nine classes of assets.

The next step for Willoughby is to ascertain the community's priorities and determine the acceptable condition, capacity, functionality, location and quantity of our assets.

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# Bridges

Replacement value: \$10.3M

- 21 Major bridges
- 8 major culverts
- 42 minor structures

Bridges are an integral part of the roads and transport network. They connect many pedestrian, bike and vehicle paths. Five of the bridges maintained by Council carry vehicular traffic; the remainder carry pedestrians and are mostly located in parks and reserves.

Willoughby Council is responsible for 71 bridges in total, which fall into three categories. These are:

**Major bridges:** bridges and other suspended structures, such as suspended decks and ramps.

**Major culverts:** pedestrian subways and stormwater culverts.

**Minor structures:** bridges, culverts and other suspended structures that are generally minor in dimension, and may cover boardwalks and stairways, with a cross-sectional area of less than three square metres spanned by the structure.

There are also other bridges, culverts and suspended structures within Willoughby whose maintenance responsibility lies with other agencies such as RailCorp, Sydney Water and NSW Roads and Maritime Services.

## Physical condition

Most major bridges are in fair condition, with none having been rated as poor or very poor. Major culverts are in a similar condition, except for one culvert that has been placed in the worst category of 'critical'. Works have commenced on surrounding infrastructure to stabilise the culvert.

80 per cent of minor structures are in good condition with a rating of two out of five, and none have received an end-of life rating of five.

### Average condition rating for major bridges and culverts:

Fair/Satisfactory	Poor/Monitored	Very poor/Critical
■	■	■

### Average condition rating for minor structures:

Brand new (0)				End of Life (5)
■	■	■	■	■

The condition rating scale for major bridges and culverts is based on either the bridge condition number (BCN) or culvert performance score (CPS), each of which considers a large number of possible defects for each component that makes up the bridges or culverts. Minor structures are rated on a scale of zero to five, where zero means the asset is in brand new or excellent condition and five means the asset is at the end of its life and no longer able to provide service.

## Operations and maintenance

Work carried out on bridges includes all necessary maintenance and repairs identified in routine inspections that are carried out annually by Willoughby City Council, as well as more rigorous inspections carried out every three years.

Historically, bridge assets within the City of Willoughby have not been recognised as a separate asset class with its own funding source. Since bridges are a connecting element in road segments or footpaths, works on bridges have always been categorised under those respective asset groups. This is no longer the case.

## Planning for the future

Bridges were originally designed to meet the design standards applicable at the time of construction. Some older structures may need to be assessed to determine if their loading capacity is relevant and meets contemporary bridge design standards.

Vehicle and pedestrian bridges meet current demands, while culverts may need to be assessed as part of the Council's floodplain risk management process for stormwater.

A recent detailed assessment of all bridge assets revealed a culvert under The Bulwark with some signs of distress. Works are currently underway to address this issue. A bridge at Lower Gibbes Street was found to require scour protection at the creek line and the jetty structure at Northbridge Baths shows signs of distress. Options for rehabilitation are being prepared.



■ Location of major bridges and culverts

City of Willoughby







# Buildings

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# Buildings

Replacement value: \$296.7M

- 45 amenities
- 7 child care centres
- 23 commercial premises
- 17 community centres
- 3 council halls
- 22 council housing units
- 8 council libraries
- 1 council office
- 3 depots
- 1 investment property

Building assets provide facilities for council services such as child care, libraries, cultural activities, leisure and recreation, commercial and retail activities, council offices and public amenities.

Council's buildings and facilities are essential for Council to undertake its core duties, and provide the community with venues for community services, physical fitness and cultural enjoyment.

Some of the buildings under Council's care and control include:

- All libraries
- Willoughby Leisure Centre
- Willoughby Incinerator
- Willoughby Park Centre
- Dougherty Centre
- Zenith Theatre
- The Concourse

## Physical condition

The majority of Council's buildings were constructed between 1970 and 1990 with some historical buildings dating back to 1910. Condition ratings for buildings are carried out at a component level so that assessments include structural elements, fit-out, fire and emergency services and moving parts such as lifts and air conditioning.

### Average condition of buildings:

Brand new (0)					End of Life (5)

Building components are rated on a scale of zero to five, where zero means the asset is in brand new or excellent condition and five means the asset is at the end of its life and no longer able to provide service.

## Operations and maintenance

A combination of maintenance, renewal and upgrade work is required to keep buildings operating at an acceptable and safe level. Some of this work includes:

- Painting
- Plumbing

- Electrical work
- Mechanical work
- Vandalism repair and graffiti removal
- Landscape maintenance

In the 2011/12 financial year, approximately \$2.82M was spent on the maintenance of community buildings.

## Planning for the future

A large number of buildings will be due for renewal around the same time due to the condensed period of construction between 1970 and 1990. This will require significant funding and careful planning.

Buildings are divided into three hierarchical levels for the purposes of determining levels of service and to assist with programming of future works:

- Premium (9 buildings)
- High (50 buildings)
- Standard (72 buildings)

Willoughby's population is expected to age over the following 20 years and demand for aged care will increase. Even if Council does not provide aged care directly, it will play an advocacy role and perhaps partner with developers where necessary to ensure sufficient facilities exist to meet the community's changing needs.



Location of building assets

City of Willoughby





# Bushland

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# Bushland

**Replacement value: \$18.3M**

- 290 ha Bushland
- 20 km of harbour foreshore
- Spread over 67 parks and reserves

Bushland areas support the wealth of locally indigenous species of plants and animals providing safe passageways with green corridors connecting street trees and gardens in the blend of natural and man-made landscapes.

Bushland provides an important filtration function, both of stormwater run-off and the air, contributing to water and air quality for the area. Bushland maintenance ensures the fire hazard associated with vegetated areas is minimised.

Bushland makes up 12 per cent of the local area in the City of Willoughby. Of all the parks and reserves that are home to bushland, 44 of these consist entirely of bushland. The remaining bushland sits side by side with passive recreation areas, sportsgrounds and playgrounds.

Asset data collection has not yet taken place within bushland, however the expenditure on the assets within bushland, which include walking tracks, picnic tables, benches, barbecues and signage, would be eclipsed by the expenditure on bushland regeneration. These assets are provided so the community has access to nature within their neighbourhood. The wealth of foreshore and bushland, particularly that found in Middle Harbour and along the Lane Cove River, is unique to a city so close to the centre of any state capital.

## Physical condition

Council will assign condition ratings to physical assets such as walking tracks, signage and barbecues within bushland and collect other information about these in the near future.

Bushland is not assigned an overall condition rating, however various rating schemes do exist for specific purposes, such as:

- Weed clearing
- Bushfire hazard management

A methodology is currently being developed to combine these existing ratings with other factors concerning ecology and conservation needs, bush care groups, community partnerships and reserve action plans in order to better prioritise future work. This is particularly important given that the resources available are far out-done by the amount of weed infestation and ecology work that could be addressed.

## Operations and maintenance

Walking track maintenance and development represents the largest amount of project expenditure for bushland. Other tasks carried out in bushland include:

- Bush regeneration
- Habitat restoration
- Weed removal
- Feral animal control
- Bushfire hazard reduction
- Creek erosion stabilisation
- Stormwater remediation

In the 2011/12 financial year, approximately \$1.22M was spent on bushland maintenance.

## Planning for the future

Bushland areas have been classified according to a three-level hierarchy for prioritisation purposes. This has been based on usage levels and is intended to assist in the prioritisation of provision and upkeep of assets such as walking tracks, seating and barbecues. These are:

- A. High visitation – 16 reserves, 246 ha
- B. Medium visitation – 25 reserves, 36 ha
- C. Low visitation – 26 reserves, 8 ha

Increases in the residential population and those walking for fitness and leisure may impact on the usage levels for existing tracks and demand for more access into bushland. Water quality issues may arise with increased development in the catchment.







# Footpaths

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# Footpaths

Replacement value: \$59.1M

- 387 km of footpaths within road reserves
- 49 km of footpaths within parks
- 9.5 km of shared pathways

Council aims to provide safe and usable footpaths and walkways for residents and visitors of Willoughby.

The types of footpaths provided include:

- Concrete, bitumen and paved footpaths
- Unsealed footpaths of turf or natural materials
- Shared paths for pedestrians and cyclists
- Stairs (excluding suspended stairs, which are treated as bridges for the purposes of structural inspections)

## Physical condition

Average condition of all footpaths within road reserves:

Brand new (0)

End of Life (5)

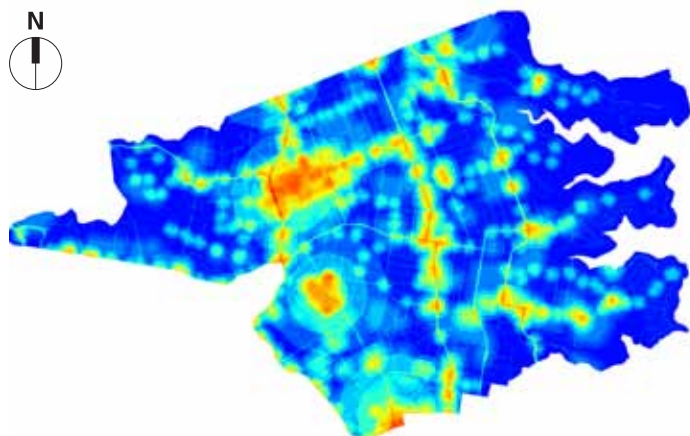


Footpaths are rated on a scale of zero to five, where zero means the asset is in brand new or excellent condition and five means the asset is at the end of its life and no longer able to provide service.

## Operations and maintenance

Apart from grinding and concrete slab replacements, which constitute everyday footpath repairs, Council carries out significant paving projects. Some of the more recent projects include the Victoria Avenue mall upgrade and widening of shared cyclist and pedestrian paths in reserves. During the 2011/12 financial year, Council repaired more than 13km of footpaths at a cost of \$1.89M.

A risk map is used to identify and prioritise works, which combines condition assessment with risk management by applying weightings to areas surrounding high-use attractors and taking footpath age data into account. Red areas on the map represent those of highest priority.



Footpaths risk map

City of Willoughby

In strip shopping centres Council is targeting footpaths for aesthetic upgrades and risk management as these may have an impact on the social and economic growth of the area.

## Planning for the future

There are two main drivers for construction of new footpaths. The first is an increase of pedestrian activity generated by new development. The second is expansion of the existing footpath network as part of Council's Missing Links Program with the objective of ensuring that linkages are provided to support social and physical connectivity throughout the City; and to encourage active modes of transport

Special maintenance funding continues to be allocated for aesthetic upgrades to footpaths in strip shopping centres. This funding is subject to a different prioritisation process from general maintenance and renewal, and is driven primarily by the physical condition of footpaths.





# Kerb and Gutter

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# Kerb and Gutter

Replacement value: \$79.8M

- 373 km kerb and gutter
- 2.5 km heritage sandstone kerbs

The kerb and gutter network transports stormwater run-off from roads, adjoining footpaths and property into the stormwater network. It also supports the edge of the road pavement and prevents vehicles from mounting onto footway areas.

## Physical condition

The average condition rating of the kerb and gutter network is 1.5, and the majority of this network is therefore considered to be in very good condition. However, approximately one third of the 2.5 km of sandstone kerb within the Griffin conservation area is currently showing signs of deterioration.

### Average condition of kerbs and gutters:

Brand new (0)				End of Life (5)	

*Kerb and gutter assets are rated on a scale of zero to five, where zero means the asset is in brand new or excellent condition and five means the asset is at the end of its life and no longer able to provide service.*

## Operations and maintenance

Most of the works relating to kerb and gutter are small scale repairs as defects are identified from inspections and service requests. However, some funding is set aside to undertake larger scale kerb and gutter replacements every year.

Council spent approximately \$430K on repairs and rehabilitation of kerb and gutter in the 2011/12 financial year.

Construction of new or upgrading of existing kerb and gutter may be a condition of consent for some developments.

## Planning for the future

The kerb and gutter in commercial precincts is generally replaced at the same time as footpaths if it is in poor condition. These commercial precincts are generally targeted for aesthetic upgrades as part of Council's Strip Shopping Centre upgrade program. Equally, if adjustment of the kerb and gutter position is required to improve the footpath condition, the works will be done simultaneously.



Location of of kerbs and gutters

City of Willoughby





# Parks

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# Parks

Replacement value: \$18.3

- 130 hectares of passive recreation areas
- Spread across 78 parks

Parks enable the community to spend time outdoors in attractive spaces for leisure and recreational purposes. Assets provided to enhance the enjoyment of these spaces include picnic tables and shelters, BBQs, footpaths, skate parks, dirt bike tracks, fencing, lighting, memorials, water features and extensive landscaping. A large number of buildings also contribute significantly to the enjoyment of open spaces. These are valued and discussed along with all other buildings.

Partnerships with adjoining local government entities, progress associations and the wider community assist in the provision of some open space areas the assets found therein.

## Physical condition

Condition of parks assets has been estimated from a sample set of data and is therefore only an approximation at this stage. Comprehensive data has been collected but is still being analysed.

### Average condition of assets within passive recreation areas:

Brand new (0)	End of Life (5)			

*Park assets are rated on a scale of zero to five, where zero means the asset is in brand new or excellent condition and five means the asset is at the end of its life and no longer able to provide service.*

## Operations and maintenance

A variety of work is undertaken to maintain parks including:

- Lawn mowing
- Weed control and garden care
- Landscape maintenance
- Tree planting and pruning
- BBQ cleaning and repairs
- Fountain repairs and servicing
- Rubbish removal, repair of vandalism and removal of graffiti
- Installation of structures such as benches, tables, gazebos and fences
- Maintenance of bike tracks and skate parks

During the 2011/12 financial year, approximately \$1.31M was spent on maintenance of parks and assets with parks.

## Planning for the future

Of the 12 asset groups measured in the 2012 community satisfaction survey, "condition of parks" received the highest score for importance, equal with bushland.

Parks are divided into three hierarchical levels for the purposes of determining levels of service and to assist with programming of future works:

- A. High – 12 parks
- B. Medium – 41 parks
- C. Low – 25 parks

Key factors influencing the needs and demands for open space and recreation in Willoughby include:

- An increasing population and residential density.
- Changing community demographics, particularly an aging and increasingly multi-cultural population.
- Trends towards a wider range of recreational activities such as mountain biking, skate boarding, linked walking and cycling, water play, adventure play and personal fitness activities.
- Increasing concentration on health promotion and education, especially in response to concerns about childhood obesity and a growing awareness of physical fitness and healthy living among all age groups.
- New activities that are constantly emerging as a result of overseas trends and cultural diversity.
- Changes to legislation.
- Strategic recreation and open space planning at regional and state levels.







# Playgrounds

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# Playgrounds

Replacement value: \$1.9M

- 39 playgrounds within public parks
- 11 playgrounds within council-owned child care centres and buildings

Playgrounds are provided for the enjoyment and benefit of both residents and visitors. Play spaces include individual items of play equipment – swings, slides, spinners, rockers, climbers – as well as under-surfacing or soft-fall, sand pits, landscaped play areas, artworks and safety fencing.

Playgrounds encourage social interaction amongst both children and carers. Creative play spaces are provided by using planting, sand-pits, mounding, rock features, textured and patterned pathways and surfaces, and sound sculptures, and by incorporating artwork into new and existing play environments in varied ways such as pathway mosaics, climbing sculptures and cubbyhouses.

Associated assets such as seating and picnic facilities make the area suitable for family celebrations, Council events and meeting of parents' groups. These are not strictly playground assets so are accounted for under parks assets.

## Physical condition

The expected life of playground equipment is 15 years. Council programs playground upgrades every 15 years, on average, to ensure equipment is not aging beyond its expected life.

Weekly inspections and quarterly detailed inspections by a third party provide comprehensive information about asset condition and a detailed report of works to be undertaken. Changes in legislation or safety standards that may have happened since the previous report are taken into account.

### Average condition of assets within playgrounds:

Brand new (0)				End of Life (5)	

Playground assets are rated on a scale of zero to five, where zero means the asset is in brand new or excellent condition and five means the asset is at the end of its life and no longer able to provide service.

## Operations and maintenance

As well as completing any repairs or upgrades identified in weekly and quarterly inspections, regular maintenance carried out within playgrounds includes:

- Top up sandpits
- Aerate and replenish soft-fall
- Fence and gate repairs
- Litter pick-up

During the 2011/12 financial year, approximately \$170,000 was spent on maintenance of playgrounds.

## Planning for the future

Playgrounds within open space are divided into two hierarchical categories to assist with determining levels of service and to assist with programming of future works: district (14 playgrounds) and local (25 playgrounds).

The target demographic group for playground assets is children aged between zero and 11 years. The expected changes in this target demographic are as follows:

Age range	2010	2030	% change
0 to 4 years	4,878	5,055	+ 3.6
5 to 11 years	5,519	6,010	+ 8.9

Provision of services with playgrounds could also target other specific demographic groups, including (but not limited to):

- Young people aged 12-17 years
- Parents and primary carers
- Grandparents and secondary carers

Council is considering a number of alternatives to meet the projected increase in demand on playgrounds, including:

- Providing new playgrounds
- Upgrading and managing existing playgrounds
- Supporting the establishment of private indoor children's play centres in Chatswood CBD retail, commercial and industrial areas.
- Pursuing partnerships and joint ventures with schools and other providers to allow public access to playgrounds on non-public land.



Location of playgrounds

## City of Willoughby







# Road Pavements

## Community Assets – At the Core of Your Neighbourhood

### What are the community assets?

The City of Willoughby boasts a large range of services which contribute to our quality of life. Most of these services rely on a pool of assets with a combined replacement value of more than \$760M.

Assets in Willoughby include all buildings, footpaths, roads, stormwater infrastructure, parks, bushland, sportsgrounds and playgrounds. Without these assets Council could not provide its present array of services. These assets are located on Council-owned land as well as land under Council's care and control.

Asset Management has been identified as a federal priority for local government across Australia, as all councils begin to face the issue of aging infrastructure.

Strategic management of these assets, guided by an asset management policy and plans, will ensure the needs of communities are being determined and met, and funding sources for asset renewal are secured for the future.

### Managing our assets

Much of the city's infrastructure was built in the first half of the 20th century and an intense period of construction of community buildings took place in the 1970s and again in the 1990s. Many of these assets are already due for replacement, and Council has been undertaking a continual replacement and upgrade program to meet the needs of a growing city. Planning has now begun for the large number of these assets that will be due for replacement around the same time, particularly over the next two decades.

Willoughby City Council has collected the vast majority of data required to produce its Asset Management Plans. They can be accessed from Council's website. These 20 year strategic plans provide scenario-based expenditure projections for nine classes of assets.

The next step for Willoughby is to ascertain the community's priorities and determine the acceptable condition, capacity, functionality, location and quantity of our assets.

## Have Your Say

Willoughby Council is seeking feedback from the community to determine the acceptable level of service provision.

We need to know how you use community assets, whether they meet your expectations and how we should prioritise future works so we can develop strategies for their management.

Consultation will seek your opinions about community assets in terms of physical condition and appearance, capacity, fitness for purpose and whether there are enough of them in the right places.

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# Road Pavements

Replacement value: \$179.6M

- 234 km sealed roads
- 211 km under Council control
- 23 km state roads and freeways

Of the 211 km of sealed roads under Council's care and control, 12 km are classified as Regional Roads and the remaining 199 km are Local Roads. 23 km of State Roads and Freeways are maintained by the NSW Road and Maritime Services (RMS).

Roads need to be maintained to a safe and functional standard to ensure accessibility for all vehicles.

Road pavements are broken down into three components, each with a distinct pattern of degradation and expected life. These are, in order from the visible road surface down to the deepest layer:

- Road seal
- Road base
- Road formation

## Physical condition

The identification of various defects in road pavements such as cracks, potholes and ravelling are good indicators of an aging pavement. Both ravelling and cracking are at acceptable levels and are generally rare.

There are no major areas of concern across Willoughby's road pavement network. The level of roughness across all road classes is fairly uniform and representative of a road network that is predominantly subject to a low speed environment. Rutting across the network is very low.

### Average condition rating for road seals:

Brand new (0)	End of Life (5)				

### Average condition rating for road bases:

Brand new (0)	End of Life (5)				

Road assets are rated on a scale of zero to five, where zero means the asset is in brand new or excellent condition and five means the asset is at the end of its life and no longer able to provide service.

## Operations and maintenance

Council undertakes hundreds of pothole repairs each year. In addition, during the 2011/12 financial year, 25,000m<sup>2</sup> of road resurfacing was completed. Approximately \$3.5M was spent on road pavements during the 2011/12 financial year.

## Planning for the future

The increased population and employment opportunities associated with the growth forecast suggest there will be an increased demand on the capacity of Willoughby's road network. Urbanisation prevents existing roads from being expanded, while tunnelling and flyovers are costly and environmentally inappropriate options. Strategies to reduce single occupant car travel are more likely to have longer term benefits.

Micro simulation traffic modelling of the Chatswood CBD has been completed to develop traffic management options that will facilitate access to the CBD and reduce problems associated with congestion. Further work to develop and refine options is currently being undertaken.

To date, some opportunities have been identified for demand management which are also in line with Willoughby's goals and strategies. For example, Council encourages more sustainable forms of transport by providing bike paths and free shuttle buses and by encouraging car sharing schemes. Adoption of parking pricing is intended to regulate parking demand and encourage more active transport. Council also undertakes significant work to promote and educate the community with regard to more sustainable transportation.

New developments may result in changes to vehicular volumes. An assessment of existing road pavement capacity and condition could be required as part of new development application assessments, and as a result an upgrade of the road pavements fronting a development may be required as part of the conditions of consent for the development.







# Sportsgrounds

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# Sportsgrounds

Replacement value: \$16.5M

- Mixed use courts at 11 sites
- Tennis facilities at 10 sites
- 21 sports fields at 18 sites
- 4 sets of exercise equipment
- 2 bocce courts
- 1 croquet green

Sportsgrounds provide the community with facilities to ensure they can participate in a range of organised sporting activities including soccer, cricket, rugby league, rugby union, AFL, track and field, netball, basketball, croquet, bocce, futsal, tennis, baseball and softball. The types of assets required to provide all of these sports facilities include:

- Playing surfaces of natural and artificial turf, concrete and bitumen
- Sub-surfacing, often including drainage and irrigation
- Cricket pitches
- Sports lighting
- Sports fencing
- Goal posts
- Exercise equipment

Three of the ovals maintained by Council, and the other sporting facilities associated with them, are located within public school grounds.

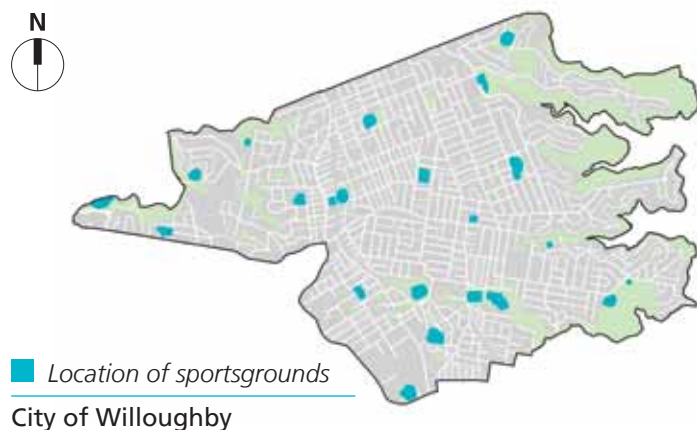
## Physical condition

The majority of assets within sportsgrounds have been given a condition rating of three or better, indicating they are in relatively good condition. The main exception is the sub-surfaces of ovals, which are in fairly poor condition.

### Average condition of assets within sportsgrounds:



Sportsground assets are rated on a scale of zero to five, where zero means the asset is in brand new or excellent condition and five means the asset is at the end of its life and no longer able to provide service.



## Operations and maintenance

Maintenance activities regularly conducted by Council on sportsgrounds include general repairs and replacements as required, as well as:

- Mowing
- Fertilising
- Weed and insect control
- Sprinkler replacements
- Coring and aerating soil and turf repairs
- Light replacement
- Wicket preparation

During the 2011/12 financial year, approximately \$1.47M was spent on maintenance of sportsgrounds.

## Planning for the future

Most sportsgrounds are currently at or over capacity and predicted increases in population will only exacerbate this trend. Demand is highest over the winter period, especially for evening training and weekend games. During this period grass fields are over utilised resulting in wear patches, possible unsafe playing surfaces, higher maintenance costs through returfing and fields being unavailable for use.

Existing lighting does not meet the new Australian Standards (except at Northbridge Oval) and will need to be upgraded in the future. Some ovals are not lit at all which means access to these facilities is restricted to daylight hours.

Council has several strategies for addressing the demand on sports fields, including installing lighting where none is currently present, upgrading existing lighting to meet standards, converting a small number of existing playing surfaces to synthetic turf and carrying out hard-court conversions to multi-use facilities.







# Stormwater

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# Stormwater

Replacement value: \$101.3M

- 162 km stormwater conduits (pipes, culverts, open channels)
- 4,815 stormwater pits (various types)
- 9 gross pollutant traps
- 4 detention basins

The stormwater network exists to facilitate the drainage of stormwater and minimise localised flooding.

More recently, Council has extended its responsibility to managing re-use of stormwater. Four detention basins have been installed to minimise the risk of flooding downstream properties.

The stormwater pipes for which Council is responsible vary greatly in size depending on their location in the stormwater catchments. Generally in the upper reaches of the catchment the conduit sizes are smaller, typically with diameters of about 375mm. Diameters increase in the lower reaches.

More than 90 per cent of stormwater pipes are concrete. The remainder are materials such as vitreous clay, masonry and sandstone. New pipes installed are generally rubber ring-jointed concrete pipes with diameters of no less than 375mm to minimise the risk of blockages and to facilitate cleaning.

## Physical condition

The average age of stormwater pipes is more than 70 years. New concrete pipes can have estimated lives of up to 100 years. Older concrete pipes may not last this long due to different standards, manufacturing techniques or installation methods. Environmental conditions such as proximity to salt water and acid sulfate soils, may also affect durability.

### Average condition of stormwater conduits:

Brand new (0)	End of Life (5)
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Stormwater assets are rated on a scale of zero to five, where zero means the asset is in brand new or excellent condition and five means the asset is at the end of its life and no longer able to provide service.

## Operations and maintenance

The stormwater drainage system often goes un-noticed by the community, as the majority of the stormwater network is underground. Since 2005, Willoughby Council has been undertaking video inspections of its conduits to investigate their condition to allow for programming of future works.

So far, approximately 52 per cent of the network has been inspected. In the coming years, the focus will shift from inspecting pipes that have not previously been inspected, to re-inspecting pipes in order to increase confidence in the expected lives and degradation patterns of these assets.

\$3.8M of stormwater work was carried out during the 2011/12 financial year, including:

- Video inspection of pipes
- Pipe cleaning + blockage removal
- Pipe and pit repair
- Pipe relining (low-cost option to extend asset life)

## Planning for the future

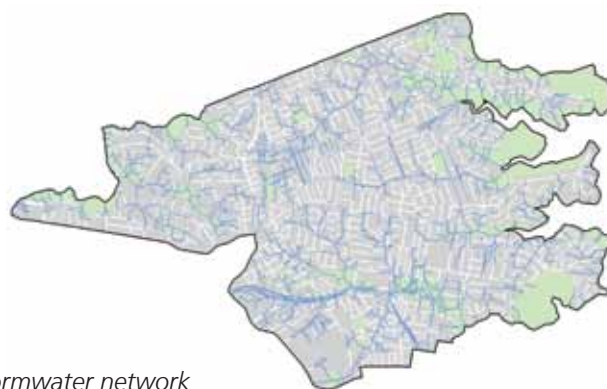
Increasing population and urban development generally result in more rainwater becoming stormwater run-off and making its way overland to the stormwater network. A number of policies have been implemented over the past decade to help counteract this and minimise impact on the stormwater network.

The best management approach to plan for future demands and local flooding involves a multi-level approach:

1. Encourage on-site detention systems and rainwater tanks to reduce the impact of overland flows on the stormwater system.
2. Encourage more soft landscaping areas within properties.
3. Develop a floodplain risk management process to determine ways to manage the risk of flooding.

Additional strategies such as large scale stormwater reuse and natural area management will further reduce catchment overland flows and their effects.

Council is currently investigating strategies to maximise the reuse and recycling of stormwater at several sites and will continue to do so where possible. The largest project of its kind is the engineering award winning dual use stormwater detention (flood mitigation) and reuse tank that has been constructed at The Concourse.



■ Stormwater network

## City of Willoughby

