

Asset Plan

2025 – 2035





Acknowledgement of Traditional Custodians

Wyndham City Council recognises Aboriginal and Torres Strait Islander peoples as the first Peoples of Australia. We acknowledge the Bunurong and Wadawurrung Peoples as Traditional Owners of the lands on which Wyndham City operates. The Wadawurrung and Bunurong Peoples have and always will belong to the Werribee Yalook (river), creeks, stars, hills and red clay of this Country. We pay respect to their Ancestors and Elders who always have, and always will, care for Country and community today and for future generations.



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Introduction

The ownership and care of assets is a core Council responsibility. No other organisation can do this on behalf of the Wyndham community. Council currently has billions of dollars of infrastructure, including the following asset classes: roads, paths, bridges, facilities, stormwater drains and open spaces.

The value of Council's assets is expected to continue growing into the future.

Most of these assets are new, now but as the municipality ages, the maintenance, renewal and replacement of assets will have a significant impact on Council's long-term financial sustainability.

Given the increasing nature of the Council's asset portfolio, and its constrained revenue, it is important that Council has a way of ensuring assets are fit for purpose, safe and maintained to acceptable and reasonable standards; whilst ensuring there is still available funding for the building of new infrastructure because Wyndham is a growing municipality.

The purpose of the Asset Plan is to provide a strategic overview of how the Council manages the community's infrastructure and assets. It includes what needs to happen over time to ensure these are maintained, renewed or upgraded to acceptable and reasonable standards that meet community's purpose/needs.

It informs the community on how Council will manage community assets.

It details how Council will optimise capital and maintenance requirements, balance the building of new assets required for our growing municipality, with the need to maintain existing infrastructure.

The Asset Plan addresses the challenges of balancing economic, social, cultural, and environmental factors within a finite budget, by providing expenditure forecasts that will guide future maintenance, renewal programs, and capital projects, informing Council's long-term financial plan and annual budgets.



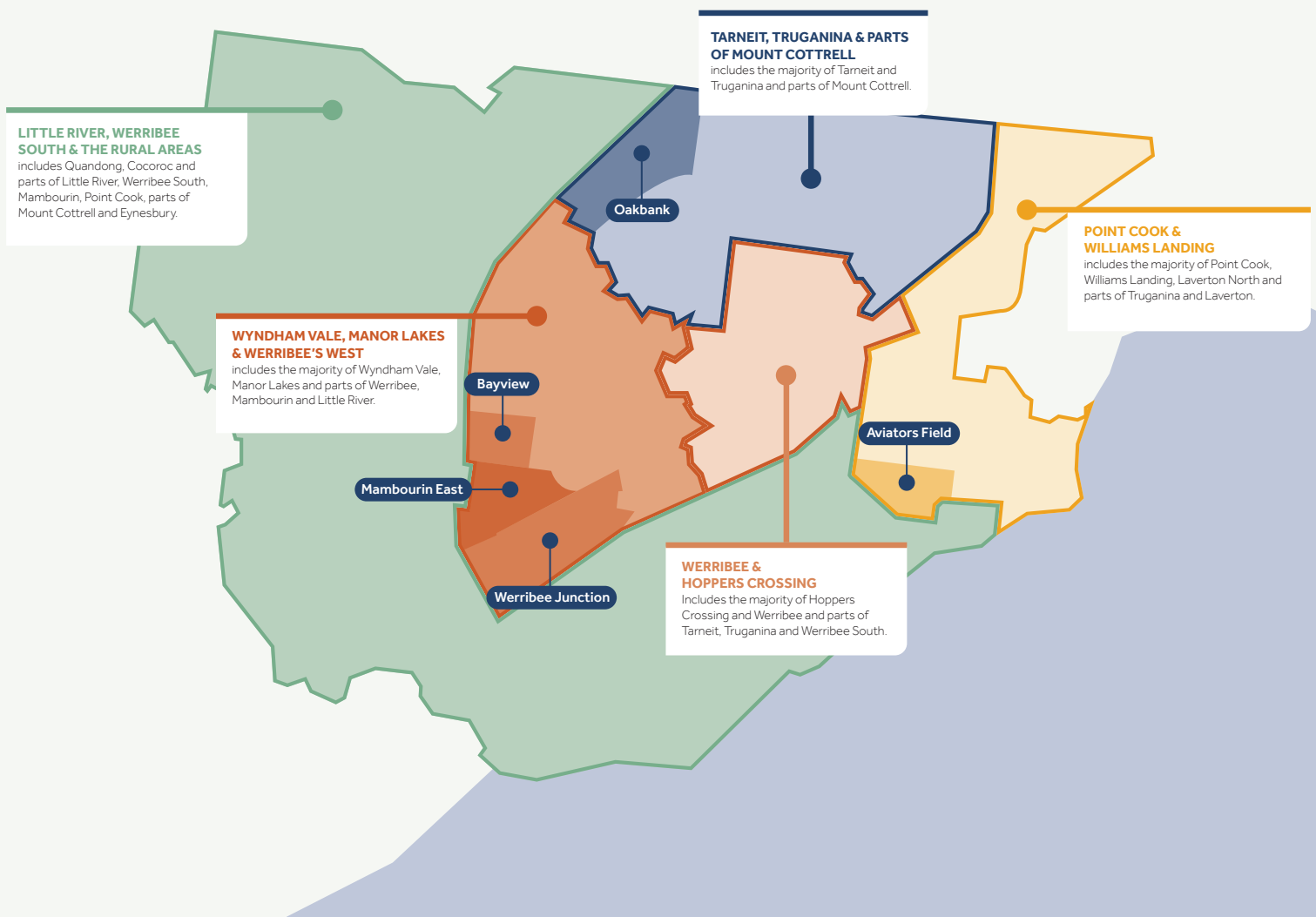
Our Wyndham



Our city

Located in the western suburbs of Melbourne, Wyndham is one of Australia's fastest-growing municipalities. The City is renowned for its dynamic blend of urban development, natural landscapes, and vibrant community spirit.

As a meeting place for people of the Kulin Nation, Wyndham has a rich and diverse Aboriginal cultural heritage. The Wadawurrung and Bunurong were the first people to occupy the area now known as Wyndham. Today, the City of Wyndham is rich in cultural diversity, and is home to the most multicultural population in the country according to the most recent Census.



As projected by the State Government's housing targets, **an additional 120,000 homes are estimated to be built in Wyndham by 2051**. This is on average 4,285 homes per year, which will see us grow to be larger than Canberra is today.

Currently, Point Cook has the highest share of the City's population, while Little River has the smallest share. The main population growth to 2050 and beyond will be in Tarneit, Manor Lakes, Wyndham Vale, and Mambourin.

This growth will be within Precinct Structure Plans (PSPs) which are detailed plans that guide the development of new suburbs. In Wyndham, there are currently four as follows:

- Oakbank (Tarneit), to commence between 2025-26 and 2028-29, with completion by 2033.
- Mambourin East and Werribee Junction (employment PSPs in Werribee) to commence between 2029-30 and 2033-34.
- Aviators Field (Point Cook) and Bayview (to the west of the City) are also scheduled to commence between 2029-30 and 2033-34.

Our population

Wyndham is the one of the fastest growing municipalities in Victoria and Australia, home to a young and diverse population.

Wyndham is a young community, with 55 per cent of residents aged under 35 years. Over half of Wyndham households have children (57 per cent), and a large number (31 per cent) include couples with children under the age of fifteen.

As many as 48 per cent of Wyndham residents were born overseas; with the highest number (17 per cent) of those people born in India. According to the most recent 2021 Census, the suburbs of Point Cook, Tarneit, Truganina, Hoppers Crossing and Werribee rank in the top 10 most multicultural suburbs in the country.

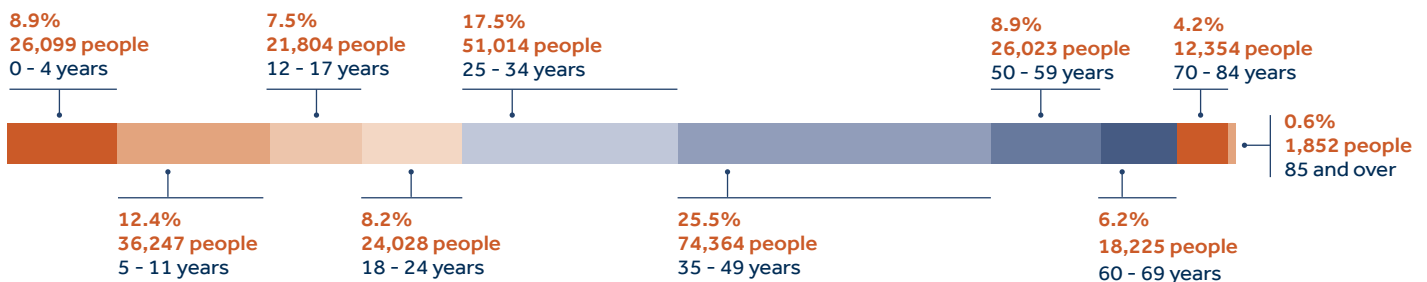


74,892
people have moved to Wyndham
since 2016

2567
First Nations people call
Wyndham home (**0.9%** of the
population)

457,718
people are estimated to call
Wyndham home by 2040

In **Wyndham**, 37% of the
population is aged between
0 and 24 years



48.0%
of the population was
born overseas. This is an
increase of **55.6%** since
2016.

12%
of those born overseas
arrived in the last 5 years

49.8%
of the population speak
a language other than
English. This is an increase
of **63.5%** since 2016.

The Top Five languages spoken in
Wyndham other than English include:

- 1 Punjabi
- 2 Hindi
- 3 Mandarin
- 4 Urdu
- 5 Telugu

The Top Five religions identified in
Wyndham include:

- 1 Western (Roman) Catholic
- 2 Islam
- 3 Hinduism
- 4 Anglican
- 5 Christian

46%
Couples with
children

19%
Couples without
children

11%
One Parent
Families

15%
Lone Person
households

9%
Group, shared or
other households

Informing the development *of our asset plan*



Our challenges

Council has a major role in making sure all residents are provided with an environment in which they can achieve the best possible personal health and wellbeing. Council achieves this by providing services and programs while managing and maintaining safe, well-kept infrastructure that meets the needs of the community.

Through the 2024 Future Wyndham consultation, Council heard that resident's value the importance of maintaining and increasing assets.

Rapid rates of growth pose challenges for Council and the community have told us they want more community infrastructure such as community spaces, indoor and outdoor leisure facilities (including pools and multipurpose stadiums) and libraries. The community have also shared concerns about existing infrastructure remaining fit for purpose, including the maintenance and upgrade of current buildings and facilities.

In developing the Asset Plan, consideration has been given to the work of the Future Wyndham Community Panel, which recommended that Council prioritise the quality and sustainability of assets to make sure they last longer and have fewer maintenance costs into the future. The panel also recommended the fostering of effective public-private partnerships and holding developers accountable for the delivery of infrastructure on time.

People are the centre of what we do, and our community expects assets to be provided to a standard that ensures public safety, amenity and accessibility and these assets to be fit for purpose so that they support the delivery of quality services and programs.

Managing and maintaining a growing billion dollar asset base is a challenge for Council, particularly when operating within a resource constrained environment. Council faces financial challenges such as rising costs and rate capping, which limit its ability to increase revenue. As the City grows and these assets age, maintaining them effectively becomes increasingly challenging.

Council needs to balance delivering what the community needs and expects with what it can afford.

The balance between maintaining and renewing our assets and accommodating funding for improvement and growth is a constant challenge. Underfunding the renewal of an asset can lead to lower levels of service and deferring an important asset upgrade can mean that the asset is no longer fit-for-purpose.

With a finite budget for investment in assets, balancing our rate-payer dollars to ensure these assets are maintained to their fullest potential is integral to the Council's long-term financial sustainability.

Council is committed to addressing this challenge through an integrated approach to its asset and financial planning, guided by the Wyndham 2050 Community Vision, in order to prioritise investments and deliver the right infrastructure at the right time.

The effective management of infrastructure ensures that current and future generations benefit from well-maintained assets.

Climate change adds further strain on Councils assets with increasing extreme weather events, heat stress, and flooding risks. Council must invest in resilient infrastructure, integrating sustainable asset management practices to ensure that assets remain fit for purpose under changing environmental conditions.

The effective management of infrastructure ensures that current and future generations benefit from well-maintained assets. It supports economic growth, enhances community wellbeing and ensures public safety. Without proactive investment, infrastructure can deteriorate, leading to costly repairs, service disruptions and reduced liveability.

By making strategic choices today, we ensure a connected, safe, and liveable city for generations to come, aligned with Wyndham's 2050 Vision.

Learn more about our asset management challenges here: <https://www.youtube.com/watch?v=4Grz2qZR2a4>

Community feedback informs the development of this Plan

Community engagement is a very important process for Council as it allows it to hear from its community. As the closest form of government to the people and a custodian of public funds, community engagement is a crucial input into good decision making for Council.

In 2024, Council launched the **Future Wyndham community consultation**, collecting feedback from the community help inform the development of this Asset Plan. Council heard from close to 3,000 people and received over 4,500 pieces of feedback to help update the Wyndham Community Vision, to inform decisions on how Council should spend money, and what services it should focus on delivering.

In 2025, Council gathered 103 **randomly selected members** of the community to form the **Future Wyndham Community Panel**, broadly representing the demographic makeup of Wyndham. Panel members were involved

in a series of facilitated conversations over six days, to **understand the challenges and opportunities facing the Wyndham community**.

These community members shared their ideas and aspirations for Wyndham, working together to reach consensus on an updated Vision for Wyndham and priorities as shown below:

We are the vibrant and diverse community of Wyndham, embracing a sense of belonging and inclusivity at all stages of life.

We value and celebrate the First Nations people and take pride in our arts, culture and heritage.

We are a thriving city that is safe, accessible and connected.

We champion health, well-being, education, enterprise, and innovation.

We nurture our land and environment for future generations.

The community panel also provided the Council with a series of recommendations to inform Council's key strategic documents, including this Asset Plan. These recommendations were based on the following key questions:

- How can Council better balance its budget and still deliver on what is important to the community?
- How can Council better spend its money between the building of new assets and the maintenance of its growing asset base?
- Should Council deliver on a wide range of services or a smaller targeted range of services over the next four years?

Wyndham 2050 Community Priorities



Health and Wellbeing

Fostering the wellbeing of Wyndham Citizens on all levels, physical, mental and social, with a focus on mental health, expansion of affordable community sports and access to cleaner and safer open spaces and facilities/amenities.



Public Safety and Crime Prevention

Prioritise and expand public safety and crime prevention measures through implementation of social cohesion programs, youth programs, and preventative community measures.



Infrastructure and Planning

Develop infrastructure early to meet planned and forecasted growth needs and enhance public transport with more buses, to bolster inter-suburb connectivity.

Preserve the municipality's green wedge to strengthen economic growth.



Recreation and Tourism

Boost community events through arts, culture and activities for all Wyndham community groups. Encourage Tourism by showcasing Wyndham's hidden gems, history, heritage and culture.



Transport

Advocate for more frequent public transport (more and small bus loop).

Infrastructure improvements i.e. Council owned roads and maintain existing roads.



Connected Community

Foster community inclusion and engagement by boosting communication and transparency.

On what's available and what's on in Wyndham, that supports a multicultural and diverse community.



Sustainability and Environment

Nurture agriculture and work towards a climate focussed and sustainable environment with a focus on waste and recycle management.



Civic Pride and Beautification

Protect the land, sea and coastlines of Wyndham by keeping the area clean, increasing green space and canopy cover to improve the visual aesthetics and ensure Wyndham is an attractive and appealing city.

In relation to **balancing the budget**, the panel recommended that Council should try to secure alternative funding streams, whilst using borrowings in a strategic way that ensures investment decisions with clear long-term benefits the community.

When discussing the **management of assets**, the panel recommended that Council prioritise the quality and sustainability of assets to make sure they last longer and have fewer maintenance costs into the future. The panel also recommended the fostering of effective public-private partnerships and holding developers accountable for the delivery of infrastructure on time.

In relation to the **delivery of services**, the panel's recommendations identified that Council should focus on a balanced approach to service delivery, one based on the gathering of evidence and data to ensure services being delivered are utilised, valued, effective and accessible to the community. The panel recommended that Council also consider optimising Council facilities for multipurpose use so that services are accessibility and perhaps more cost-effective to deliver. The use of technology to streamline operations, enhance decision-making, and manage costs where possible was also a recommendation.

For further information on the Future Wyndham community consultation process see Council's website.

Council's commitment to implementing the Wyndham 2050 Community Vision

Through its many roles and functions, Council makes a significant impact to the environments in which our residents live and will use the Wyndham 2050 Community Vision to inform:

1. The strategic direction of its Long-Term Financial Plan
2. The allocation of resourcing for the building, upgrading and maintenance of its assets as presented in its 10-year Asset Plan
3. The strategic areas and objectives of its four-year Council / Municipal Public Health and Wellbeing Plan
4. The allocation of resources in its Annual Plan and Budget

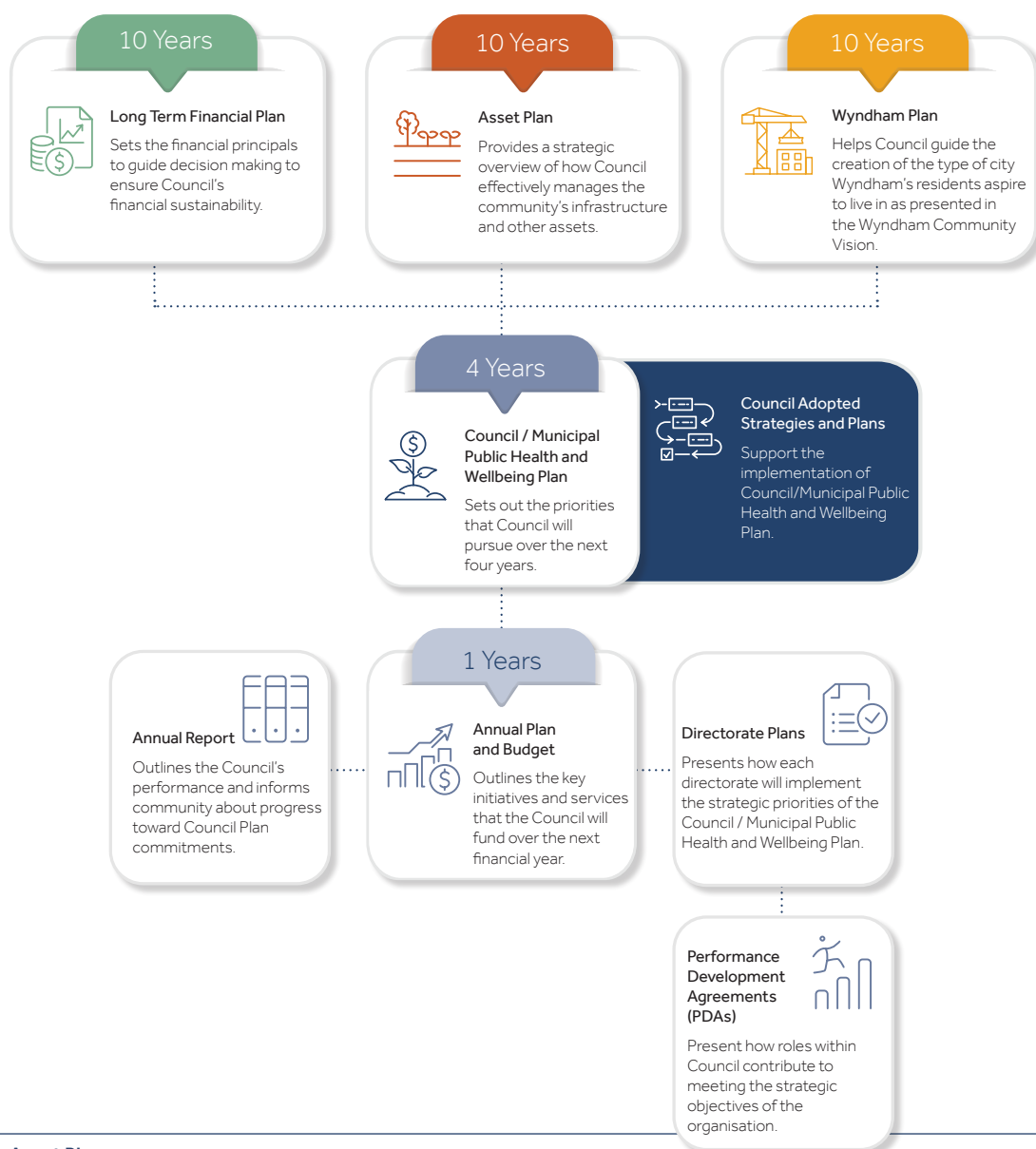
Council will use the Wyndham 2050 Community Vision to guide its advocacy efforts and collaboration with both Federal and State governments who also play a vital role in

shaping Wyndham through relevant policy directions and infrastructure investment that have the greatest impacts on resident's quality of life.

The Integrated Strategic Planning and Reporting Framework (ISPRF) supports the implementation of good governance through the preparation and ongoing monitoring and review of the Council's Long-Term Financial Plan, Asset Plan, land use plans, Council/Health and Wellbeing Plan and other Council adopted strategies.

It ensures that the Wyndham Community Vision informs the planning, development, resource allocation and service provision undertaken by Council. The framework also commits the Council to a continuous cycle of reporting and review to ensure it is delivering the best possible outcomes for the community.

Wyndham 2050 Community Vision



About our assets



What are assets and why are they important?

Our assets exist to support the delivery of Council services and public amenity that, in turn, support our community's social and economic needs.

For the purposes of this Asset Plan an asset is an item of property owned and managed by the Council that is essential for delivering services and enhancing public well-being. These assets, both heritage and new, built and natural, belong to all our communities and contribute to provide opportunities for current and future generations

to work, live, play and thrive in a safe and habitable environment.

To make it easier for our community to understand what these assets are, we have grouped them according to the services they provide and the functions they belong to in the table below.



Transport	Stormwater Drainage	Open Space	Buildings
The infrastructure needed for movement, within or beyond our city and as part of our day-to-day activities, whether by vehicle or bike or as a pedestrian.	The infrastructure we need to direct stormwater run-off, mitigating flooding and improves water quality in line with EPA standards.	The locations and environments we frequent while enjoying the natural surroundings or engaging in recreational and leisure activities.	The locations and areas we utilise when accessing community services or participating in recreational, cultural, or social activities.
Includes roads and streets, bridges, footpaths, trails, roundabouts, speed humps and traffic management devices	Includes swales, drains and pipes, pits, sedimentation ponds, dams, wetlands, gross pollutant traps and water-sensitive urban design elements.	Includes parks and gardens (trees, flower beds, fences, gates), playgrounds, waterways, sports fields, stadiums, public furniture and amenity assets (seats, barbecues, pergolas, shade sails)	Includes town halls, leisure and aquatic centres, sports pavilions, libraries, community centres, maternal health and other buildings that house community services, public toilets and shelters.

What assets does Council have?

An asset is an item of property owned by the Council regarded as having value. Council's assets include objects like roads and footpaths to facilities, playgrounds, stormwater infrastructure and street furniture

	Replacement Cost (\$,000)	Fair Value (\$,000)
Buildings	\$467,000	\$396,595
Open Space	\$427,000	\$292,613
Stormwater Drainage	\$2.15b	\$1,918,840
Transport	\$2,760,000	\$2,288,220

200,000+
Assets

\$5.8 Billion
Total Value

\$17,900
per person
Per Capita
Value

Asset Health
83% life left



\$467m worth of Building

Health: 67%
(Above national average 62%)

- 187** Buildings (including sheds)
- 101** Shade sails
- 10** Electrical vehicle charging station



\$2.15b Stormwater

Health: 82%
(Above national average 77%)

- 2000 kms** Pipes
- 82,518** Drainage pits = 82,518 no.
- 139** Gross pollutant traps = 139 no.
- 48** Wetlands



\$427m worth of Open Space

Health: 71%
(Above national average 62%)

- 713** Play Space
- 230** Sport areas and associated infrastructure
- 30** Park garden beds
- 1,197** Furniture and lighting
- 505** Structures and walls
- 129** Water storage and irrigation systems
- 1,388** Pathway and boardwalks



\$2.76b Transport

Health: 88%
(Above national average 66%)

- 1,724** Sealed roads
- 49km** Unsealed roads
- 2,848** Kerb and channel
- 2,243** Footpaths
- 186** Bridges and major culverts
- 1,897** Car parks
- 82** Traffic lights



\$2,768 M
Transport



\$2,162 M
Stormwater
Drainage



\$439 M
Open
Space



\$452 M
Building

Our Asset Story



**\$5.8b
Assets**

Transport
Stormwater Drainage
Open Space
Buildings

**Delivering our
key services**

Health Check



**\$60m
Project average
annual renewal
allocation**

Asset Value
Per Capita

\$17.9 k

Infrastructure
value per head
of population

Good
Condition

98.81%

Percentage
of assets that
are currently
in very good/
good condition

Renewal
Ratio

+90%

Ratio of current
budget and
desired budget

Asset
Health

83%

Proportion
of remaining
life left in our
assets

Our Future Ahead



Growth



Performance



Demographic
Change



Ageing
Infrastructure



Technology
Shift



Climate
Change

Asset Health is a measure of the remaining useful life of the asset portfolio. The figure below displays the current asset health by asset class.

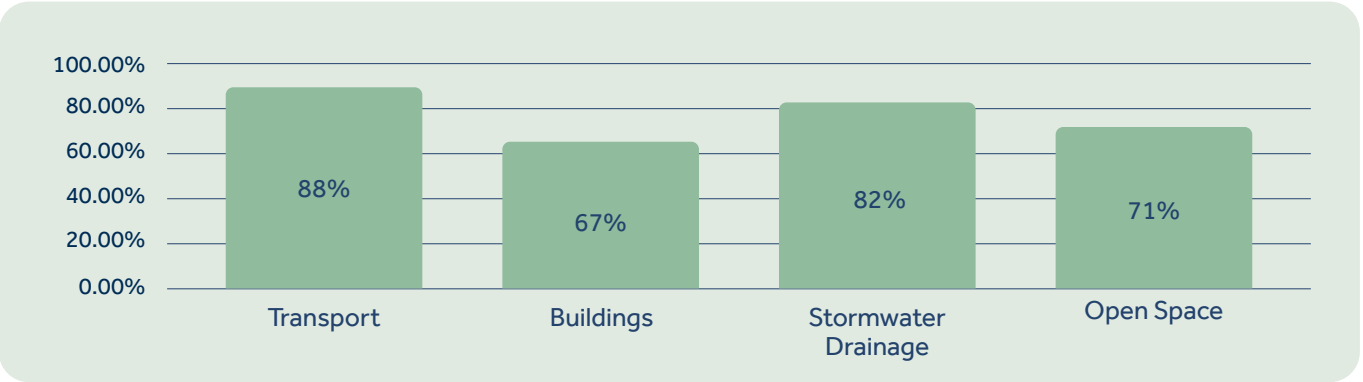


Figure 1: Asset Health (% Remaining life) by Asset Class as at 30th June 2024

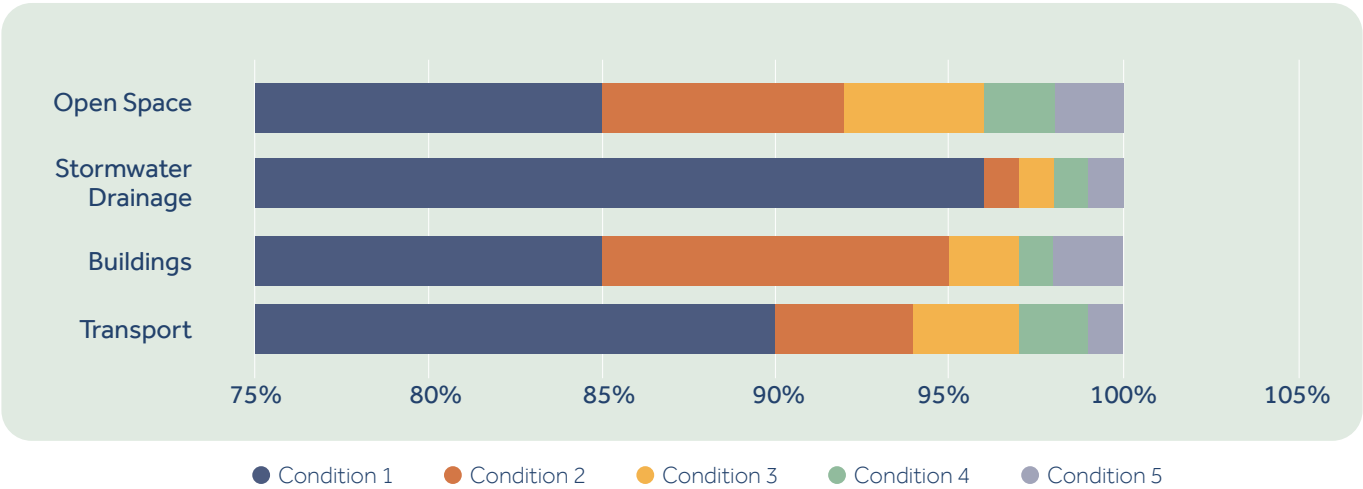


Figure 1: Condition distribution as percent of replacement cost as at 30th June 2024

Managing our assets

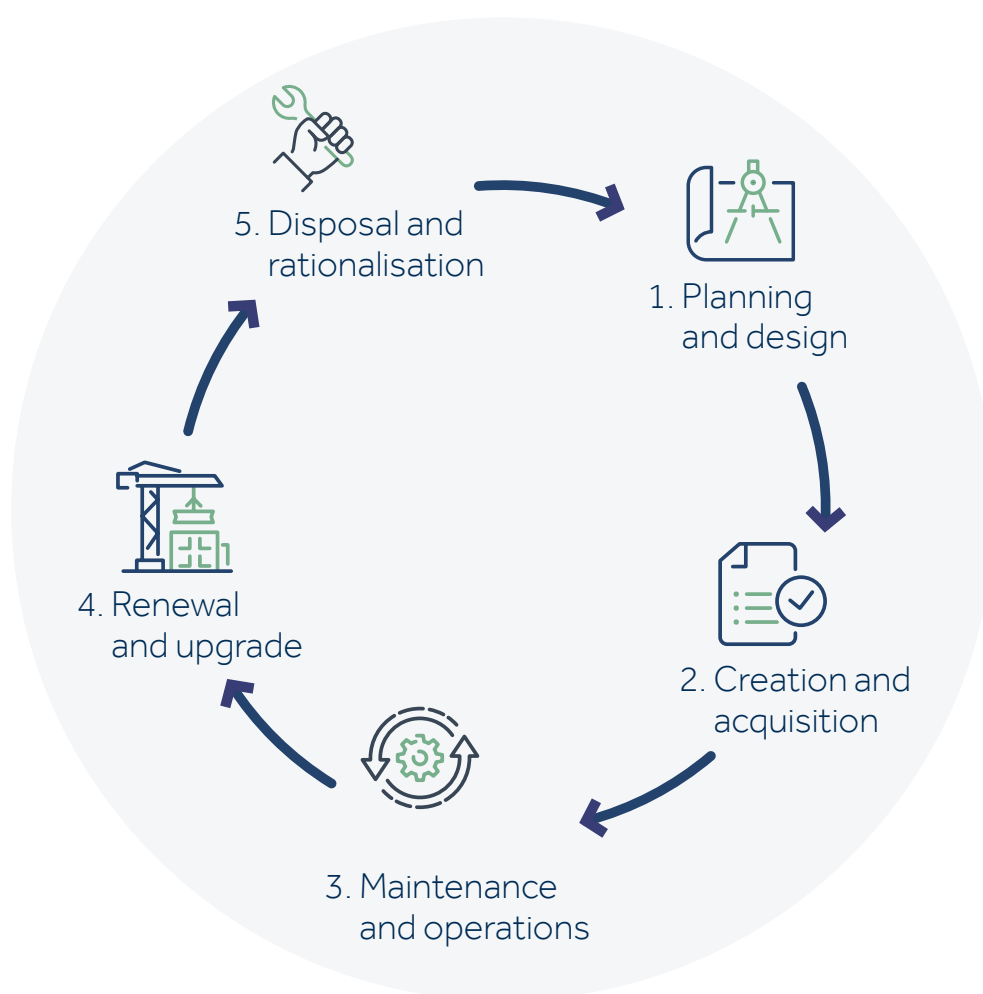


What is Asset Management?

Asset management is a planned approach to look after community facilities and infrastructure. It helps decide when to build, upgrade, maintain, or replace assets while making the best use of available funding to meet community needs.

Key to asset management is the lifecycle management approach which allows the Council to ensure it gets the best possible return on the money it spends on its assets.

This lifecycle approach considers the costs of an asset over its useful life – that is from the time a new asset is built or acquired to the time it is replaced or disposed of.



Important considerations within the lifecycle management approach include our service levels and the condition of the asset itself.

What are service levels?

Our Service Levels are defined by our expectations of the standard at which an asset needs to perform. We define our service levels with respect to utilisation, asset health and criticality of the service.

A simplified example of the typical decision-making criteria when using this data is provided in the table below.

Asset Health	Functionality	Capacity	Utilisation	Decision
Very Poor	Good-Fair	Good-Fair	High	Renew Asset- in next 3 years
Very Poor	Poor-Very Poor	Poor-Very Poor	High	Consider Rationalisation or Upgrade
Fair	Poor-Very Poor	Poor-Very Poor	High	Consider Asset for Upgrade next 3 years
Fair	Fair	Fair	High	Pay attention for future upgrade
Poor	Good-Fair	Good-Fair	High	Consider Asset Renewal 3-5 years

What do we mean by condition?

Asset management involves overseeing the performance of assets over their life. In order to do this, assets are assessed against:

1. Condition

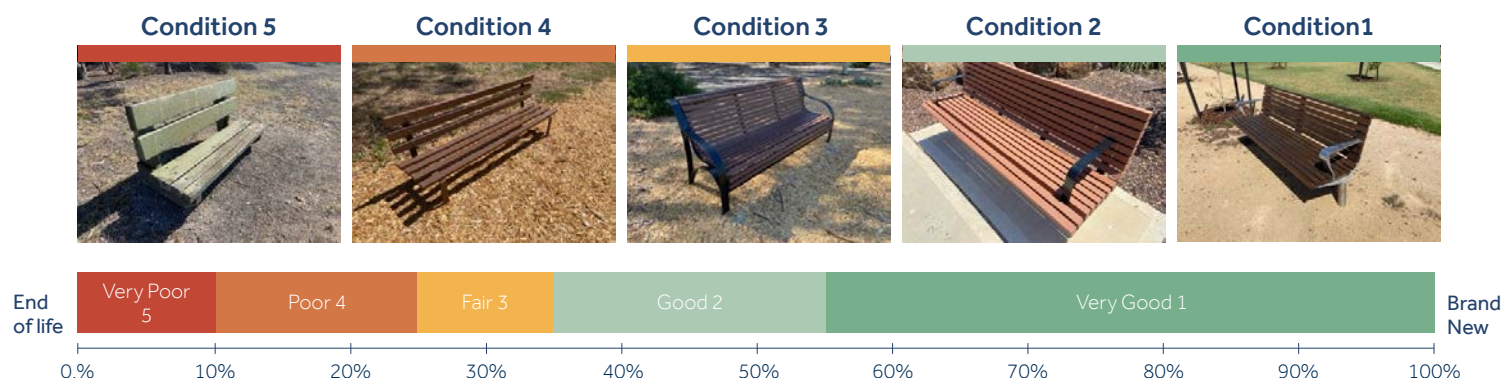
The extent to which they are in good or poor physical state as shown in the example below.

2. Functionality

How the asset is functioning. Is it fit for purpose or is it becoming unable to accommodate the needs for which it is currently being used?

3. Capacity

The extent to which the asset will be able to cope with future demand on it, and how it will be used.



An asset that is rated at 1 (very good) has a health percentage and/or percentage of life left between 60% to 100%. Whereas an asset that is rated at 5 very poor is at end of life. Once an asset reaches this stage, maintenance to extend or improve its life will be costly and/or unviable.

Council's asset management practices are also governed internally by the Asset Management Policy, the Asset Plan, and supporting documents and strategies. The whole process is supported by enablers such as technology, data, processes, and people and is informed by key corporate

and strategic documents. The Asset Management Policy and Strategy are currently under development and will serve to ensure a structured and strategic approach to future asset planning and governance. Council's Asset Management Framework is outlined below.

Funding for the future

Making decisions about funding our assets requires ongoing balancing of service levels, risk and the need to address growth, while adequately maintaining and renewing existing assets. The Council's aim is to achieve long-term asset and financial sustainability.

Asset investment principles

Looking ahead to the next 10 years, Council's approach is to be prudent in our investment decisions using a holistic lifecycle approach to asset management.

Investment in asset maintenance and renewal will be balanced by investment in new and upgraded assets to meet current and future demand across the municipality as we grow and change.

Our asset investment strategies align with our asset management and financial planning principles.

We will aspire to:

- Optimise asset life through timely and effective maintenance.
- Continue to place a high priority on renewing our ageing assets while also considering cases where extending an asset's life is the most responsible and sustainable choice for the community.

- Manage the impacts of growth by being strategic in how we use existing assets and plan for our future asset needs.
- Comply with our obligations by actioning legislated standards in asset planning and development.
- Provide affordable services by balancing community needs and aspirations with what ratepayers can afford.
- Build resilient assets that deliver balanced outcomes for our community and the environment.

These principles will guide decision-making by ensuring investment prioritisation is based on service demand, financial sustainability and risk assessment. Council will evaluate asset needs using data-driven insights and lifecycle planning to allocate resources effectively. Strategic alignment with Wyndham 2050 Vision will also be a key factor in determining capital investments.



Asset investment categories

For the purposes of this Asset Plan, our asset spending is categorised in a way that helps us to plan our budgets and track how we spend our money on assets and services.

Expenditure Type	Asset Management Activity	Description
Operations & Maintenance Costs	Maintenance	The ongoing expenditure to maintain an asset to its determined level of performance
	Operations	The recurrent (continuous) expenditure required to provide a service and ensure statutory compliance
Renewal costs	Renewal	The expenditure required to r conduct a like-for-like replacement of an asset
Growth cost	Upgrade	The expenditure required to make improvements, extend and/or extend an existing asset to enable a higher level of service or provide a service to a new group of users at the same standard as is currently enjoyed by existing users
	New	The expenditure required to create a new asset/s to provide a services that does not currently exist

Expected expenditure

Forecasts for the next ten (10) years of projected asset expenditure have been allocated in the Council's Long-Term Financial Plan. The table below summarises the adopted 10-year expenditure by asset class for 2025-2035:

Asset Class	Renewal \$'000	Upgrade/New \$'000	O&M \$'000	Total \$'000
Transport	331,052	351,759	45,329	728,141
Stormwater Drainage	14,745	1,688	72,410	88,843
Open Space	133,469	566,020	321,209	1,020,698
Buildings	139,841	73,913	173,267	921,753
Total	619,107	993,381	612,215	2,224,703

A detailed breakdown of what we expect to spend on each asset function over the next 10 years is outlined within individual asset class profiles under the Asset Class Detail section of this plan.

Long Term Investment Plan

Projected Renewal Expenditure (\$'000)

Renewal Expenditure based on Proposed LTFP

LTFP Group	Asset Plan Group	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35
Infrastructure	Transport	29,027	22,056	22,331	23,061	29,990	32,456	32,732	46,600	46,400	46,400
Buildings	Buildings	12,483	12,499	9,979	9,997	10,000	12,496	12,462	19,931	19,997	19,997
Infrastructure	Stormwater Drainage	1,499	1,499	1,500	1,000	1,000	750	750	2,249	2,250	2,250
Infrastructure	Open Space	12,500	12,499	12,497	7,997	7,999	19,999	19,997	14,992	12,494	12,494
Total		55,509	48,553	46,307	48,989	65,701	65,942	65,942	83,771	81,140	81,140

Projected Renewal Expenditure (\$'000)

Upgrade/New Expenditure based on Proposed LTFP

LTFP Group	Asset Plan Group	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35
Infrastructure	Transport	53,144	73,083	10,808	39,916	8,068	5,273	54,983	27,367	30,823	48,294
Buildings	Buildings	2,632	3,055	4,450	6,521	8,525	9,171	9,424	9,653	10,091	10,393
Infrastructure	Stormwater Drainage	1,688	0	0	0	0	0	0	0	0	0
Infrastructure	Open Space	42,455	87,744	80,020	72,995	94,176	65,359	39,945	43,221	28,315	11,791
Total		99,920	163,882	95,277	119,432	110,768	79,803	104,351	80,240	69,229	70,478

Projected Renewal Expenditure (\$'000)

Recurrent Operational & Maintenance Expenditure

LTFP Group	Asset Plan Group	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35
Infrastructure	Transport	4,240	4,319	4,386	4,499	4,511	4,518	4,597	4,675	4,753	4,832
Buildings	Buildings	16,890	16,890	16,890	16,890	17,303	17,303	17,492	17,681	17,870	18,059
Infrastructure	Stormwater Drainage	7,241	7,241	7,241	7,241	7,241	7,241	7,241	7,241	7,241	7,241
Infrastructure	Open Space	28,707	29,112	29,893	32,091	32,091	32,533	33,198	33,863	34,528	35,192
Total		57,078	57,562	58,410	60,721	61,146	61,596	62,528	63,460	64,392	65,324

Information about each asset class





Transport

What assets are included?

Sealed roads, unsealed roads, kerbs, traffic lights, car parks, footpaths, bridges and major culverts.

What does our work involve?

Operations & Maintenance	Renewal	Upgrade and New
<ul style="list-style-type: none">• Maintenance and repairs to roads such as patching potholes, crack sealing and path grinding• Annual sign and line marking maintenance programs• Operational servicing such as street sweeping, vegetation management and weed spraying	<ul style="list-style-type: none">• Resurfacing of existing roads• Road reconstruction or major patching of road failures• Replacement of sections of existing pathways to an equivalent standard• Kerb renewal	<ul style="list-style-type: none">• New constructed and gifted assets by developers• Road safety improvements such as installation of crash barriers, intersection upgrades, etc.• Widening or duplication of existing roads• Traffic calming treatments such as construction of roundabouts, installation of speed humps, etc• Extension of existing pathway network to address gaps in connectivity• Road widening

How is funding prioritised?

This funding allocation is informed by strategic modelling analysis that predicts the deterioration of our Transport assets and the impact of various renewal funding scenarios on future asset condition.

How much do we plan to spend over the next 10 years?

Projected expenditure 2025-2035

Projected expenditure (\$'000)											
Expenditure Type	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	Total
O&M	4,240	4,319	4,386	4,499	4,511	4,518	4,597	4,675	4,753	4,832	45,329
Renewal	29,027	22,056	22,331	23,061	29,990	32,456	32,732	46,600	46,400	46,400	331,052
Upgrade/New	53,144	73,083	10,808	39,916	8,068	5,273	54,983	27,367	30,823	48,294	351,759
Total	86,411	99,458	37,524	67,477	42,569	42,247	92,312	78,641	81,976	99,525	728,141

What are the future challenges and opportunities?

Changing population	Increased freight task	Climate change	Legislation and compliance
<ul style="list-style-type: none"> The increased demand on local roads and their connections with State government and Collector roads due to population growth and increased dwelling density 	<ul style="list-style-type: none"> The increased deterioration of our road network due to an increased number of heavy vehicles and increased gross loadings 	<ul style="list-style-type: none"> The lack of availability of the sustainable transport options, including public transport The increased risk of damage to our transport assets due to more frequent and more extreme weather events The need to consider resilience in the design and construction of new assets 	<ul style="list-style-type: none"> The need to ensure compliance with the <i>Road Traffic Act 1961</i> The need to meet the requirements of our Road Asset Management Plan The need to ensure clarity on which roads we are responsible for

Information on Transport projects can be found at the following links:

Connecting Wyndham Projects- <https://www.wyndham.vic.gov.au/services/major-projects/connecting-wyndham>

Capital Works Program - <https://www.wyndham.vic.gov.au/services/major-projects>



Buildings

What assets are included?

Built structures and associated infrastructure.

What does our work involve?

Operations & Maintenance	Renewal	Upgrade and New
<ul style="list-style-type: none">Repairs to buildings and associated infrastructure due to failure, vandalism, and other forms of damages.Plumbing, electrical, heating, cooling and ventilation, cleaning, security systems and services, structure and mechanical maintenance.Safety, statutory compliance, condition auditing, maintenance administration and contractor management.	<ul style="list-style-type: none">Building asset replacementsAsset renewal projects and programs	<ul style="list-style-type: none">Brownfield redevelopmentsSustainability improvements (e.g. PV systems, water harvesting and reuse systems, etc.)Greenfield developments - construction of a new building to cater for increased or changing demand

How is funding prioritised?

This funding allocation is informed by strategic modelling analysis that predicts the deterioration of our Buildings assets and the impact of various renewal funding scenarios on future asset condition.

How much do we plan to spend over the next 10 years?

Projected expenditure 2025–2035

Projected expenditure (\$'000)											
Expenditure Type	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	Total
O&M	16,890	16,890	16,890	16,890	17,303	17,303	17,492	17,681	17,870	18,059	173,267
Renewal	12,483	12,499	9,979	9,997	10,000	12,496	12,462	19,931	19,997	19,997	139,841
Upgrade/New	2,632	3,055	4,500	6,521	8,525	9,171	9,424	9,653	10,091	10,393	73,913
Total	32,005	32,443	31,319	33,408	35,827	38,970	39,378	47,264	47,957	48,449	387,021

What are the future challenges and opportunities?

Changing population	Increased freight task	Climate change	Legislation and compliance
<ul style="list-style-type: none"> Adapting assets to support equitable access for all genders, abilities, and diverse community groups as population needs evolve. The need to meet drivers – and often competing – community demand and expectations for facilities 	<ul style="list-style-type: none"> The need to maximise the use of existing facilities. The need to develop an integrated approach to capital investment, including identification of opportunities for alternative asset treatments. Unplanned maintenance liabilities 	<ul style="list-style-type: none"> The increased risk of damage to our buildings and facilities due to more frequent and more extreme weather events The challenge of ensuring we meet our target of net zero 	<ul style="list-style-type: none"> The need to ensure compliance with all relevant legislation such as Essential Safety Measures. Progressive changes in the National Construction Code.

Information on Building projects can be found at the following link:

Capital Works Program – <https://www.wyndham.vic.gov.au/services/major-projects>



Stormwater Drainage

What assets are included?

Pipes, pits, gross pollutant traps and wetlands.

What does our work involve?

Operations & Maintenance	Renewal	Upgrade and New
<ul style="list-style-type: none">• Pit cleaning• Pipe cleansing and removal of debris, sediment, etc.• Removal of litter from gross pollutant traps• Programmed inspections	<ul style="list-style-type: none">• Replacement of pits and pipes• Programs focussed on condition and known failures within the network	<ul style="list-style-type: none">• Replacement of pipes• Extension of the stormwater drainage network• Installation of stormwater quality improvement devices, such as litter and gross pollutant, etc.

How is funding prioritised?

This funding allocation is informed by strategic modelling analysis that predicts the deterioration of our Stormwater Drainage assets and the impact of various renewal funding scenarios on future asset condition.

How much do we plan to spend over the next 10 years?

Projected expenditure 2025–2035

Projected expenditure (\$'000)											
Expenditure Type	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	Total
O&M	7,241	7,241	7,241	7,241	7,241	7,241	7,241	7,241	7,241	7,241	72,410
Renewal	1,499	1,499	1,500	1,000	1,000	750	750	2,249	2,250	2,250	14,745
Upgrade/New	1,688	0	0	0	0	0	0	0	0	0	1,688
Total	10,428	8,740	8,741	8,241	8,241	7,991	7,991	9,490	9,491	9,491	88,843

What are the future challenges and opportunities?

Changing population	Increased freight task	Climate change	Legislation and compliance
<ul style="list-style-type: none"> The need to upgrade the capacity of our existing drainage network to mitigate flooding due to increased volumes of stormwater run-off caused by continued urban consolidation The need to implement stormwater quality improvement initiatives to protect receiving waterways affected by continued urban consolidation 	<ul style="list-style-type: none"> The need to upgrade some of our older drainage assets that are currently under capacity to improve flood immunity The need to deal with more frequent and extreme flooding events The ability to fund the timely renewal and upgrade of drainage assets that are in poor condition 	<ul style="list-style-type: none"> The projected reduction in current level of service with respect to flood protection and accessibility due to more frequent and more extreme weather events that lead to more flooding 	<ul style="list-style-type: none"> The increased need to provide infrastructure for the capture, treatment and reuse of stormwater to enable us to make use of stormwater run-off as a sustainable resource

Information on Stormwater Drainage Projects can be found at the following link:

Capital Works Program – <https://www.wyndham.vic.gov.au/services/major-projects>



Open Space

What assets are included?

Playgrounds, play equipment, sportsgrounds, park furniture, fences, lighting, irrigation and other assets typically found within open space areas.

What does our work involve?

Operations & Maintenance	Renewal	Upgrade and New
<ul style="list-style-type: none"> Hazard/defect inspections Mowing, vegetation/weed control Garden bed maintenance Litter collection and cleaning Graffiti removal 	<ul style="list-style-type: none"> Replacement of playground equipment Replacement of park furniture Rejuvenation or replacement of entire playing courts or sports fields to an equivalent standard 	<ul style="list-style-type: none"> Playing court extension Replacement of playground equipment to a higher standard Development of a new park or reserve Foreshore improvements

How is funding prioritised?

This funding allocation is informed by strategic modelling analysis that predicts the deterioration of our Open Space assets and the impact of various renewal funding scenarios on future asset condition.

How much do we plan to spend over the next 10 years?

Projected expenditure 2025–2035

Projected expenditure (\$'000)											
Expenditure Type	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	Total
O&M	28,707	29,112	29,893	32,091	32,091	32,533	33,198	33,863	34,528	35,192	321,209
Renewal	12,500	12,499	12,497	7,997	7,999	19,999	19,997	14,992	12,494	12,494	133,469
Upgrade/New	42,455	87,744	80,020	72,995	94,176	65,359	39,945	43,221	28,315	11,791	566,020
Total	83,663	129,356	122,410	113,083	134,266	117,892	93,140	92,076	75,336	59,477	

What are the future challenges and opportunities?

Changing population	Increased freight task	Climate change	Legislation and compliance
<ul style="list-style-type: none"> The increased demand for specific outdoor recreation facilities and settings as well as new open spaces within close proximity to where people live 	<ul style="list-style-type: none"> The increased expectation that we are working towards 	<ul style="list-style-type: none"> The increased demand for specific outdoor recreation facilities and settings as well as new open spaces within close proximity to where people live 	<ul style="list-style-type: none"> The increased expectation that we are working towards

Information on Sporting Reserves and Parks Projects can be found at the following link:

Capital Works Program - <https://www.wyndham.vic.gov.au/services/major-projects>

Monitoring, Reporting and *Improvement*



Monitoring reporting and improvement

Asset planning is an ongoing process that needs to adapt as our community grows and changes. It ensures our facilities and services keep up with population shifts, climate challenges and new opportunities while meeting community needs now and in the future.

Asset planning is not a static process; it must remain dynamic and adaptable to ensure infrastructure continues to meet community needs. As population growth, demographic shifts, and environmental challenges evolve, our asset strategies must respond proactively. This includes accounting for climate change impacts, leveraging emerging trends and technologies, and ensuring asset investments align with changing priorities and service expectations over time. A flexible and responsive approach will help ensure infrastructure remains fit for purpose, resilient, and capable of supporting the community's long-term needs.

Asset Plan and Long-Term Financial Plan reviews and updates

This Asset Plan will be formally reviewed and updated every four years in line with legislative requirements.

Intermediary reviews may be undertaken to provide the opportunity to reflect improvements achieved, major financial decisions made, the consideration of any relevant external factors, or changes to long-term capital works programs to ensure it is responsive to our available financial resources over time.

Maintaining integration between Council's Asset Plan and its Long-Term Financial Plan is key to ensuring that future funding is allocated in a way that supports service delivery and effective asset management.

This will require future monitoring and further analysis as new asset information becomes available such as a new asset condition data. Funding requirements may potentially change and require adjustment to both this Asset Plan and the Council's Long-Term Financial Plan

Reporting

Council remains committed to transparent reporting and continuous improvement in infrastructure management. Performance reporting is integrated into our annual budget process, where any material changes in service levels, available resources, or strategic priorities are considered.

Additionally, Council tracks and reports on asset condition, service levels, and investment outcomes through established governance processes, including the Annual Report and financial reporting cycles. This ensures accountability in how infrastructure is managed, maintained and improved to meet community needs.

Future enhancements in data tracking, performance benchmarking, and reporting will support evidence-based decision-making and long-term sustainability.

Continuous Improvement

Council acknowledges that significant annual expenditure is required to manage and maintain our existing infrastructure. This highlights the importance of maintaining high-level skills and practices to ensure services are delivered economically and sustainably and Council is committed to continuously working to improve our knowledge, skills and operational practices in line with sector-wide asset management best practice.

The financial analysis and projections in this Asset Plan are based on existing data, processes, systems, processes and standards. Council is committed to identifying ways to achieve a more robust evidence base and analysis and to improving our practices to achieve this.

A key focus area is the implementation of lifecycle models to enhance asset planning, ensuring that assets are maintained, renewed, and replaced at the optimal time. This approach helps in maximising asset longevity while minimising long-term costs.

To support this, Council is actively working on developing an Asset Management Policy and Strategy to provide a structured approach to asset planning, decision-making, and investment prioritisation. Additionally, a Strategic Asset Management Steering Committee (SAMSC) and the Strategic Asset Management Working Group (SAMWG) will play a key role in guiding asset-related governance, ensuring alignment with strategic priorities and fostering cross-organisational collaboration.

Key terms and definitions

Terminology	Description
Infrastructure Assets	Stationary systems forming a network and serving whole communities where the system as a whole is intended to be maintained indefinitely by continuing replacement and refurbishment of its components, e.g. roads, facilities, footpaths, drains, parks.
Capital Expenditure	Expenditure for new infrastructure and for the renewal or upgrade of existing assets that enhances the service potential of the assets.
Maintenance	Expenditure that is incurred to ensure that the asset continues to provide its pre-determined service capacity and quality and achieves its expected useful life. Maintenance expenditure is of a regular and ongoing nature.
Long Term Financial Plan	A Financial Plan based on a Service Level Target that produces a year-by-year forecast of the investment needed in capital renewals, capital upgrades, new infrastructure, and ongoing maintenance.
Financial Ratios	Reporting ratios in Financial Statements - Renewal funding ratio, Life Cycle Indicator and Consumption Ratio.
Renewal Funding Ratio	Planned renewal budget for the next 10 years / Desired renewal costs for the next 10 years (as per the desired service level). Recommended target = 85-115%.
Lifecycle Indicator	Planned 10-year LTFP / Desired 10-year LTFP costs (maintenance, renewal, upgrade and new expenditure for desired service level). Recommended target = 85-115%.
Consumption Ratio	Written down Value of an asset / Gross Replacement costs measured using the remaining life of an asset or its component. Recommended target = 60 – 85%.
Asset Health	Asset Health refers to the percentage of life left for an asset.
Service Centric Approach	An approach where the characteristics, locations, condition and functional fitness of future assets are defined by the services that Council intends to provide and the levels at which these services are targeted.
Intervention Level	A physical state of an asset defined by its condition, capacity or functionality at which Council will determine a treatment action.



FURTHER INFORMATION

For more information or to receive a copy of this document in an alternate format, please contact:

WYNDHAM CITY COUNCIL

45 Princes Highway, Werribee, VIC 3030

Phone: 1300 023 411

Translating and Interpreting services: 13 14 50

-  mail@wyndham.vic.gov.au
-  www.wyndham.vic.gov.au
-  [wyndhamcitycouncil](https://www.facebook.com/wyndhamcitycouncil)
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