

KINGSTON DISTRICT COUNCIL OVERARCHING INFRASTRUCTURE AND ASSET MANAGEMENT PLAN 2026-27 TO 2035-36



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Summary Infrastructure and Asset Management Plan

Introduction

Kingston District Council is located on the Limestone Coast of South Australia and is approximately 300 km from Adelaide. The Council district offers stunning safe beaches, a range of tourist facilities, well maintained parks, gardens, amenities and extensive sporting and recreational facilities. The district has many national parks including world recognised Coorong.

The Council district is characterised by prime agricultural land and accessible underground water. It is home to a thriving and vibrant rural economy, featuring cattle and sheep farming for both wool and meat. Commercial fishing is also a significant industry within the district with the local lobster fishing fleet operating out of Cape Jaffa, situated approximately 25km south of Kingston. Kingston is well known for its premium wine production from its Mount Benson Wine Region. The district also supports a thriving forestry industry from its Mount Benson plantations.

1. Executive Summary

This Summary Infrastructure and Asset Management Plan provides a high-level overview of how the organisation will manage its infrastructure and asset portfolio over the planning period.

The plan focuses on the Transport, Marine, Stormwater, Building and other structures, Community Wastewater Management Systems (CWMS) and Plant & Equipment asset classes that outlines the service objectives, current asset condition, key risks, lifecycle strategies, and forecast funding needs associated with each class.

It is intended to support informed decision-making, integration with long-term financial planning, and clear communication with elected members, stakeholders, and the community.

The plan should be read in conjunction with detailed asset management plans, the long-term financial plan, annual business planning documents, and other relevant strategic and statutory documents.

In the last year, three (3) asset management plans have been completed, these being:

- CWMS Asset Management Plan (adopted by Council 19 May 2026)
- Transport Asset Management Plan (adopted by Council 21 July 2026)
- Marine Asset Management Plan (adopted by Council 21 July 2026)

2. Purpose and Scope

The purpose of this plan is to summarise the key asset management information required to demonstrate how infrastructure and other assets will be managed in a financially sustainable manner.

The scope of the plan includes the major asset classes of Transport, Marine, Stormwater, Building and other Structures, CWMS, Plant and Equipment. For each class, the plan summarises the

asset base, levels of service, condition and performance, future demand, lifecycle management strategies, risks, and indicative funding requirements.

The plan provides a strategic summary rather than detailed technical analysis and is designed to inform governance, prioritisation, and resource allocation.

3. Strategic Context

Effective infrastructure and asset management supports the organisation's strategic objectives by ensuring that assets continue to provide safe, reliable, and fit-for-purpose services to the community.

This plan aligns with broader organisational objectives relating to service delivery, public safety, environmental management, financial sustainability, and regulatory compliance. It also supports evidence-based decision-making by linking asset information to service outcomes, risk exposure, and long-term budget requirements.

4. Asset Portfolio Overview

The organisation manages a diverse portfolio of infrastructure and community assets that support transport, access, recreation, public amenity, environmental health, and essential utility services.

The total Replacement Value of all asset classes is **\$201,435,495**.

The table below provides a summary of the asset classes covered by this plan. Asset quantities, replacement values, condition data, and performance measures will be updated when the Stormwater, Building and other Structures, Plant and Equipment Asset Management Plans are developed and improved information becomes available for all plans.

Asset Class	Assets Included	Indicative Quantity	Replacement Value
Transport	Sealed roads, unsealed roads, kerb and gutter, bridges, culverts, traffic infrastructure	948	\$117,732,529
Marine	Jetties, boat ramps, pontoons, wharves, breakwaters, seawalls, and associated structures	79	\$40,548,911
Stormwater	Sumps, Pits, Bores, Drains	To be Reviewed	\$1,846,893
Buildings and Other Structures	Buildings, halls, public amenities, recreation facilities, parks structures and related public assets	To be Reviewed	\$19,318,328
Community Wastewater Management	Pipes, pump stations, treatment assets, lagoons, storage, and CWMS infrastructure	425 plus 27.7km of pipes	\$18,114,747

Systems (CWMS)			
Plant and Equipment	Light Vehicles, Heavy Plant and Equipment, Office Equipment	To be Reviewed	\$3,874,087
Total Replacement Value			\$201,435,495

5. Levels of Service

Levels of service describe the outcomes that the organisation seeks to deliver through its asset base and provide the basis for assessing asset performance and funding needs.

Service levels generally reflect community expectations, legislative requirements, risk tolerance, and available resources.

Customer levels of service may include accessibility, reliability, safety, appearance, and response times, while technical levels of service may include condition standards, inspection frequency, intervention criteria, and compliance requirements.

6. Current State of Assets

Understanding the current state of the asset portfolio is essential for effective planning and prioritisation.

This includes the quantity, age, condition, utilisation, capacity, and performance of assets. The organisation should maintain asset registers, condition assessment data, and valuation records to support evidence-based decisions.

Where data is incomplete or inconsistent, improvement actions should be identified to progressively strengthen the reliability of asset management information.

7. Future Demand

Future demand for infrastructure and asset services may be influenced by population change, economic activity, tourism, climate impacts, regulatory expectations, technological change, and evolving community preferences.

These demand drivers can affect asset usage, performance standards, renewal timing, upgrade requirements, and future operating costs. Demand management strategies may include service review, asset rationalisation, improved maintenance practices, targeted upgrades, or the introduction of alternative service delivery approaches.

8. Lifecycle and Risk Management

Lifecycle management includes the activities required to plan, acquire, operate, maintain, renew, upgrade, and dispose of assets so that they continue to provide the required level of service at the lowest whole-of-life cost.

Risk management focuses on identifying and treating asset-related risks that may affect safety, service continuity, financial sustainability, environmental performance, or statutory compliance.

Key risks commonly include asset failure, deferred renewal, inadequate funding, severe weather impacts, environmental incidents, and gaps in asset data or planning capability.

9. Long-Term Financial Summary

Long-term financial planning is critical to ensuring that assets can be maintained and renewed in a sustainable manner.

The Kingston District Council forecasts maintenance/operating, renewal, and upgrade/new expenditure requirements over a ten-year period and compares these requirements with projected funding availability.

The table below is a Summary 10-year financial plan of all asset classes to the year 2035/36

The Council will require **\$80,960,000** to be spent on these functions over the next 10 years.

Summary 10 year Financial Plan

Asset Class	Maintenance \$'000	Renewal \$'000	Upgrade / New \$'000	Total \$'000
Transport	11,397	18,971	0	30,368
Marine	7,604	2,277	0	9,881
Stormwater	471	175	918	1,564
Building and Structures	1,111	1,555	74	2,740
Wastewater (CWMS)	2,582	1,928	25,000	29,510
Plant and Equipment	2,513	4,293	92	6,898
Total	25,677	29,199	26,084	80,960

Note to the Summary 10 Year Financial Plan

1. A variance to the CWMS Asset Management Plan adopted by Council is the addition of a new asset to be identified as the CWMS Extension at Rosetown/Wyomi/Pinks Beach.

The budgeted value of the new asset will be \$25,000,000.

2. A variance to the Buildings and Structures Infrastructure and Asset Plan 2025-26 to 2034-35 is the addition of a new asset to be identified as Dog Park.

The budgeted value of the new asset will be \$74,000.

3. **Indexation of completed Asset Management Plans:**

The completed CWMS, Transport and Marine Asset Management Plans include indexed renewal and maintenance costs over the ten-year period. These indexation assumptions were based on the RBA monetary policy forward forecasts available when the plans were developed in December 2025 and January 2026. As a result, variances may arise when compared with the Long Term Financial Plan (LTFP), which uses the current RBA monetary policy forecasts.

4. **Forecast values for plans under development:**

The Stormwater, Buildings and Structures, and Plant and Equipment forecast values are based on current RBA monetary policy forecasts. These values are reviewed in-house until full asset management plans are developed for each asset class.

10 Year Plan	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Transport	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total
Maintenance	\$895	\$946	\$995	\$1,046	\$1,100	\$1,157	\$1,217	\$1,280	\$1,346	\$1,415	\$11,397
Renewal	\$1,470	\$1,554	\$1,636	\$1,717	\$1,806	\$1,899	\$2,001	\$2,101	\$2,211	\$2,576	\$18,971
Total	\$2,365	\$2,500	\$2,631	\$2,763	\$2,906	\$3,056	\$3,218	\$3,381	\$3,557	\$3,991	\$30,368
Marine	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total
Maintenance	\$596	\$630	\$663	\$698	\$734	\$772	\$812	\$855	\$899	\$946	\$7,604
Renewal	\$0	\$199	\$209	\$220	\$231	\$243	\$255	\$269	\$283	\$368	\$2,277
Total	\$596	\$829	\$872	\$918	\$965	\$1,015	\$1,067	\$1,124	\$1,182	\$1,314	\$9,881
CWMS	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total
Maintenance	\$230	\$236	\$242	\$248	\$255	\$261	\$267	\$274	\$281	\$288	\$2,582
Renewal	\$53	\$54	\$160	\$1,205	\$0	\$0	\$150	\$0	\$85	\$221	\$1,928
New	\$25,000										\$25,000
Total	\$25,283	\$290	\$402	\$1,453	\$255	\$261	\$417	\$274	\$366	\$509	\$29,510
Stormwater	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total
Maintenance	\$35	\$40	\$41	\$43	\$49	\$50	\$51	\$53	\$54	\$55	\$471
Renewal	\$15	\$16	\$16	\$17	\$17	\$18	\$18	\$19	\$19	\$20	\$175
Upgrade		\$413			\$505						\$918
Total	\$50	\$469	\$57	\$60	\$571	\$68	\$69	\$72	\$73	\$75	\$1,564
Buildings & Other Structures	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total
Buildings - Maintenance	\$58	\$60	\$61	\$63	\$64	\$66	\$68	\$69	\$71	\$73	\$653
Other Structures - Maintenance	\$41	\$42	\$43	\$44	\$45	\$46	\$47	\$49	\$50	\$51	\$458
Buildings - Renewal	\$103	\$109	\$112	\$115	\$118	\$121	\$124	\$128	\$131	\$134	\$1,195
Other Structures - Renewal	\$31	\$33	\$34	\$35	\$36	\$37	\$37	\$38	\$39	\$40	\$360
New		\$74									\$74
Total	\$233	\$318	\$250	\$257	\$263	\$270	\$276	\$284	\$291	\$298	\$2,740
Plant & Equipment	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total
Maintenance	\$223	\$229	\$235	\$241	\$248	\$254	\$261	\$267	\$274	\$281	\$2,513
Renewal	\$172	\$1,245	\$360	\$124	\$409	\$60	\$1,163	\$362	\$130	\$268	\$4,293
New		\$44				\$48					\$92
Total	\$395	\$1,518	\$595	\$365	\$657	\$362	\$1,424	\$629	\$404	\$549	\$6,898
Totals	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total
Maintenance	\$2,078	\$2,182	\$2,280	\$2,383	\$2,495	\$2,606	\$2,723	\$2,846	\$2,975	\$3,110	\$25,677
Renewal	\$1,844	\$3,210	\$2,527	\$3,433	\$2,617	\$2,378	\$3,748	\$2,917	\$2,898	\$3,627	\$29,199
New	\$25,000	\$531	\$0	\$0	\$505	\$48	\$0	\$0	\$0	\$0	\$26,084
Total	\$28,922	\$5,923	\$4,807	\$5,816	\$5,617	\$5,032	\$6,471	\$5,763	\$5,873	\$6,737	\$80,960

New/Upgrade Projects over the life of the plan

Year	Project	\$'000
2026/27	CWMS Extension	\$25,000
2027/28	MacDonnell Street Storage (Stormwater)	\$413
2027/28	Dog Park	\$74
2027/28	Office Server	\$44
2030/31	Cooke Street Pump & Storage (Stormwater)	\$505
2031/32	Office Server	\$48

10. Asset Class Summaries

10.1 Transport Infrastructure

Asset Description: Consist of sealed roads, unsealed roads, kerb and gutter, footpaths, carparks, bridges, culverts, traffic infrastructure.

The road length in the Council region is a total of **718** kilometres made up of **142** kms of sealed roads and **576** kms of unsealed roads.

Asset Type	Replacement Value	Accumulated Depreciation	Written Down Value
Bridges	\$670,889	\$290,272	\$380,617
Carparks	\$814,799	\$163,021	\$651,778
Kerb	\$2,511,155	\$1,052,908	\$1,458,247
Medians	\$472,955	\$236,477	\$236,478
Pathways	\$6,832,406	\$2,377,474	\$4,454,932
Sealed – Formation	\$9,759,586	\$0	\$9,759,586
Sealed – Pavement	\$21,351,130	\$6,420,054	\$14,931,076
Sealed – Sub Base	\$19,876,810	\$865,369	\$19,008,424
Sealed – Surface	\$8,486,849	\$2,533,968	\$5,952,881
Unsealed - Formation	\$19,891,309	\$0	\$19,891,309
Unsealed - Pavement	\$27,064,641	\$12,834,728	\$14,229,913
Total	\$117,732,529	\$26,774,271	\$90,955,241

Condition

The condition rating of the asset types listed above is in the good (75% of asset remaining) to average (50% of asset remaining).

This information is based on the condition data project conducted in conjunction with the recently developed Transport Asset Management Plan.

Service Objectives: Provide smooth all-weather access, Access is available at all times, Road assets are safe, Kerbs and Medians are safe and maintained in condition appropriate for use, Sound, non-slippery pathways provided to enable safe travel throughout the district, Bridges are accessible during periods of moderate rainfall, Carparks can be safely used.

Key Risks: Environmental issues – heat, rain, budget funding shortfall.

Planned Response: Ensure compliance with asset condition ratings to maintain the condition of the asset.

10.2 Marine Infrastructure

Asset Description: Consists of Assets that have a purpose in a marine environment. The asset types in this asset plan are, Access Stairs, Block Wall, Boat Ramps, Breakwaters, Navigation (lights beacons etc), Pathways, Pontoons, Rock Walls, Seawalls.

The Marine Asset Management Plan was adopted by Council on the 21 July 2026; unit rates and useful life of assets were reviewed as part of this process and were used in these asset replacement values as at 1 July 2025.

Asset Type	Replacement Value	Accumulated Depreciation	Written Down Value
Access Stairs	\$345,120	\$172,560	\$172,560
Block Wall	\$16,193,814	\$8,096,907	\$8,096,907
Boat Ramp	\$1,101,722	\$461,934	\$639,788
Breakwater	\$17,291,617	\$10,753,797	\$6,537,820
Navigation	\$55,959	\$27,979	\$27,979
Pathway	\$1,436,942	\$718,471	\$718,471
Pontoon	\$2,812,609	\$1,406,305	\$1,406,305
Rock Wall	\$483,717	\$241,859	\$241,859
Seawall	\$827,411	\$206,853	\$206,558
Total	\$40,548,911	\$22,086,665	\$18,462,247

Service Objectives:

- Provide safe Marine Structures;
- Provide smooth all weather access;
- Access is available at all times.

Condition

- Assets are in good condition – no major renewals to 2045;
- Maintenance funding needs to be maintained at existing levels inflated over the 10 years to ensure asset sustainability.

Key Risks:

- Natural Disasters - ability to rebuild without grant funding;
- Pathways around marine assets – need to be maintained to reduce risk exposure.

Planned Response: Ensure compliance with condition rating data that provides renewal program for all the asset types.

10.3 Stormwater Infrastructure

Asset Description:

- Sump Bores
- Stormwater pits
- Stormwater drains and culverts

The total value of Stormwater assets recorded in the Asset Register as at 1 July 2025 is shown in the table below.

An Asset Management Plan for Stormwater will be developed in the next fiscal year.

Asset Type	Replacement Value	Accumulated Depreciation	Written Down Value
Sump Bores	\$827,362	\$281,497	\$545,866
Pits	\$501,776	\$180,113	\$321,663
Drains	\$517,755	\$169,713	\$348,041
Total	\$1,846,893	\$631,323	\$1,215,570

Service Objectives: Ensure storm water is effectively managed, and the community is protected from flooding.

Condition: Condition Ratings have not been determined by a full asset management plan yet. This will occur in the next fiscal year. The majority of the assets are underground and will require a full assessment of the drains by underground photographic inspection.

Key Risks: Ageing Infrastructure, Reduction in Budget Funding, Major Flooding.

Planned Response: Continue to maintain the assets and when the asset management plan and condition assessment is conducted, ensure compliance to the suggested renewals from the condition assessment.

10.4 Building and Other Structures Infrastructure

Asset Description:

- All Council Buildings (including amenities blocks, sheds, town hall etc);
- Open Space Structures (shelters, barbeques, seating, tables etc);
- Recreational (sport and play equipment);
- Other Structures (lighting, aviation).

An Asset Management Plan for Buildings and Structures will be developed in the next fiscal year.

Asset Values as at 1 July 2025.

Asset Type	Replacement Value	Accumulated Depreciation	Written Down Value
Buildings	\$16,179,094	\$9,513,341	\$6,665,753
Aviation	\$391,031	\$26,084	\$364,947
Furniture	\$249,573	\$167,530	\$82,043
Open Space	\$668,530	\$220,869	\$447,661
Structure	\$441,001	\$174,043	\$266,958
Miscellaneous	\$1,389,099	\$511,317	\$877,782
Total	\$19,318,328	\$10,613,184	\$8,705,144

Service Objectives: To maintain all the asset types in a good condition that meet community, technical, public health, environment and legislative requirements.

Key Risks: Budget funding not available. Environmental issues – rainfall, wind, heat that create damage to the Buildings/Structures;- equipment failure, compliance breaches, environmental and ageing assets.

Planned Response: Ensure maintenance is undertaken on a continuous basis, renewal of infrastructure occurs on a planned basis as directed by the Asset Management Plan when developed.

10.5 Community Wastewater Management System (CWMS)

The Asset Types are made up of a number of components and explained below;

Collection Pipes

Collection Nodes

- Property Connections
 - Gravity Mains
 - Rising Mains
- Flushing Points
Dump Points
Maintenance holes
Septic Tanks

Pump Stations

Pumps

Valves, pipes, fittings

Treatment Plant

Pumps, Valves, Fittings

Lagoons

Storage assets

Re-use Assets

Asset Type	Renewal Value	Accumulated Depreciation	Written Down Value
Irrigation	\$871,883	\$542,619	\$329,263
Pump Station	\$2,424,519	\$909,139	\$1,515,379
Sewer Main	\$12,025,625	\$4,043,375	\$7,982,250
Treatment Plant	\$2,792,719	\$1,020,991	\$1,771,727
	\$18,114,747	\$6,516,125	\$11,598,622

Service Objectives:

- CWMS pipes are clear are not causing blockages or leaks;
- CWMS above ground assets are in good and safe condition;
- No access for public to treatment plants, pump stations, or storage lagoons;
- Satisfactory response time to blockages, outages, and leaks;
- CWMS infrastructure suitable handle all inflows;
- CWMS infrastructure suitable to manage future growth projections;
- Efficiently use assets which will consume resources such as manpower, energy, and materials;
- Maintain assets in a suitable condition to meet original service potential in line with expected useful life.

Condition

Asset Type	Condition
Collection Pipes	Good
Collection Nodes	Good
Pump Stations	Good to Average
Treatment Plant	Average to Poor
Lagoons – Liners	Poor
Lagoons - Earthworks	Good
Irrigation	Average

Key Risks: Lack of Upgrade Funding, Cost Increases in Asset Maintenance and Renewal, Loss of Key Staff, Lack of Asset Data, Contamination of Recycled water, Environmental Impacts – Increase in rainfall, Damage to assets resulting from a significant natural event.

10.6 Plant and Equipment

Asset Description:

- Light Vehicles
- Heavy Plant and Equipment
- IT Systems

Plant and Equipment assets are recognised at cost. The total value of Plant and Equipment assets is recorded in the Asset Register as at the 1 July 2025.

An Asset Management Plan for Plant and Equipment will be developed in the next fiscal year.

Asset Type	Replacement Value	Accumulated Depreciation	Written Down Value
IT Systems	\$68,740	\$45,497	\$23,243
Fleet	\$3,651,334	\$1,221,491	\$2,429,843
Equipment	\$154,013	\$75,114	\$78,899
Total	\$3,874,087	\$1,342,102	\$2,531,985

Service Objectives: To provide modern, effective, efficient, and safe assets for employees to perform their work duties.

Condition: The Plant and Equipment Assets have not had a condition rating attached to each asset at this stage. Visual inspection of all assets assesses the assets in an average condition. A condition rating will be identified when the Plant and Equipment Asset Management Plan is developed.

Key Risks: Lack of Budget Funding, Equipment failure earlier than expected, Increased compliance issues

Planned Response: Comply with Budget planning for renewal.

11. Monitoring, Improvement and Review

This plan should be reviewed at least annually and updated when significant changes occur in service demand, condition data, asset valuations, risk exposure, or funding assumptions.

Ongoing improvement actions may include improving asset registers, refining condition assessment processes, enhancing lifecycle modelling, strengthening links to the long-term financial plan, and improving the quality of performance reporting.

Continuous improvement in asset information and planning maturity will support more reliable decision-making and better long-term outcomes for the community.

The three (3) developed Asset Management Plans include improvement programs and monitoring measures that should be implemented to support the continuous improvement of asset management data.