

HUME CITY COUNCIL

Asset Plan 2025



Hume
Proud



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Acknowledgement of Country

Hume City Council recognises the rich Aboriginal heritage within the municipality and acknowledges the Wurundjeri Woi-wurrung, including the existing family members of the Gunung-Willam-Balluk clan, as the Traditional Custodians of this land. Council embraces Aboriginal and Torres Strait Islander living cultures as a vital part of Australia's identity and recognises, celebrates and pays respect to Elders past and present.



HOMEBAVING &
LEARNING
CENTRE @ RY
CRAIGIEBURN

Context

Hume City (our city) is a key part of Melbourne's northern growth corridor and is home to one of Australia's fastest growing and most culturally diverse communities.

Located just 15 kilometres from Melbourne's city centre, our city is a contrasting mix of established post-war suburbs and new residential growth areas, significant industrial and commercial precincts, and expansive rural areas and parklands.

The geographical size and spatial layout of our city, combined with rapid growth, climate change and increasingly challenging economic climate, presents complex challenges for Hume City Council (Council) and our community.

To ensure Council best meet the diverse needs of our community and remains financially sustainable into the future, we take a strategic approach to how we plan and deliver our services. This ensures we manage our resources effectively and adapt to evolving community needs, in turn delivering maximum benefit to our community.

The **Hume Community Vision 2045**, developed through deliberative engagement, helps guide Council's strategic direction and planning by maintaining focus on what's important to our community.

The **Council Plan 2025-2029** set out our priorities and strategic objectives for the four-year council term and informs the prioritisation, allocation and management of our assets and resources. This ensures Council's work – including the services we deliver – advocacy and decisions align to the Community Vision.

This **Asset Plan** outlines how Council will strategically manage our assets and infrastructure and guides infrastructure investment decisions to support the delivery of services to meet the needs of our community.

The Purpose of the Asset Plan

Council is here to service the needs of our community, and we use assets to provide those services. This Asset Plan only applies to our larger assets, called infrastructure assets (referred to as ‘**assets**’ in this Plan). These assets fall into four main groups; buildings, drainage (stormwater assets), open space (park assets) and transport (roads, footpaths etc.).

The purpose of the Asset Plan is to:

- Demonstrate the responsible management of assets (and services provided from assets).
- Improve the transparency around asset value and performance.
- Better inform the community on the type of assets under Council management.
- Communicate the scale of infrastructure investment required to sustainably deliver affordable services for the community.
- Better align decisions around assets to community needs, service levels and standards, and financial sustainability.
- Communicate the matters considered in decisions on assets, including challenges for service levels, costs and risks.

The Asset Plan provides a summary of Council’s assets, their performance and actions required to achieve the strategic objectives outlined in the Council Plan.

This Asset Plan explains how these assets will be managed over the next 10 years, considering performance, costs and any risks to delivery of our services. We have also considered the trade-offs needed to maintain the assets that we already have, and plan for future ones.

The Approach

Council's goal in managing assets is to meet our community's needs in the most cost-effective manner.

This Asset Plan incorporates the asset management policy and strategy by taking a whole of asset lifecycle approach and forecasting the funds required to deliver the strategic objectives outlined in the Council Plan.

Future operating, maintenance, and asset renewal costs are based on sustaining services at their current levels. Meeting the demands of growth and changing circumstances are managed through the careful consideration of new projects and programs. This ensures services are provided at an affordable cost.

The primary focus is to ensure the ongoing provision of safe and fit for purpose infrastructure. This includes access to essential services, timely response to defects and failures, and ensures service interruptions are kept to a minimum.

The Assets and Services we provide

Hume Community Snapshot



278,200
People



91,500
Households



49%

Speak a language other than English at home, speaking over 155 languages.



40%

were born overseas, coming from 170 different countries.



More than 1 in 9
are 65 years or older



Almost 1 in 2
are involved in community or sporting groups

More than 1 in 4
aged under 18 years



44,000
Students

attending more than 60 primary and secondary schools



26,000
Businesses

employing 123,300 people

Council assets provide a wide range of services to meet community needs. These assets include:

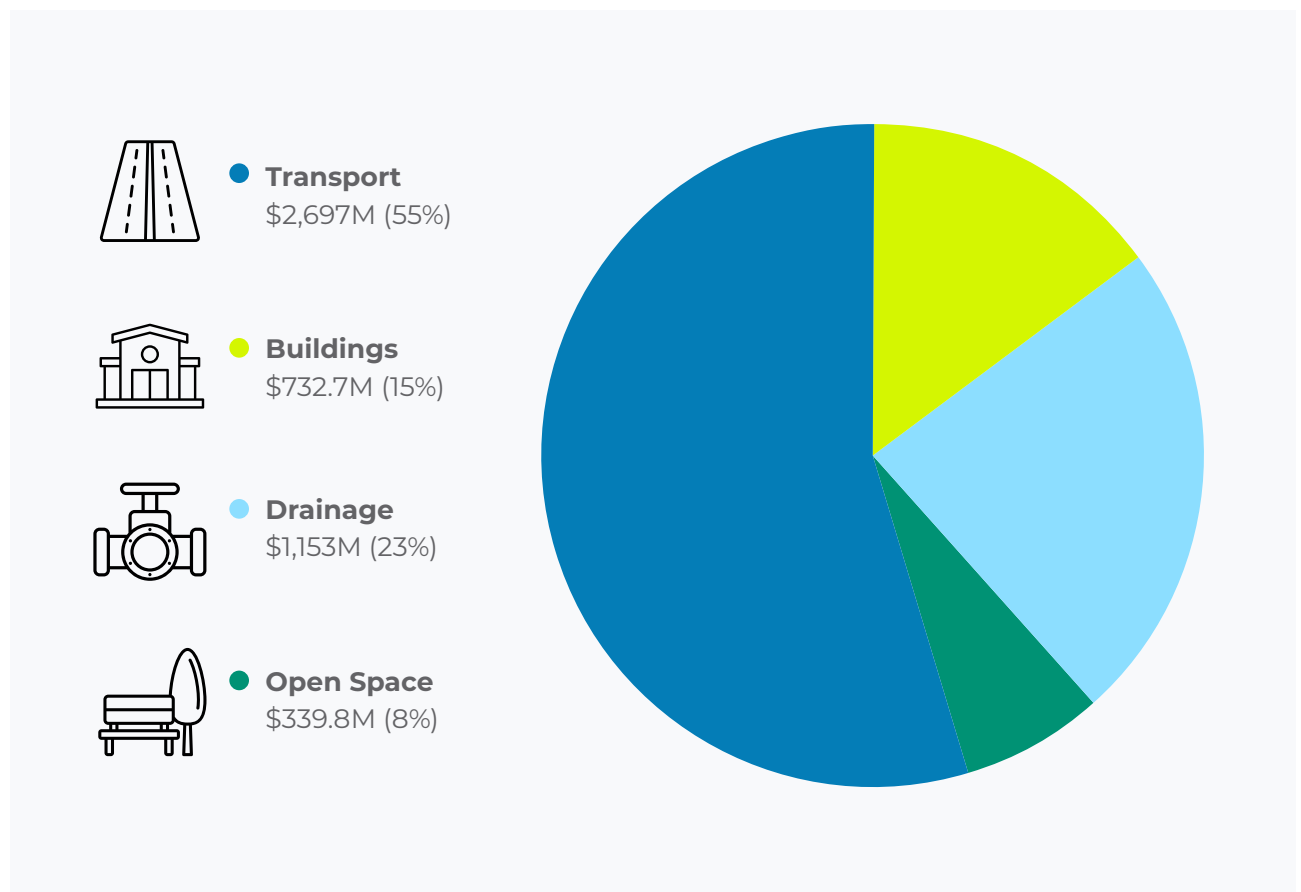
- Buildings including; community centres, libraries, sports pavilions and aquatic centres.
- Drainage assets including; 2,120km of stormwater pipes and 75,000 pits.
- Open space assets including; 55 sporting grounds, 260 playgrounds and play spaces and 430 square kilometres of visitable open space owned or managed by Council.
- Transport assets including; 1,530km of roads, 2,240km of pedestrian and cycle paths and 170 road and pedestrian bridges.

Council also provides:

- Stormwater treatment using gross pollutant traps, rain gardens, sediment ponds and wetlands.
- Outdoor recreation in the form of; dog parks, BBQs, picnic tables, exercise equipment, gardens and landscaping.
- Car parking, both off street parking and indented parking bays.
- Road safety through speed humps, roundabouts crash barriers and other traffic control devices.

The replacement value of these assets is estimated at \$4,923 million.

Replacement Value of Existing Assets



Infrastructure Asset Performance

The assets supporting our services are overall in good condition.

Condition of Existing Assets



Less than 1% of our assets are below desired performance levels.

The main infrastructure challenge anticipated in the short to medium term is the rapid increase in development, and associated growth in population and assets. The challenges to delivery of our services in the short to medium term are:

- The pressure placed on existing assets, which were never designed to cope with the amount of use they are currently getting. It is becoming increasingly difficult to maintain some of these assets to a satisfactory standard.
- Competing requirements to upgrade existing assets to cope with the new demand and building new assets to meet this demand. This is as much a financial challenge, as it is an engineering one. Not only do we need to decide which projects get funded each year, we also must consider the long term costs of operating and maintaining these assets well into the future.
- Although a lot of our assets are relatively new due to development, there are older parts of our city where major assets are reaching the end of life. These will need to be renewed in the coming years, adding an additional competing requirement and financial challenge.
- Revenue constraints due to rate capping. This is one of the reasons why we can't do all the things we would like to do.
- Cost shifting from other levels of government. Work that used to be done by government departments and agencies, now needs to be done by us. The cost of doing this work therefore also ours.

Future Demand

The main demand for new and/or altered services are created by future development and population growth. This growth is likely to continue at a similar pace for the next 10 years and beyond, and brings with it:

- Population growth and the need for existing services to accommodate additional people, including; parks, roads, and sporting facilities.
- New families and the need for additional maternal and child health and preschool facilities.

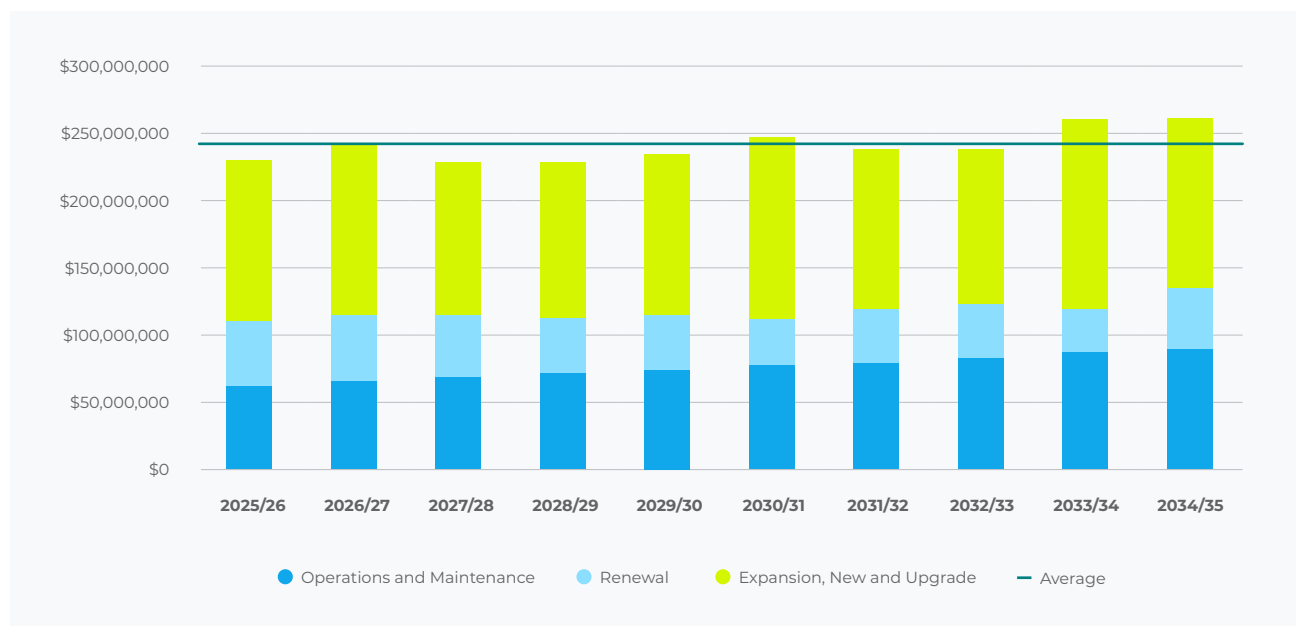
Future demands will be managed through a combination of managing existing assets, acquiring new ones and delivering services without making changes to assets.

What does it cost?

The forecast whole of asset lifecycle costs required over the next 10-years to deliver on the Council Plan strategic objectives is estimated to be \$2,435 million.

Maximising service delivery from our assets is our primary focus. Without timely maintenance and capital investment being undertaken when needed, a decline in service, increases in lifecycle costs and increasing risk is likely to occur.

Forecast Lifecycle Costs to deliver the strategic objectives



What we will do

Funding of \$2,435 million has been made available in Council's long-term financial plan (LTFP), which covers the cost to provide assets that deliver our services.

Engagement with our community ensures we focus on providing services in line with community needs and expectations. We will do this by:

- Ensuring efficiency through operating, maintaining, replacing, and upgrading of; building, drainage, open space and transport assets, to meet service levels set in annual budgets.
- Appropriate timing of new assets in growth areas, balancing needs with revenue from developer contributions.

What we cannot do

Our efforts over the next 10 years will be on maintaining existing assets and renewing those that have reached the end of their useful life. We will also create new assets to meet the demands of a growing population. In both cases, the intention is to have assets that can sustain services at their current levels. Although we always try to provide our services in a better way, we are not proposing to create new services or change the level at which services are delivered. If circumstances or priorities change, we have the flexibility to adjust our works programs at that time.



Managing the Risks

There are risks associated with providing any service and we have identified the major ones below. We will manage these risks within available funding limits.

- If not planned properly, population growth, can lead to future community infrastructure needs not being met and services not able to be delivered. We will manage this by assessing population growth, in particular when and where it will occur, the demographics of those communities and the services they will need. Then programming future new and upgraded assets to meet those service needs.
- If coordinated action on climate change adaptation is not undertaken, it could result in service failure due to assets unable to withstand the impacts of climate change. To manage this, we will assess future climate change impacts and include adaptations into future asset designs.
- If assets are not managed appropriately across their lifecycle, it could lead to impacts on service delivery and long term financial sustainability. We will address this by developing and implementing plans that guide decisions on how assets are managed through their lifecycle. This includes planning for future assets, building new assets, operating and maintaining existing assets, and renewal or disposal of old assets.

Subject to outcomes of the above it may still be necessary to spend more on managing assets to maintain services in future. This will be closely monitored over time and outcomes will be reported in future Asset Plan updates.

The Next Steps

The medium to long-term outlook suggests that priorities should remain focused on ensuring operations, maintenance and replacement of existing assets remain at sustainable levels whilst monitoring and responding to demand and growth challenges as they occur.

The actions resulting from this Asset Plan are:

- Plan for population growth.
- Assess future climate change impacts.
- Determine the service levels that various asset types are required to meet.
- Develop a rolling program for assessing the condition of our assets.
- Develop models to better predict when assets require renewal.

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Asset Plan
2025



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