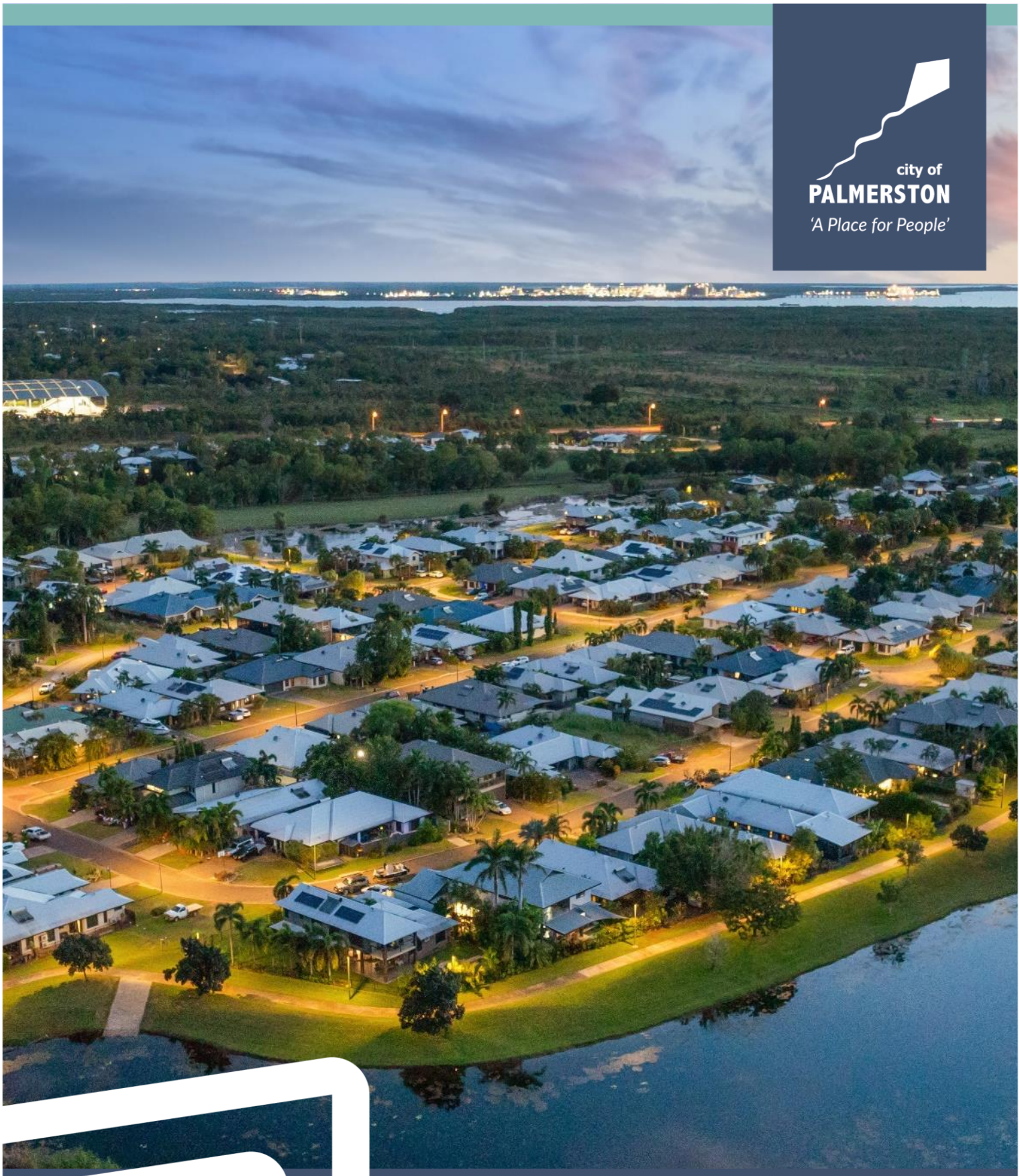


city of
PALMERSTON
'A Place for People'

ASSET MANAGEMENT PLAN
PUBLIC LIGHTING-2026

DOCUMENT CONTROL REGISTER

DOCUMENT CONTROL		ASSET MANAGEMENT PLAN			
Rev No.	**Date**	**Revision Details**	**Author**	**Reviewer**	**Approver**
1	August 2021	First Version - RMAC	CAM	DCGO, PM	DCGO
2	May 2026	Second Version – RMAC Re-branded	AML	ITAM	GMFG

This Plan shall be reviewed annually or amended when required when associated changes occur including:

- Annual budget changes result in a material impact to the plan, including the Long-Term Financial Plan.
- Finalisation of the 10-year capital works program.
- Changes to service levels.

Abbreviations:
AML – Asset Management lead
ITAM – IT & Assets Manager
GMFG – General Manager, Finance & Governance
CAM – City Assets Manager
DCGO – Director City Growth and Operations *(now General Manager Infrastructure)*
PM – Project Manager

1. EXECUTIVE SUMMARY

The purpose of the Plan

As the second largest and fastest growing city in the Northern Territory, the City of Palmerston (Council) has $829 million in assets under its management as of 30 June 2025.
Asset Management Plans aim to:

- Mitigate Council's Strategic Risk relating to long term sustainability
- Ensure consistent asset management across Council
- Identify asset management issues and scenarios that may impact upon Council's financial position
- Detail information about assets including actions required to provide an agreed level of service in the most cost-effective manner while outlining associated risks
- Define the services to be provided, how the services are provided and what funds are required to provide the services over a 10-year planning period
- Ensure assets are safe for use and the community receive value for money for their investment in community assets
- Provide detailed asset data and data analysis to inform Council's Long-Term Financial Plan (LTFP)

Summary Findings

As at 30 June 2025, Asset Sustainability Ratio for Public Lighting is 44.8% which indicates that City of Palmerston is replacing 44.8% of its existing asset base with capital renewals as the assets reach the end of their useful life. This indicates that our public lighting assets are in good condition and over the period of the LTFP this ratio is expected to increase. Council has an asset sustainability benchmark of 90% - 110%.

City of Palmerston's Public Lighting Assets Consumptions Ratios rate is 58%. A measure between 60% and 75% indicates that the assets are being maintained, renewed and replaced at a responsible rate.

1.2 Asset Description

This Asset Management Plan (Plan) covers the assets that combine to make up the public lighting infrastructure network across City of Palmerston. The public lighting asset class provides the community with a safe, secure and attractive visual environment for pedestrian and vehicular traffic at times of low natural light. In line with its Community Plan outcomes, City of Palmerston takes into consideration energy, economic, environmental, technical and fit for purpose asset components when planning its network.
This AM Plan covers City of Palmerston's public lighting network which includes street and open space lighting comprising of the following:

- Luminaires – 5324
- Columns (including outreach) – 5097
- Wiring (including overhead) – 168 km
- Footing – 5076
- Electrical Plant and Equipment - 16

1.3 Levels of Service

It is an objective of the City of Palmerston Community Plan that our infrastructure is fit for purpose. This requires that our infrastructure is maintained and managed through adaptive innovative approaches to meet multiple community uses and needs. Levels of service to achieve this include:

- Providing Public Lighting in quality condition with an improved asset management and data capture techniques
- Providing safe and compliant Public Lighting as per community expectations
- Provide regular upkeep and maintenance of Public Lighting utilising contemporary methods
- Manage the resources Public Lighting use in environmentally sustainable way

1.4 Future Demand

The main demands for new services and public lighting are created by:

- Community expectations on appropriate infrastructure, safety, sustainability, and service levels
- Economic demand due to increasing asset portfolio, economic pressures, asset age and CPI increases
- Increase in environmental awareness and considerations
- Population growth and new subdivisional activity, development of existing land and planning strategies

Changing demands will be managed through a combination of existing assets and providing new assets supported by non-asset solutions, such as insuring against risks and managing failures. Demand management planning activities occur on an ongoing basis and include:

- Continue to monitor and provide input into development controls and guidelines for the requirements of effective Public Lighting
- Monitor, assess and implement measures to meet increased demand for environmentally sustainable asset management
- Monitoring community feedback, trends and assess expectations against existing levels of service and available resources with consideration to budget

1.5 Managing Risk

Present funding levels based current data are seen to be adequate to control risks relating to these assets. To gain confidence in the risk management position of the assets, condition audits and inspection practices have been identified as requiring improvement.
The management of risk is facilitated by:

- Continual improvements in asset data capture, tracking, maintenance, and management
- Identify efficiencies in asset utilisation

1.6 Financial Summary

Gross Replacement Cost:	$54,620,000 (based on current replacement value)
Depreciable Amount:	$54,620,000 (based on actual purchase price at time of purchase, assets still within useful life)
Depreciated Replacement Cost[1]:	$31,719,000
Annual Average Asset Consumption:	$911,000 (annual depreciation)

The combined annualised depreciation for the assets included in the AMP is $911,000. Based on current useful life models, the annual depreciation for luminaires is $197,923.616 per annum.

[1] Also reported as Written Down Value, Carrying or Net Book Value.

The current combined allocation for Operating and Maintenance activities is $1,293,407 per annum. The LTFP anticipates expenditure totalling $3,537,600 over the 10-year period for renewals and upgrades.

Total projected funding for the 10-year planning period is $16,471,670 which is estimated to meet the realistic cost to operate, maintain, renew and upgrade public lighting at the present service levels.

1.7 Monitoring and Improvement Program

The next steps resulting from this asset management plan to improve asset management practices are:

- Increase data confidence through continuation of cyclic condition audits, contemporary inspection methods like satellite remote sensing (for leaning poles) and consistent and effective record management to ensure asset data is current and accurate
- Continue to develop and refine levels of service with clearly accepted levels identified in the organisation and monitor these against community expectation
- Improve asset management and data capture techniques through all stages of the asset life cycle to increase data confidence levels
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- Annual cyclic review of AM Plan to ensure the latest financial and condition data can be utilised within the plan
- Review Customer levels of service and monitor these against community expectation and Community Satisfaction Survey