

2026 Asset Management Plan



Acknowledgement of Country

We acknowledge all the aboriginal nations and their Elders whose lands lie within the Mount Barker district and respect their spiritual relationship with their Country, and also acknowledge and thank them for their custodianship of the lands and waters of the region.



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GMB Water



Introduction

GMB Water's Asset Management Plan (AMP) sets out how we will plan, operate, maintain, renew and improve the assets that deliver wastewater, recycled water and bore water essential services across the district.

As a wholly owned subsidiary of Mount Barker District Council, GMB Water services around 15,000 household and business customers through four schemes spanning Mount Barker, Littlehampton, Nairne, Brukunga, Echunga, Meadows and Macclesfield.

This AMP translates the asset management objectives established in the Strategic Asset Management Plan (SAMP) into lifecycle strategies, service levels, risk treatments, performance measures and funding requirements.

Scope

The scope of this AMP are assets used by GMB Water to deliver its services. Figure 1 shows a schematic overview of GMB Water's wastewater and recycled water assets.

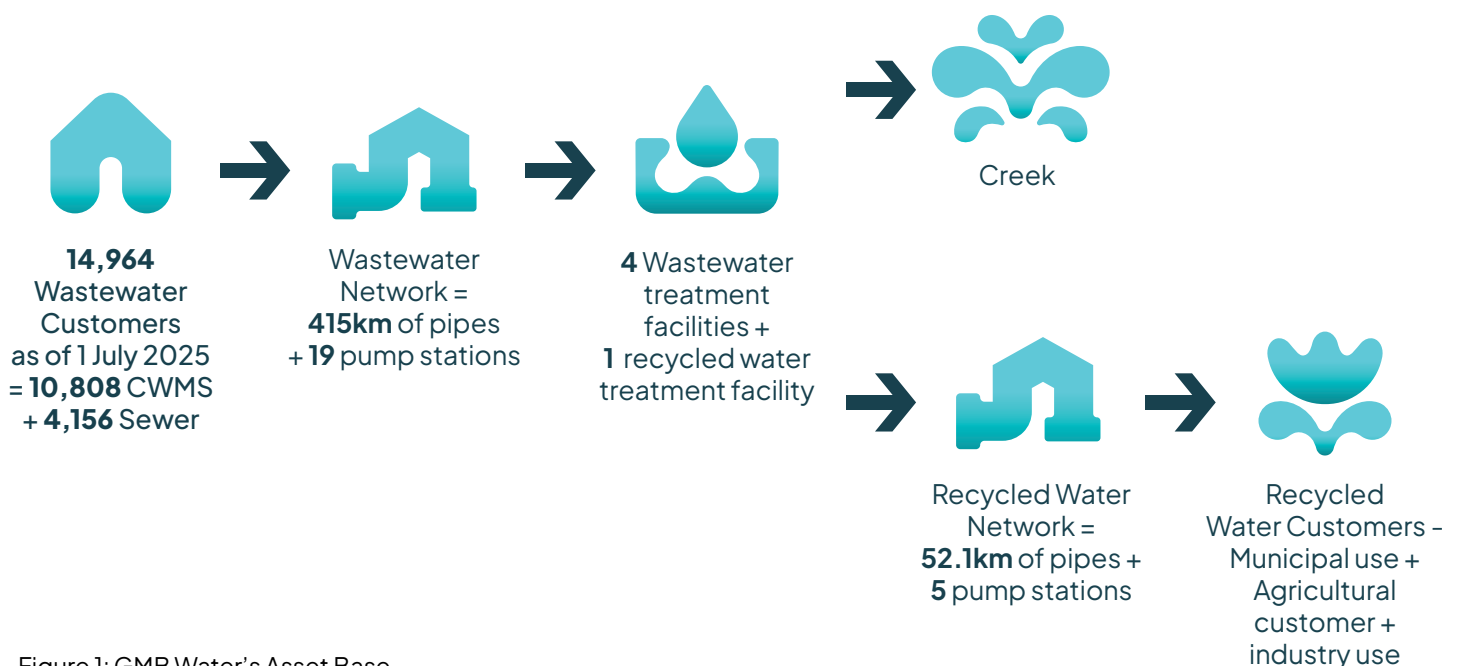


Figure 1: GMB Water's Asset Base

Purpose and Audience

This AMP provides a single reference for how GMB Water will meet levels of service for the lowest lifecycle cost while managing risk. The intended audience is the GMB Water Board and Audit and Risk Management Committee, Senior Management Team (SMT), the Mount Barker District Council (the Council), customers and regulators.

Alignment and Governance

The AMP implements the SAMP's asset management objectives and aligns with ISO 55001 requirements. Governance responsibilities are defined through the Board and the Chief Executive and include oversight of objectives, risk appetite and funding envelopes. Accountability for plan delivery is delegated to management through documented roles and responsibilities, policies, procedures and performance measures.

Levels of Service



Levels of Service

Levels of Service (LoS) describe the experience customers can expect from GMB Water and the performance we commit to delivering. In March 2025, GMB Water adopted updated LoS further placing the customer experience at the centre of our planning and day-to-day operations. These LoS guide decisions about maintenance, renewals and upgrades, and connect our organisational objectives to what matters on the ground for customers and the community.

GMB Water has three types of LoS:

- **Customer Levels of Service (CLOS):** These performance measures, or levels of service, measure how a customer receives or experiences the service provided.
- **Technical Levels of Service (TLOS):** These performance measures underpin GMB Water's investment planning and support the CLOS. They aim to minimise reductions in service reliability, quality and environmental impact.
- **Operational and Maintenance Performance Measures:** These performance measures relate to how we operate and maintain our assets, and support the TLOS. These performance measures are to be reviewed and aligned with CLOS and TLOS.



Customer Levels of Service

Table 1 below shows GMB Water's CLoS and their associated performance targets.

Customer Levels of Service	How We Measure It	Target
Total number of internal sewer overflows	Number of internal overflows (12-month rolling).	≤ 3
Total number of external sewer overflows	Number of external overflows (12-month rolling).	≤ 15
Customer satisfaction with service experience	Customer surveys.	≥ 85% satisfied
Compliance with environmental protection obligations	Compliance status; also track EPA reportable incidents.	Full compliance
Noise complaints associated with GMB Water's operations	Number of noise complaints (12-month rolling).	≤ 5
Odour complaints associated with wastewater assets	Number of odour complaints (12-month rolling).	≤ 5
Compliance with SA Health approvals and legislative requirements	Compliance status; also track reportable incidents to SA Health.	Full compliance

Table 1: GMB Water's CLoS

Technical Levels of Service

Table 2 shows GMB Water's TLoS and the CLoS they help deliver.

Customer Levels of Service	TLOS Statement (Measures)	Measure	Target
Sewerage – total number of internal overflows	Repeat customer (internal) wastewater overflows in a 2-year period.	Repeat failures over 2 years	≤1
	Number of internal overflows caused by sewer main chokes.	12-month rolling	≤2
	Number of internal overflows caused by connection chokes.	12-month rolling	≤1
Sewerage – total number of external overflows	Repeat customer (external) wastewater overflows in a 2-year period.	Repeat failures over 2 years	≤3
	Number of external overflows caused by sewer main chokes.	12-month rolling	≤6
	Number of external overflows caused by connection chokes.	12-month rolling	≤12
Customer satisfaction with service experience	Wastewater main breaks and chokes per 100 km/year.	12-month rolling	≤6
	Recycled Water mains breaks per year 100 km/year.	12-month rolling	≤12
	Bore water mains breaks per year 100 km/year.	12-month rolling	≤2
	Number of WW connection chokes.	12-month rolling	<15
	Number of customers experiencing 3 or more connection chokes in a 3-year period.	Addresses with multiple connection failures	<3

Customer Levels of Service	TLOS Statement (Measures)	Measure	Target
Compliance with environmental protection obligations	Type 1 environmental incidents at WWTP.	12-month rolling	≤1
	Wastewater network overflows, type 1 and 2 reportable incidents.	12-month rolling	≤15
	Total WWPS dry weather overflows, Type 1 and 2 reportable incidents.	12-month rolling	≤1
	Total WWPS wet weather overflows, Type 1 and 2 reportable incidents.	12-month rolling	<5
	Total wastewater overflows.	12-month rolling	<30
	Recycled water overflows, type 1 and 2 reportable incidents.	12-month rolling	<14
	Total RWPS overflows, Type 1 and 2 reportable incidents.	12-month rolling	<2
Noise complaints associated with our operations	Repeat customer (single address/ different day) noise complaints.	12-month rolling	<3
Odour complaints associated with wastewater assets	Repeat customer (single address/different day) odour complaints.	Over 12 months	<5
Compliance with environmental protection obligations	Number of reportable incidents to the EPA.	12-month rolling	<30
Compliance with SA Health approvals and legislative requirements	Number of reportable incidents to the DHW.	12-month rolling	<30

Table 2: GMB Water's TLoS

Operational and Maintenance Performance Measures

Operational and Maintenance Performance measures, which support the TLoS and ultimately the CLoS, will be reviewed and aligned with customer and technical levels of service in FY2026–27. Examples of these performance measures include critical spares availability, reactive to preventative maintenance ratio and time to attend and resolve a failure.



Levels of Service Performance

Table 3 shows how GMB Water is performing against its agreed TLoS and CLoS.

Levels of Service Type	Levels of Service	Target	Current Performance
Customer Levels of Service	Total number of internal sewer overflows (12-month rolling)	<3	0
	Total number of external sewer overflows (12-month rolling)	<15	11
	Customer satisfaction with service experience ¹	> 85% satisfied	41%
	Compliance with environmental protection obligations	100%	100%
	Noise complaints associated with GMB Water's operations (12-month rolling)	<5	0
	Odour complaints associated with wastewater assets (12-month rolling)	<5	0
	Compliance with SA Health approvals and legislative requirements	100%	100%
Technical Levels of Service	Number of internal overflows caused by sewer main chokes (12 month rolling)	<1	0
	Number of internal overflows caused by connection chokes (12-month rolling)	<2	0
	Repeat customer (external) wastewater overflows in a 2-year period (repeat failures over 2 years)	<1	2
	Number of external overflows caused by sewer main chokes (12-month rolling)	<6	4
	Number of external overflows caused by connection chokes (12-month rolling)	<8	8

Levels of Service Type	Levels of Service	Target	Current Performance
Technical Levels of Service	Wastewater main breaks and chokes per 100 km/year (12-months rolling)	<6	4.1
	Recycled water mains breaks per year 100 km/year (12-month rolling)	<12	3
	Bore water mains breaks per year 100 km/year (12-month rolling)	<2	1
	Number of WW connection chokes (12-month rolling)	<15	12
	Number of customers experiencing 3 or more connection chokes in a 3-year period (addresses with multiple connection failures)	<3	1
	Type 1 environmental incidents at WWTP (12-month rolling)	<1	1
	Wastewater network overflows, type 1 and 2 reportable incidents (12-month rolling)	<18	15
	Total WWPS dry weather overflows, Type 1 and 2 reportable incidents (12-month rolling)	<1	0
	Total WWPS wet weather overflows, Type 1 and 2 reportable incidents (12-month rolling)	<5	5
	Total wastewater overflows (12-month rolling)	<30	20
	Recycled water overflows, type 1 and 2 reportable incidents (12-month rolling)	<15	9
	Total RWPS overflows, Type 1 and 2 reportable incidents (12-month rolling)	<2	0
	Repeat customer (single address/ different day) noise complaints (12-month rolling)	<3	0
	Repeat customer (single address/different day) odour complaints (over 12 months)	<5	0
	Number of reportable incidents to the EPA (12-month rolling)	30	22
	Number of reportable incidents to the DHW (12-month rolling)	30	23

¹. Based on the customer survey result carried in November 2026, where 1.6% of customers participated.

Table 3: GMB Water's LoS Performance

Future Levels of Service Demand



Future Levels of Service Demand

GMB Water is committed to delivering a high standard of service to our customers, ensuring reliability, sustainability and responsiveness in an ever-changing landscape. Looking to the future, GMB Water's LoS will reflect current community needs and also anticipate emerging demands, regulatory changes and environmental considerations.

Drivers of Change

The future levels of service for GMB Water will be influenced by several key factors:

Population Growth and Urbanisation: As the Mount Barker region and surrounding townships continue to grow, GMB Water expects increased demand for wastewater and recycled water. The expansion of new residential areas and the rise in commercial and industrial developments is driving the need for robust infrastructure, maintenance programs and expanded service capacity. GMB Water is planning for this growth by ensuring its asset management strategies are aligned with expected population increases and corresponding service demands.

Climate Change and Sustainability: The evolving challenges of climate change will impact GMB Water's operations. Droughts, increased evaporation and shifts in rainfall patterns will demand flexible and sustainable management strategies. Future levels of service will emphasise the need for resilience in the face of these changes so GMB Water can meet customer demand under variable extreme environmental conditions.

Regulatory Changes and Industry Standards: As environmental protection standards and regulatory requirements evolve, particularly in wastewater treatment and water recycling, future levels of service will need to align with both local and national regulatory frameworks. GMB Water will proactively adapt to these changes ensuring full compliance while maintaining operational efficiency.

Customer Expectations and Technological Advancements: As customer expectations around service quality, reliability and environmental stewardship continue to rise, GMB Water will respond by adopting more advanced technologies, improving service transparency and implementing innovative solutions for real-time monitoring, leak detection, and interactive customer exchanges.

Anticipated Changes in Service Expectations

Based on these drivers, GMB Water anticipates the following developments in our future levels of service:

Expansion of Recycled Water Services: With increasing demand for sustainable water use, especially in primary production agricultural and landscaping sectors, to support the region's economic activities, GMB Water anticipates significant growth in the recycled water network. Future service expectations will focus on enhancing the availability of recycled water through the expansion of the recycled water network.

Increased System Reliability and Redundancy: Ensuring that wastewater, recycled water and bore water systems are resilient and capable of meeting peak demands is crucial as the region grows. This will be through master planning across all systems and schemes, ensuring GMB Water is well positioned for future growth.

Sustainability and Efficiency: GMB Water is committed to advancing the environmental sustainability of its operations by increasing the proportion of recycled water used, reducing operational energy use and improving the carbon footprint of its operations.

Customer-Centric Service Improvements: GMB Water will enhance customer engagement and responsiveness, through initiatives such as self-service via the GMB Water website. Future LoS will include more frequent updates to customers on service status and improved complaint resolution times. Greater emphasis will also be placed on proactive service notifications including, but not limited to, planned maintenance and potential disruptions.

Smart Infrastructure and Data-Driven Services: The future of asset management will rely heavily on data and technology. GMB Water will continue to increase its data reliability and look for opportunities to use smart sensors and predictive analytics to improve asset performance and decision making when suitable.

Continuous Review and Adaptation

The LoS will be reviewed regularly to ensure they remain aligned with community expectations, regulatory changes and the evolving challenges faced by GMB Water. This ongoing review process will ensure we are responsive to changing conditions. GMB Water will continuously engage its customers and stakeholders to gather feedback and ensure our LoS meet their evolving needs.

The drivers and anticipated changes outlined in this section have direct implications for how GMB Water manages its assets over their lifecycle. Population growth and urbanisation will require targeted capacity upgrades and network extensions. Climate change and sustainability goals will influence how we operate and renew our assets; including the selection of technologies and materials. Regulatory changes will shape compliance-driven renewals and upgrades while evolving customer expectations will inform priorities for reliability, responsiveness and recycled water services.

These factors are translated into practical programs in Section 5 which outlines GMB Water's operations and maintenance, renewal, growth/upgrade and disposal plans.

State of the Assets Information



State of the Assets Information

GMB Water owns and operates the largest local government-run wastewater and the second largest recycled water network in South Australia comprising wastewater collection, wastewater treatment, bore water supply and recycled water treatment and distribution. GMB Water provides these services through four schemes as outlined in the SAMP. This AMP covers all GMB Water owned and operated assets.

Asset Portfolio

Table 4 below details GMB Water’s Asset Portfolio as of 1 July 2025.

Facility	Asset Category	Dimension
Mount Barker WWTP and Network	Mount Barker Treatment Plant	1 treatment plant
	Laratinga Wetlands	16.7 ha wetland system
	Wastewater Network	12 pump stations 346 km gravity mains 19.6 km of rising mains 1,664 ML annual inflow (2023/24 and increasing annually)
	Nairne Lagoons	66 day retention lagoon system with design capacity for 1500 EP – Currently used as an emergency relief lagoon for the Hogan Road Pump Station
	Nairne sludge processing facility	42.5 ha of land

Facility	Asset Category	Dimension
Little Dublin Road Recycled Water Treatment Facility (LDRRWTF) and Distribution	Little Dublin Road Recycled Water Treatment Facility	1 treatment facility (including 120 ML dam)
	Storage and pumping	Gravity network storage tanks 4 pump stations 500 kL storage tank
	Recycled water pipes	43 km of pipe network
	Ground water (bore)	1 bore
Meadows WWTP and Recycled Water Network	Meadows WWTP	1 treatment plant 500 KL storage lagoon
	Wastewater network	2 pump stations 17 km gravity mains 1 km rising mains
	Recycled water network	8.6 km of recycled network and customer meters
	Bore water assets and network	2 bores with pumps and storage tanks Approx. 4 km of pipe network
Echunga Lagoons and Network	Echunga Lagoons	1 lagoon treatment system 26 ML treated water storage lagoon
	Wastewater network	1 pump station 8.2 km gravity mains 1.7 km rising mains
	Recycled water network	1 recycled water pump station <0.5 km of pipe network
Macclesfield Lagoons and Network	Macclesfield Lagoons	1 lagoon treatment system designed for total evaporation
	Network	2 pump stations 16.2 km gravity mains 4.3 km rising mains

Table 4: GMB Water's Asset Portfolio Breakdown

Construction History

Construction of wastewater assets in the Mount Barker region commenced in the 1960s to align with state-wide reforms that introduced septic tank effluent disposal schemes (STEDS), now known as Community Wastewater Management Schemes (CWMS), as a practical alternative to on-site septic systems for growing country towns.¹ At that time, Mount Barker was experiencing increased urban development, and the reliance on individual septic tanks was creating public health and environmental risks. In response, Council and state agencies began staged investment in collection networks, lagoons and associated infrastructure from the late 1960s and 1970s. This investment established the backbone of the current CWMS and wastewater treatment system which has since been progressively expanded and upgraded.

As shown in Table 4, GMB Water's asset base has expanded into a complex portfolio of linear pipe assets, inspection points, civil, mechanical and electrical assets since construction began in the 1960s. The following section outlines how linear assets, built over many decades, act as an indicator of the wastewater network's historical growth.

LINEAR ASSETS CONSTRUCTION HISTORY

Linear assets are the pipe networks that transfer wastewater and non-potable water to and from customers respectively. Figure 2 below shows the construction history of these linear assets by decade, together with the cumulative installed length currently recorded in GMB Water's asset data.

¹ Loipersberger, M 2010, The South Australian Approach to Rural Township Community Wastewater Management, HDS Australia Pty Ltd, Adelaide.

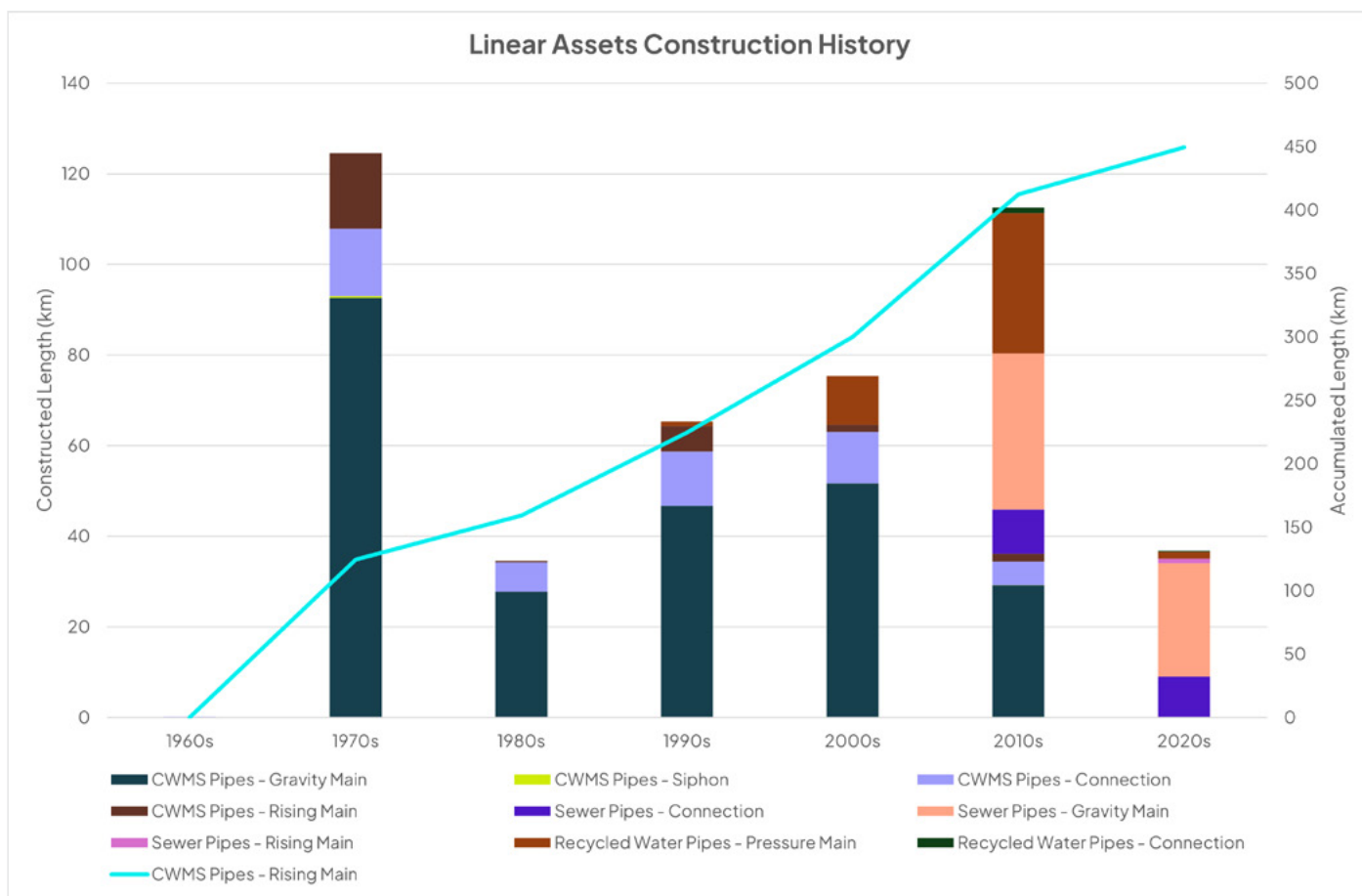


Figure 2: GMB Water's Linear Assets Construction History

Figure 2 shows substantive construction of linear assets in Mount Barker commenced in the 1970s. This construction was dominated by CWMS infrastructure; particularly gravity mains, connections and pressure/rising mains that underpinned the original scheme. Moderate growth continued through the 1980s and 1990s with incremental extensions to support township expansion. From the 2000s, the network diversified with the introduction of recycled water mains and reflected a strategic shift toward reuse and integrated water management. The 2010s show the most significant increase in total pipe length since construction began in the 1970s. This increase in the 2010s was driven by rapid urban growth and a transition from CWMS only solutions to conventional sewer connections and gravity mains as the preferred servicing approach. The cumulative length trend demonstrates a consistent upward trajectory and is evidence of sustained investment in linear infrastructure over time to meet growing demand and higher levels of service.

This construction history of linear pipe assets provides a reasonable indicator for the development of GMB Water's broader asset base. Growth in pipe networks has been accompanied by corresponding investment in pump stations, treatment lagoons and plants, electrical and control systems, storage and recycled water infrastructure required to operate and optimise the network. While specific asset classes differ in function and unit cost, the age and growth profile indicated by the pipe assets broadly reflects the staging, expansion and renewal needs of the overall wastewater, recycled water and bore water systems discussed in the following sections.

Asset Valuation

GMB Water’s assets were revalued in FY2024–25. Table 5 below shows the Written Down Value (WDV) and the replacement cost of GMB Water assets delineated by different asset classes.

Asset Class	WDV	Replacement Cost
Access Point	\$6,652	\$7,822
Linear	\$141,385	\$183,650
Electrical	\$1,863	\$3,869
Mechanical	\$1,756	\$5,578
Civil	\$14,549	\$25,321
Total	\$166,204	\$226,239

Table 5: GMB Water’s Asset Evaluation by Asset Class

Lifecycle Management



Lifecycle Management

GMB Water manages assets over the full lifecycle to deliver the agreed levels of service in a way that is safe, sustainable and financially responsible both now and into the future. This section brings together insights from previous sections of the AMP, current and future service demands (Section 3) and the state of the assets (Section 4) and translates them into practical lifecycle plans. These plans are aligned with the strategic directions set out in the SAMP and will be refined over time as asset information, condition data, master planning and demand forecasts improve.

In this section:

- **The Operations and Maintenance Plan** sets out the activities required to operate and maintain assets so they perform as intended and meet day-to-day service requirements.
- **The Renewal Plan** identifies when assets should be replaced or renewed to manage condition and performance risks and optimise whole-of-life cost.
- **The Growth / Upgrade Plan** responds to forecast demand and system constraints including growth-driven projects identified in the capital program and future system master plans.
- **The Disposal Plan** covers the planned retirement, decommissioning or rationalisation of assets no longer required.

The following subsections describe each of these plans in more detail including the assumptions, inputs and methods used to develop them.

Operations and Maintenance Plan

Operations and maintenance activities are the day-to-day tasks required to keep GMB Water's assets functioning safely and reliably, and to deliver customer and technical levels of service. Operations include routine activities to provide services such as process control, site inspections, monitoring and customer response. Maintenance includes all actions necessary to keep assets as close as practicable to their required service condition including routine preventative tasks and reactive repairs when components fail such as pump and sewer blockages, mechanical and structural repairs and condition assessments.

As outlined in the SAMP, GMB Water is at the early stages of asset management maturity. At this stage, the Operations and Maintenance Plan and associated budget have been developed using historical expenditure across six cost areas outlined in Table 6. As asset management practices mature and asset information improves over coming years, GMB Water will move towards a bottom-up, data-driven operations and maintenance plan based on system-level needs, historical costs, risk and future routine, preventative and proactive maintenance requirements.

For this AMP, it has been assumed that current levels of operations and maintenance expenditure are generally adequate to meet the required levels of service and achieve the objectives of the AMP. Where funding constraints result in lower levels of maintenance than required, the resulting service consequences and service risks will be identified and addressed including any deferred maintenance items that cannot be funded within this plan.

The development of the operations and maintenance forecast is based on a year-on-year growth rate of 3% for most cost categories. Table 6 and Figure 3 below shows projected operations and maintenance costs over the next 10 years and included indexation. The following escalation factors have been applied:

- Growth is applied to contractors/consultants, materials, energy, chemicals and other excluding full cost of attribution.
- Projected operations and maintenance costs exclude depreciation, cost of capital and finance costs.
- 'Other' expenditure includes internal charges including costs incurred through service level agreements with the Council as well as the full cost of attribution, accommodation, IT and telecommunications and plant hire (i.e. fleet).

Sub-Account	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36
Employee Costs	1,197	1,239	1,276	1,312	1,347	1,506	1,542	1,578	1,612	1,645
Material	300	300	300	300	300	300	300	300	300	300
Chemicals	695	695	695	695	695	695	695	695	695	695
Electricity	670	670	670	670	670	670	670	670	670	670
Contractual Services	1,262	1,262	1,262	1,262	1,262	1,287	1,287	1,287	1,287	1,287
Other Expenditure	345	345	345	345	345	345	345	345	345	345
TOTAL*	4,468	4,511	4,548	4,584	4,619	4,803	4,839	4,874	4,908	4,942

Table 6: GMB Water's Projected Operations and Maintenance Expenditure (\$ 000s)

*The total amount includes some ad hoc forecasted costs such as additional employees

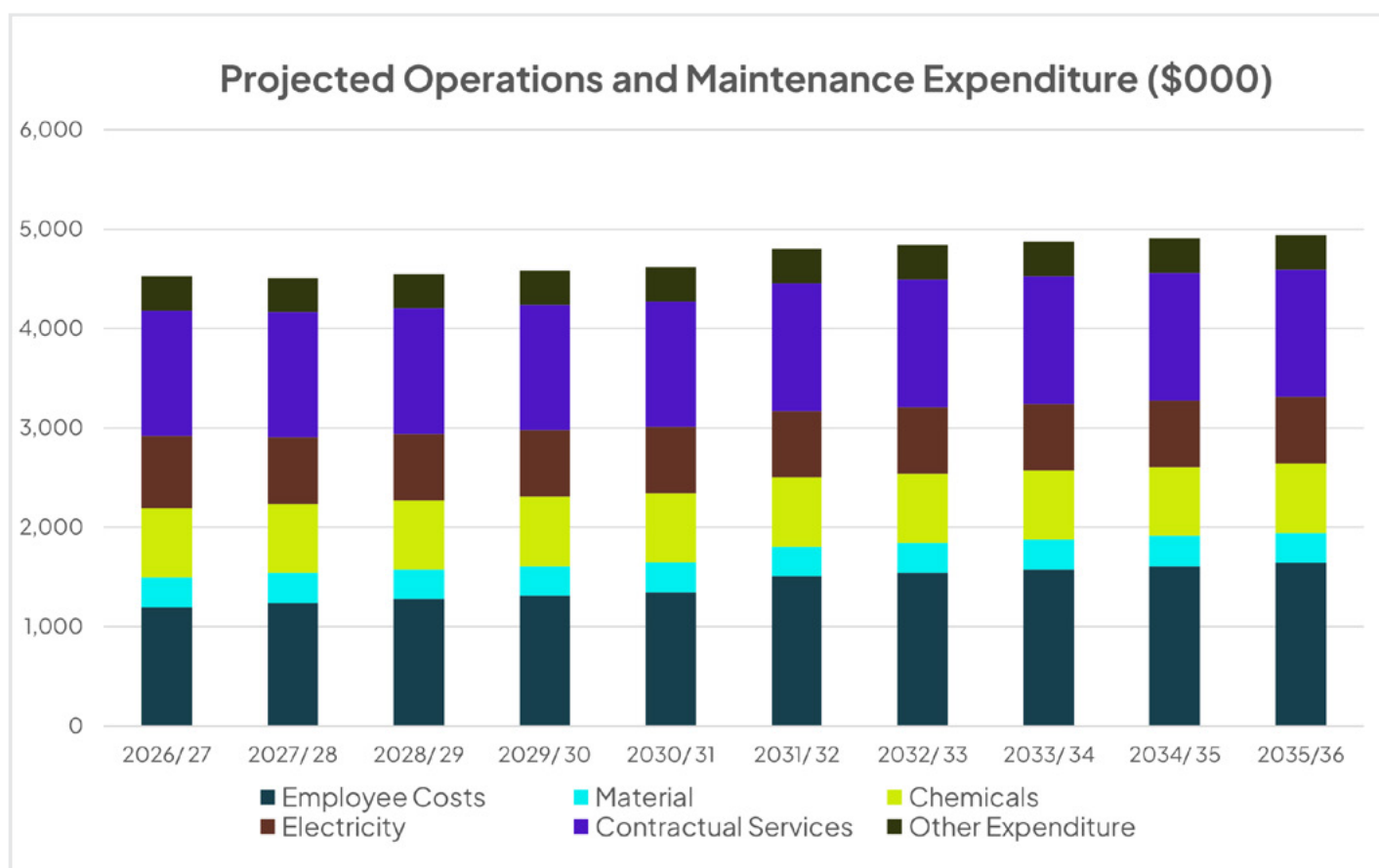


Figure 3: GMB Water's Projected Operations and Maintenance Expenditure

Renewal Plan

CONTEXT AND LONG TERM OUTLOOK

As outlined in the SAMP, GMB Water undertakes asset planning activities to maintain the reliability of our services by ensuring assets continue to perform as intended throughout their lifecycle. As discussed in Section 3, construction of the assets currently operated by GMB Water began in the 1970s and has continued across subsequent decades. Consequently, the majority of GMB Water's assets are at the early to mid-stages of their design lives.

Figure 4 shows the age range of linear assets currently recorded in GMB Water's asset database together with the accumulated length constructed from the 1950s onwards. The figure illustrates that GMB Water's linear assets are generally at relatively early stages of their design lives with only a small proportion (i.e. a few kilometres) currently in the 71 to 80-year age band. While most linear assets have a design life of around 100 years, this pattern of assets being at the earlier stages of their design lives is broadly consistent across other asset classes.

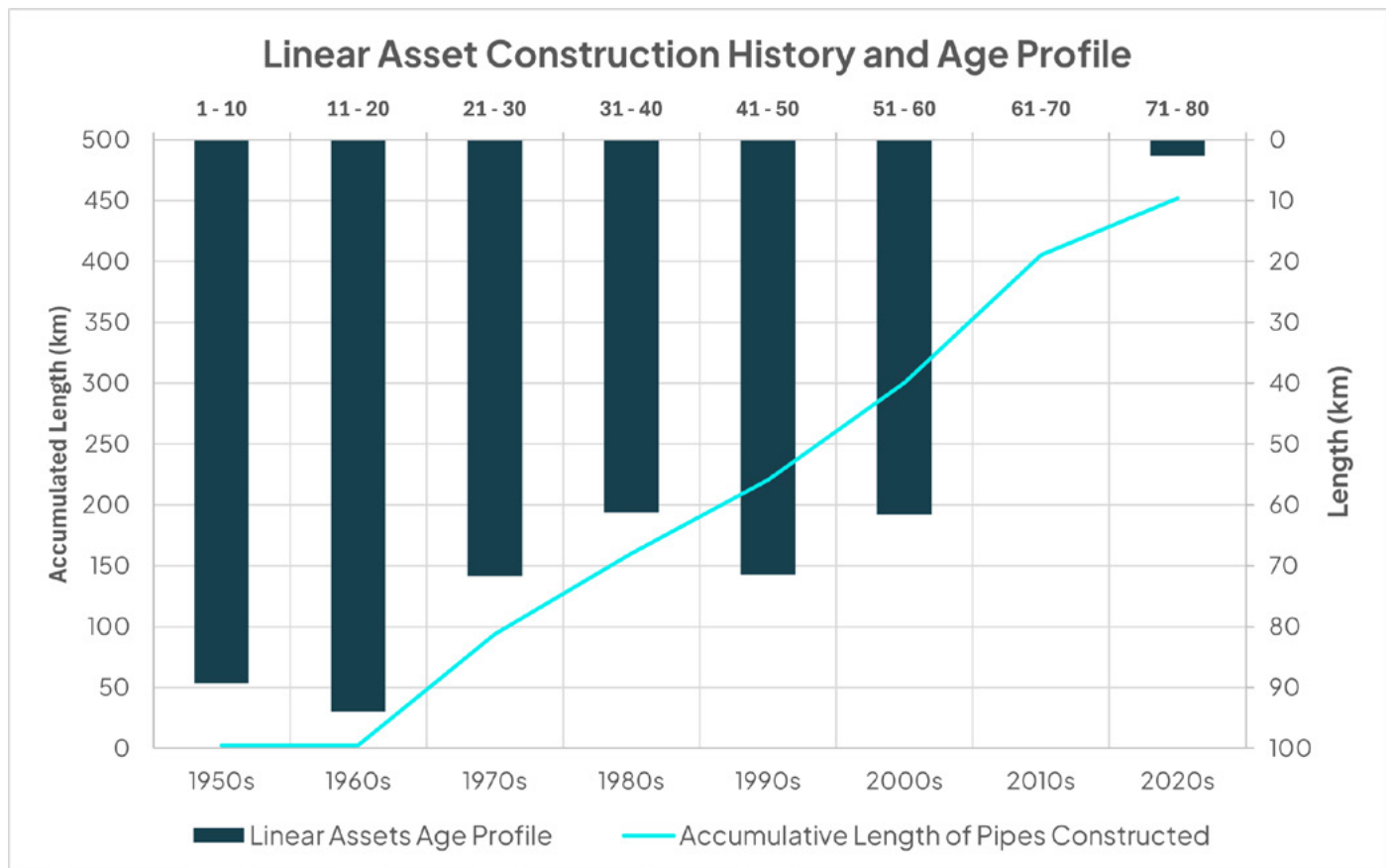


Figure 4: GMB Water's Linear Assets Age Profile

GMB Water's asset renewal program is currently driven predominantly by asset age data and condition assessment information where it is available. Figure 5 shows the length of linear assets forecast to reach the end of their design life (by decade) over the next 100 years. As shown, the length of linear assets reaching the end of their useful life is minimal until the 2060s. From 2070 onwards, however, the volume of assets requiring renewal increases significantly. This emerging renewal 'bulge' highlights the need for thorough long-term planning to progressively flatten the renewal curve and avoid sharp increases in renewal expenditure and associated price shocks for customers from around 2070 onwards.

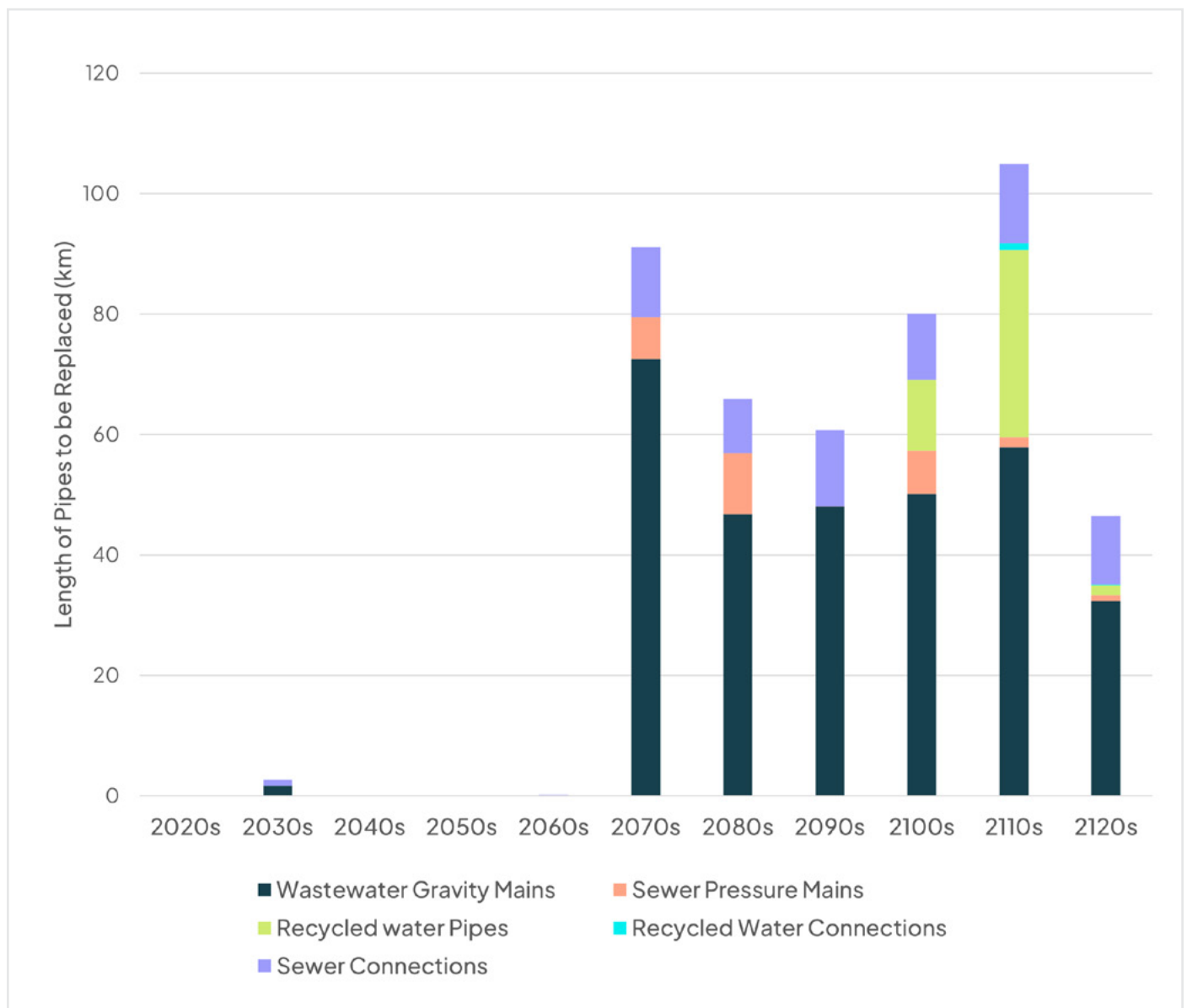


Figure 5: GMB Water's Linear Assets Age-Based Renewals By Decades

Figure 6 is the aged-based renewal forecast (by decade) for the entire GMB Water asset portfolio. This forecast paints a similar picture to Figure 5. The figures show the required renewal investment is minimal until the 2060s and increases significantly in the 2070s with another noticeable peak in the 2090s.

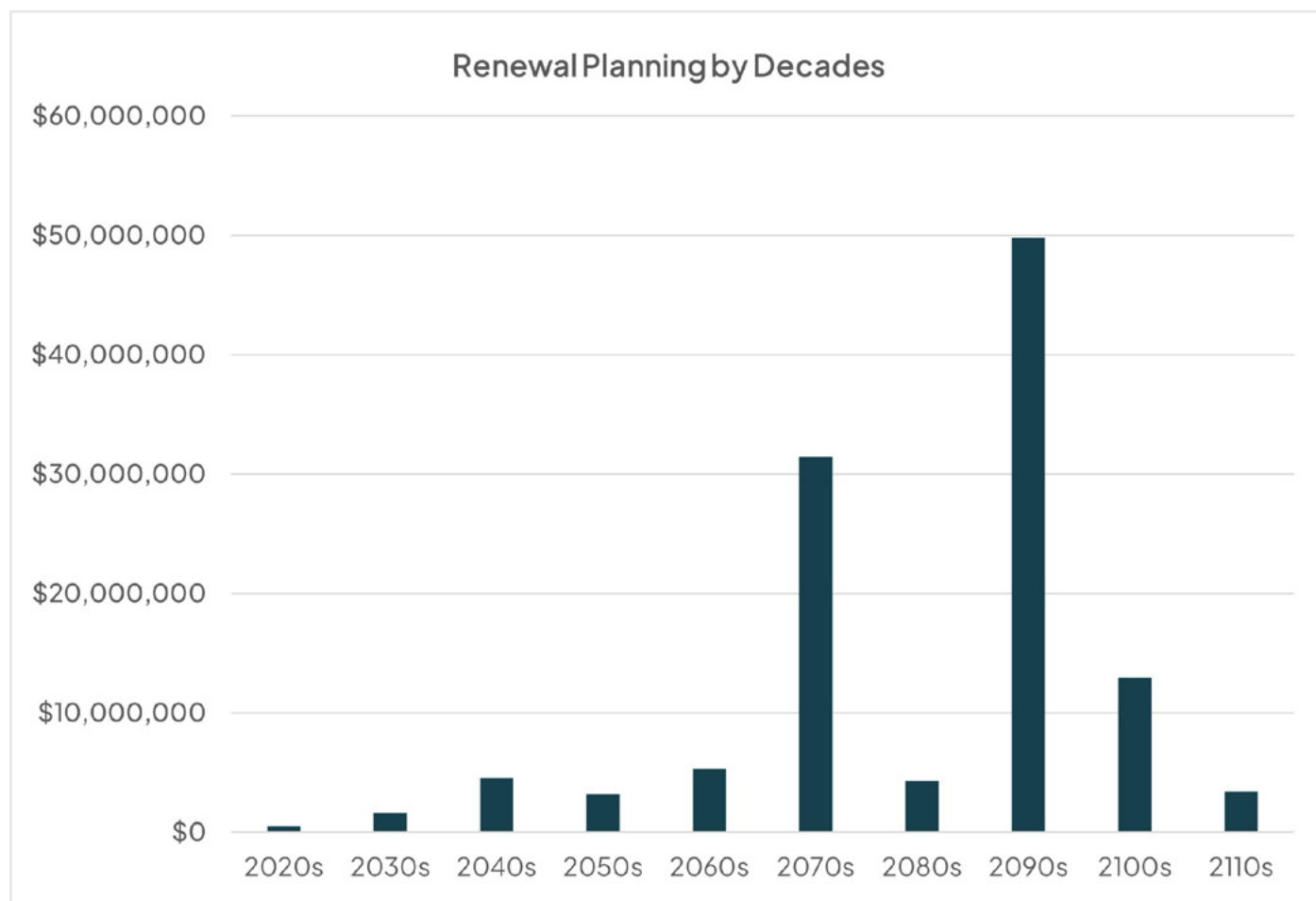


Figure 6: GMB Water's Asset Renewal Forecast By Decades

10-YEAR AGE-BASED RENEWAL PLAN

Table 7 and Figure 7 presents GMB Water's 10-year age based renewal plan by asset class. Overall, the investment required over the next decade is relatively modest when relying on asset age data alone. This shows most assets are still in the early to mid stages of their design lives.

Year	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36
Condition or Age Renewal	\$282,094	\$0	\$132,250	\$53,705	\$200,399	\$30,942	\$10,443	\$590,760	\$17,850	\$20,985

Table 7: GMB Water's 10-Year Aged Based Renewal Expenditure (\$)

As GMB Water improves its asset information, undertakes more condition assessments and refines its risk-based renewal modelling, future AMPs may identify additional or earlier renewal needs, particularly for critical assets, which could materially change the renewal profile shown in this figure.

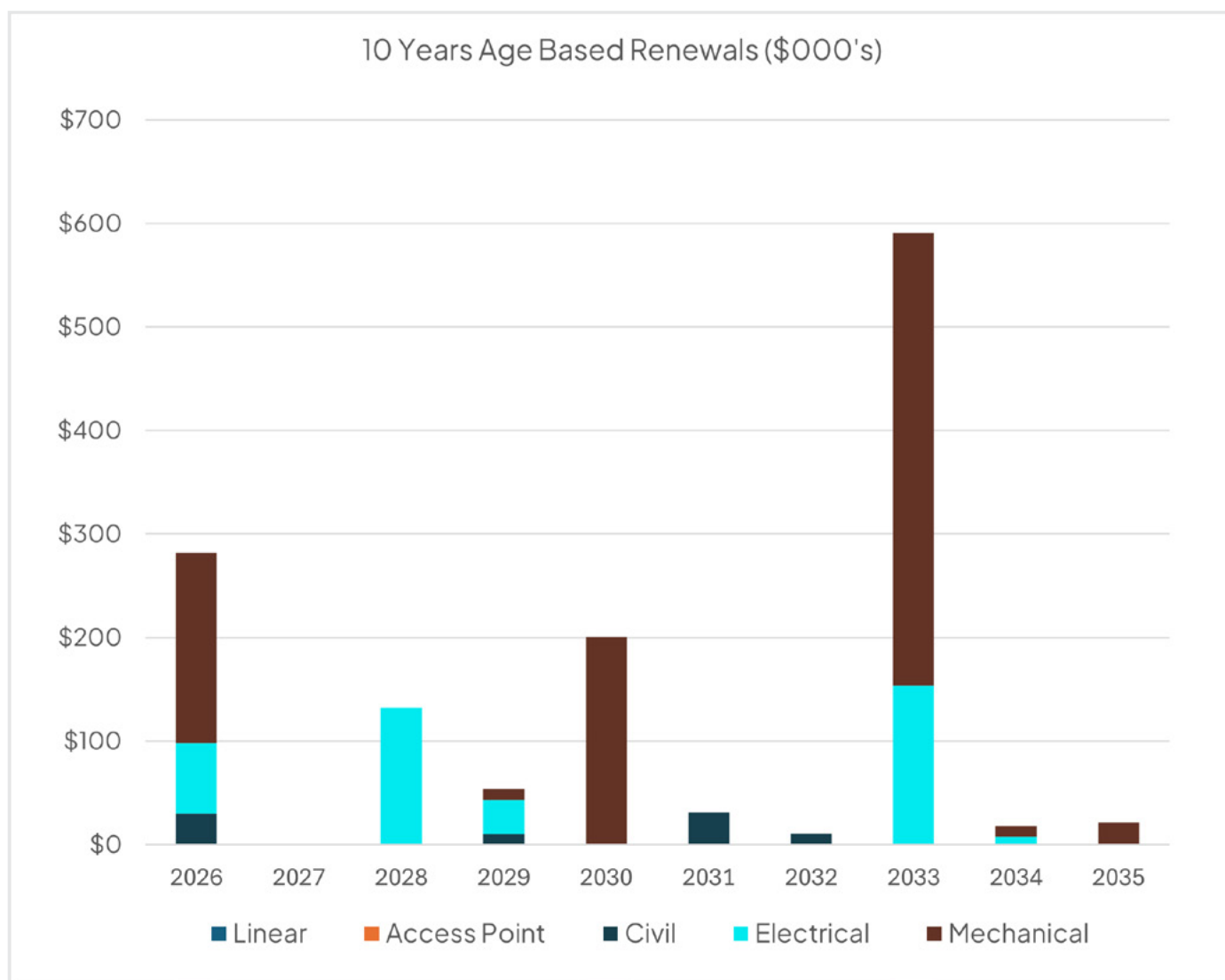


Figure 7: GMB Water's 10-Year Age-Based Renewals

10-YEAR CAPITAL RENEWAL PLAN

In addition to age-based triggers, renewal needs are also identified for assets that are observed to be performing sub-optimally. This includes assets with repeated failures, capacity or reliability issues, non-compliance with regulatory requirements or unacceptable operational risk (e.g. safety, environmental or service-interruption risk). These issues are typically raised through operational staff, incident reports and inspection, and then assessed to determine whether renewal is the most appropriate response.

In some cases, future growth is the catalyst for replacing an existing asset earlier or with a higher-capacity asset than would otherwise be required. Where this occurs, the cost of the new asset is conceptually separated into (1) a renewal portion which involves restoring or modernising the existing service capability, and (2) a growth portion which provides additional capacity or functionality. The renewal share of such projects is included in the renewal program with the balance treated as growth/upgrade expenditure. The Laratinga Water Recovery Plant and trunk mains are examples of these types of projects.

Because the renewal forecast includes both age/condition-based renewals and the renewal share of major upgrade and growth projects, the total renewal expenditure over the next 10 years is significantly higher than the pure age-based need and shows pronounced peaks in years when these larger projects are scheduled.

Table 8 below shows the renewal expenditure identified through the methods described in this section.

Year	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36
Capital Renewal Program	36,994	15,172	1,895	1,629	15	252	1,276	1,780	1,636	194

Table 8: GMB Water's 10-Year Capital Renewal Expenditure

TOTAL RENEWAL

Table 9 and Figure 8 below shows the total renewal forecast for the next 10 years.

Year	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36
Capital Renewal Program	36,994	15,172	1,895	1,629	15	252	1,276	1,780	1,636	194
Condition or Age Renewal	282	\$0	132	53	200	30	10	590	17	20
Total	37,276	15,172	2,027	1,683	215	283	1,287	2,370	1,653	215

Table 9: GMB Water's Projected Capital Renewal & Replacement Expenditure (excludes indexation) (\$ 000s)

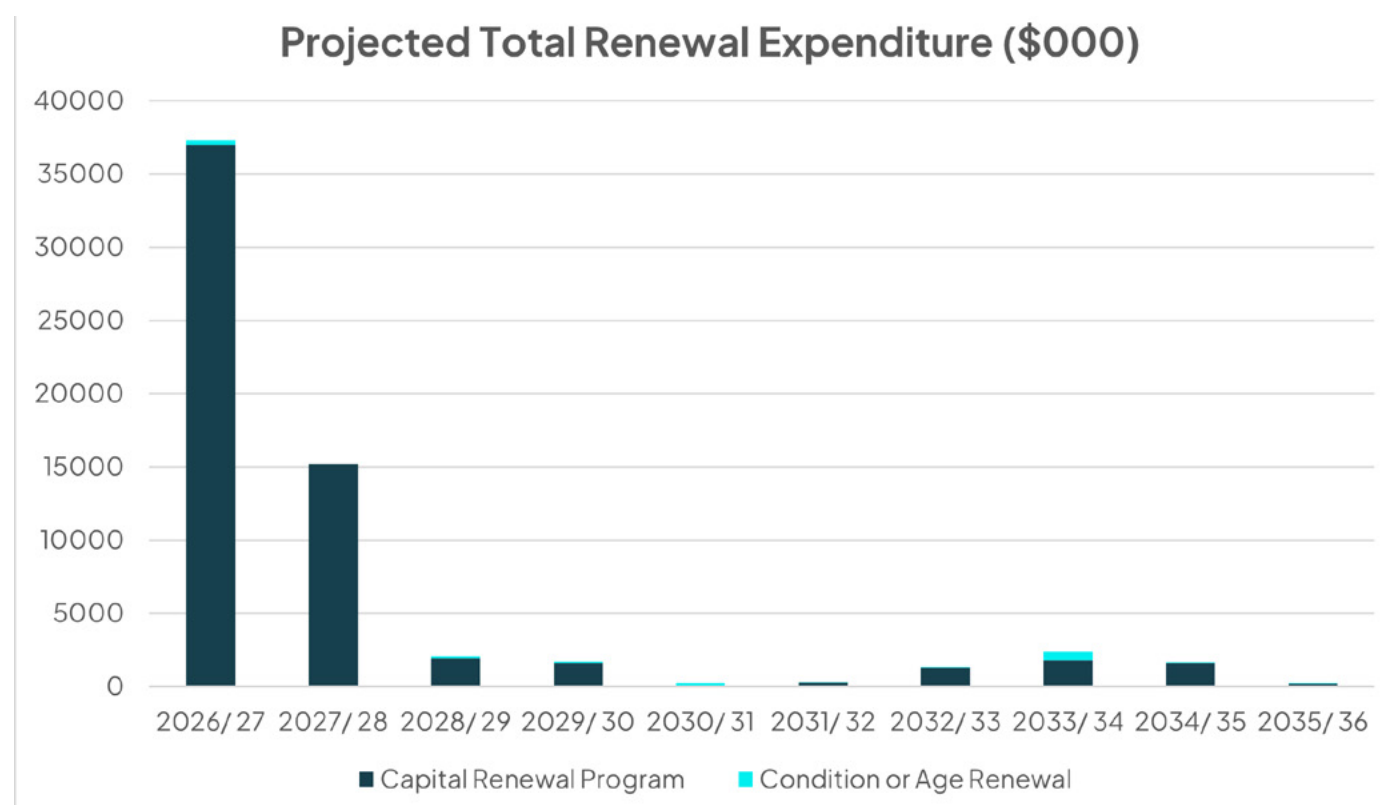


Figure 8: GMB Water's Projected Capital Renewal and Replacement Expenditure

Growth Plan

As outlined in the SAMP, GMB Water undertakes system planning across its four wastewater recycled water schemes to ensure prepared to meet the evolving needs of stakeholders and to respond to changes in operating conditions driven by growth. System planning activities including master planning, stakeholder engagement, financial planning and integration with asset planning provide the strategic context for growth investment.

This Growth Plan translates that strategic intent into a program of works for this AMP. It sets out how GMB Water will provide additional capacity and functionality to support regional growth while maintaining required levels of service.

PURPOSE AND DEFINITION

Growth and upgrade projects are those that:

- create new assets where none previously existed; or
- upgrade or expand existing assets beyond their originally intended capacity or service level to meet forecast demand, future levels of service (Section 3) and regulatory or environmental requirements.

Growth therefore acts as a catalyst for investment ensuring GMB Water can continue to meet our customer and technical levels of service while supporting the development of the Mount Barker region and surrounding townships in a financially sustainable way.

HOW GROWTH NEEDS ARE IDENTIFIED

Growth needs are primarily identified through system planning and master planning activities consistent with the SAMP. Key inputs include:

- **Population projections and land use planning in the region** including the timing and location of new development fronts.
- **Future levels of service and drivers of change** described in Section 3 such as increased demand for recycled water, higher expectations for reliability and resilience and evolving regulatory and environmental requirements.
- **Network and system capacity assessments** which identify where existing assets won't provide sufficient capacity or performance under projected future loads.
- **Stakeholder and customer engagement** which helps to clarify priorities and shape financially sustainable investment pathways.
- **Integration with asset planning activities** to identify opportunities to coordinate growth projects with renewals and other planned works for efficiency.

In future, GMB Water's system master plans will be the primary mechanism for identifying and staging growth and upgrade works across all schemes. While these master plans are still being finalised, this AMP incorporates the current growth-driven projects and programs in the capital program as well as known system constraints that require augmentation within the 10-year planning horizon.

RELATIONSHIP WITH RENEWAL AND THE CAPITAL PROGRAM

As described in the Renewal Plan, growth can be the trigger for replacing an existing asset earlier, or with a higher-capacity asset, than would otherwise be required. In such cases, the cost of the new asset is conceptually separated into renewal and growth portions.

The renewal portion is included in the Renewal Plan while the growth portion is allocated to this Growth Plan.

10-YEAR GROWTH PLAN

The 10-Year Growth Plan in this AMP has been developed by:

1. identifying growth-driven projects and programs from the current capital program and system planning work to date;
2. allocating costs between renewal and growth where projects deliver both outcomes; and
3. phasing projects over the 10-year period based on development timing, system capacity triggers, delivery dependencies and funding availability.

The resulting 10-year investment plan to service growth is summarised in Table 10 and Figure 9. They present projected growth and upgrade expenditure by year and by major asset class or scheme.

Year	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36
Growth Programs	43,115	15,820	2,988	1,564	1,938	1,325	1,325	2,735	7,233	7,413

Table 10: GMB Water's Projected Growth Programs Expenditure (excludes indexation)

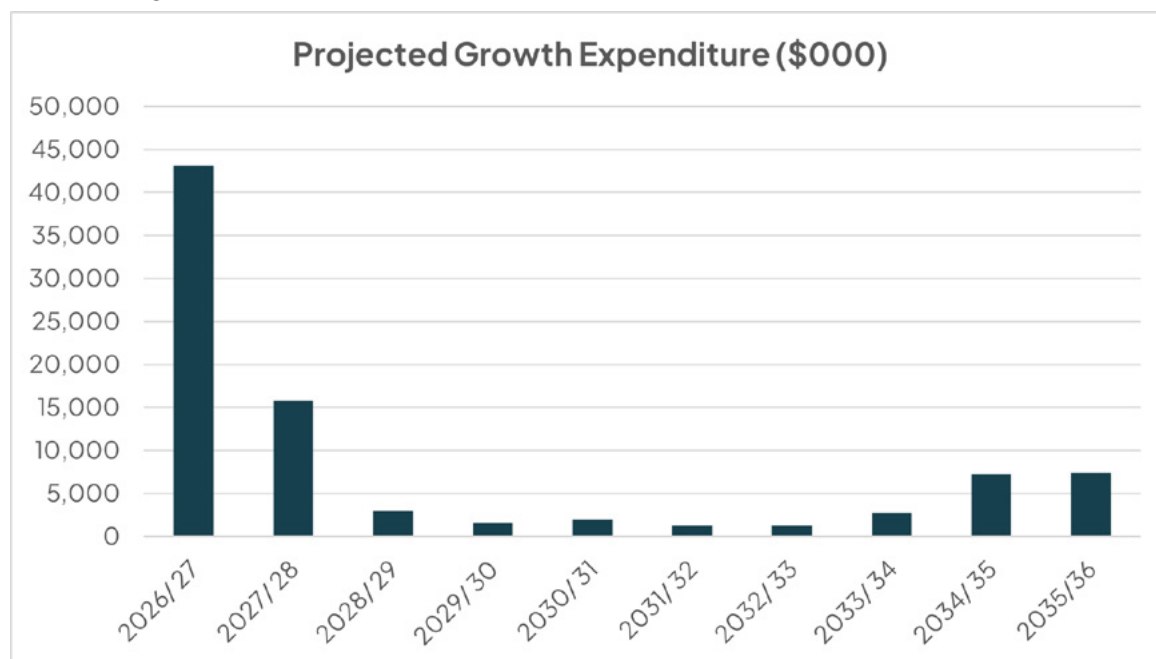


Figure 9: GMB Water's Projected Growth Programs Expenditure

FUTURE REFINEMENT

As system masterplans are completed and more detailed capacity and staging studies are undertaken, GMB Water will refine the timing, scope and cost of projects to service growth.

Future versions of this AMP are expected to:

- strengthen the link between investments to service growth, population projections and levels of service;
- provide clearer staging of major system augmentations; and
- improve integration between growth, renewal and operations and maintenance planning.

This continuous improvement will ensure that investment to service growth remain aligned with the strategic directions set in the SAMP and with GMB Water's long-term financial sustainability.

Disposal Plan

As outlined in the SAMP, GMB Water aims to manage our assets over their full lifecycle through timely and well-planned retirement, decommissioning or reconfiguration of assets that are no longer required. At present, disposal activities largely occur on an ad hoc basis; typically when assets reach the end of their useful life or as part of capital projects where assets are replaced, upgraded or made redundant. Table 11 shows the disposal expenditure forecast.

Year	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36
Disposal Expenditure	677,701	285,161	285,161	876,233	638,856	619,124	779,957	750,675	751,839	751,839

Table 11: GMB Water's Projected Disposal Expenditure (\$)

Over time, GMB Water intends to formalise these activities into a structured Disposal Plan that sets out clear criteria and processes for identifying, assessing and managing assets for disposal. This will include assets that:

- are permanently not required;
- are replaced or bypassed as part of renewal or growth projects;
- present an unacceptable level of safety, environmental or compliance risk if retained; or
- are more costly to operate and maintain than the benefits they provide.

Disposal decisions will be supported by operational and asset planning reviews to confirm the assets are no longer required, assess alternative options such as repurposing or partial decommissioning and estimate the costs, savings and potential revenues associated with disposal. These costs and benefits will be incorporated into GMB Water's Long-Term Financial Plan (LTFP).

Financial Planning



Financial Planning

This Asset Management Plan brings together the projected operations, maintenance, renewal, growth and disposal expenditure required to deliver the agreed levels of service over the next 10 years. These projections, shown in Table 10, provide key inputs to GMB Water's 10-year financial planning and the Long-Term Financial Plan supporting the delivery of required services in a financially sustainable manner.

Based on the lifecycle plans outlined in Section 5, the estimated operations, maintenance and capital renewal and growth expenditure over the 10-year planning period totals \$199.6 million; an average of approximately \$19.9 million per year. This represents the core cost of sustaining existing services at the required service levels while catering to future growth. Growth and upgrade investments and disposal costs associated with major projects are also forecast and are presented alongside operations, maintenance and renewal data in Table 12.

Year	Operations and Maintenance (\$k)	Renewal Programs (\$k)	Growth Program (\$k)	Disposals (\$k)
2026/27	4,744	37,276	43,115	678
2027/28	4,805	15,172	15,820	285
2028/29	4,857	2,027	2,988	285
2029/30	4,907	1,683	1,564	876
2030/31	4,956	215	1,938	639
2031/32	5,155	283	1,325	619
2032/33	5,205	1,287	1,325	780
2033/34	5,253	2,370	2,735	751
2034/35	5,300	1,653	7,233	752
2035/36	5,345	215	7,413	752
Total	50,526	62,182	85,455	6.4

Table 12: GMB Water's Projected Expenditures for Long-Term Financial Plan (\$000s) (excl escalation).

Key Assumptions Made in Financial Forecasts

Table 13 below outlines the key assumptions made for the financial forecasts detailed in the previous sections.

Key Assumptions	Risks of Change to Assumptions
Installation dates in the asset register are accurate	Incorrect installation dates may lead to assets being replaced sooner or later than required and may skew asset condition data.
Replacement value in the asset register are accurate	Replacement value may change i.e. inflation, CPI and procurement cost only.
Useful life dates in the asset register are accurate	Incorrect useful life dates may lead to assets being replaced sooner or later than required.
Financial escalation is based on forecast indexation of between 2% and 3%. The growth rates for labour is assumed to be CPI. Growth rates assumed to be between 2.9% to 4%.	Increased inflation may mean that actual costs grow faster than forecast budgets. Alternatively, cost savings may be achieved if inflation is less than assumed.
Renewal Plan does not include cost for future acquisition, renewal and replacement of new assets	New assets may have acquisition, renewal and replacement expenditure. New assets may have operations and maintenance expenditure (i.e. energy usage, chemicals etc.) greater than estimated.
Capital expenditure only includes the programs already in place	New CAPEX programs may be implemented before 2064.
Capital expenditure programs have been priced accurately	CAPEX program valuations have been developed by GMB Water taking a different set of assumptions into account.

Table 13: GMB Water's Key Assumptions Made in Financial Forecasts



Improvements to this AMP

Improvement to this AMP

As explained in this AMP and the SAMP, GMB Water has many improvement opportunities to further enhance how it manages its assets to continue delivering desired customer outcomes. These improvements, which have been categorised by activities that inform this AMP, are outlined in Table 14 below.

Activity	Improvement	Description
Asset Planning	Increased condition assessment	Develop and implement a structured condition assessment program (i.e. visual, CCTV and other techniques) prioritising critical assets as per GMB Water's Asset Criticality Procedure to better inform risk-based renewals and progressively flatten the long-term renewal curve.
	Assigning asset criticalities	Complete assignment of asset criticalities across the portfolio as per GMB Water's Asset Criticality Procedure. Embed criticality ratings into planning activities (i.e. condition assessment scheduling, maintenance strategies, spares, renewals and risk treatment) consistent with the Integrated Planning Approach in the SAMP.
	Asset class level AMPs	Develop separate, asset-class level AMPs (e.g. linear, civil, mechanical, electrical and access points) as outlined in Section 4.2 to provide more specific lifecycle strategies, renewal profiles and risk treatments for each class aligned with the SAMP.
	Risk-based renewal modelling	Enhance renewal planning by progressively shifting from age-only renewals to risk-based renewal modelling that combines condition, performance, criticality and failure history so future AMPs can refine renewal timing.
Growth Planning	Hydraulic models and growth planning	Finalise hydraulic models for all four wastewater schemes and use them to complete system masterplans that optimise 30-year investment to address growth, capacity constraints and performance risks.
	Climate change planning	Undertake climate change planning to identify vulnerable assets, quantify climate-related risks (e.g. wet-weather overflows, odour and drought). Define adaptation investments included in the LTFP and ABP.

Activity	Improvement	Description
Maintenance Planning	Development of Strategic Maintenance Framework document	Develop and implement a Strategic Maintenance Framework that sets out maintenance philosophies (i.e. reactive, preventative and predictive), criticality-based maintenance strategies and links to LoS, supporting the transition from largely reactive maintenance to proactive, risk-based maintenance as asset management maturity improves.
	Deploying Assetic Maintenance Module	Activate and embed the Assetic Maintenance Module to support workforce planning, work scheduling, job history capture and bottom-up maintenance plans enabling more data-driven decisions and better tracking of reactive vs preventative maintenance.
Levels of Service and Performance	Develop operational and maintenance performance measures	Define and implement operational and maintenance performance measures (e.g. critical spares availability, reactive:preventative ratio, response and repair times) to support TLoS and CLoS and provide a stronger link between day-to-day operations and customer outcomes.
Data Management	Increasing confidence in asset data	Implement GMB Water's Asset Information Strategy and Asset Data Standard to improve asset data accuracy and completeness, capture new asset data from capital works and progressively correct legacy data issues so that confidence can move from 'uncertain' towards 'reliable'.
Disposal Planning	Develop structured Disposal Plan	Formalise the currently ad hoc disposal activities into a structured Disposal Plan that sets out the criteria, triggers and processes for identifying, assessing and managing assets for retirement.
Asset Management System and Maturity	Implement Asset Management Maturity Roadmap	Implement the Asset Management Maturity Roadmap to progress from Level 1 (Aware) to Level 3 (Competent).
Financial Planning and Decision-Making	LoS and risk-based investment prioritisation	Continue to strengthen financial decision-making so that portfolio prioritisation and LTFP inputs transparently balance cost, risk and performance, using tools such as NPV/EVA, with clearer line of sight from LoS and risk assessments through to the 10-year capital and O&M programs.

Table 14: GMB Water's AMP Improvement Opportunities

Appendix



Appendix: Acronyms

Acronym		Explanation
ABP	Annual Business Plan	Receives yearly targets/profile from the LTFP.
AMP	Asset Management Plan	Lifecycle plans and funding needs aligned to the SAMP.
AMS	Asset Management System	Policies, objectives and processes to achieve asset management objectives.
CAPEX	Capital Expenditure	Investment in new, renewal or upgrade assets (capital program).
CCTV	Closed-Circuit Television	Used for pipe condition assessment of gravity mains.
CLoS	Customer Level(s) of Service	Measures of the customer experience (e.g. overflows, satisfaction, compliance).
CWMS	Community Wastewater Management Scheme	Previously known as STEDS; local sewerage collection systems for townships.
DHW	Department for Health and Wellbeing (SA)	Regulator for approvals and reportable incidents related to public health.
EP	Equivalent Persons	Design population measure used for wastewater treatment capacity.
EPA	Environment Protection Authority (SA)	Regulator for environmental compliance and reportable incidents.
EVA	Economic Value Added	Value-based performance measure referenced for decision-making tools.
FY	Financial Year	Used for budgeting and reporting periods (e.g. FY2024–25).
ISO 55000/ 55001/ 55002	International Organisation for Standardisation – Asset Management Standards	Referenced for alignment and maturity assessment.

Acronym		Explanation
LDRRWTF	Little Dublin Road Recycled Water Treatment Facility	Recycled water treatment and distribution scheme asset.
LoS	Level(s) of Service	Customer, technical and O&M performance measures.
LTFP	Long-Term Financial Plan	10-year financial outlook translating planning into portfolios.
NPV	Net Present Value	Method for evaluating investment options over time.
O&M	Operations and Maintenance	Day-to-day operating and maintenance activities and expenditure.
RWPS	Recycled Water Pump Station	Pump station assets within recycled water systems.
SAMP	Strategic Asset Management Plan	Top-level asset strategy document aligned to ISO 55001.
SMT	Senior Management Team	Executive management group responsible for oversight and delivery.
STEDS	Septic Tank Effluent Disposal Scheme	Historical scheme type; now commonly referred to as CWMS.
TLoS	Technical Level(s) of Service	Measures underpinning investment planning and supporting the CLoS.
WDV	Written Down Value	Accounting value of assets after depreciation.
WW	Wastewater	Service area covering collection and treatment of sewage.
WWPS	Wastewater Pump Station	Pump station assets within wastewater systems.
WWTP	Wastewater Treatment Plant	Treatment plant facilities.

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