

# CITY OF ARMADALE

## **A G E N D A**

**OF TECHNICAL SERVICES COMMITTEE TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION CENTRE, 7 ORCHARD AVENUE, ARMADALE ON MONDAY, 22 MARCH 2004, AT 7.00 PM.**

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*A meal will be served at 6.15pm.*

**PRESENT:**

**APOLOGIES:**

**OBSERVERS:**

**IN ATTENDANCE:**

**PUBLIC:**

## **DISCLAIMER**

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The Disclaimer for protecting Councillors and staff from liability of information and advice given at Committee meetings to be read by the Chairman.

## **DECLARATION OF MEMBER'S INTERESTS**

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## **DEPUTATION**

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Western Power

*Mr Simon Bradbrook – Major Accounts*

*Mr Gion Giudice – Western Service Manager Network*

*Mr Laurie Seddon – Technical Regulations Manager*

## **QUESTION TIME**

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## **CONFIRMATION OF MINUTES**

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### **RESOLVED**

**Minutes of the Technical Services Committee Meeting held on 23 February 2003, be confirmed.**

**MOVED Cr**

**SECONDED Cr**

## **ITEMS REFERRED FROM INFORMATION BULLETIN – ISSUE NO. 6**

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The following items were included for information in the “Technical Services” section:

- **Outstanding Matters**  
Report on Outstanding Matters – Technical Services Committee ..... T-1
- **Minutes of Advisory Committees**  
Armadale Settlers Common – February 2004 ..... T-3  
Local Government Working Group – February 2004..... T-7

*If any of the items listed above requires clarification or a report for a decision of Council, this item to be raised for discussion at this juncture.*

# I N D E X

## TECHNICAL SERVICES COMMITTEE

22 MARCH 2004

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### ENVIRONMENTAL ISSUES

APPOINTMENT OF NOMINEES TO THE BUSHCARE AND ENVIRONMENTAL  
ADVISORY COMMITTEE AND CONSIDERATION OF TERMS OF REFERENCE.4  
FORRESTFIELD COMPLEX BUSHLAND MANAGEMENT PLAN ..... 7

### PARKS AND RESERVES

MOWING OF ROAD VERGES ..... 10

### ENGINEERING, DESIGN AND DEVELOPMENT

TIJUANA ROAD, BROOKDALE – TRAFFIC MANAGEMENT ..... 13

### MISCELLANEOUS

INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALIA (IPWEA) - LOCAL  
GOVERNMENT INFRASTRUCTURE CONFERENCE - SYDNEY ..... 14  
INTERNATIONAL LOCAL GOVERNMENT ASSET MANAGEMENT CONFERENCE  
- MELBOURNE ..... 17

***APPOINTMENT OF NOMINEES TO THE BUSHCARE AND ENVIRONMENTAL  
ADVISORY COMMITTEE AND CONSIDERATION OF TERMS OF REFERENCE***

WARD All  
FILE REF: CTE/32  
DATE 26 February 2004  
REF CRG  
RESPONSIBLE MANAGER EDTS

**In Brief:**

- Nominations for two vacancies on the Bushcare and Environmental Advisory Committee (BEAC) closed on December 22 2003, and three eligible nominations were received.
- **Recommend:**
  - That Council appoint the following nominees to the Bushcare and Environmental Advisory Committee:
    - Mr Alexander Agafonoff as member;
    - Mrs Liz Agafonoff as deputy member for Mr Alexander Agafonoff;
    - Mr Leo den Hollander as member;
    - Mr Michael Moltoni as deputy member for Mr Leo den Hollander.
  - That Council appoint Mr Ron Withnell as deputy member for Cr Frank Green.
  - That Council delete Clause 16 of the Bushcare and Environmental Advisory Committee's Terms of Reference.

**Tabled Items**

Nil.

**Officer Interest Declaration**

Nil.

**Strategic Implications**

Communication: The effectiveness of Council's communication with the community: *We will measure this by the level of the range of mechanisms available for community input into Council's decision making.*

**Legislation Implications**

Assessment of legislation indicates that the following regulations apply:  
*Local Government Act 1995 - Section 5.8 to 5.18.*

**Council Policy / Local Law Implications**

General assessment has not revealed any applicable Policies/Local Laws.

**Budget / Financial Implications**

Nil.

**Consultation**

Bushcare and Environmental Advisory Committee

## **BACKGROUND**

### Vacancies on the Bushcare and Environmental Advisory Committee

To fill two vacancies on the Bushcare and Environmental Advisory Committee (BEAC), a six week public nominations period was advertised, closing on 22 December 2003. Four nominations for vacancies were received, three of which met the essential criteria of being a resident of the City of Armadale.

At it's meeting on 17 February 2004, BEAC considered the nominations for the vacancies and voted by secret ballot. The greatest number of votes were received for Mr Leo den Hollander and his deputy member Mr Michael Moltini (6 votes), plus Mr Alexander Agafonoff and his deputy Mrs Liz Agafonoff (6 votes). Nominee Ms Joanne Gomersall (no nominated deputy) received the least number of votes (4).

Please refer to the confidential attachment that contains nominations for the Bushcare and Environmental Advisory Committee.

### Bushcare and Environmental Advisory Committee Terms of Reference

At it's meeting on 20 May 2003, BEAC recommended to Council that *“the Bushcare and Environmental Advisory Committee meetings be generally open to the public, with opportunities for public input maintained through the retention of question time and deputations in the Bushcare and Environmental Advisory Committee's agenda” (17/03).*

The Bushcare and Environmental Advisory Committee's Terms of Reference currently state that *“Meeting of the Committee shall not be open to the public, unless at the invitation of the Committee” (Clause 16).*

The Committee, in light of BEAC's purpose, which includes encouraging interest in environmental matters, did not consider the closure of BEAC meetings to the public appropriate. The Committee subsequently recommended to Council that BEAC's meetings be open to the public.

## **DETAILS OF PROPOSAL**

### Vacancies on the Bushcare and Environmental Advisory Committee

At it's meeting 17 February 2004, each member of the Bushcare and Environmental Advisory Committee were supplied with a copy of each of the nominations, and Committee members voted for the recommendation of two nominees. Following tally of the votes collected, the following persons were duly nominated to the Bushcare and Environmental Advisory Committee:

1. Mr Alexander Agafonoff and deputy member Liz Agafonoff
2. Mr Leo den Hollander and deputy member Mr Michael Moltini

At it's meeting 16 December 2003, the Bushcare and Environmental Advisory Committee considered the nomination of Mr Ron Withnell to the Committee, to act as deputy member for Cr Frank Green, representing the Bungendore Park Management Committee. BEAC subsequently recommended to Council *“that Council accepts the nomination of Mr Ron Withnell as Deputy Member for Cr Frank Green, Member of the Bushcare and*

*Environmental Advisory Committee with affiliations to the Bungendore Park Management Committee.”*

Bushcare and Environmental Advisory Committee Terms of Reference

In light of BEAC’s recommendation to Council (17/03), the deletion of Clause 16 of the Committee’s Terms of Reference is proposed.

**CONCLUSION**

Three suitable nominations for vacancies on the Bushcare and Environmental Advisory Committee were received in response to the public submission period that was advertised. The Bushcare and Environmental Advisory Committee considered nominations on 17 February 2004, and recommended Council appoint the following people to BEAC, to fill the two vacancies.

1. Mr Alexander Agafonoff and deputy member Liz Agafonoff
2. Mr Leo den Hollander and deputy member Mr Michael Moltini

BEAC have also recommended that Mr Ron Withnell be appointed as a deputy member to Cr Frank Green, representing the Bungendore Management Committee (16 December 2003).

Clause 16 of the Bushcare and Environmental Advisory Committee Terms of Reference states that the meetings will not be open to the public, unless at invitation of the Committee. The Bushcare and Environmental Advisory Committee believe that this clause of their Terms of Reference is not consistent with their purpose, which involves encouraging interest in environmental issues.

**RECOMMEND**

1. **That Council appoint the following nominees to the Bushcare and Environmental Advisory Committee:**
  - a) **Mr Alexander Agafonoff as member;**
  - b) **Mrs Liz Agafonoff as deputy member for Mr Alexander Agafonoff;**
  - c) **Mr Leo den Hollander as member;**
  - d) **Mr Michael Moltoni as deputy member for Mr Leo den Hollander.**
2. **That Council appoint Mr Ron Withnell as deputy member for Cr Frank Green.**
3. **That Council delete Clause 16 of the Bushcare and Environmental Advisory Committee’s Terms of Reference.**

*MOVED Cr  
MOTION CARRIED / LOST*

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***FORRESTFIELD COMPLEX BUSHLAND MANAGEMENT PLAN***

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WARD Seville,  
Westfield,  
Kelmscott

FILE REF: CON/8

DATE 5 March 2003

REF CRG

RESPONSIBLE  
MANAGER EDTS

**In Brief:**

- A draft Forrestfield Complex Vegetation Management Plan has been prepared.
- The draft management plan was released for a six-week public comment period, finishing on 1 March 2004.
- One submission was received from the West Australian Threatened Species and Communities Unit, a part of the Department of Conservation and Land Management.
- **Recommend:**
  - That Council adopt the Forrestfield Complex Bushland Management Plan.

**Tabled Items**

Nil.

**Officer Interest Declaration**

Nil.

**Strategic Implications**

Physical Infrastructure

*Maintain, conserve and improve our natural environments and bushland reserves, including rivers and streams*

**Legislation Implications**

Assessment of legislation indicates that the following regulations apply:

*Land Administration Act*

*Town Planning and Development Act*

**Council Policy / Local Law Implications**

General assessment has not revealed any applicable Policies/Local Laws.

**Budget / Financial Implications**

There is an annual budget allocation for implementation of Management Plans. A Business Plan is being prepared in respect to bushland management, and this Management Plan is partly based on budget information and priorities identified through that planning process.

**Consultation**

- ♦ Manager Parks
- ♦ Bushcare and Environmental Advisory Committee in regard to development of criteria upon which to determine priorities for capital works.
- ♦ Environment Australia regarding applicability of *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* to vegetation covered in this report.
- ♦ Western Australian Threatened Species and Community Unit (Department of Conservation and Land Management)

## **BACKGROUND**

The 'Forrestfield Complex' is a vegetation type that used to extend over 11,300 ha of the Coastal Plain including parts of the City of Armadale, but of which only 573 ha (5 %) now has some existing or proposed protection under Bush Forever. Five percent is below the minimum 10 % target retention aimed for by the Western Australian Government, so the Forrestfield Complex is classified as 'poorly reserved'.

The 'Forrestfield Complex' vegetation type occurs nowhere else in the world. Vegetation mapping carried out in 1992 identified most sites with Forrestfield Complex vegetation within the City of Armadale as floristic type 20b, which is endorsed as 'endangered' threatened ecological community in Western Australia by the Minister for Environment and Heritage.

About 35.7ha of Forrestfield Complex bushland occurs in 13 locations within the City of Armadale. Ten of these, totalling about 11.2ha are owned or vested in the City of Armadale, of which eight do not currently have management plans. This management plan addresses these remaining eight Forrestfield Complex areas, owned or managed by the City of Armadale. The three remaining areas of remnant Forrestfield complex include Lambert Lane Bushland (managed by the Department of Conservation and Land Management), Connell Avenue Bushland (now owned by the Department of Planning and Infrastructure), and an area of bushland at the Kelmscott Secondary College and Agricultural College. These three bushland areas are not included in the Management Plan.

The City's State of the Environment Report recommended individual management plans be prepared for reserves that have poorly reserved vegetation complexes or contain Threatened Ecological Communities (Action 2.8 a to d). Council has already adopted management plans for Bob Blackburn Flora Reserve, Kendal Court Reserve and Fletcher Park. It was decided that it would be better if one management plan was prepared to cover the other six City managed areas of poorly reserved Forrestfield Complex bushland because the remaining remnants require the same type of management recommendations and range in size from 9,500m<sup>2</sup> to 70m<sup>2</sup>.

A significant amount of work has occurred in the implementation of State of the Environment Report Action 2.20 that was amended in June 2002 to "*Prepare a maintenance program for all bushland areas without existing or proposed management plans and develop a long-term capital works program for all bushland reserves*". The work undertaken to date in implementing Action 2.20 has been reflected in the Forrestfield Complex Bushland Management Plan.

## **DETAILS OF PROPOSAL**

A copy of the Draft Forrestfield Complex Bushland Management Plan has been previously (October 2003) provided to Councillors. The Management Plan covers the next five years.

The Forrestfield Complex Bushland Management Plan inclusive of the minor changes is provided to Councillors under separate cover.

## **COMMENT**

### **Submissions Received**

One submission was received during the public submission period. This was provided by Western Australian Threatened Species and Community Unit, a part of the Department of Conservation and Land Management. This submission suggested minor changes to the management plan including:

- the need to refer to the communities as ‘type 20b’
- the need for the inclusion of a statement which identifies that the reserves will be managed for conservation purposes
- the need to include on signs proposed in the management plan, information identifying the area as a threatened ecological community
- eliminating the use of mulch in threatened ecological communities
- inclusion in capital works listings of bollard placement around the bushland remnant at the depot.

During the public submission period, officers from WATSCU toured the sites included in the Forrestfield Complex Bushland Management Plan with the Environmental Officer. WATSCU officers confirmed the likelihood of type 20b threatened ecological communities. WATSCU officers were impressed with the biological values of all sites, especially Creyk Park, Kendal Court and the Depot Bushland.

### **ANALYSIS**

The recommendations forwarded by the WATSCU during the public comment period are believed to have significant merit, and have now been included in the Forrestfield Complex Vegetation Management Plan.

The suggestion for the use of bollards at the Depot site was not supported because the increased costs of bollards is considered to outweigh the benefit that would be gained. To date there has not been problems with vehicles or pedestrians on the Depot Bushland.

### **CONCLUSION**

It is recommended that Council now adopt the Forrestfield Complex Bushland Management Plan.

### **RECOMMEND**

**That Council adopt the Forrestfield Complex Bushland Management Plan.**

*MOVED Cr*

*MOTION CARRIED / LOST*

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***MOWING OF ROAD VERGES***

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WARD All  
FILE REF: RES/1  
DATE 22 March 2004  
REF PL  
RESPONSIBLE EDTS  
MANAGER

**In Brief:**

- The matter of mowing of road verges on busy local roads was referred to the Technical Services Committee by Councillor Munn.
- **Recommend:**
  - That a report be provided detailing the roads covered currently by the mowing programme and the cost options to enlarge this programme to include all distributor roads within the City.

**Tabled Items**

Verge Slashing Plan.

**Officer Interest Declaration**

Nil.

**Strategic Implications**

Physical Infrastructure

*Implement long term preventative and refurbishment programmes.*

**Legislation Implications**

Full assessment of all relevant legislation indicates no restrictions.

**Council Policy/Local Law Implications**

Full assessment of all policies/Local Laws indicates that none are applicable.

**Budget/Financial Implications**

Currently unfunded.

**Consultation**

Nil.

**BACKGROUND**

At its Ordinary Meeting on 1<sup>st</sup> December 2003, Council resolved (T120/11/03) as follows:

*“That a report be provided detailing the roads covered currently by the mowing programme and the cost options to enlarge this programme to include all distributor roads within the City.”*

The matter of mowing of road verges on busy local roads was referred to the Technical Services Committee by Councillor Munn.

Councillor Munn has provided the following further information:

*Many of our busier internal roads; Westfield, Tait, Lowanna etc. often are made unsightly by unkempt verges, especially where the property faces another street and have a long side verge.*

*Forrest Road and other busy streets, which have an unkempt gap between the footpath and the kerb, should also be included in the above assessment.*

*If we are really serious of improving our City's image, maybe we should really be considering these points.*

*Could the committee consider the possibility of making these long unkempt verges part of the mowing programme?*

## **COMMENT**

Details of roads maintained by the City's Parks and Reserves department by mowing and litter collection are shown on the tabled plan as Schedules A, B, C, D and E. Frequency/intervention levels, length of verge and associated costs of maintenance have been included.

District distributor roads A and B shown on the road hierarchy are not currently maintained by the Parks and Reserves department, but are shown on the tabled plan as requested in recommendation T120/11/03. The cost to maintain these district distributor roads A and B at a frequency/intervention level of one cut per annum is \$51,248.

Other internal local roads have not as yet been individually identified however, a list can be formulated and scheduled accordingly following discussion of this item. Regular inspections have revealed that it is often only selected verges along a street that are unsightly and unkempt especially where the property faces another street and have a long side verge.

Some other Local Authorities have opted to manage all unkempt verges. The City of Armadale mow these unkempt verges only where they are considered to be a hazard and then only on an infrequent basis. The number of requests for works in this area continue to increase annually.

An annual budget allocation in the order of \$50,000 is currently expended on hazard mowing on an as needs basis following a request for works rather than a pro-active programmed approach as being suggested.

To mow additional local roads would cost an estimated \$1,200 per kilometre / per cut.

## **CONCLUSION**

The cost of expanding the current verge mowing programme to the District Distributor Roads (A and B) as shown on the City of Armadale verge Slashing Plan would be approximately \$51,248 per cut.

The cost of expanding the program into the busier local roads would be \$1200/km with a potential total cost of \$725,000 per cut if all road verges were mowed.

However when contemplating expanding the programme it should be borne in mind that the current programme (as indicated on the plan) is not being achieved due to financial constraints – namely, recent significant price increases from the mowing contractors and the requirement to manage the budget for Parks Maintenance (M92) within its allocation by Council in other areas of the Parks Department budget.

**RECOMMEND**

**That the report detailing roads currently on the verge mowing programme and costs associated with expanding the programme be received.**

*MOVED Cr*

*MOTION CARRIED/LOST*

***TIJUANA ROAD, BROOKDALE – TRAFFIC MANAGEMENT***

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The matter of traffic management in Tijuana Road was referred to the Technical Services Committee by Councillor Cominelli.

Councillor Cominelli to provide further information.

***INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALIA (IPWEA) - LOCAL GOVERNMENT INFRASTRUCTURE CONFERENCE***

WARD: All  
FILE REF: ENG/1  
DATE: 3 March 2004  
REF: LP  
RESPONSIBLE MANAGER: EDTS

**In Brief:**

- Outline of proceedings for a special IPWEA National Conference – *Building and Financing the Next Generation of Local Government Infrastructure*.
- **Recommend:**
  - That Councillor \_\_\_\_\_ attend as Council's delegate to the Institute of Public Works Engineering Australia National Conference – *Building and Financing the Next Generation of Local Government Infrastructure* - to be held in Sydney on Thursday, 22<sup>nd</sup> April and Friday, 23<sup>rd</sup> April 2004 inclusive, with costs to be charged to GL1508520.
  - That the Executive Director Technical Services attend as Council's delegate to the Institute of Public Works Engineering Australia National Conference – *Building and Financing the Next Generation of Local Government Infrastructure* - to be held in Sydney from Thursday, 22<sup>nd</sup> April to Friday, 23<sup>rd</sup> April 2004 inclusive, with costs to be charged to GL1526720.

**Tabled Items**

Nil.

**Officer Interest Declaration**

Nil.

**Strategic Implications**

Communication

*Stronger communication links with Government and other groups.*

Corporate Services

*To create a workplace where staff are innovative, confident and continue to learn.*

**Legislation Implications**

General assessment of relevant legislation (eg. Local Government Act) has not revealed any restrictions.

**Council Policy/Local Law Implications**

Assessment of Policy / Local Law indicates that the following are applicable:

*ADM3 – Conferences Seminars and Training*

**Budget/Financial Implications**

The individual cost to attend the conference, which includes airfare, accommodation and full registration is \$2,502.

Funds are available from the Elected Members' Conference Budget (Schedule M1) GL1508520, for attendance of an elected member.

Funds are available from the Technical Services Conferences and Seminars Budget (Schedule M141) GL1526720 for the attendance of the Executive Director Technical Services.

### **Consultation**

Nil.

### **BACKGROUND**

This special two day national Conference is the first of its kind to be conducted by the Institute of Public Works Engineering Australia and is not included on Council's schedule of annual Conferences. Its theme is *Building and Financing the Next Generation of Local Government Infrastructure* and the Conference is to be held in Sydney from Thursday, 22<sup>nd</sup> April to Friday, 23<sup>rd</sup> April 2004.

The Conference theme is designed to highlight the rapidly growing demands on local government to build new infrastructure – as well as to replace ageing assets. It will encourage leading Councils to seek innovative solutions to the financing of the next generation of new infrastructure. Joint ventures with the private sector, developer contributions, public private partnerships and a number of novel financing techniques are all being explored with the goal of building high quality public assets.

An impressive array of speakers ranging from International, National, Finance and Engineering sectors will discuss Australia's most successful local government partnerships between the private and public sectors, and explore important themes in the current investment spotlight such as risk management, probity, value for money outcomes and project management.

*A Copy of the Conference Programme is at Attachment "A1" of the Agenda (see Summary of Attachments – Green Page).*

### **COMMENT**

The City has significant interest in the issue of Public Works and as such representation at the Conference is considered to be of benefit. The public works industry wields considerable influence over the way that Council carries out its business and it is considered important that Local Government and Armadale are represented. It is also important that Council stays up to date and informed on all aspects of this crucial aspect of its operations.

The individual cost to attend the Conference, which includes airfare, accommodation and full registration is \$2,502. Details as follows:

Air fare	\$600
Accommodation	\$780
Conference Fees	\$1122
<b>Total</b>	<b>\$2,502</b>

The Executive Director Technical Services will be on leave in Adelaide from 13<sup>th</sup> April and is prepared to travel to Sydney for the Conference.

The Mayor is on leave of absence in Queensland from 16<sup>th</sup> April and is also prepared to travel to Sydney for the Conference.

It had been envisaged that attendance at this Conference might also enable a delegation to Canberra with regard to funding submissions. However, Parliament is not sitting throughout April and an alternative time will need to be selected for this purpose.

Council's Elected Members' Conference Budget (Schedule M1) GL1508520 provides sufficient funds for elected member representation. The attendance of the Executive Director Technical Services will be funded from the Technical Services Conferences and Seminars Budget (Schedule M141) GL1526720.

## CONCLUSION

The Executive Director Technical Services is active in the management of issues addressed by this Conference. The conference is of such a range of topics and sessions that attendance will provide good value in terms of information gathering and technical discussion. It will be recommended that Council should be represented at the Conference.

## RECOMMEND

1. That Councillor \_\_\_\_\_ attend as Council's delegate to the Institute of Public Works Engineering Australia National Conference – *Building and Financing the Next Generation of Local Government Infrastructure* - to be held in Sydney on Thursday, 22<sup>nd</sup> April and Friday, 23<sup>rd</sup> April 2004 inclusive, with costs to be charged to GL1508520.
2. That the Executive Director Technical Services attend as Council's delegate to the Institute of Public Works Engineering Australia National Conference – *Building and Financing the Next Generation of Local Government Infrastructure* - to be held in Sydney from Thursday, 22<sup>nd</sup> April to Friday, 23<sup>rd</sup> April 2004 inclusive, with costs to be charged to GL1526720.

*MOVED Cr*  
*MOTION CARRIED/LOST*

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***INTERNATIONAL LOCAL GOVERNMENT ASSET MANAGEMENT CONFERENCE -  
MELBOURNE***

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WARD: All  
FILE REF: ENG/1  
DATE: 3 March 2004  
REF: LP  
RESPONSIBLE  
MANAGER: EDTS

**In Brief:**

- Outline of proceedings for the International Local Government Asset Management Conference.
- **Recommend:**
  - That Council approve the attendance of the Manager Technical Services as a delegate to the International Local Government Asset Management Conference - to be held in Melbourne on Wednesday, 12<sup>th</sup> May and Thursday, 13<sup>th</sup> May 2004, with costs to be charged to GL1526720.

**Tabled Items**

Nil.

**Officer Interest Declaration**

Nil.

**Strategic Implications**

Communication

*Stronger communication links with Government and other groups.*

Corporate Services

*To create a workplace where staff are innovative, confident and continue to learn.*

**Legislation Implications**

General assessment of relevant legislation (eg. Local Government Act) has not revealed any restrictions.

**Council Policy/Local Law Implications**

Assessment of Policy / Local Law indicates that the following are applicable:

*ADM3 – Conferences Seminars and Training*

**Budget/Financial Implications**

The attendance of the Manager Technical Services will be funded from the Technical Services Conferences and Seminars Budget (Schedule M141) GL1526720.

**Consultation**

Nil.

**BACKGROUND**

This Conference, conducted by the Municipal Association of Victoria, is an inaugural Conference and not listed on Council's schedule of annual Conferences.

Asset Management has become an increasingly high priority in the strategic management of Local Governments throughout Australia.

This Conference, conducted by the Municipal Association of Victoria, has secured high quality speakers from across Australia and around the globe who have leading edge knowledge on asset management issues. As well as sharing in their experience, delegates will be able to have their say in the workshop sessions to help define the future directions for asset management. Attendees will also receive a briefing on the 2004 Federal Budget, as it will impact on Local Government Asset Management.

This inaugural Conference contains the most impressive array of knowledge about local government Asset Management ever presented in Australia.

Local Government is basically about Service Delivery, Governance and Asset Management, but asset management is the hot issue of 2004.

The Local Government Asset Management Agenda for this year includes:

- Nonfeasance: The Brodie case and its impact
- Legislation: Road Management Bill, Road Management Plans
- AusLink: to be announced in 2004, probably in the Budget
- Roads to Recovery (R2R) and the launch of regional road funding
- Defining and meeting levels of service for local government communities
- The sustainability gap
- Asset Management Improvement Programs in the various states / territories
- Public liability insurance issues
- Risk management
- Introduction of national Performance Based Standards (PBS)
- National Directions in data frameworks and knowledge / information systems
- New partnerships between local governments and state governments

*A copy of the Conference Programme is at Attachment "A2" of the Agenda (see Summary of Attachments – Green Page).*

#### COMMENT

The City has significant interest in the issue of Infrastructure Funding and Asset Management and as such attendance at this Conference would be of benefit. It is also important that Council stays up to date and informed on all aspects of this crucial aspect of its operations.

The individual cost to attend the International Local Government Asset Management Conference, which includes airfare, accommodation and full registration is \$1,450. Details as follows:

Air fare	\$600
Accommodation	\$600
Conference Fees	\$450
<b>Total</b>	<b>\$1,650</b>

## CONCLUSION

The Manager Technical Services has for some years been active in the management of technical issues addressed by the Conference. The conference is of such a range of topics and sessions that attendance will provide great value in terms of information gathering and technical discussion. The conference also provides a national opportunity for Council to demonstrate its leadership in addressing the technical challenges and issues faced by Local Government.

It should also be noted that the IPWEA have recently commenced a series of major initiatives aimed at national coordination and implementation of advanced asset management processes. In this regard the IPWEA are funding the attendance of the Manager Technical Services at a national coordination meeting in Sydney in two weeks time.

The subject matter of the Conference is set at a strategic level and could be of benefit to other representatives, particularly if able to be combined with other priorities. This may be subject of a further report. It will be recommended that the Manager Technical Services be nominated as Council's delegate to the International Local Government Asset Management Conference.

## RECOMMEND

**That Council nominate of the Manager Technical Services as its delegate to the International Local Government Asset Management Conference - to be held in Melbourne on Wednesday, 12<sup>th</sup> May and Thursday, 13<sup>th</sup> May 2004, with costs to be charged to GL1526720.**

*MOVED Cr*  
*MOTION CARRIED/LOST*

***LATE ITEMS***

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***COUNCILLORS' ITEMS***

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**MEETING CLOSED \_\_\_\_\_ PM.**

**TECHNICAL SERVICES COMMITTEE**

**SUMMARY OF “A” ATTACHMENTS**

**22 MARCH 2004**

<b>Attachment No.</b>	<b>Subject</b>	<b>Page</b>
A-1	Institute of Public Works Engineering Australia (IPWEA) – Local Government Infrastructure Conference	22
A-2	International Local Government Asset Management Conference - Melbourne	27

Hallmark Conferences + Events *in association with the*  
Institute of Public Works Engineering Australia (IPWEA) *presents:*

## **BUILDING AND FINANCING THE NEXT GENERATION OF LOCAL GOVERNMENT INFRASTRUCTURE**



Institute of  
Public Works  
Engineering  
Australia

### **SPEAKERS FROM:**

MACQUARIE BANK  
MADDOCKS LAWYERS  
INSTITUTE OF PUBLIC WORKS  
ENGINEERING AUSTRALIA (IPWEA)  
AUSTRALIAN INSTITUTE OF PROJECT  
MANAGEMENT  
LANDCOM  
N M ROTHSCHILD & SONS  
UNIVERSITY OF SYDNEY  
INDUSTRY FUNDS SERVICES  
COMMONWEALTH BANK OF  
AUSTRALIA

### **CASE STUDIES:**

CARDINIA SHIRE COUNCIL  
BEGA VALLEY SHIRE COUNCIL  
EUROBODALLA SHIRE COUNCIL  
CITY OF JOONDALUP  
KOGARAH CITY COUNCIL  
MAROOCHY SHIRE COUNCIL  
CITY OF WHITTLESEA

REGIONAL BUSINESS DEVELOPMENT  
ANALYSIS PANEL  
STANDARD & POORS  
PRICEWATERHOUSECOOPERS  
CPA AUSTRALIA  
DEPT OF TREASURY (PARTNERSHIPS  
VICTORIA)  
QUEENSLAND AUDIT OFFICE  
THE ALLEN CONSULTING GROUP  
TUNGSTEN GROUP  
PROPERTY COUNCIL OF AUSTRALIA  
URBAN DEVELOPMENT INSTITUTE  
AUSTRALIA

### **WHO SHOULD ATTEND**

- Local Government CEOs and Senior Management Teams • CFOs
- Councillors • Strategic Planning Professionals
- Engineers • Developers • Financiers
- Construction Industry • Lawyers
- Business Development Executives

*A special two-day national conference*

**APRIL 22-23, 2004**

**SYDNEY MARRIOTT HOTEL**

**IBIS ROOM**

The rapidly growing demands on local government to build new infrastructure - as well as to replace ageing assets - is leading councils to seek innovative solutions to the financing of the next generation of new infrastructure. Joint ventures with the private sector, developer contributions, public private partnerships and a number of novel financing techniques are all being explored with the goal of building high quality public assets.

An impressive array of speakers will discuss Australia's most successful local government partnerships between the private and public sectors, and explore important themes in the current investment spotlight such as risk management, probity, value for money outcomes and project management.

**Chair:** Chris Champion, National CEO  
Institute of Public Works Engineering Australia (IPWEA).

**Feature Address:** Professor Edward Blakely, Chair of Urban and Regional Planning, University of Sydney, formerly Dean of the Milano Graduate School at the New School University, New York.



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Planning Research Centre



## **BUILDING AND FINANCING THE NEXT GENERATION OF LOCAL GOVERNMENT INFRASTRUCTURE**

*“In addition to underpinning economic performance, public infrastructure also features in social and environmental capital that binds our communities and makes them liveable. Failure to provide sufficient or appropriate infrastructure undermines the competitiveness of a place...”*

*Funding Urban Public Infrastructure - Approaches Compared, The Allen Consulting Group.*

### **MESSAGE FROM THE CHAIR**

Local government is responsible for more than \$100 billion worth of infrastructure. It also owns almost \$50 billion in land. It plans, develops and maintains key infrastructure for its communities.



*Chris Champion,  
IPWEA National CEO.*

At the same time, local government has been increasingly taking on wider roles beyond its traditional responsibilities. There have been shifts of resources away from infrastructure leaving a growing funding gap.

Pressures on local government financing means that we need to look at how we are going to build and finance the next generation of local government infrastructure. Community expectations for improved services and increased facilities continue to grow.

Local government needs to deliver the fine balance of minimising whole-of-life costs and the ongoing provision of high quality infrastructure.

We need to increase our understanding and capacity to define infrastructure service deliverables and to be able to effectively engage with the private sector. We need to protect our community service obligations and fully comprehend allocation of risk, and its impact on pricing. Cost benefit analysis is critical and we need to put in place appropriate transparent processes to ensure probity. We can also learn much from the experience of others.

This conference is seeking to build local government's capacity to respond to these challenges and explore new options for building and financing infrastructure. IPWEA is proud to present this conference in association with Hallmark Conferences & Events.

**Chris Champion**  
Chief Executive Officer  
Institute of Public Works Engineering Australia

### **ABOUT THE CONFERENCE**

The delivery of high quality and cost-effective civic infrastructure continues to pose challenges for local government. Local governments are seeking more choice and responsibility over infrastructure financing for their community-based projects.

This conference presents an opportunity to address these issues with some of the most influential people in the local government and project financing sectors. For the first time ever, this forum brings local government general managers, finance executives, infrastructure managers together with superannuation funds, local government bonds experts and private sector developers and financiers.

**Hallmark Conferences + Events**, in association with IPWEA, has brought together a panel of distinguished speakers to walk conference delegates through possible delivery and financing solutions. Featuring a number of practical case studies and expert commentary from government agencies, the conference will help you gain a valuable insight into the core issues faced in the procurement, construction and operating stages of local government partnerships, alliances and joint ventures.

**We look forward to making your acquaintance at the Ibis Room, Sydney Marriott Hotel, College Street, Sydney (opp. Hyde Park).**

### **DID YOU KNOW?**

If local government bonds attracted 5 per cent of superannuation fund assets, over time, this would translate to a \$25 billion boost in regional investment across Australia (Australian Regional Investment Plan Alliance estimates).

### **BATEMANS BAY: PARTNERING WITH THE PRIVATE SECTOR IN CONSTRUCTING A CBD CARPARK AND RETAIL CENTRE**

Batemans Bay, a major growth centre on the South Coast of NSW, was running out of carparking space in its CBD. To overcome this problem, Eurobodalla Shire Council entered into two partnerships. In one partnership it relocated the Batemans Bay Public School out of the CBD and provided the Department of Education and Training with a new school in return for title over the existing site.

The second partnership was between Council and a property development group for the re-development of the CBD site into a major retail centre and provision of 400 carparking spaces.

Public-private partnerships saw Council achieve its outcomes at a relatively low cost to the community and will bring significant benefits to a growing community. As both vendor of the land for development and the authority that approved the development, Council also established a rigorous Probity Plan prior to the commencement of the tender process.

**CASE  
STUDY**

# **BUILDING AND FINANCING THE NEXT GENERATION OF LOCAL GOVERNMENT INFRASTRUCTURE**

**DAY 1: Thursday 22 April 2004**

8:30 Registration & Morning Coffee

9.00 Chairman's Opening Address

## **THE INFRASTRUCTURE CHALLENGE FACING LOCAL GOVERNMENT**

- ▶ Overview of the infrastructure funding gap
- ▶ New infrastructure demands on local government such as rising community expectations, ageing populations, higher standards for environment, meeting higher risk management standards
- ▶ Impact of the Cost Shifting inquiry
- ▶ Risks and rewards associated with various funding/building options

**CHRIS CHAMPION**, National CEO, INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALIA (IPWEA)

9.20 **EMERGING TRENDS WITHIN AUSTRALIAN CIVIC INFRASTRUCTURE**

- ▶ Emerging infrastructure needs and shortfalls
- ▶ Evolution of infrastructure financing approaches - including private partnerships
- ▶ The economic impact from the use of different financing approaches
- ▶ Actively cooperating with the private sector through PPPs or Alliance Contracting to obtain the most efficient outcomes

**KERRY BARWISE**, Director, THE ALLEN CONSULTING GROUP (ALLEN CONSULTING GROUP is Author of *FUNDING URBAN PUBLIC INFRASTRUCTURE - APPROACHES COMPARED*)

9.50 **GREEN SQUARE, SYDNEY: WORKING WITH THE PRIVATE SECTOR TO BUILD PUBLICLY-OWNED ASSETS - CASE STUDY**

- ▶ Sources of funding for provision of public infrastructure in the Green Square Town Centre
- ▶ Methods for funding a capital shortfall in providing essential infrastructure
- ▶ The Development Rights Model as an equitable method of calculating the required contribution towards essential infrastructure
- ▶ Risk management framework in the event of capital cost overruns
- ▶ What developers receive in exchange for their contributions

**GEOFF JOYCE**, General Manager Urban Renewal, LANDCOM

10.20 Morning Tea Break

10.40 **BUILDING BATEMANS BAY FUTURE CBD - CASE STUDY**

- ▶ Partnering with the private sector to construct a 400-space carpark, financing the construction of a public school, and enhancing the city's retail centre
- ▶ Adopting a probity plan when Council is both seller of land for development and the Authority that approves the development
- ▶ Benefits to the community of allowing the private sector to maximise commercial use of assets

**ANDREW PARKINSON**, Technical Services and Property Manager, EUROBOBALLA SHIRE COUNCIL

11.10 **FINANCING THE CONSTRUCTION OF CARDINIA'S CIVIC CENTRE - CASE STUDY**

- ▶ Investment criteria for the financier
- ▶ Negotiating a 15-year lease arrangement - Council as principal lessee with an option to purchase
- ▶ Sub-leasing a portion of the centre to a health service and library facility
- ▶ Fitness for purpose, facility standards, repairs and maintenance
- ▶ Local government and the private sector working together
- ▶ Perspectives on State and Federal Government issues

**DR ROBERT WOOLF**, Director, N M ROTHSCHILD & SONS; **DON WELSH**, CEO, CARDINIA SHIRE COUNCIL

11.40 **KOGARAH: REVITALISATION OF A TOWN SQUARE - CASE STUDY**

- ▶ A strategic approach to redeveloping assets with scarce funds
- ▶ Timing the transfer of land: when should title change hands?
- ▶ Leveraging off the one transaction to bring forward related but overdue civic infrastructure programs
- ▶ Incorporating best practice urban and environmental design
- ▶ Project management tips: working with a number of stakeholders and providers such as private developers, Telstra, Optus, Sydney Water, etc

**PETER SMITH**, Manager, Projects & Public Domain, KOGARAH CITY COUNCIL

12.10 **DEVELOPING NEW FINANCIAL MODELS TO BUILD THE NEXT GENERATION OF COMMUNITY ASSETS**

- ▶ Opportunities for local government to partner with the private sector in providing leisure facilities, sporting arenas, public works, public buildings and residential development
- ▶ What type of assets can be built?
- ▶ Best practice funding models and ways for the public sector to access private sector funds
- ▶ The benefits to the private sector of comprehensive practice guidelines reflecting Local Government PPP policy

**PETER WRIGHT**, Chief Executive, Macquarie Community Partnerships, MACQUARIE BANK

12.45 **LUNCHTIME ADDRESS - INTERNATIONAL BEST PRACTICE IN FINANCING AND BUILDING CIVIC INFRASTRUCTURE**

**PROFESSOR EDWARD BLAKELY**, Chair of Urban and Regional Planning, UNIVERSITY OF SYDNEY (formerly Dean of the Milano Graduate School, NEW SCHOOL UNIVERSITY, NEW YORK)

# **BUILDING AND FINANCING THE NEXT GENERATION OF LOCAL GOVERNMENT INFRASTRUCTURE**

**DAY 2: Friday 23 April 2004**

## **1.45 PRIVATE INFRASTRUCTURE FINANCING OPTIONS**

### **1. SUPERANNUATION AS A VEHICLE FOR FUNDING INFRASTRUCTURE**

- ▶ Industry Superannuation involvement in infrastructure, including Regional Infrastructure Fund (RIF) and Development Australia Fund (DAF)
- ▶ What critical financial issues need to be considered?
- ▶ The key factors to be considered when financing infrastructure
- ▶ How to make infrastructure projects financially attractive

**GRAEME BEVANS**, Head of Infrastructure Investment, INDUSTRY FUNDS SERVICES

### **2. PROJECT FINANCE FOR LOCAL GOVERNMENT INFRASTRUCTURE DEVELOPMENT**

- ▶ The future of financial markets in PPP
- ▶ Optimal cost efficiency for bank financing
- ▶ Minimum project sizes to attract bank finance
- ▶ Structuring a local government infrastructure project for finance
- ▶ The impact of interest rates
- ▶ Securitisation

**JIM LONGLEY**, Head of Govt Finance, COMMONWEALTH BANK AUSTRALIA

### **3. LOCAL GOVERNMENT BONDS**

- ▶ Establishing and maintaining infrastructure as a driver of business growth
- ▶ Channeling investment in small regional infrastructure investments
- ▶ A proposed model for regional infrastructure bonds

**DR JOHN KENIRY**, Chairman REGIONAL BUSINESS DEVELOPMENT ANALYSIS PANEL, Chairman, RIDLEY CORPORATION

## **3.30 Afternoon Tea**

### **3.50 PANEL DISCUSSION: WORKING TOGETHER TO FINANCE LOCAL GOVERNMENT INFRASTRUCTURE**

- ▶ Credit ratings as a risk management tool
- ▶ Assigning a rating to project finance
- ▶ How are PPPs assessed and rated?
- ▶ What happens if PPPs run into cashflow problems?
- ▶ Overcoming chronic 'under investment' in smaller, regional infrastructure projects
- ▶ The outlook for local government bonds
- ▶ Section 94 Contribution Plans - alternatives or variations for funding local infrastructure to serve development
- ▶ Better and more efficient ways of providing local and sub-regional infrastructure in new release areas

**RICK SHEPHERD**, Director of Public & Finance, STANDARD & POORS; **DR JOHN KENIRY**, Chairman REGIONAL BUSINESS DEVELOPMENT ANALYSIS PANEL, Chairman RIDLEY CORPORATION; **PATRICIA GILCHRIST**, Executive Director, URBAN DEVELOPMENT INSTITUTE AUSTRALIA

## **4.30 Close of Conference Day One**

## **9.00 Keynote Ministerial Address**

### **PRINCIPLES IN THE PRIVATE FINANCING OF CIVIC INFRASTRUCTURE**

- ▶ Problems of underfunded infrastructure
- ▶ Ensuring financial sustainability in local government
- ▶ Principles underpinning the private financing of local government infrastructure

**THE HON. DIANE BEAMER MP**, NSW Minister Assisting the Minister for Infrastructure and Planning (Planning Administration)

## **9.20 International Developments Address**

### **INTERNATIONAL TRENDS IN CIVIC INFRASTRUCTURE FUNDING AND ASSET CREATION AND MANAGEMENT**

- ▶ The UK experience with PFI
- ▶ The US/European/Canadian model for partnering the private sector
- ▶ Comparisons with Australian PPPs
- ▶ Regulatory issues in Australia, Europe and US
- ▶ The Portsmouth Model, UK

**MARIO D'ELIA**, Partner, PRICEWATERHOUSECOOPERS

## **9.40 LESSONS FROM PPP PROJECTS DELIVERED**

- ▶ *Partnerships Victoria* - the Victorian model for PPPs
- ▶ Choosing the right project for PPP delivery
- ▶ The tendering process & value-for-money outcomes
- ▶ Performance incentives
- ▶ Thoughts for the local government sector

**NICK TAMBURRO**, Assistant Director, Commercial Division, VICTORIAN DEPARTMENT OF TREASURY AND FINANCE

## **10.10 Morning Tea**

## **10.30 RISK MANAGEMENT AND PROBITY IN PPPs**

- ▶ Why is probity important to government and bidders?
- ▶ Addressing probity and risk management issues involved in contracting with the private sector for public infrastructure and services
- ▶ Steps to be taken in the contract negotiation and tendering process to ensure disclosure requirements are met

**JOHN HARTEN**, Assistant Auditor-General, QUEENSLAND AUDIT OFFICE

## **11.05 PROJECT DOCUMENTATION AND CONTRACT NEGOTIATION FOR A PPP**

- ▶ Differences between a PPP and other methods of project delivery for civic infrastructure
- ▶ Typical contract structure for a design, build, finance and maintain PPP project
- ▶ Steps in the PPP procurement process
- ▶ Project documents required by Local Government for a PPP project
- ▶ The EOI and RFP stages
- ▶ The key issues to be covered in the project agreement
- ▶ The importance of the output specification and payment and abatement regime

## **BUILDING AND FINANCING THE NEXT GENERATION OF LOCAL GOVERNMENT INFRASTRUCTURE**

- ▶ Negotiating the PPP contract and reconciling various interests - Local Government, preferred bidder and financiers

**GREG CAMPBELL**, Partner, MADDOCKS

### **11.45 PANEL DISCUSSION: MORNING SESSION**

- ▶ Negotiating PPP performance standards and KPIs
- ▶ Probity and satisfying public accountability requirements when contracting PPPs
- ▶ Creating appropriate legal frameworks for PPPs, JVs, Alliances

**GEOFF PARNELL**, Director, TUNGSTEN GROUP; **GREG CAMPBELL**, Partner, MADDOCKS; **JOHN HARTEN**, Assistant Auditor-General, QUEENSLAND AUDIT OFFICE

### **12.15 Lunch break**

### **1.15 IDENTIFYING AND PRIORITISING INFRASTRUCTURE REQUIREMENTS - CASE STUDY**

- ▶ Assessing asset management needs - five year plans, prioritisation and blueprints
- ▶ Local Government partnering with a consultant firm to assist with the delivery of a five-year capital works program
- ▶ The need for Council (elected members and executive) to understand the benefits that can be derived from such a partnership
- ▶ Embracing and understanding the culture of consultancy and local government as a critical success factor
- ▶ Organisational structure, processes, reporting and review
- ▶ Successes of the partnership

**PETER PIKOR**, Infrastructure Manager, CITY OF JOONDALUP

### **1.45 SEACHANGE COUNCILS: ADOPTING STRATEGIES TO INCREASE FUNDING FOR SOCIAL AND ECONOMIC INFRASTRUCTURE**

- ▶ Impact of major demographic shifts not being recognised by all levels of government
- ▶ Strategies to ensure the burden of funding is not left solely to the local population
- ▶ Urban development imperatives in the face of significant population increases
- ▶ Seachange councils coming together to share experiences and strategies

**KELVIN SPILLER**, CEO, MAROOCHY SHIRE COUNCIL

### **2.15 CITY OF WHITTLESEA'S INNOVATION 2016: IDENTIFYING A GROWTH COUNCIL'S INFRASTRUCTURE NEEDS**

- ▶ Addressing tomorrow's infrastructure requirements today
- ▶ Taking steps to ensure that progress in the fastest growing regions in Australia is not stifled or impeded by lack of infrastructure
- ▶ The private sector role for urban development in growth corridors

**NEILL HOCKING**, Director Organisational Development, CITY OF WHITTLESEA

### **2.45 ACCOUNTING AND ACCOUNTABILITY ISSUES ARISING FROM PPPS**

- ▶ Towards more consistent accounting treatment across Australian jurisdictions
- ▶ The UK Accounting Model
- ▶ Future and foreseeable public sector accounting developments arising out of PPPs
- ▶ Public accountability and disclosure

**ANNA D'ALESSANDRO** CPA, Policy Adviser - Public Sector, CPA AUSTRALIA

### **3.10 WHY PARTNER WITH THE PRIVATE SECTOR?**

- ▶ 'Value for money' as the principal driver in private sector procurement
- ▶ A competitive negotiating environment to convert inputs from the bidding and evaluation process into manageable contracts
- ▶ Overcoming the high transaction costs
- ▶ Risk allocation issues, most notably risk analysis and valuation of risk
- ▶ Risks and Rewards

**MARIO D'ELIA**, Partner, PRICEWATERHOUSECOOPERS

### **3.40 CASE STUDY: A UNIQUE, 'RELATIONSHIP BASED' SEWERAGE PARTNERSHIP FOR BEGA VALLEY SHIRE**

- ▶ Bundling services and scope of work to achieve economies of scale
- ▶ Facilitating an extensive community consultation process
- ▶ Selecting the most appropriate method of delivering the necessary infrastructure through the application of weightings to key objectives
- ▶ Negotiating and implementing a modular style of contract

**DAVID SEARLE**, Coordinator, Bega Valley Sewerage Program, BEGA VALLEY SHIRE COUNCIL

### **4.05 PANEL DISCUSSION AND WRAP UP**

- ▶ Project delivery strategies to consider when partnering with the private sector
- ▶ The way forward for a comprehensive local government PPP project framework
- ▶ Appropriate tools for funding urban infrastructure
- ▶ Meeting the infrastructure funding challenge

**DR NEVEEN MOUSSA**, Senior Consultant, SINCLAIR KNIGHT MERZ (also National President, AUSTRALIAN INSTITUTE OF PROJECT MANAGEMENT); **PETER VERWER**, CEO, PROPERTY COUNCIL OF AUSTRALIA

### **4.30 POST CONFERENCE DRINKS & NETWORKING**

# INTERNATIONAL LOCAL GOVERNMENT ASSET MANAGEMENT CONFERENCE

May 12 & 13, 2004

*(the 2 days following the Federal Budget!)*

Melbourne Convention Centre

**This inaugural Conference (or Summit) contains the most impressive array of knowledge about local government Asset Management ever presented in Australia**

Local Government is basically about Service Delivery, Governance and Asset Management, but asset management is THE hot issue of 2004!

**Just look at the Local Government Asset Management Agenda this year:**

- Nonfeasance: The Brodie case and its impact
- Legislation: Road Management Bill, Road Management Plans
- AusLink: to be announced in 2004, probably in the Budget!
- Roads To Recovery (R2R2) and the launch of regional road funding
- Defining and meeting levels of service for local government communities
- The sustainability gap
- Asset Management Improvement Programs in the various states/territories
- Public liability insurance issues
- Risk management
- Introduction of national Performance Based Standards (PBS)
- National directions in data frameworks and knowledge/information systems
- New partnerships between local governments and state governments

Until recently asset management was not assigned a very high priority in most councils around Australia, but the same cannot be said today.

This Conference has secured high quality speakers from across Australia and around the globe who have leading edge knowledge on asset management issues. As well as sharing in their experiences, delegates will be able to have their say in the workshop sessions to help define the future directions for asset management. Attendees will also receive a briefing on the 2004 Federal Budget, as it will impact on local government asset management.

Why flounder around in a confused 'fog' in this complex area? Over the two days of the conference you will gain insights into global, national and state trends in asset management, which will include a large number of relevant case studies. This Conference will not reinvent the wheel, but will share the knowledge that will help reward us all with a better future.

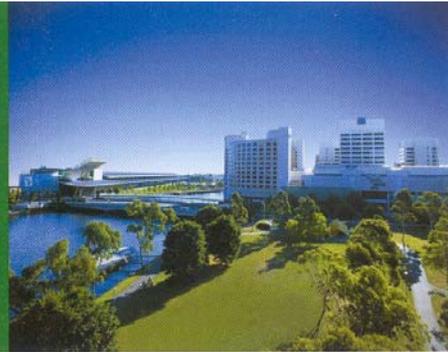
**Who should attend? Councillors, CEOs, Directors, Asset Managers/Engineers, Risk Managers, Corporate Services Managers, Finance Managers**



Hosted by the Municipal Association of Victoria (MAV) on behalf of local government nationally

**INTERNATIONAL  
LOCAL  
GOVERNMENT  
ASSET  
MANAGEMENT  
CONFERENCE**

May 12 & 13,  
2004  
Melbourne Convention  
Centre (Latrobe Theatre),  
corner Spencer and  
Flinders Streets,  
Melbourne



**Conference Program**

**Wednesday, May 12**

- |         |  |
|---------|--|
| 8.30am  | Registration   |
| 9.00am  | <b>Keynote launch, Peter Batchelor</b> , Victorian Minister for Transport  |
| 9.15am  | <b>John Elliott</b> , Secretary of Department of Transport and Regional Services (DOTARS),<br><b>The AusLink White Paper and Roads To Recovery 2 (R2R2)</b><br>As one of the key architects of AusLink, John will provide an expert update on AusLink and what it means for local government.<br>Note: the AusLink White Paper is expected to be released with the Federal Budget on the evening of 11 May.  |
| 9.45am  | <b>Mike Bordiss</b> , Chair, UK National Roads Board<br><b>The UK Best Value/Asset Management Journey: where are we going with our roads?</b><br>Michael will explain how the UK National Roads Board brings the national and local roads responsibilities together in the pursuit of Best Value outcomes for local communities including: <ul style="list-style-type: none"> <li>• Best Value – concept and practice</li> <li>• Code of Practice for Maintenance Management – development and implementation.</li> <li>• Roads Administration – who is responsible for what?</li> <li>• National Road Maintenance Condition Survey</li> <li>• National 10-Year Plan for Transport</li> <li>• Backlog</li> <li>• Asset management developments in the UK, including demand management, data collection, contract management and service levels.</li> </ul> |
| 10.40am | Morning tea  |
| 11.00am | <b>Professor Rick Sarre</b> , School of International Business, University of South Australia<br><b>Liability in negligence and the High Court decisions in Brodie &amp; Ghantous: Where to from here for road authorities?</b><br>Rick will explain how the various states have responded to the Brodie case and how the principles of negligence will determine public liability in the future. He will make a number of observations about the future for road authorities in defending negligence suits and will focus in particular on risk management as a strategic solution in this key area.  |
| 11.40am | <b>Dean Taylor</b> , Asset Management Co-ordinator, Wanganui District Council,<br><b>The New Zealand LG Asset Management journey &amp; relevant learnings</b><br>Dean is a current member of the National Asset Management Steering Group (NAMS) and is a leading practitioner in the asset management field. He has strong views in relation to community expectations, procurement, partnering best value and the need to focus on both service delivery and assets. He will also present an overview of the impressive achievements that have occurred in New Zealand in the last decade, where the national government has played an important role in driving improvement based on standards.   |
| 12.30pm | Lunch  |

- 1.30pm **Nancy Schepers**, Canadian National Guide to Sustainable Municipal Infrastructure project team, **Best Practice solutions in sustainable municipal infrastructure**  
Nancy's recent positions have included Deputy Environment Commissioner for the Region of Ottawa-Carlton and Director General Environmental Programs for Transport Canada. Nancy will speak about InfraGuide as a national initiative in support of sustainable municipal infrastructure decision-making, and also about specific technical best practice solutions for infrastructure.
- 2.30pm **Chris Champion**, CEO, Institute of Public Works Engineering Australia (IPWEA), **The Australian LG Asset Management journey & learnings**  
Chris will document how the asset management journey in Australia has been slow and often fragmented after a good start. He will review where local government has travelled, some of the road-blocks and the drivers. It looks at the relationship between asset management and long-term financial sustainability. Chris's address will also discuss the path ahead and local government works to bridge the infrastructure funding gap and better manage our communities' assets for future generations.
- 3.10pm Afternoon tea
- 3.40pm **Workshop discussions** (facilitated by speakers):  
**Identifying the three priority issues facing local government in asset management**  
Conference attendees will break into small groups and establish the key issues facing the sector.

4.20pm Report back from each workshop

5pm Close

## Thursday, May 13

- 9.00am **Lisa Roberts**, New Zealand Asset Management (NAMS), **The NZ Creating Customer Value project**  
Lisa is a Principal Consultant in the Maunsell i-business asset management team and she has led a number of initiatives on behalf of the NZ National Asset Management Steering Group to prepare best practice guidelines, including the *International Infrastructure Management Manual*, *NZ Valuation and Depreciation Guidelines*, and *Creating Customer Value from Community Assets*.  
**Creating Customer Value from Community Assets**  
These guidelines were produced help infrastructure authorities understand what their customers value and use agreed service levels as the basis for prudent planning of public assets. Over 40 representatives from NZ local authorities participated in the project and helped collate and develop best practice service delivery standards and methods of consultation with communities.  
  
Lisa will discuss how these guidelines are helping Councils comply with the NZ Local Government Act 2002, which requires NZ local authorities to identify community outcomes supporting the social, economic, environmental and cultural wellbeing of their community. A sample of case studies from NZ local authorities will be presented which represent the good and the not so good ways of defining service standards and engaging communities in what their Councils are delivering.
- 10.00am **Michael Beasley**, Jardines Australia, **Local Government assets and public risk: quantifying the problem**  
Michael is a lawyer who specialises in local government public liability insurance. He will define trends in public liability litigation and produce case studies that will illustrate the need for Councils to have rigorous risk management policies and practices in place.
- 10.30am Morning tea
- 11.00am **Snapshots** from a range of Australian State Local Government Associations: Queensland (Simone Talbot), WA (Debbie Terelinck), SA (David Hitchcock), and Victoria, covering the following topics:
  - Response to nonfeasance/Brodie case
  - How the sustainability gap is measured
  - Improvement activities in local government asset management (including one case study)
  - Regional road/transport groups: how do they work?
- 12.45pm Lunch

## Conference Program continued

- 1.45pm **Geoff Roorda**, Roorda & Associates,  
**A local government demonstration case study in defining asset management sustainability**  
Geoff currently works across all three levels of government in Australia and will present a compelling demonstration case supporting the need for asset sustainability to be comprehensively analysed to produce meaningful results. This methodology integrates the physical and accounting aspects of asset management; work is currently being undertaken with councils to document the link between existing good asset management practice and actual consequences in extending or reducing economic life, and hence, life cycle costs.
- 2.15pm **Peter Leyden**, Director, National Transport Commission,  
**Performance Based Standards: what do they have to do with asset management?**  
PBS will soon be introduced as a national regulatory system that will match heavy vehicles to classified roads. What impact will this regime have on councils' asset management practices, especially in controlling heavy vehicle access and meeting community and environmental concerns?
- 2.40pm **Panel Discussion with all speakers interacting with Conference participants:**
- The best example of really good asset management I am aware of is....
  - The major challenges facing local government in asset management
  - Learnings from the past two days
  - General discussion
- 3.45pm **Mike Montgomery**, President, Australian Local Government Association (ALGA):  
Conference closing address
- 4pm **Conference close**

### Conference Cost:

\$450 (plus GST) for the first person from each council and \$390 (plus GST) for all other attendees from the same council (including meals, conference satchel and speakers notes).

### Registration:

Register Online at [www.mav.asn.au/asset2004](http://www.mav.asn.au/asset2004) or download a registration form and fax it to 03 9667 5550. Alternatively, fax the number above to request a registration form be sent to you via return fax, post or email. Cancellations: No cancellations after May 1, 2004 will be accepted, however a substitute delegate is welcome

### Interstate attendees:

Take advantage of the low air fares!

### Accommodation (suggested):

Pacific International Apartments, Southbank (31 City Road, 03 9664 2000): \$120/night including GST (Govt rate)  
Holiday Inn on Flinders, corner Spencer Street & Flinders Lane, 1300 724 944, \$130/night  
Parking: at Melbourne Exhibition & Convention Centre

### Conference Contact:

John Hennessy at the MAV by email at [jhennessy@mav.asn.au](mailto:jhennessy@mav.asn.au) or by phone 03 9667 5525 or fax 03 9667 5550

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