

CITY OF ARMADALE

MINUTES

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

PRESENT: Cr V L Clowes-Hollins Chair
Cr F R Green
Cr D L Hopper JP
Cr A L Cominelli JP
Cr J Knezevich

APOLOGIES: Cr L Reynolds JP
Cr J Everts
Cr J A Stewart

OBSERVERS: Cr H A Zelones JP 7.00pm – 8.05pm

IN ATTENDANCE: Mr W A Bruce Executive Director Technical Services
Mr R G Davies Manager Technical Services
Mr J N Glassford Manager Property Services
Mr B Sutton Coordinator Waste Services
Mr R Van Delft Environmental Planner
Miss L Potter Minute Secretary

PUBLIC: 1

DISCLAIMER

The Disclaimer for protecting Councillors and staff from liability of information and advice given at Committee meetings was read by the Chairman as members of the public were in attendance.

DECLARATION OF MEMBER'S INTERESTS

Nil.

DEPUTATION

Western Power
Mr Simon Bradbrook – Major Accounts
Mr Gino Giudice – Western Service Manager Network
Mr Laurie Seddon – Technical Regulatory Manager

Western Power provided the Committee with an overview presentation of the works that Western Power are currently undertaking to improve the service currently supplied to the City of Armadale. This presentation is available on the City of Armadale website.

The following questions were taken on notice :

- 1. The City of Gosnells has been successful in obtaining grant funding, in which part of Gosnells will the power be undergrounded?*
- 2. With regard to the new vegetation contracts what constraints are in place to ensure more appropriate trimming of vegetation?*
- 3. What is the cost of underground power in the hills area versus the cost of aerial bundle cabling?*
- 4. When will it be possible for Council to hire its own contractor to undertake works on Western Power infrastructure, during road construction, to reduce delays and costs?*

QUESTION TIME

Nil.

CONFIRMATION OF MINUTES

RESOLVED

Minutes of the Technical Services Committee Meeting held on 23 February 2004, were confirmed.

MOVED Cr Cominelli
SECONDED Cr Hopper

ITEMS REFERRED FROM INFORMATION BULLETIN – ISSUE NO. 6

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

ENVIRONMENTAL ISSUES

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ENGINEERING, DESIGN AND DEVELOPMENT

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MISCELLANEOUS

INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALIA (IPWEA) - LOCAL GOVERNMENT INFRASTRUCTURE CONFERENCE - SYDNEY	15
INTERNATIONAL LOCAL GOVERNMENT ASSET MANAGEMENT CONFERENCE - MELBOURNE	18

****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 EDTS
MANAGER

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.

T17/03/04 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.**

****ABSOLUTE MAJORITY REQUIRED FOR PARTS 1 AND 2**

MOVED Cr Green
MOTION CARRIED (5/0)

FORRESTFIELD COMPLEX BUSHLAND MANAGEMENT PLAN

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 9,500m² to 70m².

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.

T18/03/04 RECOMMEND

That Council adopt the Forrestfield Complex Bushland Management Plan as shown at Attachment ‘A1’ of the Minutes.

MOVED Cr Hopper
MOTION CARRIED (5/0)

MOWING OF ROAD VERGES

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 1st 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.

T19/03/04 RECOMMEND

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

MOVED Cr Hopper
MOTION CARRIED (5/0)

TIJUANA ROAD, BROOKDALE – TRAFFIC MANAGEMENT

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

Councillor Cominelli to provide further information.

Councillor Cominelli requested that officers investigate the issue of speeding vehicles around Tijuana Road / Bodicoat Drive / Farmer Avenue with a view to measuring the speed of vehicles in the area and implementing appropriate solutions to the problem.

T20/03/04 RECOMMEND

That officers investigate the issue of speeding vehicles around Tijuana Road / Bodicoat Drive / Farmer Avenue with a view to measuring the speed of vehicles in the area and implementing appropriate solutions to the problem.

MOVED Cr Cominelli
MOTION CARRIED (5/0)

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 Reynolds 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, 22nd April and Friday, 23rd 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, 22nd April to Friday, 23rd 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, 22nd April to Friday, 23rd 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 "A2" of the Minutes (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
Total	\$2,502

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

The Mayor is on leave of absence in Queensland from 16th 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.

T21/03/04 RECOMMEND

- 1. That Councillor Reynolds 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, 22nd April and Friday, 23rd 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, 22nd April to Friday, 23rd April 2004 inclusive, with costs to be charged to GL1526720.**

MOVED Cr Clowes-Hollins
MOTION CARRIED (5/0)

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

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, 12th May and Thursday, 13th 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 "A3" of the Minutes (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
Total	\$1,650

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.

T22/03/04 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, 12th May and Thursday, 13th May 2004, with costs to be charged to GL1526720.

MOVED Cr Hopper
MOTION CARRIED (5/0)

LATE ITEMS

Nil.

COUNCILLORS' ITEMS

Nil.

MEETING CLOSED 8.12PM.

TECHNICAL SERVICES COMMITTEE

SUMMARY OF “A” ATTACHMENTS

22 MARCH 2004

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DRAFT

**'FORRESTFIELD
COMPLEX'
BUSHLAND**

**MANAGEMENT
PLAN**

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APPENDICIES

- I Bushland condition maps
- II Location of recommended capital works

Introduction

Purpose of this management plan

This management plan:

- highlights the importance of and identifies occurrences of remaining Forrestfield Complex bushland of threatened ecological community type 20b;
- through the public consultation associated with preparation of this management plan, seeks to raise community awareness of the importance and location of threatened ecological communities in the City of Armadale, and the need for measures to protect the remaining bushland;
- recognises that the City's Natural Area Maintenance Program maintains bushland in "Very good-Excellent" or "Fair-Good" condition and that capital works are required to improve bushland in "Poor" or "Very Poor" condition;
- identifies capital works for each site that Council and the community can work towards. Capital works include signage, paths, fencing or revegetation that would minimise ongoing maintenance costs, enhance protection of the bushland from threatening processes or enhance human uses of the bushland sites in a manner that protects the bushland;
- considers legal protection afforded through existing legislation and how this can be enhanced through the Town Planning Scheme and the *Land Administration Act*.

The City is also developing an overall program to enhance community appreciation of the natural environment and community involvement in environmental groups. Community involvement is considered an important aspect of managing the Forrestfield Complex bushland but will be dealt with by the overall program.

The life of this Management Plan is five years.

Consultation

This plan will be available for public comment for a period of six weeks.

The importance and location of Forrestfield Complex bushland in Armadale

Importance and location

Prior to European settlement, the Forrestfield Complex bushland covered about 11,300 ha of the Swan Coastal Plain. **Maps 1.1 & 1.1a** shows the portion of Armadale that was covered in Forrestfield Complex before European Settlement.

In 2000, there were only 1,020 ha, or 9 % of the original extent of Forrestfield Complex bushland remaining. The Western Australian Government's Bush Forever aims at a 10 % retention target, which is based on internationally agreed standards.

However, Bush Forever only identifies 573 ha or 5 % of the original extent of Forrestfield Complex for protection. The Forrestfield Complex vegetation type is therefore be categorised as "Poorly Reserved", and it 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 community vegetation type 20b, which is endorsed as an 'endangered' threatened ecological community by the minister for Environment and Heritage in Western Australia

The 1992 vegetation mapping found many of the flora recorded in the Forrestfield Complex bushland were confined to the Scarp and the eastern side of the Coastal Plain.

About 35.7 ha of Forrestfield Complex bushland occurs in 13 locations within the City of Armadale (**Maps 1.1 & 1.1a**). Ten of these, totalling about 11.2 ha are owned or vested in the City of Armadale. Table 2.1 lists the sites owned or vested in the City of Armadale in decreasing size of remnant bushland showing approximate area and current management plan status.

Table 2.1: Remnant bushland of the Forrestfield Complex owned or vested in the City of Armadale.

Location name	Land description	Approx area of bushland	Management Plan status
Bob Blackburn Flora Reserve	Lot 28 Williams Rd, Part of Lot 32 Champion Dr, and part of Reserve 39798 for "Public Recreation"	5.1 ha	Management Plan adopted by Council February 2000.
Fletcher Park Bushland	Reserve 14217 for "Reserve for Recreation"	3 ha	Management Plan adopted by Council August 2002.
Kendal Court Bushland	Reserve 39579 for "Reserve for Recreation"	1.1 ha	Management Plan adopted by Council March 2002.
Creyk Park ¹	Part of Lot 141 (freehold)	9,450 m ²	Covered by this plan.
Bob Blackburn West	Part of Lot 32 Champion Drive (i.e. freehold).	4,252 m ²	Covered by this plan.
Eva & Bill Moore Reserve Heathland	Reserve 34326 for "Public Recreation"	4,525 m ²	Covered by this plan.
Cammillo Reserve	Reserve 44606 for "Public Recreation"	2,215 m ²	Covered by this plan.
John Dunn Bushland	Reserve 9820 for "Public Cemetery"	1,530 m ²	Covered by this plan.
Creyk Park Reserve	Reserve 39208 for "Recreation".	1,120 m ²	Covered by this plan.
Depot Entrance	Lot 91 Owen Rd (freehold)	810 m ²	Covered by this plan.
Kembla PAW	Reserve 28630 for "Public Recreation"	70 m ²	Area is too small & degraded to manage.

The other three areas of remnant Forrestfield Complex vegetation in the City of Armadale are:

- Lambert Lane Bushland (Reserve 42044 - Bush Forever site 264) which is 3.6 ha vested in the Conservation Commission and managed by the Department of Conservation and Land Management;

¹ Creyk Park Reserve lies adjacent but is separated by tracks and so is listed separately in the table.

- Connell Avenue Bushland, (Lot 290 Connell Avenue - Bush Forever site 61) which has 19.9ha of bushland owned by Homeswest and in 2001 was leased to the Kelmscott Pony Club; and
- Kelmscott Secondary College & Agricultural College (Reserve 29710 School Site) which contains about 1ha of Forrestfield Complex vegetation.

The value of small bushland areas

Protecting plants confined to the Scarp and the eastern side of the Coastal Plain that are found nowhere else in the world has merit for the genetic resources that may be found in these species.

Small patches of bushland have value for species that move between bushland by travelling in small hops from one patch of bushland to another, such as some birds.

Small patches of bushland provide habitat for invertebrates (such as insects), reptiles and fungi such as fungi found in soil, leaf litter and decaying wood.

The likely importance for invertebrates is illustrated by the finding that more than 95 % of the fauna species richness (i.e. biodiversity), abundance and biomass in a natural areas comprise invertebrate species (Norwood 2000). The richness of the faunal biodiversity in local plant species is illustrated by Table 2.1, which identifies the number of canopy arthropods found in jarrah and marri trees. Both Jarrah and Marri occur in the Forrestfield complex bushland.

Table 2.1: Canopy arthropod species found in Jarrah and Marri (Major 2000)

Plant species	Total species	Mean species per tree			
		Autumn	Winter	Spring	Summer
Jarrah <i>Eucalyptus marginata</i>	446	66	38	35	35
Marri <i>Eucalyptus calophylla</i>	443	64	32	47	31

To date, most bushland management plans in Western Australia have not considered fungi (Bougher 1999, p.3). This is partly because there has been relatively little research work in this area. There are many times more fungi than plants in Australia, but perhaps only 5-10 % of Australian fungi have been named and another 10 % are known but not named. However, fungi are ecologically significant. For example (Bougher 1999, p.3):

- mycorrhizal fungi form an association with plants, providing nutrients to the plants in exchange for sugars from plant photosynthesis, leading to more healthy and vigorous plants;
- fungi play an important role in breaking down fallen timber, leaves and animal dung so that nutrients can be recycled for plant growth;
- soil bound by fungi mycelium (roots) is less likely to erode. Fungi also interact with other organisms to improve soil quality;
- several native animals feed and thereby help spread fungi (e.g. the woylie);
- some fungi are harmful. For example, the dieback fungus affects about 25 % of Western Australian plant species.

It is likely that many species of fungi occur at in these small bush areas but no survey of fungi has been undertaken to date.

It is not known how important the absence of larger fauna species is to the integrity of the bushland. Some ecologists conceptualise ecosystems as a "lattice" and so when you remove parts of the lattice, much of the lattice stays intact. Other ecologists consider that some

animals are "keystone species" that when removed from an ecosystem the ecosystem falls apart and a significantly different ecosystem takes its place.

It is becoming more accepted in Western Australia that even modified ecosystems should be preserved for the range of values (e.g. biodiversity values) that they possess.

BUSHLAND CONDITION

The following table identifies bushland condition in the bushlands considered by this management plan. The bushland areas are listed in alphabetical order (table 3.1). Bushland condition maps upon which this table is based appear in Appendix I. Bushland condition mapping was completed in 2002, and will be updated in 2004.

Table 3.1: Condition of bushland considered by this management plan

Condition	Area (m ²)	Percent of area mapped	Dominant Weeds
Bob Blackburn West			
Fair-Good	2,137	50%	
Excellent – Fair	1,514	36%	
Poor	153	4%	Eucalypts & <i>Acacia longifolia</i>
Very Poor /Cleared & Weedy	447	11%	Love grass
	4,252		
Cammillo Reserve			
Excellent - Fair	703	32%	
Poor	654	30%	Watsonia & Veldt grass
Very Poor	858	39%	Veldt grass
Total	2,215		
Creyk Park & Creyk Park Reserve			
Very Good - Excellent	5,857	46%	
Excellent - Fair	1,877	15%	
Poor	235	2%	Freesias
Very Poor	4,655	37%	Love grass, Grasses, Victorian tea tree & Freesias
Total	12,624		

Condition	Area (m ²)	Percent of area mapped	Dominant Weeds
Depot			
Excellent - Fair	628	78%	
Poor - Very Poor	90	11%	Geraldton wax, Acacias, Love grass
Cleared & Weedy	92	11%	
Total	809		
Eva & Bill Moore Reserve Healthland			
Excellent - Fair	1,021	23%	
Poor	1,810	40%	Veldt grass
Very Poor	1,694	37%	Veldt grass, Victorian tea tree
Total	4,525		
John Dunn Bushland			
Fair - Good	1,318	86%	
Poor	132	9%	Veldt grass, Lupins & Soursob
Very Poor	81	5%	Love grass & garden weeds
Total	1,531		

Based on the above table, 15,050m² (58%) is in Excellent to Fair condition and 10,900 m² (42 %) is in Poor to Very Poor condition.

NATURAL AREA MAINTENANCE AND BUSHLAND PROTECTION THROUGH CAPITAL WORKS

Natural area maintenance program

The City has a Natural Area Maintenance program directed towards protecting bushland in “Very good-Excellent” or “Fair-Good” condition. Bushland identified as in “Poor” or “Very Poor” condition is considered degraded to the extent that revegetation is needed before it can be managed as bushland under the Natural Area Maintenance budget. However, the Natural Area Maintenance budget does cover bushland edges in “Poor” or “Very Poor” condition if these are narrow. Revegetation is considered as a capital work and is discussed under Section 4.5 below.

The Natural Area Maintenance Program addresses maintenance issues such as:

- weeds;
- litter removal;
- fire management;
- fire break and path maintenance (weeds, pruning and fuel load management);
- inspection of boundary barriers (e.g. bollards, fences) and signs for damage;

- monitoring success of maintenance/ rehabilitation activities (e.g. weed control); and
- dieback control.

Basis for recommended bushland capital works

Capital improvements to bushland areas are generally undertaken to:

- reduce or eliminate on-going maintenance costs.
- reduce the impacts of potentially threatening processes that degrade good condition bushland; or
- enhance the value of the bushland for human uses such as recreation and education.

Each of these reasons for capital works is considered in more detail in Sections 4.2.1 to 4.2.3 of this Management Plan.

Capital improvements will be managed to ensure that the works do not worsen the threats they are designed to minimise. For example, construction of paths to provide a border to assist in the control of weed invasion will be managed to ensure that weeds or dieback are not spread during construction.

Reducing or eliminating maintenance costs

Successful revegetation of an area is expected lead to reduced maintenance costs when revegetation out-competes weeds so that regular mowing is no longer required and weeding costs are minimal. However, whilst existing information from a number of local government authorities indicates that maintenance of bushland is technically more complex but less costly per hectare than mowing, debates remain about the adequacy of bushland maintenance funding used for comparison purposes and the extent to which revegetated areas can out-compete weeds compared with natural bushland.

Maintenance costs associated with any revegetation works undertaken as part of this management plan will be closely monitored to try and verify the assumption that maintenance costs will reduce over time.

Halting or minimising threatening processes

The following table describes threatening processes and how capital works can prevent or minimise these.

Threats to urban bushland	Capital works item (s)	How capital works can change threats.
Weed invasion	Path or Deep barrier kerb	Can provide a border where weeds are controlled on one side, but not the other. The path or deep barrier kerb can prevent weeds that spread by rhizomes (i.e. root growth).
	Signage or publicity	Can raise awareness of the need to prevent dumping of garden refuse, and identify desirable and undesirable plants.
	Revegetation around good areas	Provides a buffer zone from weed seeds and other threats.

Threats to urban bushland	Capital works item (s)	How capital works can change threats.
Vegetation damage by trampling	Paths, with or without fencing	Reduces or prevents proliferation of tracks, soil compaction and plant breakage by directing people along paths.
Vegetation damage by vehicles	Fencing & bollards on paths	Keeps four-wheeled vehicles out of the bushland.
Vegetation damage from adjacent park management.	Path, Deep barrier kerb and/ or fence	Provides a management boundary. Particularly useful to prevent inadvertent destruction of vegetation by mowers and whipper snippers.
Inappropriate fire regimes	Signage or publicity	Raises awareness of the undesirability of frequent fires in bushland, and who to contact in case of fire.
Dieback or other diseases	Path	Prevents or minimises soil movement and so spread of the disease.
Feral animals and domestic pets	Brochures	Raise awareness of need to control domestic animals in bushland.
Rubbish dumping/ litter	Signage & fencing	Raise awareness of need to take rubbish/ refuse to landfill/ recycling facilities, rather than dump it in bushland.

Enhancing community use and appreciation of bushland

The following table describes how human uses of bushland can be enhanced by capital works, without adverse impacts on the bushland.

Human use	Capital works item	How capital works item enhances human use
Walking for exercise or pleasure	Paths	Provides a pleasant place to walk.
Education	Signage or brochures & paths	Interpretive signs can explain importance of the area and features of particular educational value.
Friends Group activity	Signage and/ or brochures	Can provide contact details or advertise future events.
Relaxation	Seating	Provide a place to sit and observe the bush.

Recommended capital works program for each reserve

The table below lists the recommended capital works for each reserve, in alphabetical order. [Appendix II](#) has maps of each reserve that identify the location of the recommended capital works.

Reserve	Recommended capital works	Location	Justification	Quantity	Estimated Cost
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Reserve	Recommended capital works	Location	Justification	Quantity	Estimated Cost
Bob Blackburn West	Fence - Post and rail	Along car park boundary.	Prevent vehicle access into bushland.	60 m	\$840
	Path - Mulch	Between rear PCYC ² and Bob Blackburn Oval.	Formalise route to prevent path widening and vegetation trampling.	30 m	\$450
	Path - Mulch	From Keira St to Car Park.	Formalises short cut to PCYC.	35 m	\$525
	Fence - Rural	Between bushland and oval.	To delineate grassed area from bushland & prevent trampling.	90 m	\$1,260
	Fence – Rural	Along Champion Dr	To prevent trampling from numerous short-cuts	45 m	\$630
	Sign – Information A2 size	Along Champion Dr & Path Mulch from oval	Highlight importance of small area of bushland. Identify the presence of a threatened ecological community.	2 signs	\$920
Bob Blackburn West Total					\$4,625
Cammillo Reserve	Sign - Reserve Name	At the roundabout.	Recognises and formalises bushland	1 sign	\$450
Cammillo Reserve Total					\$450
Creyk Park	Path - Mulch	Near southern boundary – see map.	Provides boundary and removes African Love Grass. Directs people to one central path so can close other tracks.	155 m	\$1,860
	Sign - Information A2 size.	At entrances - new mulch path and eastern entrance.	Reserve is important. Highlight importance of small area of bushland. Identify the presence of a threatened ecological community.	2 signs	\$920
Creyk Park Reserve	Path - Mulch	Existing path and along old firebreak along fence.	Removes African Love Grass threat and directs access.	70 m	\$840
	Sign - Information A2	Corner Lindley & Scruth Roads.	Highlight importance of small area of bushland.	1 sign	\$460

² PCYC – Police and Citizens Youth Club

Reserve	Recommended capital works	Location	Justification	Quantity	Estimated Cost
	size		Identify the presence of a threatened ecological community.		
	Deep barrier kerb	Across reserve about half way down.	Delineate good bushland from area to be mowed.	45 m	\$540
Creyk Park Total					\$4,620
Depot Entrance	Fence Rural Bollards	Along rear boundary of bushland. Around boundary of bushland	Prevent inadvertent vehicle access and define bushland management area.	30 m	\$360
	Sign – Information A2	On Owen Rd	Highlight importance of this small area of bushland. Identify the presence of a threatened ecological community.	1 sign	\$460
Depot Entrance Total					\$820
Eva & Bill Moore Reserve Heathland	Deep barrier kerb	Around main area of bush.	Need to delineate management boundary.	315 m	\$3,780
	Path - Mulch	On main path that cuts through reserve.	Prevent weed establishment along path.	55 m	\$660
	Sign - Information A2 size	Next to main path on east side of reserve.	Highlight importance of small area of bushland. Identify the presence of a threatened ecological community.	1 sign	\$460
Eva & Bill Moore Reserve Heathland Total					\$4,900
John Dunn Bushland	Fence Rural	Around boundary of bush & grassed area.	Need to prevent grass invasion from adjacent irrigated area.	120 m	\$1,440
	Sign – Information A2 size	Next to main entrance to oval	Highlight importance of small area of bushland. Identify the presence of a threatened ecological community.	1 sign	\$460
John Dunn Bushland Total					\$1,900

Reserve	Recommended capital works	Location	Justification	Quantity	Estimated Cost
<i>Capital Works Total</i>					<i>\$17,315</i>

Revegetation

Revegetation of areas "Poor, Very Poor or Cleared & Weedy condition is important, particularly where weeds from these areas are invading existing Very good-Excellent or Fair-Good condition. As noted in Section 3 *Bushland condition* about 10,900 m² (1.09 ha) of Forrestfield Complex requires revegetation.

To be successful in reducing maintenance costs a revegetation program needs to be conducted over five to six years. This period of time is required to control weeds that have long-lived seeds and to allow for re-planting when plantings fail due to factors such as dry years and insect attack.

Quotations have not been sought on rehabilitating the areas, but available information suggests costs are in the order of \$20-30,000 per hectare for the first year, \$10-\$15,000 per year for the following few years. Maintenance costs gradually decline as weeds are controlled, except there is an increase in costs when weed control switches from blanket spraying to spot spraying of weeds.

Revegetation priorities are proposed to follow those identified for other capital works.

CONSIDERATION OF RECOMMENDED CAPITAL WORKS IN A CITY-WIDE CONTEXT

Introduction

Council's current annual budget for implementation of management plans is \$10,000 per annum. However, additional funds can be gained through grants, Council has a separate budget to help volunteers undertake works that are consistent with management plans, programs such as work for the dole or Green Corps can sometimes be utilised, and other organisations such as the Ministry for Justice can find that the tasks that need to be done suit their objectives.

Capital works

Capital Works Priorities

It is proposed to complete all of the capital works for one reserve before undertaking capital works on the next highest priority reserve.

An assessment method has been developed to determine which reserves should have capital works completed first. The City's Bushcare and Environmental Advisory Committee have endorsed this assessment method. The assessment method has been applied to all bushland reserves in the City, and the outcome for those reserves with Forrestfield Complex vegetation are listed in the table below.

Priority	Reserve	Priority	Reserve
1	Bob Blackburn Flora Reserve	13	Eva and Bill Moore Reserve
2	Kendal Court Flora Reserve	20	Bob Blackburn West
3	Fletcher Park	28	John Dunn Bushland
4	Creyk Park Flora Reserve	29	Depot
9	Cammillo Rd Reserve	31	Kembla PAW

The table below lists the estimated costs for capital works across the City of Armadale for the first 20 priority reserves. The figures for the first three reserves are based on remaining capital works commitments identified in existing management plans.

Reserve	Capital works cost estimate
Bob Blackburn Flora Reserve	\$2,590
Gibbs Reserve	\$3,470
Kendal Court Flora Reserve	\$4,680
Creyk Park Flora Reserve	\$4,620
Priorities 5-8	\$7,202
Cammillo Rd Reserve	\$450
Priorities 10-12	\$5,910
Eva and Bill Moore Reserve Bushland	\$4,900
Priorities 14-19	\$18,420
Bob Blackburn West	\$4,625
TOTAL	\$56,867

Given the cost of works for John Dunn Bushland (\$1,900) and the importance of the vegetation on this reserves it is proposed to list John Dunn Bushland as equal priority following completion of works at Bob Blackburn West.

Works required at the Depot will be funded from funds for improvement of the Depot entry statement and landscaping.

Revegetation

The following table identifies approximate areas that should be revegetated to prevent weeds moving into areas of Excellent-Fair vegetation across the City. This table identifies revegetation requirements beyond the Forrestfield Complex Bushland areas, in order to identify the priority nature of this capital works across a number of natural areas.

Reserve Name	Weed control & supplemental seeding or replanting (m ²)	Revegetation (m ²)	Total (m ²)
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Bob Blackburn Flora Reserve	3,300	0	3,300
Kendal Court Flora Reserve	0	1,100	1,100
Fletcher Park	8,500	5,700	14,200
Creyk Park Flora Reserve	300	3,300	3,600
Priority 5-8 Reserves	27,400	24,400	51,800
Cammillo Rd Reserve	800	700	1,500
Eva & Bill Moore Reserve Heathland	1,800	1,700	3,500
Priority 15 -19 reserves	4,800	16,700	21,500
Bob Blackburn West	200	400	600
TOTALS	47,100	54,000	101,100

Enhancing legal protection

As noted in Section 2.1 vegetation mapping carried out in 1992 identified most sites with Forrestfield Complex vegetation within the City of Armadale as floristic community vegetation type 20b. Community type 20b is listed as an 'endangered' threatened ecological community which is endorsed by the WA Minister for Environment and Heritage.

Under guidelines produced for the *Commonwealth Environment and Biodiversity Protection Act 1999* (EPBC Act), Endangered Threatened Ecological Communities are of national significance so any action that will have, or is likely to have a significant impact on an endangered threatened ecological community requires approval from the Environment Minister (see

<http://www.ea.gov.au/epbc/assessapprov/referrals/significanceguide.html#threatened>).

Woodlands and shrublands on the eastern side of the Swan Coastal Plain are listed as Endangered Threatened Ecological Communities under the EPBC Act, and whilst mapping of this listed community type does not include the sites identified in the City of Armadale, the City has received advice from Environment Australia and the Department of Conservation and Land Management that these Community type 20b sites are likely to be listed in the near future. Therefore any action likely to have impact on these sites, requires referral to the Commonwealth Environmental Minister.

The importance of Forrestfield Complex vegetation should be reflected through the City's Town Planning Scheme and the reserve's purpose under the *Land Administration Act*. Ideally, each bushland area should be reserved under the Town Planning Scheme as Parks and Recreation (Local) and the reserve's purpose should include conservation. The following table identifies the existing and recommended scheme zoning/ reservation and reserve purpose.

It is intended to implement the changes to the current scheme zoning or reservation by ensuring that the City's new Town Planning Scheme No 4 reflects the recommendations in this management plan.

Following adoption of this plan by Council, the City will write to the Department of Land Information seeking changes to reserve purpose as identified in the table below. The City has been advised that in some instances, the Department can achieve the change administratively without further public consultation.

Location Name	Current purpose	Recommended action under the Land Act	Current Scheme zoning or reservation	Draft Scheme No 4 – Likely recommendation
Cammillo Reserve	“Public Recreation”	Change reserve purpose to “Conservation and passive recreation”.	Parks and Recreation (Local)	No change needed.
Creyk Park	Freehold - Part of Lot 141.	Excise bushland area into Reserve for “Conservation and passive recreation”.	Residential	Bushland area reserved for Parks and Recreation (Local).
Creyk Park Reserve	“Recreation”.	Change reserve purpose to “Conservation and passive recreation”.	Parks and Recreation (Local)	No action needed.
Depot Entrance	Freehold - Lot 91 Owen Rd	Re-consider in the next management plan five years hence.	General Industry	General Industry
Eva & Bill Moore Reserve Heathland	“Public Recreation”	Change reserve purpose to “Conservation and passive recreation”.	Parks and Recreation (Local)	No change needed.
John Dunn Bushland	“Public Cemetery”	Change reserve purpose to “Conservation and passive recreation”.	Parks and Recreation (Local)	No change needed.
Kembla PAW	“Public Recreation”	Change reserve purpose to “Conservation, drainage and passive recreation”.	Parks and Recreation (Local)	No change needed.
PCYC Lease area	Freehold - Part of Lot 32 Champion Dve	None at this stage - area is leased to PCYC.	Residential	Reserve for Parks and Recreation (Local).

Actions to be implemented in the next five years

The City will strive to implement capital works in accordance with the priorities identified in the management plan.

The City will endeavour to implement the capital works identified in Section 4.4 within the next five years (i.e. by 2009).

Revegetation and weed control efforts in the Poor to Very Poor parts of the top four priority reserves, namely Bob Blackburn Flora Reserve, Kendal Court Flora Reserve, Fletcher Park and Creyk Park will be commenced within three years in a manner that includes a significant monitoring component in order to measure revegetation success and maintenance requirements.

It is proposed to implement the recommendations in Section 6 Enhancing Legal Protection by 2005.

Monitoring and review

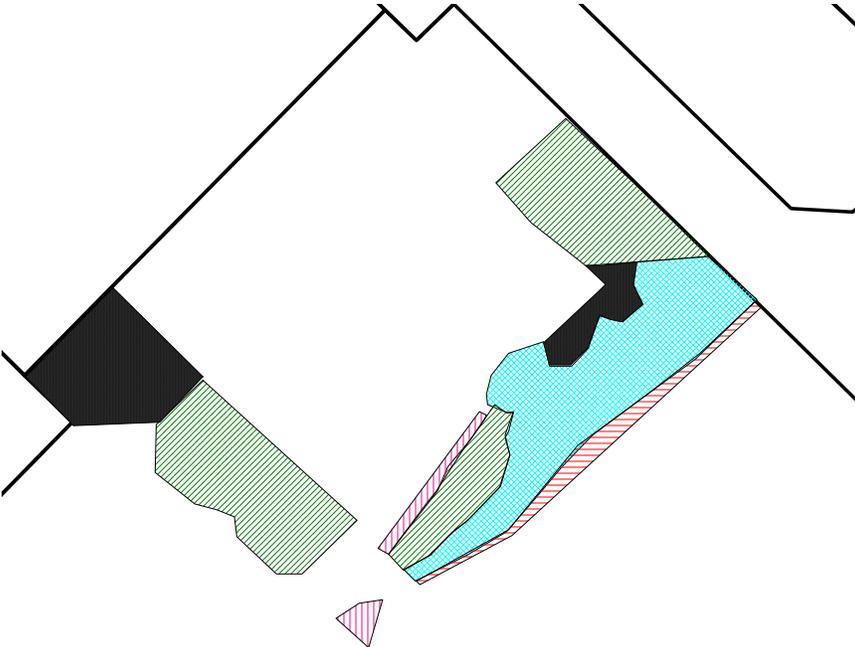
During the term of the Management Plan, progress will be reviewed regularly by the City of Armadale. The City reconsiders funding priorities at each annual budget and proposes to undertake an audit of progress of all management plan recommendations every two years. It is expected that the budget and audit reviews will take place about the same time. The audit of progress is expected to detail where priorities have been changed and is expected to be published in the City's Information Bulletins that are distributed to Councillors and local libraries.

REFERENCES

- Bougher, D. N. L. 1999, *Environmental Management of Bold Park: Urban Bushland Fungi*, CSIRO Forestry and Forest Products for Botanic Gardens and Parks Authority, . .
- English, V. and J. Blyth 1997, *Identifying and conserving threatened ecological communities in the South West Botanical Province ANCA National Reserves System Cooperative Program Project Number N702*, National Parks and Wildlife, Environment Australia
WA Department of Conservation and Land Management
- Majer, P. J. (2000) Pers. comm
- Norwood, C. (2000). Pers.comm.

APPENDIX 1

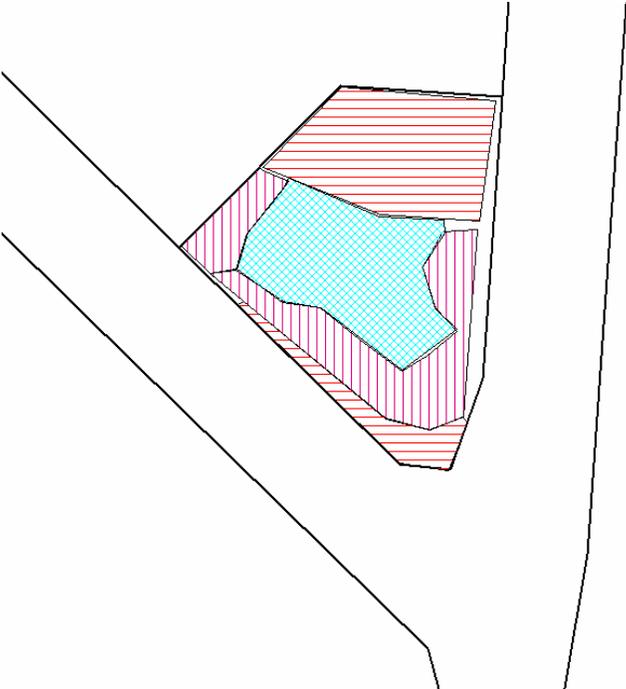
Bushland Condition Maps – Forrestdale TECS



Bob Blackburn West

-  Very good-Excellent
-  Fair-Good
-  Excellent-Fair

-  Poor
-  Very Poor
-  Poor-Very Poor
-  Cleared and weedy

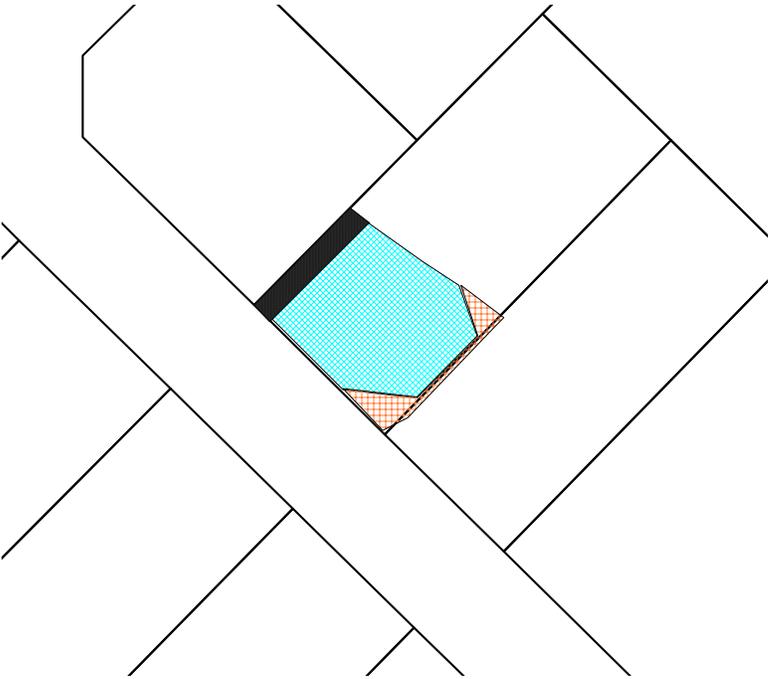


Cammillo Reserve



Creyk Park

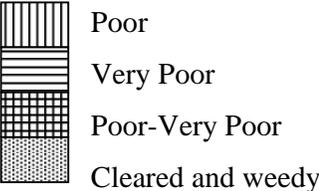
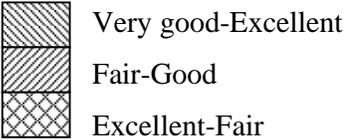


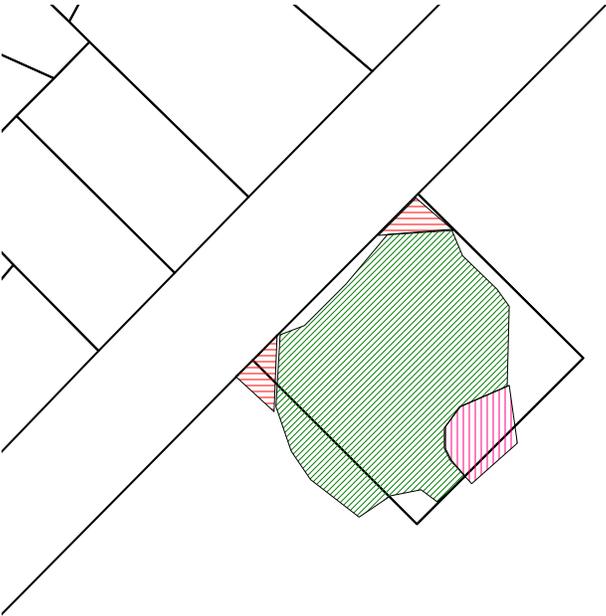


Depot Entrance



Eva & Bill Moore Reserve Heathland





John Dunn Bushland

-  Very good-Excellent
-  Fair-Good
-  Excellent-Fair

-  Poor
-  Very Poor
-  Poor-Very Poor
-  Cleared and weedy

Appendix II
Recommended Capital Works



Bob Blackburn West



Cammillo Reserve



Depot



Eva & Bill Moore Heathland



John Dunn Bushland

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

REGIONAL BUSINESS DEVELOPMENT
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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.

 MACQUARIE	Sponsored by:  Maddocks
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 Institute of Public Works Engineering Australia	 Australian Institute of Project Management	 The University of Sydney Planning Research Centre	 Urban Development Institute of Australia
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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, EUROBODALLA 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**

Conference Program

**May 12 & 13,
2004**

Melbourne Convention
Centre (Latrobe Theatre),
corner Spencer and
Flinders Streets,
Melbourne



Wednesday, May 12

8.30am Registration

9.00am **Keynote launch, Peter Batchelor**, Victorian Minister for Transport

9.15am **John Elliott**, Secretary of Department of Transport and Regional Services (DOTARS),
The AusLink White Paper and Roads To Recovery 2 (R2R2)
As one of the key architects of AusLink, John will provide an expert update on AusLink and what it means for local government.
Note: the AusLink White Paper is expected to be released with the Federal Budget on the evening of 11 May.

9.45am **Mike Bordiss**, Chair, UK National Roads Board
The UK Best Value/Asset Management Journey: where are we going with our roads?
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:

- Best Value – concept and practice
- Code of Practice for Maintenance Management – development and implementation.
- Roads Administration – who is responsible for what?
- National Road Maintenance Condition Survey
- National 10-Year Plan for Transport
- Backlog
- Asset management developments in the UK, including demand management, data collection, contract management and service levels.

10.40am Morning tea

11.00am **Professor Rick Sarre**, School of International Business, University of South Australia
Liability in negligence and the High Court decisions in Brodie & Ghantous: Where to from here for road authorities?
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 **Dean Taylor**, Asset Management Co-ordinator, Wanganui District Council,
The New Zealand LG Asset Management journey & relevant learnings
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	<p>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.</p>
2.30pm	<p>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.</p>
3.10pm	Afternoon tea
3.40pm	<p>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.</p>
4.20pm	Report back from each workshop
5pm	Close

Thursday, May 13

9.00am	<p>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 <i>International Infrastructure Management Manual</i>, <i>NZ Valuation and Depreciation Guidelines</i>, and <i>Creating Customer Value from Community Assets</i>. 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.</p> <p>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.</p>
10.00am	<p>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.</p>
10.30am	Morning tea
11.00am	<p>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:</p> <ul style="list-style-type: none"> • 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 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 or by phone 03 9667 5525 or fax 03 9667 5550

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