

ROUNDTABLE ON ACT INFRASTRUCTURE

Hosted by Chief Minister Jon Stanhope MLA



Tuesday, 9 November 2010
9:30am – 11:30am

Reception Room
ACT Legislative Assembly

Agenda

- 9:30-9:35am** **Welcome**
Chief Minister Jon Stanhope MLA
- 9:35-9:45am** **Developing the 2011 Infrastructure Plan – Strategic Context**
Mr Andrew Cappie-Wood, Chief Executive, Chief Minister’s Department
- 9:45-11:15am** **Feedback on the *ACT Government Infrastructure Plan: 2010***
Community and Industry Representatives
- **Processes of Development**
 - **Structure**
 - **Content and Gaps**
 - **Emerging Issues**
 - **Possible Infrastructure Priorities for the Future**
- 11:15-11:20am** **Concluding Remarks**
Chief Minister Jon Stanhope MLA

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Attendees

1. Ministers

STANHOPE MLA, Jon Chief Minister

2. ACT Government Officials

BURNS, Sara Chief Minister's Office
BYLES, Gary Territory and Municipal Services
CAPPIE-WOOD, Andrew Chief Minister's Department
DAVOREN, Pam Chief Minister's Department
DAWES, David Department of Land and Property Services
HARDY, Robyn Procurement Solutions
HEHIR, Martin Department of Disability, Housing and Community Services

SAVERY, Neil ACT Planning and Land Authority
SMITHIES, Megan Department of Treasury
STEWART, Dan Chief Minister's Department
SWAYN, Alastair ACT Government Architect
WHYBROW, Mark Department of Education and Training

3. Community and Industry Representatives

BALZANELLI, Andrew Jones Lang LaSalle
BARRETT, Ross Master Builders Association of the ACT
BLINKSELL, Mark Communities@Work
BOMBEN, Max Brown Consulting
CARTER, Catherine Property Council of Australia – ACT Division
CHARLTON, Michael ActewAGL
COSTELLO, Michael ActewAGL
DEVLIN, Stephen ActewAGL
DOMAZET, Jure Doma Group
DUNDAS, Roslyn ACT Council of Social Services (ACTCOSS)
FOULDS, Alex Department of Infrastructure, Transport, Regional Development and Local Government (Australian Government)

GARNER, Greg Delfin Lend Lease
HASKINS, John Land Development Agency Board
HEDLEY, Tony Property Council of Australia
LESLIE, Malcolm CIC
McDONALD, Catherine AECOM

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Community and Industry Representatives (continued)

MIDDLETON, Peter	Woden Contractors
MILLER, John	Master Builders Association of the ACT
MURPHY, Paul	Project Coordination (Australia) Pty Ltd
PETERS, Chris	ACT & Region Chamber of Commerce
PURDON, Rob	Purdon and Associates
RAKE, Gary	National Capital Authority
SATTLER, Kim	UnionsACT
SINCLAIR, Hamish	Planning Institute of Australia (ACT Division)
SULLIVAN, Mark	ACTEW Corporation
WEEKS, Rod	AECOM
WELLSMORE, Michael	REIACT
WIJERATNE, Asoka	ActewAGL
WINNELL, Bob	Village Building Company

4. Observers

BLADIN, Caitlin	Department of Disability, Housing and Community Services
CHAN, Anastasia	Chief Minister's Department
DIXON, Brook	Chief Minister's Department
SINGH, Nutan	Chief Minister's Department

5. Apologies

BYRON, Stephen	Canberra Airport
GALLAGHER MLA, Katy	Deputy Chief Minister
PARKER, Stephen	University of Canberra
RUNKO, John	Independent Property Group

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Minutes

Welcome

The Chief Minister opened the meeting and welcomed all attendees to the Community and Industry Roundtable on ACT Infrastructure.

Developing the 2011 Infrastructure Plan – Strategic context

Mr Andrew Cappie-Wood, Chief Executive, Chief Minister's Department presented an overview of the strategic context influencing the development of the 2011 Infrastructure Plan.

The Roundtable **noted** Mr Cappie-Wood's presentation.¹

Canberra Construction Snapshot

Mr David Dawes, Chief Executive, Department of Land and Property Services presented a summary of current construction activity in the ACT.²

The Roundtable **noted** Mr Dawes' presentation.

Feedback on the *ACT Government Infrastructure Plan: 2010*

Community and Industry representatives provided feedback on the *ACT Government Infrastructure Plan: 2010*, particularly on the processes of development, structure, content, gaps, and emerging issues.

Key feedback and discussion points related to:

1. the necessity for increased urban densification to support utilisation and cost-effective maintenance of both new and existing infrastructure;
2. consideration of alternative infrastructure financing options; and
3. the capacity of the private sector to project manage infrastructure and Government works.

The Roundtable **noted** the feedback on the *ACT Government Infrastructure Plan: 2010*.³

¹ A copy of Mr Cappie-Wood's presentation on *Developing the 2011 Infrastructure Plan – Strategic Context* is available on the Chief Minister's Department's website at www.cmd.act.gov.au.

² A copy of the most recent Canberra Construction Snapshot is available at www.laps.act.gov.au/construction_snapshot.

³ A summary of key discussion points, feedback and infrastructure issues identified by Roundtable attendees is attached.

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Moving Forward

The Roundtable **agreed** that the Chief Minister's Department would:

1. consider feedback provided at the Community and Industry Roundtable on ACT Infrastructure in development of the *ACT Government Infrastructure Plan: 2011*; and
2. conduct further and more detailed discussions with relevant stakeholders and proponents (as required) throughout the *ACT Government Infrastructure Plan: 2011* development process.⁴

⁴ To arrange an opportunity for further discussions with the ACT Government on infrastructure planning, please contact:

Mr Dan Stewart

Director

Economic, Regional and Planning Policy

Chief Minister's Department

e-mail at Daniel.Stewart@act.gov.au | phone (02) 6205-0468.

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Key Discussion Points

John Miller (Master Builders' Association of the ACT)

- Raised issues around the need to get land supply right, with particular reference to the timing of land releases.
- Also discussed prioritising activity to build appropriate and sustainable capacity in the industry with the necessary skills allowing for long term and continued development. (Referred to page 6 of the *ACT Government Infrastructure Plan: 2010*, highlighting the need to get the infrastructure work flow right and the importance of local industry building capacity.)
- Indicated the Government should recognise the capacity constraints of the local building and construction industry to deliver infrastructure and suggested that, to address these capacity constraints, the Government should attempt to smooth the flow of projects to the market.

Rob Purdon (Purdon Associates Pty Ltd)

- Noted the first *ACT Government Infrastructure Plan* was a timely and comprehensive document. Positives of the first plan included:
 - a focus on social infrastructure;
 - snapshot of ACT infrastructure; and
 - reinforcement of work that is currently underway.
- Highlighted that there is a need to ensure the evolution of this document over a number of years.
- Suggested that the *ACT Government Infrastructure Plan* should make more specific reference to Commonwealth Government infrastructure initiatives in the Territory in recognition of the level of activity in the ACT.
- Suggested that, over time, consideration and effort should be directed to developing a more considered approach to:
 - understanding the role of the Commonwealth in developing and funding infrastructure; and
 - the impact of geographic area on infrastructure demand.

Bob Winnell (Village Building Company)

- Highlighted that the dispersed nature of the city does not facilitate the most efficient utilisation of resources. This leads to strains on affordability in the ACT, particularly increased infrastructure development and maintenance costs.
- Suggested that greater community discussion and debate is required on the issues of maintenance and affordability of infrastructure.
- Similarly the ACT Government Infrastructure Plan should have a greater focus on maintenance of existing infrastructure in addition to new initiatives.

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John Haskins (Land Development Agency Board)

- Noted that the impact of ongoing maintenance costs is a key consideration for potential developers in the ACT.

Catherine Carter (Property Council of Australia – ACT Division)

- Commended the Government on the sound evidence base supporting its infrastructure planning in the ACT. Specific examples cited by the Property Council included the appointment of an ACT Demographer and development of the Measuring Our Progress website.
- Welcomed the opportunity to work with Government and other relevant stakeholders to help build maturity in ACT infrastructure planning.
- Suggested that in the long term, investment in infrastructure should be considered beyond the annual Budget process including exploring alternative or mixed financing options.

Michael Wellsmore (REIACT)

- Noted the potential of significant cost increases to ACT rate payers if the current underutilisation of infrastructure (due to the dispersed/spread out nature of the city) continues.
- Suggested the ACT Government Infrastructure Plan could be enhanced by seeking to promote more effective utilisation of existing infrastructure.

Kim Sattler (Unions ACT)

- Suggested that, while fly-in-fly-out and drive-in-drive-out workers supplement the ACT workforce, there is a need for more targeted affordable and appropriate housing options.
- Suggested further demographic analysis of ACT migration trends. This analysis could help inform consideration of policy options for development of infrastructure to support skills development and affordable housing.

Bob Winnell (Village Building Company)

- Stated that Canberra needs to use space more effectively by increasing urban density throughout the city.
- Noted that key issues such as demographics, climate change and infrastructure all support the imperative for increased density within the ACT (particularly as constrained urban density poses the risk of increased infrastructure costs).
- Suggested the Government needs to challenge the image of Canberra as a garden city with single storey detached dwellings and that a garden city image can be consistent with increased density.

Malcolm Leslie (CIC)

- Noted that urban densification in Canberra would increase the viability and quality of the ACT's public transport network.

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Mark Sullivan (ACTEW Corporation)

- Suggested that regulatory capacity should be further considered to support the *ACT Government Infrastructure Plan* and development ambitions.
- Suggested that, as part of the evolution of the infrastructure planning process, there is a need to build stronger linkages and greater alignment between the strategic vision identified in the *ACT Government Infrastructure Plan* and development/delivery capacity.

Andrew Balazanelli (Jones Lang LaSalle)

- Identified opportunities for further cross-border engagement with the broader NSW region to explore possible regional transport issues.

Paul Murphy (Project Coordination (Australia) Pty Ltd)

- Suggested the Government consider reviewing its risk profile in terms of the manner in which it delivers infrastructure works through project management.

Michael Costello (ActewAGL)

- Noted that, while the Government has ambitious goals in relation to addressing climate change (including exploring options around distributed generation, solar energy and electric vehicles), these need to be complemented with practical strategies to facilitate efficient infrastructure development. A possible option for consideration may include greater alignment of Environmental Impact Statement (EIS) and Development Application (DA) planning approval processes.

Jure Domazet (Doma Group)

- Indicated that maintenance of existing utility infrastructure to support urban intensification in established suburbs could be costly. As such, where possible, infill development and intensification should be coordinated with utility providers' infrastructure upgrades.

Peter Middleton (Woden Contractors)

- Suggested that the *ACT Government Infrastructure Plan* could be improved by providing a more detailed discussion on delivery of infrastructure, procurement outcomes, as well as a more comprehensive monitoring and reporting of capital expenditure.
- Suggested there is a need for better prioritisation and balancing between infrastructure delivery objectives and the available resources (both financial resources and skills/workforce resources).

Ross Barrett (Master Builders' Association of the ACT)

- Encouraged Government to carefully consider the state of local industries in the timing and programming for delivery of its infrastructure projects.

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Malcolm Leslie (CIC)

- Suggested that there are opportunities for Government to achieve greater returns from its infrastructure through better use of englobo and joint venture options in land release.

Bob Winnel (Village Building Company)

- Suggested that Government capital expenditure and infrastructure investment should be counter-cyclical to that of the local economy in order to ensure market stability.

Gary Rake (National Capital Authority)

- Noted there are opportunities to improve cooperation and coordination of efforts between the National Capital Authority and the ACT Government. Greater cooperation between the Authority and the Territory could facilitate increased support from the Federal Government.