

The *Loca*/Focus

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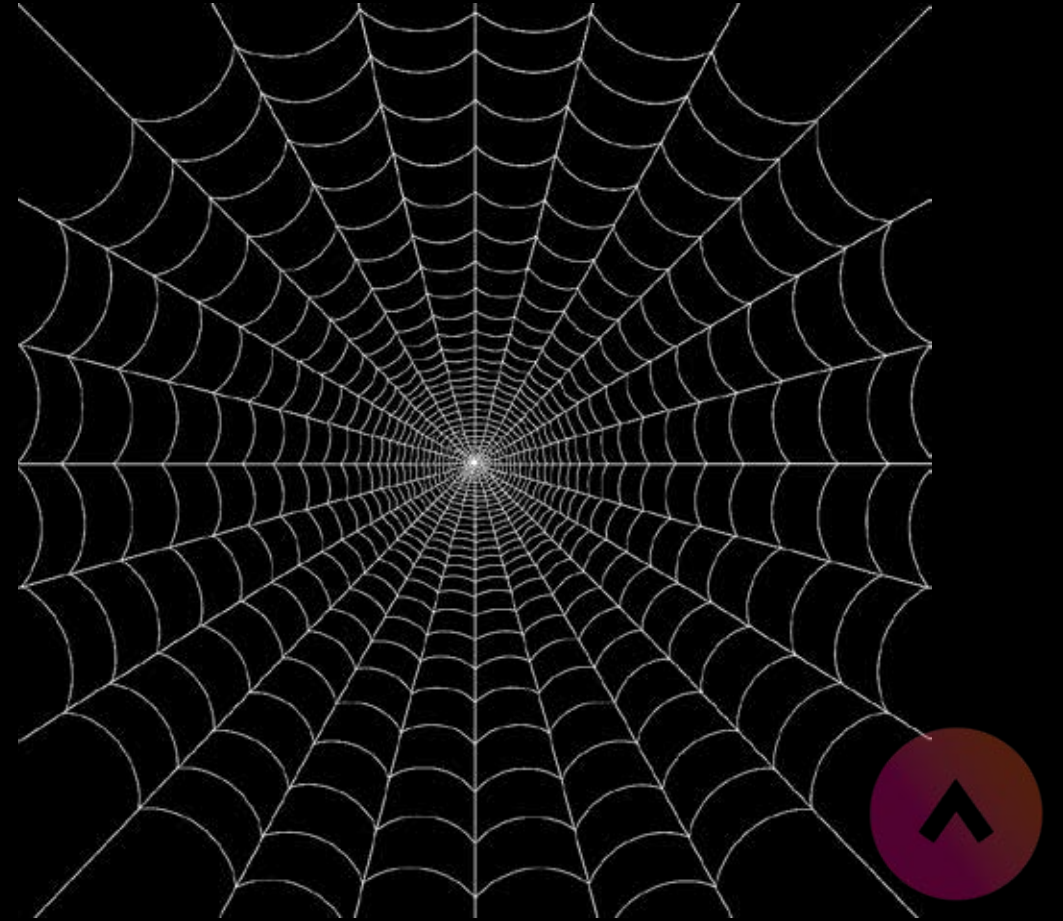
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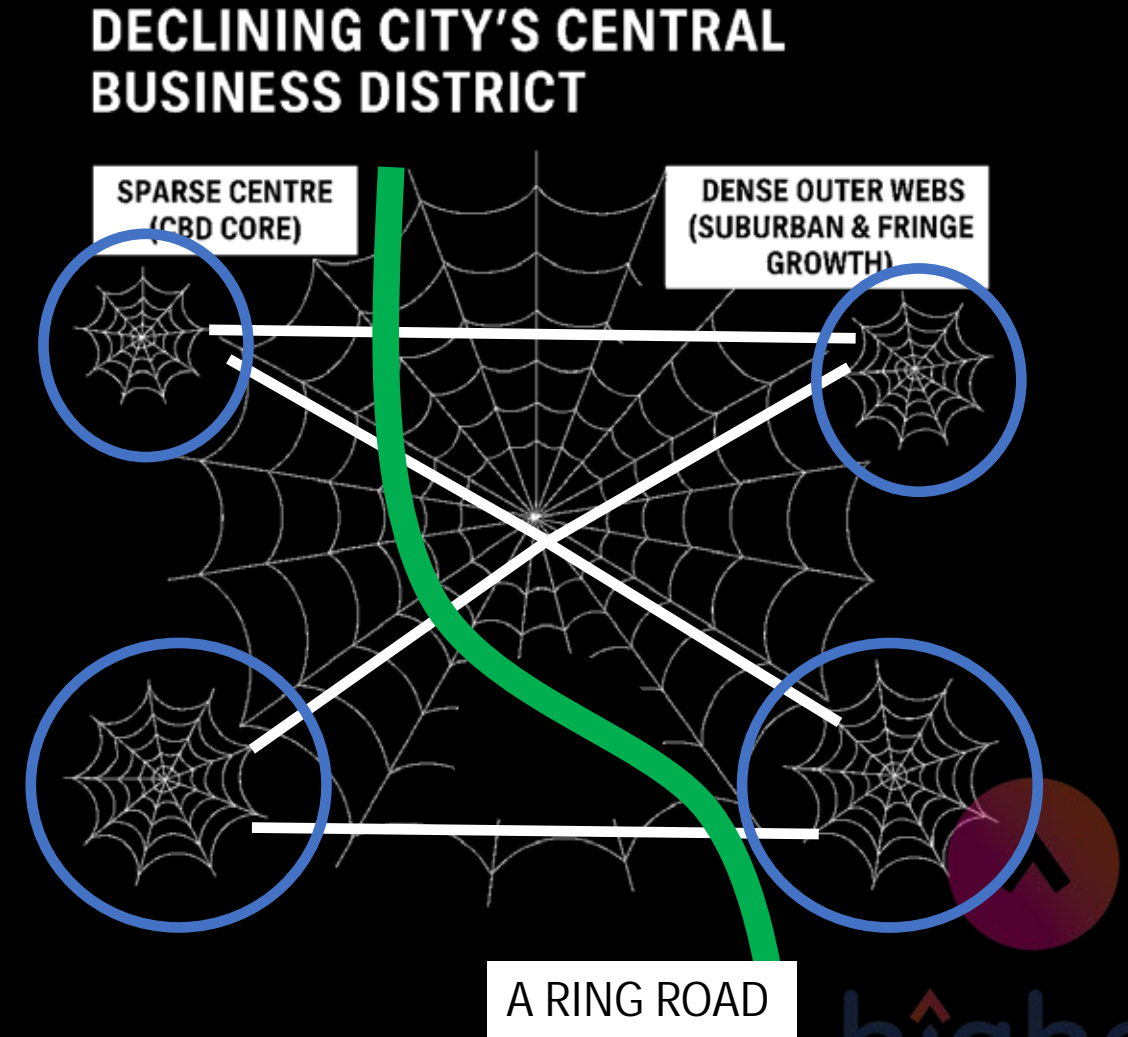
The ideal town layout – a spider's web

- A well-defined CBD with roads drawing the population into and through the CBD.
- There are fewer roads, utilities and services as you go away from the CBD.
- Streets become wider as the population density increases.
- Rates and charges are more equitably spread.



What often occurs

- “Growth is good” property developments pop out and service hubs appear.
- These require arterials to be constructed to connect them.
- CBD and older suburbs become neglected or services become spread so thin that breaks occur.
- With no defined plan – we get a Ring Road. Completely bypasses the CBD. Then what happens?



The Growth is good [insert your preferred term]

- In an ageing population - why do we want to build another house at the end of street and at the edge of the outer suburbs?
- This extends the distance of your road, water, wastewater and waste service network. The cost...
- Rural and remote towns much more susceptible to the impacts.
- Maintenance and depreciation costs go up – creating the mindset of more growth is needed to be sustainable.



How can we afford to maintain?



- Always ask – “Can we afford this?” now and later.
- Plan your maintenance program along with other capital works.
- Move roads out of your assets and into your liabilities.
- Try not to borrow for roads – they are not income-producing.
- Look at other road construct options.
- Can you move cars and trucks onto other roads?
- What effect are you wanting to achieve/gain from the road or asset?
- Remember the weather and climate change.

Safer Roads and Risk Compensation

- The unintended consequences of making a road safer.
- Risk Compensation and the *Peltzman Effect*.
- Preventive Measures.
- Tullock's Spike.
- *Shared Space*.

NO EXIT

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Recommendations

- Always ask – “Can we afford this?” now and later.
- Not all growth is good.
- If you are not a capital city, do not try become one.
- Create your service catalog and cost the services now and later.
- Choose the effect you want first, not the project.
- Keep on top of preventative maintenance and asset renewal schedule.

Call to Action

If you need extra support with:

- Financial modelling and forecasting
- Creating or workshopping your service catalog
- Creating or workshopping your reports
- Understanding how to achieve the effects you want

Please contact us at enquiries@higher.net.au or 0447 123 516 and we can work together to tailor a solution that meets your needs.



Questions