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ENVIRONMENT, HERITAGE AND RISK BRANCH

ENVIRONMENTAL IA POLICY

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Directorate of Environmental Impact Management

Infrastructure Appraisal Strategy - Initial Guidance for Regional Environmental Officers

This document provides the policy direction to assist regional environmental and planning officers to apply infrastructure appraisal and maintenance planning strategy to environmental works proposals.

Purpose

The Infrastructure Appraisal approach is designed to be strategic in nature to allow the forecasting of estate maintenance tasks. It aims to be proactive in dealing with the risks posed by estate assets if left to deteriorate.

The requirements for each region include:

- Identifying strategic impacts on a property;
- Determining appropriate structures that can be used to allocate relevant environmental and heritage related work;
- Identifying appropriate maintenance standards for all structures on the Defence Estate which are moderated through the structure's contribution to Defence capability and strategic impacts known to apply to the structure;
- Determining contribution factors that rank the importance of a structure and therefore its priority in any bid for funding; and
- Allocating a priority to each work request for work to be conducted in that year.

The intent of the IA Strategy is not to be a comprehensive list of defects, or the sum of all things to bring an asset to 'as new' condition. The strategy requires only that work which will maintain the asset in a state that permits the ongoing exercise of Defence capability as intended by its purpose. Any change of use for an asset will be considered a capital investment and not funded out of the FACOPS money. At this stage it remains to be clarified how hardening an environmental asset to address cumulative impact or new capability can be accommodated.

The aim of the IA strategy is to improve the effectiveness of maintenance work through forecasting the requirement resources into the higher priority areas set on a strategic basis. The IA strategy also aims to increase the efficiency of maintenance works through measures such as being more selective in the work that is undertaken, focusing only on maintenance work rather than allowing other works to be undertaken and also providing more accountability.

The IA Strategy is to be developed for a five year period. These five year plans will be used as the basis for aggregating works into projects approved for delivery in the FACOPS program approval process.

Current Gaps

The IA approach has not provided adequately for environmental ‘structures’ within many regions so as to allow appropriate forecasting of environmental work requests into the strategy for the top priority properties. The DEIM has developed this initial advice to assist you when developing an IA Strategy for each of your properties. This document provides advice for the following components of the IA Strategy:

- Strategic Impacts;
- Structure;
- Maintenance Standard;
- Contribution Factor;
- Work Requests naming convention; and
- Priority Codes.

This document is currently in draft form pending wider consultation but should be considered as the national policy until the final document is issued.

1. Strategic Impacts

This provides information on the expected future and life of a structure to assist in the consideration of assessing its forward maintenance requirements. For example, it may be counter-productive to expend substantial maintenance funds on a structure that is planned to be vacated, demolished or subject to ‘enhancement’ work through the ‘Green Book’ funds. Similarly, this will also influence and place a greater transparency on the priority we may place on a particular FACOPS bidding theme¹. Also note that strategic impacts information will be identified at the property level.

REOs/SEAs will need to consider all environmental strategic plans and projects such as the EMS, EPs/HEMPs, HMPs and EMPs to assist with this component. There will also be a strong link into the Directorate of Sustainability Strategies program of work and tools such as the DESAT.

¹ Environmental Themes for FACOPS project bidding are as follows:
Pest Animal Management, Fire Management, Weed Management, Flora/Fauna Protection and Management, Heritage, Land Remediation, ESD Initiatives, Water and Air Quality Monitoring and Contamination Management and Pollution Prevention.

2. Structure

In many regions, DEMS does not currently have the capacity for defining environmental structures. Currently, the *structures* that do exist are for tangible objects such as buildings, fences, roads and parade grounds. The majority of environmental work cannot be attributed to any one structure that currently exists in DEMS. Without a *structure* in DEMS, it will be difficult for you to allocate appropriate and important environmental and heritage work into the subsequent IA Strategy. We will recommend to the DEOPs team that two types of environmental structure need to be made available to each region for all of your properties. It is recommended that this is raised when each region is conducting its IA Strategy development.

Each region will need to ensure that there is one environmental structure registered for each property to allocate environmental works requests against. These structures will be:

“Base Environs” – for Bases and Barracks

“Training Area Environs” – for training areas

However, where there is an existing structure that can be used to attribute work to, this should be used. Examples include ‘Guard House A’ that may require heritage work or ‘Road B’ that may require soil remediation work.

3. Maintenance Standards

Maintenance is defined as an activity that will ensure an asset remains functional in accord with its design use and achieves its economic life expectancy. Any activity that will enhance the function of an asset, create or acquire a new asset or materially extend the life of an asset beyond its original designed life will be considered ‘Capital Works’ and should be funded out of other areas such as the Green Book.

Based on the above definitions, it will be difficult to determine what the true maintenance cost of an environmental and heritage asset will be as we have legislative obligations not only to maintain the environment and heritage of the estate, but also in some case, to enhance the environmental, ecological and heritage values.

However, for the purposes of this exercise, we have determined the maintenance standard to be used to define the desired condition of a structure with respect to maintenance of ecological processes and heritage values in addition to visual appearance, functionality, economic performance and legal compliance.

For an environmental structure to receive an “A” Maintenance Standard, the environmental functionality and/or heritage values must be of the highest National importance and is to be conserved or enhanced as required by legislation and is essential for delivery of Major Military Capability. For example areas that are World Heritage Listed or have landscape

values that are essential and no alternative area is available for the exercise of capability. For an environmental structure to receive a “D” Maintenance Standard, only essential environmental and heritage responsibilities should be maintained to avoid future liability or rehabilitation costs that may affect the use, sale and or value of the property. For example properties that are expected to be disposed of. No environmental structures would receive an “E” Maintenance Standard as this would potentially expose Defence to a high risk that we would breach our legislative environmental and heritage obligations. The following table should be used when determining Maintenance Standards:

A Exceptional	Landscape values that are <u>essential</u> for exercise and capability functionality of a major military platform and where no alternate area is available – Highest Maintenance Costs
B High	Critical/endangered habitats including World Heritage Areas and Listed Heritage sites under the EPBC Act Landscape values <u>required</u> for exercise and capability functionality.
C Standard	Ecological processes and heritage value potential must be addressed. Any State and Territory listing and indicative CHL and RNE sites must be considered Ecological processes must be maintained and relevant Defence policies such as HMPs and EMPs addressed. No known or potential heritage values exist. Landscape values <u>not critical</u> for exercise and capability functionality.
D Minimal	No significant environment and heritage values that are critical for exercise or capability functionality. Only essential responsibilities with respect to environment and heritage management to avoid future liability or rehabilitation should occur – Lowest Maintenance Costs
E Mothball	No environmental or heritage structures will have this maintenance value

4. Contribution Factor

Contribution Factor (CF) is used to rank the importance of structures in relation to its delivery of Defence capability and therefore its priority in any bid for funding. A structure that is critical to ensuring Defence operations are supporting gains a CF 1 while a structure that is not directly linked to a Defence operation is lower. The CF is directly linked to the ‘Capability’ domain in the risk assessment component of the CSIR. The CF is pre-determined in DEMS, however the environmental structures have not been recorded into DEMS therefore the CF will need to be decided when developing the IA Strategy. The IA Policy provides descriptions for each of the categories:

CF1 Major Asset	Environmental structure, “Training Areas” or “Bases”, that provide a very high level contribution towards operational capability and are the most critical structures of a military platform, national security objective or Group objective Eg. where no alternative area is available to conduct operations
CF2 Important Asset	Environmental structure, “Training Areas” or “Bases”, that provide a direct and high level contribution towards operational capability of a military platform, national security objective or Group objective
CF3 Support Asset	Environmental Training Areas or Bases that perform a capability support function to enable the efficient and effective functioning of Major and Important Assets.
CF4 General Purpose Asset	Environmental structure, “Training Areas” or “Bases”, perform day-to-day base functions and do not generally require high security protection
CF5 Low Importance Asset	Low Importance Environmental structure, “Training Areas” or “Bases”, are low in replacement value and require occasional maintenance
CF0 To be determined	

5. Work Request Naming Conventions

Last year we rolled out the policy of Environmental Themes for use when developing projects. As work requests are to be entered into the IA Strategy for priority projects, we will require that each work request is pre-fixed with the Environmental Theme. For example “FIRE MANAGEMENT – slash and burning work” and “WEED MANAGEMENT – weed spraying activities”. This will assist regions when developing projects for FACOPS bidding but will also provide valuable information for regional and national interrogation of the IA Strategy and links to the EMS process.

6. Priority Codes

The work request priority codes determine the priority of doing that work in that financial year. It is not a replacement of the risk assessment process, which is applied to projects. The work request priority codes will however, assist with grouping works for project funding. Only those works that if not conducted in that year will result in a breach of OH&S legislation will be given a WR priority of 1. If the WR is a requirement of an EMP/HMP only, it is not necessarily considered to have a priority of 1.

1 OH&S & OH&S Statutory Works	A WR that if not completed in the year shown will result in a breach of OH&S law. This excludes a breach in EPBC Legislation..
2 High Risk to Defence Capability	A WR that if not completed in the year shown will result in a major failure to Defence capability. This will include conditions that have been set out in an ECC or the DEIM environmental assessment report, EMPs/HMPs that will have a major affect on defence capability
3 Asset Protection	A WR that if not completed in the year shown will result in an unacceptable deterioration of the asset. This will include conditions that have been set out in an ECC or the DEIM environmental assessment report, EMPs/HMPs.
4 Low Risk to Defence Capability	A WR that if not completed in the year shown will result in a minor loss of Defence capability. This will include conditions that have been set out in an ECC or the DEIM environmental assessment report, EMPs/HMPs that will not have an adverse affect on Defence capability
5 Life Cycle Replacement	A WR that is not a priority 1-4 but is required to ensure the functionality of the asset. This will include conditions that have been set out in an ECC or the DEIM environmental assessment report, EMPs/HMPs that recommend forward works that are not P1-4.

7. Way Forward

EH&R branch will make the following initial recommendations to the DEOPS group:

- “Training Area Environs” and “Base Environs” be included in DEMS as structures for use by the regions when developing their IA Strategy;
- an “environmental and heritage” trade code is established for use by the regions; and
- That the maintenance standard definitions in the IA policy reflect the additions in regards to environment and heritage that are made in this document.

This advice is to assist you in developing IA Strategies for properties within your region. We would appreciate any feedback, suggestions or problems that you encounter when conducting this exercise.

Please send comments to:

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