

VPA Leading Practice Seminar

BRINGING JOBS TO THE SUBURBS CASE STUDY

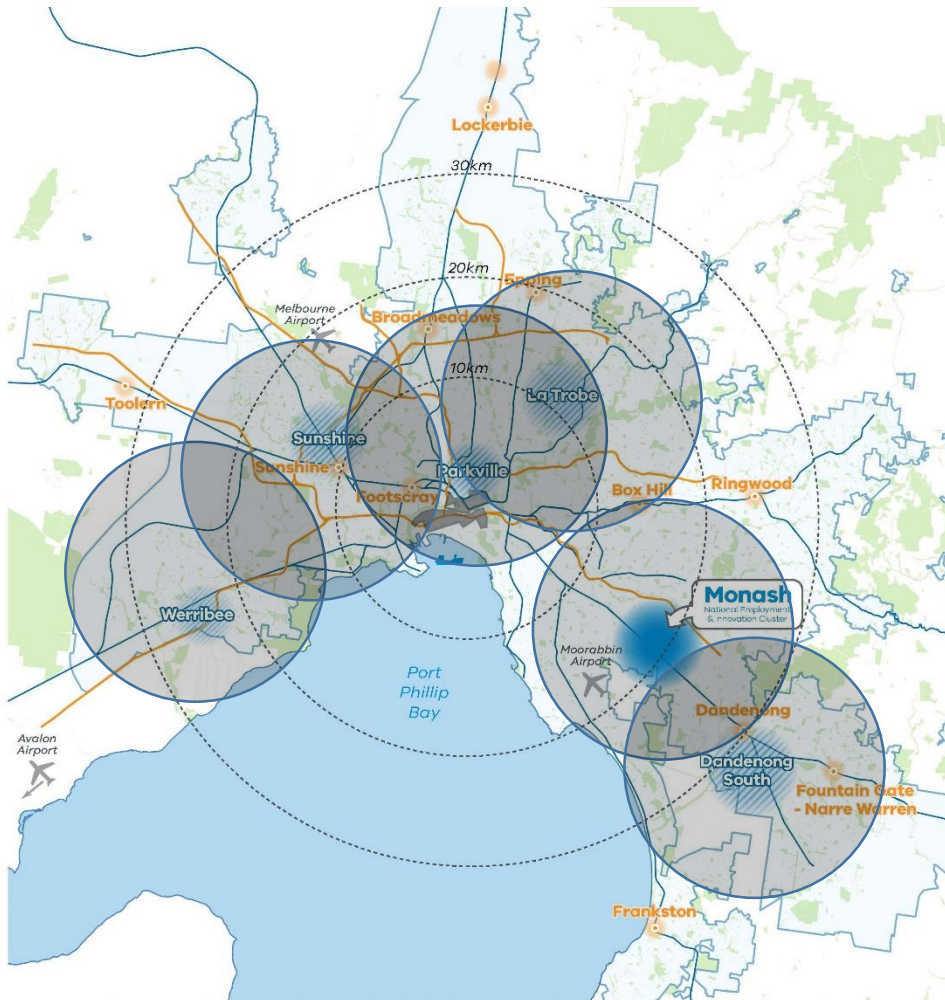
# **Monash National Employment and Innovation Cluster**

Emily Hillebrand, Director Urban Renewal

31 March 2017



# National Employment & Innovation Clusters

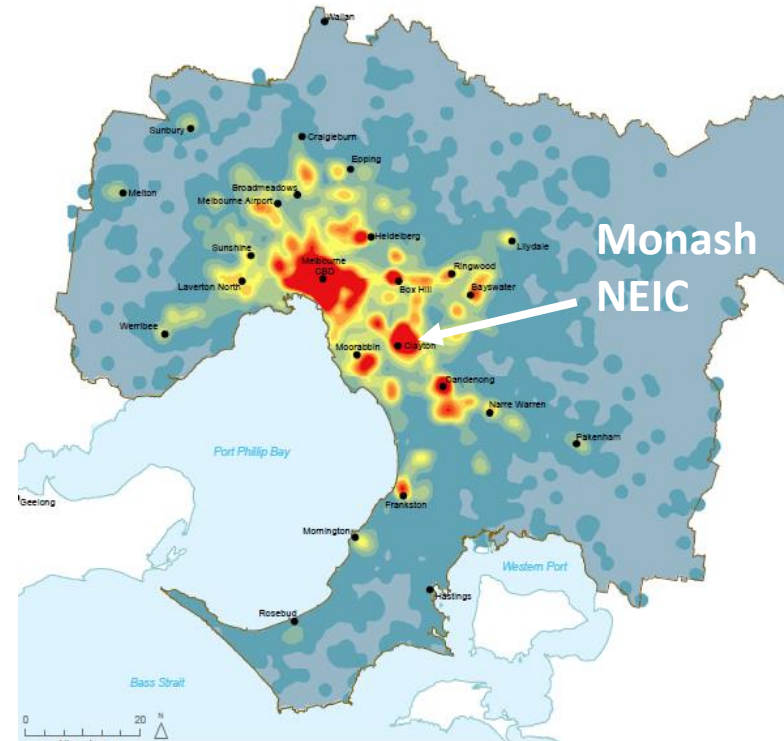


Copyright, Victorian Planning Authority, 2019. The state of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omission in the information.

- Agglomerations of health, education, research and employment activities
- Suburban jobs hubs
- Close to where people live
- Connected Clusters – 10km radius planning
- Take advantage of railway contraflow

# Monash Cluster: state of play

- Most well established of all clusters
- Highest concentration of jobs outside CBD:
  - current: 85,000
  - 2050: ~165,000
- Significant current investment rail linking major hubs Sunshine-Clayton
- Nationally significant institutions and major businesses



**BOSCH**  
Invented for life



MONASH University



**Canon**



Mercedes-Benz



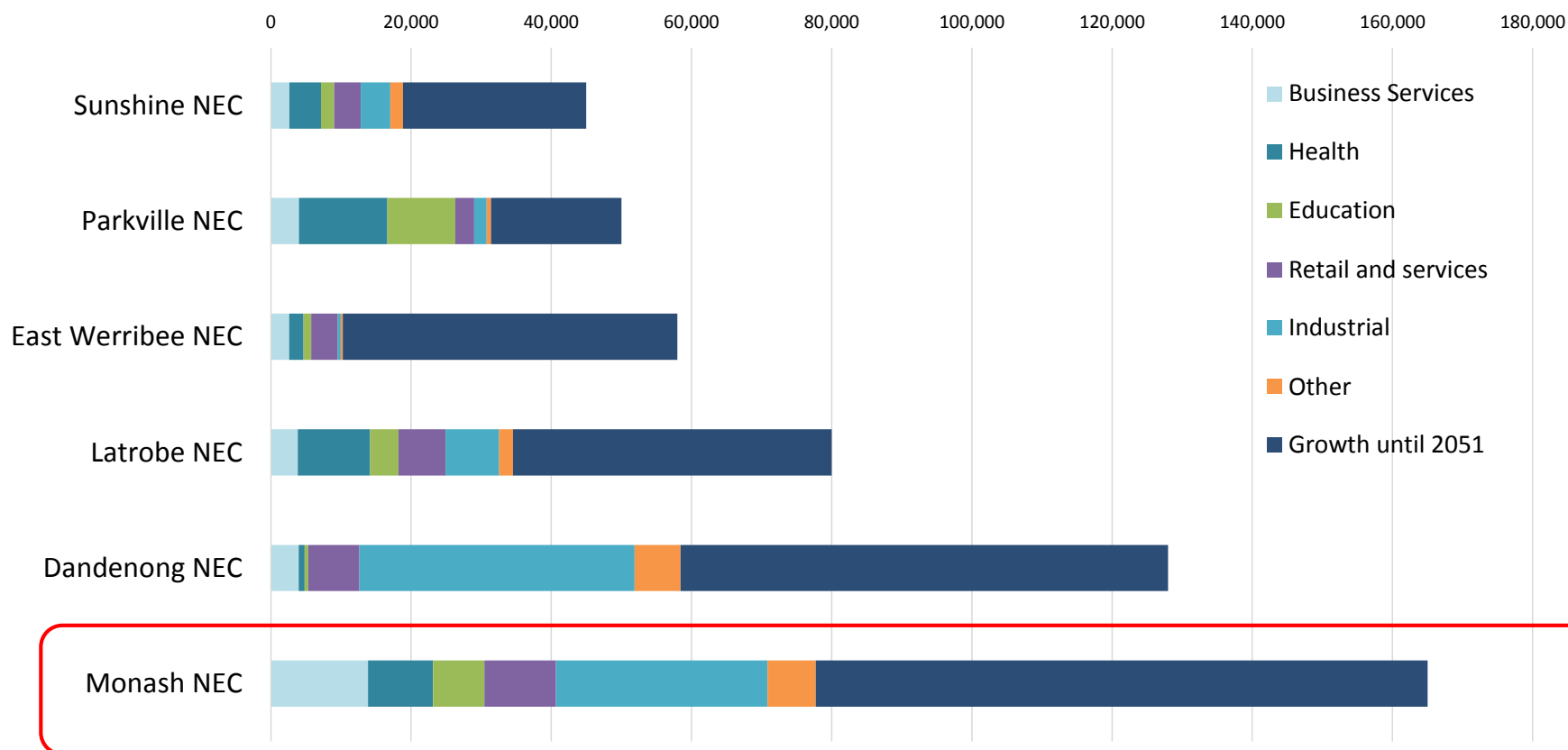
**MonashHealth**





# Strong foundation to grow from

Employment profile of National Employment and Innovation Clusters (2011)



Source: Victorian Planning Authority, based on ABS Census

# Harness the future economy



Health & medical technologies



International education



Research & development



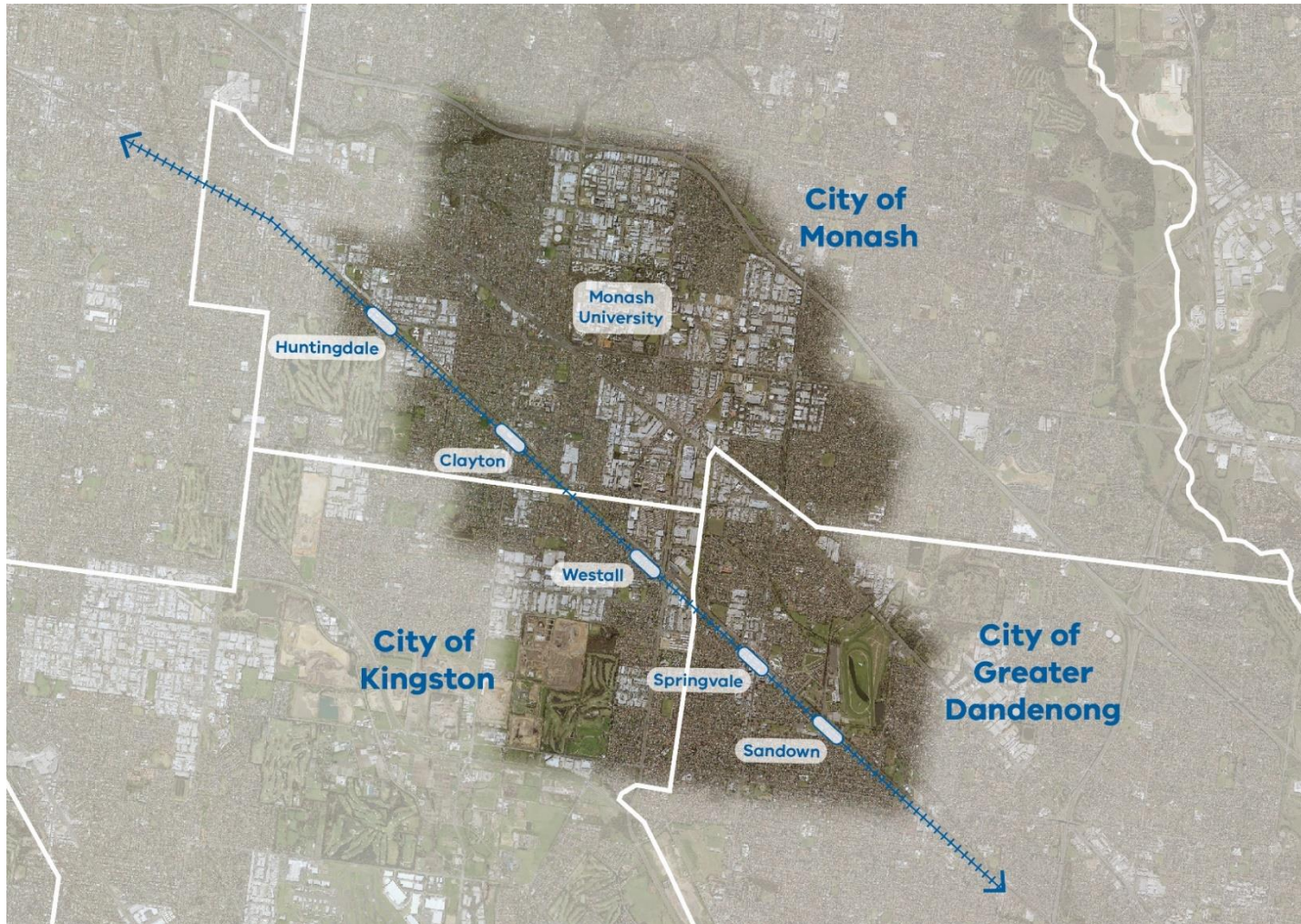
Advanced manufacturing



Professional services



# Monash Cluster Locality Map

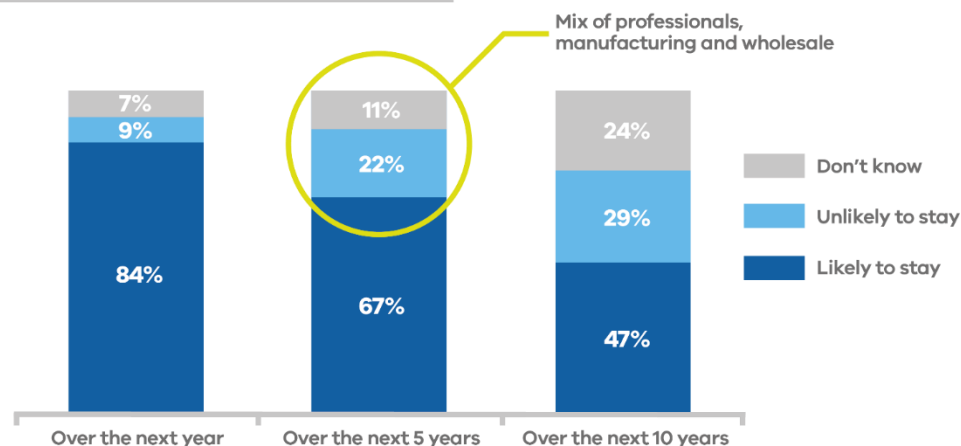


# Research and consultation

## What would keep businesses here:

- Good public transport
- Safe cycling
- Shops, cafes and restaurants Accommodation for visiting academics/business people
- Good quality buildings (but cost effective)
- Better range of housing to enable workers/owners to live close by

Likelihood to stay in the cluster



Source: Monash Employment Cluster Economic & Business Intentions Survey 2014

# Monash cluster: planning proposition

1. More economic activity and jobs in the right places
2. Localisation of activities and services
3. Improved transport and accessibility
4. Facilitate renewal – business parks, high quality housing, town centres, open space,
5. Consultation & Partnerships



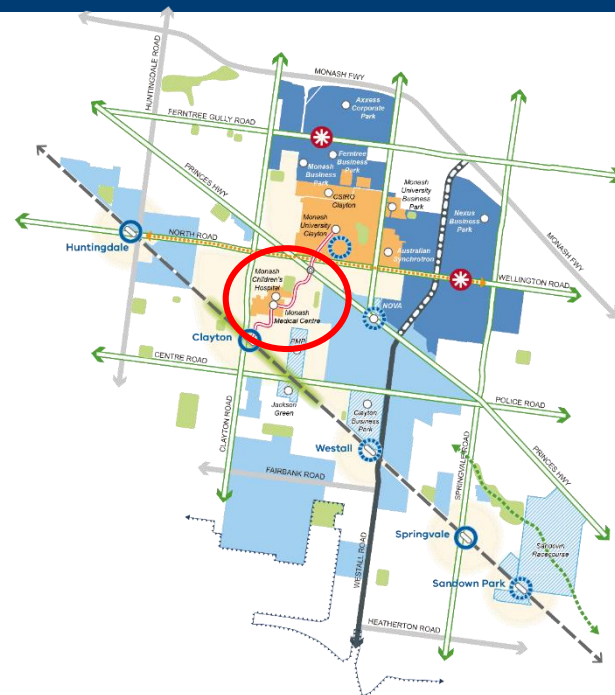
# Monash University

- \$3.9 billion to Vic economy per annum
- 42,000 students per day and growing
- University town with residential, retail, hospitality, arts and culture
- International student experience improved
- Learning hubs, masterplanned redevelopments
- Collaboration with CSIRO, Centre for Nanofabrication, Australian Synchrotron



# Medical

- Monash Medical Centre – 640 beds
- Monash Children's Hospital – 240 beds
- Victorian Heart Hospital (future development at Monash Uni)
- Ready access to Clayton Station



*Clayton Road allied health corridor*





1. More economic activity and jobs in the right places

# CSIRO



Investment



Total: ~\$1.5b since 1923  
Regional: ~\$858m  
(Land, buildings, plant and equipment)

Victorian sites



Total: 9 (Incl co-location)  
Regional: 4

Employment



Total: >2000  
(>35% of all CSIRO jobs)  
Regional: ~400

Industry customers



Victoria: 2056  
Regional: 272  
National: 7355  
Global: 2646  
We work with 78 of the Fortune 500 companies

Academic collaborations



National: We work with the top 41 universities  
Global: In the top 1% of most cited institutions with 50% of publications involving international collaborations

STEM Education and Outreach



Total: ~500 scientists in a variety of school programs (in 2015)

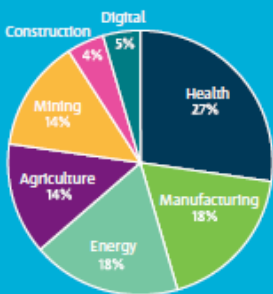
Victorian spinouts (2003–2015)



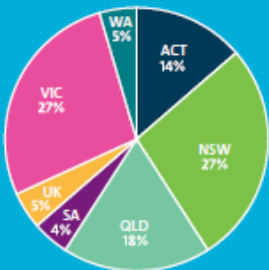
Currently in portfolio: 10  
Market Cap: \$410m

Overall CSIRO spinouts: 155 (since 1950s)  
Currently in portfolio: 22  
Market Cap: \$557m

Spinout industries



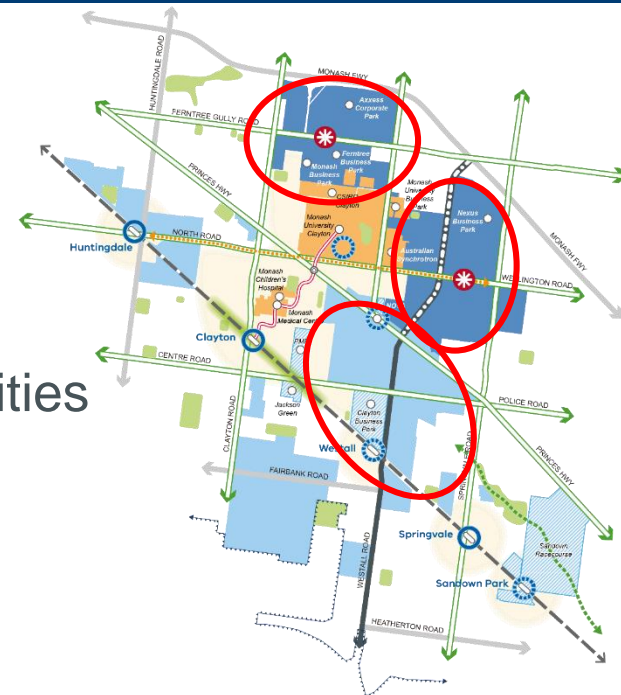
Spinout locations



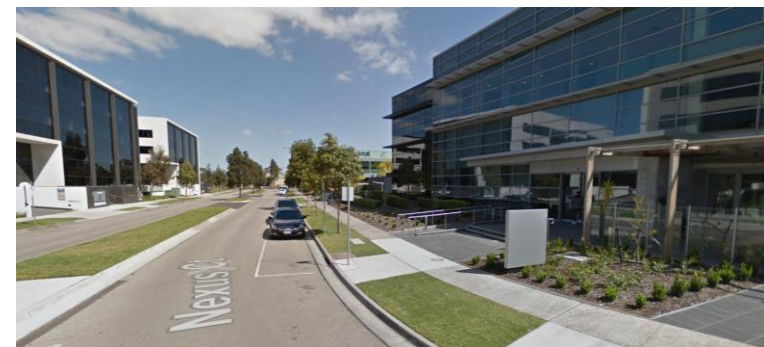


# Commercial

- High end business parks
- Office/factory and warehouse
- Cafes, childcare, gyms, hotels, conference facilities
- Facilitate redevelopment



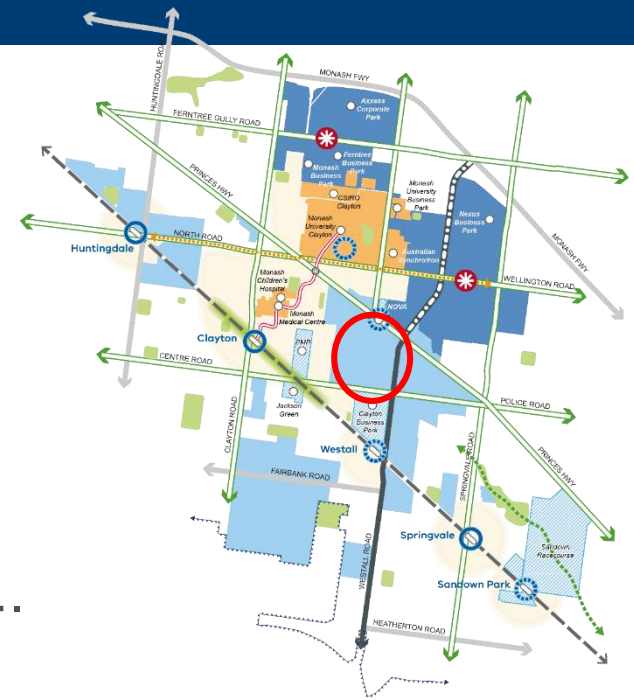
*Eastern Innovation and Business Centre*



*Nexus Business Park*

## Bosch

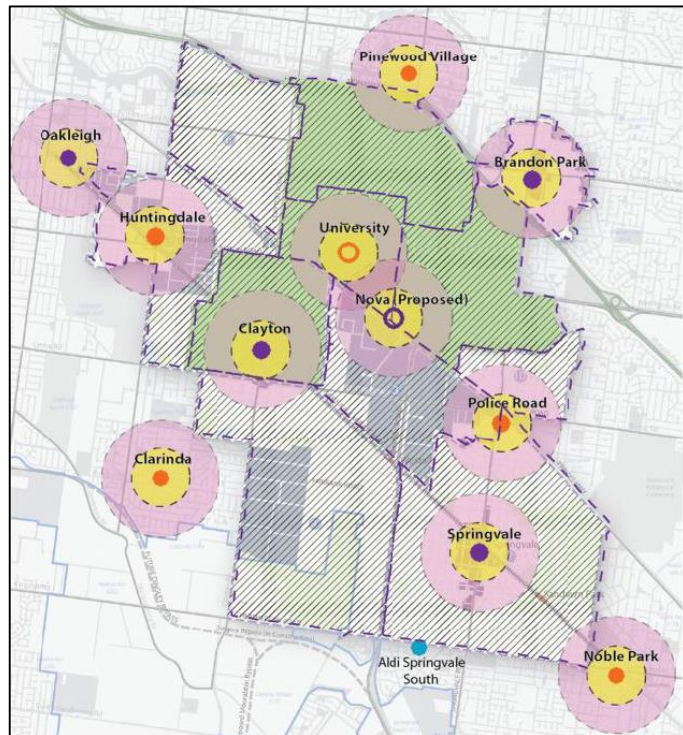
- Consolidating activities
- Fosters start ups and new ideas
- Building new facilities
- Need new HQ extension already
- Advanced manufacturing: automotive, diodes....
- Collaboration with Monash Uni for agri-science





# New business town centres

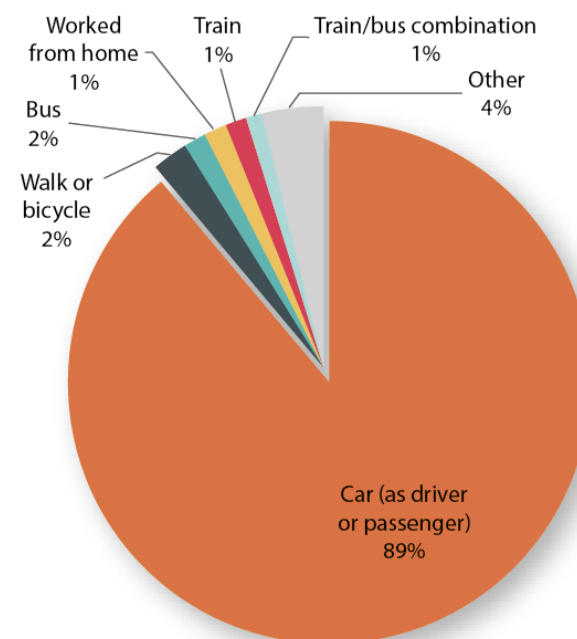
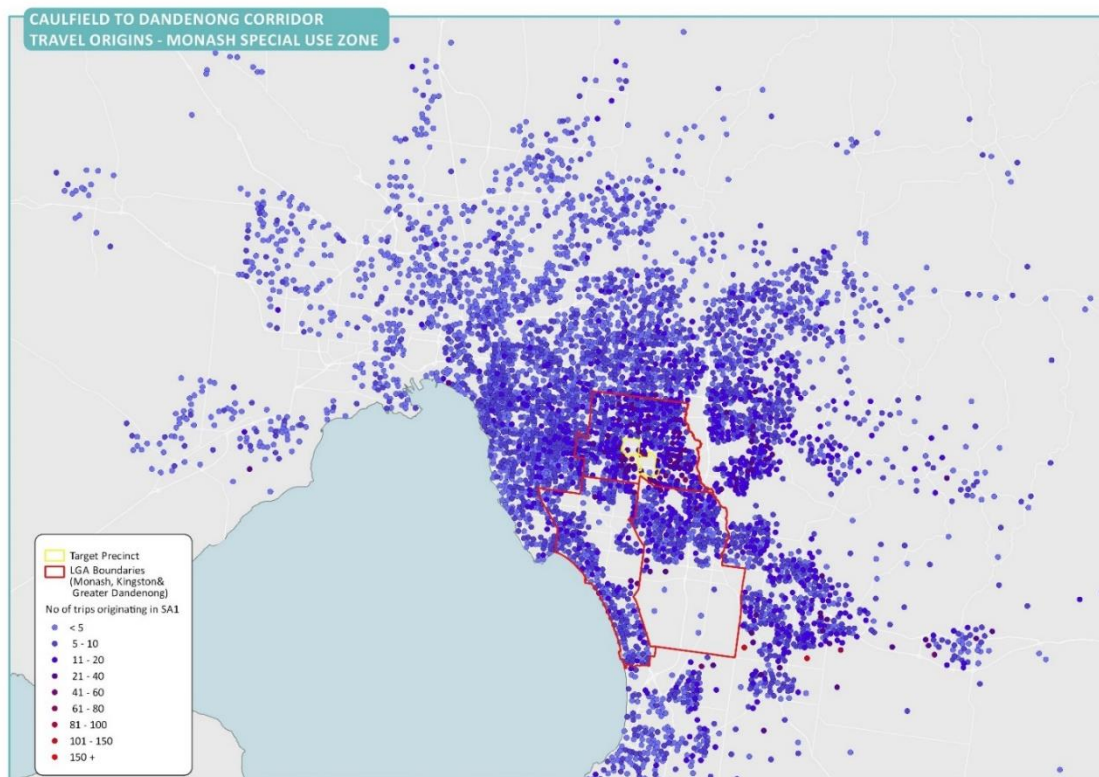
1. Business Town Centres: focal points and destinations
2. Augment existing town centres: streetscape, catalyse development, economic growth





# Key projects

1. Prioritise Westall Road extension as arterial road
2. Investigating high capacity public transport to Monash University & Technology Precinct
3. Bus plan: 'turn up and go' service



# Strategic sites & activity centres

- Rezoning select brownfield sites
- Focus on jobs and high quality housing
- Place making and local destinations
- Consolidate existing activity centres



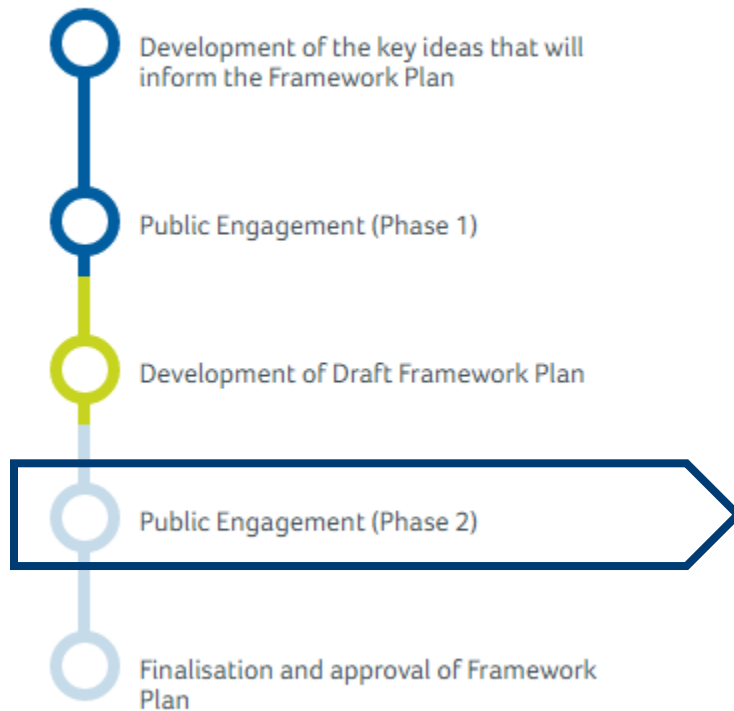
# Implementation and delivery

- Implementation partnerships:
  - DELWP
  - DEDJTR
  - Councils
  - Institutions
  - Key businesses
- Shared responsibility for delivery
- Streamlining for Growth Funding
- Future Industries Fund for growth sectors
- Detailed consultation on precinct plans will follow



# Project process

## Timeline



## Project Process

Retail Study, Business Intentions Survey, Transport Study

Public engagement (Phase 1) completed June 2016

Working with stakeholders, state agencies, local government, local members of parliament to prepare plan

Public consultation until 13 April 2017

Update Plan and submit to Minister for approval (mid 2017)

**More information: [vpa.vic.gov.au/shapevictoria](http://vpa.vic.gov.au/shapevictoria)**

# Monash Cluster Vision

The Monash National Employment and Innovation Cluster will **transform and modernise over the next three decades** as a connected and exciting place for employment, education, innovation, leading-edge technology and research.

The Monash cluster will be positioned as a **globally competitive value-creating economy**



## STRATEGIC OUTCOME 1

Grow employment and innovation in the health, education and research precinct.

## STRATEGIC OUTCOME 2

Boost jobs growth and develop attractive employment areas with business town centres.

## STRATEGIC OUTCOME 3

Transform the transport network to support economic growth of the cluster.

## STRATEGIC OUTCOME 4








Develop public open space and community infrastructure.

## STRATEGIC OUTCOME 5

Plan and deliver urban renewal projects and strategic sites.

# The Monash Cluster Framework Plan

-  core health, education and research precinct
-  high density employment area Monash Technology Precinct
-  supporting employment areas
-  strategic sites: jobs, housing & servicing local needs
-  cluster core and accessible residential areas
-  public open space and recreation
-  focal point for intensification and high-capacity public transport
-  Westall Road preferred freight route
-  proposed Westall Road extension
-  Mile Creek corridor upgrade
-  investigate high capacity PT
-  Cranbourne-Pakenham rail corridor upgrades and shared use path
-  PT modal interchange connect to key destinations
-  Cranbourne-Pakenham linear parkland
-  priority shared path

-  new priority pedestrian and cyclist safe crossing point
-  key destination
-  activity centre - including supporting services, employment and housing
-  enhanced / future activity centre
-  future business town centre (indicative preferred location)
-  existing road network
-  urban growth boundary

