

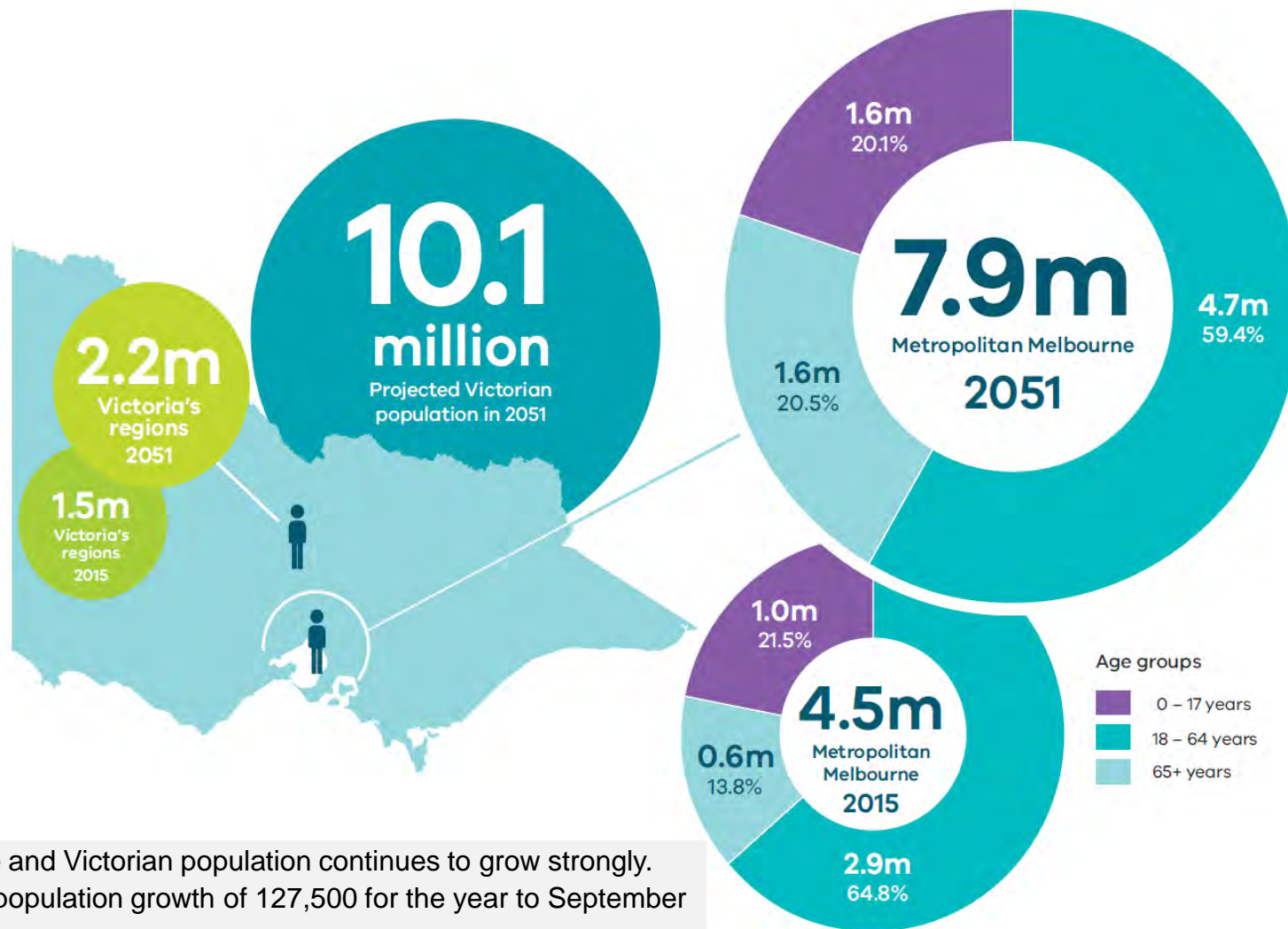
VPA Leading Practice Series

Suburban Renaissance

Steve Dunn

Lead Director Urban Renewal, Victorian Planning Authority



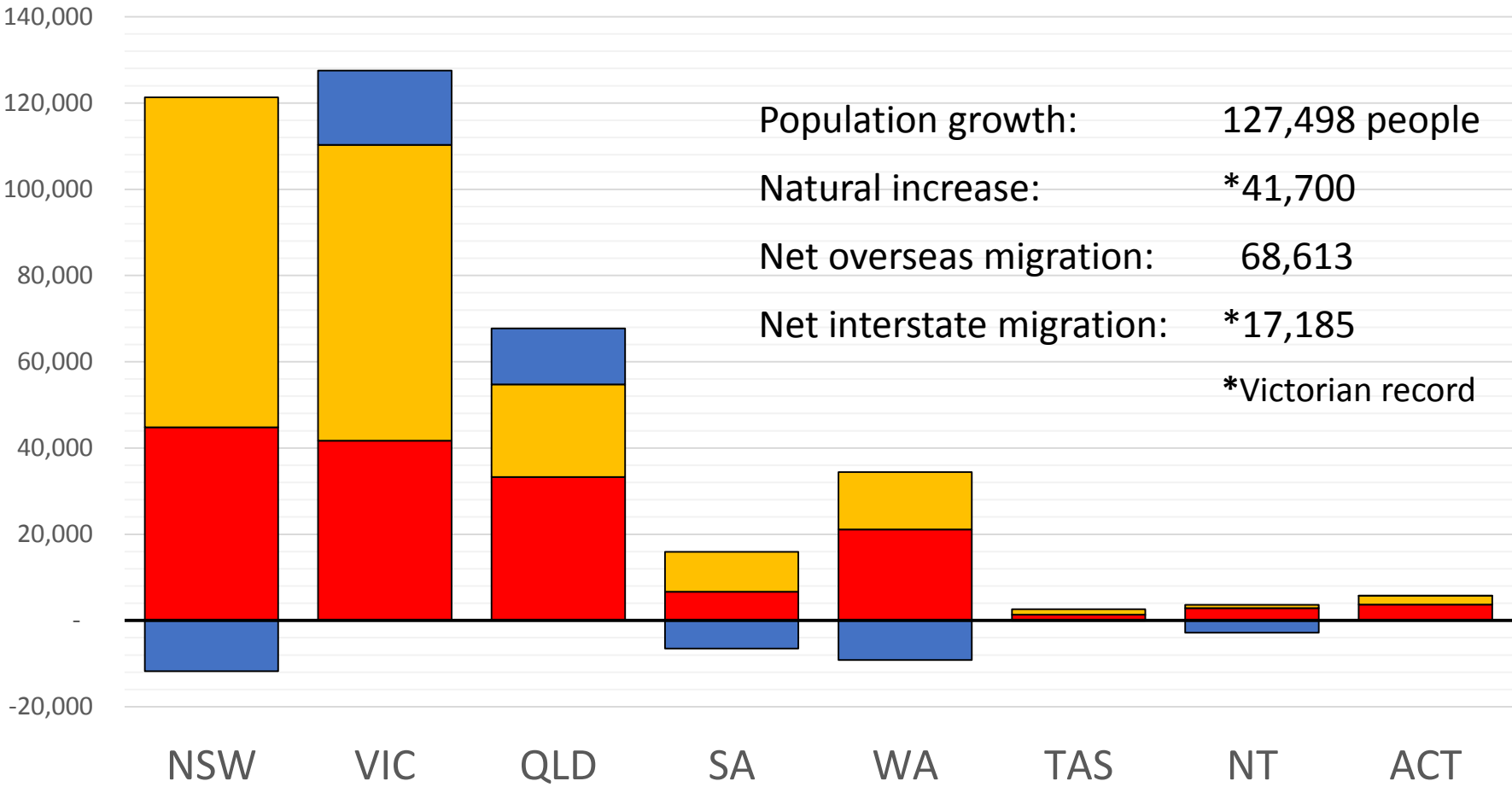


- Melbourne and Victorian population continues to grow strongly.
- Victorian population growth of 127,500 for the year to September 2016
- There will need to be an additional 2.2 million dwellings to house the population
- Melbourne had the largest growth of all capital cities (107,800)
- Melbourne also had the fastest growth (2.4%)

Components of Population Change - Year to 30 Sept 2016

Source: ABS demographic data series

■ Natural Increase ■ Net Overseas Migration ■ Net Interstate Migration



Population growth: 127,498 people
Natural increase: *41,700
Net overseas migration: 68,613
Net interstate migration: *17,185
*Victorian record

Melbourne's 2050 Plan

Places of state significance will be the focus for investment and growth

- Central city
- National employment and innovation clusters
- Metropolitan activity centres
- State-significant industrial precincts
- Transport gateways
- Health and education precincts
- Major urban renewal precincts

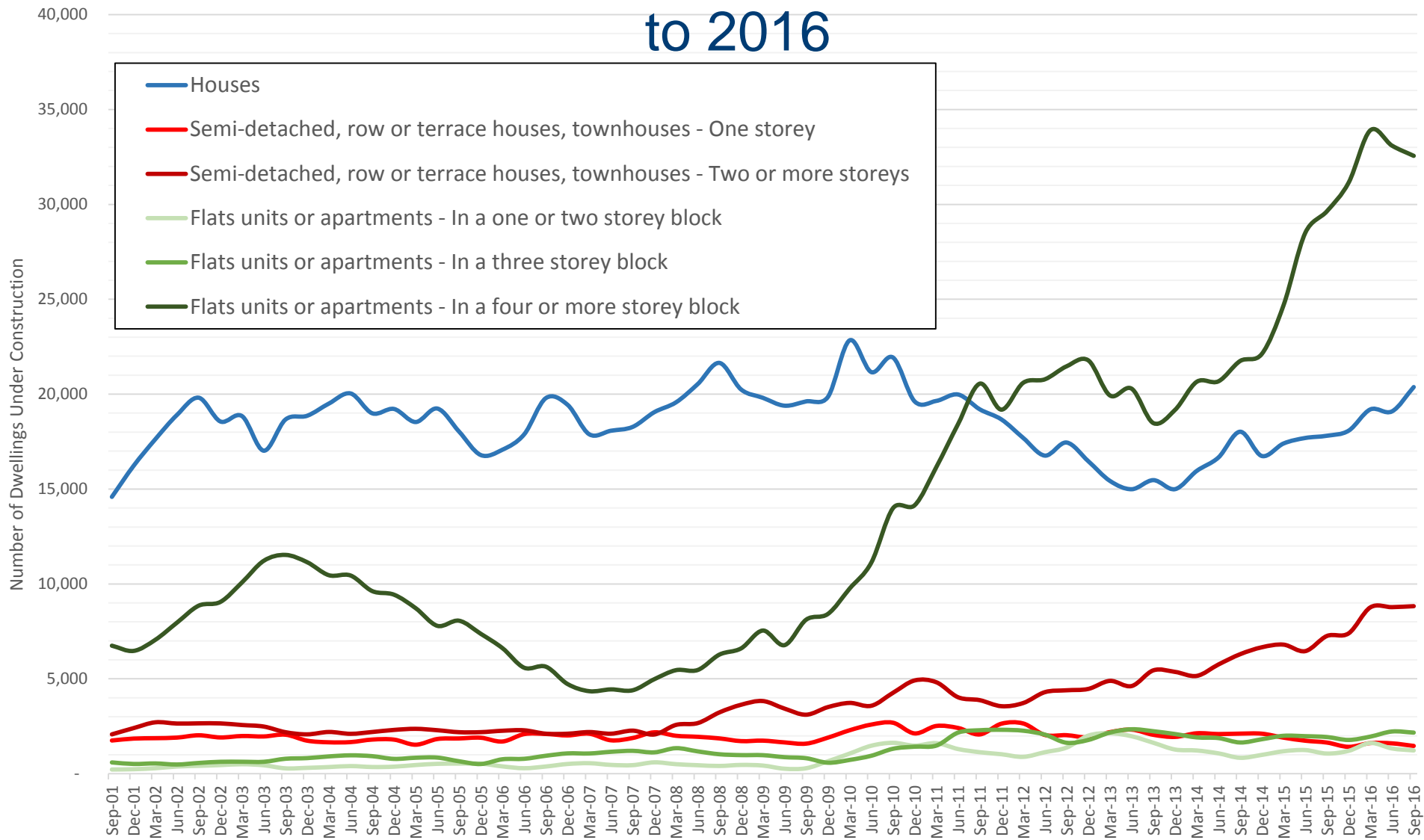


Planning for the *20 Minute Neighbourhood*

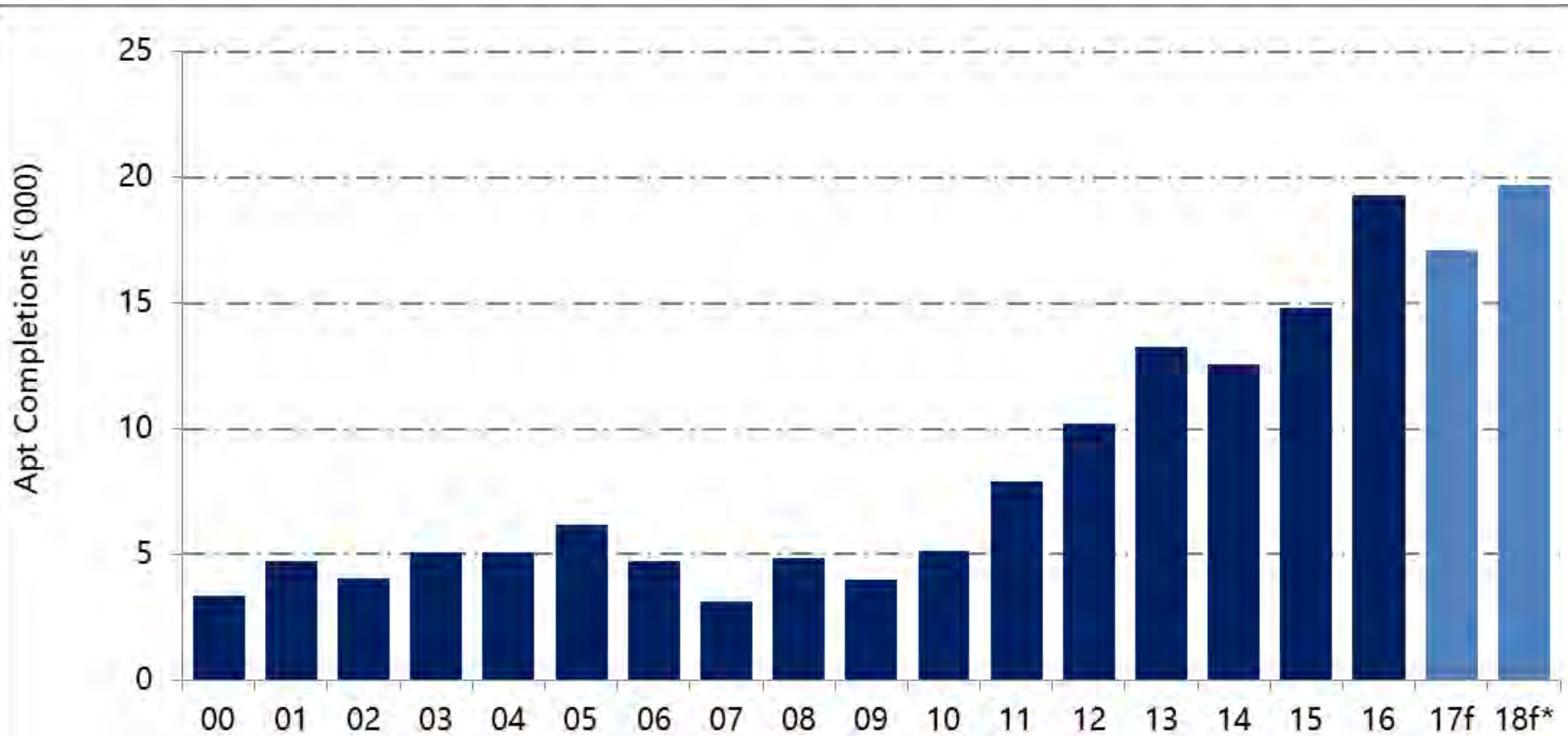
Meeting most of your everyday needs within a 20-minute walk, cycle or local public transport trip of home



Dwellings Under Construction in Victoria 2001 to 2016



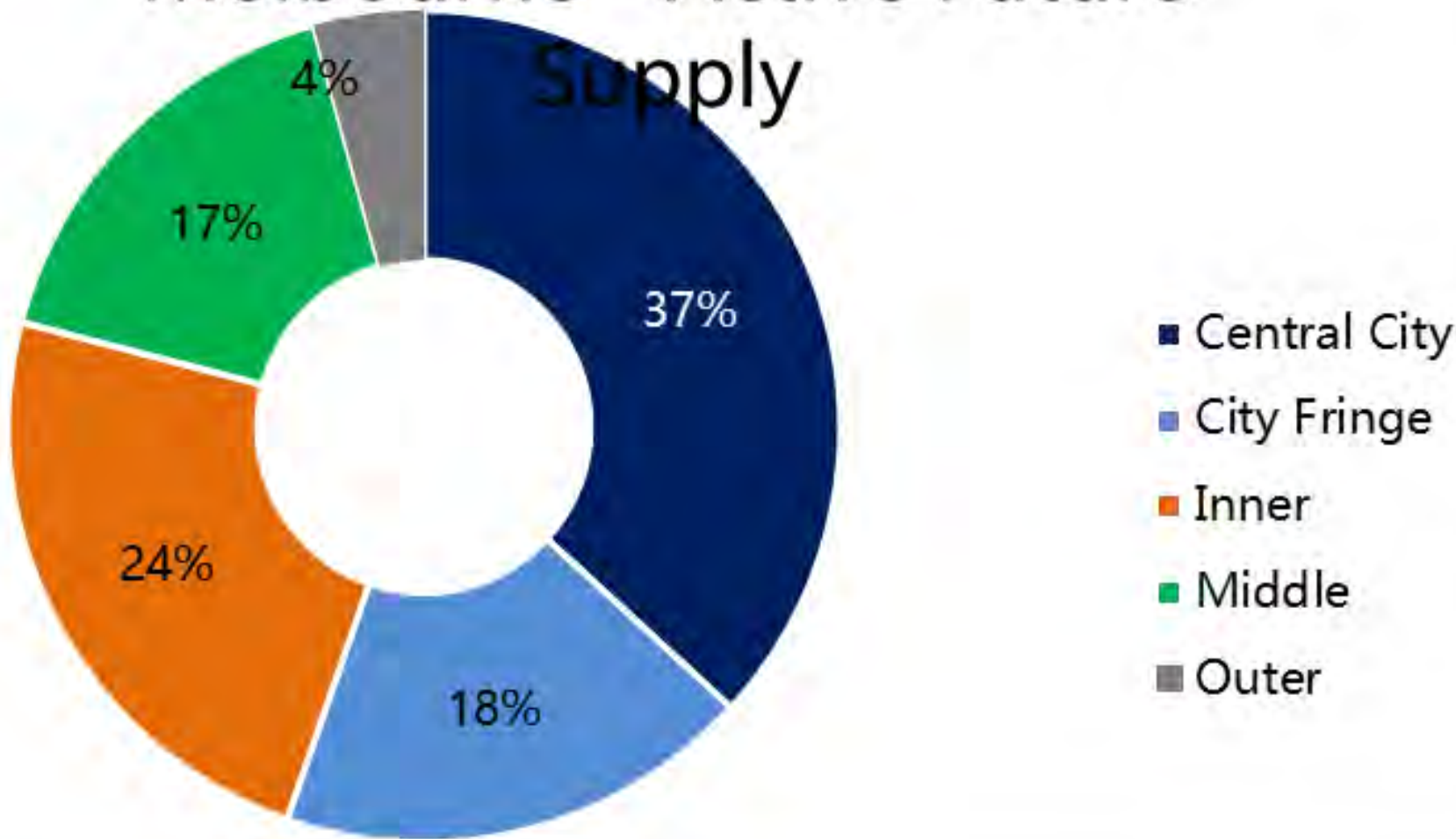
Source: ABS Building Activity



Apartment Completions 2000 to 2018

Source: Charter Keck Cramer

Melbourne - Active Future

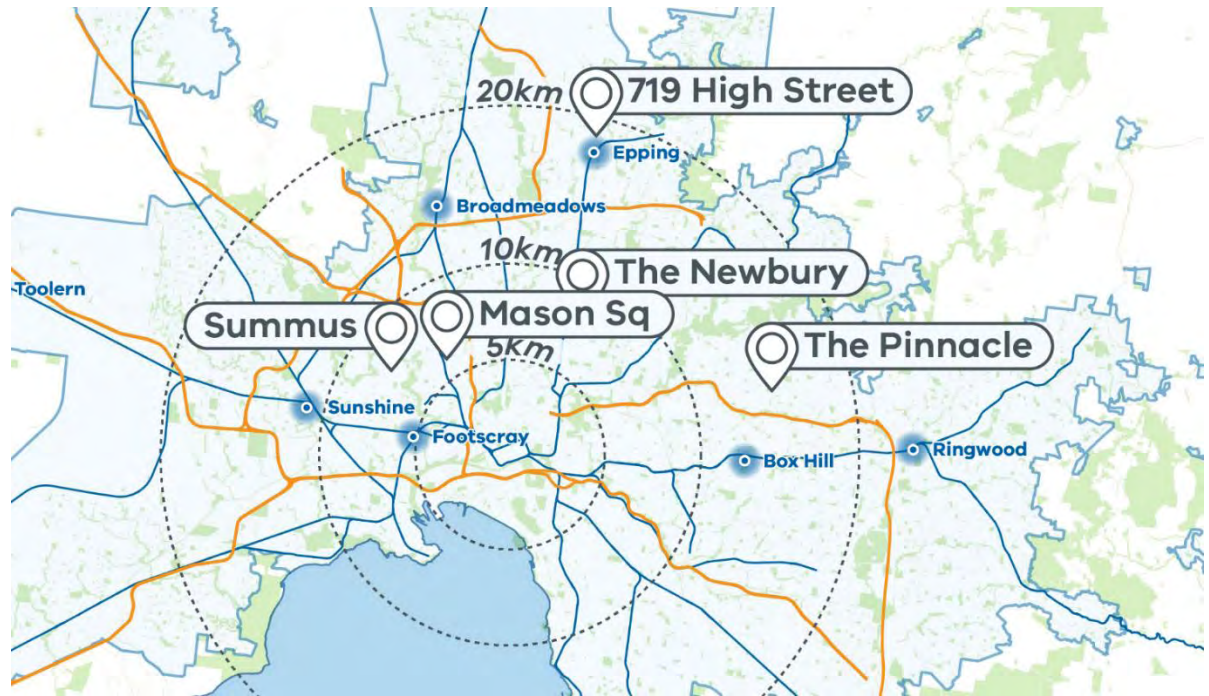
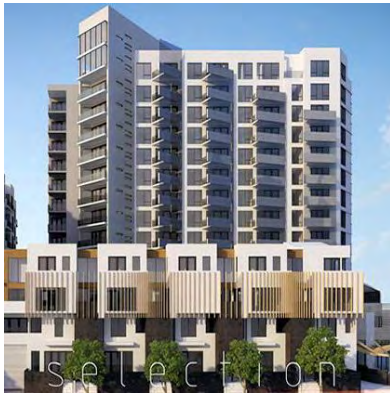


Active Future supply = apartments under construction and being marketed at March 2017

Source: Charter Keck Cramer

Apartment Development

Summus - Maribyrnong



Mason Square – Moonee Ponds



The Newbury - Preston



719 High Street - Epping



The Pinnacle - Doncaster



Brownfield Development

Altona North



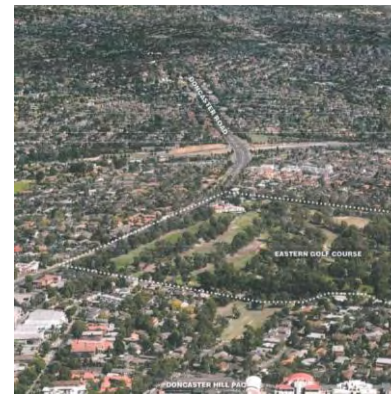
Bradmill - Yarraville



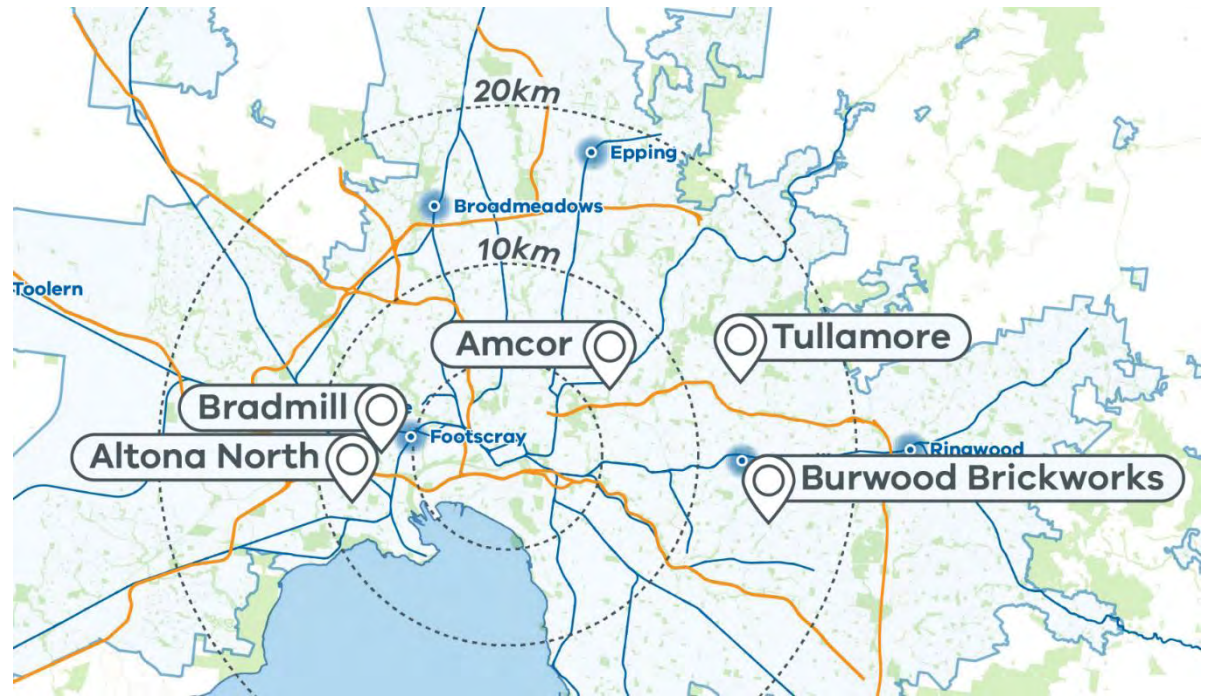
Amcor - Alphington



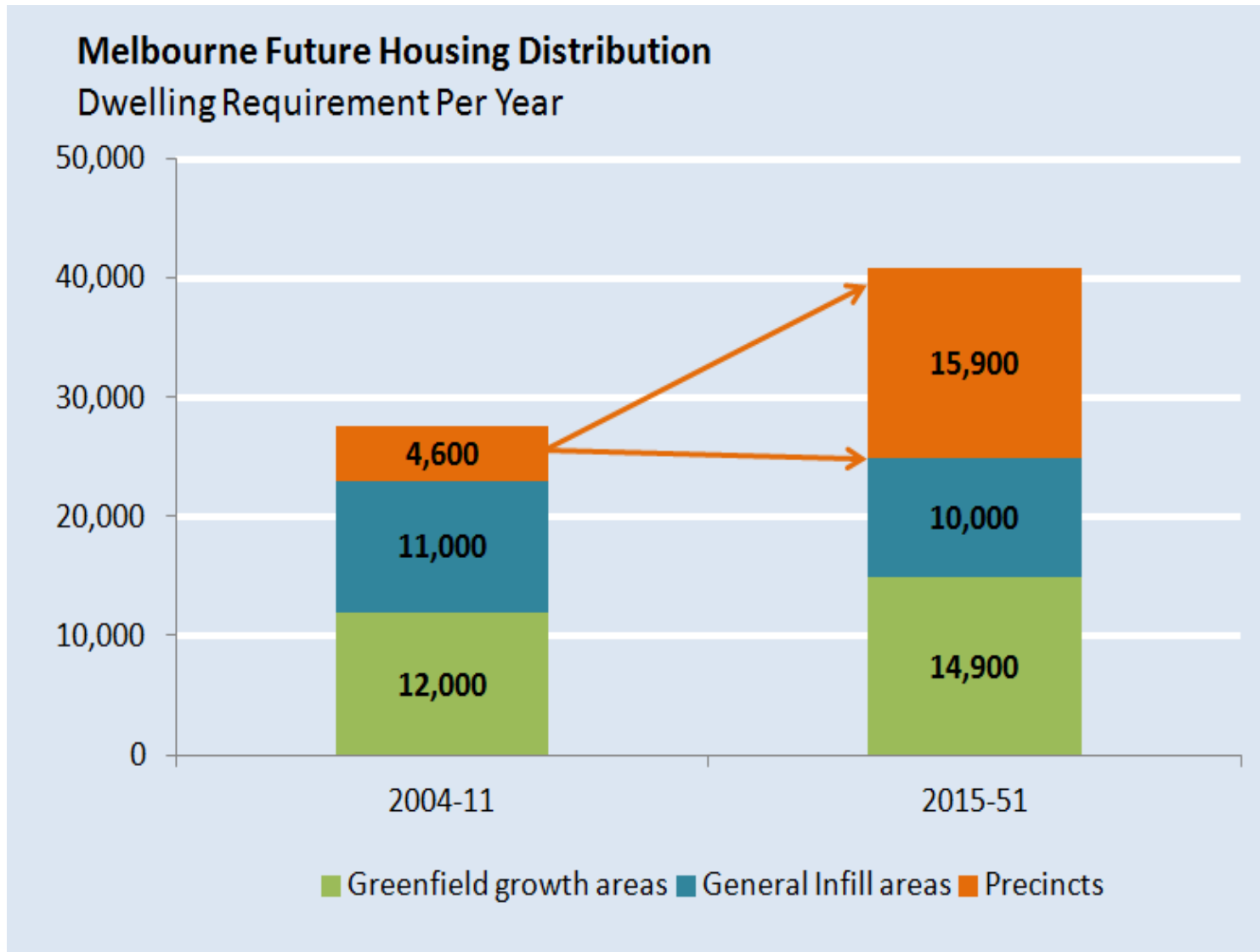
Tullamore - Doncaster

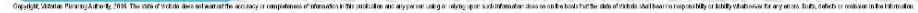


Burwood Brickworks

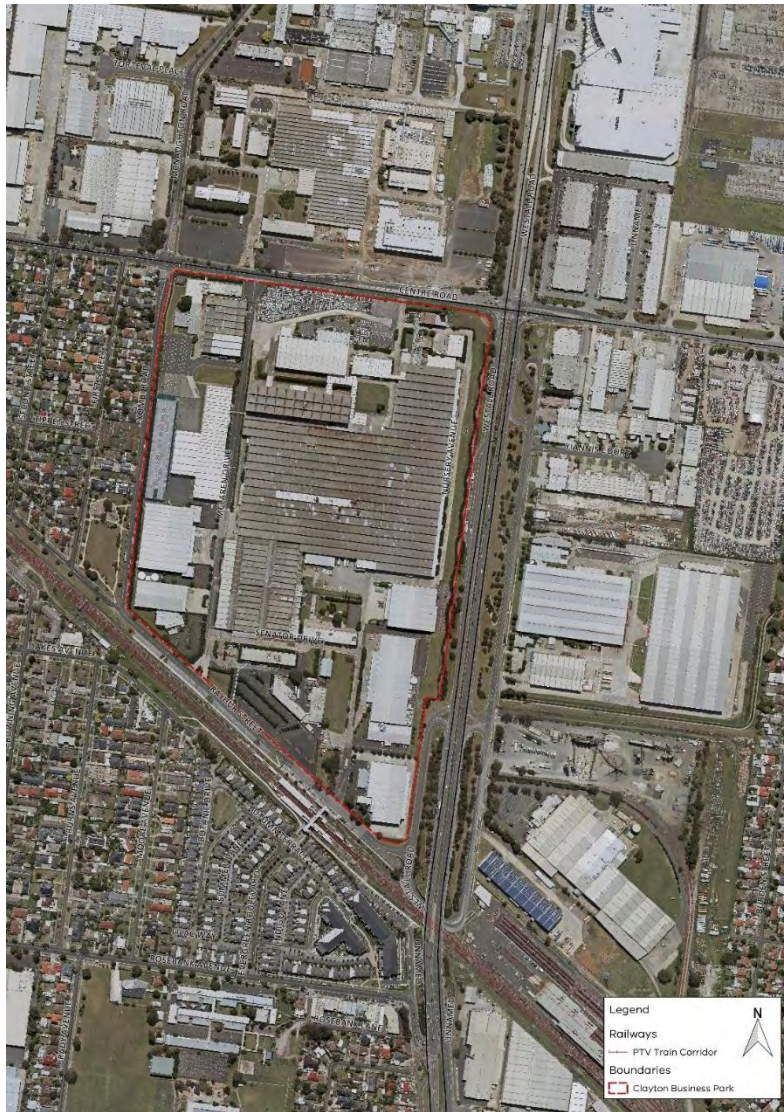


Moving toward the 70 : 30 target





Clayton Business Park



Planning for:

- New business park, no. of jobs will increase
- Business amenity - food and beverage, short term accommodation, open space,
- Promotes modal shift to public transport with links to station and bus
- Improved walking and cycling
- New residential and diverse housing with local retail centre
- Community services/facilities
- Public open space

East Village, Bentleigh



Berwick Health and Education Precinct



Our approach to urban renewal

- ***Collaboration and engagement*** - Council, community, developers and service providers

Our approach to urban renewal

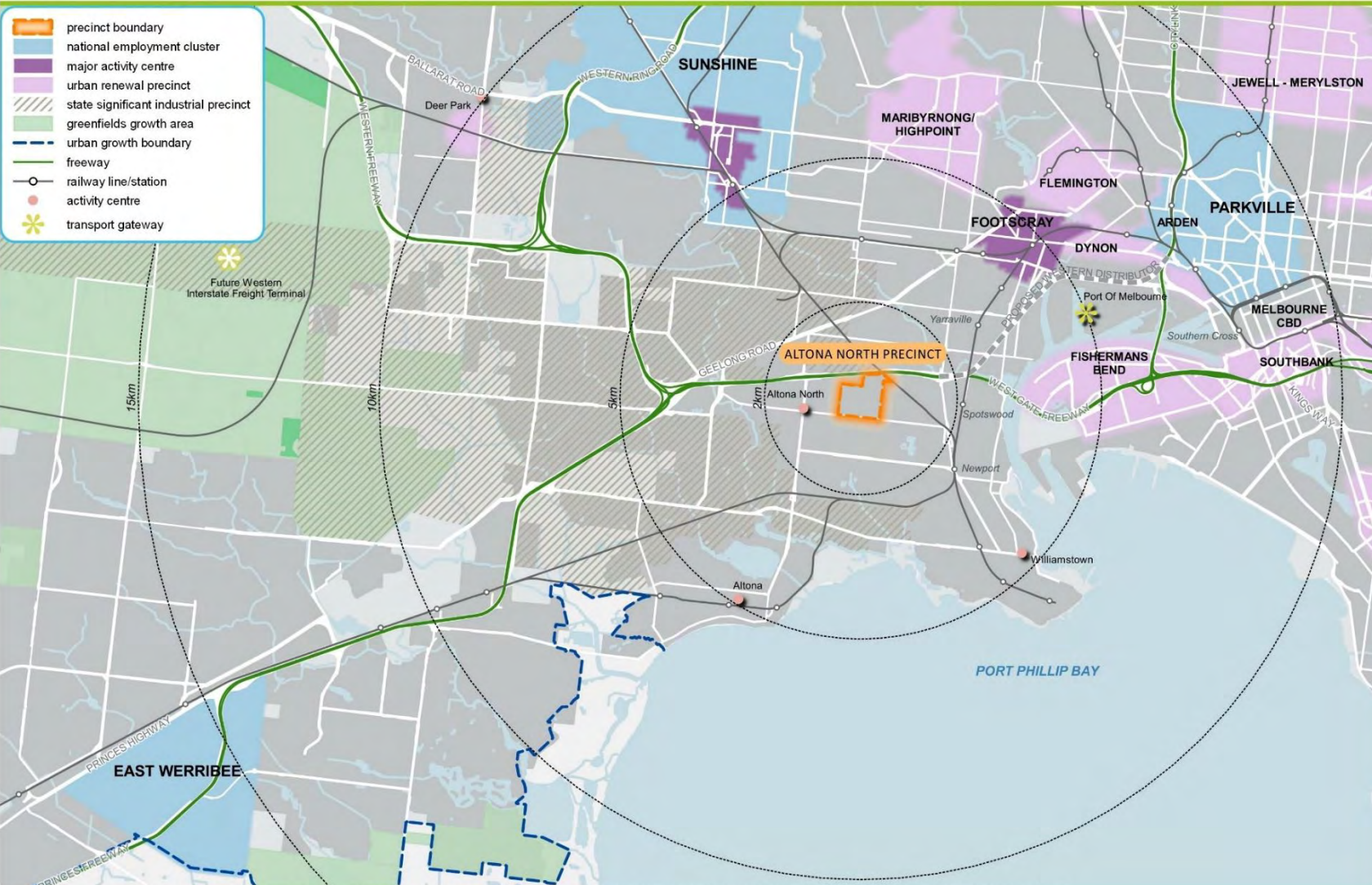
- ***Collaboration and engagement*** - Council, community, developers and service providers
- ***Integrated structure plan:***
 - Localising Activities: Minimising travel while increasing connectivity
 - More economic activity and jobs in the right places
 - Improving design innovation, the public domain and environmentally and socially sustainable urban areas
 - Mixed use, housing diversity, employment and services
 - Community Facilities, open space and recreation
 - Transport and traffic, priority for walking, cycling and public transport

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 - Transport and traffic, priority for walking, cycling and public transport
- ***Streamlined processes*** – comprehensive development zone, permit ready
- ***Paying for timely infrastructure*** – infrastructure contributions plans



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Case study: Altona North



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precinct identified for urban renewal in 2008



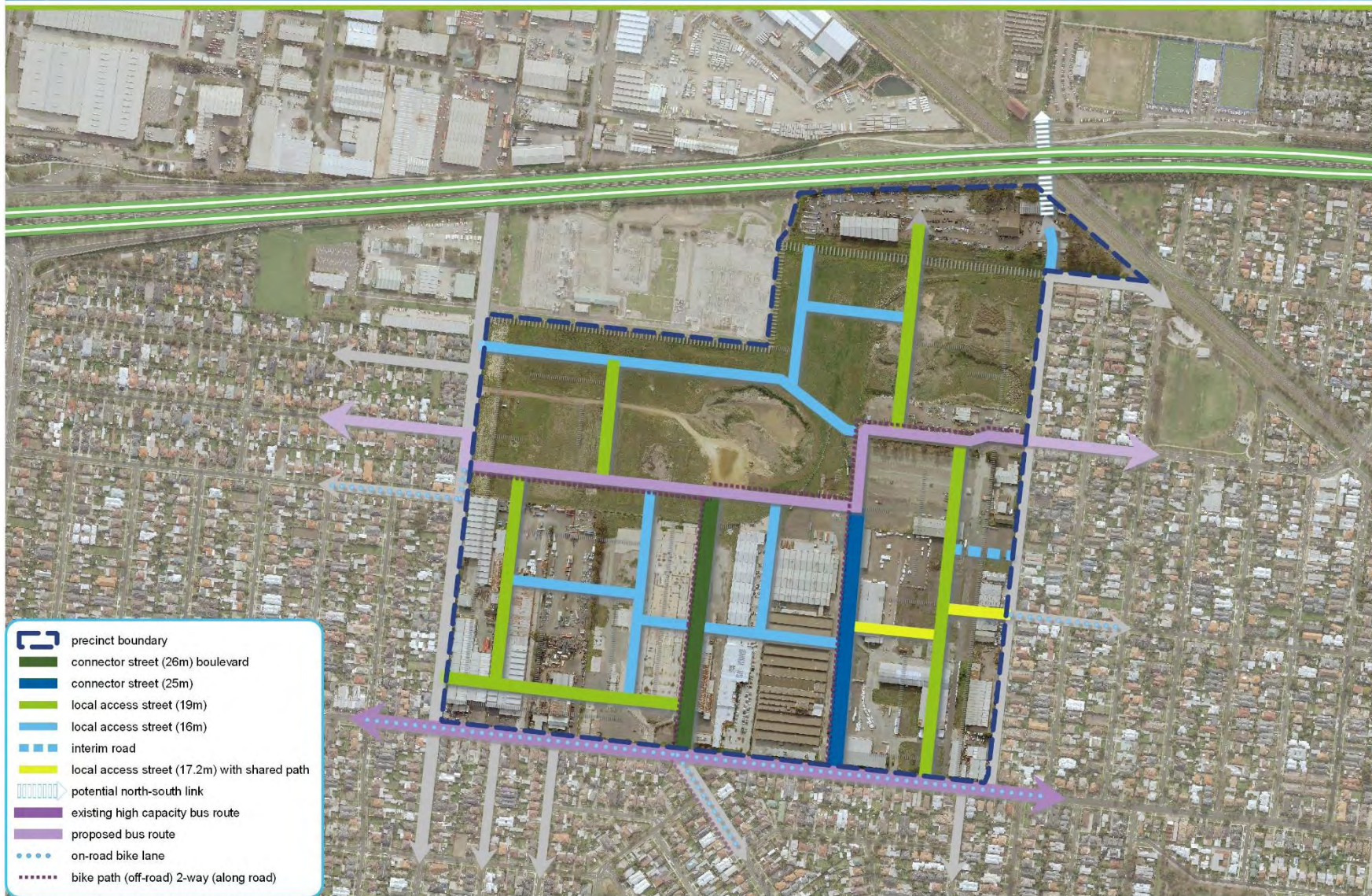
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connector roads into local network



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new local road network



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new bus route and bike paths through the precinct



local open space network to match community needs



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linking into regional bike and walking paths



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lower building heights at interface



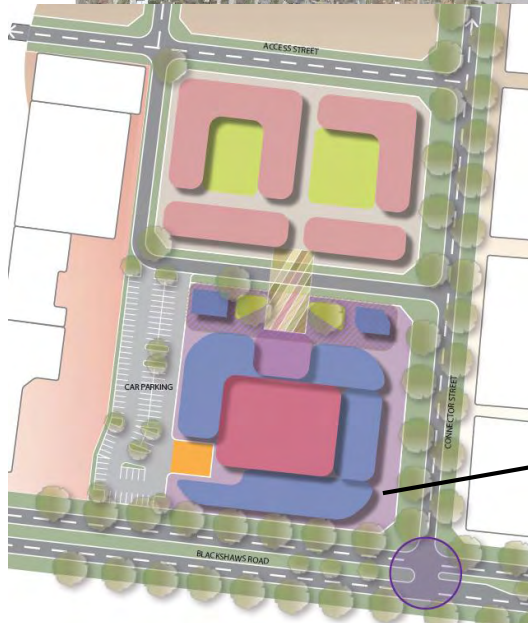
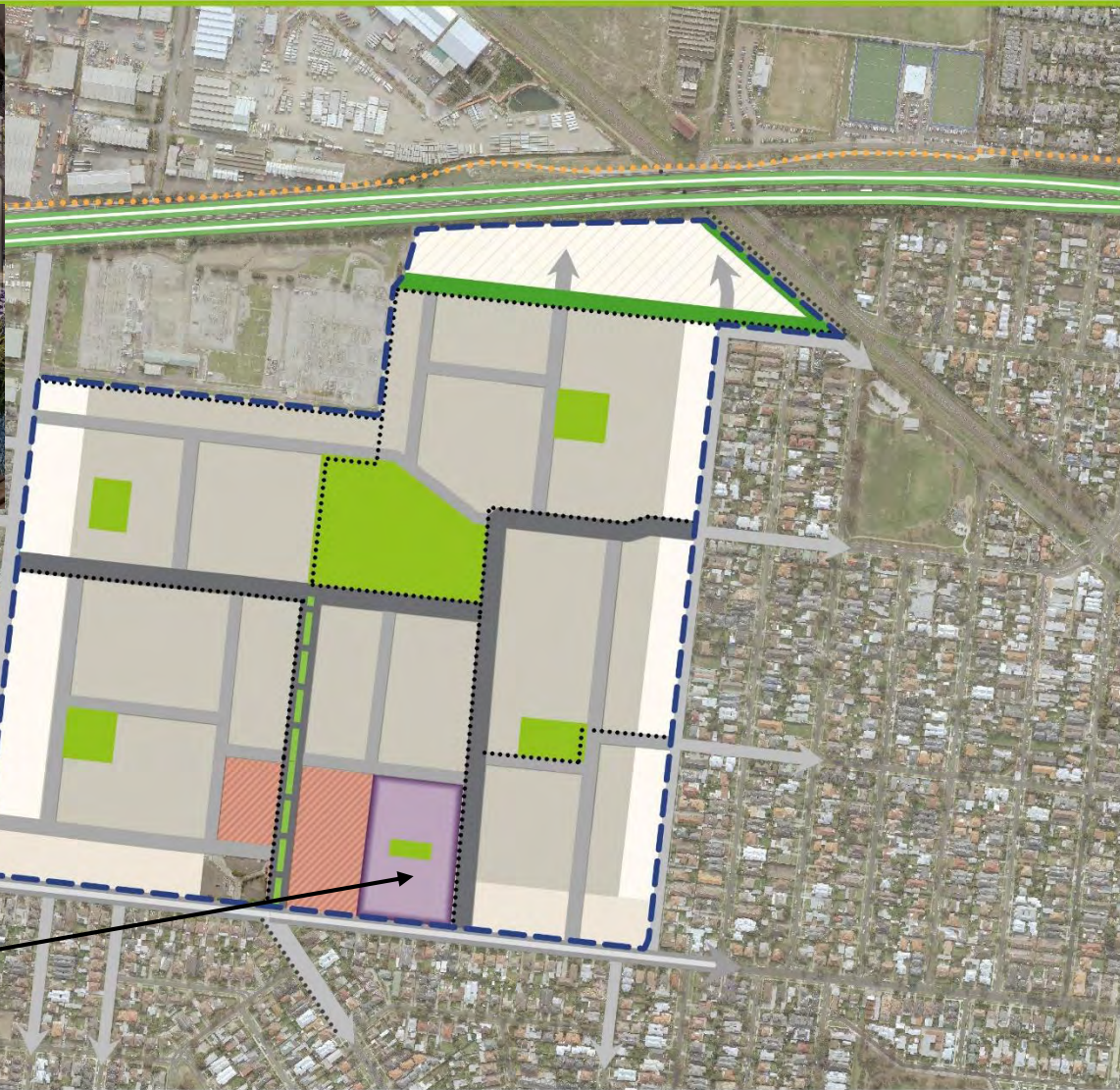
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more height on main roads



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higher level apartments within the site



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local town centre and place making



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local community centre

PROPOSED BRADMILL NAC

FORMER BRADMILL SITE

Cawley Industrial Park

McIVOR RESERVE

FEDERATION TRAIL

WEST GATE FREEWAY

BROOKLYN-NEWPORT RAILWAY

BROOKLYN ELECTRICAL TERMINAL STATION

EDWARDS RESERVE

PRECINCT 16 - CALTEX SITE

NEWPORT LAKES PARK

THE CIRCLE NAC

RJ COOPER RESERVE

ANGUS AVENUE

MACDONALD AVE

THE BROADWAY

HANSEN ST

ALPHA STREET

BRUNEL STREET

RD-1

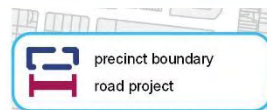
RD-2

RD-3

RD-4



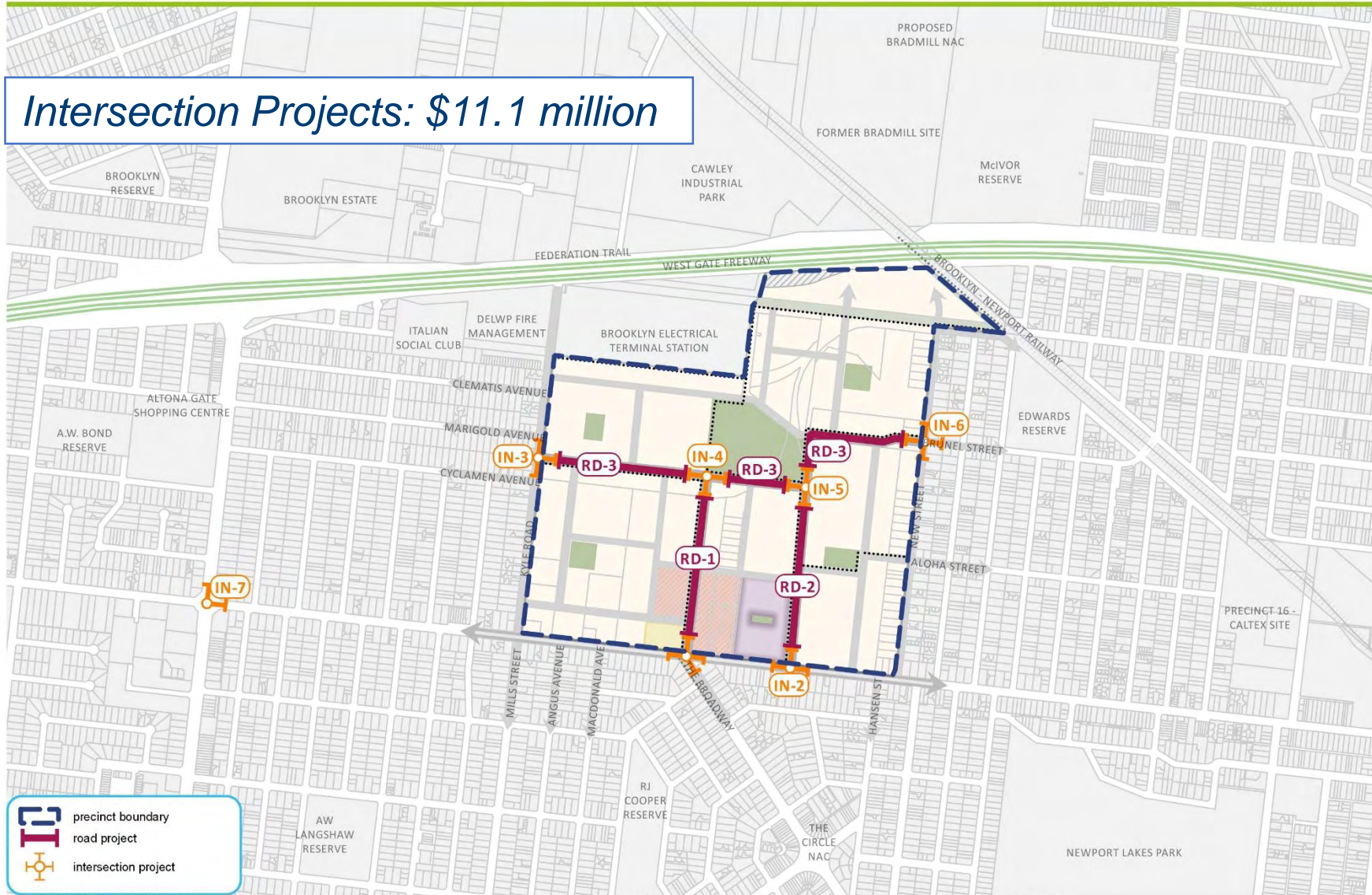
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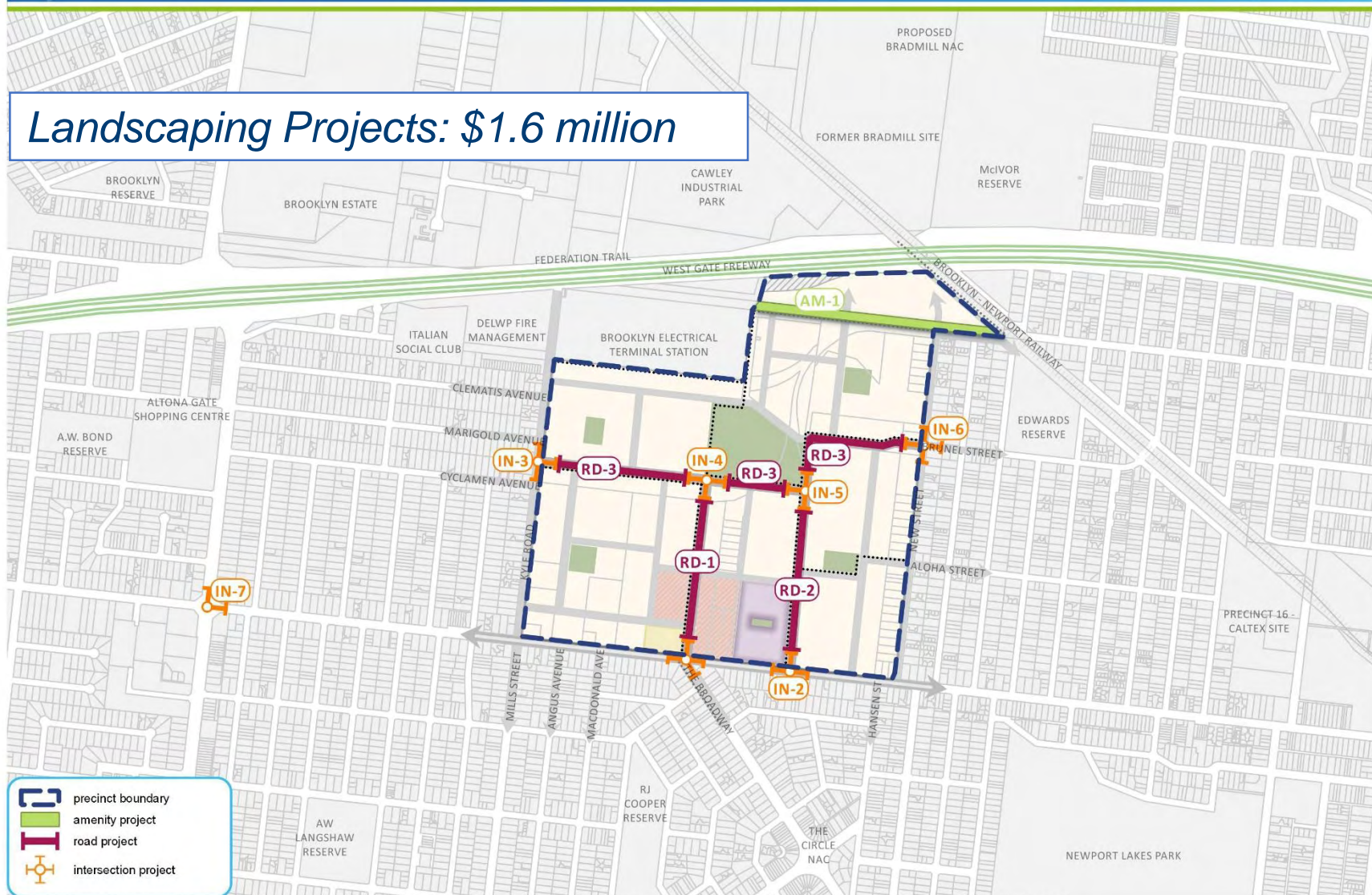


Intersection Projects: \$11.1 million



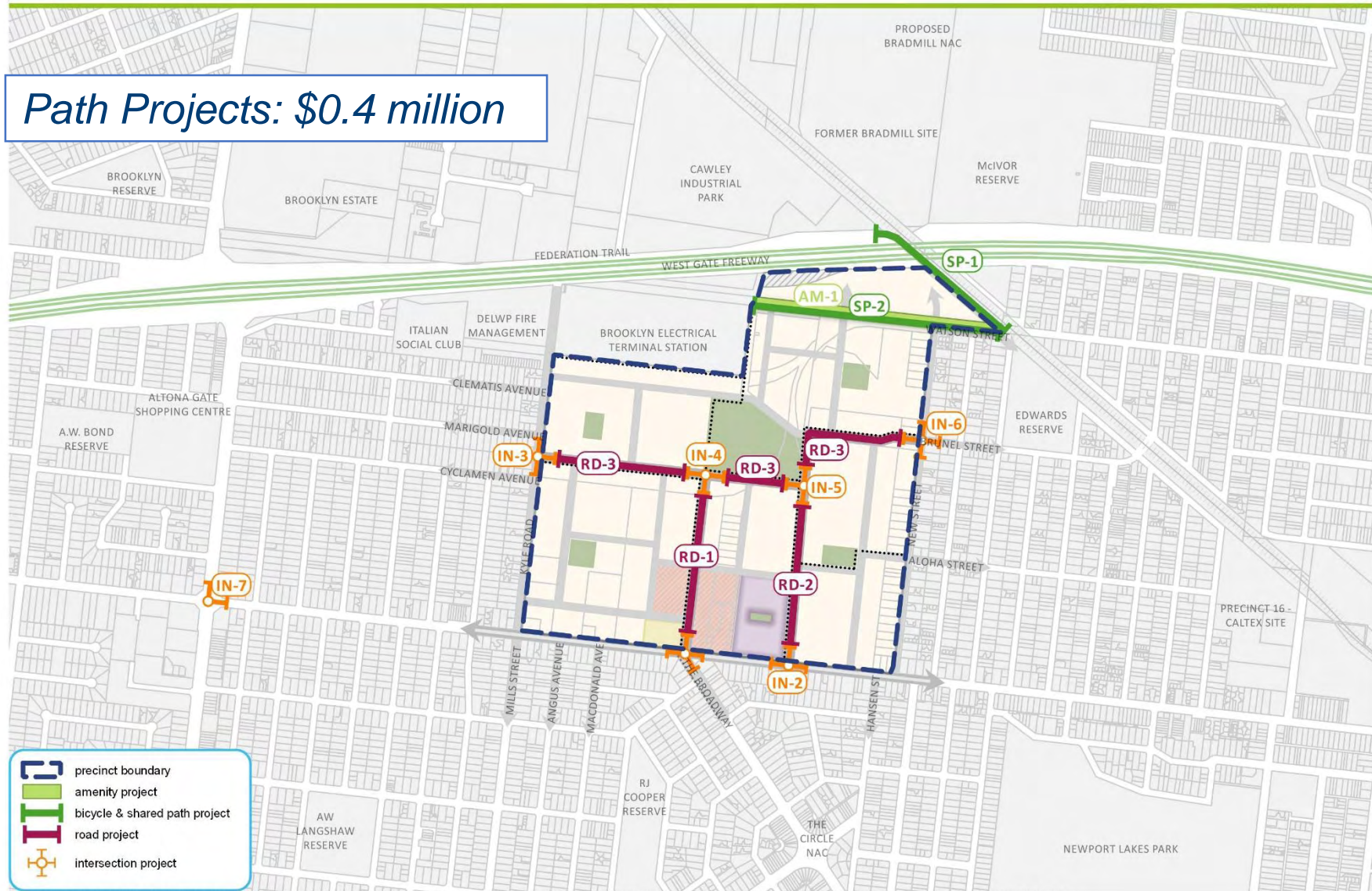
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Landscaping Projects: \$1.6 million



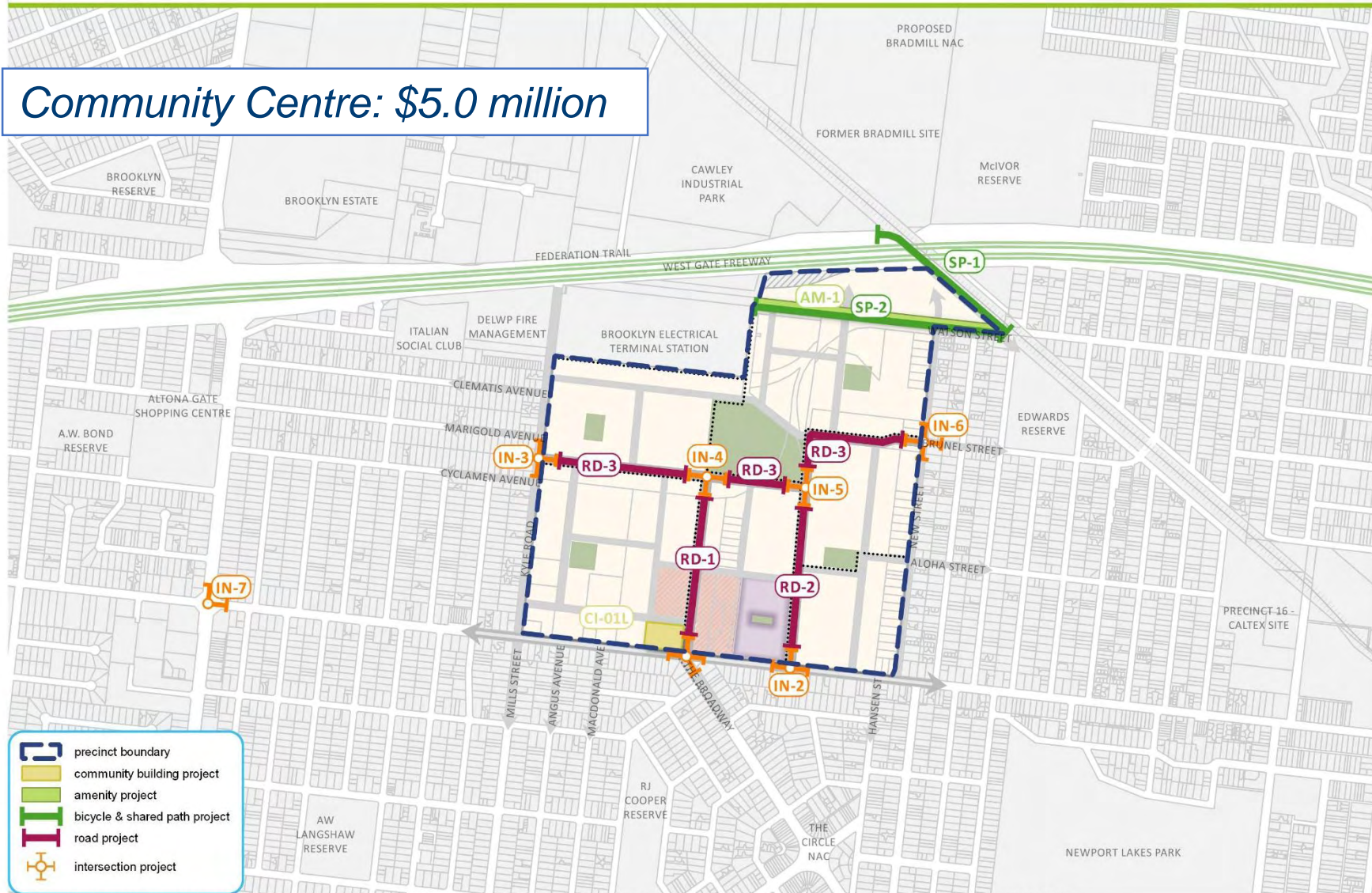
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Path Projects: \$0.4 million



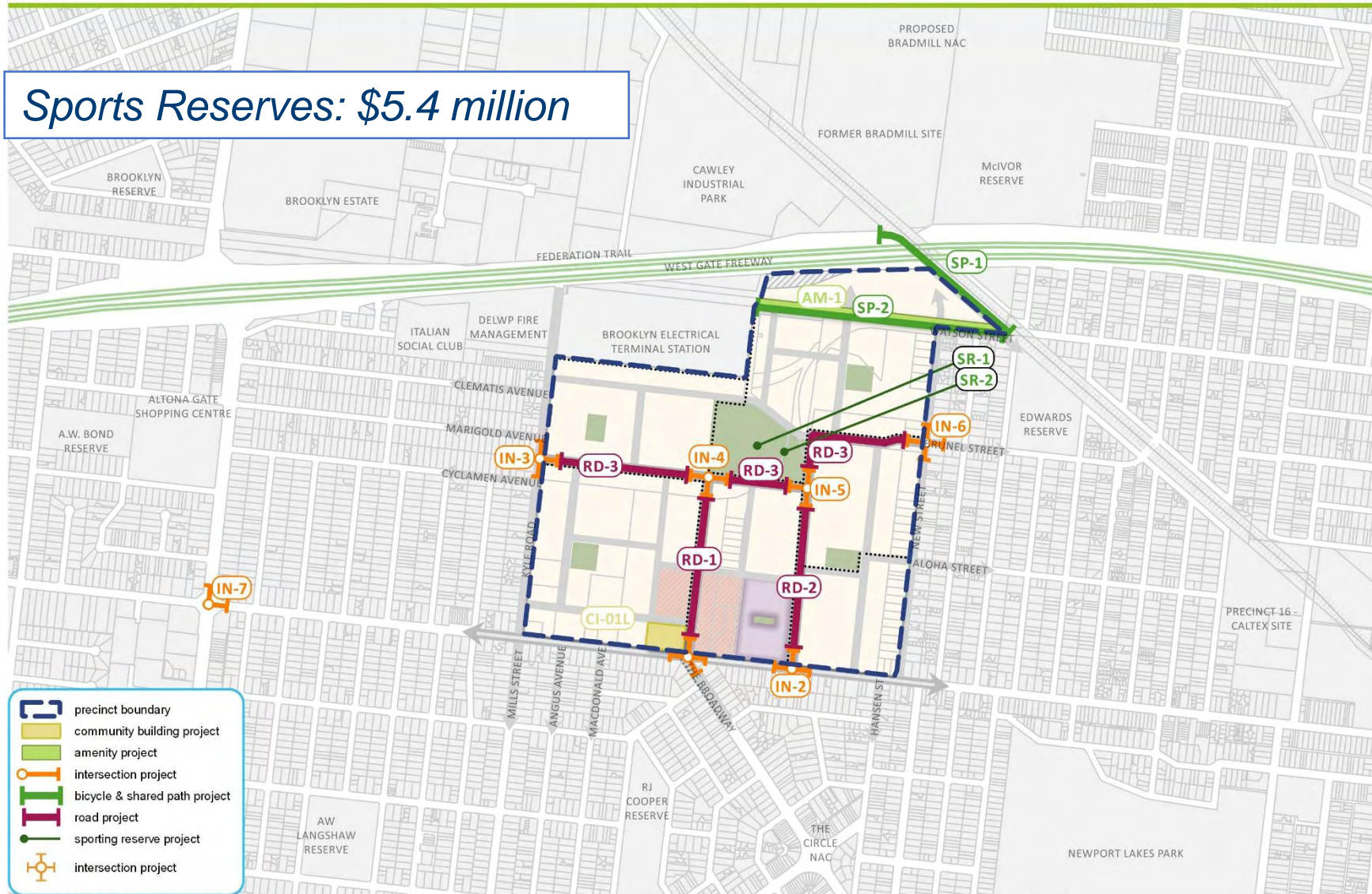
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Community Centre: \$5.0 million



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Sports Reserves: \$5.4 million



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Total funding by developer contributions: \$43 million

Opportunities for Affordable Housing

Homes for
Victorians



- A broader range of housing assistance tools, not just subsidised public housing.
- A multi-provider model for the delivery of new housing developments
- Shared equity schemes - Establish *Homes Vic and Buy Assist*
- Inclusionary housing obligations on surplus government land
- Voluntary inclusionary housing tools for major developments
- Establish a \$1 billion Victorian Social Housing Growth Fund over 5 years
- Redevelopment of public housing estates
- \$100 million in low cost loans and \$1 billion in government guarantees to housing associations to enable them to expand their stock

Streamlining For Growth

- \$20m Victorian State Government support and facilitation program over 4 years developed and delivered by the Victorian Planning Authority.
- Comprising five streams:
 1. Regional
 2. Metropolitan Greenfields – Strategic Unlocking
 3. Metropolitan Greenfields – Post PSP Approvals Streamlining
 4. Metropolitan Renewal – Strategic Unlocking
 5. Metropolitan Renewal – Strategic Sites
- Aims:
 - to unblock delays in the strategic planning system and speed up the delivery of employment and residential projects
 - that provide employment growth and/or increased housing choice, diversity and affordability.
 - Maintain a strong pipeline of land supply for Victoria

A photograph of a modern, multi-story building with a complex, angular design. The building features large glass windows and a white, curved facade. It is surrounded by trees and a paved walkway with people. The sky is blue with some clouds.

For more information
visit our website:
www.vpa.vic.gov.au