



MONASH University
Centre for Regulatory Studies

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**Corridors and Regions:
Money, Land and Deal Making**

ACNU2010



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OR

How to Implement New Urbanism for Corridors and Regions

ACNU2010

What we think

Governance



=

Vision



What we think



What Planners Think is there

Governance

- REGIONAL PLANNING POLICIES
- METROPOLITAN STRATEGY
- LOCAL PLANNING POLICIES
- PLANNING INSTRUMENTS
- GOVERNMENT ARRANGEMENTS

=

Vision



What Planners Think Results



Main Tool of New Urbanism: Metropolitan Strategies

Manage Urban Growth

Set Infill / new housing ratio (Melbourne 2030: 38% to 22% Greenfield)

Find Activity / Shopping Centres

Identify Conservation Areas / Public Utility sites

Find Developable Areas Ready to Go (Greenfield and Brownfield)

Set Criteria for Other Areas in Future

Choose infill areas and assign densities

Manage Development in New Areas

Structure Planning System

New Urbanism Policies: Liveable Neighbourhoods

TOD as preferred option

Subdivision in accordance with New Urbanism principles

Key to Metropolitan Strategies

Link to other Agencies

- Queensland Transport Planning and Coordination Act, SEQ Regional Infrastructure Plan and Program
- NSW State Infrastructure Strategic Plan
- Melbourne @ 5 million / Growth Areas Infrastructure Legislation
- Western Australian State Infrastructure Strategy

What we don't see

Political Agenda

- Developer Lobbying
- Ministerial Discretion

Multiple Agency Politics

- Forward Commitments
- Treasury Control
- Planning and Infrastructure Split
- Agency Bickering: EPA

Developer Issues

- Profit Margins
- Cost of Land Acquisition if upzoned
- Fixed or Interim Contribution
- Passing Back or Forward Expenditure
- Fragmented Ownership
- Complex Structure Planning Process

What we don't see

Governance Issues

- No Regional government
- Planning Schemes based on local projects and not suited for regional issues
- No Governance Mechanisms: Qld, Vic, NSW
- Employment Lands
- Growth / no Growth
- Infill / New Suburbs
- **Lip Service to New Urbanism**

What we don't see

Finance Issues

- Rates not sufficient
- Contributions require “nexus”
- No Bonds or other finance
- Cost gap of infrastructure
- Need for full interation
- Point of incidence
- **New Urbanism Costs Burdensome**

Sequencing

Economic Basis

- Business / Residential Nexus
- Activity / Retail Policies

Physical Basis

- Leading Edge of Infrastructure
- Compensation Issues for Conservation
- Transportation Nodes
- Greenhouse Gases

Ripeness

- Single Ownership
- Ability to Pay
- Demand
- Access to Services

Sequencing

Degree of identification

- Specific Identification of sites
- Land Use Categories Established
- General area marked for precinct plans
- Future Growth or Immediate Identification
- Degree of Justification
- Immunity from Lobbying

What Results



How New Urbanism Can Happen

Have to have a New Urbanism State Policy

- ✓ Need not be a law, just adopted
- ✓ It must be precise and prescriptive

Financial links

- ✓ Work backwards from Treasury
- ✓ Minister for Planning seat on Treasury
- ✓ Cost all infrastructure exactly for developer contribution
- ✓ Point of Incidence: When Infrastructure Comes

How New Urbanism Can Happen

Few Possible Growth Areas

- ✓ Lock in areas
- ✓ Prevent Ministerial discretion
- ✓ Prevent speculation
- ✓ Reduce Sequencing Issues

Planning Agency Structure Plan

- ✓ Cadastral Development Barriers: conservation, water, etc
- ✓ SP Guidance (including New Urbanism)