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Why and how State Government is assisting in Doncaster Hill

Policy Context – Managing Growth

Government Role – Implementing Policy and the Vision

Six Steps Delivery Approach

POLICY CONTEXT – MANAGING GROWTH



Melbourne 2030 - 1 million additional people, 600,000 dwellings by 2036.

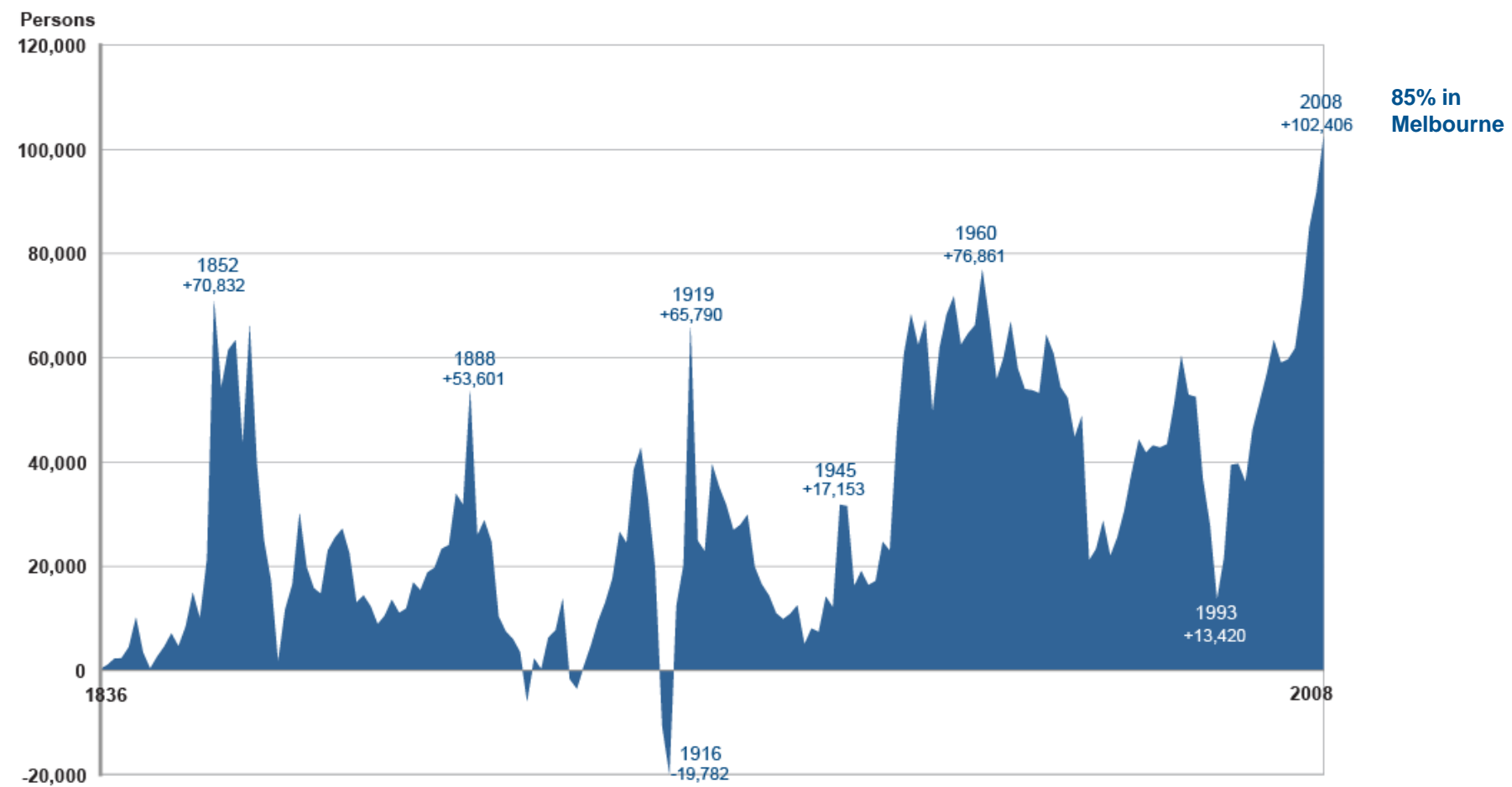
Melbourne @ 5 million – growth much faster than anticipated.

How do we respond to and manage this growth?

Activity centres the focus of growth and change – housing, employment, transport, sustainability & liveability



Victoria is growing at historically high levels



Notes:

New method for estimating Net Overseas Migration introduced in June 2006
 Based on December population estimates

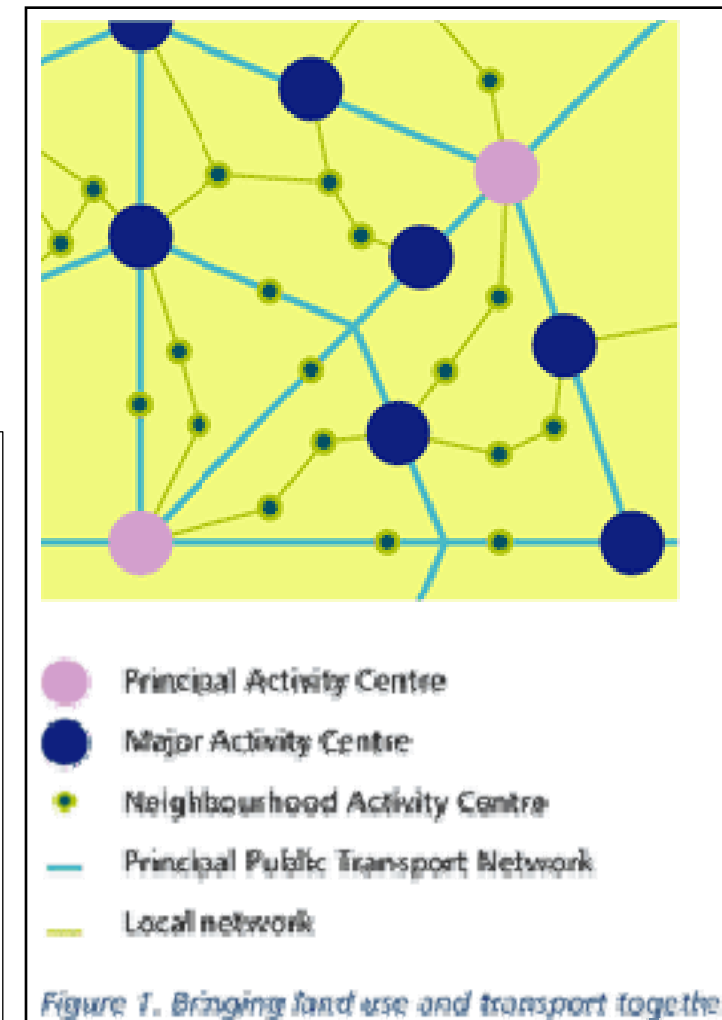
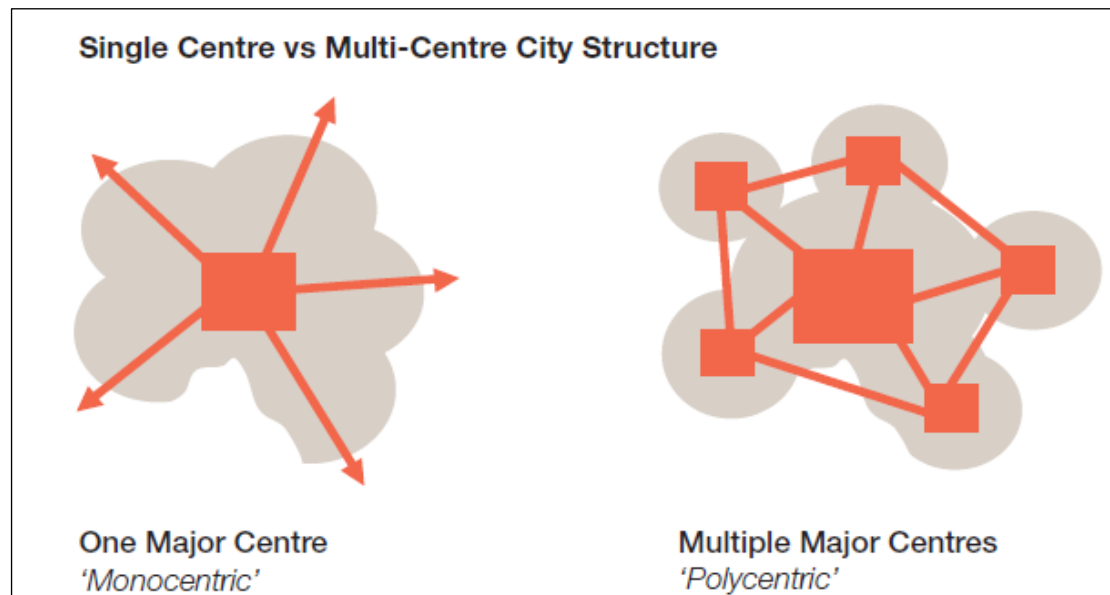
Networks of Activity Centres



CBD & 6 Central Activity Districts (CADs)

26 Principal Activity Centres (PACs)
including 5 'Market Ready' Centres – eg
Doncaster Hill

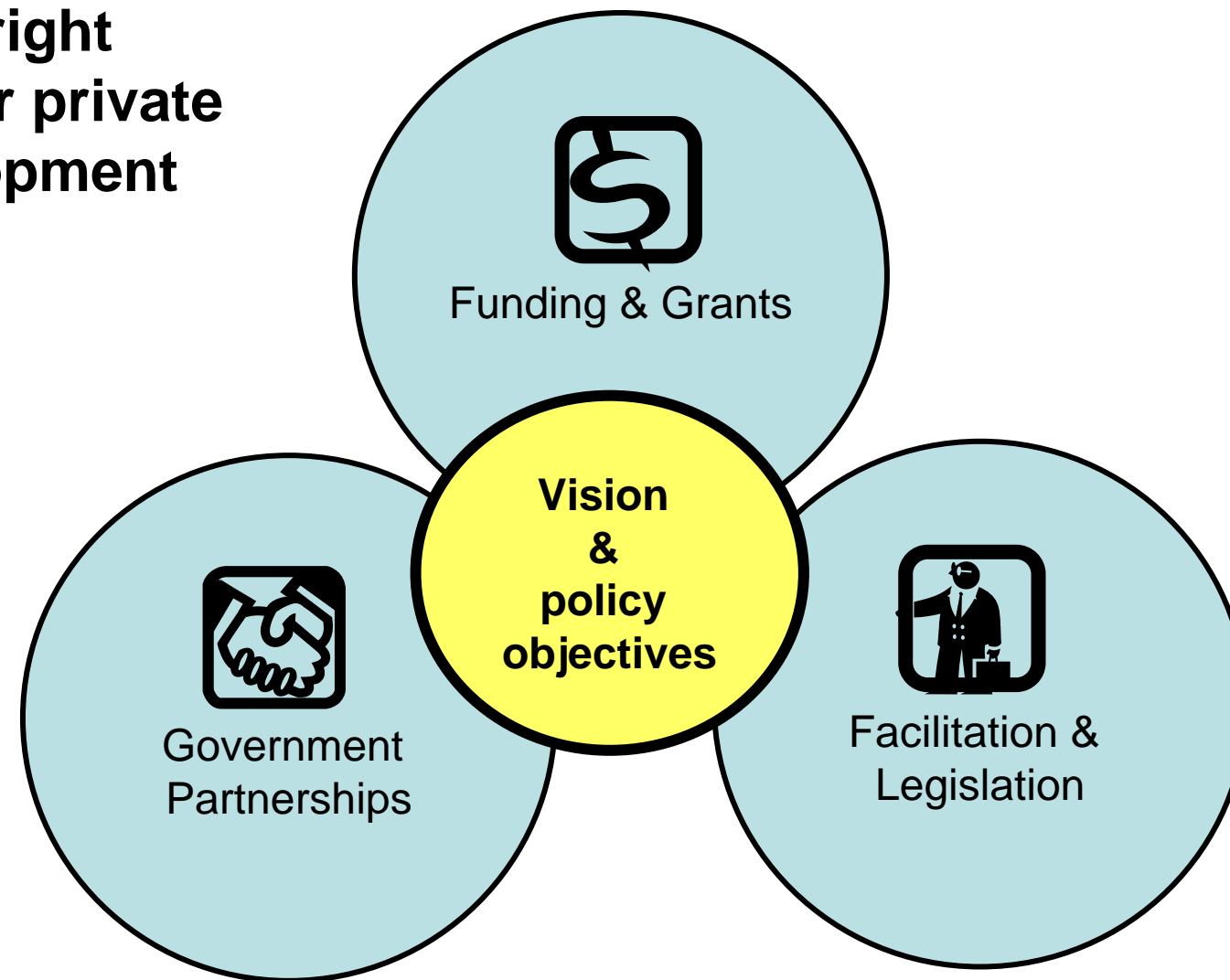
Network of Major Activity Centres (MACs)
and Neighbourhood Activity Centres (NACs)



GOVERNMENT ROLE - IMPLEMENTATION



Creating the right conditions for private sector development to occur



Funding and Grants Programs



Two primary programs

Expert Assistance Panel

Prepare and support the funding of
Structure Plans for Activity Centres –

Creating Better Places Program

Fund design, capital works and place
managers – eg Public Art Fence and
Streetscape works



Government Partnerships



Whole-of-government approach

DPCD Memorandum of Understanding

- Agreement to promote a collaborative and supportive relationship
- Shared objectives and agreed program, support in obtaining funding, common approach to community engagement
- DPCD to provide co-ordination with other Government departments (DPCD Doncaster Hill 'Champion' advocacy for centre)

Doncaster Hill Working Group

- To enable a joint approach between State and Local Government
- Membership from Manningham CC, DPCD, DOT, VicRoads



Support, facilitation and legislation



Providing guidance, assistance and advice to Council, and private sector developers

- Priority Development Panel review of planning controls for Doncaster Hill
- Expert Assistance Panel to help Councils plan
- DPCD Urban Design Advice and Guidelines for Activity Centres and Higher Density Housing
- Development Facilitation of priority projects – Ministerial assistance, DPCD support
- Legislative & statutory planning frameworks – eg changes to Planning Act & new VPP tools
- Research - Housing requirements and land supply monitor



6 step delivery approach



- 1. Shared vision**
- 2. Planning certainty**
- 3. Supportive infrastructure**
- 4. Land assembly**
- 5. Seed / catalyst projects**
- 6. Marketing and investment facilitation**

1. Shared Vision



A vibrant, cosmopolitan and sustainable urban village –

Eastern Metro regional focus for high density residential living, commercial, office, community and entertainment

+ 4,000 new dwellings

+ 10,000 new jobs

+ 30,000sqm new floor space
(office/retail/commercial)



2. Planning Certainty



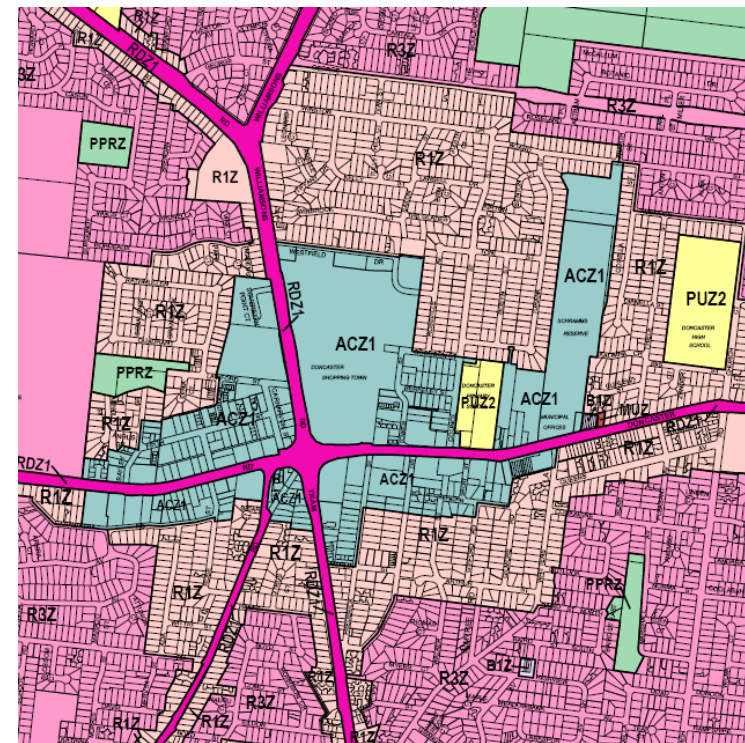
For the development industry, community and government

Clear rules in planning scheme to simplify planning permit process

Introduction of new Activity Centre Zone

- Single, centre-wide tool to implement strategic directions – no more layers of separate controls
- Wide mix of uses encouraged
- Tailored to the individual centre – guided by a Development Framework Plan
- Precinct specific Objectives and Design requirements, and guidelines

Development Assessment Committees



3. Supporting Infrastructure

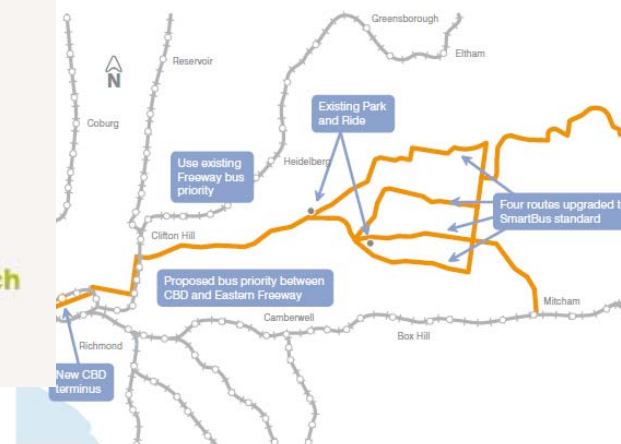


Coordinate delivery of roads, public transport, health, education, public spaces and social and civic infrastructure.

- Initial focus on transport/ public realm - bus interchanges, streetscape (DART, Smart Bus,
- Need to expand to health, education infrastructure, utilities/services, community and cultural infrastructure



Doncaster Area Rapid Transport



4. Land Assembly



Assembling sites for infrastructure & catalyst development

- Acquisition and consolidation of public and private assets – may be via ‘on market’ acquisitions
- To ensure a supply of development sites is provided / maintained.
- Avoiding land fragmentation and underdevelopment of key sites
- eg – Place Maker negotiations to consolidate 101-105 Tram Road Doncaster into developable site – EOI now out – to be offered mid 2011

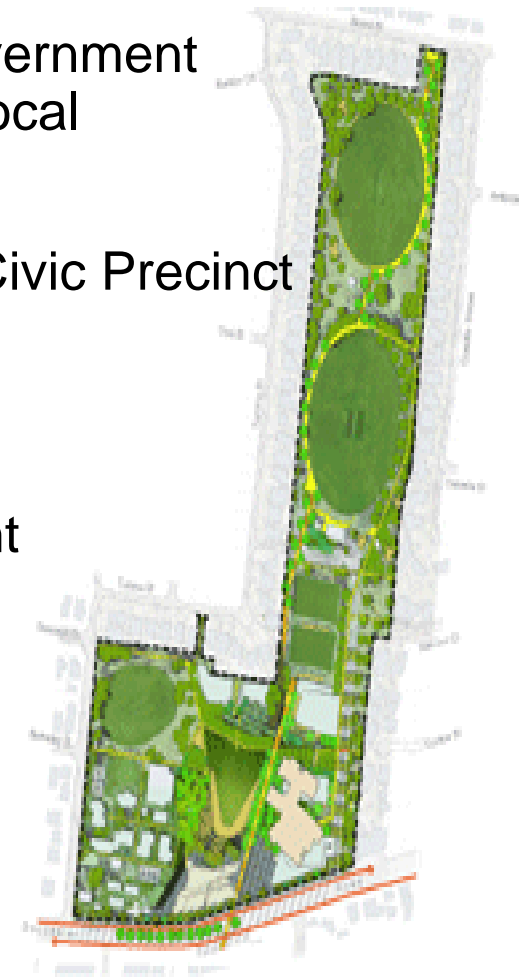


5. Seed and Catalyst Projects



For example, Government-tenanted buildings, new public services or institutions, affordable housing

- Constructive and creative partnerships with government agencies, the private sector and Federal and Local Government
- Initial focus on government accommodation – Civic Precinct
- Developing projects with DoH and DEECD re health and education services, libraries
- Public realm improvements to attract investment

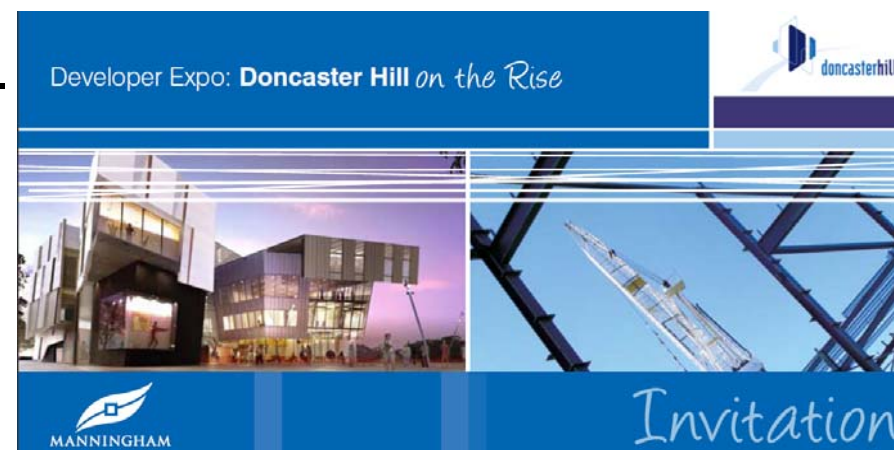


6. Marketing & Investment Facilitation



To build Council and community support, and attract or promote desired investment and development

- Working closely with development industry and Councils
 - Policy and Design advice – DPCD Activity Centres, Urban Design,
 - Statutory Planning – DPCD State Planning Services
 - Priority Projects - DPCD Development Facilitation Unit,
- Place Making – building the identity and creating the environment
- Active attraction of investment and promotion of opportunities
- Web, publications, forums, TV



CONTACT



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