Urban renewal – Challenges and Opportunities EIANZ/ALGA Seminar March 2016

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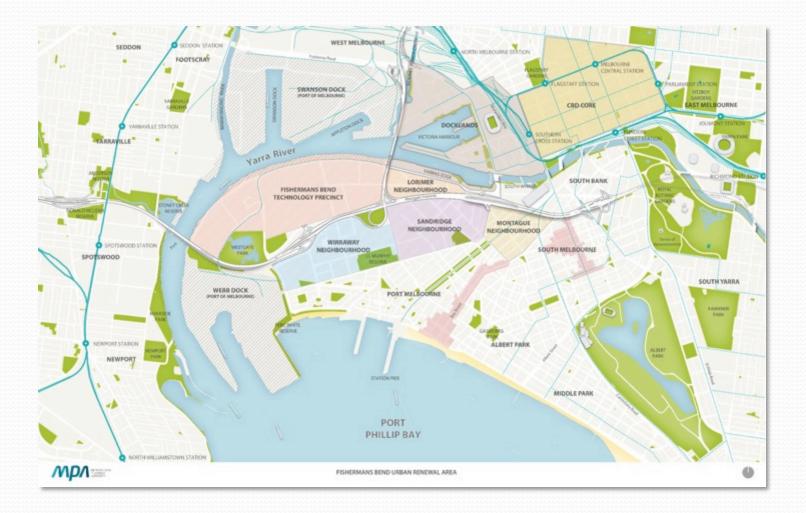
#### Growth in our Cities

- Growth in cities is a defining characteristic of our time (Melb and Sydney projected to be 8 million by mid century)
- Urban containment and densification is an almost universal policy response in the developed world
- Significant and documented benefits for residents, businesses and governments including reduced commuting, thicker labour markets and sweating of existing infrastructure assets
- But...Australia has generally responded poorly to the different urban planning challenges of growth, urban containment and densification
- Our land use regulation, infrastructure planning and preference for market driven public policy and our governance and fiscal arrangements are the product of an earlier age
- Not always getting the outcomes we want and often don't know why
- NIMBYism is sometimes a rational response

# Thinking about a different future and showing it can happen

- Now need a rapid re-visioning of the cities we want (Plan Melbourne refresh is a good beginning)
- And ...discussion about the governance, fiscal and policy arrangements which will steer us towards that vision
- And...grasp opportunities to demonstrate that we have a vision and that we can make that vision happen

#### **Fishermans Bend - 5 Precincts**



#### Plenty of opportunities

- 455 ha south of Yarra and west of Southbank on doorstep of current CBD(four precincts of Montague, Lorimer, Sandridge and Wirraway) totalling 250ha and recently added Employment precinct of 205ha
- Flat land used for industrial and commercial purposes underutilised considering its inner urban location
- Redevelopment opportunity of national and international significance/ huge area of underutilized land on doorstep of CBD – Barangaroo is 5% of the area
- Opportunity to provide attractive office space for high end service industries and creative industries
- Opportunity for highly desirable inner city residential growth relieving pressure elsewhere
- Opportunity to showcase best practice high rise high density approach to liveable communities
- Potential to assist housing affordability by increasing supply
- With inclusion of employment precinct, potential to become nationally significant employment cluster building on existing uses

### Plenty of challenges

- Mostly privately owned area close to CBD in small lots
- Very difficult geotechnical conditions, large areas of land reclamation, long industrial uses and high levels of contamination – low rise, medium density commercially difficult
- Some of the area subject to flooding and storm surge
- Transport access very challenging and compounded by freight task of Port(up to 8 million TEUs)
- Land has been rezoned (don't have choice to defer)
- Existing planning guidelines are light handed
- Due diligence and planning work not undertaken prior to rezoning
- MANY infrastructure challenges
- Many permits for residential high rise already issued/in train trend way in excess of projections
- No applications for employment purposes to date
- Rezoning occurred with inadequate financial and governance arrangements in place
- Significant community, professional and developer concern

#### **Recast of Fishermans Bend**

- Minister Wynne appointed MAC in July 2015
- 1<sup>st</sup> MAC report October 2015 with 40 recommendations most now adopted
- New governance arrangements and commitment to new Vision, Financial Plan and Transport Plan
- Recommendations on contamination study, contaminated land audit requirements, reverse amenity provisions, sustainability strategy and sustainable infrastructure and integrated utilities development strategy all adopted
- Commitment to consultation with stakeholders and the local and wider Melbourne community

## Guiding our future work

'Make no little plans, they have no magic to move men's blood' – Daniel Burnham