



**MONASH** University  
Centre for Regulatory Studies

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

**ACNU2010**



**MONASH** University  
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OR

# How to Implement New Urbanism for Corridors and Regions

**ACNU2010**

# What we think

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**Governance**



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**Vision**



# What we think

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# What Planners Think is there

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## Governance

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

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## Vision



# What Planners Think Results

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# Main Tool of New Urbanism: Metropolitan Strategies

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## *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

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## *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

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## **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

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## 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

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## 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

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## **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

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## **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

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## 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

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## **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)