

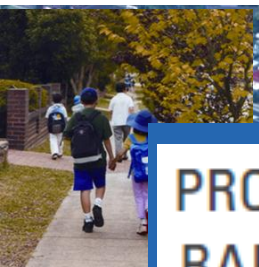
Perth L:RT Masterclass Overview



Peter Newman: How do we do it?

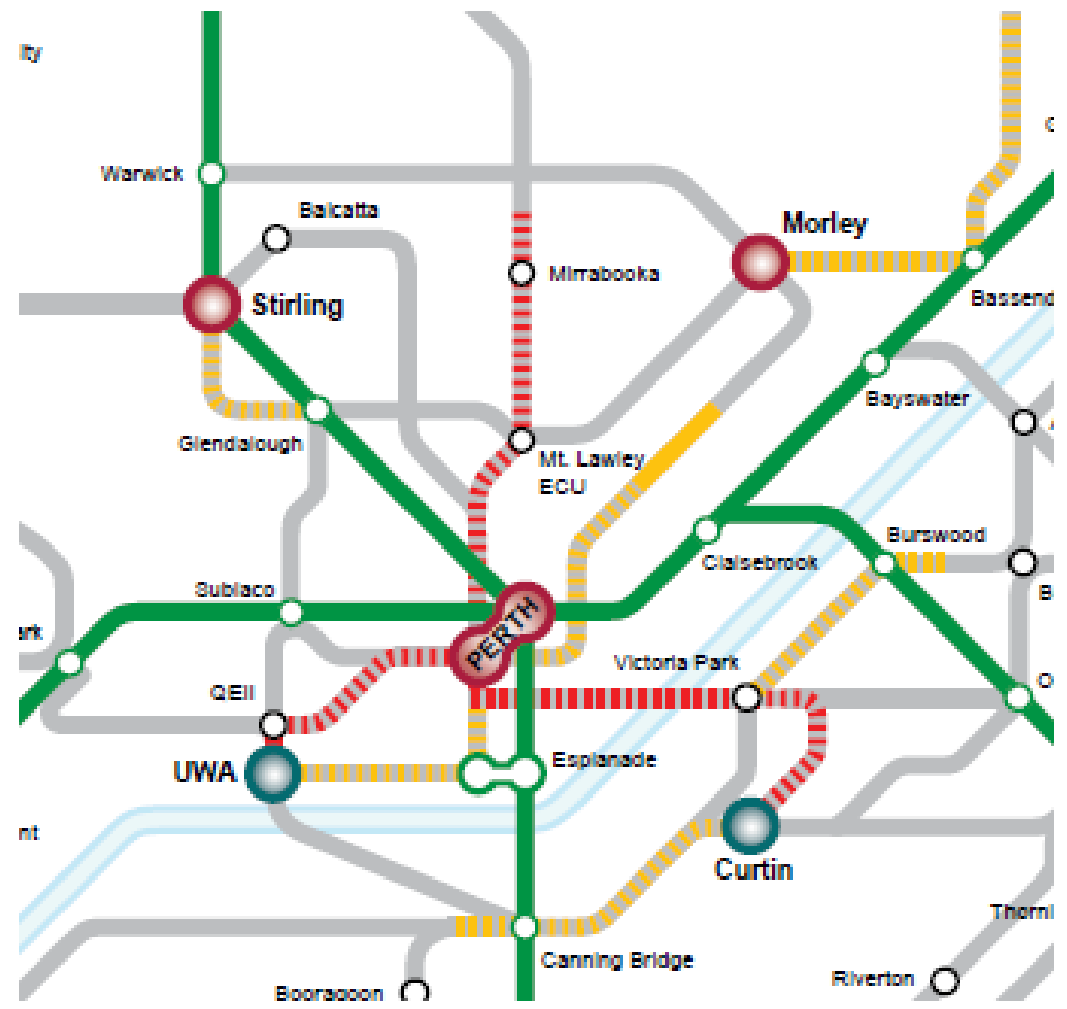
- Perth is at a turning point in its urban model
- Need to finance the LRT or the centres wont work + need other centres and other LRT's. Infrastructure Australia public transport funds all require TOD plans and PPPs.
- Perth is growing fast but its all going to greenfields, awful infill and top end apartments

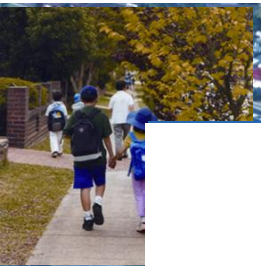





PROPOSED STAGE 1 PROJECTS FOR RAPID TRANSIT INFRASTRUCTURE

- Existing Railway Infrastructure and Committed Extensions at 2010 *
- Railway Infrastructure before 2020
- Light Rail Infrastructure before 2020
- Existing Bus Rapid Transit Infrastructure at 2010
- Bus Rapid Transit Infrastructure before 2020
- Future Rapid Transit Infrastructure





RAPID TRANSIT INFRASTRUCTURE ULTIMATE NETWORK FOR CITY OF 3.5 MILLION

-  Railways
-  Light Rail
-  Bus Rapid Transit
-  Light Rail or Ferry



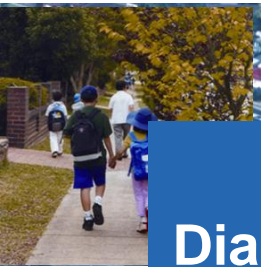


Approaches to Funding Public Infrastructure

Allen Consulting group examined 6 approaches;

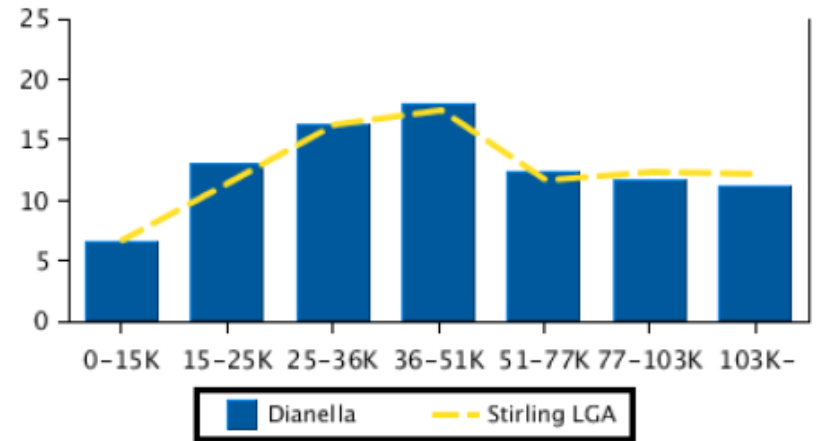
1. State taxes
2. Residential rates
3. Government debt
4. User charges
5. Developer levies
6. Special Purpose Vehicles (PPP)

Government Debt and PPPs generate highest increase in GSP and employment; front loading infrastructure investment produces results while paying for it.



Dianella Housing Costs

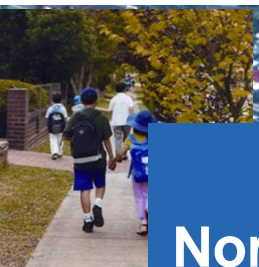
Household Income



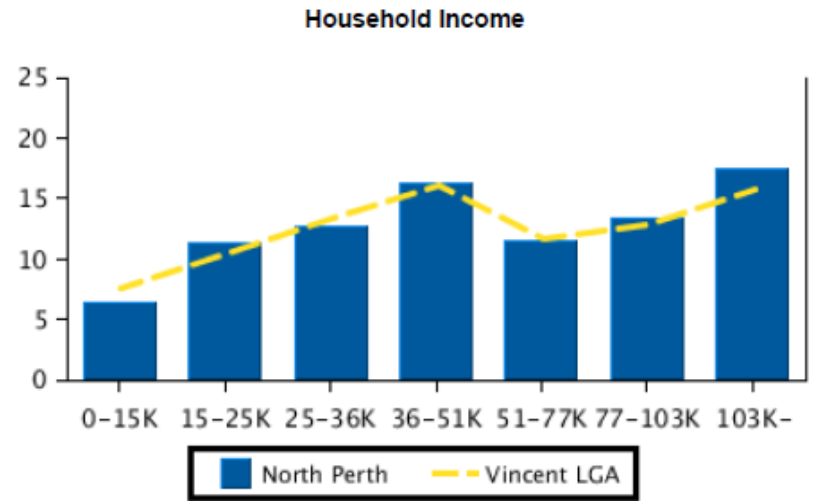
Median House median price
\$599,000

Unit median price
\$405,000



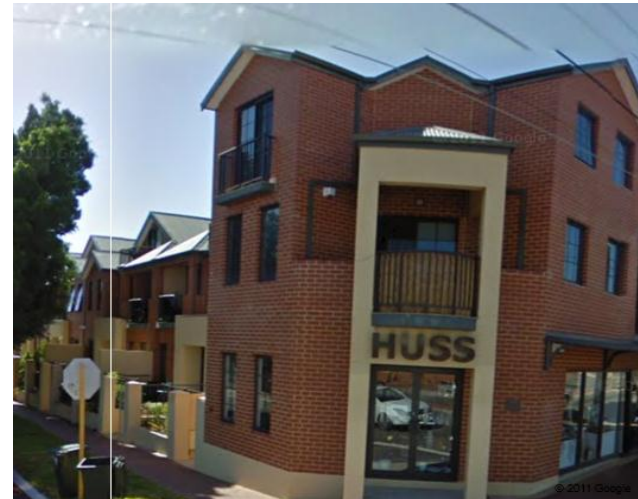


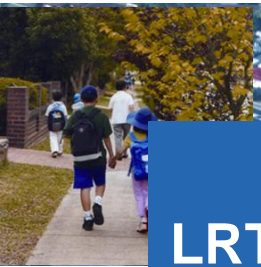
North Perth Housing Costs



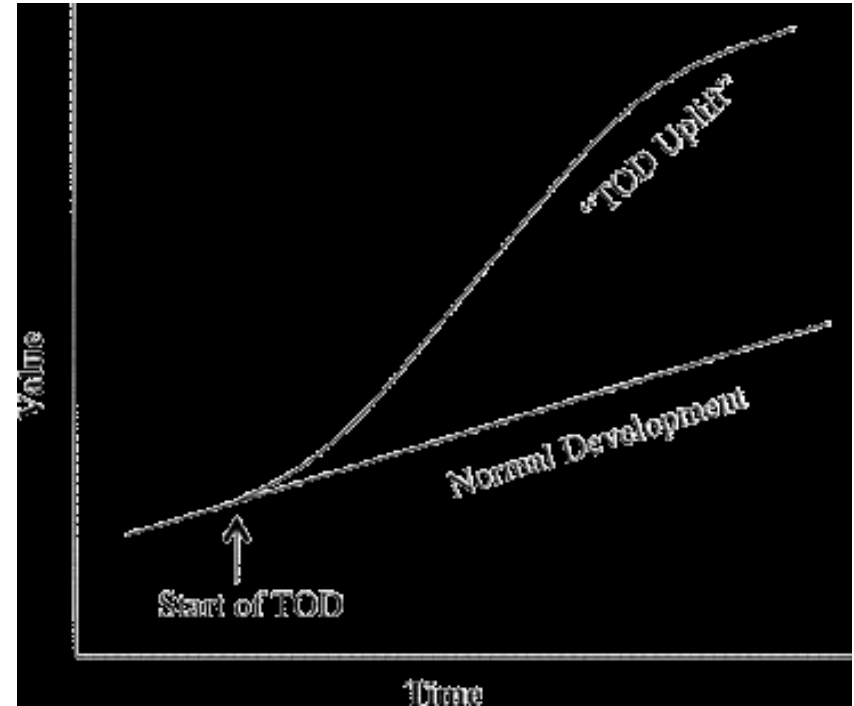
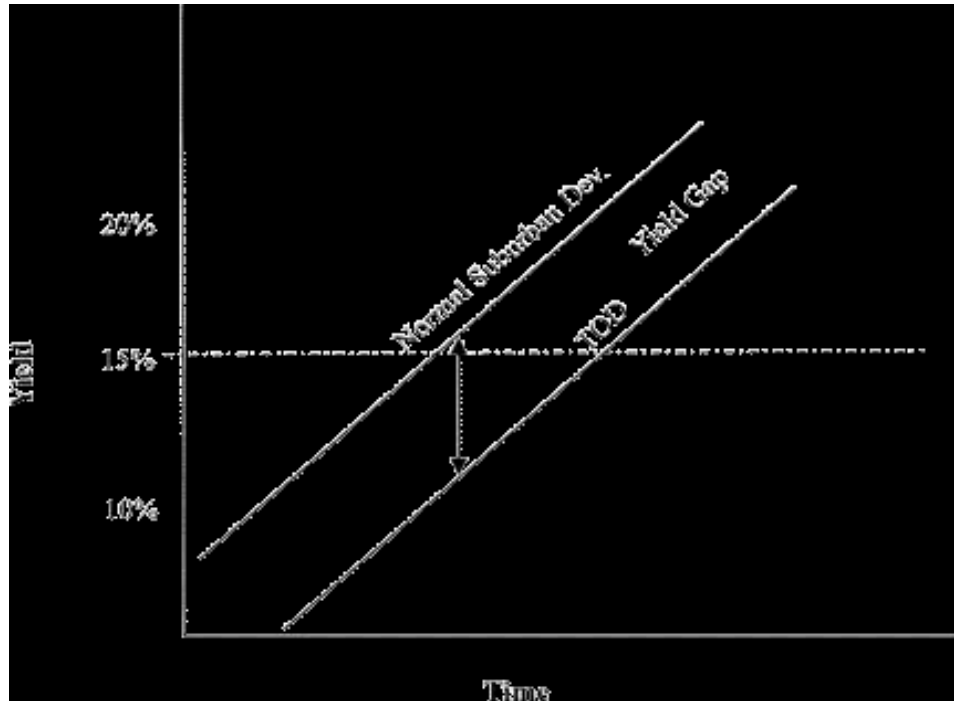
Median House median price
\$753,750

Unit median price
\$467,500



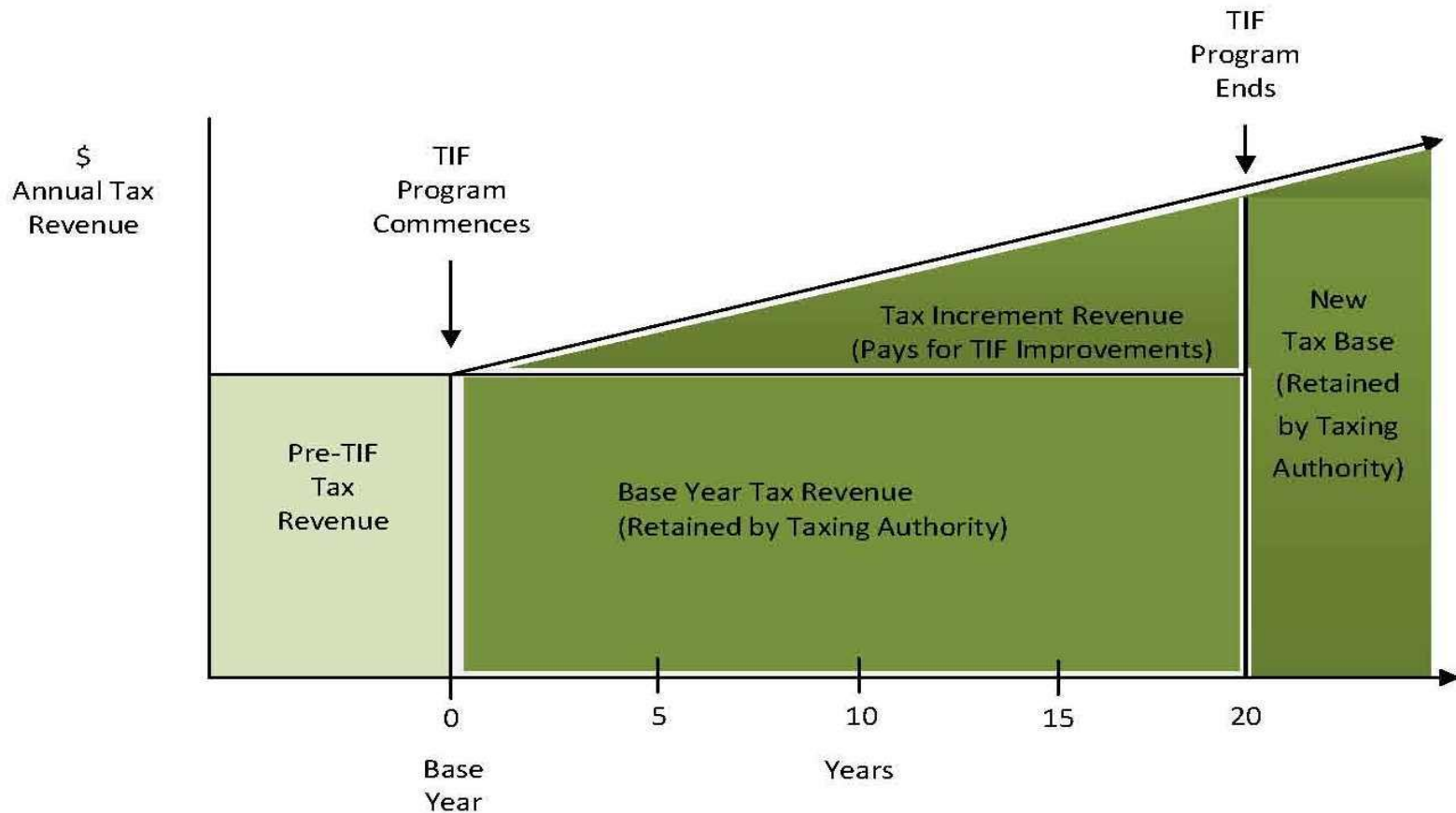


LRT Value Uplift



Tax Increment Financing/ Growth Area Bonds

Figure 1
TIF Conceptual Model





Value Capture

In 2009 the Queensland Government has committed \$464 million to the Gold Coast Rapid Transit project, supplementing \$365 million committed by the Australian Government and \$120 million provided by Gold Coast City Council. This funding allowed the project to transition from the planning phase into procurement.

Value Capture (monetise land value uplift from GCRT) is being investigated;

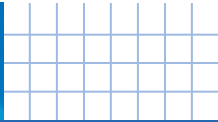
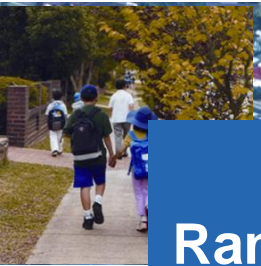
- Around stations
- Use of unallocated State land
- Residual land sell off



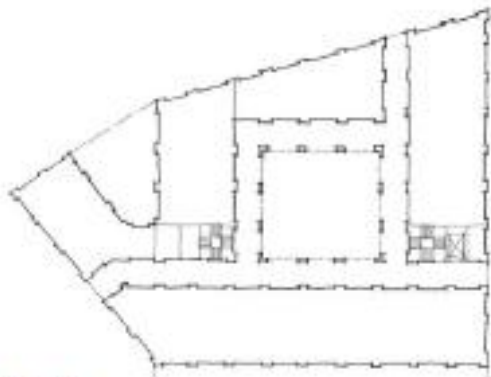
Governance

Need planning, land assembly, infrastructure improvements, land purchase and related powers;

- Local vs State Government roles
- Metropolitan Redevelopment Authority
- Growth Area/TIF Districts
- WAPC Improvement Plan(s)



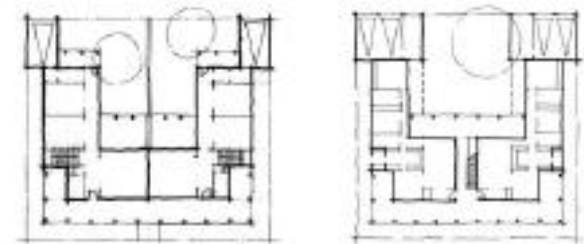
Range of Housing Typologies



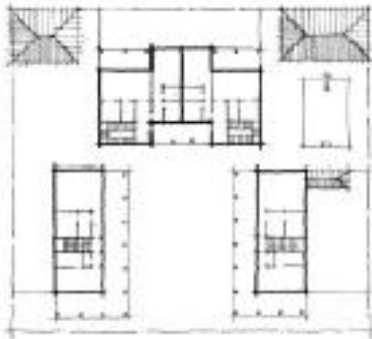
Flex Block



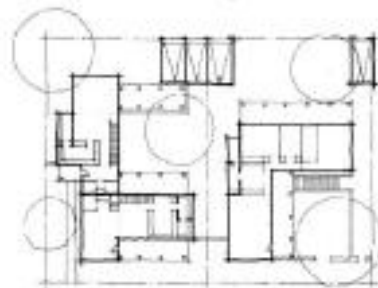
Townhouse



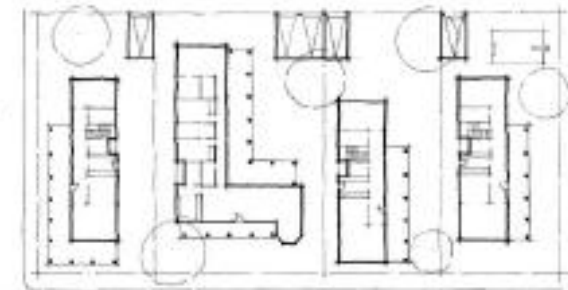
Duplex / Triplex / Quadplex



Garden Court



Marina Flats



Beach House

the most important street in Alabama



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Existing conditions - Dexter Avenue, Montgomery AL

the most important street in Alabama



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Proposed scenario - Dexter Avenue, Montgomery AL

the most important street in Alabama



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Proposed scenario - Dexter Avenue, Montgomery AL

the most important street in Alabama



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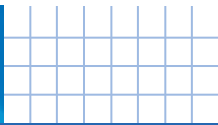
Proposed scenario - Dexter Avenue, Montgomery AL

the most important street in Alabama



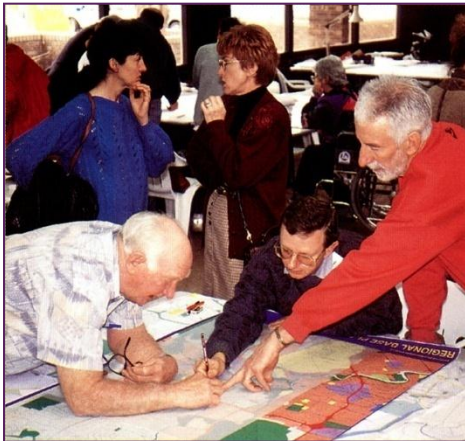
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Proposed scenario - Dexter Avenue, Montgomery AL



Enquiry-by-Design approach

Significant **Design Workshops** or **Charrettes** to plan for and code each new development precinct along the TOD lines



Urban Coding

DIAGRAM 5A: ALLOWABLE BUILDING TYPES Note: Diagram 5A illustrates the range of allowed building types. See Table 5 for individual requirements.

