# Stonnington Planning Symposium

# Planning for Population Growth



**Steve Dunn**
**Currently seconded to Department of Health and Human Services**

**20th March 2019**

Victorian Planning Authority

*Your partner in planning great places for a growing Victoria*

## Overview

- How Victoria is growing
- Plan Melbourne
- Growing up and growing out
- Challenges and Opportunities

Victorian Planning Authority

# Growth Management in Victoria

- **Commonwealth Government**
  Drivers of demand
- **Victorian Government**
  Keeping up supply, delivering infrastructure, affordability
- **Local Government**
  Working at the coalface, local planning, community engagement
- **Development Sector**
  Building housing and infrastructure
- **Utilities**
  Privatised – energy, water, telecommunications

Victorian Planning Authority

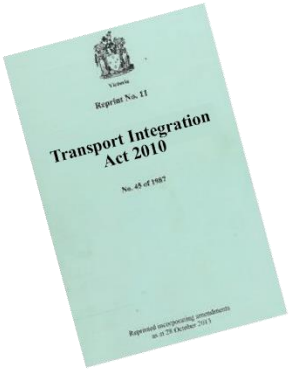
# How the Victoria Government has organised itself

## The right tools for the job

### Strategic planning directions and targets




### Integrated transport & infrastructure planning




TRANSPORT FOR VICTORIA

INFRASTRUCTURE VICTORIA

### Growth area planning

Victorian Planning Authority




### Major project delivery

DEVELOPMENT VICTORIA

VicTrack

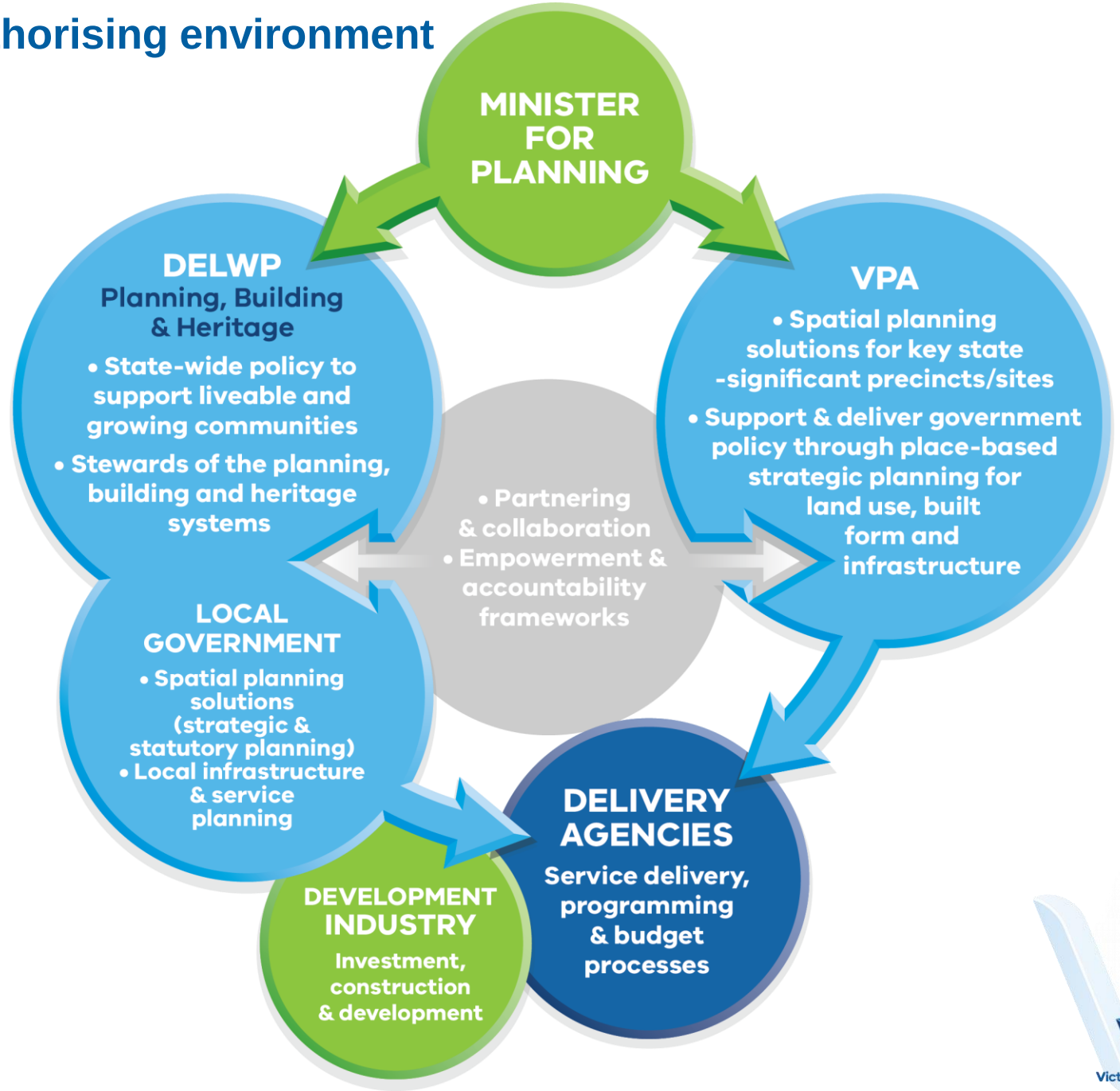
MELBOURNE METRO RAIL AUTHORITY

VICTORIAN SCHOOL BUILDING AUTHORITY

LEVEL CROSSING REMOVAL AUTHORITY

Victorian Planning Authority

# VPA authorising environment




Victorian Planning Authority

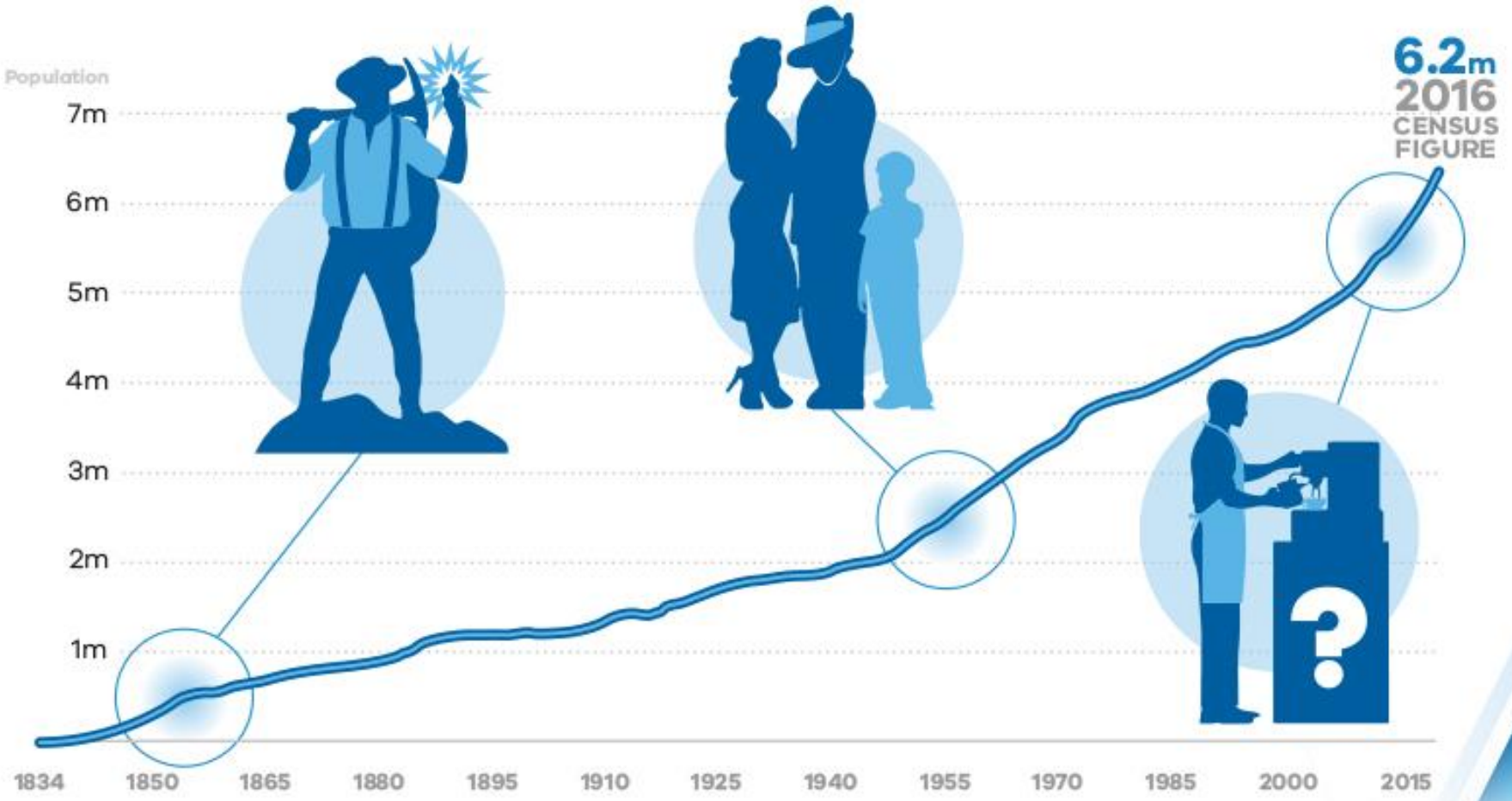


# how **Victoria** is **growing**

Victorian Planning Authority

## Putting Victorias growth into context

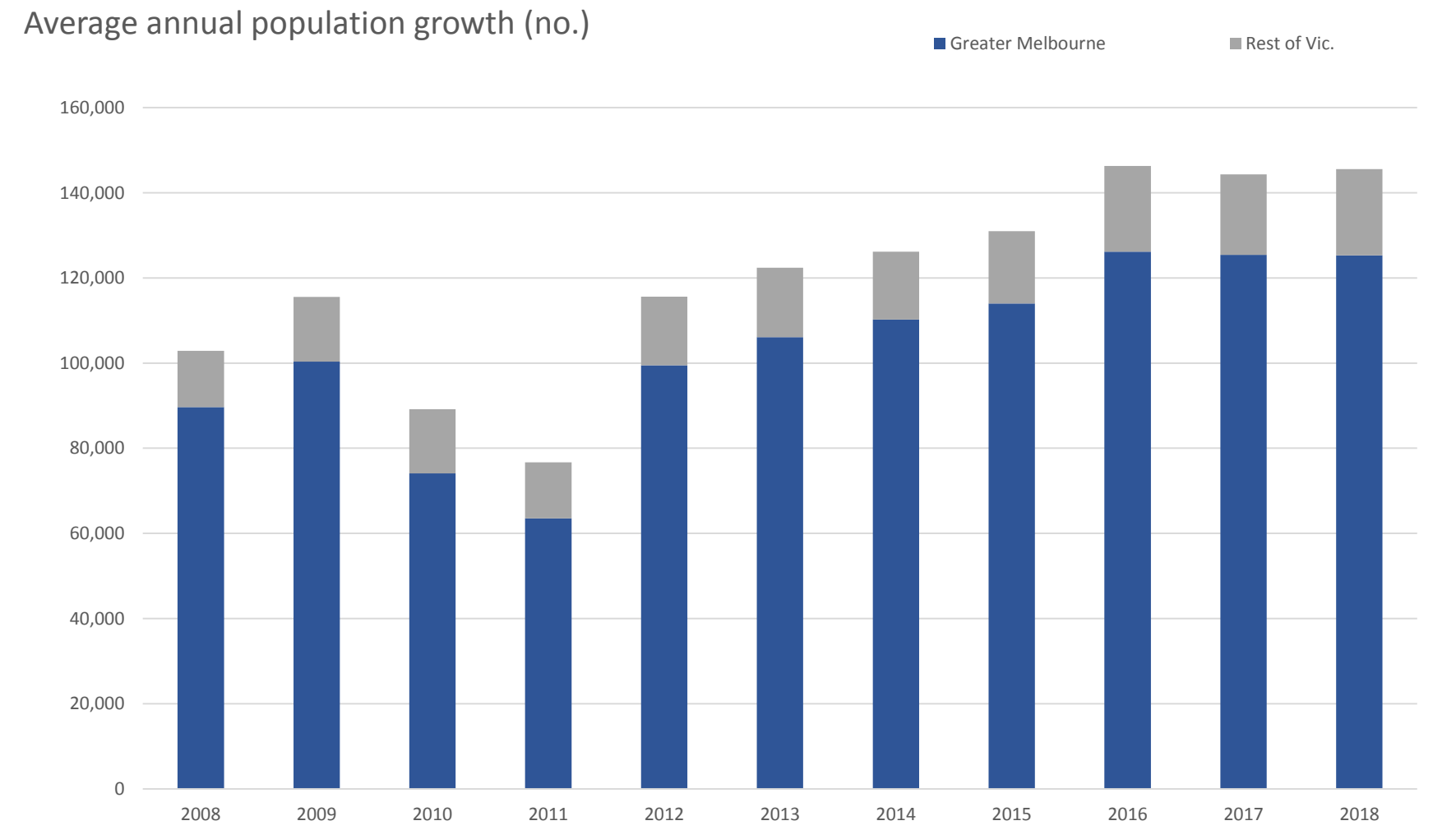
Source: 1. ABS 3805.0 Historical population estimates 2. ABS 3101.0 Australian Demographic Statistics Dec, 2016




Victorian Planning Authority

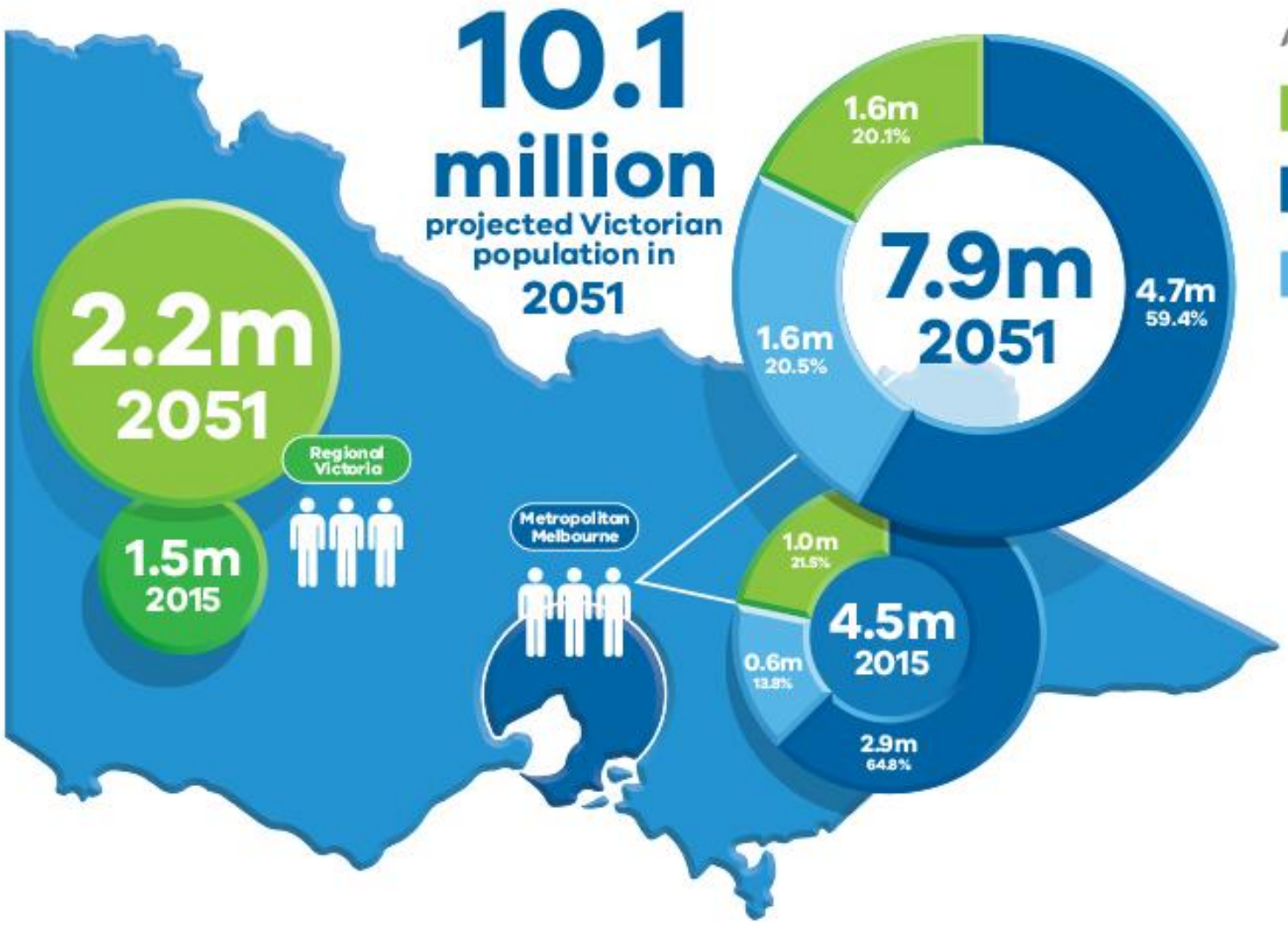
# Victoria's population growth

## The challenge of delivering housing for record growth levels at 145,000 new residents per annum



## Projected Population Change - 2015-2051

Source: VIF 2016

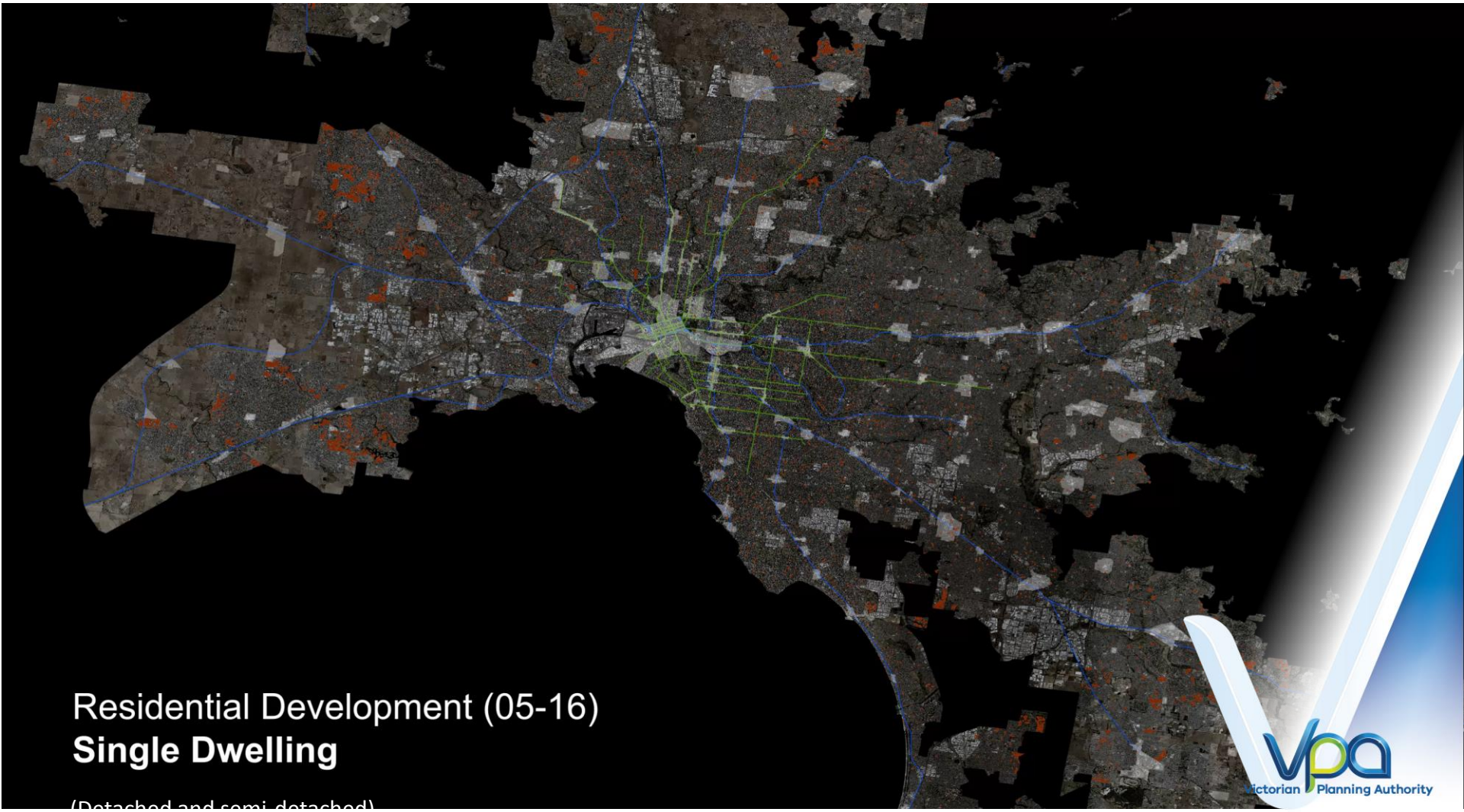



Victorian Planning Authority

# Single dwelling construction

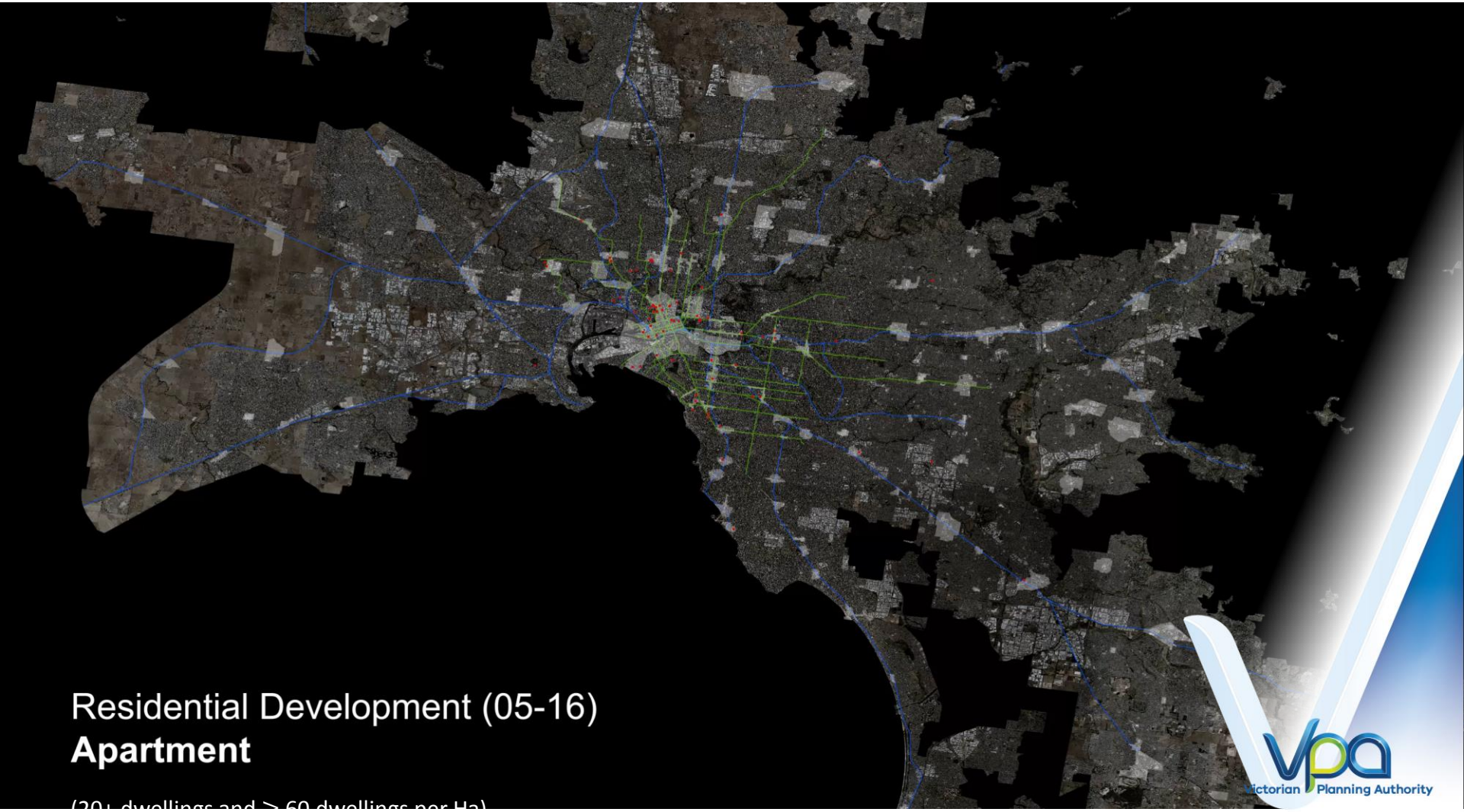
## Detached and semi-detached

Housing Development Data (DELWP, 05-16)



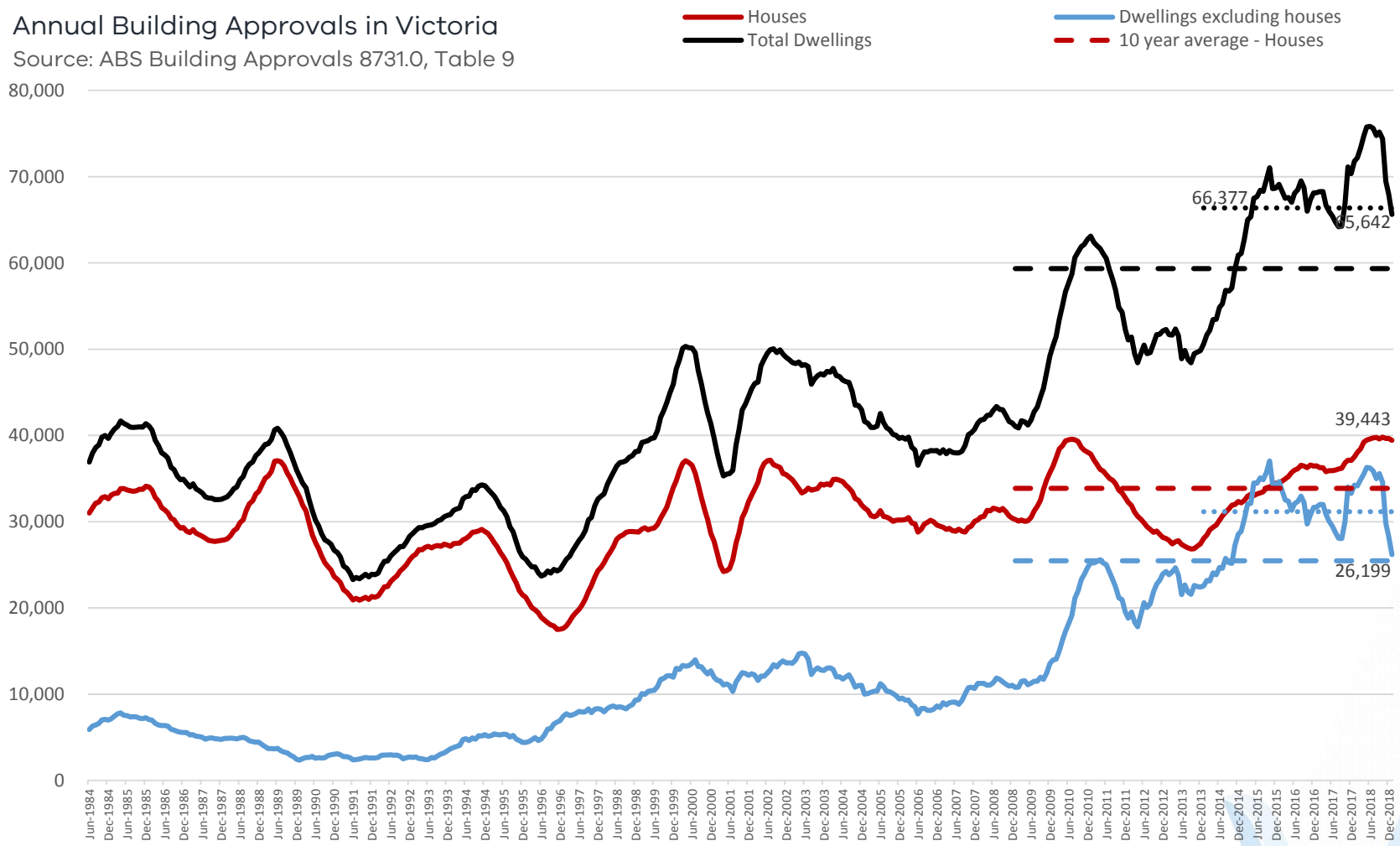
# Growth of apartment stock

Housing Development Data (DELWP, 05-16)



# Building approvals in Victoria

Source: Australian Bureau of Statistics




Victorian Planning Authority

# A maturing apartment market: Completions of 3+ storeys

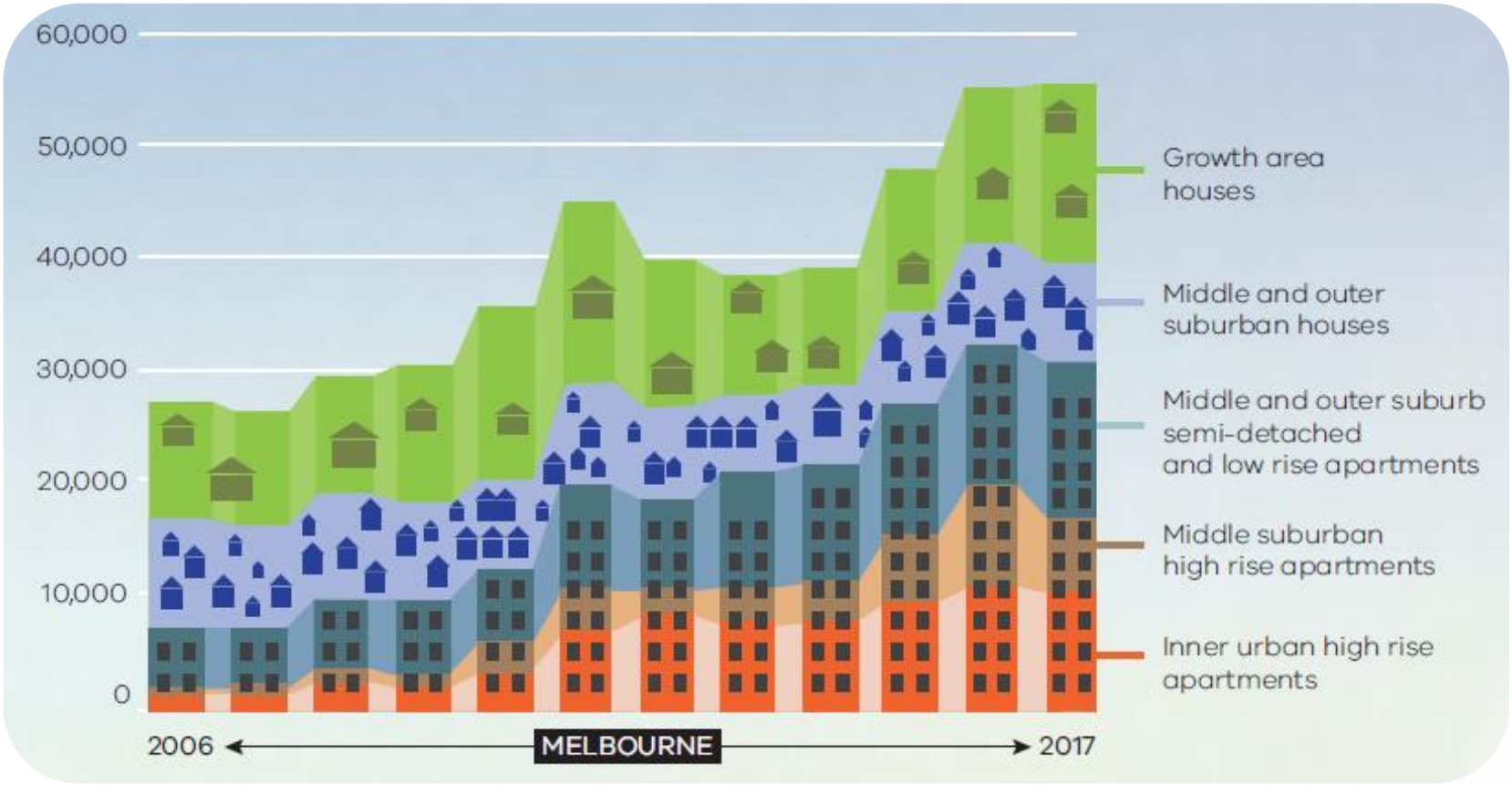
Source: ABS building activity and Charter Keck Cramer




Victorian Planning Authority

# We are delivering a variety of new dwellings

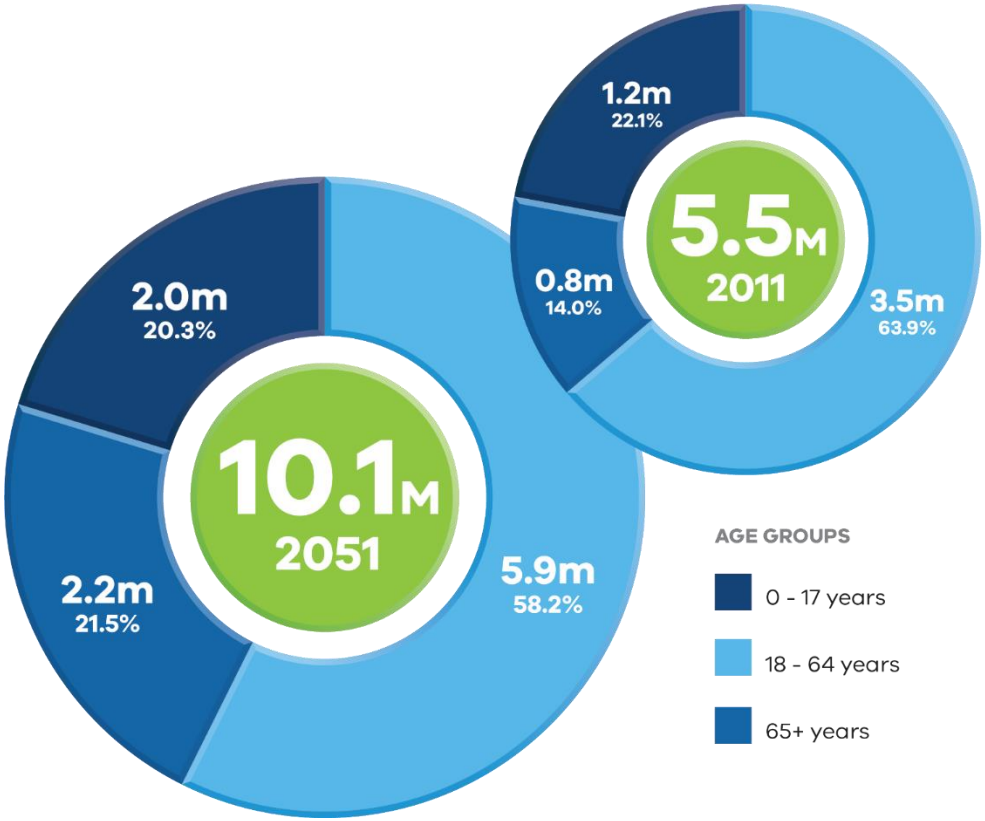
Net Dwelling Growth, 2006 – 2017 based on DELWP HDD

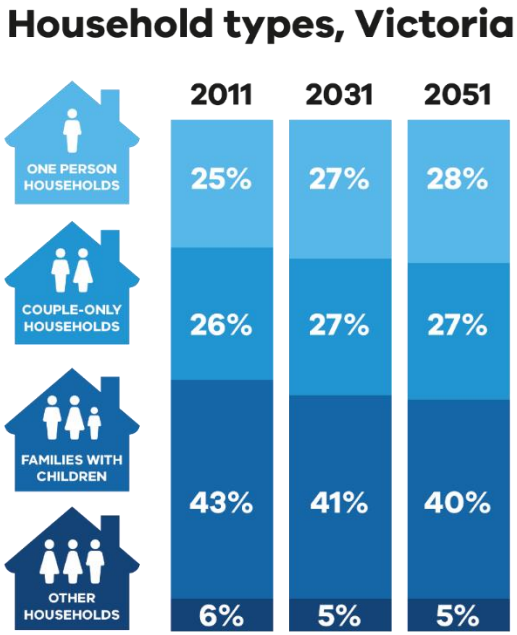



Victorian Planning Authority

# Projected changes in age profile and household type

Source: Victoria in Future 2016

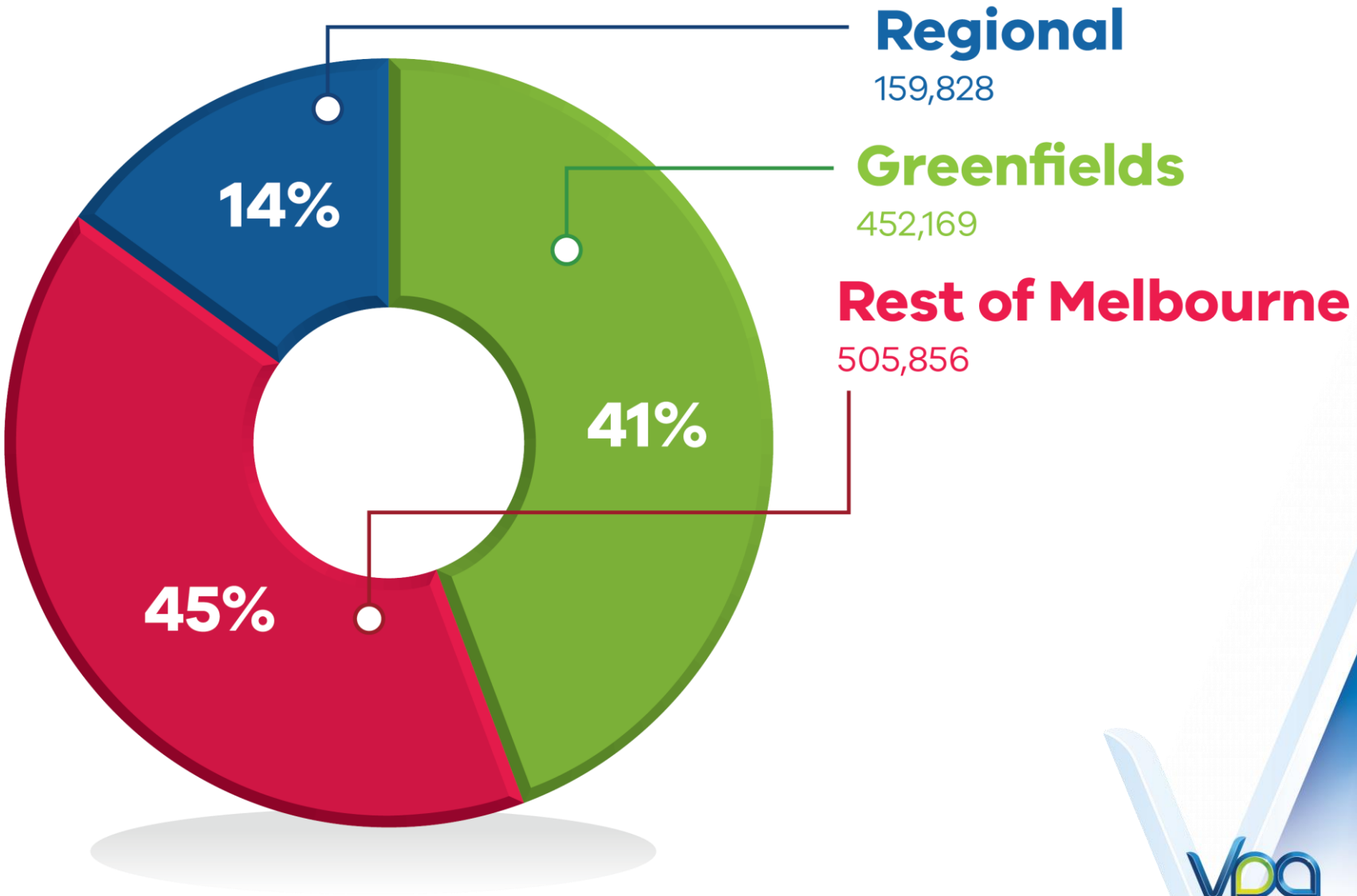



Victorian Planning Authority

# Victoria's regions' contribution to state population growth, 2006-2016

Source: Australian Bureau of Statistics




Victorian Planning Authority



# planning for **urban growth** in **Victoria**

Victorian Planning Authority

# How Victoria is growing – Planning and Infrastructure Challenges

Source: Victorian Planning Authority and Dept of Environment, Land, Water and Planning

## 100,000 population increase in Melbourne requires





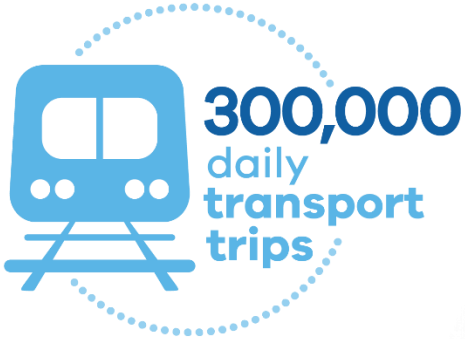











Victorian Planning Authority



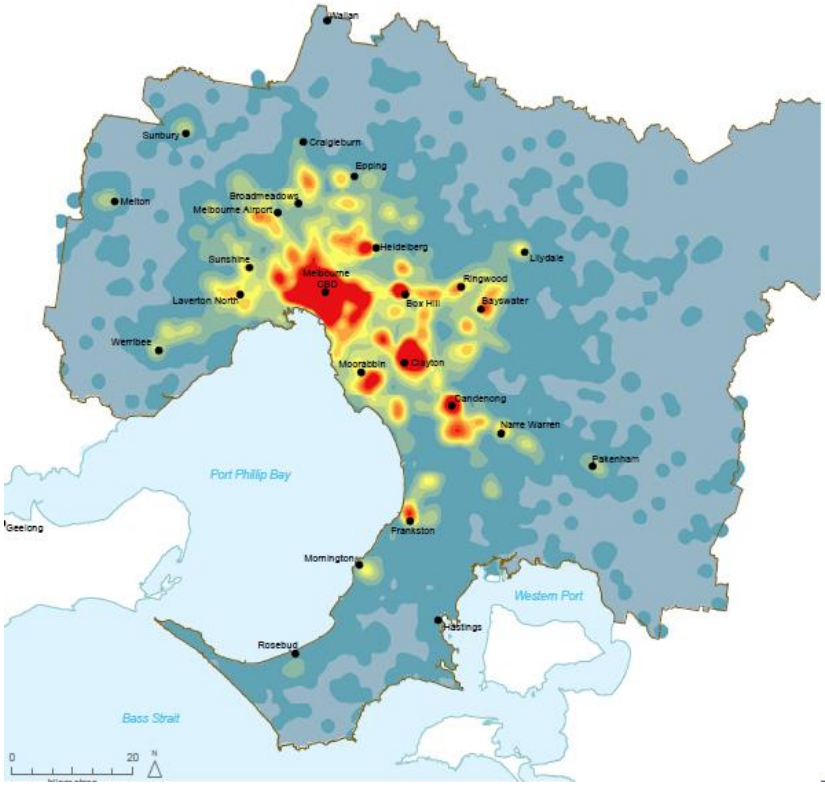

https://www.planmelbourne.vic.gov.au/

# OUTCOME 1

## A productive city that attracts investment, supports innovation and creates jobs

Melbourne will need 1.5 million new jobs over the next 35 years.

Improve access to jobs across Melbourne and closer to where people live



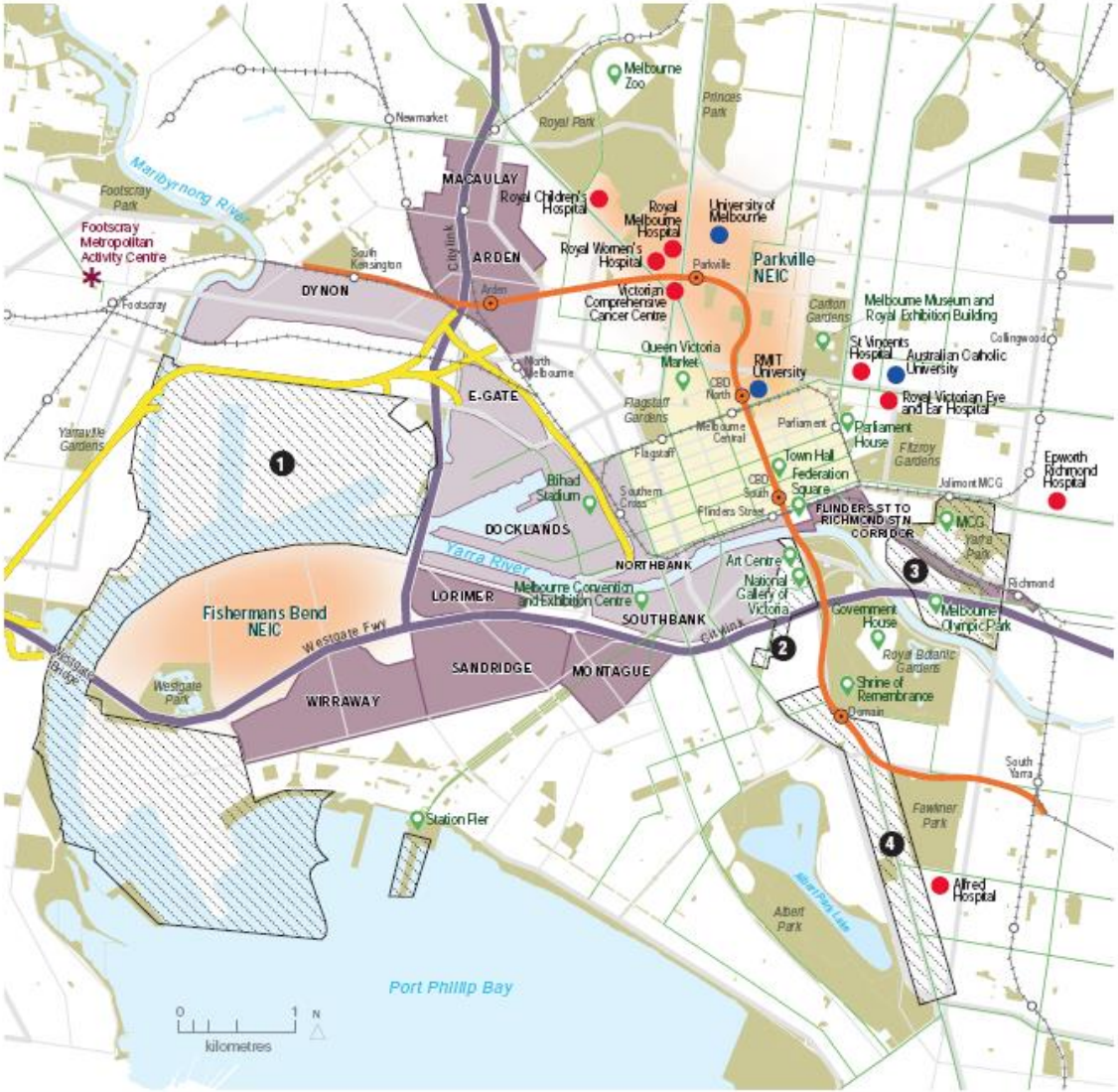
# Melbourne's 2050 Plan

Places of state significance will be the focus for investment and growth

- Central city
- National employment and innovation clusters
- Metropolitan activity centres
- State-significant industrial precincts
- Transport gateways
- Health and education precincts
- Major urban renewal precincts



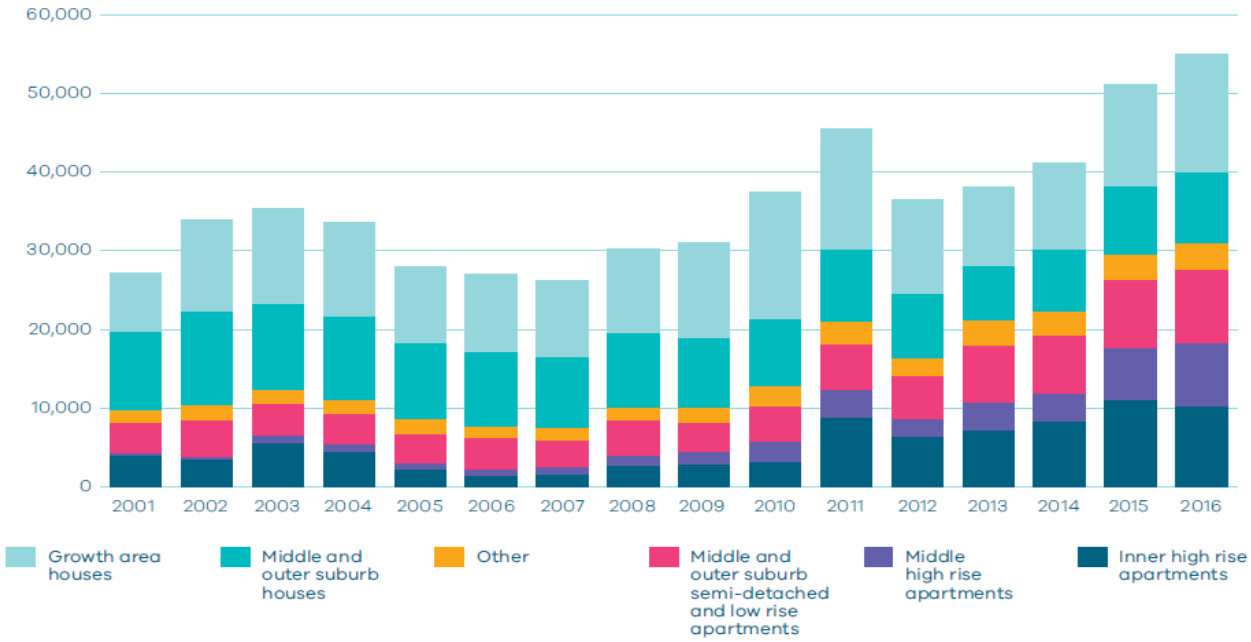
# Melbourne's Central City




Victorian Planning Authority

# OUTCOME 2

## Housing choice in locations close to jobs and services

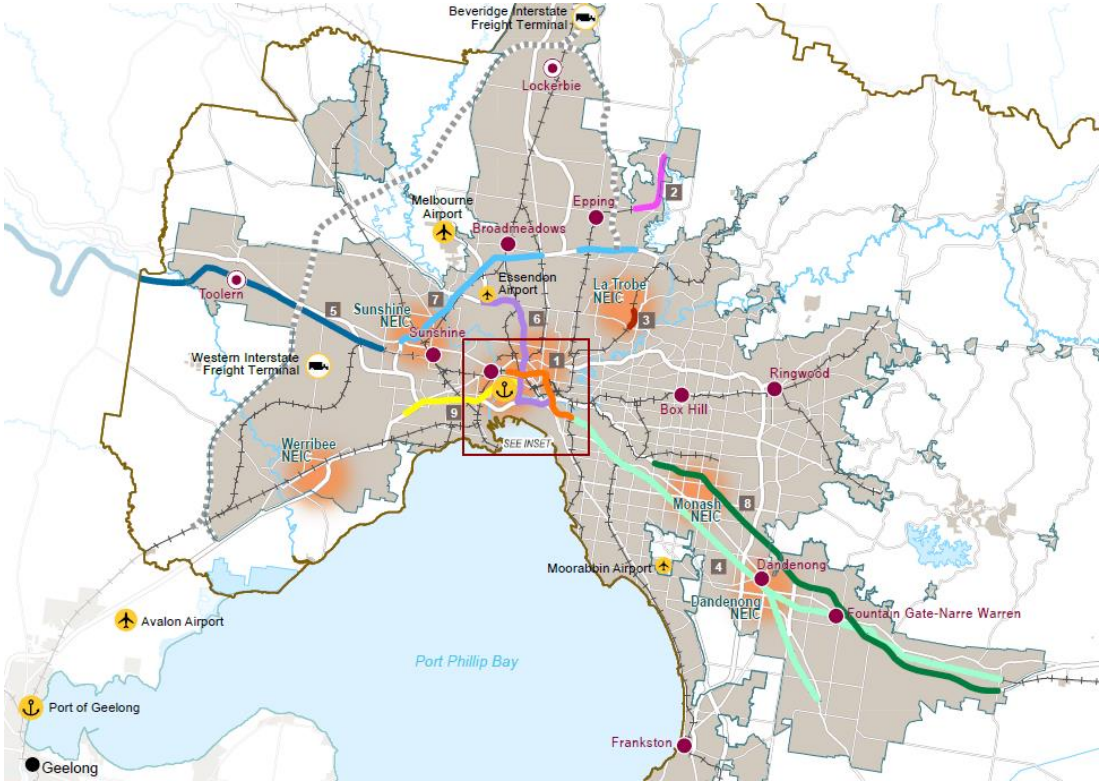



Melbourne will need 1.6 million new homes over the next 35 years.

# OUTCOME 3

## Transport that connects people to jobs and services and goods to market

Melbourne's transport system needs the capacity to cope with an additional 10.4 million trips a day by 2050





# OUTCOME 4

## A distinctive and liveable city with quality design and amenity

Achieving a consistently high standard of place-making across Melbourne

Creating memorable, well-designed places that build on our city's legacy of distinctiveness and liveability.

Building on Melbourne's cultural leadership and sporting legacy

Achieving and promoting design excellence

Respect Melbourne's heritage as we build for the future

Plan for Melbourne's green wedges and peri-urban areas

# OUTCOME 5 A city of inclusive, vibrant and healthy neighbourhoods




Meeting most of your everyday needs within a 20-minute walk, cycle or local public transport trip of home

# 20 Minute Neighbourhoods



## UNDER A MINUTE

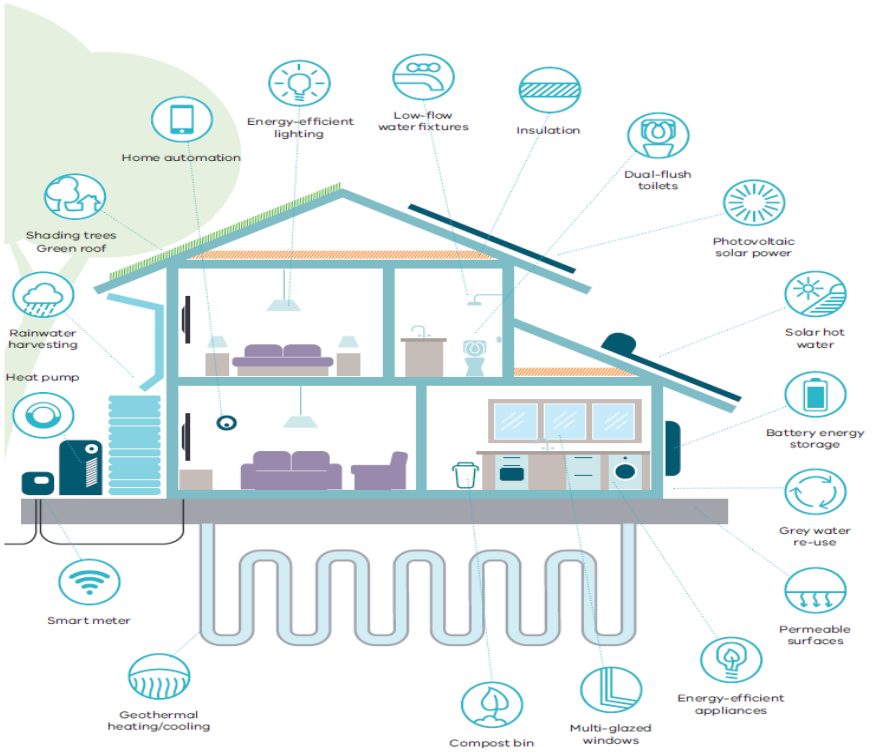
- NEW Community Centre
- NEW Local Jobs
- NEW Shopping Centre
- NEW Local Parks
- EXISTING Medical Centre

## 20 MINUTE NEIGHBOURHOOD ALTONA NORTH

- 1 min Blackshaws Road Shops
- 2 min Edwards Reserve
- 3 min Federation Trail
- 4 min Altona Gate Shopping Centre
- 5 min Bayside P-12 School, Altona North Primary
- 6 min Altona North Community Centre
- 7 min Spotswood Town Centre
- 8 min Scienceworks
- 9 min Newport Town Centre
- 10 min Newport Lakes Reserve
- 15 min Bayfit Leisure Centre
- 16 min Paisley Park
- 20 min Williamstown Town Centre

Victorian Planning Authority

# OUTCOME 6 A sustainable and resilient city




## Transition to a low-carbon city

- Victoria has committed to reduce its greenhouse gas emissions to net zero emissions by 2050
- Facilitate the uptake of renewable energy
- Improve energy, water and waster performance through environmentally sustainable development and energy efficiency upgrades

# OUTCOME 7

## Investing in regional Victoria to support housing and economic growth

- Working with the nine Regional Partnerships and local governments
- Ensuring the right infrastructure and services are available
- Planning for regional cities and growing towns in peri-urban areas

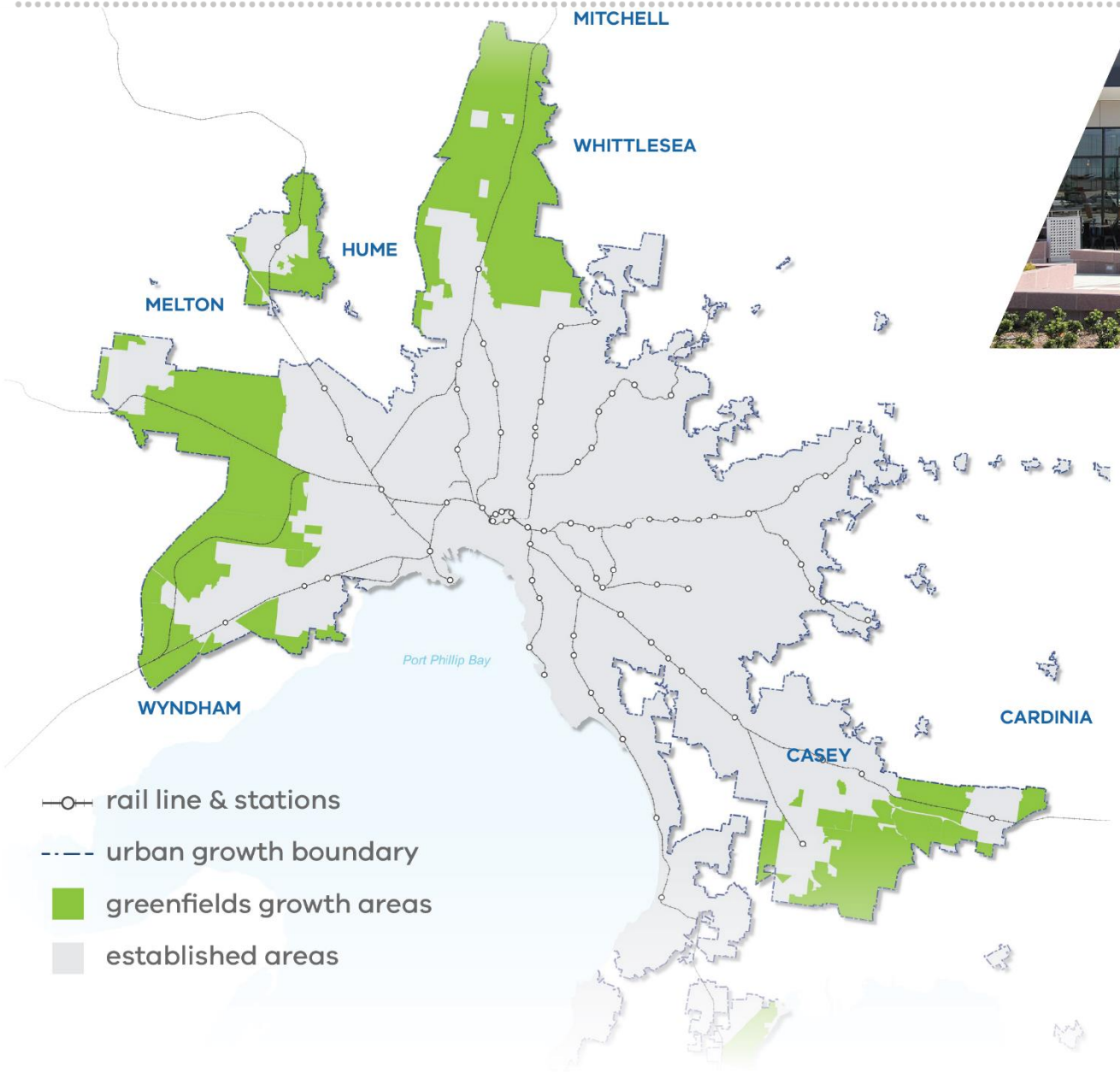
| Population | 2011 | 2015 | 2031 | 2051 | Average annual % change 2011–2015 | Average annual % change 2015–2051 |
|---|---|---|---|---|---|---|
| Regional Victoria | 1,417,000 | 1,461,000 | 1,749,000 | 2,168,000 | 0.77% | 1.10% |
| Regional cities[1] | 716,000 | 749,000 | 933,000 | 1,199,000 | 1.12% | 1.32% |
| Peri-urban areas[2] | 269,000 | 286,000 | 376,000 | 502,000 | 1.48% | 1.58% |
| Regional Victoria balance | 432,000 | 427,000 | 441,000 | 467,000 | -0.28% | 0.25% |
| Metropolitan Melbourne[3] | 4,121,000 | 4,480,000 | 5,984,000 | 7,918,000 | 2.11% | 1.59% |
| **Victoria** | 5,538,000 | 5,941,000 | 7,733,000 | 10,086,000 | 1.77% | 1.48% |



# **opportunities** & **challenges** for the future

Victorian Planning Authority

# Melbourne's greenfields growth areas








Victorian Planning Authority

# Melbourne's established suburbs





Port Phillip Bay

rail line & stations

urban growth boundary

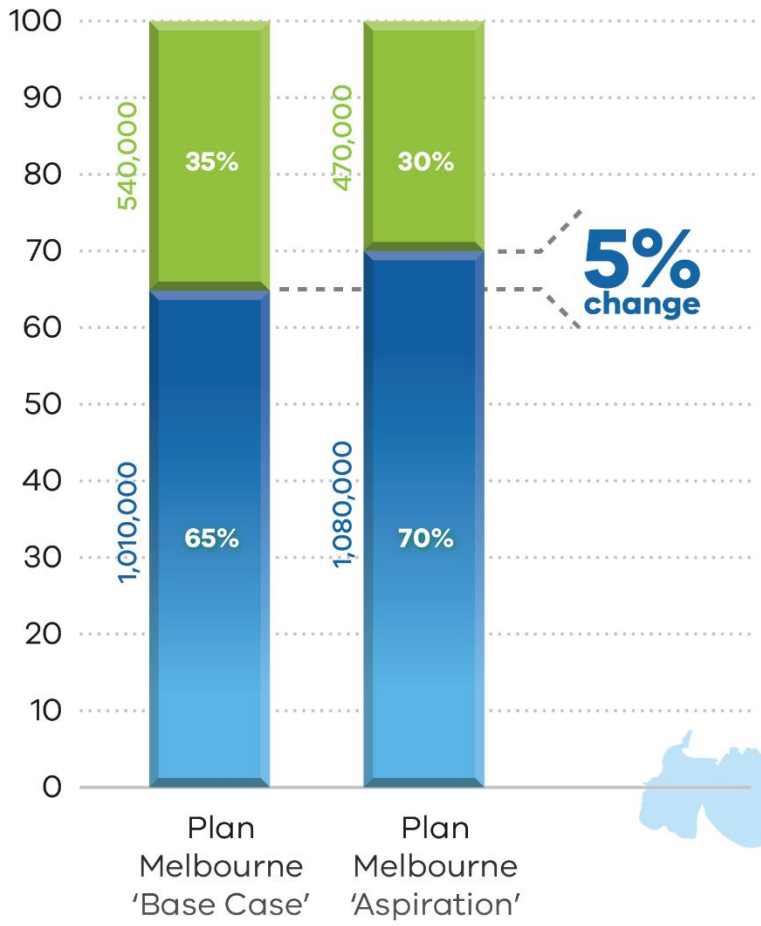
established suburbs

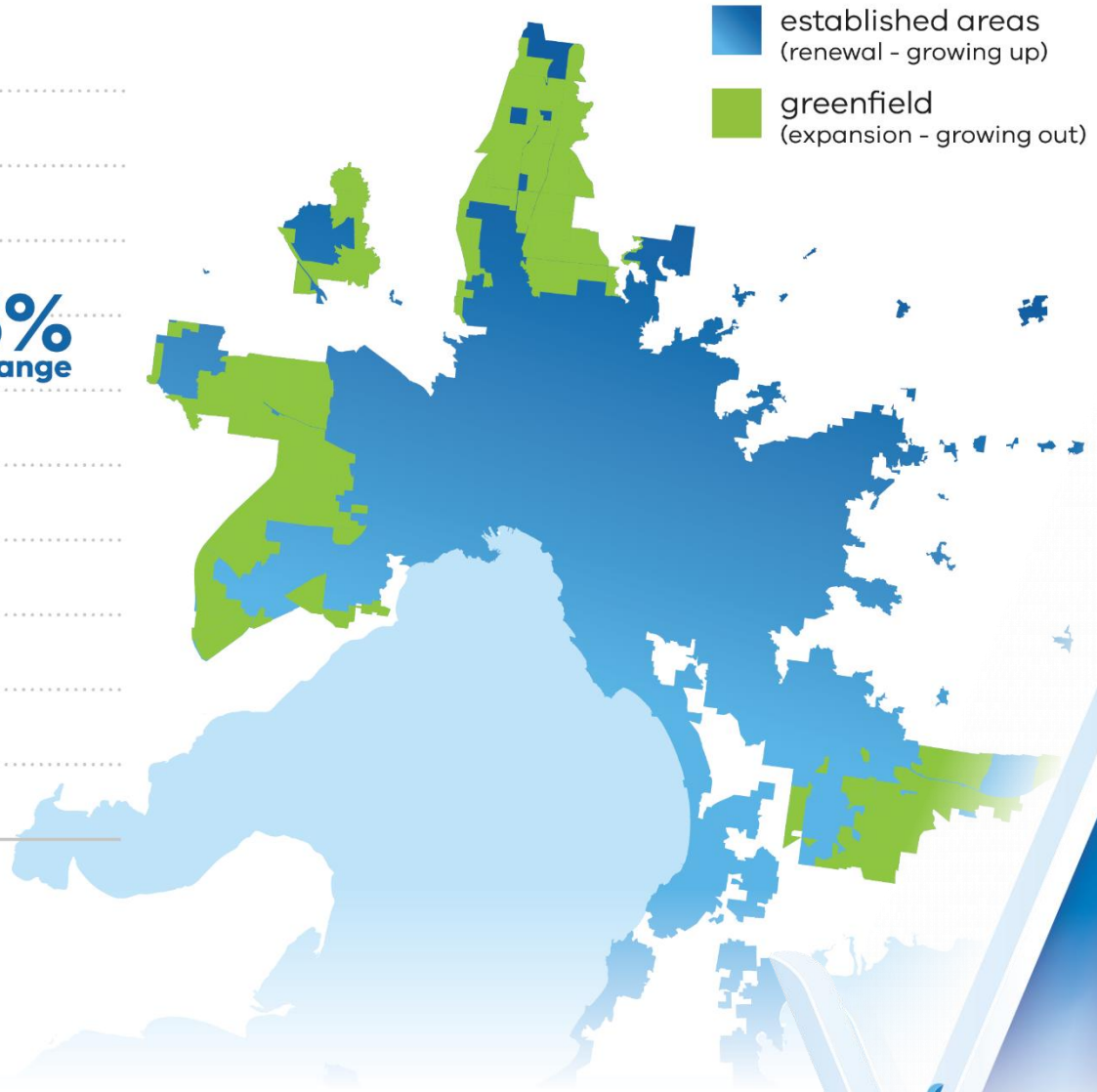
greenfield growth areas

Victorian Planning Authority

# More up, less out – The big challenge for Melbourne

Source: Plan Melbourne 2017-2050

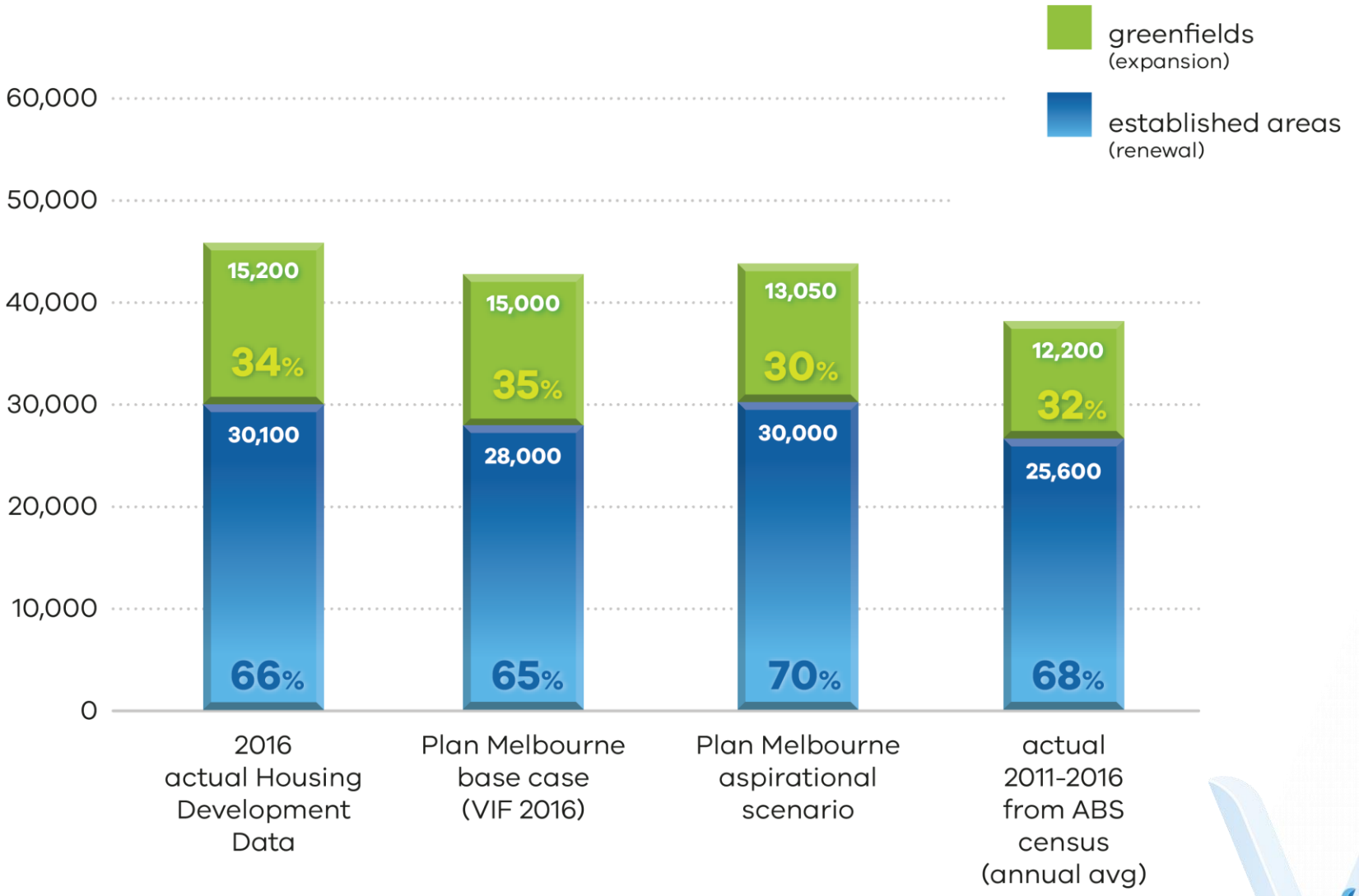



Victorian Planning Authority

# More up, less out: The big challenge for Melbourne

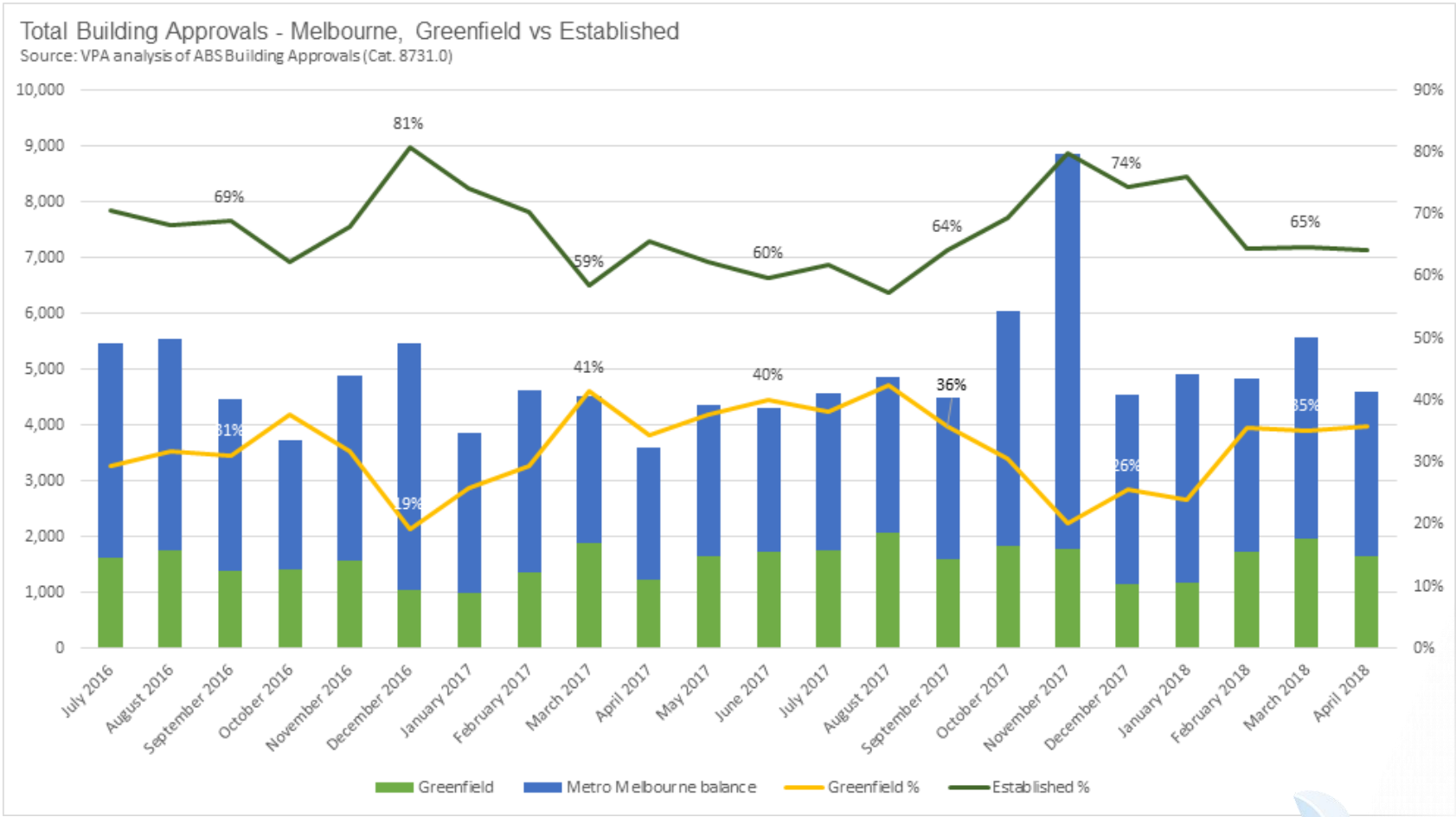
Net dwelling growth per year




Victorian Planning Authority

# Building approvals in established Melbourne and greenfields

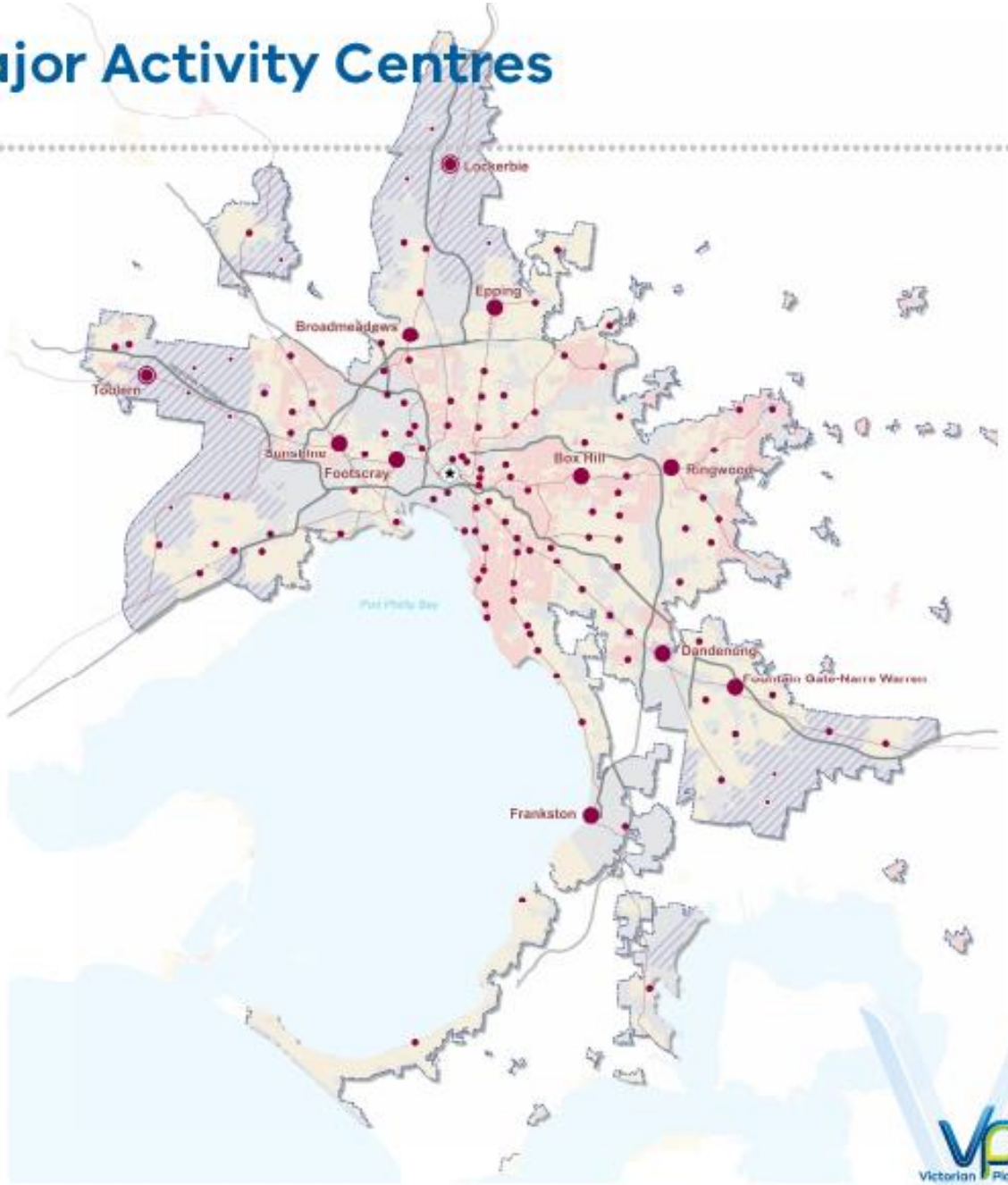
Source: Australian Bureau of Statistics




Victorian Planning Authority

# Metropolitan & Major Activity Centres

## Plan Melbourne



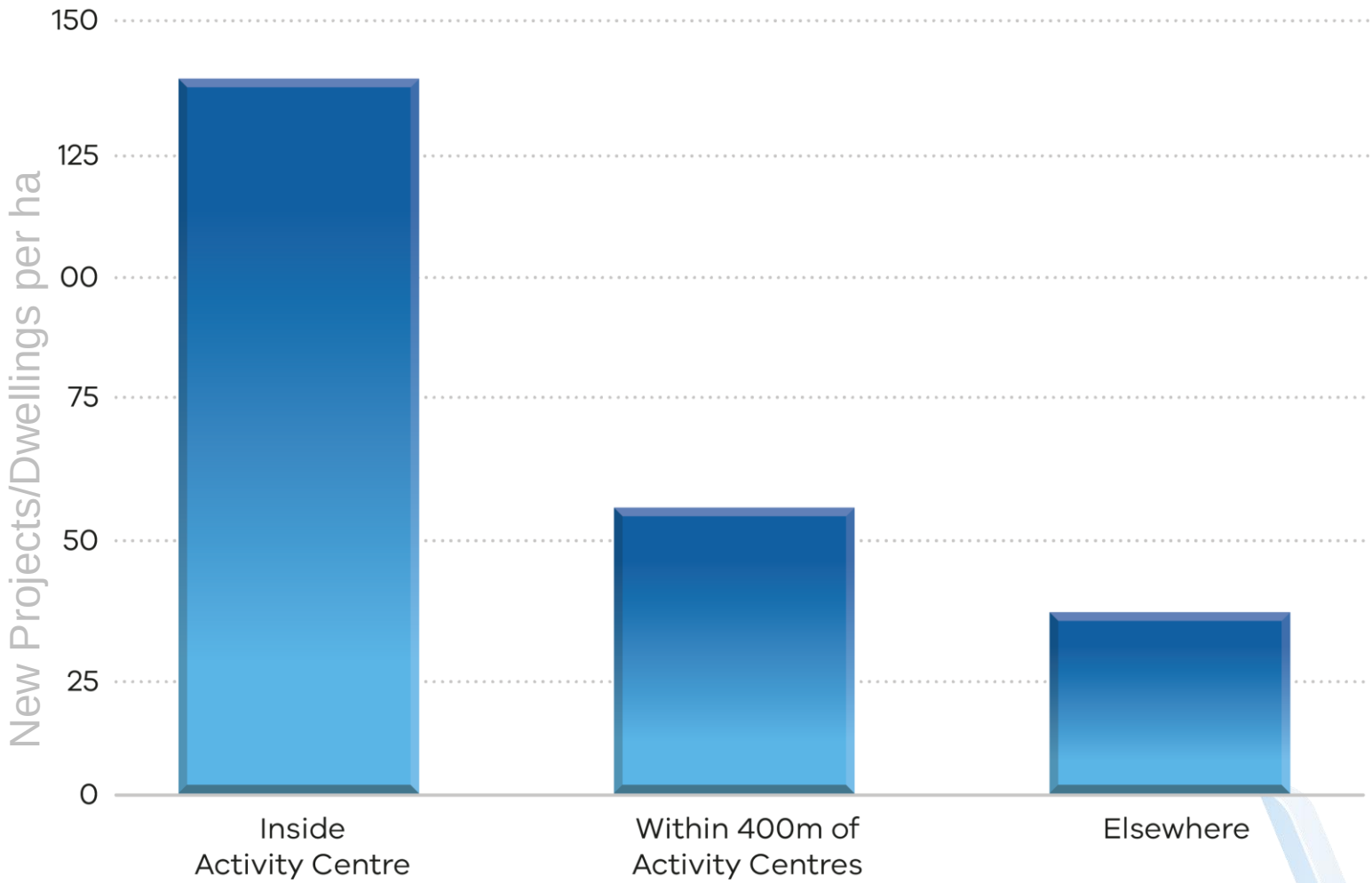

Adapted from source: Plan Melbourne 2017 - 2050 (Department of Environment, Land, Water and Planning, 2017)

- Central City
- Major Activity Centre
- Major Activity Centre - future
- Metropolitan Activity Centre
- Metropolitan Activity Centre - future
- urban growth boundary
- Neighbourhood Residential Zone
- Residential Growth Zone
- General Residential Zone
- growth area
- urban area
- freeway
- train line
- train station

Victorian Planning Authority

# Density is increasing in and around activity centres

Source: Housing Development Data 2016




Victorian Planning Authority

# Housing growth in mixed use locations growth

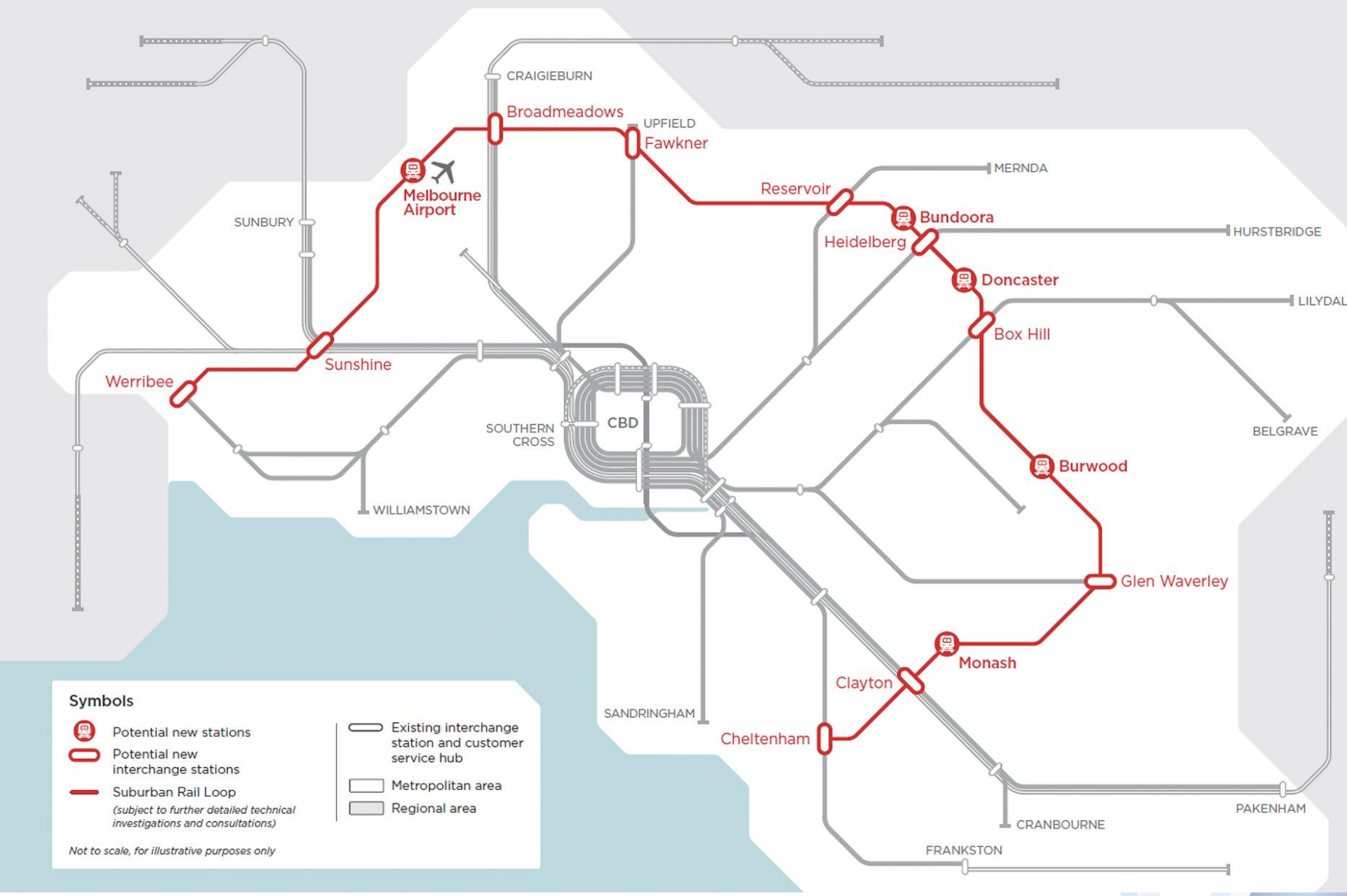
Mixed use/commercial areas are an increasingly important source of  housing supply.





*Redevelopment Riddell Parade, Elsternwick*

Victorian Planning Authority



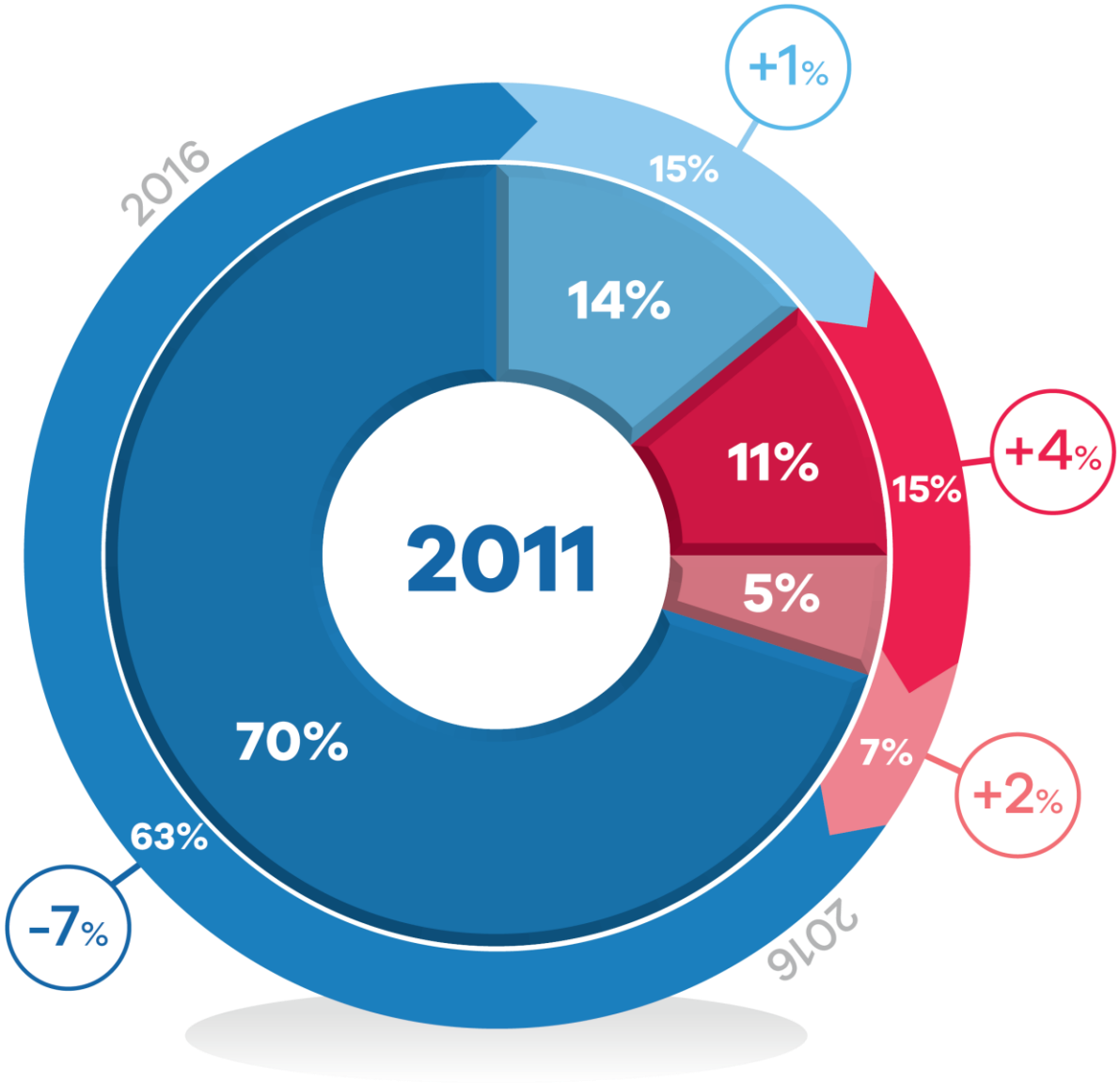

# Suburban Rail Loop

https://transport.vic.gov.au/our-transport-future/our-projects/suburban-rail-loop

Victorian Planning Authority

# Melbourne employment distribution: Growth in suburban jobs 2011-2016

Source: Australian Bureau of Statistics




- Central City - including CBD, Docklands & Southbank
- National Employment and Innovation Clusters
- Metropolitan Activity Centres
- Distribution throughout suburbs and outer activity centres

Victorian Planning Authority

# National Employment and Innovation Clusters

## Plan Melbourne

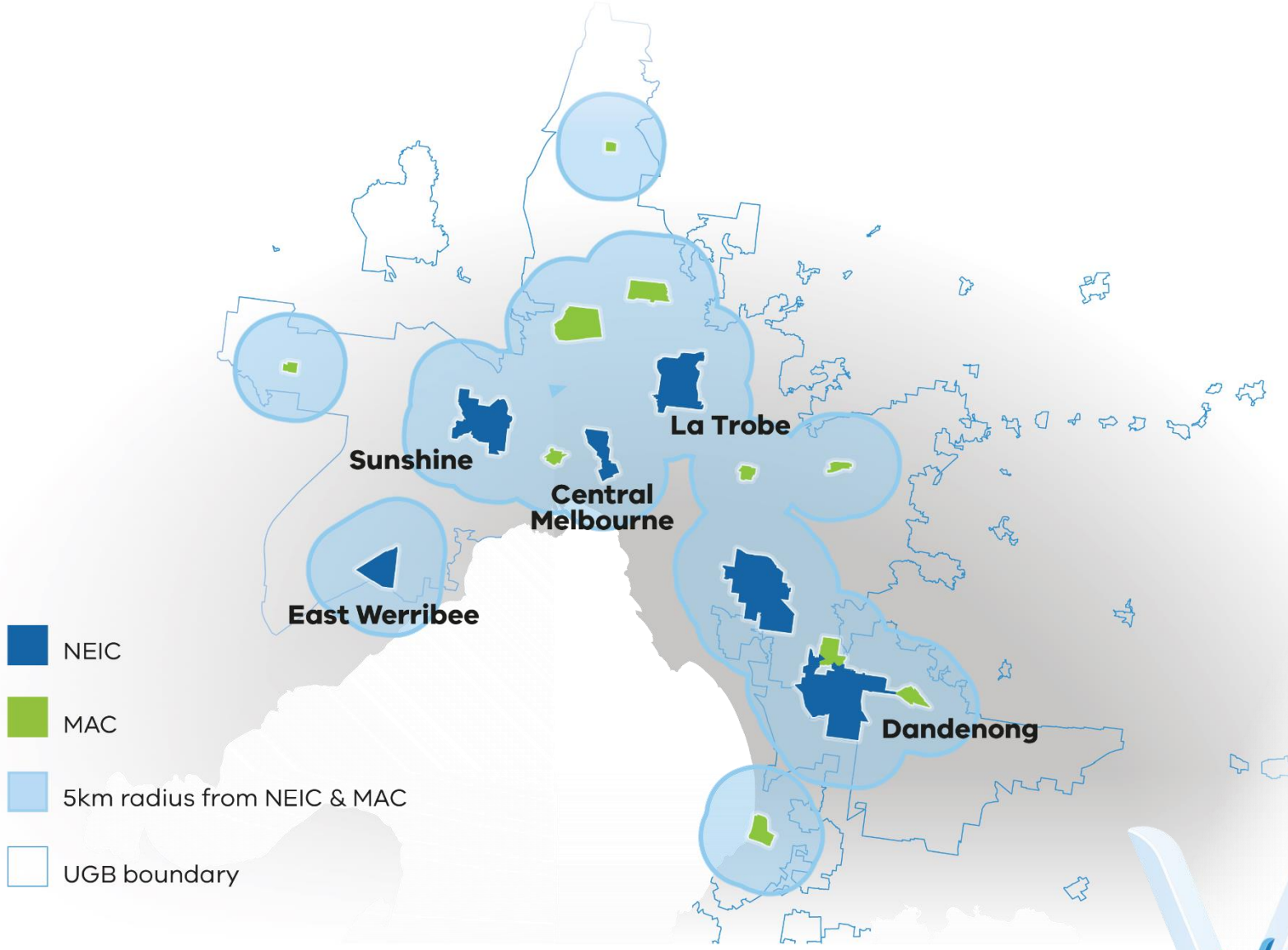



- Central city
- National employment and innovation cluster (NEIC)
- Metropolitan activity centre
- State-significant industrial precinct
- State-significant road corridor
- Rail network
- Rail improvements Sunbury to Cranbourne / Pakenham (including Metro Tunnel)
- Western Distributor
- Transport gateway – major airport
- Transport gateway – airport
- Transport gateway – seaport
- Potential transport infrastructure project
  - 1 Outer Metropolitan Ring / E6 reservation
  - 2 North East Link (alignment subject to investigation)
  - 3 Airport Rail Link
  - 4 Avalon Rail Link
  - 5 Western Port highway upgrade / Rail Link to Hastings
- Interstate freight terminal (indicative)
- Transport gateway – possible airport (indicative)
- Transport gateway – possible seaport (indicative)
- Water's edge parklands
- Green wedge land
- Urban growth boundary
- Urban area
- Waterway
- Waterbody
- Metropolitan Melbourne region

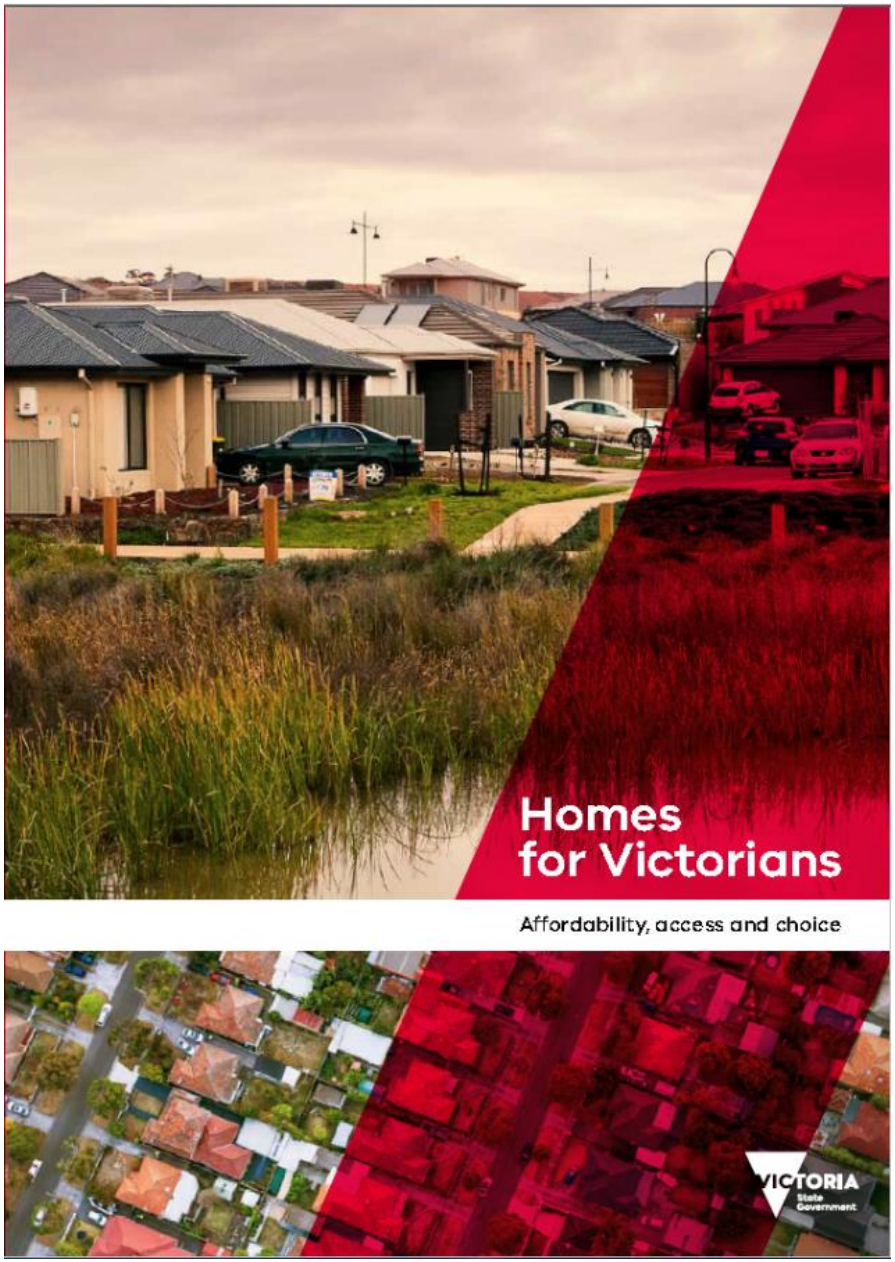
Victorian Planning Authority

# Opportunities – jobs closer to where people live

Source: Australian Bureau of Statistics




Victorian Planning Authority




https://housing.vic.gov.au/homes-victorians

# *Homes for Victorians (March 2017)*

- Victorian government response to housing affordability
- A broad range of housing assistance tools
- A multi-provider model for the delivery of new housing developments
- Shared equity schemes - Establish *Homes Vic and Buy Assist*
- Inclusionary housing obligations on surplus government land
- Voluntary inclusionary housing tools for major developments
- Victorian Social Housing Growth Fund
- Redevelopment of public housing estates
- Low cost loans and government guarantees to housing associations to enable them to expand their stock

# *Homes for Victorians*

**The plan includes:**

- $1 billion **Social Housing Growth Fund** to increase the supply of social and affordable housing
- $1.1 billion in financial support for the social housing sector
- Increased housing support for survivors of family violence through the $152 million Family Violence Housing Blitz
- An extra 913 social housing dwellings through the $120 million Social Housing Pipeline
- $109 million to help move homeless Victorians into stable housing
- $185 million Public Housing Renewal Program
- $33 million to help 4,000 Victorians get a private rental home.

Victorian Planning Authority

# *Homes for Victorians*

**The Homes for Victorians plan should result in:**

- Around 6,000 new social housing homes
- About 2,500 existing public housing residences renewed
- Help for 19,000 people who are homeless or at the risk of being homeless.

https://housing.vic.gov.au/homes-victorians

Victorian Planning Authority

# Some discussion points…

- Unprecedented population growth in Victoria.
- Corresponding demand for housing, transport infrastructure, jobs and services.
- Affordability – is a significant issue for buyers and renters with limited options for first home buyers.
- Ageing population, but also growth in single person households and young family households.
- More renters than home owners and  more long term renters.
- Strong apartment growth in inner City and middle Melbourne housing markets.
- Housing for vulnerable people – the amount of social housing in Victoria has declined (from 3.8% in 2006 to 3.4 % in 2016) and is below the current national average of 4.5% (5.2% in NSW).

Victorian Planning Authority

# Thank you!




Victorian Planning Authority