UDIA Northern Chapter Greater Bendigo Lunch

Decentralisation: Myth or reality?

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VICTORIA State Government

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Overview

- How Victoria is growing
- Decentralisation: some questions and observations
- The VPA: who we are and what we do in the regions
- Unlocking Greater Bendigo
- Questions and discussion

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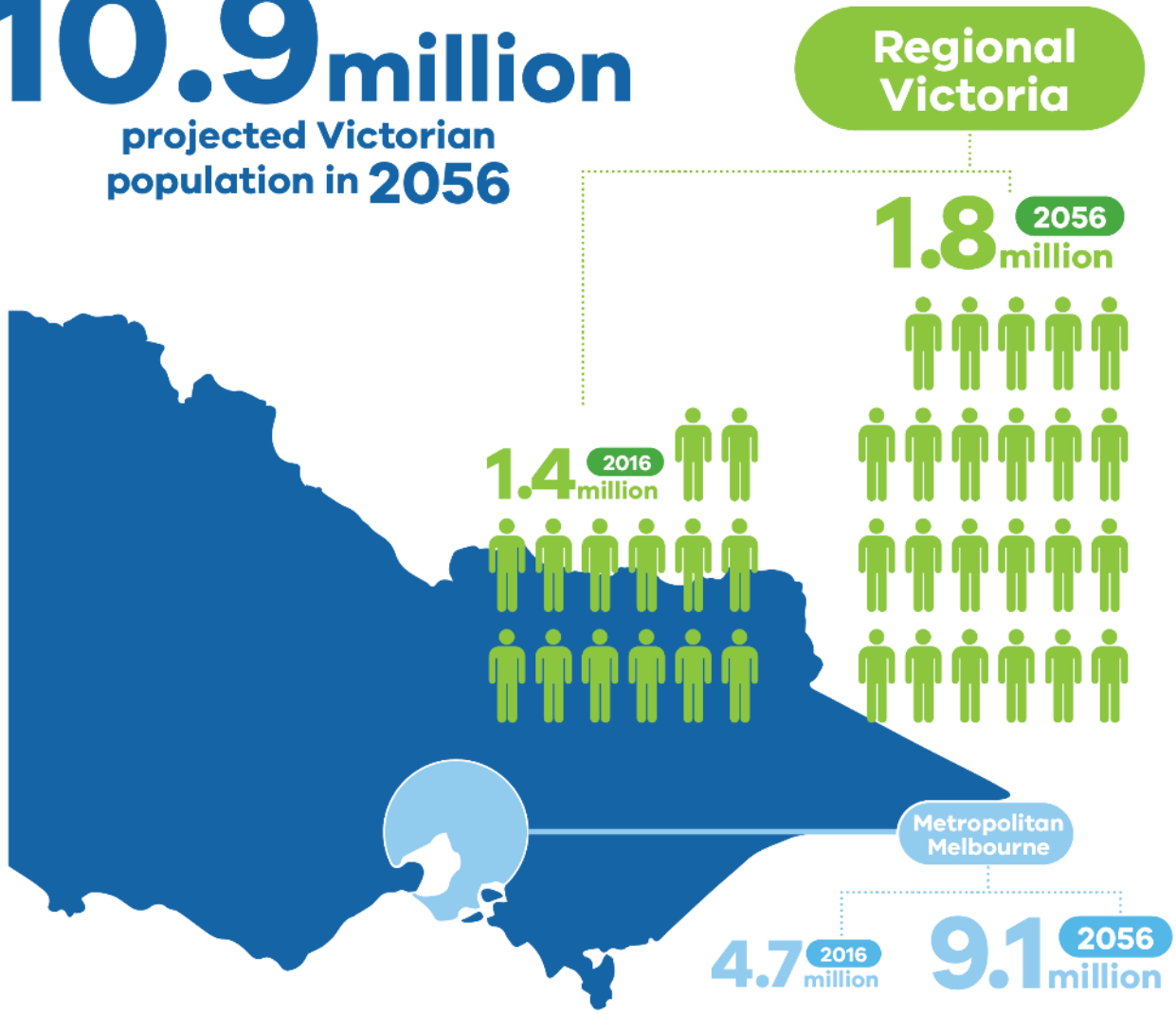
How Victoria is growing

Source: ABS Cat. 3222.0 – Series B

10.9 million
projected Victorian population in 2056



Regional Victoria's current population is equivalent to...

All of Greater Adelaide
current population 1.3m

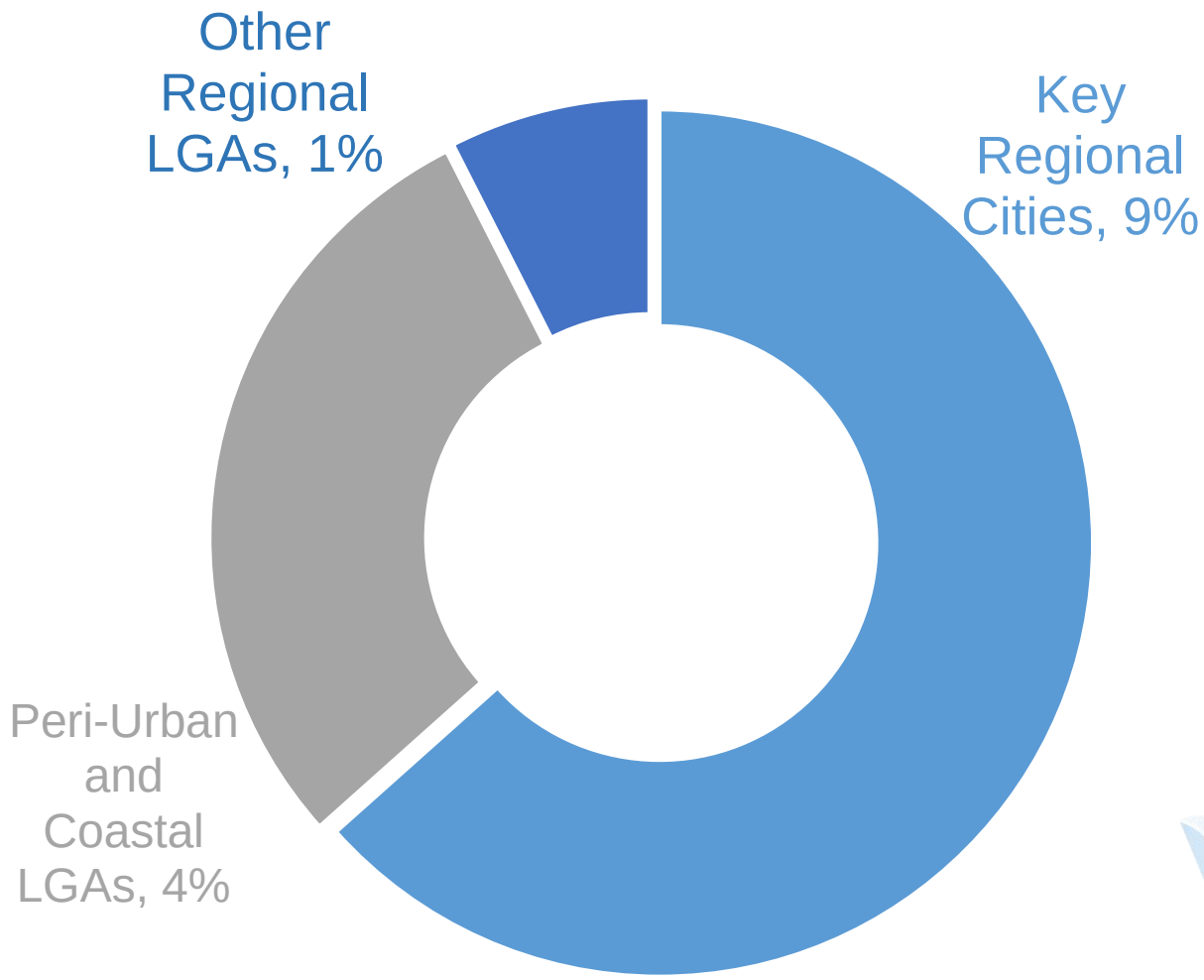
2½x TASMANIAN POPULATION
current population 510K

3x ACT POPULATION
current population 397K

How Victoria's regions are growing

Source: ABS Cat. 3218.0

Share of population growth, regional Victoria - 2016-17



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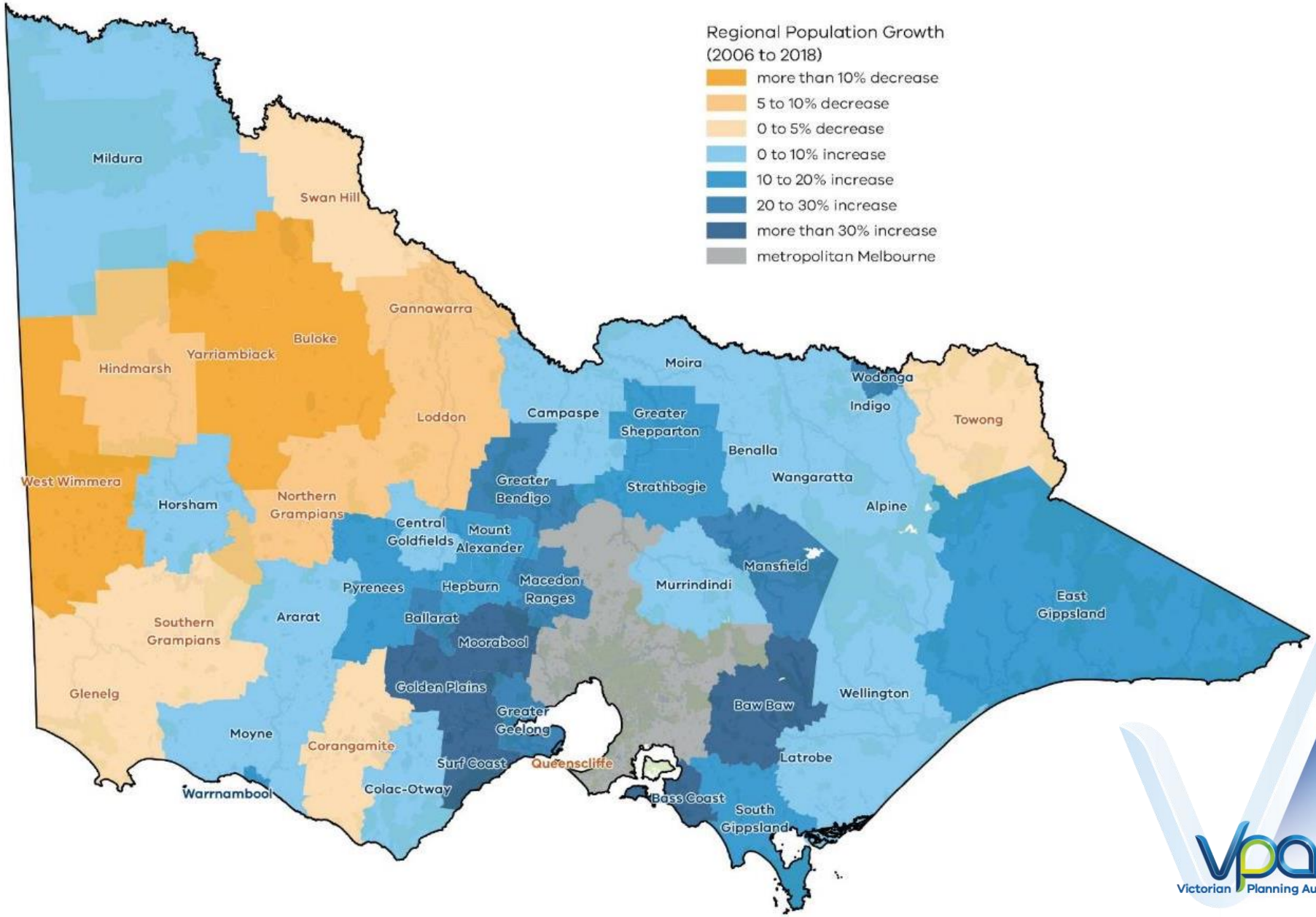
Victoria's population growth: a disparate picture

Source: VPA based on ABS Census



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Victoria's regions: untapped growth potential?

Source: ABS Cat 3222.0

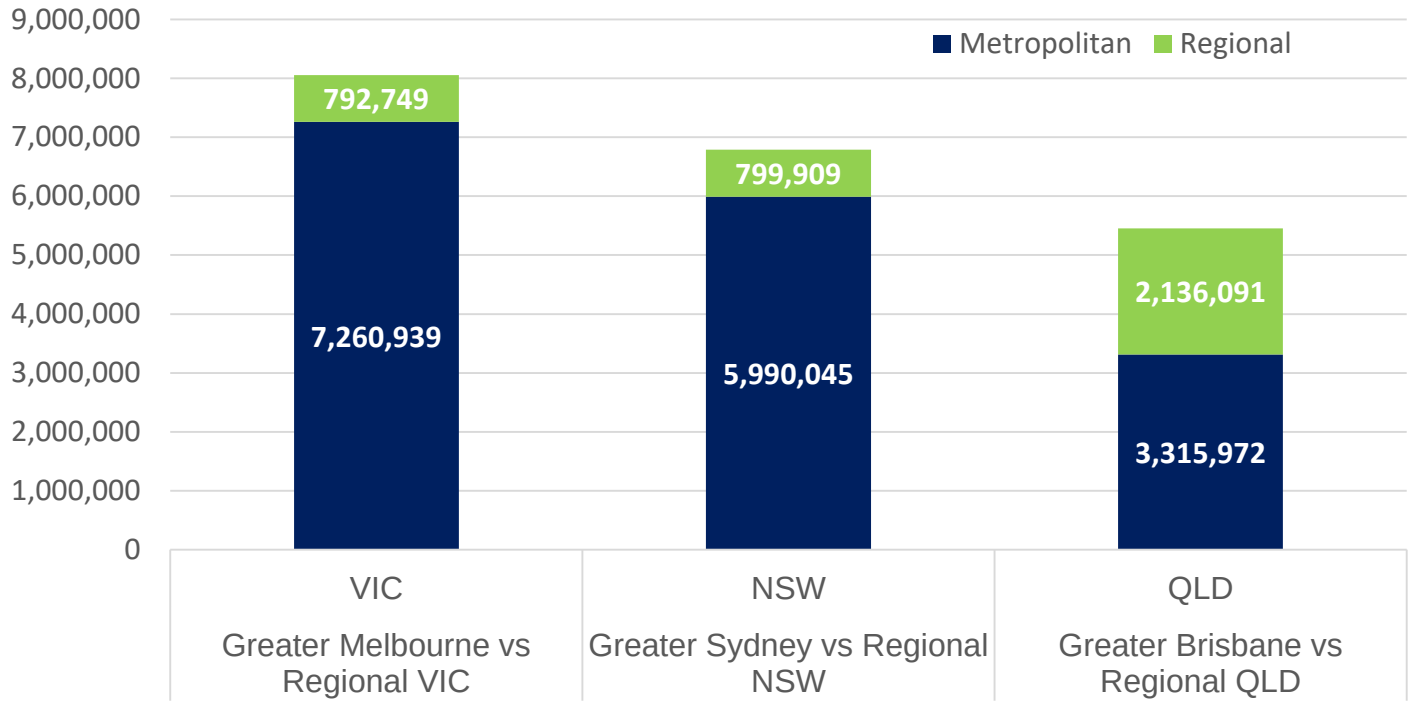
Melbourne
+151,300
Residents per year

Regional VIC
+16,500
Residents per year

Sydney
+124,800
Residents per year

Regional NSW
+16,700
Residents per year

Projected Population growth – metro vs regional, 2018 – 2066



Note: Greater Brisbane excludes Gold Coast.

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Decentralisation: some questions and observations

- What do we mean by “decentralisation”?
- There are good reasons to decentralise …
- And there are bad reasons to decentralise …
- Jobs must be the main game (not just “bedrooms for Melbourne”)
- How much more are we prepared to pay?

Decentralisation has been everybody’s policy but nobody’s program (Hugh Stretton, 1975)

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Decentralisation: some key success factors

Promoting population growth through policy such as land use and development, infrastructure investment, taxation and migration

Funding dedicated to progressing regional priority issues required to stimulate economic development

Deal making to coordinate development efforts across the three levels of government and with the private sector

Active decentralisation of government employment, contracting and investment to support and enhance private sector led development in regions

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The VPA: who we are and what we do

OUR PURPOSE

In designated areas:

- Deliver spatial planning for urban growth
- Undertake place-based planning
- Translate policy into place

OUR CORE EXPERTISE

Land use planning and infrastructure charging and co-ordination for designated areas in:

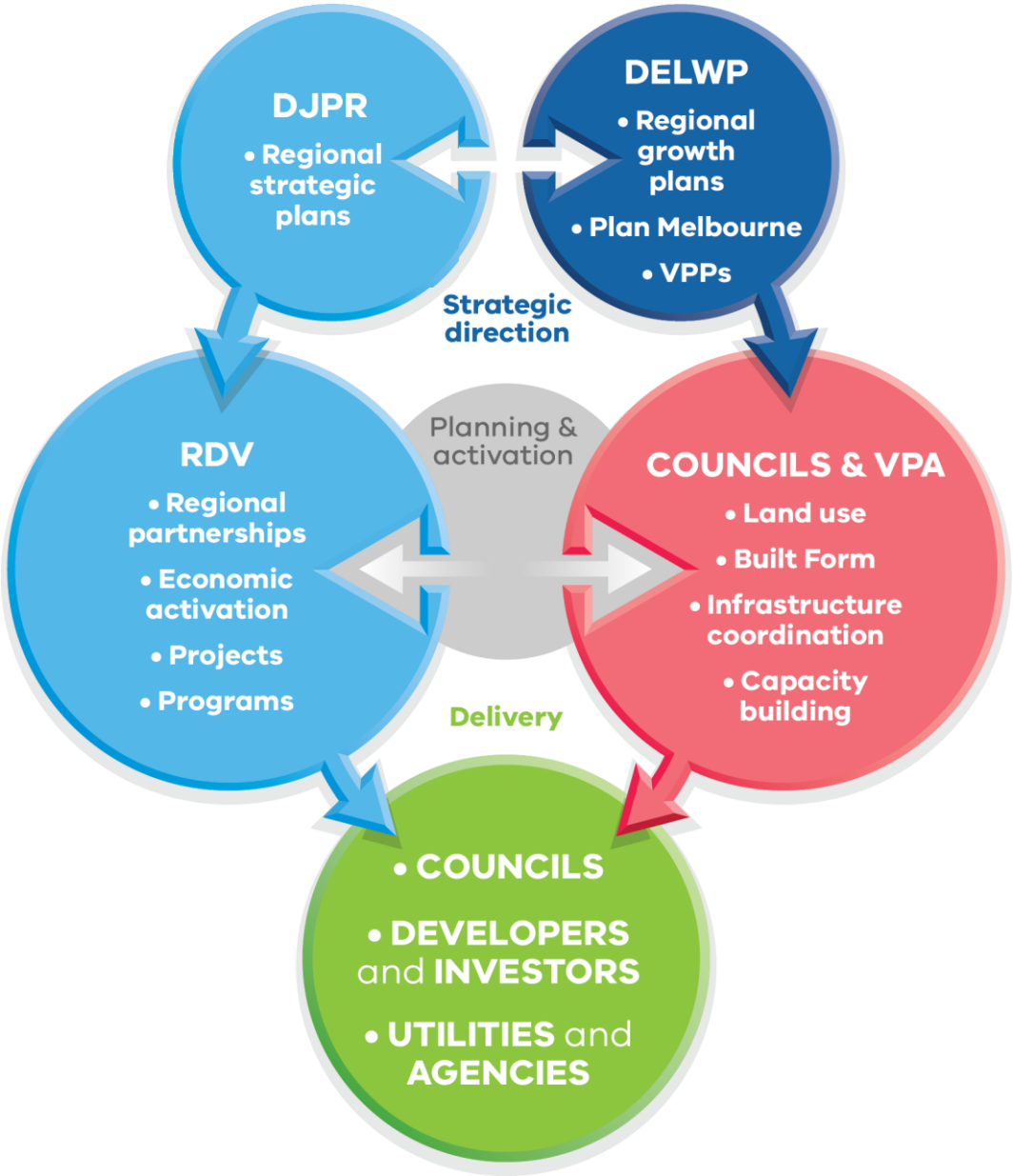
- Melbourne's greenfields
- established Melbourne
- regional cities & peri-urban towns

OUR APPROACH

- Partnering across government with a wide range of stakeholders, including communities, councils and industry
- Set plans that enable others to build future communities
- Key role in delivering Government's urban growth agenda for Melbourne and the regions
- Reporting to the Minister for Planning via the VPA board

Your partner in planning great places for a growing Victoria

The VPA: translating policy into place



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The VPA's role in regional cities and towns

We deliver place-based planning for urban growth – frameworks to guide land use, built form and infrastructure decisions.

We focus our resources where the urban growth challenge is greatest – regional cities and peri-urban towns.

Our key interest is to ensure that regional towns have:

- abundant land zoned and ready-to-be-serviced for jobs and housing
- town centres that work
- approval processes that are efficient and effective

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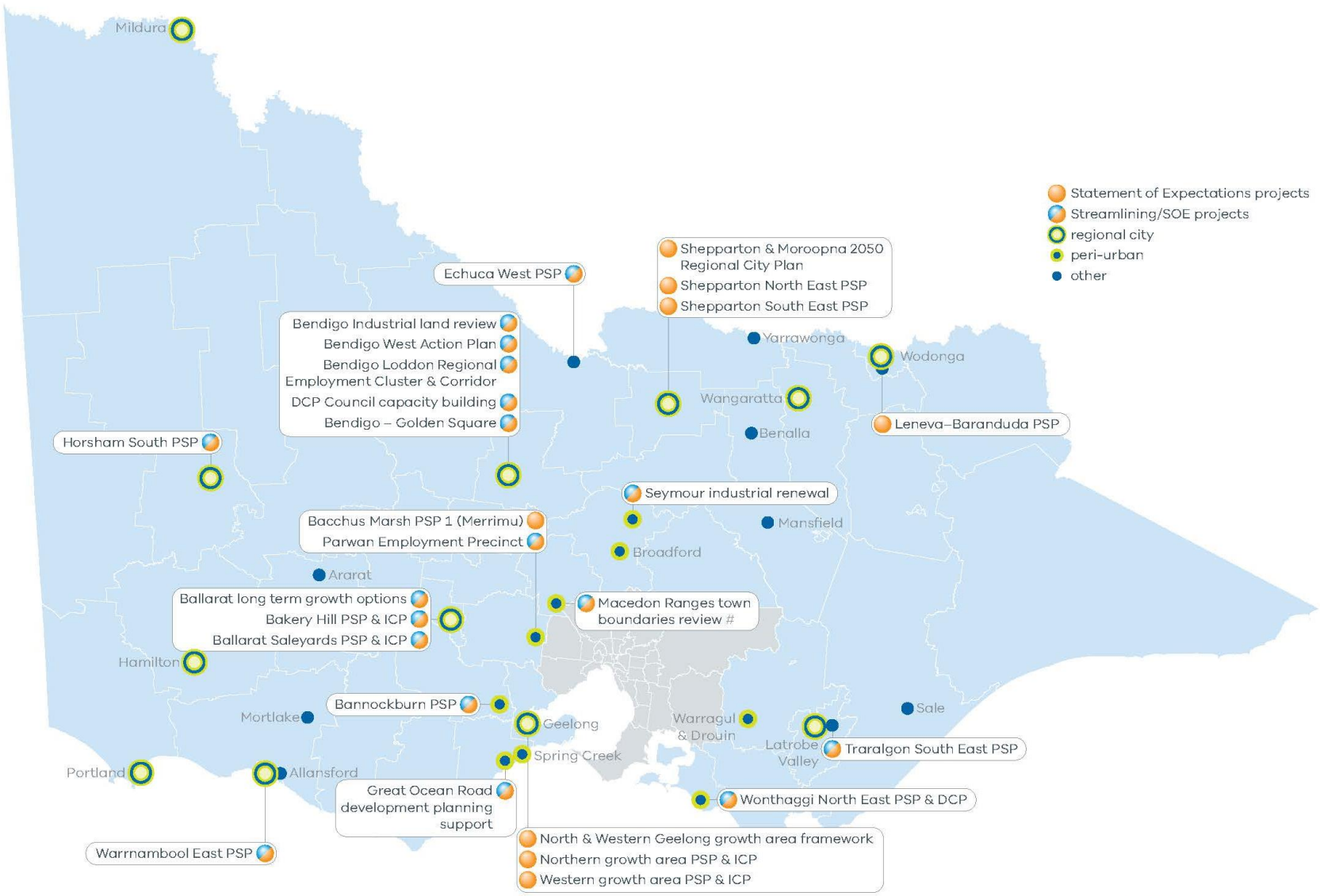
The VPA's role in regional cities and towns: Streamlining for Growth Program

- Four year $24 million program funded by the Victorian State Government and managed by the VPA.
- Provides support and capacity building for councils in regional Victoria and metropolitan Melbourne, through targeted funding and staff resources.
- Aims to unblock delays and find efficiencies in the strategic and statutory planning system to speed up the delivery of land for homes and jobs.
- 77 regional projects have been funded since 2016 and received nearly $6.2 million in projects. Of that funding the Loddon Mallee region has received $1.3 million.
- 2019/20 is the final year of program funding.

The VPA's role in regional cities and towns: Streamlining for Growth Program

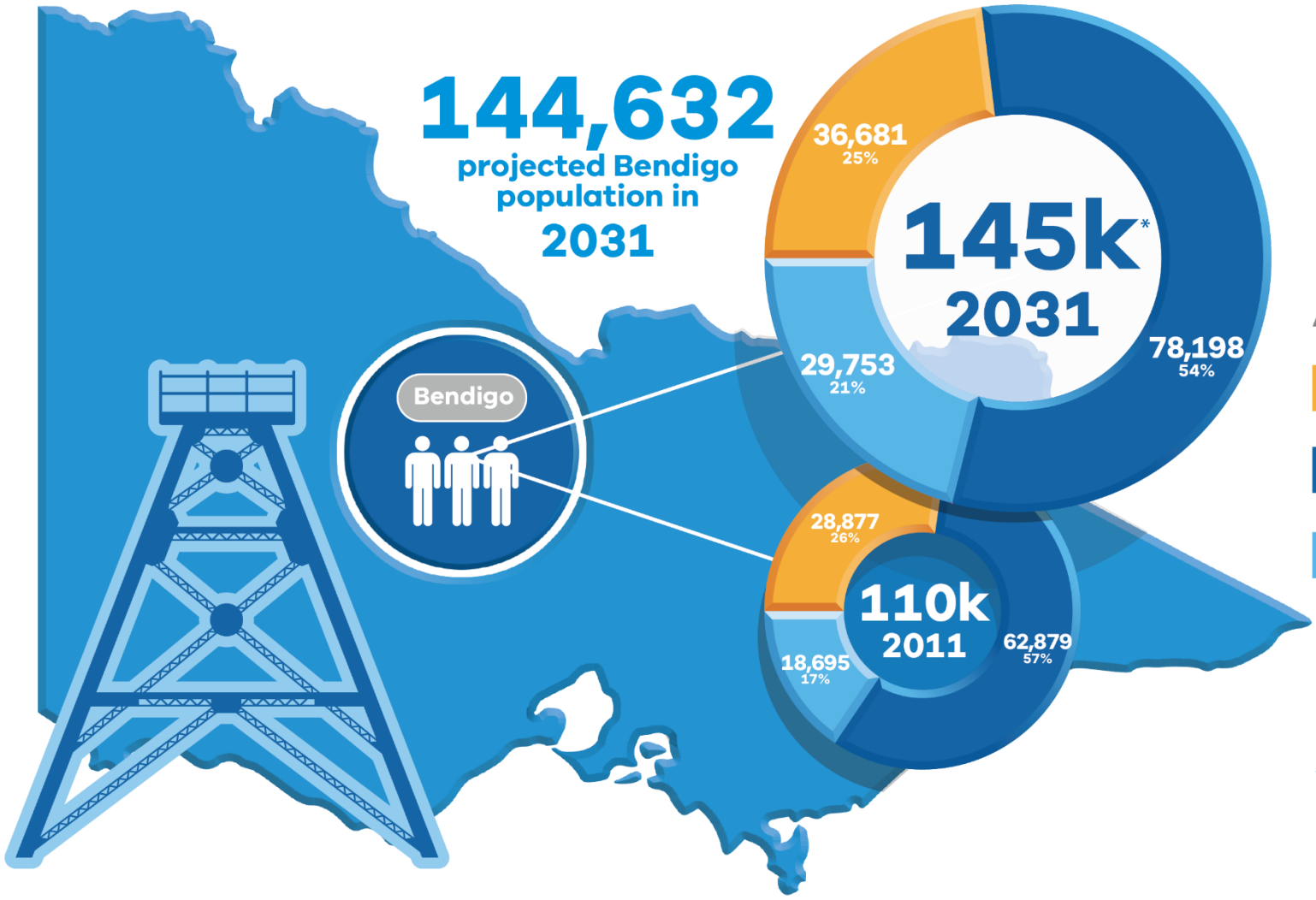


Unlocking Greater Bendigo: Is the current outlook destiny?

Source: Victoria in Future 2016

Population growth by sub-region, 2016/17

1.8%	2.5%	1.9%
Bendigo	Geelong	Ballarat



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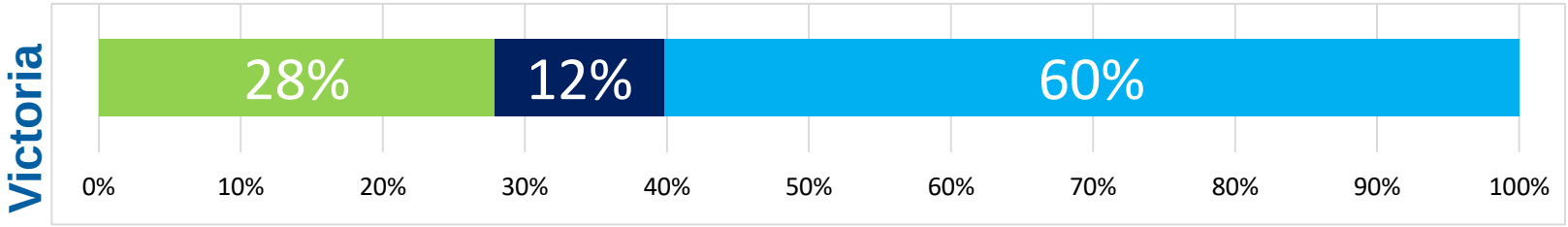
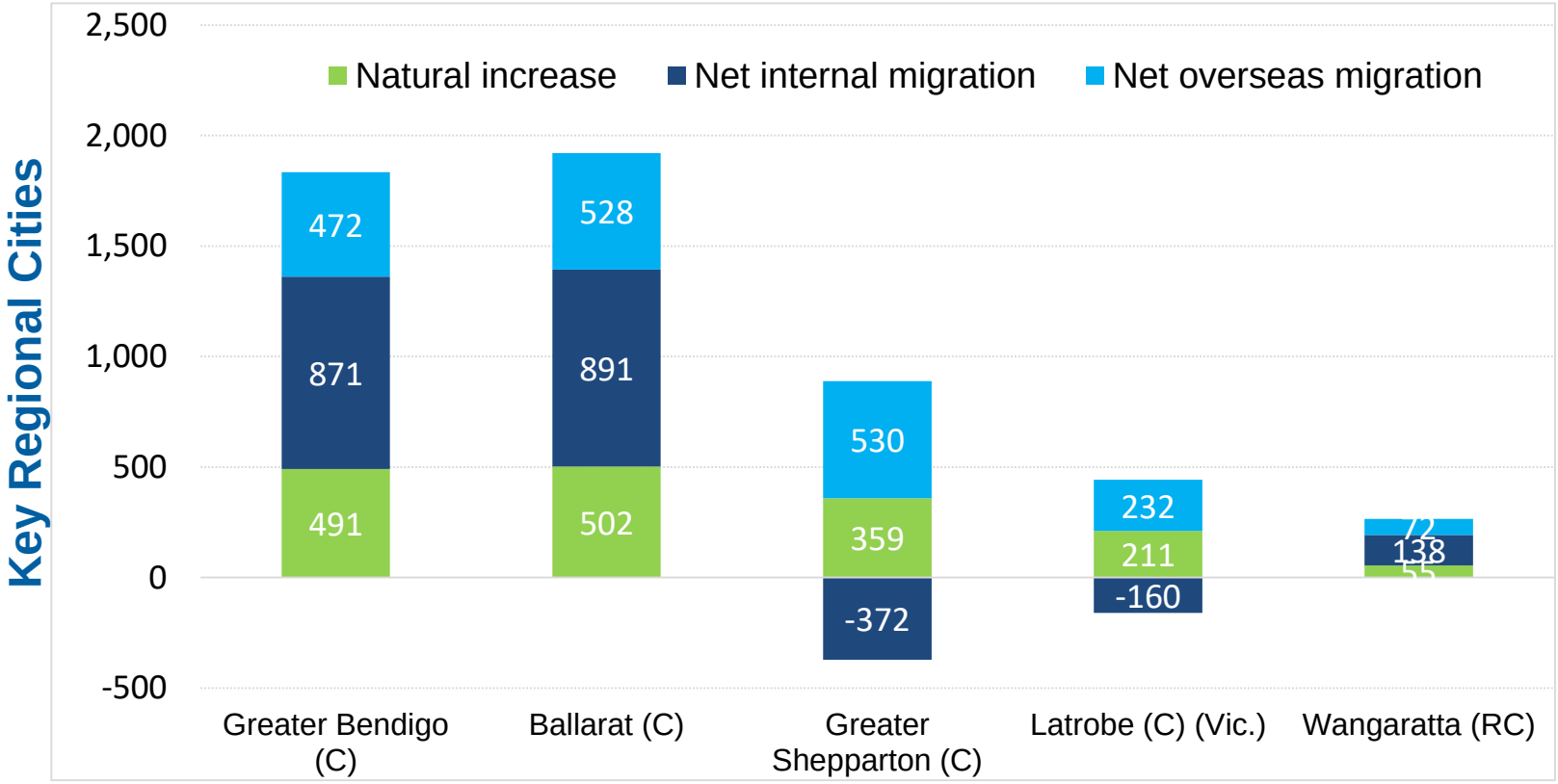
Unlocking Greater Bendigo: balanced growth drivers

Source: VPA based on ABS Cat.3218.0 – Regional Population Growth, Australia 2016-17

Components of population change 2016-17

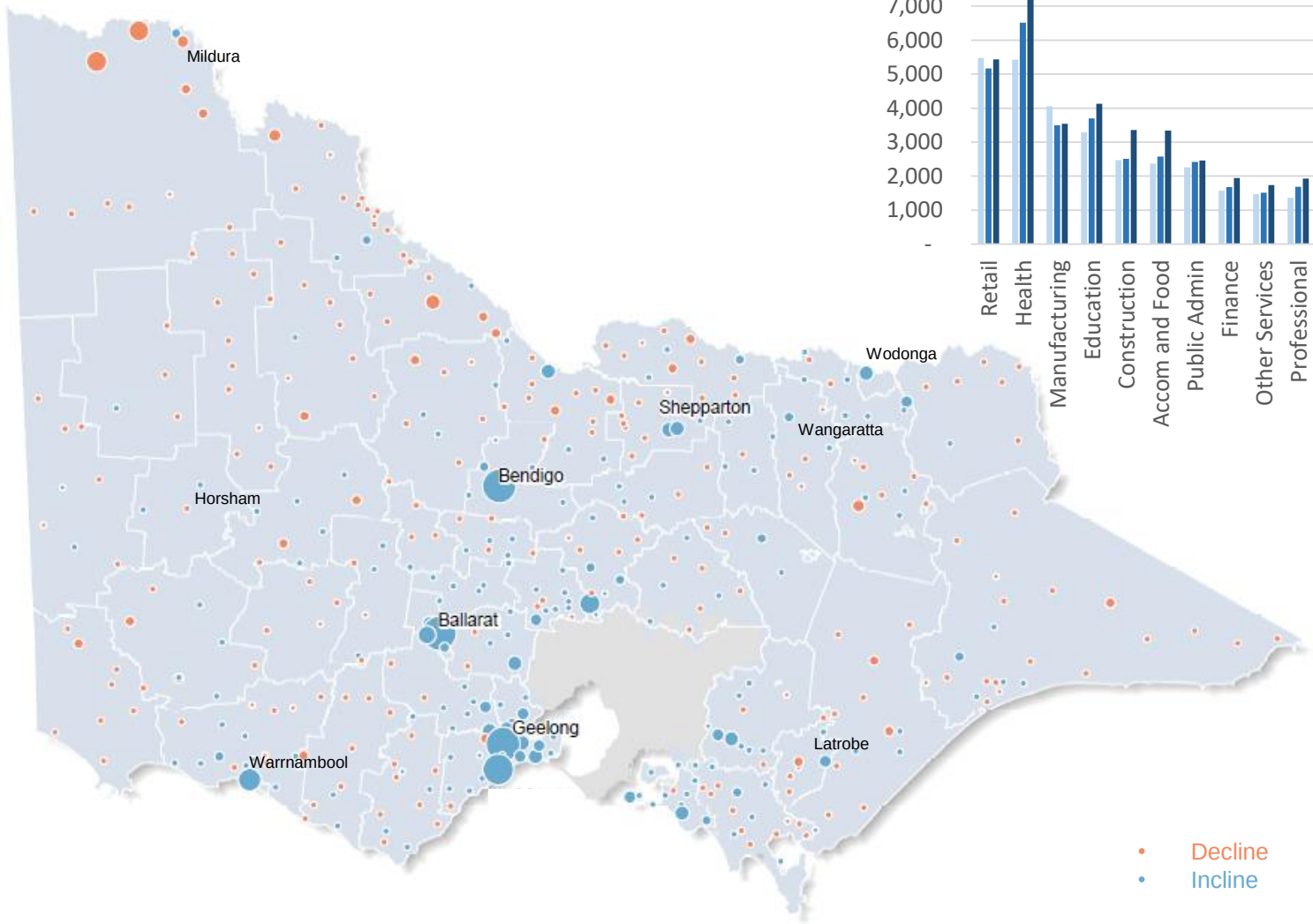




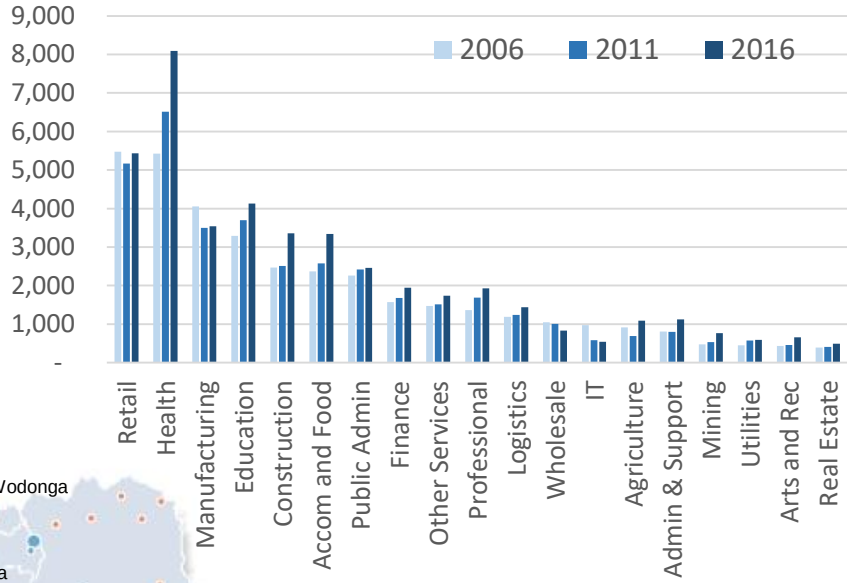
Unlocking Greater Bendigo: a thriving local economy

Source: DEDJTR analysis based on WorkSafe data.

Change in number of business establishments, 2000 to 2015 – regional Victoria



Bendigo – Employment by industry



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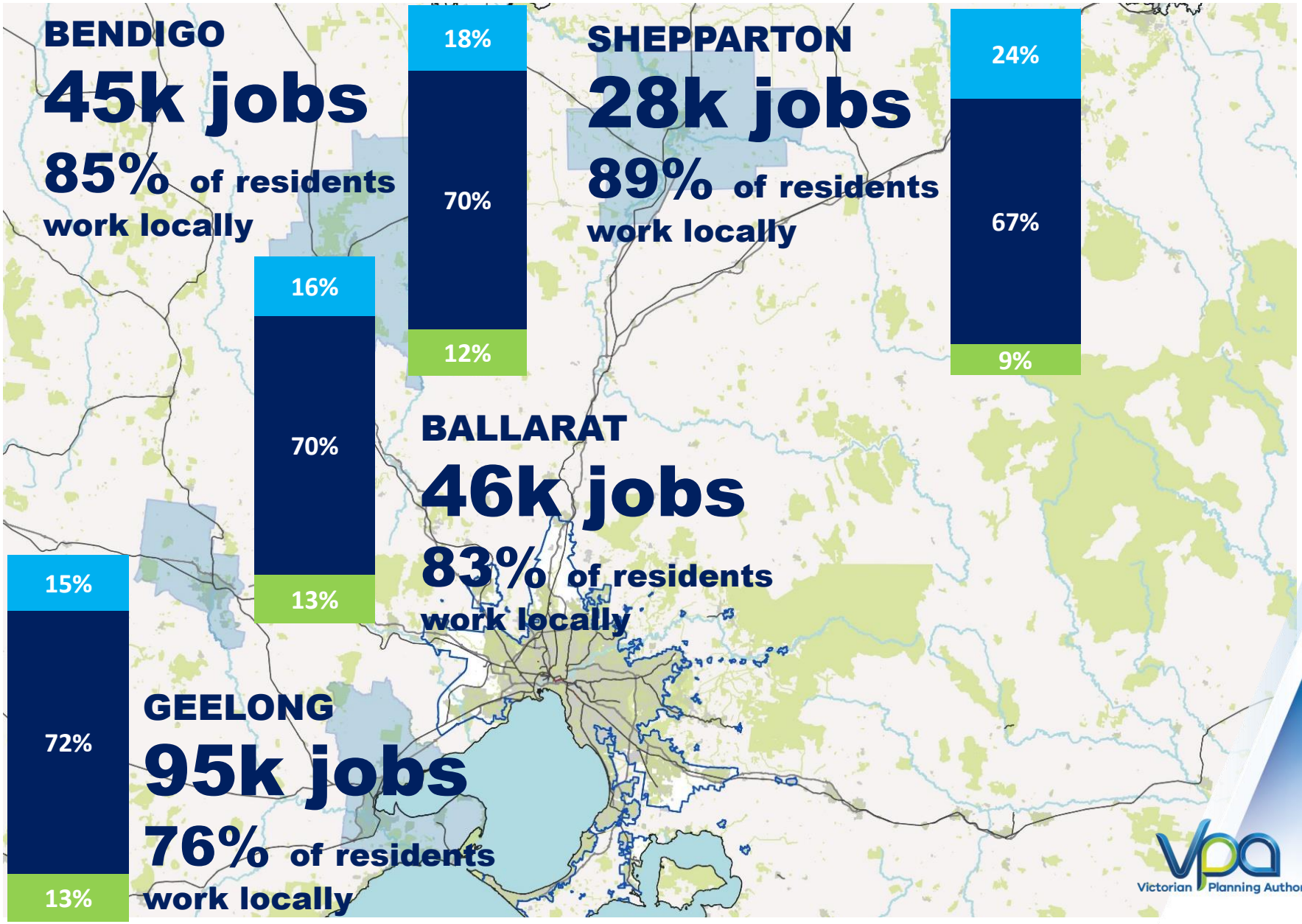
Unlocking Greater Bendigo

Source: VPA based on ABS Census



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Unlocking Greater Bendigo: the VPA's program

Our role is to support Council to deliver the directions set out in *Plan Greater Bendigo* by progressing four key growth planning projects that will :

- Bendigo West Action Plan
- Industrial Land Strategy
- Loddon-Campaspe Corridor Employment Cluster Report
- Golden Square Framework Plan

Total VPA program investment of $686K over 3 years 2015/16 – 2018/19

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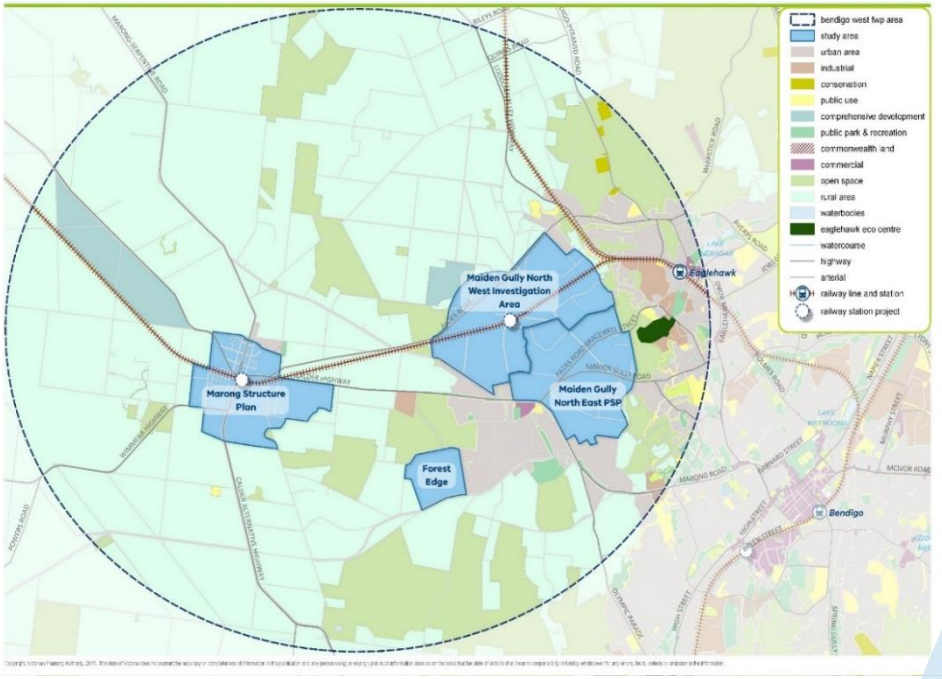
Bendigo West State Infrastructure Action Plan

Purpose

- coordinate planned growth with State infrastructure and service investment

Key points

- Growth front capable of accommodating an additional 7,950 residential lots (19,000 people)
- Future growth has implications for water, sewer, education, infrastructure and services upgrades that require a whole of government response
- Informed by existing strategic work including Greater Bendigo Planning Scheme, Maiden Gully Precinct Structure Plan and Marong Township Plan and Bendigo Integrated Transport Strategy



VPA Role and Timing

- Provider
- Late 2019

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Industrial Land Development Strategy

Purpose

- New industry land strategy that identifies locations and attributes of industrial land to meet need over the next 30 years

Key points

- Plan Greater Bendigo identifies the need to ensure sufficient ongoing supply of commercial and industrial land to support medium to long term business investment
- VPA was tasked by the Minister to assist with the development of the strategy
- Currently the City of Greater Bendigo has 10 years of supply, however heavily constrained and in fragmented ownership.
- Release of draft Strategy imminent

VPA Role and Timing

- Advisor
- Late 2019

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Loddon Campaspe Corridor Employment Cluster Report

Purpose

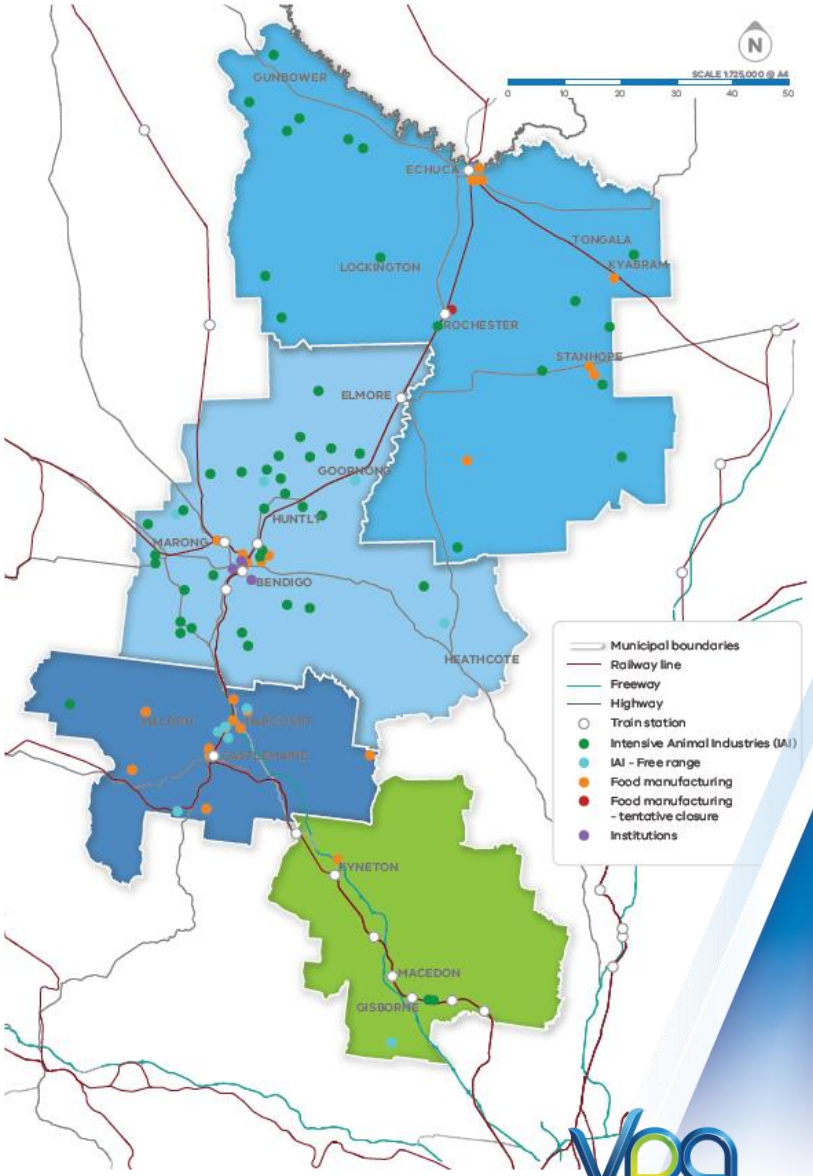
- identify priority projects for investment to stimulate job growth and foster agglomeration of economic activity in the Macedon-Echuca corridor

Key points

- Central Bendigo is recognised as regional employment cluster (Bendigo Bank, Bendigo Health, two university campus, Tafe, Law Courts and GovHub)
- Employment corridor extends through Central Victoria, centred on Bendigo and embracing Macedon Ranges, Mount Alexander and Campaspe Shire (along regional road and rail infrastructure)
- 4,645 hectares in size, contains approximately 45,000 residents and produces 68% of the Gross Regional Product of the area
- Priority project in Loddon Mallee Regional Partnership

VPA Role and Timing

- Facilitator
- Late 2019



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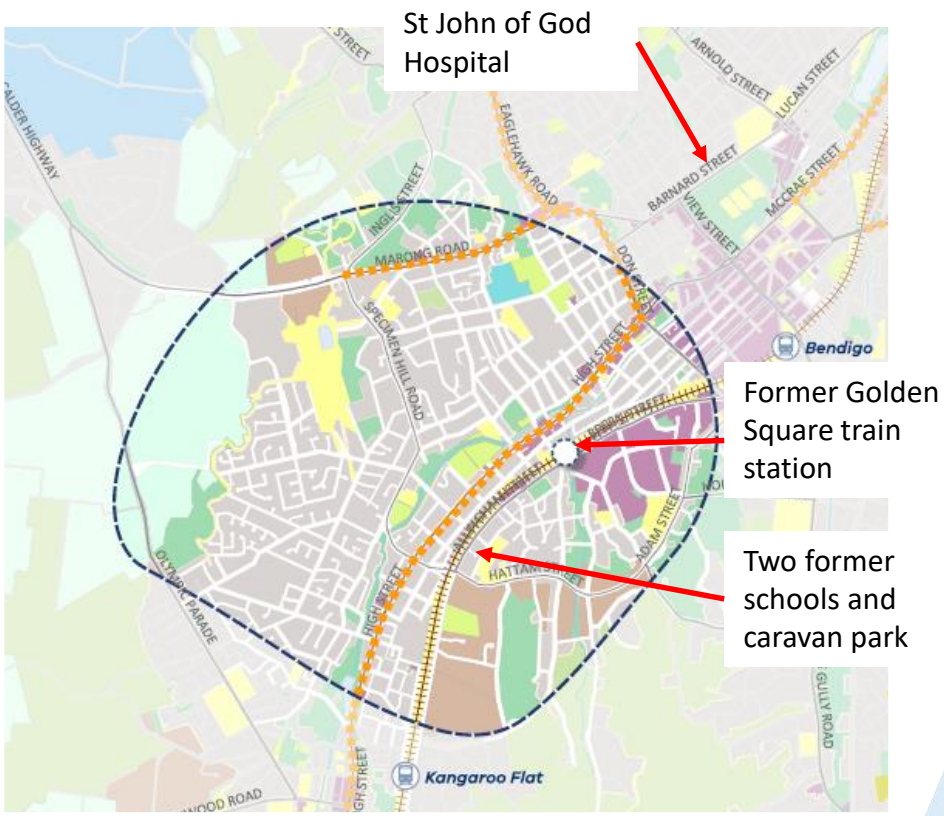
Golden Square Framework Plan

Purpose

- Framework plan for renewing an inner Bendigo suburb. It will describe a shared vision for the area, identify key actions and catalyst projects to support revitalisation and better use of key sites.

Key points

- 3km south west of Central Bendigo.
- Well connected in terms of road, cycling and walking path and includes the Bendigo Creek. In close vicinity to St John of God Hospital.
- Contains 43 hectares of vacant or underutilised land, across nine sites, creating potential to facilitate future residential and commercial development.
- Potential for change, revitalisation and infill to put housing, jobs and services closer together.



VPA Role and Timing

- Facilitator
- 12 months

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In conclusion …

- Victoria is growing fast – but the regions are batting below their weight.
- Decentralisation needs the right question before we know whether it is the right answer.
- In the meantime: maximising local opportunity is key – and jobs are the bedrock of sustainable growth.
- The VPA deploys the planning system to unlock urban growth in our regional cities and towns – including and especially Greater Bendigo.
- Our current project priorities will help deliver *Plan Greater Bendigo* with a focus on unlocking land for residential and employment purposes.

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Questions and discussion

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