

Potted notes from the Casey Seminar

Offered by Lucy Middleton, Public Health Group, DHS

10 am Panel Discussion- Local Perspectives on Planning and Community Development

Questions:

Comment (made by Developer)-Impact of built environment on spirit- spiritual capital. 20% of land under development should go to the local community. Best buildings would be civic buildings- council has opposed this. Have studied this matter from the developers' perspective for 8 years. Three things matter- role of built form; role of nature; all places designed for human interaction. Problem is that the cost of land purchased for development is not conducive to this- has won awards for sustainable development and this costs money. Developers pay cost for land based on best yield outcome and this is not commensurate with these outcomes. Challenge for planners is when master plans are done, 20% of land should be set-aside for the community. Farmers should face a re- zoning tax to fund these projects.

Question for Jenny McAffer- What has your project in Hastings meant for Council's approach for place management?

...some kids were involved in foreshore design and have given other presentations to Council.

Question for Caroline Bell- How can Council balance the needs of new residents with the strategic plan to halt growth to maintain life style?

Response from City of Casey Strategic Planner- Theme of country fields-city living. More than 90% of people will live within 3 kms of farmland. Aim to draw country area into the suburban area and maintain some aspects of country living.

Question for Sally Everitt or Caroline Bell- How different is it compared to how it used to be with women at home?

In reality, there are two communities of women, those at home and commuters to work and service providers need to be aware of this in relation to mental health issues. Women who are professionals have been shocked at their experience of isolation and now want to do something about it. There is great potential to tap into this resource. Need to put this on the political and policy agenda and put in resources for kids and women. In the development of the drug strategy community consultations and research showed that Casey doesn't have such a bad perceived hard drug problem. Issues are social and geographic isolation (single car families, limited public transport) and the effect on mental health. Community strengthening, community development in the estates led to the development of informal networks and decreased sense of isolation and reduced impacts on mental health. Mostly women at home,

making homes for families with limited social structures and friendship networks. The toll is intense and a difficult challenge for councils to deal with.

Comment from DOI- Growth areas as areas for people- led to question for Jenny McAffer- How do we instil this principle into the development community that is building at the moment?

This is hard with large numbers of small developers (eg: Mornington East). In this area nothing specific is infiltrating into developers. In Hastings, they are working with developers to instil health action plan principles.

(Mornington planner responds)- Try to make provision for the future- preserve environmental details. Developers are more likely to try to include these elements in their own designs- eg: public open space. Jenny's level of detail is easier to achieve when you have lots of influence, for example over civic space.

Afternoon session. Bob Birrell- What does the 2001 census tell us about the need for strong local planning?

City edge planners face very big picture issues. Melbourne and Sydney continue to grow faster than regional growth. Victoria net gainer in interstate migration, even compared with QLD. Natural increase, overseas migration- Victoria gets 22% of net flow of overseas migrants- growth of 50,000-60,000 persons per year. Sydney and Melbourne are the major beneficiaries of the 'new economy'. 60% of new population goes to outer suburbia into new estates which are major focus for growth in new population and this is likely to continue over the next two decades.

Melbourne- inner suburbs and eastern suburbs are the focal point of beneficiaries of the new economy. Can afford higher amenity and access to highest performing private and government schools.

Residual suburbs such as Maribyrnong, Preston, Dandenong and Sunbury have older 50s and 60s housing. People who can afford to do so move out- overlays of ethnicity, low class leading to low status suburbs.

Outer suburbia- people who can afford to move out of the residual areas- blue collar, predominantly Australian born, few with degrees, employed with mortgages. Income levels of males show predominantly 'battlers' and moderate income earners (between \$300-\$600 per week). How can these people cope financially with mortgages? This group has great potential vulnerability.

How will the Metro Strategy and the possibility of 'people packing' impact? Setting targets for population of each municipality; pressure for smaller lot sizes- councils need to resist these as residual pockets may emerge in the outer suburban areas (eg: some areas of Cranbourne). Councils must develop diversity of housing types. High degree of churning- in most outer suburbs, at least 1/3 of the population has moved on over 6 years.

Education: Outer suburban areas have very high numbers of young people. Melbourne population of 0-14 is 20%, in outer suburbs this age group is 26-29%,

whilst the range of jobs at entry level is much lower than in Melbourne. Richer areas have higher numbers of entry-level jobs. Young people must be equipped to be employed in the new economy, especially in tertiary level. Unfortunately, in outer suburbs people are leaving school early. Two out of three stay on from year 10 to start of yr 12, and by the end of year 12 only 43% of those who start year 10 get to make application to a tertiary place. This is a very big problem. There are very few private schools in the outer suburbs, so the quality of government schools determines their competitiveness and entry scores are low. Median entry score in Victoria is 69, median entry for outer suburbs is between 50 and 60, way below the state median and not competitive for getting into university, especially into competitive courses. These factors will influence the decision of high income earners to settle in the outer areas. Creates a cycle of disadvantage.

What can local government do? Need to be proactive. State Government won't address this problem. Will have to invest in high quality schools, be proactive and get new policies in this area. Don't rely on the comprehensive school system. Jobs-don't rely on the state government. Have to create regional centres to compete for firms in the new economy area.