

Strategies for Integrated Local Planning: Potted summary of the issues and strategies raised during the Panel Discussion

Panel members included:

- Catherine Dale, CEO, Shire of Nillumbik
- Don Welsh, CEO, Cardinia Shire Council
- Heidi Dixon, Urban and Regional Land Corporation
- Rob Dagnall, Community Development Manager, Delfin Lend Lease

Issues

- How well are the ‘city fringe’ Councils currently coping with the rapid rate of development in the outer metropolitan suburbs?
- What, if anything, can be done to assist these Councils to better cope with the demands placed upon them as a result of this rapid development?
- How do these Councils currently work with developers in relation to identifying and acting on local community development issues and opportunities?
- What, if anything, can be done to assist these Councils in working with developers in identifying and acting on local community issues and opportunities?
- Range of communities
- Number of different ‘areas’ geographically
- Ageing population
- Different cultural backgrounds
- Difficulty getting funding (low unemployment / good health)
- Planning of Land Use – connecting communities
- Isolation factor
- Councils overloaded by number of developers in each municipality
- Competing priorities – MSS + Metro Strategy information
- Frustration with other levels of govt – don’t realise implications
- State govt – Metro Strategy
- Fed govt – where is population policy / infra structure links?

- Role of education + infrastructure of schools – URLC + Delfin engagement?
- Is URLC focusing on this Dept. of Education and Catholic Education?
- Ageing population – developers try to pursue isolation and exclusion – eg. theme facilities (income; age / gated facilities) should we be wary about this?
- What makes communities strong is diversity – this is a strength
- Major concern – creating separate different estates leads to problems
- Development without kids – a growing issue, some of this due to high land prices; will impact on demographics
- Council social housing policy to foster a broad and diverse community
- Harnessing opportunities despite what happens – development
- Balance residential accommodation and jobs> If there are no jobs then we can't sustain the community. Need state government support
- 67% working population commute out of the area: this will increase if we don't change the balance of local work opportunities:
 - No discussion of interface
 - Social consequences of absent population
 - Children without support – leads to increase in vandalism
 - Need intervention to create local jobs – council joint venture
- Housing – integrated approach for housing choice. Joint venture Direct intervention by council for social reasons
- Provide adequate facilities – govt. infrastructure needs to precede population; tends to be reactive
- Changes in central Melbourne > great changes on Cardinia > user pays transport etc.
- Focus on regional Vic + role of URLC in affordable housing. Regional – Geelong/Shep/Wodonga/Mornington. What about Whittlesea / Melton / Darebin?
- Working with a large number of communities and local govt.
- Delivery of infrastructure – eg. No schools planned for communities with 1,500 residents
- Low cost of housing – lower the household experiencing other types of disadvantage
- Need to understand local communities and their needs better
- What is the role of Federal Government?

Strategies

- Guidelines / audits
- Strategic direction
- Communication outcomes
- Involvement of developers in planning process
- How to engage?
- Discussions re future directions + meet regularly worthwhile projects.
- DEET has strategy underway – focus – priorities + transitional arrangements. Discussions happening very early.
- Transport – transit cities initiative
- Develop policy; Master Plans; Standards. Identify how communities are going to work.
- Partnerships with local govt. to deliver infrastructure early
- Council land and job creation – what?
- No housing choice > career development > people moved out of area. Had capacity to contribute to community
- Attracted very significant business to Pakenham > land too expensive and opportunity lost; wanted an easy path to land
- Exchanged offices for land – joint venture with Delfin > can't devolve core business area
 - wide range of housing choice
 - people moving into Pakenham
- Independent development – joint venture. Long-term project. Access to markets, transport. Economic Development Strategy – value add to existing municipality activities (processing; education; building).

- Barriers to engagement with the development community (developers):
 - The sheer number of developers to be dealt with by local government (80 in Casey) – means that it is almost impossible to negotiate with so many about issues such as open space.
 - Partnering on key issues > with health / council / private sector / health delivery – scale of Delfin. How to address the problem?

- How to encourage development of infrastructure early?
 - plan early > before development
 - agree on key services thru cooperation between all stakeholders
 - 'Partnerships' to map out vision for communities

- Lakeside examples:
 - train station, emergency services were mapped out in part before development occurred
 - need commitment from State govt. eg. Train stations not planned early but travel patterns established early