

Planning for School Infrastructure

Victorian Planning Authority

Stuart Moseley
Chief Executive Officer



VICTORIA
State Government

Overview

- About the Victorian Planning Authority
- Precinct Structure Planning
- Urban renewal

The VPA's role



OUR PURPOSE

Spatial planning and infrastructure coordination for designated urban growth areas across Victoria

Your partner in planning great places for a growing Victoria

Collaboration Model

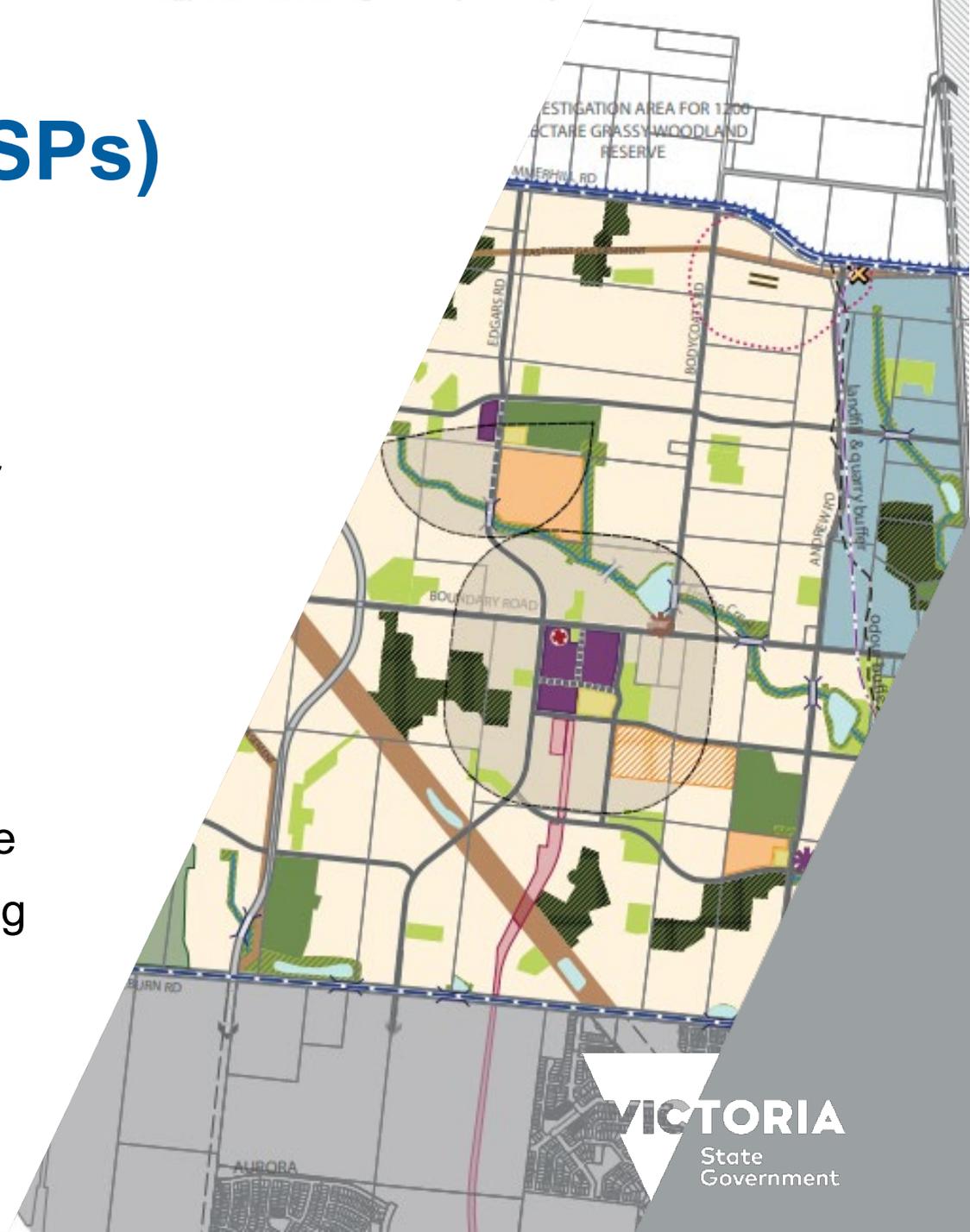
- DET/VSBA embedded in the VPA's planning processes
- Memorandum of Understanding with the Department of Education and Training (DET) for information sharing
- Agreed communication protocol
- Six weekly executive-level meetings
- Fortnightly officer-level meetings



Precinct Structure Plans (PSPs)

What are they?

- Plans for greenfields areas that usually cater for between 5,000 to 30,000 people
- “Blueprint” for localised development that will occur over many years
- Mechanism for providing direction on any planning zone changes
- Identify and provide for infrastructure to support increased housing and employment
- Establish funding mechanism for local infrastructure
- Enable development permits to be issued (triggering Growth Area Infrastructure Contribution payments)



Growth is not just about numbers

Schools build communities

- Planning has sought to put schools at the heart of communities, co-located with complementary facilities and services
- In greenfield areas, the VPA plans for:
 - one government primary school (3.5ha) for every 3000 dwellings
 - one government secondary school (8.4ha) for every three government primary schools
 - non-government schools representing 30% of planned schools
 - medium & higher density housing located within a five minute walk (400 metres) of a school
- safe walking/cycling connections
- schools co-located with open space and community and retail facilities
- shared use of facilities encouraged



Planning for schools

73 approved PSPs

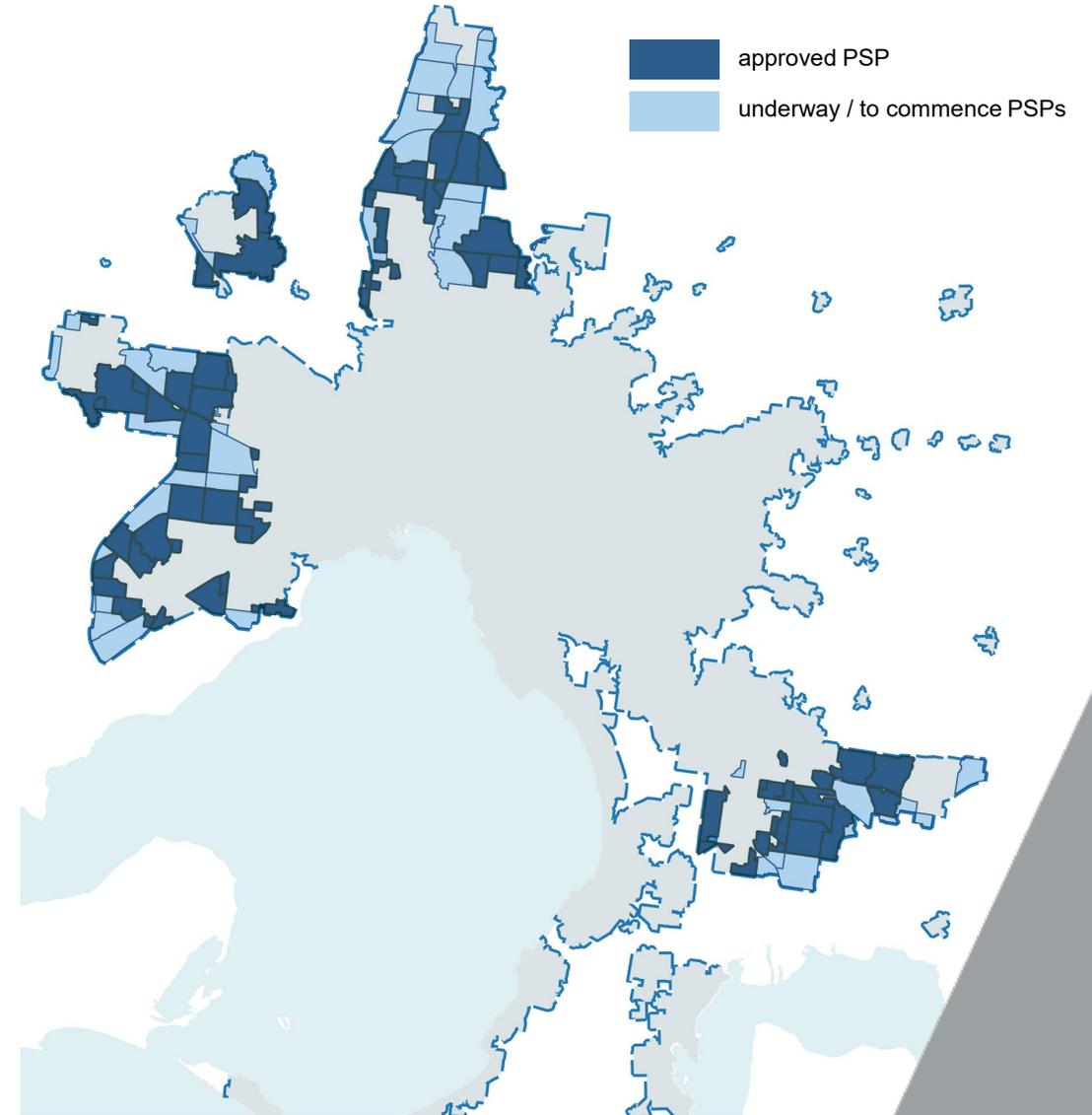
Approximately 347,000 dwellings

- 116 government primary schools @ 1 per 3,000 dwellings
- 39 government secondary schools @ 1 per 9,000 dwellings

45 underway / to commence PSPs

Approximately 173,000 dwellings

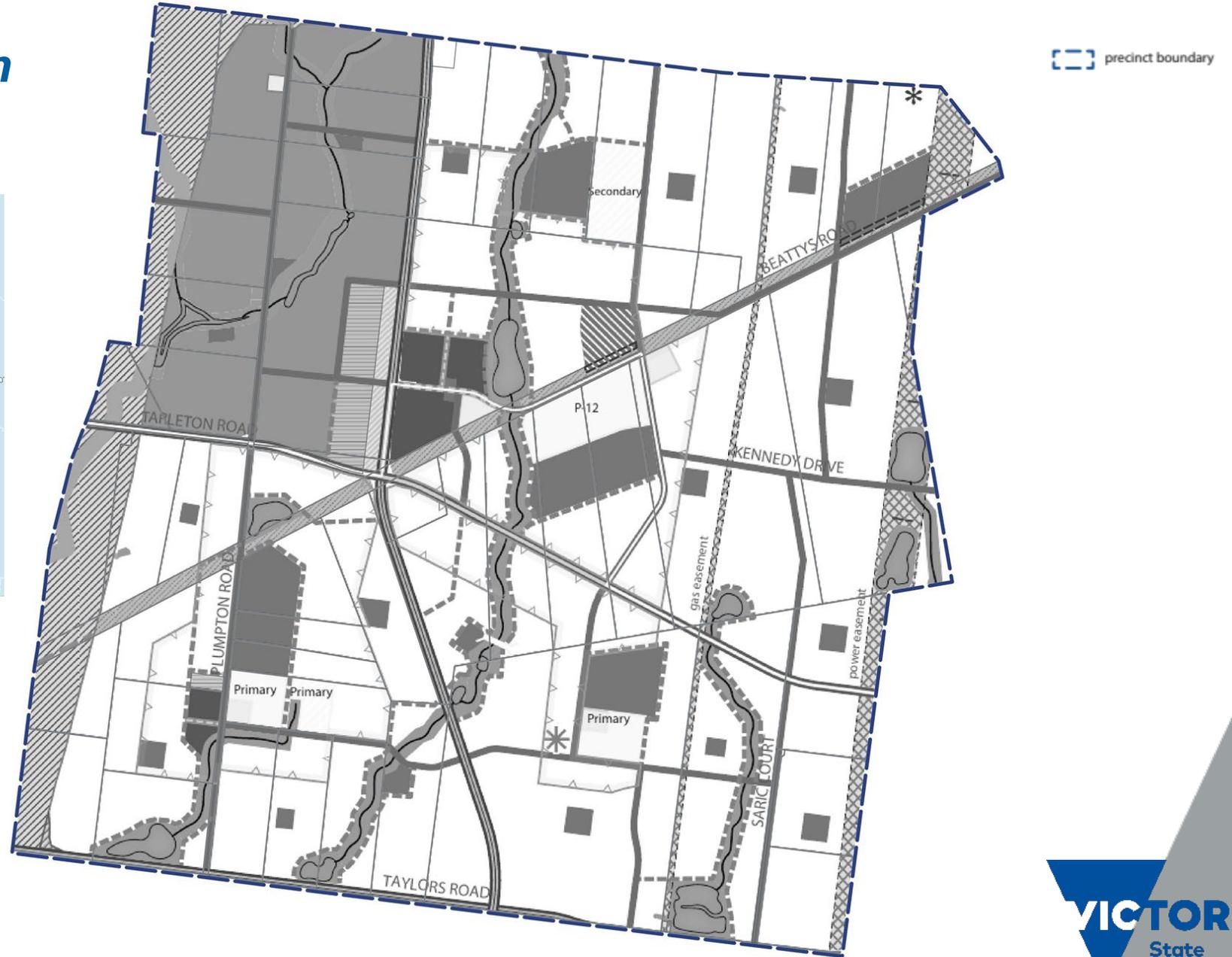
- 58 government primary schools @ 1 per 3,000 dwellings
- 19 government secondary schools @ 1 per 9,000 dwellings



As at March 2020 – based on standard provision ratios

An integrated plan

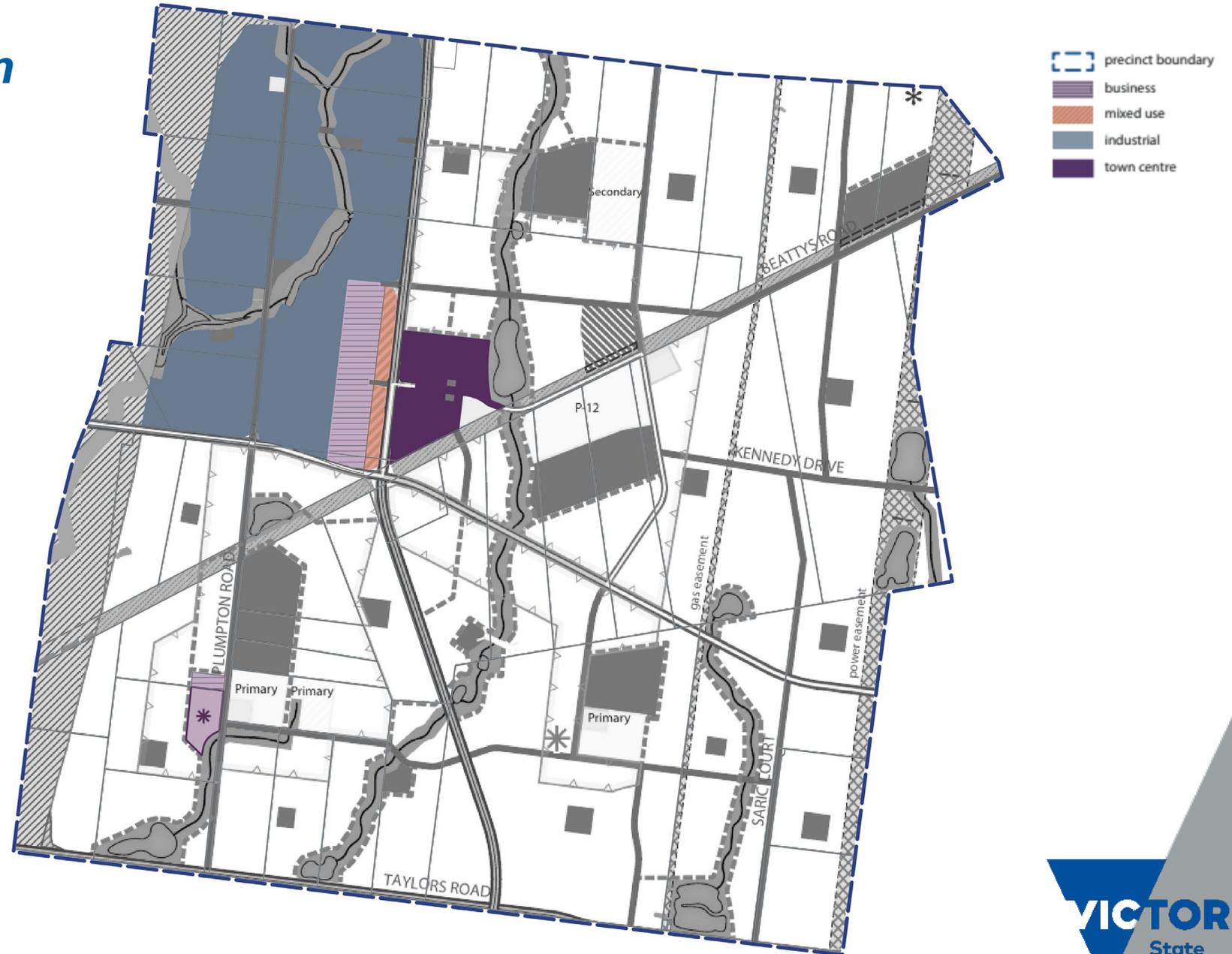
Plumpton PSP



An integrated plan

Plumpton PSP

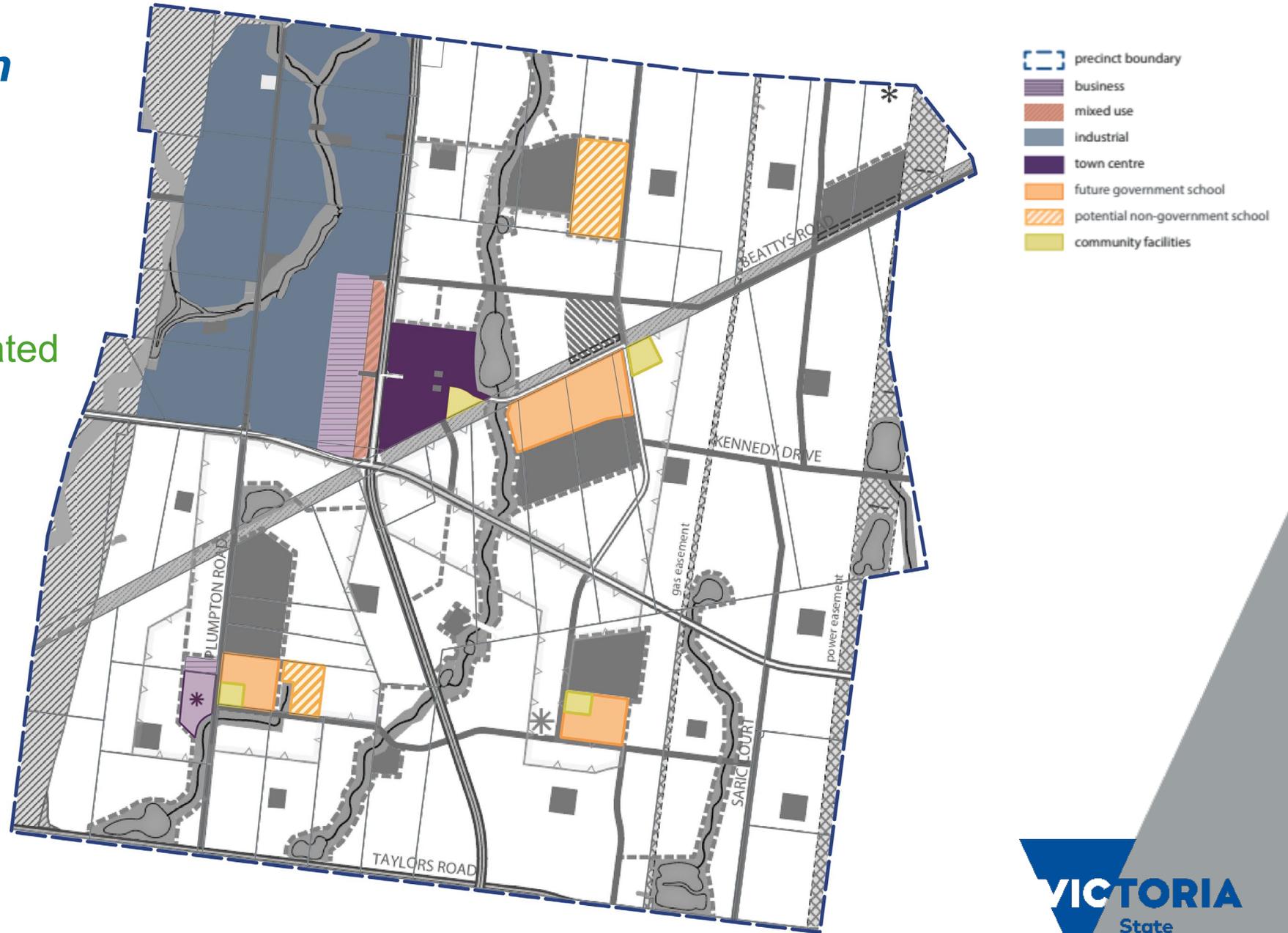
- Town centres & employment



An integrated plan

Plumpton PSP

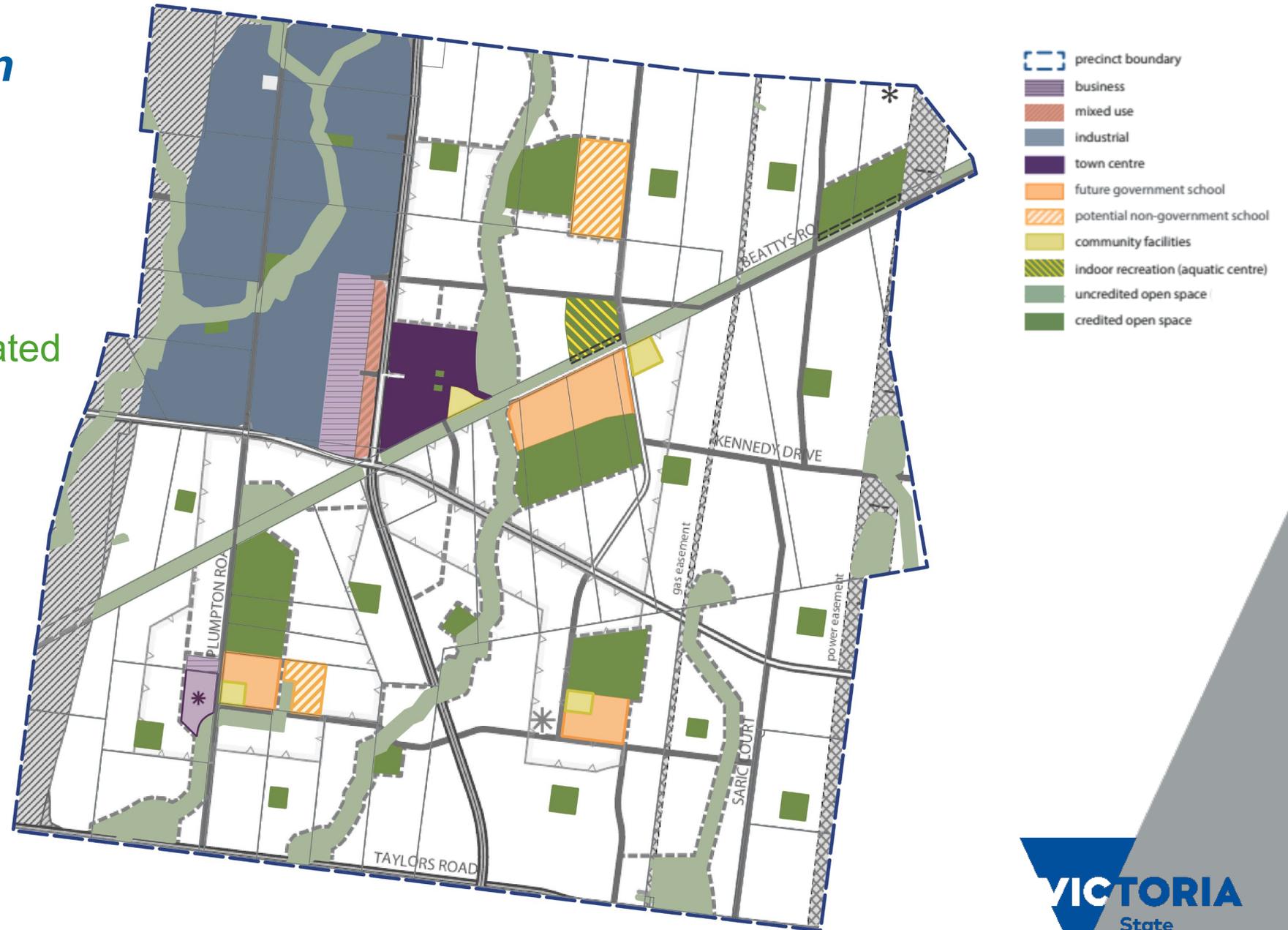
- Town centres & employment
- Schools and co-located community facilities



An integrated plan

Plumpton PSP

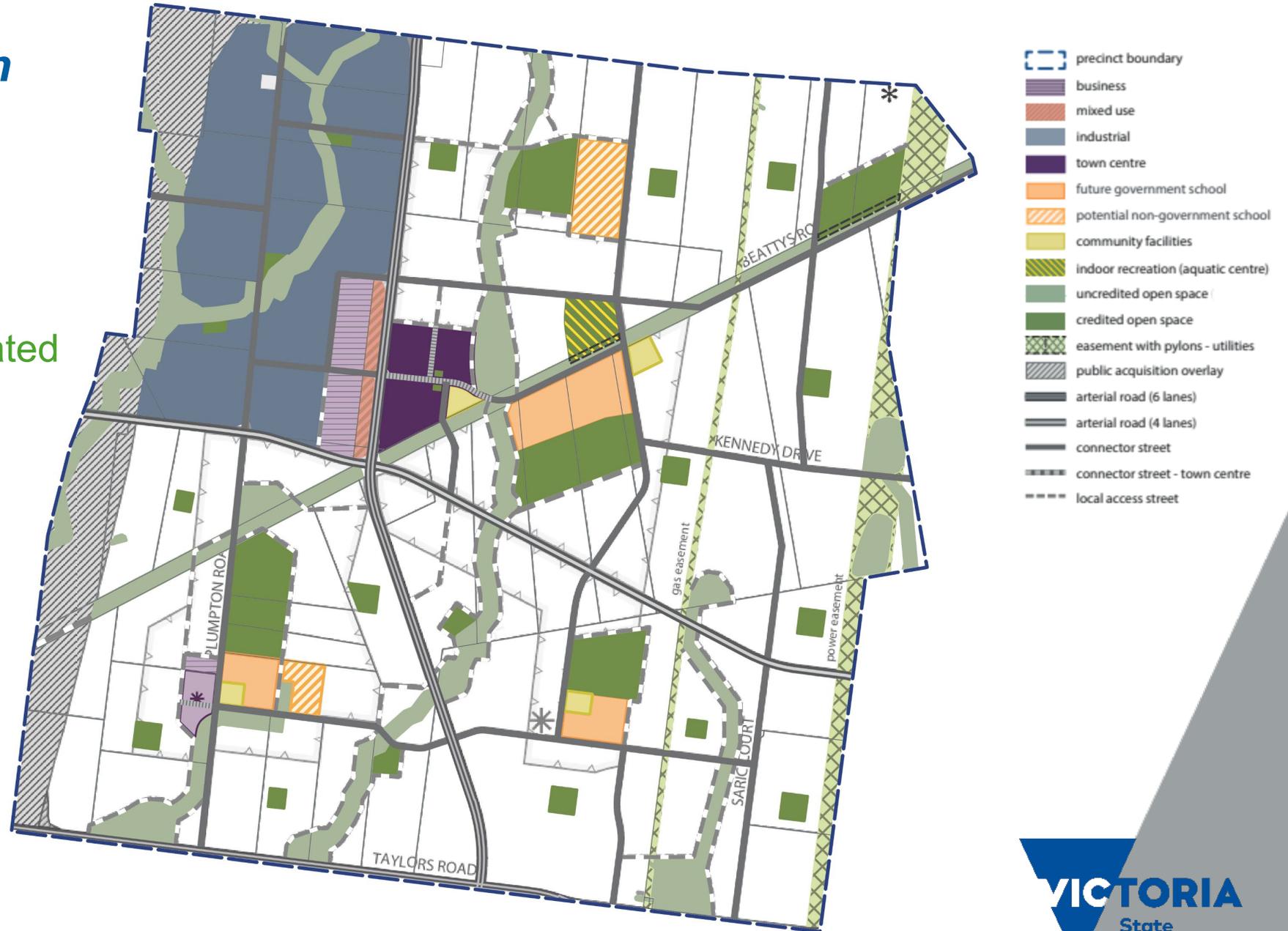
- Town centres & employment
- Schools and co-located community facilities
- Open space



An integrated plan

Plumpton PSP

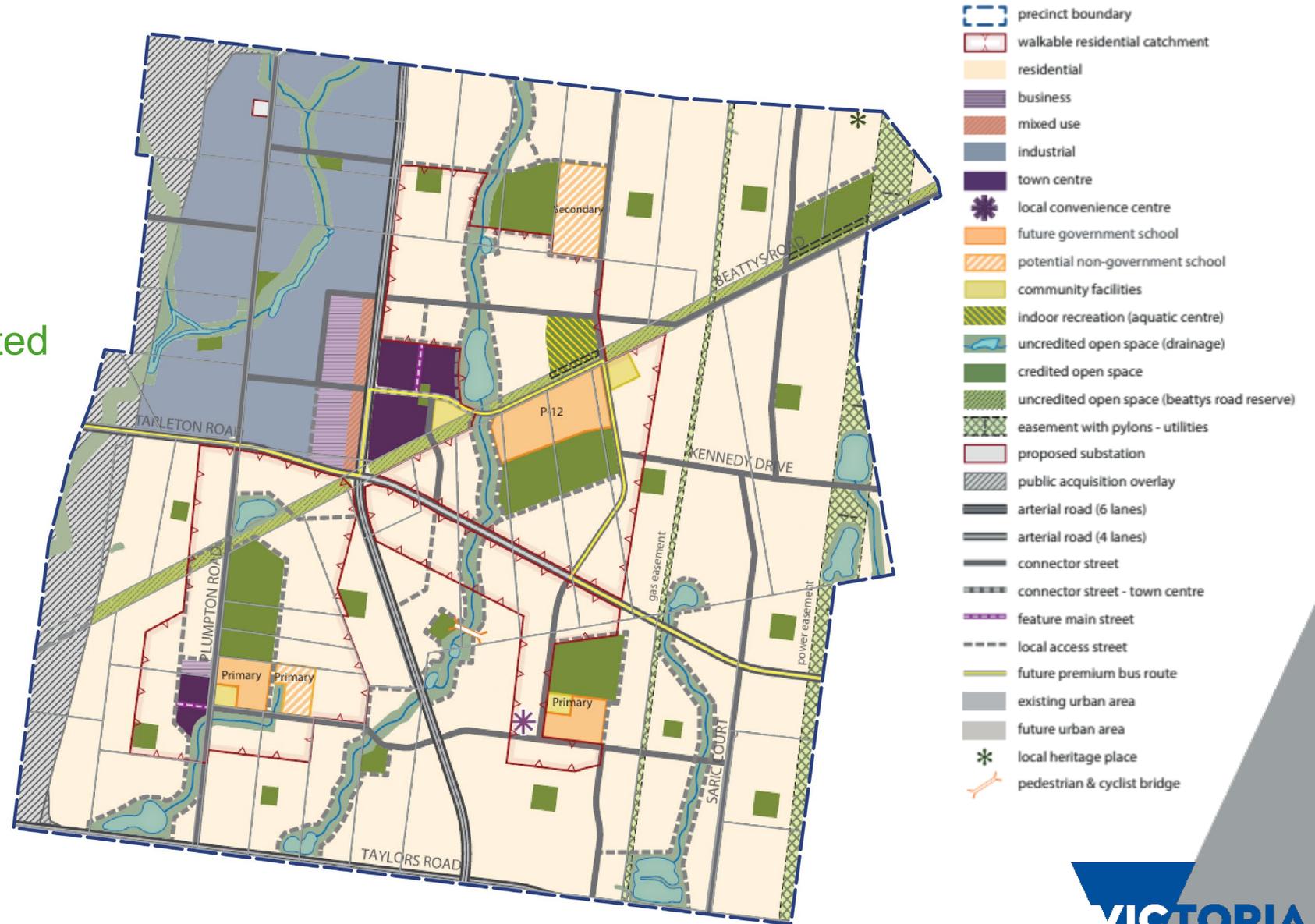
- Town centres & employment
- Schools and co-located community facilities
- Open space
- Roads & utilities



An integrated plan

Plumpton PSP

- Town centres & employment
- Schools and co-located community facilities
- Open space
- Roads & utilities
- A connected neighbourhood



Benefit of the PSP process for education infrastructure

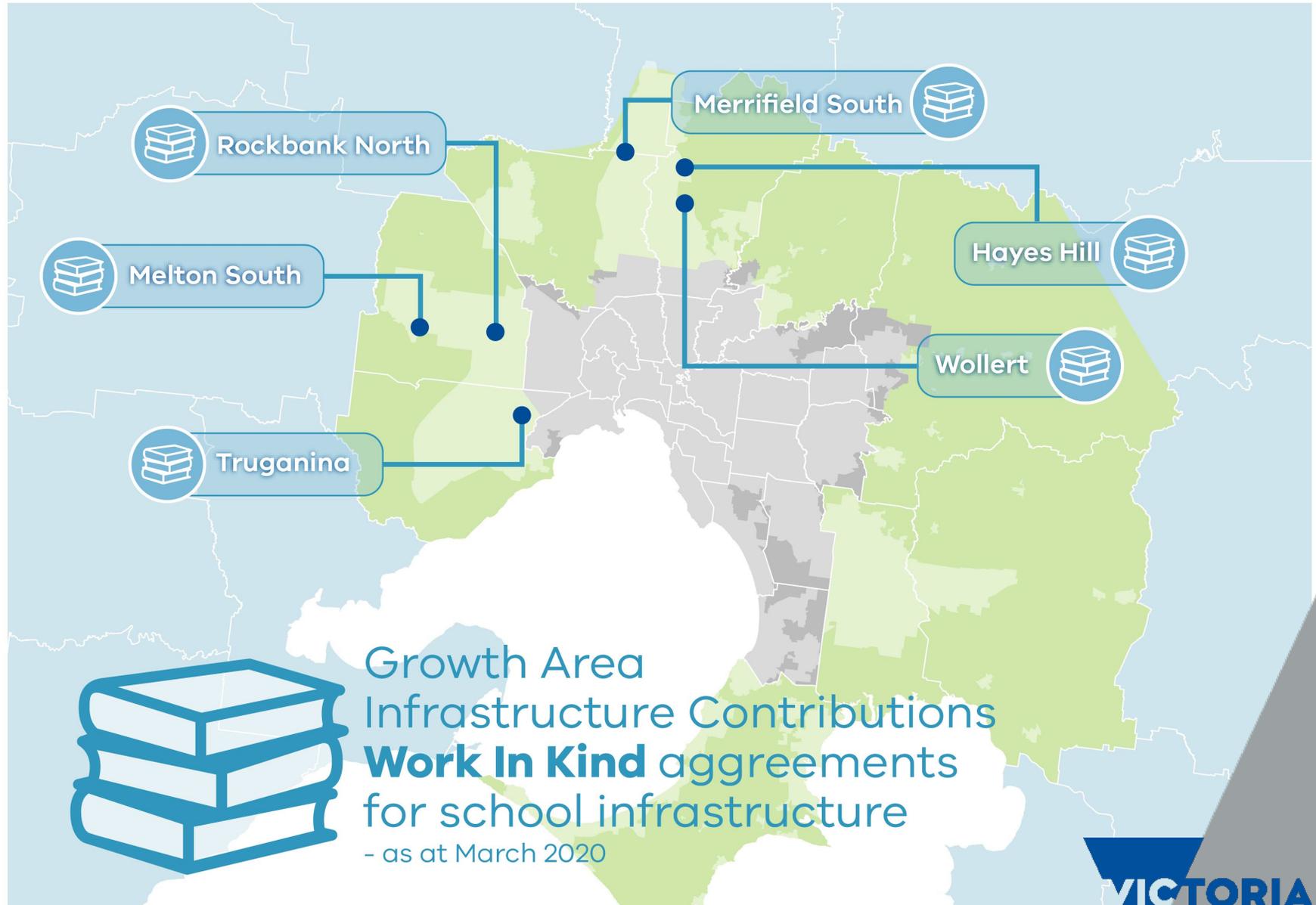
Facilitates for service providers

The PSP process:

- Plans for government and non-government schools
- Reserves land for new schools and State infrastructure
- Secures funding for most local infrastructure costs
- Unlocks a contribution towards funding for State infrastructure costs
- Enables land to be acquired for schools and State infrastructure earlier/cheaper (via GAIC WIKs)
- Provides information on anticipated demand for schools and State infrastructure in Melbourne greenfields arising from development
- Relies upon providers bringing a service / infrastructure pipeline to the process

Growth Area Infrastructure Contribution Work in Kind (GAIC WIK) Agreements

- 6 agreements in place
- 21 ha of land
- Average of 8% saving over the Valuer General Valuation



Demographic change in Melbourne's growth areas

What has changed?

| | 2008 benchmark | 2018 + |
|--|-------------------------------|-------------------------------|
| Household size | 2.8 | 3.1 |
| Average gross dwelling density | 12 - 15 dwellings per hectare | 18 - 20 dwellings per hectare |
| Average persons / ha | 34 - 42 | 56 - 62 |
| VPA estimated school age children / ha | 9 - 11 | 14 - 16 |

Household size source: Essential Economics - Greenfield Household Demographic Study 2018

Innovation and community building

Towards new outcomes

- Increasingly schools are becoming community hubs
 - host a range of facilities like early learning centres and maternal child health services
- School facilities are valuable public assets
 - full utilisation is important
- No longer envisaged as 9:00am to 3:30pm settings for the exclusive purpose of schooling
- Community assets supporting a range of services
- Early collaborative master planning to maximise benefits to the community



Urban renewal

A changing environment

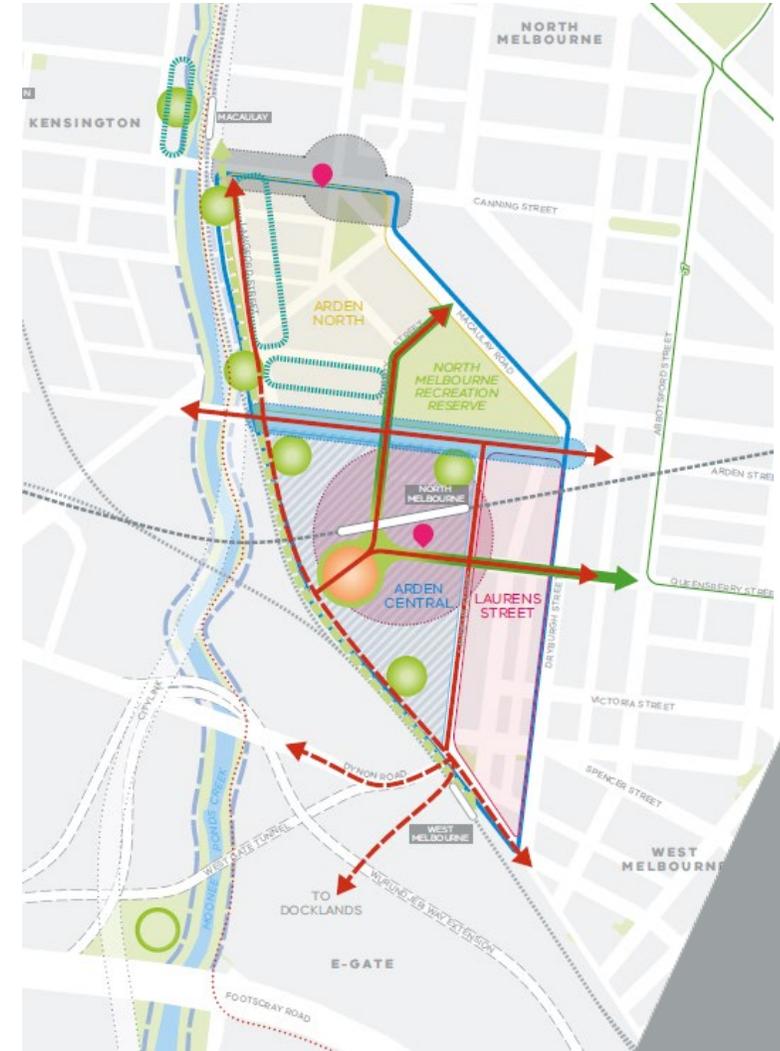
- Plan Melbourne aspiration: 70% of net additional dwellings are located within established Melbourne
- We will need to fit “more school on less land”
 - vertical schools?
 - schools in office/retail buildings?
 - “split shift” schools?
- A more compact Melbourne will require more compact schools
- Our suburbs will continue to densify in targeted areas
- Families with school-aged children will increasingly opt for apartment living
- Land prices will continue to rise across the board



Innovation and community building

Future proofing our urban renewal areas

- Arden will be a vibrant, well-connected and mixed-use high-density precinct
- Home to a diverse community including key-workers and professionals
- *Arden Vision* includes target for two to four new schools to service broader North and West Melbourne, including Arden
- Structure plan process to determine exact number and location of schools
- Learning from the experience of Docklands
- Building in provision for schools upfront



To conclude

- Schools are the building blocks of community – turning estates into places
- The VPA can deploy the land use planning system in designated growth areas to ensure you have access to the land DET need, in the locations needed, when (or before) development occurs
- We are keen to support innovative design solutions
- The VPA and the DET/VSBA have a strong working relationship and we are keen to continue to work together on the challenges