

# THE PUBLIC LAND CONSULTANCY

*Independent professional advice and support for managers and users of public land*



*Sparta Place, Brunswick – conversion of unattractive lanes and carparks into a lively social and commercial meeting space*

## The Urban Reconfiguration Toolkit

*Four Masterclasses for Victorian Planners*

If 70% of Victoria's population growth is to occur within existing urban areas, we must employ all the tools in the urban reconfiguration toolkit.

This four-day program will chart innovative aspects of the interface between planning, land economics and property law.

- *Friday 23 February 2018*      **Property Law**
- *Friday 23 March 2018*      **Infrastructure Funding**
- *Friday 20 April 2018*      **Public Land**
- *Friday 25 May 2018*      **Land Economics**

**Participants:** Forward thinking strategic planners, major project managers, and design professionals from Victorian local government and statutory authorities.

**Objective:** To provide students with the knowledge and skills necessary to plan and implement better quality urban reconfigurations.

**Cost:** Individual masterclasses \$660 inc GST; all four \$2200 inc GST

**Venue:** 14 / 222 Exhibition Street, Melbourne

**Enquiries & Registrations:** Jacqui Talbot [jacqui@publicland.com.au](mailto:jacqui@publicland.com.au) (03) 9534 5128

*Presented jointly by The Public Land Consultancy  
and SGS Economics & Planning*

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Footscray Station precinct: the reconfiguration and redevelopment of a dysfunctional assortment of underutilised public land parcels



Friday 23 February 2018

## Property Law and Urban Reconfiguration

Municipalities and other public sector agencies are seeking to influence urban form through leveraging their property assets, exercising their property-related powers, and viewing operational decisions as seeding opportunities.

Today, the Public Land Consultancy will share its experiences of urban reconfiguration projects at places as diverse as central Melbourne, the Footscray and Geelong station precincts, and the Mildura riverfront.

### Learning outcomes

Participants will look below the zones and overlays of planning schemes to the underlying cadastre: those polygons of freehold land and Crown land which carry with them sets of attributes and rights.

Participants will explore the full 'tool-kit' of property-related powers available to councils and statutory authorities.

### Topics covered

- The various forms of land status in Victoria, and the corresponding systems by which proprietary rights are balanced against the wider public interest
- The property-related powers and functions of statutory authorities and local councils
- Practical examples of urban land status-change processes
- Recent practical examples of urban reconfiguration being leveraged by the property decisions of public agencies.

Friday 23 March 2018

## Infrastructure Funding and Urban Reconfiguration

Providing a sustainable level of social, community and transport infrastructure is an ongoing challenge for governments and the private sector.

Today, SGS will share its experience of advising a range of clients on the pricing of development rights, setting infrastructure objectives, developing policy for public open space contributions, and writing business cases for major infrastructure investments.

### Learning outcomes

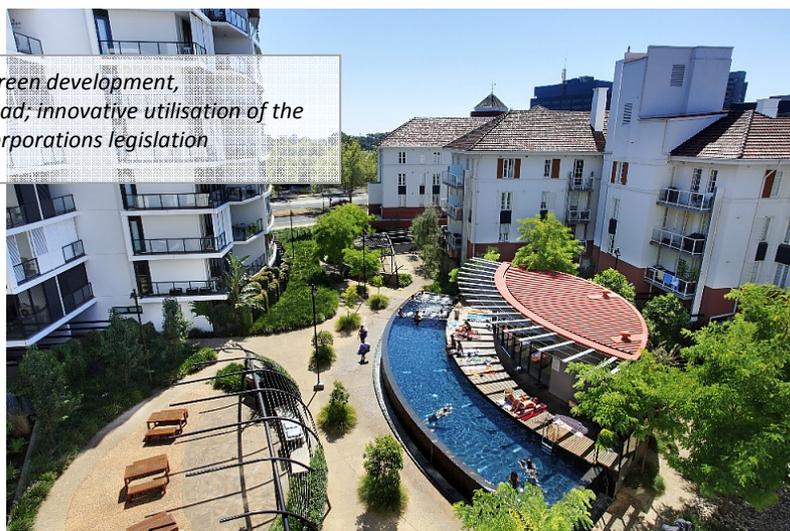
Participants will explore the breadth of infrastructure funding options open to Councils under Victorian legislation, including the Planning & Environment Act.

The strengths and weaknesses of each option will be explained. Participants will understand the key requirements for successful implementation of each funding mechanism.

### Topics covered

- The spectrum of infrastructure funding options for Victorian Councils
- The four-way typology of development contributions
- Principles and practice of Development Contribution Plans (DCPs)
- Value capture under the Planning & Environment Act
- Funding open space under the Subdivision Act and 'Clause 52.01'
- Impact mitigation payments

*Chevron Green development,  
St Kilda Road; innovative utilisation of the  
Owners Corporations legislation*



Friday 20 April 2018

## Public Land and Urban Reconfiguration

Gone are the days when public open space meant broad-acre parks and playing fields, and roads served only vehicular traffic.

Today, The Public Land Consultancy will show how urban reconfiguration may now deliver a range of multi-purpose spaces, people-friendly roads and reserves, and pedestrian and bicycle accessibility.

### *Learning outcomes*

Participants will explore the scope for creative concepts for the configuration of communal spaces and roadways – including the volumes above and below them

Participants will gain an understanding of the range of legal systems and process available to transform these concepts into reality

### *Topics covered*

- The spectrum of place-governance regimes available under Victorian place-law; how they may be established, managed, and changed;
- The governance of roads and road-like places – including the strata above and below them; their availability for uses other than traffic;
- Semi-public places, such as easements, leased land, and common property;
- The management of complimentary commercial and semi-private occupations through leases and licences;
- Community-based management regimes for open space and facilities.

Friday 25 May 2018

## Land Economics and Urban Reconfiguration

Cities are complex economic environments. Integrated and locally focused planning and investment decisions increasingly need to be supported by fine-grain data and evidence based analyses.

Today, SGS will provide insights into economic analyses applicable to the provision of social services, development strategies and appraisals of project investment attraction.

### *Learning outcomes*

Participants will better understand how developers process changes to planning standards and strategies.

Participants will learn how the commercial achievability of desired planning outcomes may be attained, such as retention of heritage assets, incorporation of affordable housing and increase in urban densities.

### *Topics covered*

- Commercial viability assessment versus the net community benefit test;
- Discounted cash flow analysis – a key tool in feasibility assessment;
- The developer's equation – 'the residual land value model';
- Impact of planning interventions on financial feasibility;
- Case studies – providing affordable housing; retaining employment land; protecting heritage assets.

## Our Masterclasses:

- Synthesise disciplines that don't always get pulled together. In so doing we help you to avoid confusion, better address your constituencies, and save project time and money.
- We may touch on interstate and overseas examples, but our material is soundly set within in a Victorian environment, based on Victorian law and Victorian admin systems.
- We recognise and respect the expertise around the room. Our presenters may have specialist knowledge, but you people will all have insights and experiences which will be of immense value to the collective discussion.
- We provide meaningful course notes in a format suitable for you to annotate during the day, and to keep as a reference document afterwards.

## Our Presenters:

- **From SGS Economics and Planning**

Dr Marcus Spiller, *PhD (RMIT), M.Comm (Melb), BT&RP(Melb)* Marcus is a founder of SGS, and a recognised leader within the urban policy community. He is a past National President of the PIA and an Adjunct Professor at RMIT University. He writes and lectures extensively on contemporary urban issues.

Lucinda Pike, *M.Land.Arch, B.Hort (Hons)* Lucinda has specialist expertise in Geographic Information Systems (GIS) and urban design. Recently she has worked on housing policies and public open space for various Melbourne municipalities.

Andrew Spencer, *M.Urb.Des, BSc(Geog), BA* Andrew is an urban designer and planner with extensive experience in strategic planning, policy, and urban capacity assessments for both the public and private sectors. He lectures at the University of Melbourne.

Laura Schmahmann, *PhM (UNSW), BPlan(hons)* - Laura is a planner with experience advising clients on innovation precincts and economic development policy, strategic land use studies, and integrated transport and land use policy.

- **From Russell Kennedy Lawyers**

Astrid Di Carlo *LLM (Emory [USA]), LLB(Deakin), BA (LaTrobe)*. Astrid is Special Counsel at the law firm Russell Kennedy, where she advises local government and water authorities on land-related law. She has lectured in law at RMIT and Victoria University.

- **From The Public Land Consultancy**

David Gabriel-Jones, *MPP(hons)(Melb), Dip Civ Eng (RMIT)* David is founder and principal of The Public Land Consultancy, and author and presenter of many of its well-established professional development courses. His experience of the application of land law to practical situations is second to none.

Grant Arnold – *Associate at The Public Land Consultancy* Grant has extensive experience in public land planning, coming from senior roles in DELWP, including Statewide Manager of Planning. He consults extensively to Victorian Councils and statutory authorities

Richard O'Byrne – *Associate at The Public Land Consultancy* Coming from senior positions in Parks Victoria, Richard has a strong background in urban public land, with specialist expertise in strategic land use planning, policy development, and community involvement.

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