Peter Newman: How do we do it?

- Perth is at a turning point in its urban model
- Need to finance the LRT or the centres won't work + need other centres and other LRT's. Infrastructure Australia public transport funds all require TOD plans and PPPs.
- Perth is growing fast but it's all going to greenfields, awful infill and top-end apartments
PROPOSED STAGE 1 PROJECTS FOR RAPID TRANSIT INFRASTRUCTURE
RAPID TRANSIT INFRASTRUCTURE
ULTIMATE NETWORK FOR CITY OF 3.5 MILLION
Allen Consulting group examined 6 approaches:

1. State taxes
2. Residential rates
3. Government debt
4. User charges
5. Developer levies
6. Special Purpose Vehicles (PPP)

Government Debt and PPPs generate highest increase in GSP and employment; front loading infrastructure investment produces results while paying for it.
Dianella Housing Costs

Median House median price
$599,000

Unit median price
$405,000
North Perth Housing Costs

Median House median price
$753,750

Unit median price
$467,500
LRT Value Uplift

Diagram showing the relationship between time and yield, highlighting the concept of TOD Uplift and Normal Development.
Tax Increment Financing/ Growth Area Bonds

Figure 1
TIF Conceptual Model

- $ Annual Tax Revenue
- TIF Program Commences
- Tax Increment Revenue (Pays for TIF Improvements)
- New Tax Base (Retained by Taxing Authority)
- Pre-TIF Tax Revenue
- Base Year Tax Revenue (Retained by Taxing Authority)
In 2009 the Queensland Government has committed $464 million to the Gold Coast Rapid Transit project, supplementing $365 million committed by the Australian Government and $120 million provided by Gold Coast City Council. This funding allowed the project to transition from the planning phase into procurement.

Value Capture (monetise land value uplift from GCRT) is being investigated;
• Around stations
• Use of unallocated State land
• Residual land sell off
Governance

Need planning, land assembly, infrastructure improvements, land purchase and related powers;

• Local vs State Government roles
• Metropolitan Redevelopment Authority
• Growth Area/TIF Districts
• WAPC Improvement Plan(s)
Range of Housing Typologies

- Flex Block
- Townhouse
- Duplex / Triplex / Quadplex
- Garden Court
- Marina Flats
- Beach House
the most important street in Alabama

Existing conditions - Dexter Avenue, Montgomery AL
the most important street in Alabama

Proposed scenario - Dexter Avenue, Montgomery AL
the most important street in Alabama

Proposed scenario - Dexter Avenue, Montgomery AL
the most important street in Alabama

Proposed scenario - Dexter Avenue, Montgomery AL
the most important street in Alabama

Proposed scenario - Dexter Avenue, Montgomery AL
Enquiry-by-Design approach

Significant Design Workshops or Charrettes to plan for and code each new development precinct along the TOD lines
Use of Form Based Codes

Urban Coding

DIAGRAM 5A: ALLOWABLE BUILDING TYPES

Note: Diagram 5A illustrates the range of allowed building types. See Table 5 for individual requirements.