

Expert Witness Statement of Andrew Spencer

Date: 9/8/2024

1. I, Andrew Spencer, have been instructed by the City of Melbourne (CoM) to provide expert economic evidence regarding the Melbourne Planning Scheme Amendment C376 (the Amendment).

Name and address

2. My full name is Andrew Frank Spencer. I am a Senior Associate at SGS Economics and Planning Pty Ltd (SGS), located in the firm's Melbourne office, at Level 14, 222 Exhibition Street, Melbourne, VIC, 3000.

Qualifications and experience

3. I hold a Bachelor of Science (Geography) (University of New South Wales), Bachelor of Arts (Comparative Development) (University of New South Wales) and Master of Urban Design (Sydney University).
4. Additional information regarding my relevant experience is included in Attachment B of this statement.

Expertise relevant to Planning Scheme Amendment C376 and expert report

5. I have over 20 years experience in planning, urban design and urban economics in private and public sector roles. I have extensive experience in a range of assignments spanning planning for housing and employment, economic appraisal, feasibility studies, affordable housing policy, development contributions and value capture. I have previously presented expert evidence at Planning Panels Victoria (PPV) and to Ministerial Advisory Committees.
6. I, neither SGS, have been directly involved in any of the pre-exhibition background work or in the development of the exhibited Amendment itself. In response to instructions provided by CoM (further detailed below), I have jointly led (with Julian Szafraniec, SGS Principal, Partner and Director) the preparation of a SGS Economic Assessment Report (Attachment A to this statement).
7. My expertise in relation to that SGS Economic Assessment Report is associated with the impacts of the Amendment on development yields, price and feasibility. I also led the coordination of the case study impact analysis. This is primarily addressed in the following sections of the SGS Economic Assessment Report: 2.3, 2.4, 3.3, 3.4, 3.5, 4 and Appendices A to E.

Other contributors to the report and their expertise

8. Julian Szafraniec's expertise in relation to that SGS Economic Assessment Report is associated with the Costs and Benefits (both market and non-market) of the Amendment and the overall assessment of net

community benefit. Julian's expertise and role in the work is primarily addressed in the following section of the SGS Economic Assessment Report: 2.2, 2.3, 2.5, 3.1, 3.2, 3.6 and 4

9. In addition, SGS consultants Sarah Brennan, SGS Senior Associate and Graeme Thiessen, SGS Consultant, acting under the direction of Julian and myself, assisted in the preparation of the SGS Economic Assessment Report.

Instructions

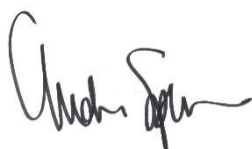
10. CoM first provided a consultant brief and instructions to SGS on 22 May 2023. Further instructions were provided by CoM to SGS on 25 January 2024. The 25 January 2024 instructions were reissued on 2 May 2024. The May 2024 instructions superseded the January 2024 instructions. Further details of these instructions are provided in Section 1.2 and Appendix A of the SGS Economic Assessment Report.

Reports and documents relied upon

11. A list of reports and documents on which my evidence has relied on is provided in Section 1.4 of the SGS Economic Assessment Report.

Declaration

12. I have made all enquiries that I believe are desirable and appropriate and no matters of significance which I regard as relevant have to my knowledge been withheld from the Panel.



Andrew Spencer
Senior Associate
SGS Economics and Planning Pty Ltd
9 August 2024

Attachment A: Economic Assessment

City of Melbourne Amendment C376 Economic Assessment
prepared by SGS Economics and Planning, 9 August 2024

Attachment B – Andrew Spencer CV

Andrew Spencer

Senior Associate



13. Andrew has over 20 years experience in planning, urban design and urban economics in private and public sector roles. He has extensive experience in a range of assignments spanning planning for housing and employment, economic appraisal, feasibility studies, affordable housing policy, development contributions and value capture.
14. Andrew has a broad range of analysis and presentation skills: building complex Excel models, mapping and spatial analysis (QGIS), and producing high quality graphics (Illustrator), publications (InDesign) and data visualisations (R, ggplot and plotly).
15. He has lectured in planning theory and tutored in urban design studies and urban economics at Melbourne University, and regularly provided guest lectures on urban economics and costs benefit analysis at RMIT.
16. I have previously presented expert evidence at Planning Panels Victoria and other hearings, including:
 - (Am C173) Housing Strategy - Mornington Peninsula Shire (2023)
 - (Am C191) Swan Street Structure Plan - City of Yarra (2020)
 - (Am C231) Queens Parade Structure Plan - City of Yarra (2019)
 - (Am C309) West Melbourne Structure Plan - City of Melbourne (2019)
 - (Am C308) Urban Design in the Capital City Zone - City of Melbourne (2019)
 - (Am C220) Johnston Street Structure Plan - City of Yarra (2018)
 - (Am C143) Gordon and Mephan Structure Plan - City of Maribyrnong (2018)
 - (Am C125) New residential zones - City of Monash Planning (2016)
 - (Am C132) Moonee Ponds Activity Centre Parking Policy - MVCC (2016)
 - Flemington Hill and Epsom Road Advisory Committee: Evidence on municipal boundaries, development contributions and open space - Moonee Valley City Council (2015)

17. A selection of other relevant experience includes:

- Development feasibility:
 - Port Phillip affordable housing levy feasibility model - City of Port Phillip (2023)
 - Future Homes feasibility advice - DELWP and OVGA (2019)
 - Hobart building height and feasibility study - Property Council of Australia (2019)
 - Macaulay precinct demand and feasibility analysis - City of Melbourne (2018)
 - Christchurch development feasibility study - Regenerate Christchurch (2018)
 - West Melbourne feasibility analysis - City of Melbourne (2017)
 - Moonee Ponds Activity Centre feasibility analysis - Moonee Valley Council (2017)
 - Housing Market Review - Penrith City Council (NSW) (2017)
- Appraisals of planning and urban design policies:
 - Future Homes Implementation – DELWP (2020)
 - Impact of car parking on the public realm – City of Melbourne (2018)
 - Valuing urban design on the Gold Coast – City of Gold Coast Council (2017)
 - Benefits of better wayfinding – City of Melbourne (2015)
- Value capture:
 - Floor Area Uplift advice – City of Moonee Valley (2019)
 - Voluntary Planning Agreements advice – City of Parramatta (2018)
 - Voluntary Planning Agreements policy – Cumberland Council (2017)
 - Technical paper on value capture – Infrastructure Australia (2016)
 - Bankstown to Liverpool corridor: value capture options – Transport for NSW (2016)
 - Central City Built Form review economic advice – DELWP (2016)
 - Voluntary Planning Agreements policy – Georges River Council (2016)
- Development contributions:
 - DPE/DTF infrastructure contributions impact analysis (2023)
 - Impact of regional greenfield ICP levies – DELWP (2018)

- Peer review of ICP levy method and rates – DELWP (2016)
- Funding options for CBD public realm improvements – City of Adelaide (2014)
- Affordable housing:
 - Bayside Affordable Housing Study – City of Bayside (2024)
 - Port Phillip Affordable Housing Study – City of Port Phillip (2023)
 - Monash Affordable Housing Strategy – City of Monash (2020)
 - Kingston Affordable Housing Policy – City of Kingston (2019)
 - Glen Eira Affordable Housing Strategy – City of Glen Eira (2019)
 - Lake Macquarie Affordable Housing Strategy – Lake Macquarie City Council (2019)
 - Housing Needs Assessment – City of Melbourne (2019)
 - Affordable housing feasibility model – Department of Planning and Environment (2017)
 - Affordable housing in Priority Precincts – Department of Planning (2015)
- Teaching:
 - Morphological Mapping - guest lecture mapping in practice (2021; 2023)
 - Net community benefit in planning - training course (2021 PIA conference)
 - Infrastructure and Property short course, guest lecturer: Land economics - RMIT (2019)
 - Architectural Professional Practice, guest lecturer: cost benefit analysis - RMIT (2019; 2020; 2023)
- Cost benefit analyses:
 - Suburban Land Authority (ACT): Thoroughbred Park development options CBA (2023)
 - Urban Design in the Capital City Zone CBA – City of Melbourne (2019)
 - Economic Analysis of Apartment Design Policy – Department of Planning (WA) (2018)
 - Passenger Rail Improvements Economic Analysis – Greater Shepparton Council (2017)
 - Central City Built Form Review CBA (Amendment C270) – DELWP (2016)
 - Minimum greenfield densities CBA – DELWP (2016)
 - Better Apartments CBA – Dept of Environment Land Water and Planning (2016)
 - South Road Expressway Alignment Study – DIPTI (South Australia) (2015)