

URBAN GROWTH BOUNDARY REVIEW

Melbourne's rapid population growth requires a decisive, clear response from the Government that will:

- Create enough homes to meet the demands of our rapidly growing population;
- Ensure that infrastructure and services are ready to support communities as they grow;
- Support the transport needs of communities and businesses;
- Strengthen Melbourne's affordability and liveability;
- Protect our city's highly-valued open space and biodiversity; and
- Give people a wide choice of housing options.

Delivering Melbourne's newest sustainable communities is part of the Government's response to this growth. It integrates land-use and transport planning in Melbourne's growth areas to ensure that the land and infrastructure needed by new communities is available as they grow.

In response to the population projections outlined in *Victoria in Future 2008*, the Government released an update to *Melbourne 2030* in December 2008, called *Melbourne @ 5 million*. *Melbourne @ 5 million* outlines the implications of the population projections for Melbourne's future settlement pattern.

Over the next 20 years, an additional 600,000 dwellings will need to be accommodated in Melbourne, of which 316,000 dwellings are anticipated in the established areas and 284,000 dwellings are anticipated in the growth areas.

As part of *Melbourne @ 5 million*, the Government announced that four Investigation Areas in Melbourne's west, north and south-east growth areas would be analysed in detail to assess geographical and environmental constraints and land supply capabilities. This analysis has informed the proposed changes to the Urban Growth Boundary in each area.

The Investigation Areas were larger than required to provide for a meaningful consideration of constraints such as floodways and quarries:

- Total area of land in the Investigation Areas – 51,391 hectares.
- Minimum amount of land to accommodate the projected growth – 22,855 hectares.

Delivering Melbourne's newest sustainable communities outlines the proposed changes to the Urban Growth Boundary, which has taken into consideration:

- The principles and directions of *Melbourne 2030*;
- Land development opportunities and constraints;
- The potential for extension of urban areas to use infrastructure efficiently and add value to existing communities;
- Keeping most new development within 3 kilometres of existing, planned or potential high capacity public transport;
- Public consultation feedback received in early 2009;
- Future land requirements;
- The need to set aside land for public purposes such as environmental protection and transport; and
- The ability to create a clearly defined boundary to the metropolitan area.

FAST FACTS

- > The existing growth areas are not currently large enough to accommodate the projected population growth.
- > 41,663 hectares of land is proposed to be brought into the Urban Growth Boundary. Of this land:
 - 26,093 hectares is considered suitable for development, both residential and employment development.
 - 15,570 hectares is significantly constrained (e.g. affected by salinity, wildfire, flooding, quarries, power easements, biodiversity).

- > Of the land considered suitable for development, it is anticipated that about half of this area would be used for a range of purposes such as shopping centres, health facilities, schools, public infrastructure including main roads, and open space.
- > *Melbourne @ 5 million* anticipated that approximately 284,000 dwellings would need to be accommodated within the growth areas over the next 20 years.
- > The proposed changes allow for at least 20 years supply of land for dwellings and sufficient land for 10 years supply of broad acre industrial land, plus the proposed inter-modal freight and logistics facility near Beveridge.
- > All land within the proposed Urban Growth Boundary will undergo further detailed planning before any development can begin.
- > Most growth will be in the north and west of Melbourne.
- > A new Growth Areas Infrastructure Contribution is planned to apply to all land designated for urban development brought within the Urban Growth Boundary.

WHY IS THE GOVERNMENT CHANGING THE URBAN GROWTH BOUNDARY?

The Urban Growth Boundary is a tool used by the Government to help manage and locate growth close to transport corridors and services and stop unlimited sprawl. The Government has committed to changing the Urban Growth Boundary only in response to compelling circumstances including updated population forecasts, the development capacity of existing urban areas, longer term growth issues and transport investment requirements. With rapid population growth, assessments show the available greenfield supply is below the Government's policy threshold of supply and that a review of the Urban Growth Boundary is needed.

WHY NOT INCREASE HOUSING DENSITY IN EXISTING SUBURBS INSTEAD?

This is also important. Under the growth projections for Melbourne, 316,000 new dwellings will need to be accommodated in established suburbs over the next 20 years. The focus here is on locating more intense housing development in and around activity centres, along tram routes and the orbital bus routes on the Principal Public Transport Network, in areas close to train stations and on large redevelopment sites. More intensive development will also occur along major public transport services in the inner Melbourne area, like the tram network. These will provide significant opportunities for more affordable housing on 'market friendly' development sites.

However, to meet the demand created by Melbourne's growth and to maintain housing affordability, greenfield land supply is critical.

WHAT IS THE GROWTH AREAS INFRASTRUCTURE CONTRIBUTION?

This is a State charge on land brought into Melbourne's Urban Growth Boundary and zoned for urban development. It reflects a small portion of the significant increase in land values that occurs when changes to a planning scheme make land available for urban development. It will be used to offset the very substantial cost of providing infrastructure and services in growing areas. It is a once-only charge that applies at the time of a property transaction or is subject to development.

HOW CAN I FIND OUT IF MY PROPERTY IS INSIDE OR OUTSIDE THE PROPOSED URBAN GROWTH BOUNDARY?

A letter has been sent to all landowners and occupiers who are likely to be affected by the proposed changes advising them of the proposals and inviting them to seek more information and make a submission.

Maps of all areas affected by the proposed revised Urban Growth Boundary showing the location of property boundaries can be found on our website www.vic.gov.au/planningmelbourne. Information about the impact on specific properties is also available by calling **1800 090 789**.

WHAT WILL BE THE PLANNING PROCESS TO CHANGE THE URBAN GROWTH BOUNDARY?

The Victorian Government is now seeking public and community submissions about the proposed changes. All submissions will be considered before recommendations about amendments to planning schemes are provided to the Minister for Planning. An amendment to affected planning schemes is required to change the *Urban Growth Boundary*. Under the *Planning and Environment Act 1987*, the Minister for Planning is required to seek ratification by both Houses of Parliament of any change to the Urban Growth Boundary.



Further information about *Delivering Melbourne's newest sustainable communities*, including maps, reports, and details of public information open days and the submissions process is available at www.vic.gov.au/planningmelbourne or by calling **1800 090 789**.