



# FACTSHEET

## Melbourne @ 5 million

Melbourne's population is growing and will be home to five million people faster than previously anticipated.

*Melbourne @ 5 million* builds on the foundations of *Melbourne 2030* to create a refined settlement structure for the city.

Good planning will allow Melbourne to remain one of the world's most liveable cities as our population increases.

### Victoria in Future 2008

Melbourne's population will reach 5 million faster than previously anticipated. The growth is being driven by:

- High levels of natural increase (births)
- Comparatively low losses of population interstate
- Overseas migration.

*Victoria in Future 2008* is the Victorian Government's population and household projections based on the 2006 Census and other information from the Australian Bureau of Statistics. It projects that an additional 600,000 households will be needed in metropolitan Melbourne in the next 20 years.

### Melbourne @ 5 million

The *Melbourne 2030* planning update *Melbourne @ 5 Million* outlines the implications of the growth projections for Melbourne's future settlement pattern, and provides a context for the *Victorian Transport Plan*.

Major initiatives include:

### Six new Central Activities Districts

Six new designated Central Activities Districts will be the focus of a substantial proportion of future employment growth and public investment. Central Activities Districts will provide:

- Significant CBD-type jobs and commercial services
- A strong and diverse retail sector
- Specialised goods and services drawing on a large regional catchment
- Significant opportunities for housing redevelopment in and around these centres
- High levels of accessibility for walking, cycling, public transport or car by being located at junctions in the Principal Public Transport Network
- Vibrant centres of community activity with a range of public facilities.

Moving from one Central Activities District to a number of CBD like centres will reduce congestion and enable people to spend less time commuting to and from work and more time with their family.

The six new Central Activities Districts will be in Box Hill, Broadmeadows, Dandenong, Footscray, Frankston and Ringwood.

Employment corridors will support the Central Activities Districts by linking activity centres, universities, research and technology precincts, medical precincts, and areas with high employment. Three employment corridors will be given priority attention by the Government:

- Avalon Airport to Werribee, Melton, Melbourne Airport and Donnybrook;
- Caulfield to Dandenong; and
- Monash University to Box Hill, the Austin Hospital and Bell Street.

## **Investigation Areas and the Urban Growth Boundary**

Melbourne's Urban Growth Boundary will be expanded to accommodate an additional 134,000 dwellings and maintain housing affordability. Areas to be considered for inclusion within the growth areas will be called Investigation Areas and are extensions of the Melton-Caroline Springs, Wyndham, Hume, Whittlesea and Casey-Cardinia growth areas.

Before deciding on the exact location of the expanded Urban Growth Boundary, the Investigation Areas will be analysed in detail to assess geographical and environmental constraints and land supply capabilities to contribute to well-planned communities.

## **Growth Areas Infrastructure Contribution**

In 2005, *A Plan for Melbourne's Growth Areas* announced a requirement for a State infrastructure contribution to be paid by land owners in growth areas. The policy has been amended to make it simpler, fairer and charged at an earlier stage in the development cycle.

The Growth Areas Infrastructure Contribution will apply from December 2008 but take effect from 2009 following the passage of necessary legislation and the finalisation of the new Urban Growth Boundary. All landowners in the proposed Investigation Areas will be liable for the contribution - should they sell the land. If the land is not subsequently brought inside the Urban Growth Boundary, this liability will be removed.

The Growth Areas Infrastructure Contribution will be charged on a per hectare basis and will be incurred on the first property transaction on either the sale or subdivision of the land.

Land that was inside the Urban Growth Boundary before 2005 will have charges removed as a one-off affordability boost.

## **Growth and green wedges**

Green wedges are open landscapes that were set aside to conserve rural land and significant natural features and resources that lie between the growth areas of metropolitan Melbourne.

The area of green wedge land within the investigation areas identified in *Melbourne @ 5 million* is about 7 per cent of the total green wedge land. The final amount of green wedge land that will be brought within the boundary is likely to be much lower.

## **Managing growth and change in areas around Melbourne**

The area within 100km of Melbourne has strong ties to the Melbourne economy – for people and businesses in Melbourne and in support for local tourism, farming and other economic activities.

Pressure to develop land in these areas will grow as Melbourne's population grows. Growth in these areas needs to be carefully managed. A set of criteria will be developed to guide planning, which will build on work the Government is already doing with local governments in the area. Discussions will be held with local councils about the process, content and use of the guidelines in the planning system.

## **Planning for regional growth**

Regional Victoria will also continue to grow strongly and this growth needs to be planned. The projected growth of 477,000 people between 2006 and 2036 will mainly occur in Geelong, Ballarat, Bendigo, in areas near Melbourne, and in 'lifestyle' locations such as the coast, the Alps and along the Murray River. Through the Ministerial Taskforce on Regional Planning, the Government will develop a long-term blueprint for the sustainable growth of regional Victoria.