



FACTSHEET

Investigation areas and the Urban Growth Boundary

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.

Securing future supply of land

The Victorian Government has a commitment to provide a minimum 15 years greenfield land supply for Melbourne.

Due to faster than anticipated population growth, analysis shows current land supply has dropped below that minimum.

As part of *Melbourne @ 5 million*, the Government is taking action to ensure around 20 years land supply for metropolitan Melbourne. This means that the Urban Growth Boundary will need to be moved to include more land within it.

Areas to be considered for inclusion within the growth areas are designated Investigation Areas.

The Investigation Areas are larger than what is required to fulfil the Government's intention.

Land in the Investigation Areas may have a range of constraints, from floodways to quarries, or streams and wetlands that need protection. All of these place limits on land being developed for urban purposes.

The investigation into new growth areas will resolve a number of issues including land supply, ensuring well-planned communities with local employment, and the protection of environmental assets.

Melbourne west

Melton-Caroline Springs Growth Area

The investigation area is located between Melton township and Caroline Springs.

Decisions about the key transport infrastructure for this region in the future will have a strong influence on the structure of new communities as well as the location of land for new employment.

Wyndham Growth Area

The Wyndham investigation area is constrained by significant western grasslands classified as critically endangered by the Commonwealth.

Melbourne north

Hume-Mitchell-Whittlesea Growth Area

In Whittlesea, the focus of investigation will be on areas to the north of 'Epping North'. The native red gum forests will be among the issues considered.

In Hume, a major focus of investigation will be on areas in northern Hume and southern Mitchell Shire to take advantage of the existing road and rail corridors, and major opportunities for new employment.

Melbourne south east

Casey-Cardinia Growth Area

The investigation area identified south-east of Cranbourne is the last remaining area that can be sustainably developed in the Casey-Cardinia growth area.

Care must be taken to ensure that new areas can be developed with little or no detrimental impact on the water quality of Western Port.

Growth Area Planning

Detailed planning for each growth area in 2009 will determine the precise changes to the Urban Growth Boundary.

To determine the new Urban Growth Boundary, the studies will focus on the potential for areas to accommodate future urban development. This will be based on an examination of land capability, infrastructure opportunities, environmental constraints and a broad understanding of urban development opportunities (particularly public transport delivery) in the growth areas.

The Government will begin the investigations in early 2009 with changes to the Urban Growth Boundary to occur later in the year.

Frequently asked questions

How will I know if my property is in an Investigation Area?

Maps of all investigation areas including the location of property boundaries are on the Department of Planning and Community Development website at www.dpcd.vic.gov.au/melbourne_2030

What if I don't want my property to be within the Urban Growth Boundary?

There will be an opportunity for you to make a submission to the Growth Areas Authority. Please check www.gaa.vic.gov.au for the exact timetable.

Why is the Government changing the Urban Growth Boundary?

Melbourne 2030, the Government's strategy for managing growth and change in metropolitan Melbourne was released in 2002.

Melbourne 2030 outlined that the Urban Growth Boundary is a tool to be used by the Government to help manage growth and to stop unlimited sprawl by keeping growth in five designated 'growth areas'.

The Urban Growth Boundary is to be moved only to ensure enough land supply within the growth areas.

The Government has a commitment to a minimum of 15 years greenfield land supply.

The current level of land supply has dropped below that minimum due to faster rates of growth than anticipated in 2005.

The intent is for enough land to be brought within the Urban Growth Boundary to provide for around 20 years of land supply to meet the new growth projections.

This change is also important to maintain Melbourne's relative affordability.

Melbourne @ 5 million also makes it clear that a very substantial number of new dwellings will need to be built within the established areas.