

4. MANAGING URBAN GROWTH AND CHANGE

Rapidly changing demographics, shifting global markets and the indiscriminate impacts of climate change all make planning for all of Melbourne a significant and ongoing challenge. Good planning policies can help keep new and established communities strong, healthy and safe in the face of significant change.

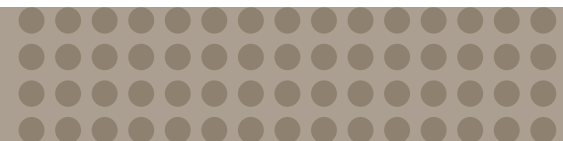
Strong communities are those that are welcoming and diverse and provide opportunities for residents to participate in a broad range of activities and be involved in the decisions that affect them. Strong communities also have the facilities and essential infrastructure they need to provide access to jobs, opportunities for people to age in place, and a range of well-located and affordable housing choices.

Good urban planning is required to provide sufficient areas for residential and employment growth in both new and established areas. The quality and sustainability of development in Growth Areas must continue to improve, while change must be carefully managed in established suburbs to retain and enhance Melbourne's highly valued liveability.

The Government generally accepts the recommendations of the AEG regarding the management of urban growth and change, and will address them through a range of actions.

The Audit has indicated a clear need to:

- ▶ Protect neighbourhood amenity and increase certainty about the scale, location and form of future development in established residential areas.
- ▶ Provide for more new housing close to existing public transport, shops and jobs in response to higher growth, climate change and the growing importance of sustainable transport and housing affordability issues.
- ▶ Improve planning and development approvals processes in activity centres and strategic redevelopment sites.
- ▶ Make the best use of land and improve housing choices in Growth Areas by increasing diversity of housing types, and planning in a more coordinated way for new services, facilities and open space in new communities.
- ▶ Retain the Urban Growth Boundary as a growth management tool, while continuing to maintain a long-term supply of development land.
- ▶ Plan for growth in regional areas around Melbourne.
- ▶ Provide ongoing protection of environmental values of Melbourne's Green Wedges, while fostering appropriate economic uses.
- ▶ Improve planning support for economic development and maintain land for current and future employment in established areas and Growth Areas.
- ▶ Ensure residential aged care facilities can be developed more easily, responding to rapidly changing demographics including the ageing population.
- ▶ Reform Victoria's statutory planning system to support effective delivery of strategic policy, reduce complexity and increase certainty.

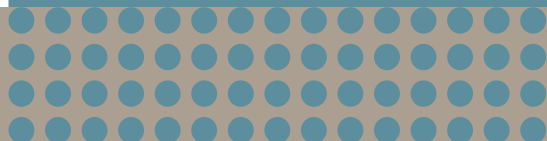


MANAGING URBAN GROWTH AND CHANGE

PRIORITY ACTIONS AT A GLANCE

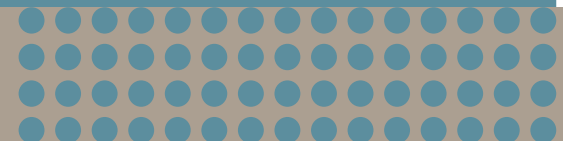
The Government will:

- ▶ Support councils to plan for future community needs, by working with councils to develop clear requirements for the amount and diversity of housing needed in each municipality, taking into account the capacity of each area to accommodate growth and protect neighbourhood amenity and the character of streets.
- ▶ Work in partnership with councils to implement the new residential zones, with extensive community engagement, to increase certainty for communities and developers about the location of future housing.
- ▶ Provide an additional \$27.3 million to expand the \$400 million Transit Cities program to revitalise suburban centres by creating affordable housing close to public transport and improved access to jobs.
- ▶ Introduce a new Activity Centre Zone and simple Development Frameworks to provide greater certainty for communities and developers about the scale of development, public realm improvements, land uses, and to identify the boundaries of Activity Centres.
- ▶ Work with inner city councils to agree on priority actions for the next five years to implement the *Inner Melbourne Action Plan* to strengthen the liveability, attractiveness and prosperity of inner Melbourne.
- ▶ Continue to streamline planning processes in Growth Areas to fast-track residential development and reduce cost to developers and homeowners.



MANAGING URBAN GROWTH AND CHANGE *PRIORITY ACTIONS AT A GLANCE*

- ▶ Continue to ensure up to 25 years of land supply for future urban growth (with a minimum of 15 years) in areas that are served by major transport infrastructure and close to employment opportunities.
- ▶ Maintain the UGB and consider the timing of future UGB changes on the basis of updated forecasts, the development capacity of existing urban areas, longer-term urban growth issues (including future economic and employment opportunities) and transport investment requirements.
- ▶ Work with the Commonwealth Government on the development of a new *National Affordable Housing Agreement* and build the capacity of the not-for-profit, social housing sector to provide more affordable housing opportunities for Victorians.
- ▶ Finalise the *Retail Policy Review* guiding the planning, development and investment of retail activity and begin implementation in 2009, in consultation with the local government sector and stakeholders.
- ▶ Continue to accelerate development in Geelong through fast-tracking planning for the Armstrong Creek growth area and investing an additional \$32.4 million over 4 years in central Geelong.
- ▶ Continue to work with councils to develop strategic plans that integrate planning for land-use, transport, economic development and community planning for rural and regional Victoria in order to better manage growth.
- ▶ Ensure that the importance of providing for aged care facilities is reflected in land-use planning strategies.



Providing for housing close to public transport, shops and jobs

Related AEG Recommendation

The Government's commitments and directions in *Planning for all of Melbourne* address and respond to this recommendation from the independent *Melbourne 2030* Audit Expert Group.

The established suburbs (AEG Recommendation 3.2.4)

That the State Government gives a high priority to encouraging new residential development in the established suburbs of Melbourne, while maintaining their liveability.

This can be assisted by:

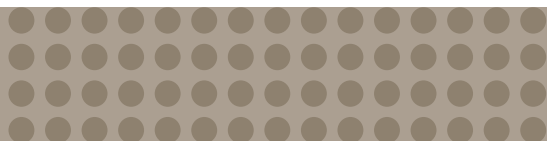
- Establishing household growth targets for each municipality, in collaboration with local government and communities.
- Finalising and introducing the residential zones to provide greater certainty concerning anticipated built form outcomes and the degree of change likely in established areas.
- Assisting local government to identify 'substantial change', 'incremental change' and 'limited change' areas, in consultation with communities.
- Improving open space provision and services in line with population increases.

Encouraging more housing in locations close to public transport and other services has long been bipartisan planning policy. This will remain important if the housing needs of new and existing Melburnians are to be met in a sustainable way, and to reduce pressure for development in areas with constraints such as heritage, special vegetation or which are remote from infrastructure.

The Government accepts the advice of the AEG that "it is not unrealistic for planning schemes to provide more choice of housing and maintain liveable neighbourhoods." This will, however, require careful planning by councils, in consultation with communities and stakeholders.

Support councils to plan for future community needs

Councils and the State Government have a shared responsibility to plan for future community needs. The State Government's role is to set the overall vision, to support councils by providing clearer policy guidance for local planning, and then to streamline approval processes once community engagement has occurred.



Setting clearer requirements for the amount and diversity of housing growth in each municipality will ensure that all areas accommodate the future needs of their local communities and a fair share of Melbourne's future growth. This will assist councils and communities to effectively plan and support a more competitive housing market, and in turn contribute to improved housing affordability.

The Government will:

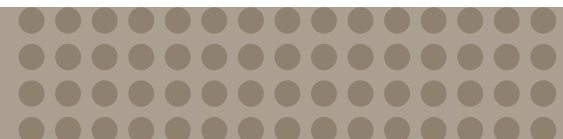
- ▶ Support councils to plan for future community needs, by developing clear requirements for the amount and diversity of housing needed in each municipality, taking into account the capacity of each area to accommodate growth and the protection of neighbourhood amenity and the character of streets.
- ▶ Provide clearer guidelines for municipal strategic planning, including the need for housing to be diverse, affordable and close to public transport.

Housing growth requirements will:

- ▶ Be developed in consultation with councils.
- ▶ Take account of up to date forecasts of housing need and the capacity of each area to accommodate growth.
- ▶ Inform future reviews of Municipal Strategic Statements, local planning schemes and planning for activity centres and strategic redevelopment sites.
- ▶ Play a key role in the application of the new residential zones, as the primary mechanism to increase certainty about the scale, location and form of residential development. In applying the new residential zones, future housing needs in each municipality will need to be provided for.

The Government will:

- ▶ Work in partnership with councils to implement the new residential zones, with extensive community engagement, to increase certainty for communities and developers about the location of future housing.



Activity Centres and strategic redevelopment sites

Related AEG Recommendations

The Government's commitments and directions in *Planning for all of Melbourne* address and respond to these recommendations from the independent *Melbourne 2030* Audit Expert Group.

Metropolitan activity centres (AEG Recommendation 3.2.3)

That the State Government establishes a new entity or new administrative arrangements to facilitate the rapid and focused development of a small number of selected principal or major activity centres and the metropolitan Transit Cities, and considers revised planning responsibilities for these centres.

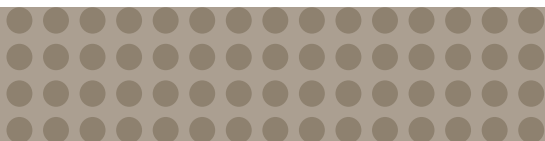
That the State Government provides continued financial support and expert assistance to local government for planning and development of other principal and major activity centres, along with neighbourhood activity centres.

Principal and Major Activity Centres as well as other large, well located strategic redevelopment sites, are the intended focus of major change. They need to accommodate significant levels of residential development, to help take the pressure off more established residential areas. They need also to provide locations for jobs and services easily accessible to surrounding populations by public transport, walking and cycling.

The Government accepts the advice of the AEG to focus resources in a more targeted way on a small number of Principal and Major Activity Centres and designated Transit Cities.

The Government will:

- ▶ Provide an additional \$27.3 million to expand the \$400 million Transit Cities program to revitalise suburban centres by creating affordable housing close to public transport and improved access to jobs.
- ▶ Prioritise other targeted assistance to Activity Centres that have high development potential and are 'market ready'.
- ▶ Introduce a new Activity Centre Zone and simple Development Frameworks to provide greater certainty for communities and developers about the scale of development, public realm improvements, land uses and to identify the boundaries of Activity Centres.
- ▶ Release a new *Planning Practice Note for Activity Centre Structure Planning* in 2008 to make structure plans more concise and ensure more effective community engagement.



Currently, a wide mix of zones are routinely used in Activity Centres that provide for different uses and varying levels of notice and review rights. Overlays are also imposed on top of zones including heritage overlays, design development overlays, development plan overlays, significant building overlays and development contribution plans.

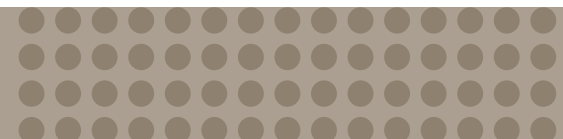
To simplify planning in centres, the Government proposes a new flexible Activity Centre Zone, accompanied by a Development Framework fully tailored to each centre.

The explicit purpose of the Activity Centre Zone will be to implement activity centre policy and encourage a wide mix of uses and developments. Development Frameworks will be based on individual structure plans which have been developed with high levels of community input.

The Government expects Development Frameworks will specify the boundary of the centre, any sub-precincts, opportunities for improvements to the public realm, and provide direction on the scale, including height, of future development appropriate to individual centres. In introducing the new Activity Centre Zone and Development Frameworks into planning schemes, the priority will be the 26 Principal Activity Centres (which include Transit Cities).

Although the focus in the short-term will be on facilitating development in Principal Activity Centres and Transit Cities, ongoing support will be provided for councils to develop the wider network of activity centres. This will be achieved through programs such as the \$13.5 million *Creating Better Places* program and the \$3 million *Expert Assistance Program*, as well as assistance with development facilitation from the Priority Development Panel and other Government resources.

Neighbourhood activity centres also provide more modest opportunities for housing and commercial growth. There are around 900 neighbourhood centres in Melbourne, many of which are served by public transport and local convenience shops, reducing the need for travel and allowing shorter car trips. In most centres, three to four storey development could be accommodated, except where more significant 'one-off' development opportunities or local constraints require a different approach.



The Inner Melbourne Region

Related AEG Recommendations

The Government's commitments and directions in *Planning for all of Melbourne* address and respond to these recommendations from the independent *Melbourne 2030* Audit Expert Group.

Central and inner Melbourne (AEG Recommendation 3.2.2)

That the State Government places a high priority on resourcing the planning, infrastructure and community services necessary to improve the jobs–housing balance within inner Melbourne.

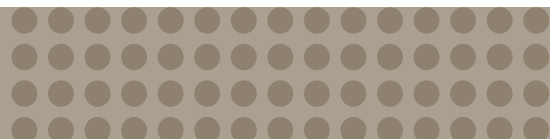
That the State Government develops a strong partnership with the inner Melbourne councils to provide financial support and coordination to assist them to implement the *Inner Melbourne Action Plan*, including the proposal to accommodate more than 90,000 additional dwellings in inner Melbourne by 2030.

As evidenced by the planning work undertaken by inner regional councils to plan for growth, inner Melbourne has the capacity to accommodate significant housing and commercial growth.

The State Government is working in partnership with inner region councils to advance the *Inner Melbourne Action Plan*. This was developed by the inner region councils and is a model for regional cooperation among councils. Departments are working on a range of inner region planning, transport and water projects to improve the liveability of inner Melbourne.

The Government will:

- ▶ Work with inner region councils to agree on priority actions for the next five years to implement the *Inner Melbourne Action Plan* to strengthen the liveability, attractiveness and prosperity of inner Melbourne.



Planning and servicing new communities in Growth Areas

Related AEG Recommendation

The Government's commitments and directions in *Planning for all of Melbourne* address and respond to this recommendation from the independent *Melbourne 2030* Audit Expert Group.

Growth Area planning (AEG Recommendation 3.2.5)

Ensure that Growth Area planning delivers sustainable new communities that can support public transport, minimise car dependence, provide local employment opportunities and conserve scarce resources such as water and energy.

Achieving this aim will be assisted by:

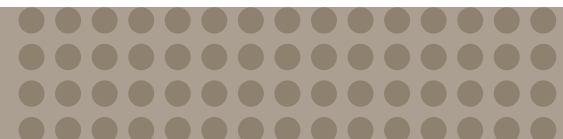
- Substantially increasing overall residential densities in growth areas.
- Providing greater variety in lot sizes and dwelling types.

Developing environmentally, economically, and socially sustainable new communities in Melbourne's five designated Growth Areas is a high priority and has involved substantial effort in the first five years of *Melbourne 2030*.

Development at the fringe of Melbourne will continue to be significant even with an increase in the amount of growth accommodated in established areas. Greater diversity of housing and more dwellings per hectare of land are being delivered by the development industry in response to changes in market demand. These trends will be further encouraged to provide greater housing choice, make better use of land within the UGB and assist in the provision of new transport and services.

The Government expects the number of dwellings per hectare of new development in Growth Areas will continue to increase. For precincts which are currently being planned the aim should be to achieve an average of 15 dwellings per hectare (net). Precinct Structure Plans will be expected to demonstrate that they have made provision for a variety of housing types and for future increases in housing diversity as new communities mature and additional housing choices are required.

The Growth Areas Authority (GAA) was established in 2006 to facilitate integrated planning for new communities and the more timely delivery of infrastructure and services. The GAA is overseeing a new, more streamlined planning process that will cut the time it takes to prepare land for development by more than 12 months. It includes rezoning land to a new Urban Growth Zone and improving the quality of strategic planning for infrastructure, jobs and housing choice in 37 new communities.



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The Government will:

- ▶ Direct the Growth Areas Authority to ensure that all 37 Precinct Structure Plans currently being developed for land within the UGB are completed within the next four years.
- ▶ Direct the Growth Areas Authority, jointly with the Department of Planning and Community Development, to conduct an independent land capability assessment to establish more precisely the actual amount of land that is developable, and which would be reflected in the annual report of the *Urban Development Program*.
- ▶ Continue to streamline planning processes in Growth Areas to fast-track residential and commercial/industrial development and reduce cost to developers and homeowners.
- ▶ Strengthen *Precinct Structure Planning Guidelines* to improve the quality of new developments and include investment plans for supporting infrastructure to be delivered in step with development.
- ▶ In Growth Areas, encourage councils and government agencies to prioritise infrastructure to support development.

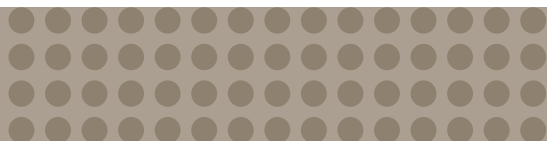
Housing affordability

Housing affordability, whether buying or renting, has generally declined across Australia in the last nine years. The drivers of decreasing housing affordability include increased demand for housing, easily accessible finance and strong growth in disposable incomes. The State Government's ability to affect housing affordability outcomes is limited but important. The main areas of State Government contribution include effective management of land supply, planning system efficiency, timely information on housing demand and supply, and investment in social housing.

Land supply and the Urban Growth Boundary

The Urban Growth Boundary (UGB) was introduced in 2002 as an urban management tool to help manage the outward growth of Melbourne. The Government accepts the advice of the AEG that the UGB should be maintained, and only be altered when compelling circumstances arise.

Maintaining land supply in Melbourne's Growth Areas has been an important factor in keeping Melbourne's housing relatively affordable, compared to most other mainland capital cities. Land as a proportion of new house and land price remains lower in Melbourne than for Australia's five largest cities and has remained relatively stable. The most affordable housing in Melbourne is still located on the fringe and adjoining suburbs.



Related AEG Recommendation

The Government's commitments and directions in *Planning for all of Melbourne* address and respond to this recommendation from the independent *Melbourne 2030* Audit Expert Group.

3.2.6 The Urban Growth Boundary

Retain and strengthen the Urban Growth Boundary, while ensuring that an appropriate supply of development land is maintained over time in Growth Areas.

This can be achieved through:

- Maintaining the UGB without alteration for at least the next five years, unless compelling circumstances arise.
- Developing a clear and transparent process for future reviews of the UGB.
- Ensuring that infrastructure providers can identify long-term requirements, beyond the current planning horizon.
- Reviewing the application of the Native Vegetation Framework within the UGB to ensure that it is not impacting adversely on achievement of 'compact city' objectives and the supply of development land within the boundary.

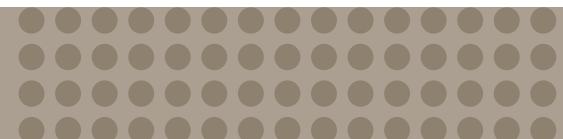
Increases in population forecasts and demand from increasing numbers of households will put pressure on the existing land supply. DPCD is preparing revised *Victoria in Future* (VIF) population projections based on the 2006 Census and current trends in population growth and land supply and demand. This is due to be completed later in 2008.

The Government will:

- ▶ Continue to ensure up to 25 years of land supply for future urban growth (with a minimum of 15 years) in areas that are served by major transport infrastructure and close to employment opportunities.
- ▶ Maintain the UGB and consider the timing of future UGB changes on the basis of updated forecasts, the development capacity of existing urban areas, longer-term urban growth issues (including future economic and employment opportunities) and transport investment requirements.

As recommended by the AEG, any changes to the UGB in Growth Areas need to be consistent with *Melbourne 2030* planning principles and ensure that:

- ▶ Long-term infrastructure requirements can be met.



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- ▶ Changes respond to the *Melbourne 2030* objectives for the efficient management and provision of land supply, focus outward growth into corridors best served by transport and infrastructure, protect environmental and economic assets in green wedges, and are likely to have a positive influence on housing affordability.

Planning reforms

An efficient statutory planning system is an important factor of housing affordability. Improving access to zoned land supplies and reducing unnecessary delays for development, can keep downward pressure on house and land prices.

The Government's streamlining of planning processes for residential development in Growth Areas, improved Activity Centre planning, and designated areas for change in established areas, will help maintain a competitive housing market and protect Melbourne's affordability advantage over other capital cities.

Information

Councils play an important role in providing for housing diversity and affordability. Government will support Councils in developing effective local housing strategies based on accurate information. An important contribution to monitoring of housing trends is the Government's *Urban Development Program*.

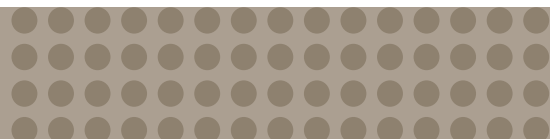
The Government will:

- ▶ Continue to support planning for affordable housing in local communities by providing councils with information and policy advice about housing trends and data on housing affordability.

Social housing

Public and community-managed social housing plays an important role in providing affordable housing to low income and disadvantaged Victorians.

Over the period 2002-2007 the Victorian Government has committed capital investments of more than \$1.4 billion in social housing. A further \$510 million was invested in the 2007-2008 State Budget. The Government has also established new Housing Associations to help increase the supply of affordable housing through property development, property management and tenancy support. There are now seven registered Housing Associations undertaking this work.



Related AEG Recommendation

The Government's commitments and directions in *Planning for all of Melbourne* address and respond to this recommendation from the independent *Melbourne 2030* Audit Expert Group.

Affordable Housing (AEG Recommendation 6)

That the State Government, in consultation with local governments, the development industry, and other stakeholders, establishes targets for social housing assistance and prepares a multi-sector funding strategy to engage the Commonwealth Government in addressing housing affordability.

Associated actions include:

- Victoria actively participating in developing a national framework for action on affordable housing – taking advantage of the incoming Commonwealth Government's declared commitment to social inclusion.
- Setting and monitoring targets for housing assistance at local and metropolitan levels.
- Investigating, prioritising and implementing mechanisms to mitigate the increase in housing costs, with consideration given to the use of 'inclusionary zoning' to provide a component of affordable housing in new developments.
- Enhancing the capacity of not-for-profit and cooperative housing associations to deliver and manage affordable housing.

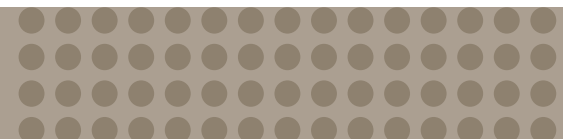
The Government will:

- ▶ Provide funding during 2008-09 to purchase or construct new public housing properties, predominately in Transit Cities, and to purchase land in Transit Cities for development by Housing Associations to deliver new affordable homes.

Commonwealth – State collaboration

Tackling the issue of housing affordability requires coordinated action between State and Commonwealth governments. The Victorian Government will join with other states and territories to:

- ▶ Negotiate a new *National Affordable Housing Agreement* with the Commonwealth Government.
- ▶ Work with the Commonwealth Government to progress new strategies to improve housing affordability, including the new *National Rental Affordability Scheme* and the *Housing Affordability Fund*.



Supporting economic growth and local jobs

Related AEG Recommendation

The Government's commitments and directions in *Planning for all of Melbourne* address and respond to this recommendation from the independent *Melbourne 2030* Audit Expert Group.

Encouraging a diverse economy (AEG Recommendation 3.2.1)

That the State Government develops a metropolitan economic development and employment strategy to support *Melbourne 2030* and improve the range of employment opportunities available across the metropolitan area.

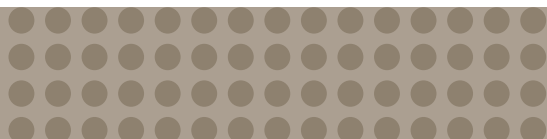
Important considerations include:

- The future location of Government employment in metropolitan Melbourne and its potential to stimulate development of key activity centres.
- Opportunities to encourage the private sector to provide for office-based jobs in activity centres.
- The potential to reduce the pressure on the transport system by developing new employment concentrations in or close to centres on the Principal Public Transport Network.
- The need to improve equity of access to a range of employment opportunities.
- Retention of appropriate land in inner Melbourne to cater for new industrial, service and employment uses.
- Review of industrial and business zones to ensure that they cater effectively for high technology activities that may combine office uses and manufacturing.

The Government's Economic Statement, *Victoria: Leading the Way*, provides an economic development framework with actions to drive new investment, stimulate the creation of new jobs, lower costs and support increased exports. The Audit has highlighted a need to better understand the changing nature of economic activity and improve forecasting of future employment patterns and distributions. The challenge is to create an environment for continued jobs growth given Melbourne's accelerated population growth and the changing nature of economic activity.

The Government will:

- ▶ Provide for future employment land in Growth Areas and established areas to support economic growth and provide for jobs closer to where people live. This will be done through precinct structure planning, activity centre planning, and planning for housing growth, noting the particular pressures on employment land in inner Melbourne.



- ▶ Work with councils to finalise structure planning for Specialised Activity Centres and ensure the protection of their special economic functions as the highest priority.
- ▶ Undertake land-use analysis and planning policy development leading to a review of planning schemes to ensure they reflect emerging economic activity and needs.
- ▶ Ensure that State significant industrial areas can grow to provide for Melbourne's future industrial needs.
- ▶ Finalise the *Retail Policy Review* guiding the planning, development and investment of retail activity and begin implementation in 2009, in consultation with the local government sector and stakeholders.

Growth outside the existing metropolitan urban area

Green Wedges

Related AEG Recommendation

The Government's commitments and directions in *Planning for all of Melbourne* address and respond to this recommendation from the independent *Melbourne 2030* Audit Expert Group.

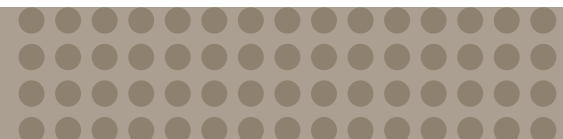
Green wedges (AEG Recommendation 5.2)

That the State Government gives higher priority to enhancing the contribution of green wedges to the sustainability and liveability of Melbourne.

Means by which this can be achieved include:

- In implementing the Green Wedge Management Plans, ensure that controls on the use of land recognise the inherent differences in the nature and capability of land within each green wedge.
- Developing appropriate incentives and programs of assistance to landowners to manage and maintain this important metropolitan resource.
- Ensuring that tourist and recreational developments in green wedges are only approved where they support *Melbourne 2030*.

The Government introduced world-first legislation to protect Melbourne's green wedges and is working with councils and other agencies to complete management plans for Melbourne's 12 Green Wedges.



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It is important to build a clear understanding of the values and roles of each green wedge area and recommend management priorities and techniques for their sustainable use and protection.

The Government will:

- ▶ Allocate additional resources to complete the 12 Green Wedge Management Plans within agreed timeframes and reach an appropriate balance between central coordination and resourcing and local input. An additional \$0.7 million over 2 years has been allocated from 2008-09.
- ▶ Ensure planning scheme controls continue to deliver the intent of Green Wedge policy.
- ▶ Establish a high-level whole-of-Government mechanism to help clarify management priorities of departments and agencies and to coordinate implementation actions for each Green Wedge.

Growth beyond Melbourne

Related AEG Recommendation

The Government's commitments and directions in *Planning for all of Melbourne* address and respond to this recommendation from the independent *Melbourne 2030* Audit Expert Group.

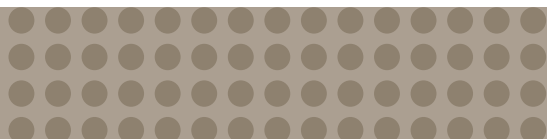
Networks with the regional cities (AEG Recommendation 3.2.7)

That the Victorian Government initiate, with some urgency, discussion with the Commonwealth and other state governments regarding the need for developing a long term national urban development strategy, in order to address the challenges faced by both capital and provincial cities.

This could be introduced through the regular meetings of the Council of Australian Governments (COAG).

Regional Victoria has grown strongly in recent years with the highest growth focused on Geelong, Ballarat, Bendigo and Latrobe Valley. These cities, particularly Geelong, are experiencing accelerated growth demand, putting pressure on land supply and housing affordability. The Government acknowledges the need to assist councils in planning for and managing that growth.

A further strategic planning priority is to work with councils on the periphery of Melbourne (the 'peri-urban' region) where there is growing pressure to manage growth and development sustainably.



The Government will:

- ▶ Accelerate development in Geelong through fast-tracking planning for the Armstrong Creek growth area and investing an additional \$32.4 million over 4 years in central Geelong.
- ▶ Continue to support regional Transit Cities and urban renewal project initiatives.
- ▶ Continue to work with councils to develop strategic regional plans that integrate planning for land use, transport, economic development and community planning for rural and regional Victoria in order to better manage growth.

Building stronger, healthier and safer communities

Open Space

As Melbourne's population grows it is essential that adequate space is available for sport and active and passive recreation close to where people live. Adequate, well located and useable open space is required for recreation, conservation and catchment management in all new communities.

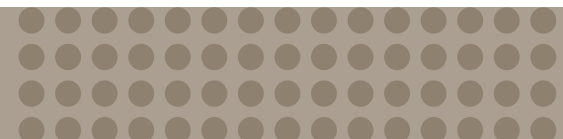
The Government will:

- ▶ Direct the Growth Areas Authority, working with councils, Sport and Recreation Victoria, Parks Victoria, Melbourne Water and the Department of Sustainability and Environment, to develop open space plans for each Growth Area, including the opportunity for multiple uses of undeveloped land.
- ▶ Actively encourage shared ovals between schools and local communities.
- ▶ Provide clearer guidance in planning schemes for the quantity and quality of open space.

Co-location and multi-use services and infrastructure

Co-location of services and infrastructure allows more people to benefit from community assets.

The Government is improving planning of multi-use community facilities (such as children's services, schools, community health centres) in both established and Growth Areas. This will lead to better quality and a better range of community facilities, and more flexibility to provide for changes in demand as communities grow.



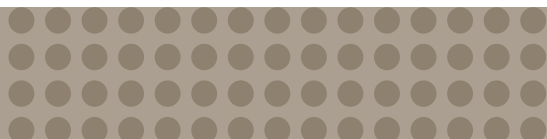
MANAGING URBAN GROWTH AND CHANGE

Through the *Metropolitan Health Strategy*, the Government is also investigating how to better address health issues and gaps, including services and infrastructure, better integrated planning and new delivery models. Pilot projects have been started in the North and West and Southern Metropolitan Health regions.

As our population ages, services will be needed in both new and established areas for older Victorians to know they will be cared for close to their local community.

The Government will also:

- ▶ Ensure an appropriate area of land is set aside for education that is co-located with public open space and community activity centres in planning for Growth Areas to provide a focal point for new communities.
- ▶ Pursue co-location and shared use of facilities at existing schools in established areas as part of the modernisation of every Victorian school.
- ▶ Publish guidelines on shared use facilities to assist schools and councils and consider an online *Community Infrastructure Directory* that identifies the location of community infrastructure.
- ▶ Ensure that the importance of providing for aged care facilities is reflected in land use planning strategies.



Planning reform initiatives

Continuous improvement of the planning system is needed as new issues emerge, technology changes and policy changes in response to economic, demographic, environmental and social trends.

Making local policy stronger

In early 2007, the Government set up an expert working group to recommend improvements in the operation of local planning policy. The group found that while Victoria's planning system overall is robust, policy in planning schemes has become complicated and unclear. Implementation of priority actions from the *Making local policy stronger* report is now occurring through:

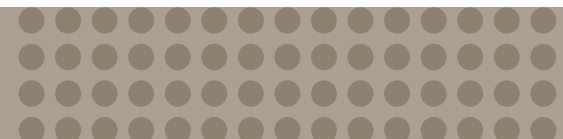
- ▶ The release in February 2008 of a discussion paper on the new residential zones.
- ▶ The appointment of an expert group to oversee the process of revising the *State Planning Policy Framework*.
- ▶ The establishment of a Planning Policy Technical Committee to provide support, resources and assistance to councils to make local policy stronger.
- ▶ A pilot restructure of the *Local Planning Policy Framework* with 15 volunteer councils.

Cutting Red Tape in Planning

The Government will implement the remaining recommendations from the *Cutting Red Tape in Planning* report, with an expert Panel to review the *Planning and Environment Act 1987* and report back by the end of 2008 with a view to having a new Act ready for presentation to Parliament in 2009.

The Government will:

- ▶ Make policy more relevant to local decision-making and make it easier to write, implement and review local planning policies.
- ▶ Review the *Planning and Environment Act 1987* to streamline Growth Area planning processes and strengthen certainty and timeliness.



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