



## PREMIER'S message

Melbourne's continuing prosperity and growth is a sure sign that we live in one of the world's great cities. Our reputation as a great place to live, work and raise a family is the envy of cities worldwide.

Backed by a strong economy, the cost of living and doing business in Melbourne is lower than almost any other city of a similar size.

It is expected that over the next 25 years up to 220,000 houses will be built in Melbourne's growth areas. This will provide a significant boost for Victoria's housing construction industry, creating more jobs, development and investment activity.

*A plan for Melbourne's growth areas* will create employment opportunities closer to where people live. On current trends, jobs in these areas are expected to increase to 320,000 over the next 25 years. With the policies and strategies outlined in this plan, that number could increase to in excess of 400,000.

Victoria's healthy economic climate has contributed to Melbourne being the nation's leading research and manufacturing centre. Manufacturing is continuing to grow despite international competition, and a wide range of industries such as advanced automotive manufacturing, higher education, biotechnology and financial services choose to locate here. And our important trade gateways – the Port of Melbourne and Melbourne Airport – will keep our city internationally competitive and globally connected.

With a strong and competitive economic environment, Melbourne will continue to grow – but it is also a city that is committed to giving everyone a fair go. We want to make sure that everyone can share the opportunities that increased prosperity and growth can bring

– this plan will ensure that these opportunities are as available in the future as they are today.

*A plan for Melbourne's growth areas* responds to the challenge of providing new infrastructure and services to meet the needs of new communities over 25 years. The government will continue to build on its record of infrastructure. This plan will also ensure that developers make a fair contribution to providing better and more timely infrastructure for their developments in Melbourne's growth areas.

I thank everyone who has taken the time to contribute to this policy statement, through the *Melbourne 2030* Smart Growth Committee community workshops and consultations.

Your work has made an important contribution to maintaining Melbourne's place as one of the world's great cities.

*A plan for Melbourne's growth areas* is part of our *Growing Victoria Together* vision that balances economic, social and environmental goals, so that our children will enjoy an even better quality of life in the future.

Steve Bracks, MP  
Premier of Victoria

MINISTER  
FOR  
PLANNING'S  
foreword



The quality of life Melburnians enjoy today is in large part due to more than a century of good planning.

Informed by significant community input, the Bracks Government is building on past achievements.

*A plan for Melbourne's growth areas* involves a new and more strategic approach to development in Melbourne's growth areas. The plan covers residential, commercial and industrial land uses, parks and open spaces, the good design of new communities and the staging of land release so services and infrastructure can be provided in a more timely way to new communities.

Importantly, the adequate availability of land will protect housing affordability and ensure Melbourne retains its competitive edge over Brisbane and Sydney.

*A plan for Melbourne's growth areas* is a new approach to the way we manage long-term planning for our growth areas, providing homeowners, property developers, businesses and investors with greater certainty and confidence about the future.

The plan will ensure communities in Melbourne's five 'growth areas' - Casey-Cardinia, Hume, Melton-Caroline Springs, Whittlesea and Wyndham - will have better access to services, transport, jobs, shops, open spaces and recreation facilities in the future.

The plan:

- amends the urban growth boundary to release more land for future housing and employment growth for at least the next 25 years
- proposes a new Growth Areas Authority to work in partnership with local councils, the community, developers and infrastructure providers to ensure effective

coordination of growth area planning, infrastructure and service provision

- delivers services and infrastructure earlier, through improvements to existing Development Contribution Plan arrangements and a strengthened partnership with developers and councils
- supports the development of more local jobs by providing employment and land in the right places and through regional employment strategies
- puts in place growth area plans to guide the long-term development of each area
- will create well-designed neighbourhoods that provide more lifestyle and housing choices, parks and sporting grounds through coordinated planning of new communities by councils, developers and infrastructure agencies.

The plan strikes a sensible balance between managing growth, protecting the environment and ensuring the home building industry continues to provide competitively priced affordable housing.

This plan and the changes to the urban growth boundary are the result of extensive consultations over the past two years. I thank everyone who has been involved in helping to put this plan together, particularly the Smart Growth Committees.

Minister for Planning

## a plan for melbourne's growth areas

*A plan for Melbourne's growth areas* describes how growth will be managed and how more affordable housing choices and jobs will be created in Casey-Cardinia, Hume, Melton-Caroline Springs, Whittlesea and Wyndham, the five growth areas that have attracted significant growth to date and will continue to attract a substantial share of future growth.

Over the next 25 years, *Melbourne 2030* aims to accommodate a larger share of new households in the established metropolitan area. Although it is expected there will be a gradual decline in the overall share of new households locating to the growth areas, from around 40 per cent to around 30 per cent, substantial future growth will still occur and will require a new approach to planning and coordination. How we manage this growth will determine the quality of life that families enjoy in the future.

To meet the needs of people in growth areas in the future, new developments are expected to achieve higher standards with regard to neighbourhood design, public transport accessibility, environmental sustainability and housing yields, choice and affordability.



### melbourne's growth areas



A plan for Melbourne's growth areas includes a number of important components to better manage growth in these areas, including:

1. the release of new land to protect housing affordability and provide adequate land for industrial uses and employment creation over the next 25 years and beyond
2. long-term plans in each of the five growth areas to provide certainty about the direction of future growth
3. a new Growth Areas Authority that will help streamline processes and support councils, developers and the community to ensure new neighbourhoods are well planned and that new communities receive the services and infrastructure they need sooner
4. a new partnership approach to infrastructure provision that builds on existing arrangements and ensures that developers in growth areas provide a fair contribution towards the provision of infrastructure.

This approach will ensure that:

- Melbourne retains its competitive edge when it comes to housing affordability and retains its position as one of the world's greatest places to live, work and do business
- enough land is released to allow business and industry to plan for the longer term, and will provide more opportunities to locate close to transport, workers and consumers
- people have affordable choices about housing and where to live
- new communities are designed to promote safe and healthy community and family life
- infrastructure and services are provided sooner.

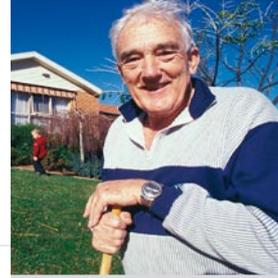


## a better place to live, work, relax and invest



### for families...

- a choice of affordable quality housing with the space families want
- parks, playgrounds and open spaces nearby
- community facilities nearby, such as schools, health services and a library
- local shops, preferably within walking distance from home
- reliable local transport for better access to shops, schools and jobs
- a wider variety of jobs nearby.



### for retirees...

- housing choice that provides, for example, a smaller single storey house in a quiet and friendly neighbourhood, for those wanting to down-size their homes
- local streets that are easier to get around
- easier access to shops and transport to medical services
- community facilities.



### for small businesses...

- enough people living, moving into and working in and around the local area to support a variety of small businesses
- a range of other businesses and services close by to attract new customers
- transport infrastructure that allows goods to be delivered and distributed efficiently and provides convenient access for workers.



### for bigger businesses...

- plenty of room for a large industry or warehouses, and room to expand in the future
- a readily available workforce offering both skilled and semi-skilled labour close by
- good access to the airports, the port and the rail network for local and international exporting.

## well-planned communities and the services you need

Well-planned and better designed communities have:

- a variety of shopping and commercial centres within walking or cycling distance, or a short trip away by bus or car if that is preferred
- meeting places such as local parks, libraries and other community facilities
- safe walking and cycling paths
- clear road layouts instead of winding, hard to navigate streets, providing easier access to services and facilities
- recreational and sporting facilities that cater for a variety of interests and ages.

Places with these characteristics provide the basis for healthy and active community life. They also provide a wider variety of housing choice, support and build the local economy, and reduce environmental impacts such as greenhouse gas emissions from car travel. This is what we want for the future of our new communities.

### CULTURAL SITES AND HERITAGE PLACES

Preserving local history and cultural identity is an important part of creating new communities. Where significant heritage sites have been identified, they have been protected from urban development. New developments will be required to respect and blend in with local heritage and cultural values, including Aboriginal cultural heritage.

### NEW SUSTAINABLE NEIGHBOURHOODS

The government's new sustainable neighbourhoods planning provisions are nearing completion. They will promote walking, cycling and public transport use as part of everyday life.

They also encourage water sensitive design to save water and protect the quality of our waterways.

The provisions streamline the assessment of different categories of subdivisions, with simpler and quicker processes for smaller subdivisions.

New developments will need to provide greater housing choices for families and meet the changing requirements of smaller households and an ageing population.

### PRECINCT STRUCTURE PLANS AND BETTER SEQUENCED DEVELOPMENT

*A plan for Melbourne's growth areas* puts in place new arrangements, through the new Growth Areas Authority, to ensure better sequencing of development so infrastructure and services can be provided earlier.

The new Authority will work with councils, developers and infrastructure agencies to ensure detailed precinct structure plans are either prepared for development areas that don't have them, or updated where they are not to the required standard.

Guidelines will be developed by the Department of Sustainability and Environment to give the Authority, councils and developers clear directions for planning and designing new communities.

These will be based on the directions and objectives contained in *Melbourne 2030* with regard to neighbourhood design, public transport accessibility and housing yields, choice and affordability, as well as the new sustainable neighbourhoods planning provisions.

improved  
safety, choice  
and access to  
services will  
be encouraged  
in the new  
developments





## housing affordability

our plan for the growth areas will maintain housing affordability, one of melbourne's key competitive advantages over other australian cities

Melbourne's position as the most affordable major city on Australia's eastern seaboard will be retained.

### RESIDENTIAL LAND SUPPLY

Amendments to the urban growth boundary will ensure there is enough land available to help keep housing affordable into the future. Increasing the supply of land within the urban growth boundary places downward pressure on residential prices where:

- there is sufficient market demand
- there is real competition between developers
- land can be serviced in a timely and efficient manner.

Increased land supply that satisfies the above criteria can provide more affordable house and land packages. For example, research by VicUrban has shown that the recent provision of more serviced and zoned residential land within Epping has supported more affordable housing products coming on to the local market. The development opportunity arising from this increase in both serviced and well located land, relative to market demand, resulted in residential lots being 10 per cent cheaper on a dollar per square metre basis.

Based on this and other recent market studies, the government is:

1. providing enough new land through the current changes to the urban growth boundary
2. creating a Growth Areas Authority to recommend preferred development sequencing and zoning to State and local government, and to provide advice on the required infrastructure
3. improving development contribution arrangements, where developers of new housing and industrial land work in partnership with government and councils to provide infrastructure sooner to service new developments in growth areas.

The combination of these policies will ensure that housing in Melbourne's growth areas remains affordable into the future.

### AFFORDABLE LIVING

*A plan for Melbourne's growth areas* will ensure the new areas are better designed, safer and easier to move around. Shops and services will be more conveniently located, and there will be better public transport.

Delivering infrastructure and services sooner will increase the value of people's investment in their home and will generate real savings for households through lower transport and commuting costs. More jobs closer to where people live will also provide increased opportunities for people to work closer to home.

## HOUSING CHOICES FOR ALL

*A Fairer Victoria* committed the government to exploring ways to increase the supply of affordable housing available. The Growth Areas Authority, working with VicUrban, the Office of Housing and private developers, will advise the government on options to deliver more housing choice in new developments to meet the needs of a broader range of incomes, particularly those at the lower end.

The government is also encouraging private and social housing providers to expand the range of options available for householders who choose to rent or are unable to purchase.

Initiatives supporting the development of a range of affordable housing choices in the growth areas include:

- developing an affordable housing objective for inclusion in the State Planning Policy Framework
- investigating ways to provide social housing in the growth areas
- investigating a 'housing first' requirement in the policy that governs the sale of surplus government land
- consulting with stakeholders about the use of restrictive covenants that can limit housing choice and that are inconsistent with current government policy.

