



Today

- Specific Matters Raised
 - Consultancy work on how streamlining reforms achieve \$10,000 per lot savings
 - Research by GAA on impact of GAIC on housing affordability
- GAA's Performance and Operations for 2008/09 financial year
- Urban Growth Boundary and new Urban Growth Zones
- Growth Areas Infrastructure Contribution Levy
- Precinct Structure Plans

Research on impact of contributions levy on housing affordability by GAA

- As previously advised the GAA undertook some “limited” work on that
- Best review I am aware of is the Productivity Commission (2004) “First Home Ownership” report
- There are other articles in the literature on this of varying relevance
- GAA provided references of academic articles
- Some work done by SGS economics on a related topic which has been provided to you

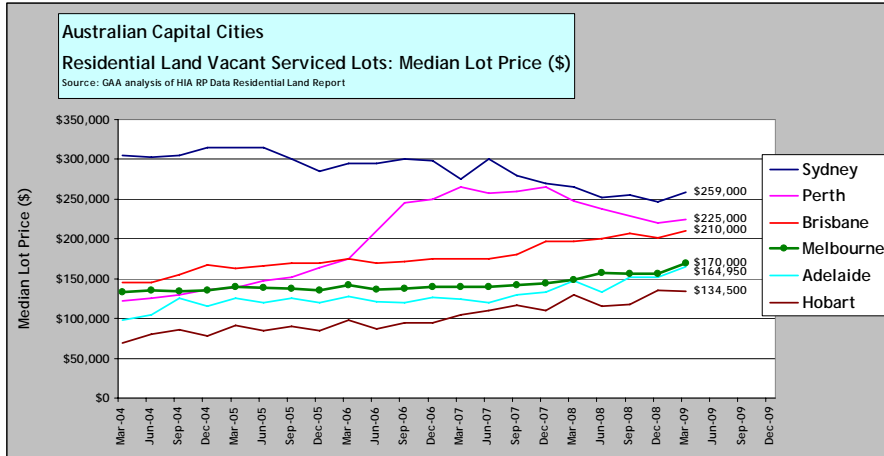
Background: Melbourne's Growth

Population growth at record levels:

- 80,000 last year - over 1,500 per week
- Sydney - 55,000
- Proportion of Australia - 3 out of 10 of Australia's fastest growing areas are in Melbourne

Melbourne is still providing affordable housing, underpinned by steady supply of land becoming available for development within the growth areas

Background: Recent Sales

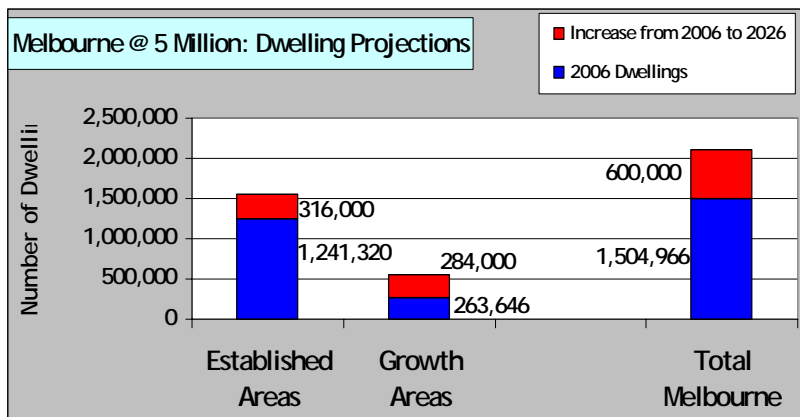


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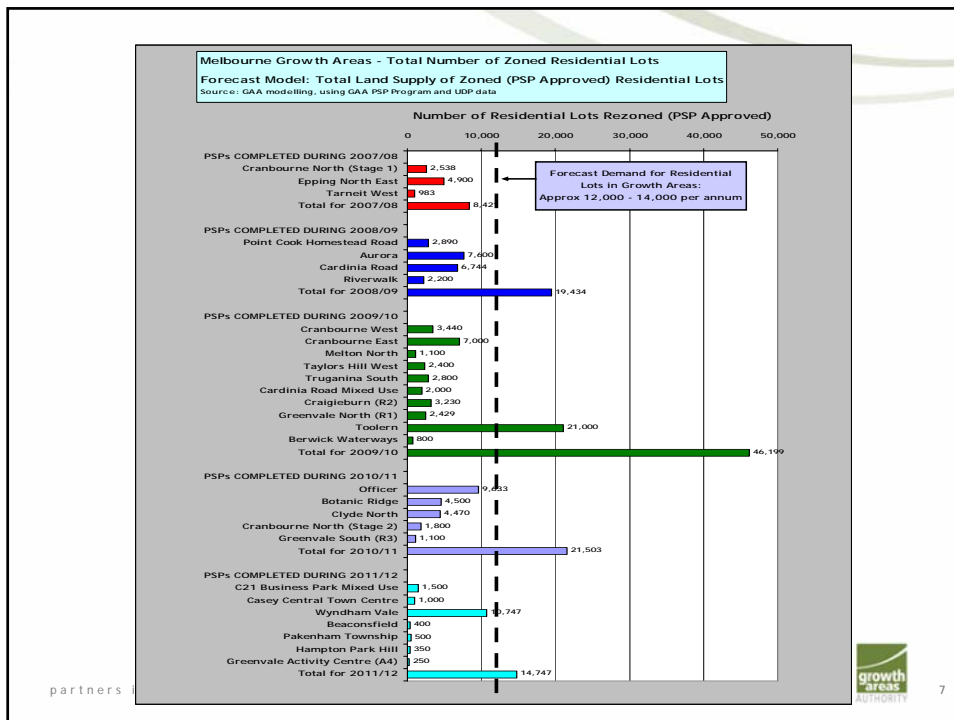
Need to facilitate 600,000 housing units in Melbourne between 2006 to 2026.



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The Overarching Planning Process

The Policy decisions

- Melbourne @ 5 Million
- Victorian Transport Plan
- Delivering Melbourne's Newest Sustainable Communities

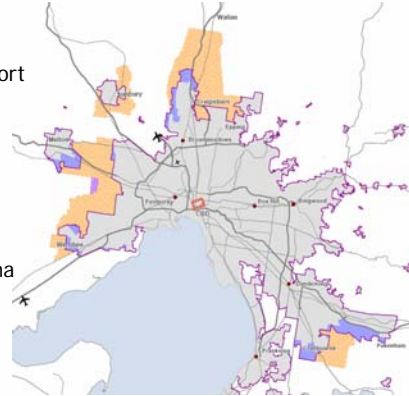
Components

- Draft UGB
- Directions for Melbourne's growth
- Regional Rail Link
- Outer Metropolitan Ring/E6
- Strategic Assessment of Biodiversity
- Precinct Structure Planning

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growth areas AUTHORITY 8

- Development within ~ 3km of high capacity public transport (existing, planned or potential)
- Contiguous urban extensions
- Improved biodiversity outcomes
- Community size to support infrastructure and services
- Development patterns for efficient public transport networks
- Access to existing and/or future employment opportunities
- Land use conflict avoided or minimised
- Announced Investigation Area (Dec 08) - 50,820 ha
- Announced Investigation Area (May 09) -573 ha
- Draft UGB amendments (June 09) - 41,661 ha
- Developable land (June 09) - 26,099 ha



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Proposed Outer Metro Ring

70 km OMR corridor

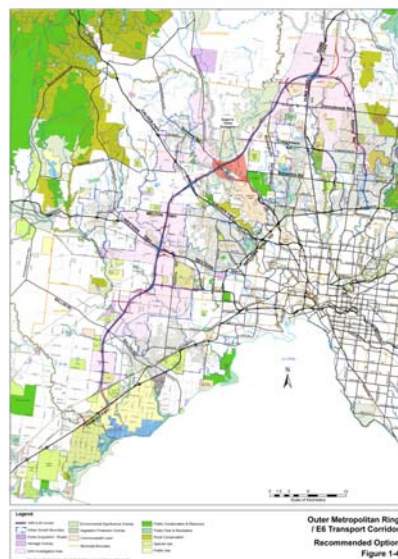
- Werribee to Kalkallo
- freeway standard road /rail
- 240m wide corridor

23 km E6 corridor

- Kalkallo to Thomastown
- freeway standard road

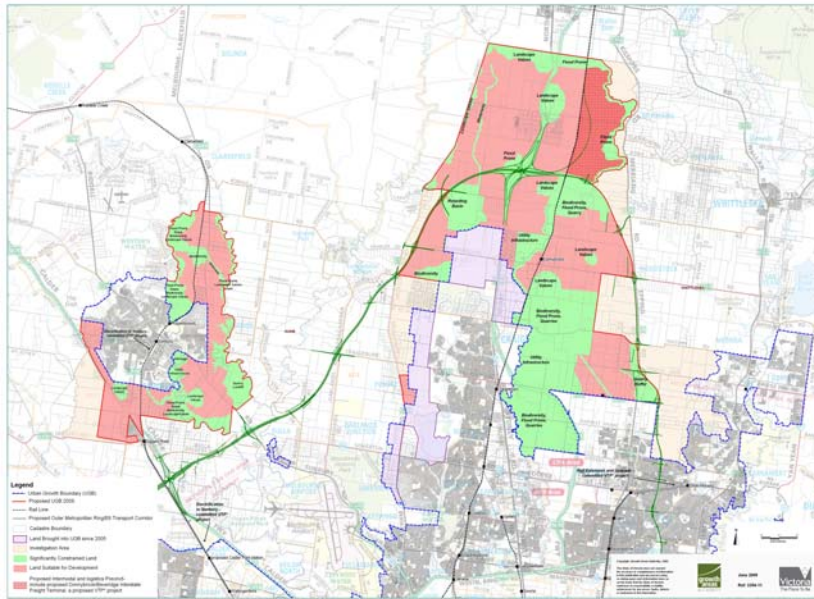
7km link to Deer Park Bypass

Unlikely for construction before 2020



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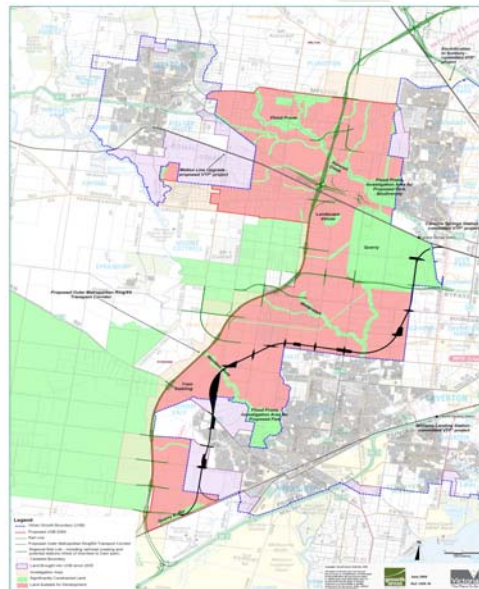


Northern Draft UGB showing potential Urban Growth Zones

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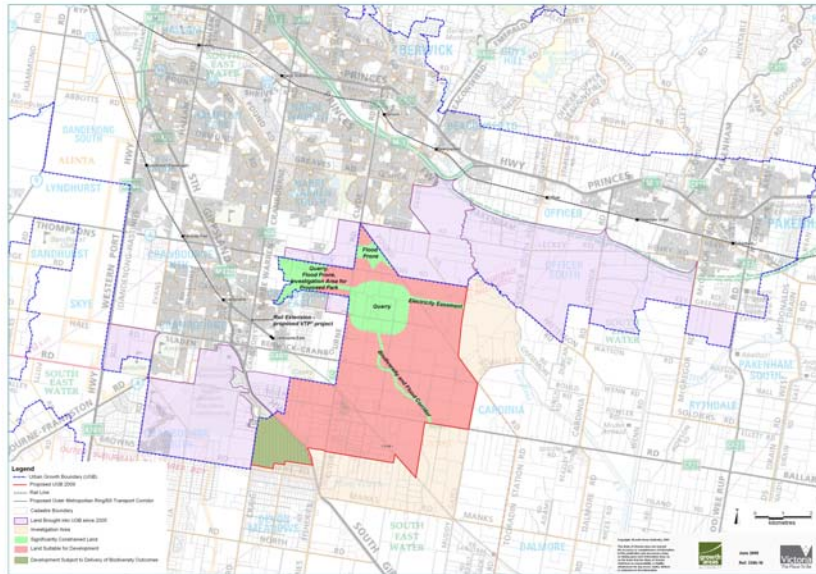


Western Draft UGB showing potential Urban Growth Zones

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Eastern Draft UGB showing potential Urban Growth Zones

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State Infrastructure Requirements

Inside the UGB

In addition to major freeways, new rail routes, and self funded utility costs (water, etc) the other major items of state infrastructure include:

- Education
- Sport and Recreation
- Open Space
- Transport:
 - Rail
 - Arterial roads
 - Local Roads

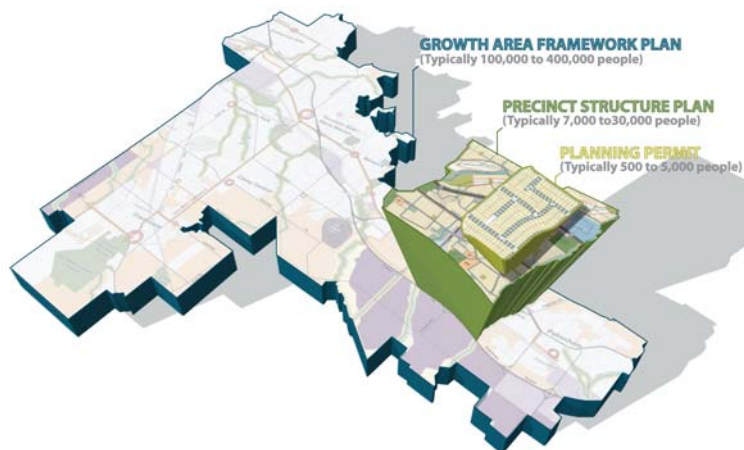
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Growth Area Infrastructure Contribution (GAIC)

- Original Contribution levy announced in 2005
- Simpler, more transparent flat contribution for infrastructure applying across all Melbourne's growth areas
- A charge aimed to take some of the value added to land through rezoning and put it towards the infrastructure required so the area can be developed
- The GAIC is payable by the landowner at a trigger event on land that is brought within the Urban Growth Boundary and zoned for urban development purposes
- Charged at point of first sale / subdivision / development after land brought into UGB
- \$80,000 or \$95,000 per ha charged on all eligible land (once only)
- GAIC is to be indexed annually
- Land brought within the UGB in 2005 increased significantly in value over rural land outside UGB
- GAIC Revenue included in State Budget (09/10) - \$84.7m



Planning Hierarchy

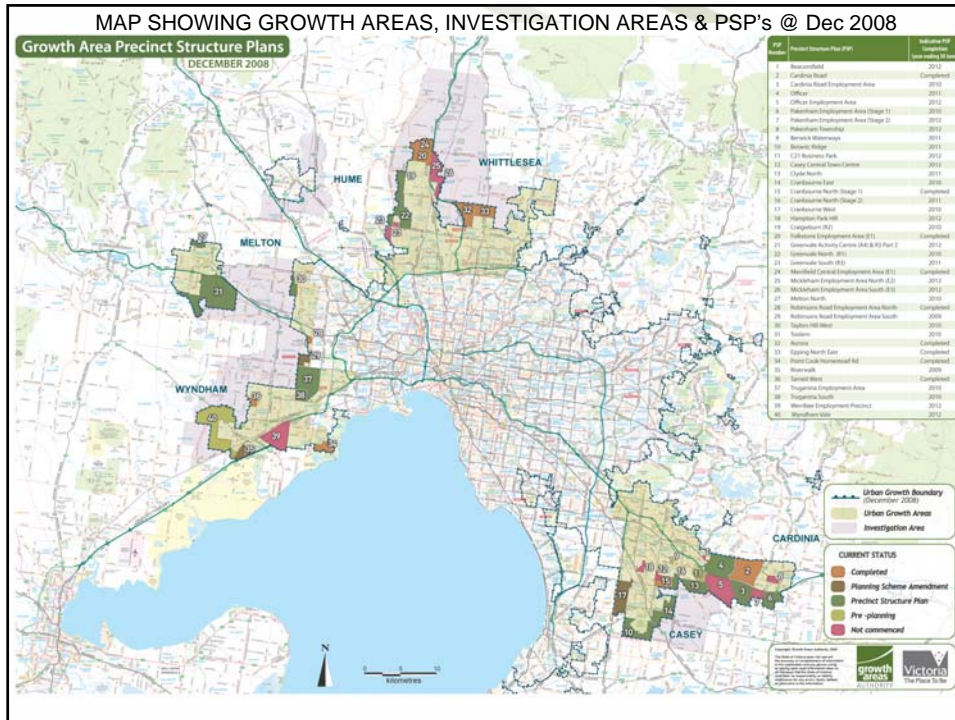
Precinct Structure Plan (the PSP)

- Primary Planning document for the area
- Masterplan for a new suburb
- GAA co-ordination role
- Produced in conjunction with Councils, landowners
- Major input from a range of Authorities (especially VicRoads)
- 31 more to complete in the current UGB, and around 41 more in the proposed new UGB area

Precinct Structure Plan Status as at 30 June 2009

9 completed (31 March - 9)	Cranbourne North; Merrifield Employment; Robinsons Road Employment North; Aurora; Epping NE; Point Cook Homestead; Tarneit West; Cardinia Road; Folkstone Employment
5 @ planning scheme amendment (31 March - 3)	Cranbourne West Robinsons Road Employment South Riverwalk Truganina South Cranbourne East
14 under preparation (31 March - 15)	Botanic Ridge; Cardinia Road Employment; Clyde North; Officer; Pakenham Employment Area; Craigieburn (R2); Greenvale North; Greenvale South (R3); Melton North; Taylors Hill West; Toolern; Truganina Employment; Cranbourne North (Stage 2); Berwick Waterways
12 at pre-planning (31 March - 3)	C21 Business Park, Wyndham Vale, Beaconsfield; Casey Central; Hampton Park Hill; Officer Employment; Pakenham Employment; Pakenham Township; Greenvale Activity centre; Mickleham Employment North; Mickleham Employment South; Werribee Employment
0 still be started (31 March - 10)	

MAP SHOWING GROWTH AREAS, INVESTIGATION AREAS & PSP's @ Dec 2008



Thankyou