



## **Objectives of the GAA** (under Section 46AR of P&E Act)

- Development to occur in a coordinated and timely manner
- This includes the provision of infrastructure, services and facilities
- The sustainable development of land
- Promote housing diversity and affordability
- Promote employment opportunities
- Ensure there is land provided for commercial and industrial purposes
- Foster the development of Communities



## Functions of the GAA (as per S46AS of P&E Act)

Make recommendations and report to the Minister on:

- Planning, use and development of Growth Area land
- Use and collection of levies collected in growth areas under contribution plans
- On Minister's request, any matter relating to functions or powers of GAA
- Minister's functions or powers in regard to growth areas

To carry out any other function conferred on GAA under P&E Act



## Introduction to the Growth Areas Authority

- Statutory Authority under Planning & Environment Act
- Established September 2006
- 6 Board Members
- Role is facilitation and coordination of planning
- Complement not duplicate local government and other agencies
- 26 staff (in 2007/2008)
- Funded through budget appropriation
- Other Grants provided for specific projects eg Reducing Regulatory Burden, Preparation of PSP's
- Detailed planning costs shared between GAA, Councils and in some cases developers/landowners

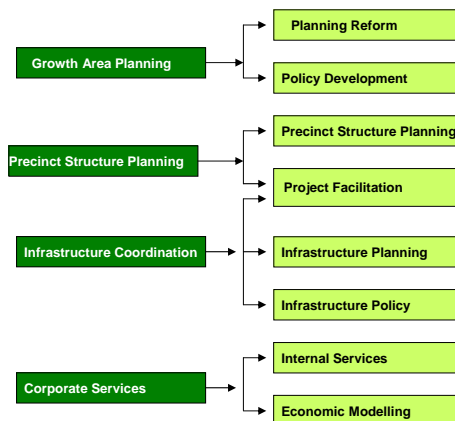


## The Primary Goal

BETTER, MORE SUSTAINABLE AND MORE AFFORDABLE  
HOUSING AND INCREASED EMPLOYMENT IN  
MELBOURNE'S GROWTH AREAS



## GAA Principle Directions



# Melbourne's Growth Areas

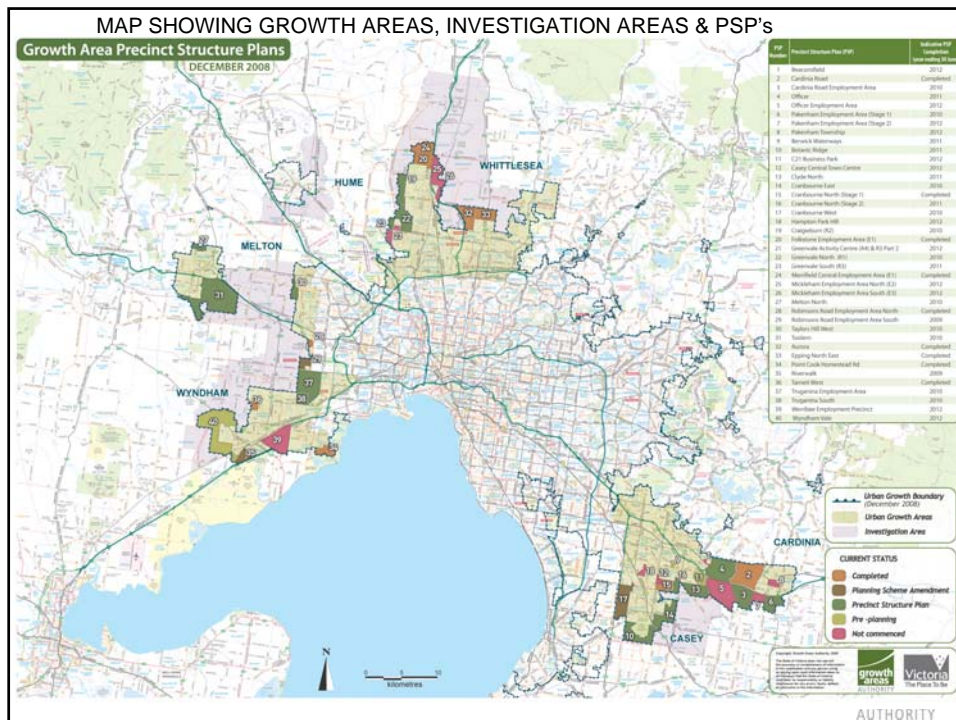
Fall within LGA's of:

- Cardinia
- Casey
- Hume
- Melton
- Whittlesea
- Wyndham

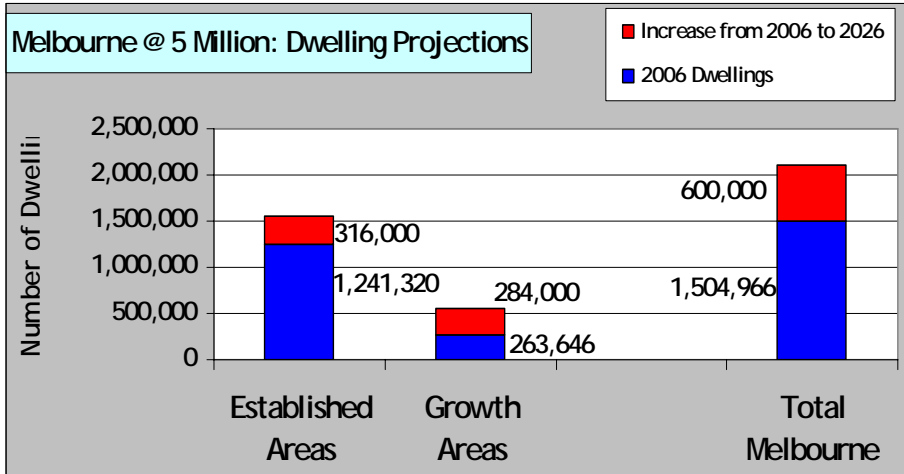
Victoria will grow by 2.3 million by 2036, 1.8 million increase in Melbourne

Increases mainly due to fertility rates and natural increases, low level of population movement to other states and national immigration levels

Currently around half of Melbourne's growth is occurring in these areas



## Melbourne's Projected Dwelling Growth

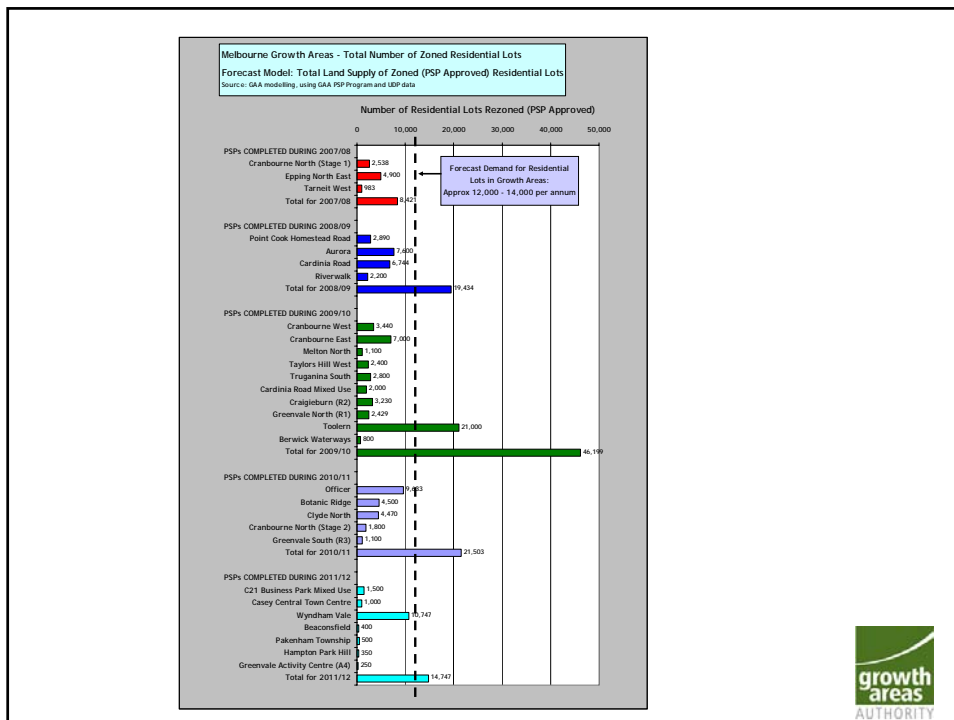


## Precinct Structure Plan Completion Timetable

- 07/08 3
- 08/09 8
- 09/10 11
- 10/11 6
- 11/12 12

TOTAL 40 = estimated >100,000 lots





## Precinct Structure Plan Status as at 31 March 2009

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

## GAA Major Achievements 2008

### Implementation of a faster, better and more uniform growth area planning

- Created a streamlined planning process
- Designed and implemented the Urban Growth Zone
- Developed Precinct Structure Plan program to be completed by 2012
- Will achieve savings on holding costs, planning consultants and legal and admin. costs

### Achieved significant progress on available zoned land

- Blanket rezoning of remaining greenfield land
- Reversed trend of declining supply of zoned land (leading to significant improvements in 08/09, and 09/10)
- New zoning for both "employment" land and residential

### Commenced Native Vegetation and Fauna Assessment

- Covering 25,000 hectares
- Aims to improve environmental and planning outcomes by having information "upfront"

### Improve Environmental and Liveability Outcomes

- Release of draft Precinct Structure Plan Guidelines
- Built "expert" planning team
- Liveable communities research with Griffith and Melbourne Universities finalised

### Improve Infrastructure Planning

- Created multidisciplinary profession team
- Introduced Infrastructure planning groups with Councils and utilities (etc)



## ANNUAL REPORT 2007/2008 - Balance Sheet

	30/6/2008 \$m	30/6/2007 \$m
Cash and Equivalents	3.4	1.3
Receivables & Prepayments	0.1	0.4
Non Current Assets	0.1	0.1
<b>Total Assets</b>	<b>3.6</b>	<b>1.8</b>
Payables	0.4	0.2
Employee Benefits	0.3	0.3
<b>Total Liabilities</b>	<b>0.7</b>	<b>0.5</b>
Accumulated Funds	1.3	0.0
Surplus / (Deficit)	1.6	1.3
<b>Total Equity</b>	<b>2.9</b>	<b>1.3</b>



### ANNUAL REPORT 2007/2008 - Profit and Loss

	30/6/2008 \$m	30/6/2007 (10 months) \$m
State Government	5.4	5.0
Developer & Others	1.0	0
Interest	0.1	0
<b>Total Revenue</b>	<b>6.5</b>	<b>5.0</b>
Employee Costs	2.6	2.3
Contract Services	0.5	0.3
General Expenses	0.6	0.7
Consultants	1.1	0.2
Accommodation & Deprec.	0.2	0.2
<b>TOTAL EXPENDITURE</b>	<b>5.0</b>	<b>3.7</b>



Thankyou

