

Outer Suburban/Interface
Services and Development Committee
Parliament House, Spring St,
Melbourne, VIC 3002

Dear Committee,

Please find the following submission with respect to the Parliamentary, Legislative Council regarding their inquiry into the Impact of the State Government's decision to change the Urban Growth Boundary (UGB).

The State Government's proposal to make changes to the current UGB will have a significant impact on the environmental, social and economical lifestyle presently enjoyed by those that choose to call Melbourne home.

Melbourne is currently hailed as "The Most Liveable City". It offers significant parklands and most of all easy access to "Country Style - City living" on it's fringe.

In consideration of the proposed changes the Government did not allow a sufficient exhibition timeframe and the community have not been able to fully engage in a comprehensive consultation program. The process seemed to be flawed and supporting information was often delayed or incomplete.

If adopted, the proposed changes to the UGB will create a number of anomalies these will affect the future direction of the township Diggers Rest. Diggers Rest should be contained within a unique UGB specific to Diggers Rest like the neighbouring townships of Bulla and Toolern Vale and not contained within the enlarged expansion of the Sunbury UGB. This would be inconsistent with Melbourne 2030 and promote unwanted urban sprawl. It is important to integrate the new growth in partnership with the existing communities.

In November 2008, the Minister for Planning in a letter of response stated that "There are no plans to review the UGB at this time" (attachment 1). However, in the following month the Minister for Planning announced the Melbourne @ 5 Million planning update. The areas of investigation seem to encompass land affected by significant overlay/s (MAEO & GWZ) and now favour large scale development.

The new policy boasts more jobs closer to home, however the policy does not indicate how this is sustained or what will entice employers to set up shop near or within a residential precinct.

Much of the policy making has been done without public consultation or public submission and done so under what is referred to as "specific criteria or guidelines".

Yours faithfully,



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October 12th 2009



Department of Planning and Community Development

Our Ref: CMIN003973
File: PL-SP/03/2354

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Dear Mr O'Connor

11 NOV 2008

DIGGERS REST URBAN GROWTH BOUNDARY

Thank you for your letter to Justin Madden MLC, Minister for Planning regarding the authorisation request from the Shire of Melton to prepare an amendment to place an Urban Growth Boundary (UGB) around Diggers Rest. I am replying on behalf of the Minister.

The Minister did not authorise Council to prepare the amendment on the basis that it is premature given that the township is not located within a designated growth area.

The proposed amendment was also inconsistent with the State Planning Policy Framework, specifically Clause 12.02-2. In addition, the amendment was inconsistent with the approved *Melbourne Airport Environs Strategy Plan 2003* and therefore could not be approved under section 46X of the *Planning and Environment Act 1987*.

In *Planning for all of Melbourne*, the Victorian Government's response to the AEG report, the Government has committed to maintaining the UGB and to consider the timing of future UGB changes on the basis of updated population/household forecasts, the development capacity of existing urban areas, longer-term urban growth issues (including future economic and employment opportunities) and transport investment requirements.

There are no plans to review the UGB at this time.

As recommended by the Audit Expert Group, any changes to the UGB in growth areas will need to be consistent with *Melbourne 2030* principles and:

- ensure that long-term infrastructure requirements can be met
- respond to *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
- be likely to have a positive influence on housing affordability.

If you have any further questions regarding the matters raised in this letter, please contact Noel Eltringham from Metropolitan Planning Services on 9637 9831.

Yours sincerely

SUE WILKINSON
Director
State Planning Services

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