

# FACT SHEET:

## Reforming planning in the growth areas



**The Victorian Government has announced major planning reforms in the growth areas to speed up housing and commercial land supply, reduce costs and delays and improve the quality of life in our newest suburbs.**

**The reforms will save up to \$10,000 on the price of a new house block.**

### WHY DO WE NEED THE REFORMS?

- We want to maintain Melbourne's competitive advantage in housing affordability compared to other states and improve the quality of new developments.
- Melbourne's strong population growth of around 1,200 people a week is putting pressure on land supply. The latest Urban Development Program annual survey found the growth areas have 7-8 years supply of zoned residential broadacre land and the Government's target is to maintain a 10 year supply.
- The time and cost of planning for Melbourne's growth areas is high and is holding back development.
- Existing processes for planning in the growth areas vary between and within Councils.
- Infrastructure provision, such as public transport, schools and health services, need to be given a much stronger focus.
- A simpler, fairer and faster system is needed where the focus is on people and outcomes on the ground rather than just on process.

### HOW WILL THE CHANGES MEET THESE CHALLENGES?

- The Precinct Structure Planning process and the rezoning of land to residential will be merged into one process, saving in the order of 12 months off the time it takes to rezone land and saving thousands of dollars on the price of a house block.

- A new 'Urban Growth Zone' will apply to undeveloped land inside the Urban Growth Boundary in the five growth areas. This will make the Precinct Structure Plan the primary plan guiding the development of an area, removing the need for other plans, such as development plans, before planning permits can be issued.
- The Growth Areas Authority (GAA) will play a significant leadership role to ensure PSPs are developed efficiently for each of the growth areas. This will ensure all areas are well planned and ready for development sooner, bringing forward the development of some 90,000 residential housing blocks. This will help meet the Government's target of a 10-year supply of zoned land in the Growth Areas.
- Precinct Structure Plans will be the key tool to plan, prioritise and coordinate infrastructure and service provision, with the Government committing additional funds to fast-track master planning of 37 new communities.
- Updated Precinct Structure Planning Guidelines will set out the steps required to strategically plan for employment, transport and sustainability in the growth areas.
- The reforms will make the planning process much less complex and easier to understand for communities, landowners and planning professionals. Community consultation will be a key component of the process driving better outcomes on the ground.
- A new focus on infrastructure provision will ensure the needs of communities are well known in advance, to meet the Government's key goal of improving liveability in these communities.

#### WHEN WILL THE REFORMS BEGIN?

The changes to the planning system are being rolled-out now. The transition to the new process will not affect existing planning processes that are advanced. The GAA is consulting with councils, major development proponents, the Department of Planning and Community Development and State Government agencies to finalise the new planning tools.

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#### HOW CAN I FIND OUT MORE?

More information on the reforms will be provided at stakeholder briefings and workshops. For information and more fact sheets go to: [www.gaa.vic.gov.au/planning\\_reform](http://www.gaa.vic.gov.au/planning_reform) or call the GAA on (03) 9651 9600.