

**From:** Peter Seamer

**Sent:** Tuesday, 7 April 2009 6:46 PM

**Subject:** GAA Update

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Dear Colleagues

It has been a while since I updated you on progress for planning in the Growth Areas, but it has been a busy time.

As you know the Government made some significant announcements in December about planning and transport.

One of the key issues is the review of the Urban Growth Boundary which is being undertaken by a number of Government Departments and Authorities and coordinated by DPCD. It is likely that a draft UGB line will be published in May, with a further round of consultation to follow with the issue going to Parliament later in the year. We have received a large number of submissions during the early stage of the process which have been incorporated into the planning process.

A parallel issue is the proposal to enact the 2005 announcement of an infrastructure contribution (now called the Growth Area Infrastructure Contribution.) We have been receiving calls about this and if you wish to know more about it you should go to the GAA web site [www.gaa.vic.gov.au](http://www.gaa.vic.gov.au) or call either Paul Byrne from this office or me. Discussions are still continuing on this with relevant groups.

On a similar topic, as the Premier outlined in the December announcements, we are also looking at ways of streamlining Council development charges ( DCPs and Section 173 agreements ) for the growth areas. Once again discussions are underway with Councils and the development and home building industries.

Another issue being worked on is the early resolution of native vegetation planning requirements. The GAA has mapped many of the areas inside the UGB and in the investigation areas. In conjunction with DSE and DPCD the plan is to give much more certainty to the planning and development process while improving environmental outcomes.

Currently the Precinct structure Program is very busy with 21 PSPs underway and the following currently going through the Amendment process:

Cranbourne West  
Riverwalk  
Robinsons Road Employment North

We are planning to have five more PSPs running through the amendment process this year, which will represent a significant shift in the availability of zoned land for Melbourne. One feature of one of these, the Cranbourne East PSP, is the use of Section 96A permits in Cranbourne East to speed up delivery of Permits for some of the larger developments.

On other matters we are finalising the PSP Guidelines and hope to be able to bring you a final set of documents in the near future.

More generally you will know that the market is still strong particularly for first home buyers, so the development pressures we have been having for the last couple of years continues.

There are likely to be more updates in coming months but as always if you have any questions or issues please contact our office or let me know.

Regards

Peter