



site of new suburb in cranbourne east

CRANBOURNE EAST PSP

20,000 to Make Our Newest Suburb Their Home

After much hard work and collaboration, the GAA has finished the planning for a new suburb, set to house at least 20,000 people over 589 hectares. With the assistance of the Casey City Council, Government agencies, service authorities and major stakeholders we will see this new suburb quickly come to life and offer the best of our newest communities.

Located in City of Casey, the Cranbourne region itself is expected to continue to grow rapidly from around 40,000 people to more than 100,000 people. As the community grows the vital services and infrastructure that families need will be in place.

Approved by Planning Minister Justin Madden earlier this month, this PSP will accommodate around 6,600 homes and will provide for 3,000 jobs to boost the local economy.

The new community in Cranbourne East will include:

- Three local town centres with jobs closer to where people live;
- Four schools, four kindergartens;
- Retail and community services and centres; and
- Retirement villages and a network of local walking and cycling destinations.

This PSP is the first time the GAA has used the concurrent land rezoning and subdivision approval process, section 96(a).

Continued on page 2...

Cranboune East PSP approved...

...continued from page 1

Section 96 (a) is a significant step forward and a great streamlining measure for the GAA, councils and developers because it meant that seven separate developments with over 3,000 new homes were given approval in one move. The approvals make the project, “shovel ready.” This has shaved off at least six months of the development approval process and will provide much needed housing options for many Victorians.

The GAA will be encouraging the use of 96 (a) provision for future PSPs. Ultimately, this will result in more housing choices and will boost supply more quickly for the many thousands of people currently looking to buy a house.

The emphasis in Cranbourne East is on modern design, affordability and sustainable living. Cranbourne East will be a place where people can enjoy a healthy, quality lifestyle. And as the Minister said, this is exactly the sort of development and action we are taking, ensuring all Melburnians, no matter where they live have access to the lifestyle they want.

Built on the foundations of a walkable street and trail network with access to public transport services, housing and lifestyle choices, local jobs, local schools, and safe, attractive open spaces, residents of Cranbourne East will benefit from their surrounds. These include Cranbourne Town Centre, future Cranbourne East train station, Casey Fields and the near by Royal Botanic Gardens Cranbourne.



The local town centre in the Selandra Rise estate

HOUSING AFFORDABILITY... Melbourne still leading the way

The PSP work the GAA is undertaking is vital to keeping housing as affordable as possible. With Melbourne’s population growth continuing to keep pace and indeed outstrip the national average, affordable housing options have never been more vital.

The GAA believes our PSPs can help deliver not only great housing choice, but jobs and a fresh way of life in our new suburbs.

Even with the strong demand, price increases in our newest suburbs have been reasonably limited, and significantly less than the price increases of established homes across Melbourne.

For example a 14.5 percent price increase for land in our new suburbs compared with a 27.7 percent rise for existing homes, when comparing March quarter 2009 to March quarter 2010.

This highlights that land prices in growth areas are still making an important contribution to overall affordability. Never has this been more important than now.

Melbourne’s median land price (\$190,000) is significantly lower than Sydney (\$253,000), Brisbane (\$245,000) and Perth (\$205,000). This is a boon for our city and further makes the case for us being one of the most liveable places in the world.

The major areas where GAA influences the price of land is through:

- Increasing the supply of PSP approved land, including the recently approved Cranbourne East PSP, which will soon be home to some 20,000 people;
- Streamlining to reduce the time for PSP approvals, including the use of Section 96 (a) permits used in Cranbourne East. This has saved many months and means that seven separate developments with over 3,000 new housing lots were given approval and can be built right away. All this without cutting corners on design and process; and
- Increased density through: land efficiency in PSP design (increasing the Net Developable Area) and reductions in median lot sizes.

Precinct Structure Plan Status

PSP NUMBER	PRECINCT STRUCTURE PLAN (PSP)	STATUS	PSP NUMBER	PRECINCT STRUCTURE PLAN (PSP)	STATUS
2	CARDINIA ROAD	COMPLETED	23	GREENVALE WEST (R3)	AMENDMENT
3	CARDINIA ROAD EMPLOYMENT AREA	PSP	24	MERRIFIELD CENTRAL EMPLOYMENT AREA (E1)	COMPLETED
4	OFFICER	PSP	25	MICKLEHAM EMPLOYMENT AREA NORTH (E2)	PRE-PLANNING
5	OFFICER EMPLOYMENT AREA	PRE-PLANNING	26	MICKLEHAM EMPLOYMENT AREA SOUTH (E3)	PRE-PLANNING
6	PAKENHAM EMPLOYMENT AREA (STAGE 1)	PSP	27	MELTON NORTH	AMENDMENT
7	PAKENHAM EMPLOYMENT AREA (STAGE 2)	PRE-PLANNING	28	ROBINSONS ROAD EMPLOYMENT AREA NORTH	COMPLETED
9	BERWICK WATERWAYS	PSP	29	ROBINSONS ROAD EMPLOYMENT AREA SOUTH	AMENDMENT
10	BOTANIC RIDGE	PSP	30	TAYLORS HILL WEST	AMENDMENT
11	C21 BUSINESS PARK	PRE-PLANNING	31	TOOLERN	AMENDMENT
12	CASEY CENTRAL TOWN CENTRE	PRE-PLANNING	32	AURORA	COMPLETED
13	CLYDE NORTH	AMENDMENT	33	EPPING NORTH EAST	COMPLETED
14	CRANBOURNE EAST	COMPLETED	34	POINT COOK HOMESTEAD RD	COMPLETED
15	CRANBOURNE NORTH (STAGE 1)	COMPLETED	35	RIVERWALK	COMPLETED
16	CRANBOURNE NORTH (STAGE 2)	PSP	36	TARNEIT WEST	COMPLETED
17	CRANBOURNE WEST	COMPLETED	37	TRUGANINA EMPLOYMENT AREA	COMPLETED
18	HAMPTON PARK HILL	PRE-PLANNING	38	TRUGANINA SOUTH	AMENDMENT
19	CRAIGIEBURN (R2)	AMENDMENT	40	BALLAN ROAD	PSP
20	FOLKSTONE EMPLOYMENT AREA (E1)	COMPLETED	41	MANOR LAKES	PSP
21	GREENVALE TOWN CENTRE (A4)	PRE-PLANNING	42	BLACK FOREST ROAD	PSP
22	GREENVALE NORTH (R1)	AMENDMENT	43	ALFRED ROAD	PSP

Pre -planning Precinct Structure Plan Preparation Planning Scheme Amendment Completed

Selandra Rise Update

Following on from the finalisation of the Cranbourne East PSP, the GAA has partnered with the Planning Institute of Australia, Stockland and Casey Council to conduct a ground breaking Demonstration project at Selandra Rise in Cranbourne East. The project is successfully testing and proving new concepts in planning, urban design, community engagement and small business development.

The future urban structure envisaged by the PSP plans for a sustainable network of local shops and services which will provide employment opportunities and community based services.

The location of the local town centres will reduce the dependency on cars by developing a variety of destinations within walking distance for most residents.

The centres are linked to the other community hubs through "community spines" which includes a trail network as well as local bus services and cycle lanes.

The project is aiming to produce an attractive town centre and incorporate features such as a local town centre square as a welcoming space, to streamline the planning process, create trails for walking and cycling as well as an employment area, biodiversity protection and of course access to a proposed train station.

Growth Areas Infrastructure Contribution is now law

On Tuesday May 25, the Growth Areas Infrastructure Contribution (GAIC) passed the Upper House of the Victorian Parliament.

The GAA is pleased the Government was able to negotiate a resolution and now we can get on with the business of providing more well planned and designed housing for Melbourne's growing population in our newest suburbs. The GAIC will ensure the vital infrastructure families in our newest suburbs need will be in place as these suburbs grow.

The Dispute Resolution Committee Report containing proposed amendments to the Bill was tabled in the Legislative Assembly on Tuesday 4 May. These were passed the same day and an amended Bill was referred to the Legislative Council for consideration.

Key amendments to the previously considered legislation were:

- Purchasers will pay 30 per cent of the GAIC liability when they purchase land, with the remaining 70 per cent able to be deferred and paid in stages as the land is subdivided;

- The outstanding balance will be indexed at the Consumer Price Index up to the point that a Precinct Structure Plan is gazetted, at which point any amount deferred will accrue interest at the Treasury Corporation of Victoria 10 year bond rate;
- Properties between 0.41 hectares and 5 hectares will now be exempt from GAIC on the sale of land unless it is being subdivided or developed; and
- GAIC is not payable on lots of 10 hectares or less (up from 2.03ha) where there is a habitable dwelling, until subdivision or development.

Now the GAIC legislation has passed, the Government will look to re-introduce an amendment to expand Melbourne's Urban Growth Boundary, and put in place Public Acquisition Overlays for the proposed 15,000 hectare native grasslands reserve, the Regional Rail Link and the Outer Metropolitan Ring / E6 Transport Corridor.

Congratulations

Congratulations to the GAA's own Lauren Bradford who last week won the VPLEA and PEET Young Professionals Award. Her successful research proposal based on the tragic Black Saturday fires will see her travel to Portugal in November to discuss forest fire research. Lauren will bring back the knowledge and experience of the conference providing further vital information to Victorians about bushfire planning on the fringe of the city.



STOP PRESS

Cranbourne East is already proving popular to many of the 1500 people a week who are choosing to make Melbourne their home. The pre-sale of land at Selandra Rise is off to a strong start, selling 24 out of 24 lots within an hour. The price range of the lots that sold was \$155,000- \$240,000. This shows, yet again, not only are Melbourne's newest suburbs affordable, but they are very attractive.

CONTACT US

The Growth Areas Authority
Level 29, 35 Collins Street, Melbourne, Victoria, 3000
Phone: (03) 9651 9600, Fax: (03) 9651 9623
info@gaa.vic.gov.au
www.gaa.vic.gov.au

The Growth Areas Authority is always interested in your views about our programs and initiatives, and the issues covered in this newsletter.

If you would like to receive regular email updates on the work of the Growth Areas Authority, please register via our website www.gaa.vic.gov.au

This publication may be of assistance to you but the Growth Areas Authority and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.