

# FACT SHEET: The New Urban Growth Zone



**The new Urban Growth Zone (UGZ) will give Melbourne's growth areas a simple planning tool for designing new communities on greenfield sites. The UGZ strips out repetition from the existing planning system to deliver better quality developments faster.**

## WHAT WILL THE NEW ZONE DO?

The creation of a new zone across all broadacre areas inside the Urban Growth Boundary will be an important tool to achieve better, faster developments in the growth areas. The new zone merges the strategic planning (Precinct Structure Plan) and land rezoning approval processes into one step. This significantly simplifies the planning process and allows the Growth Areas Authority and local councils to focus on the development of Precinct Structure Plans (PSPs).

This will help bring forward the development of more than 90,000 new homes in the five growth areas - Casey-Cardinia, Hume, Melton, Whittlesea and Wyndham.

The PSP - a master plan for designing a new community - will now be the formal planning requirement for the development of an area. New urban developments will be able to proceed if they are consistent with a PSP that has been approved by the Minister for Planning and incorporated into the local planning scheme.

The 'blanket' Urban Growth Zone (UGZ) will be the tool that puts this into the planning scheme.

The new zone will also help bring forward basic community services, so families moving into new communities have access to key services a lot earlier.

## HOW IS THE NEW ZONE DIFFERENT?

The Farming Zone is currently the main zone applied to greenfield areas within the Urban Growth Boundary (UGB) that are not yet zoned for urban development. The Farming Zone is designed for farming land and lacks the flexibility to deal with urban growth.

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## HOW CAN I FIND OUT MORE?

Stakeholder briefings and workshops will be held in the Growth Areas. For more information 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.



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A blanket Urban Growth Zone (UGZ) will be applied to land in the Growth Areas identified for future urban development inside the UGB. The existing two-step process (Precinct Structure Planning and the rezoning of land) will now be one step focused on the PSP.

## WHAT ARE THE BENEFITS OF THE NEW ZONE?

Using the new Urban Growth Zone along with other actions being taken by the GAA will cut 12 months off the planning process and provide more certainty, with one clear approach to all new development across the six growth area councils.

Under the new system, the strategic planning will be done right, the first time. An enhanced role for the Precinct Structure Plan (PSP) will provide landowners and the community with an earlier opportunity to comment on proposed developments and access to clearer documentation.

The UGZ will also allow for earlier approval of a limited range of land uses, for example schools.

## HOW WILL PRECINCT STRUCTURE PLANS BE APPROVED?

Precinct Structure Plans (PSPs) will be publicly exhibited. This will strengthen the community's involvement in planning Melbourne's newest communities.

Any member of the public will be entitled to make a submission about a PSP. If a submission is not accepted then it must be

referred to an independent panel appointed by the Planning Minister. The panel will conduct a public hearing and make its independent recommendations to the Minister.

## HOW WILL NEW DEVELOPMENTS BE APPROVED?

Once a Precinct Structure Plan is approved by the Minister for Planning, planning permits that are consistent with the strategic intent of the PSP will be able to be issued by the Council without further advertising. This is similar to current provisions under the Development Plan Overlay, except that it will apply consistently across future growth area developments.

## WHEN WILL THE URBAN GROWTH ZONE COME INTO AFFECT?

The Growth Areas Authority will work with the Department of Planning and Community Development and the Growth Area Councils to finalise the provisions and spatial application of the UGZ. The UGZ will be implemented across the growth areas in coming months.

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