

Appendix O

Victoria in Future 2004 Urban Development Program 2006

APPENDIX O

Extracts From Victoria in Future 2004 Forecasts (VIF) and Urban Development Program 2006 (UDP)

Relevant extracts from sections of the VIF and UDP to justify growth rates

The current Western Water population projections have been derived from a combination of Victoria in the future (VIF) growth rates and the Urban Development Program (UDP). The VIF data has been used to represent growth in the majority of townships with the exception of Melton and Sunbury. Melton and Sunbury represents a significant proportion of the population supplied by Western Water, 39.1%, 31.3% respectively and therefore their growth rates have been updated using recent 2006 Urban Development broad hectare residential land information. Significant changes to the Melton 2030 Urban Growth Boundary has meant substantial growth opportunities in the south which were possibly not considered in the VIF as this land was not subject to development previously.

Why VIF was developed

“These projections are based on official Australian Bureau of Statistics (ABS) population estimates arising from the 2001 Census of Population and Housing, and subsequent official Estimated Resident Population (ERP) and other demographic data from 2002 and 2003. The projections also take account of analyses of key economic, social and demographical trends occurring within Victoria and include local knowledge input from local government and regional infrastructure and service provider across Victoria.”

Why Urban Growth program (UGP) was developed

“This Program is a major initiative to support the implementation of the State Government's metropolitan strategy, Melbourne 2030.”

“The UDP was established under Melbourne 2030 as an annual program to monitor land supply and adequacy.”

The broad hectare residential program highlights areas to be developed, as well as timing and lot density.

*“In November 2005 as part of **A plan for Melbourne's growth areas** the Victorian Government approved changes to the Urban Growth Boundary (UGB) to incorporate additional land into Melbourne's growth areas and ensure a land supply buffer above the 15 year benchmark.”*

One of these changes was to the Melton UGB which now includes the Melton South development which is a substantial development.

Population trends for Victoria

Population throughout Victoria is on the increase in the short term.

“Victoria's population growth through natural increase will begin to decline rapidly and head towards natural decrease by the mid- 2030s. That is, there will be more deaths than births, and continued population growth will only come about through immigration.”

The following comments highlight why there are high growth figures expected for the Western Water supply region

“Melbourne’s outer suburbs continue to grow, particularly those in the designated growth areas. In the northern and western suburbs of Melbourne there are more options for outward growth: Werribee, the eastern part of the Melton Shire and parts of the Cities of Hume and Whittlesea have all experienced fast and often concentrated population growth”

“Metropolitan Melbourne’s population is consolidating: shares of growth (and absolute amounts) in 1996-2001 were higher in the inner city, middle and established outer suburbs, compared to the previous five year period. The same pattern of growth is seen in Sydney. New fringe suburbs had overall growth but a declining share of all metropolitan growth.”

“The rural area within an hour and a half’s drive of Melbourne or within an ‘easy commute’ of the main regional centres have seen strong growth, though this was more the case in the 1980’s and 1990s.”

“Comparing the trends of the last five years 1996-2001, with the previous five years (1991-96), the following observations can be made. Municipalities close to Melbourne continue to experience comparatively fast population growth rates: Mitchell (2.2%), Macedon Ranges (2.1%), Moorabool (1.8%) and Greater Geelong (1.1%)”

“Throughout the projection period, the growth rate of Victoria will remain positive, starting with relatively high annual growth, and then declining”

“As with regional Victoria, different parts of Melbourne will experience different population growth patterns:

- The outer metropolitan fringes will continue to grow rapidly in Wyndham, Caroline Springs and Melton, Hume, Whittlesea and Casey – Cardinia;*
- The middle suburbs will experience modest population growth over the 30 years to 2031, but will have periods of growth and decline, depending on their cycles of regeneration and development,”*

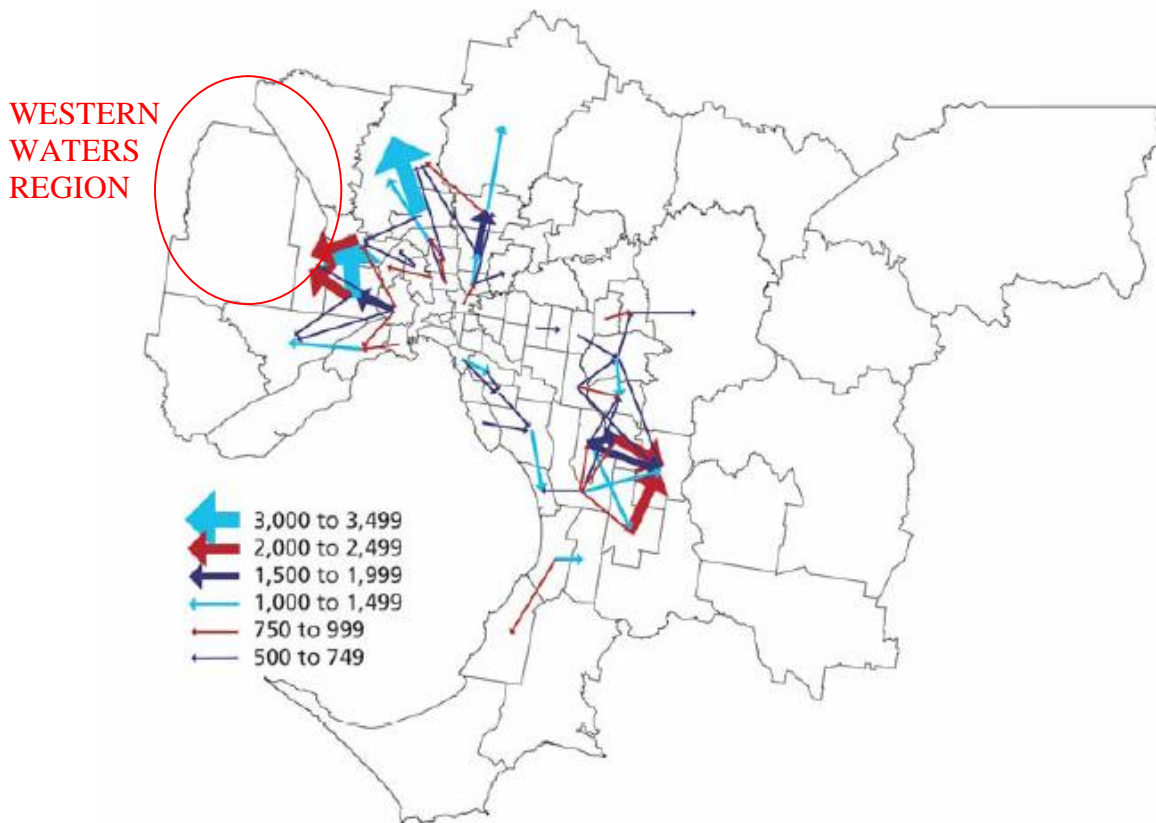
“Migration between LGA's with the Melbourne metropolitan area shows two distinct patterns:

Most net moves are outwards.

Most net moves are in sectors.

While we know that younger people, particularly from the inner east and south east of Melbourne, move into the inner suburbs or Melbourne, the largest numbers of people moving are still in the outwards direction, generally looking for cheaper or new housing.”

Net migration (>500 persons) between SLAs in Melbourne, 1996 to 2001

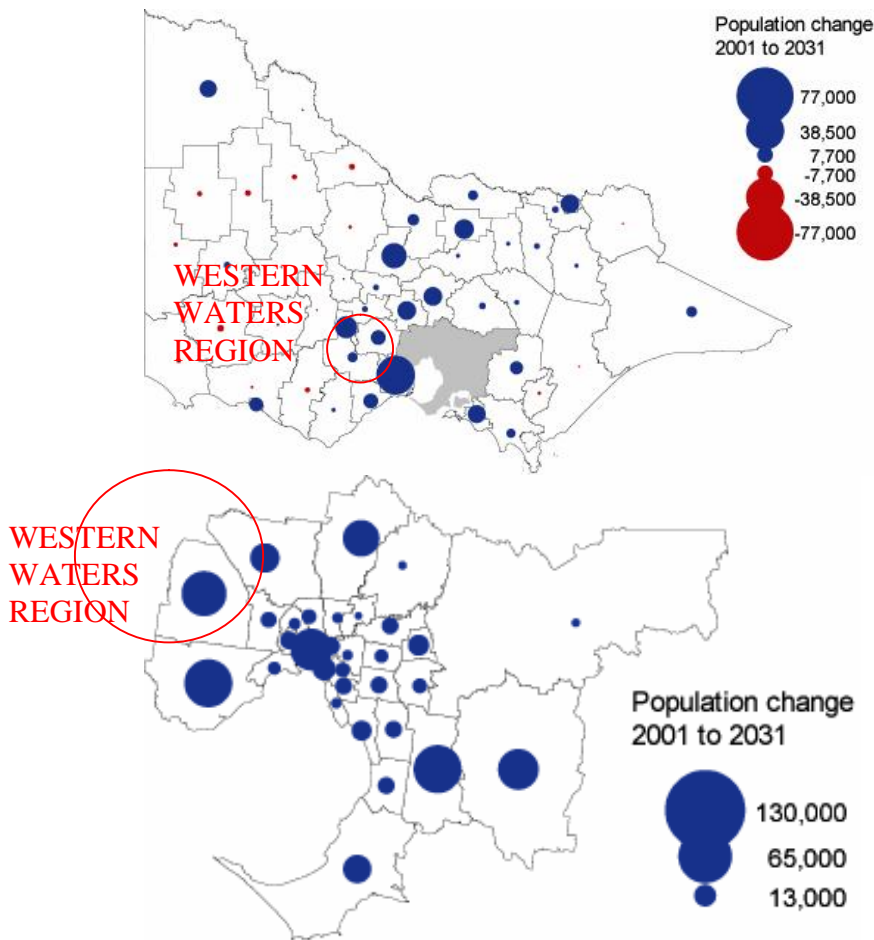


Source: ABS unpublished data, DSE

“Population change in Victoria will vary according to location. It is important to remember that the demographic prospects of one region can be totally different to those of an adjacent region.”

“Strong population growth is projected in some regions and will be fuelled by a number of different drivers:

- Regional cities will continue to attract people from rural areas and Melbourne because of education, employment and lifestyle opportunities;*
- Strong growth will continue around the ex-urban area of Melbourne associated with people looking to remain connected to Melbourne, but seeking a more rural lifestyle and sometimes just cheaper land – some of these people will be ‘green-changers’ (like sea-changers, only moving inland).”*



“Growth on the fringe of Melbourne is mostly associated with the broad hectare development – that is new housing estates on former agricultural land. Melbourne is now moving towards this activity being concentrated into six LGA’s – Melton and Wyndham in the west... One of the key thrusts of Melbourne 2030 is not to limit population, household or dwelling growth, but to redirect it to produce a more sustainable and contained city”

Projection limitations

*“The Victoria in Future 2004 population projections are based on the continuation of current trends and not the implementation of existing government policies such as **Make it Happen in Provincial Victoria** for regional Victoria and **Melbourne 2030: Planning for Sustainable Growth** for Melbourne. The intent of these strategies is to change the distribution of population growth that the trend-based projections would suggest – in particular they seek to encourage population growth in regional Victoria, and to reduce suburban sprawl by directing more of Melbourne’s growth into established suburbs and activity centres, and away from the outer suburban fringes.”*

“The Department of Sustainability and Environment population projects are often used by planners and decision makers in public and private sectors in conjunction with either ABS projects at the national and state level, or with projects produced in-house or by consultants at the local level. These projections do not necessarily align with each other and there is potential for confusion as to why. Victoria in Ffuture

2004 produces a single projection for Victoria and the 79 LGA and 200SLAs in Victoria, from a single set of assumptions. These projections make sense at the national level and are balanced out at the local level.”

For this reason a combination of the VIF and the UDP figures have been used to estimate the future growth rates. Re-estimating the growth rates in the Melton and Sunbury townships (where future detailed information is known) using the updated UDP data has enabled the development of a rate specifically targeted at the required region in question.

Attached are the broad hectare data sheets for the Melton and Sunbury townships.

References

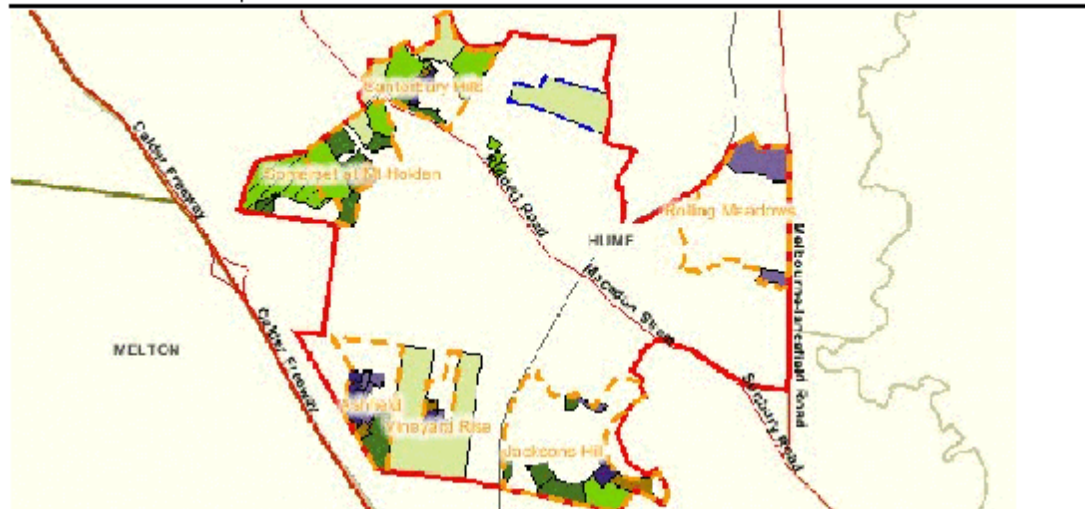
- Victoria in Future 2004 - Victorian State Government Population and Household Projections 2001–2031
- Victoria in Future 2004 - Overview report
- Victoria in Future 2004 - Your Questions Answered Report
- UDP 2006
- Urban Development Program Annual Report 2006

SUNBURY

Broadhectare residential land report 2006












Region	1-2years		3-5years		6-10years		Developed		Total Supply	
	Area ha	Lots	Area ha	Lots	Area ha	Lots	Area ha	Lots	Area ha	Lots
North Hume	90.84	853	160.1	1188	217.61	1737	111.07	842	488.55	3778
Sub-Total	90.84	853	160.1	1188	217.61	1737	111.07	842	488.55	3778
Grand Total	90.84	853	160.1	1188	217.61	1737	111.07	842	488.55	3778

Selection Extent for Report



Legend

Broadhectare

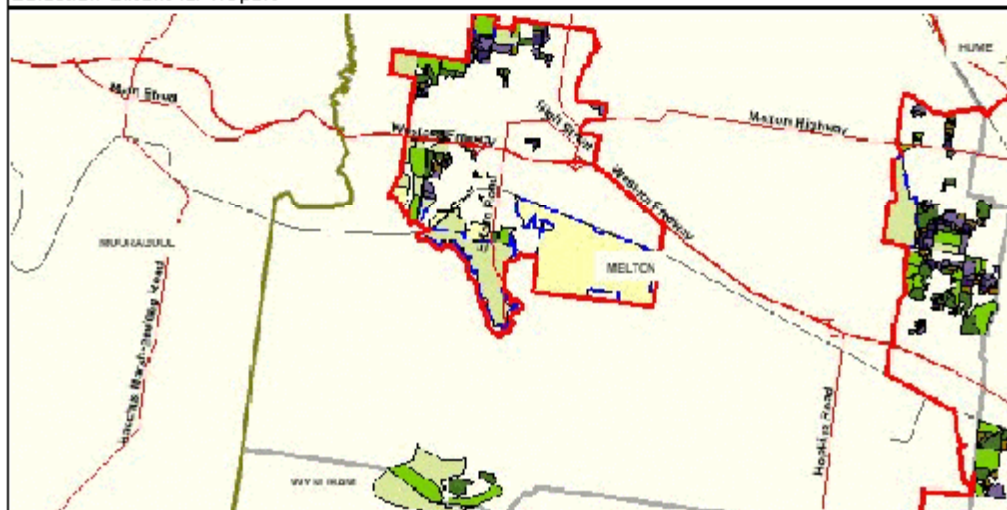
	Constructed - 2005		Take up 1-2 years		Re zoning required
	Constructed 2004		Take up 3-5 years		Low density zoned land
	Under construction		Take up 6-10 years		Urban Growth Boundary
	Potential Residential		Take up 11+ years		

MELTON

Broadhectare residential land report 2006












Region	1-2years		3-5years		6-10years		11-15years		Developed Total Supply			
	Area ha	Lots	Area ha	Lots	Area ha	Lots	Area ha	Lots	Area ha	Lots	Area ha	Lots
West												
Melton	159.07	1707	367.18	3053	721.87	5460	1003.94	9186	242.23	2244	2252.08	19406
Wyndham	0	0	0	0	175.08	1007	0	0	0	0	175.08	1007
Sub-Total	159.07	1707	367.18	3053	896.95	6467	1003.94	9186	242.23	2244	2427.14	20413
Grand Total	159.07	1707	367.18	3053	896.95	6467	1003.94	9186	242.23	2244	2427.14	20413

Selection Extent for Report



Legend

Broadhectare

	Completed - 2005		Take up 1-2 years		Rezoning required
	Completed - 2004		Take up 3-5 years		Low density zoned land
	Under construction		Take up 6-10 years		Urban Growth Boundary
	Potential Residential		Take up 11+ years		