

Extracts from Plan Melbourne

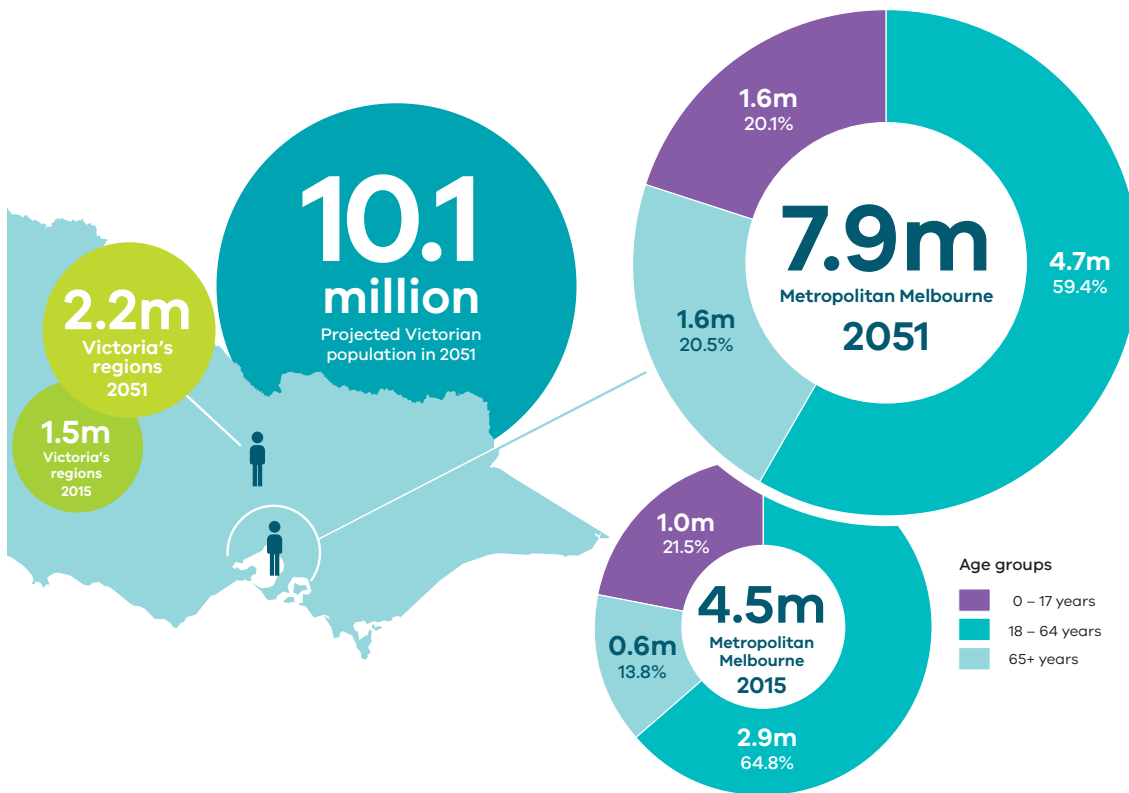
METROPOLITAN
PLANNING
STRATEGY

PLAN MELBOURNE

2017–2050



Figure 1
Victoria's projected population growth



Source: Victoria in Future 2016

MELBOURNE'S GROWTH

The demographic changes facing Melbourne are profound. Between 2015 and 2051 Melbourne is projected to grow by 3.4 million people, from a population of 4.5 million to almost 8 million. During the same period, Victoria's total population will reach 10.1 million.¹ A population increase of that magnitude would require another 1.6 million dwellings and 1.5 million jobs.²

According to projections, Melbourne is experiencing its greatest population boom since the post-War era.

By 2051, the percentage of Melbourne's population aged over 65 is projected to increase from

13.8 per cent to 20.5 per cent. This demographic change will present significant challenges for community services and infrastructure.

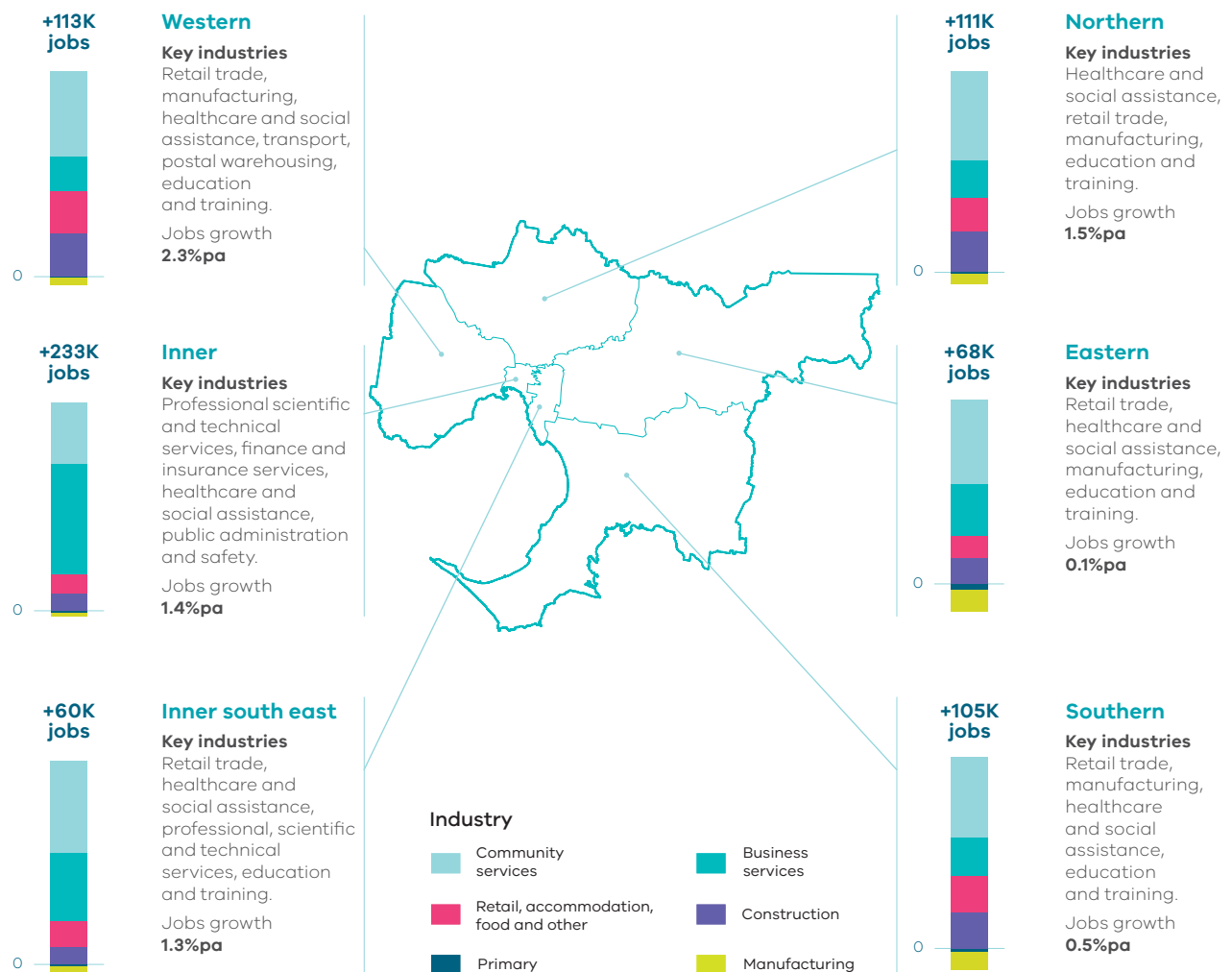
There will also be a greater proportion of lone-person and couple-only households, although families with children are expected to continue to be the most common household type. The city will also need to keep up with the needs of the young, with Melbourne's school-age population projected to grow by around 500,000 by 2051.

Figure 1 shows Victoria's projected population and demographic change from 2015 to 2051 and Figure 2 shows the growth in household types.



Figure 4

Projected employment growth, metropolitan Melbourne, 2015–2031



Notes:

Jobs growth Estimated compound annual growth rate, July 2011–July 2015 (Department of Economic Development, Jobs, Transport and Resources, internal analysis, 2016).

Source: Department of Economic Development, Jobs, Transport and Resources, internal analysis (2016)

Policy 2.1.1

Maintain a permanent urban growth boundary around Melbourne to create a more consolidated, sustainable city

Maintaining a permanent urban growth boundary sends a clear message about the long-term development priorities for Melbourne and Victoria. Those priorities include:

- reducing urban sprawl
- increasing metropolitan housing densities in the right places
- ensuring Melbourne's established suburbs accommodate a greater share of Melbourne's growth
- creating a more consolidated city of 20-minute neighbourhoods with good access to public transport and services
- protecting the values of non-urban land, opportunities for productive agricultural land and significant landscapes.

A permanent urban growth boundary will be maintained to contain Melbourne's outward growth.

Policy 2.1.2

Facilitate an increased percentage of new housing in established areas to create a city of 20-minute neighbourhoods close to existing services, jobs and public transport

Victoria in Future projections indicate that around 65 per cent of all new dwellings will be in Melbourne's established areas, with 35 per cent in growth area greenfield sites. Figure 7 provides likely housing distribution figures from 2015–2051 based on *Victoria in Future 2016*. It also provides an alternate aspirational scenario of housing distribution if 70 per cent of new housing was to be provided within Melbourne's established areas.

To remain liveable and become more productive and sustainable, Melbourne must build on this current trend.

Since 2014 around 70 per cent of all new housing built has been in established areas.

Planning will be undertaken to ensure that the best parts of Melbourne are maintained and the benefits experienced in established inner and middle suburbs of Melbourne from compact, walkable neighbourhoods can also be realised in middle and outer areas.

This approach will support greater housing diversity and offer better access to services and jobs. It will also encourage the right mix of housing by enabling local residents to downsize or upsize without leaving their neighbourhood.

Figure 7

Housing distribution between established areas and growth area greenfields

Scenario 1 VIF 2016

Region	Net dwelling additions 2015–51		
	Total	Established	Greenfields
Inner Metro	215,000	215,000	0
Western	385,000	150,000	235,000
Northern	355,000	175,000	180,000
Inner South East	110,000	110,000	0
Eastern	175,000	175,000	0
Southern	310,000	185,000	125,000
Total Melbourne	1,550,000	1,010,000	540,000
	100%	65%	35%

Scenario 2 Aspirational scenario

Region	Net dwelling additions 2015–51		
	Total	Established	Greenfields
Inner Metro	230,000	230,000	0
Western	365,000	160,000	205,000
Northern	340,000	180,000	160,000
Inner South East	125,000	125,000	0
Eastern	190,000	190,000	0
Southern	300,000	195,000	105,000
Total Melbourne	1,550,000	1,080,000	470,000
	100%	70%	30%

Note:

Housing distribution figures have been developed to show distribution between established areas and greenfield areas based on two scenarios. Scenario 1 is based on VIF 2016 projections which assume continuation of current trends. Scenario 2 shows an aspirational distribution based on achieving a 70/30 split of net dwelling additions. For the purpose of these figures, greenfield areas include land in a growth area council that is either currently under development or identified for future development

Source: Department of Environment, Land, Water and Planning