Property Council welcomes logical inclusions to Melbourne’s UGB

The Property Council has welcomed the Minister for Planning’s announcement today that the Coalition Government will establish an independent advisory committee to review possible urban growth boundary (UGB) inclusions.

Jennifer Cunich, Executive Director of the Property Council commented that, “the Minister for Planning has taken a step in the right direction and is demonstrating his commitment to deliver on the Coalition’s election promises. The real test will come in the implementation of policies such as logical inclusion.”

The Property Council looks forward to seeing the detail once released by the Minister and has called on the Victorian Government to ensure that it engages with industry and the community on these vital issues.

Ms Cunich stated today that, “the Victorian Government has an opportunity here to improve the impact of Melbourne’s UGB expansion in 2009 and to further ensure that the most possible land within the boundary is developable. Victoria must maintain its competitive advantage and deliver housing in the growth areas.”

“Industry is calling for certainty and logical inclusion will assist developers to create the best possible future for Melbourne’s growth areas,” continued Ms Cunich.

The Property Council will work with the Victorian Government to ensure that the criteria for logical inclusion cover but are not limited to the following aspects. Land must:

1. be consistent with local council concept plans;
2. not have major flora and fauna, cultural heritage or topographical issues;
3. be adjacent to the existing UGB;
4. have existing servicing infrastructure available;
5. have no major external cost to develop;
6. use existing community facilities available in the vicinity;
7. be located near public transport; and
8. be able to be developed for housing as a priority.

“Logical inclusion should be about bringing developable land inside the UGB so that Melbourne is able to make use of the maximum land available for housing and development,” said Ms Cunich.

“I urge the Victorian Government to work closely with industry on all issues relating to development within Melbourne’s UGB – we have a responsibility to get this right for Victoria,” said Ms Cunich.

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