

# More Homes More Opportunity



**The Hon Jacinta Allan MP**  
Premier of Victoria

Wednesday, 23 October 2024

## A DECADE'S WORTH OF NEW FAMILY HOMES AND BACKYARDS

More homes mean more opportunity – that's why the Allan Labor Government is delivering Victoria's longest ever pipeline of new land for new homes and backyards that are great for big, growing families.

Premier Jacinta Allan and Minister for Planning Sonya Kilkenny announced a landmark, 10-year greenfields plan that will, for the first time:

- Unlock a decade-long pipeline of new homes with backyards in greenfield suburbs for big, growing families
- Show industry and community exactly where the future opportunities lie and the plan to deliver them
- Help home builders get on with building by integrating and streamlining parts of the planning system
- Provide more choice and get the balance right between development in the outer suburbs and inner city.

### A decade's worth of homes and backyards

The Government has released a landmark plan for 27 additional greenfield areas across Melbourne's outer south-east, north, and west to be released over the next 10 years – committing to providing the space and completing the planning work to deliver 180,000 new homes over the decade.

The pipeline of available land gives developers the confidence to invest early and get shovels in the ground sooner to deliver more homes for big, growing families. It also provides concrete timelines for industry and community about when the 27 new planning processes will commence.

The structure planning process will ensure these areas are well prepared for development, with the release of unzoned land sequenced to align with the provision of infrastructure and community needs so that new communities are liveable, green and adequately serviced.

The first three greenfield plans set to be released in 2024-25 include:

- Northern Freight Precinct, an employment precinct in Whittlesea Council
- Cardinia Creek South Part 2, a residential precinct in Cardinia Council
- Kororoit Part 2, the western corridor within Melton Council adjacent to Caroline Springs.

These build on the seven Metropolitan Melbourne greenfield plans under preparation as part of the Victorian Planning Authority's workplan.

All up, the 10-year plan represents the longest ever pipeline of new land in greenfield areas, so growing families can have more opportunities for a home, backyard and community.

### Helping builders get on with building

The key part of the 10-year plan is the horizon it gives to home builders – they can see exactly where the opportunities lie for their sector and look ahead with confidence.

The Government will also improve the planning system so builders can get on with building. From 1 January 2025, the Victorian Planning Authority will be integrated with the Department of Transport and Planning.

It means, for the first time, the four major components of Victoria's planning system – strategic, transport, statutory and spatial – will be working together to cut delays and duplication and deliver faster and better structure planning.

The Government will also offer a dedicated concierge service to work with councils and industry to identify, intervene and fix the issues that are preventing zoned land from being developed.

Government will also review several existing greenfield PSPs that are not yet fully developed to understand opportunities for increasing the number and types of homes where there is sufficient planned infrastructure.

### Fixing the unfair split of suburban growth

For the last 30 years, greenfield areas have shouldered a disproportionate amount of Melbourne's growth. Homes in well-serviced council areas like Boroondara have only grown 24 per cent since 1994 while Wyndham grew 439 per cent over the same time.

The 10-year plan will turn the tide and help realise the Government's vision of 70 per cent of homes in Melbourne going in inner and established areas with 30 per cent going in outer-suburban 'greenfield' areas – instead of the other way around. This plan provides the space and the planning work for that 30 per cent.

At the same time, the Government's plans to build more homes in inner-suburban areas close to transport, services and jobs – particularly around more than 50 activity centres – will help deliver hundreds of thousands of additional homes in established areas.

Alongside delivering new social and affordable homes and Australia's largest housing project – the Suburban Rail Loop and its six housing precincts – the 10-year plan is just one of the ways Government is building more homes.

It's also just one of a series of announcements the Government will make this week about more homes, more support for industry, infrastructure and parks, and more opportunity for renters, owners and buyers. To see more, visit [vic.gov.au/more-homes](http://vic.gov.au/more-homes).

### **Quotes attributable to Premier Jacinta Allan**

*"Family homes and backyards are a beautiful thing for those who want it – that's why we are delivering ten years' worth of them in one big plan for the first time ever."*

*"Whether it's a new house with a backyard that's fit for a big family, or a unit in the inner suburbs near a train station for a first home buyer – I'm about more homes and more opportunities for everyone."*

### **Quotes attributable to Minister for Planning and Suburbs Sonya Kilkenny**

*"This is a window ten years into the future for home builders like those represented by the Urban Development Institute of Australia – it's what they've been asking for to plan and build with confidence."*

*"This is all about providing choice and getting the balance right between development in the outer suburbs and development in the inner city. For too long, that's been too one-sided."*