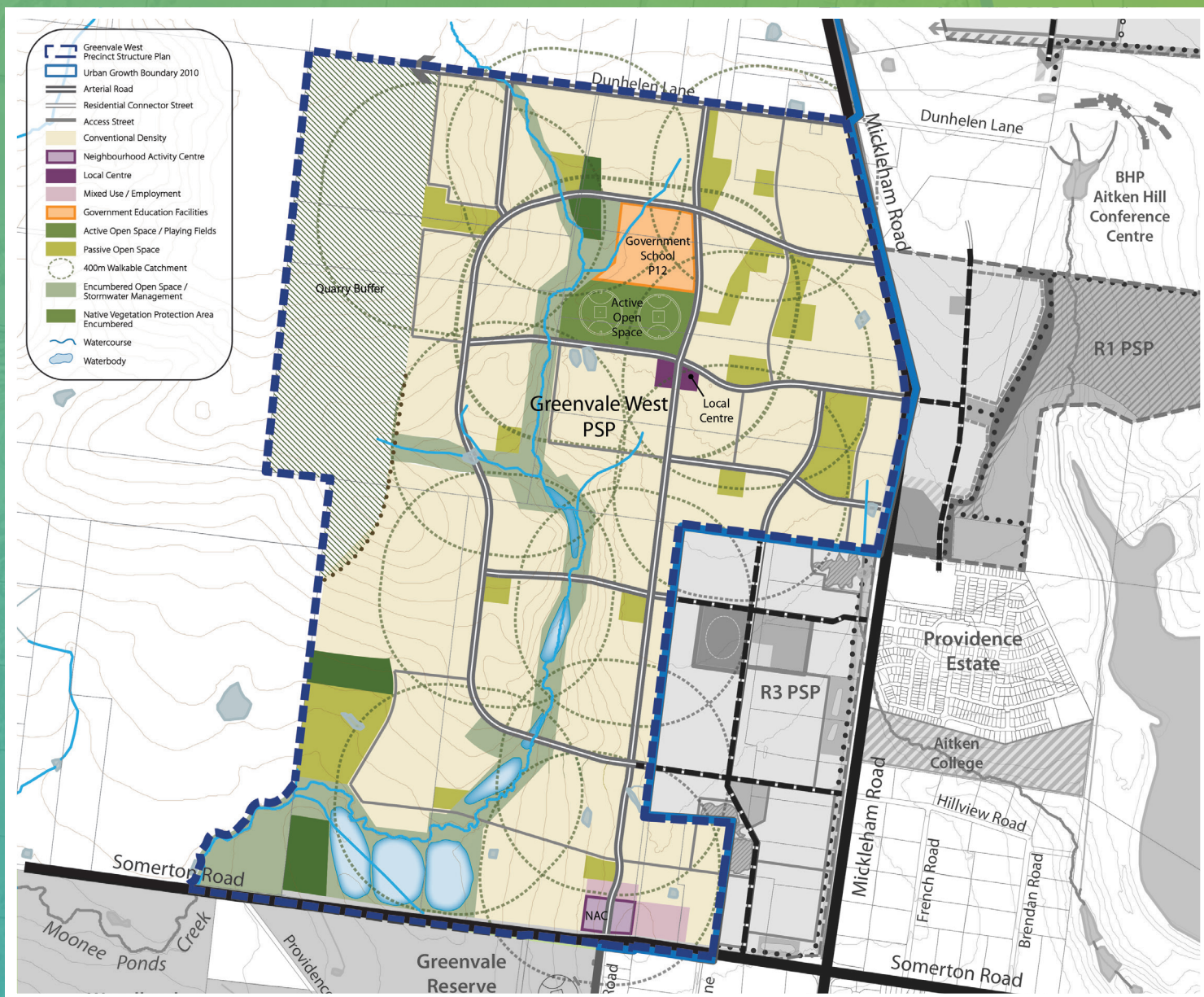


THE NEED FOR GREENVALE WEST



PSP Concept Plan

FAST FACTS

377
HA

Development residential land bordering existing Urban Growth Boundary (UGB).

2012

Recommended for inclusion during Logical Inclusion Process.

25K

New Melbournians in a compact new community.



Multitude of new facilities to serve existing & new residents.



Infrastructure provisioning & funding to fix existing road & service issues.

AN IMPORTANT CHANGE



The current UGB results in dwellings adjacent farm land.



Proximity of farm land makes pest control unviable.

MORE
FACILITIES

Surrounding areas rely on Greenville West for facilities & are currently under serviced.



Infrastructure delivered will fix existing problems on road and facility capacity.



The current UGB is a 1.2km long timber paling fence. There is no transition to farm land.

AN ANOMALY



Existing PSPs have always relied on Greenville West to 'complete' the 'urban fabric'.



Surrounding PSPs rely on Greenville West for community facilities.



NBN, sewer, water, gas and road connection points have already been anticipated and built.



The site is not impacted by airport noise modelling.



New and Existing Infrastructure Upgrades

WHAT WILL IT INCLUDE?



Upgrades to Mickleham, Somerton Roads.



A new neighbourhood activity centre.



A new local retail centre.



Two new schools (Primary & Secondary).



A range of housing typologies for all families.

12
HA

Sporting facilities.

100+
HA

Open space, formal and informal spaces



New & more frequent public transport options.

7,500

New homes within a compact footprint.



New community centres and community facilities

WHY NOW?

5
YEARS

At current rates of sale, current zoned projects will become constrained by 2021.

9
YEARS

Until all Hume UGB land is developed, based on current sales rates.



Must commence now to ensure supply is not constrained.



Greenvale is already constrained and prices are rising.



Greenvale is a different demographic to Craigeburn & Mickleham.