



UDIA Victoria Media Release

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Investment into regional rail just one piece of the population growth puzzle

The Victorian Division of the Urban Development Institute of Australia (UDIA Victoria) has welcomed the Liberal National Coalition's election announcement for major investment in the long-term future into Victoria's regional cities and towns if elected in November.

However, UDIA Victoria urged the Opposition to consider all areas of Melbourne and Victoria as vital to accommodating our rapidly growing population.

"It's great to see regional Victoria being given a fair go through serious investment in major transport infrastructure and through mooted long-term planning of these important regional cities and towns. Victoria's population is continuing to grow by the thousands every week, and nobody expects Melbourne to be able to accommodate everyone," said UDIA Victoria's chief executive, Danni Addison.

If a Guy Government is elected in November, a 'European High-Speed Rail' would be planned and built over the next ten years, costing from \$15 billion to \$19 billion, servicing many of Victoria's busiest regional cities and towns.

"This announcement is ambitious and visionary and would be marvellous if it can be delivered in the timeframe proposed. Jobs will be critical to success and will be vital to the economies of Victoria's regional towns as well as their ability to attract genuine population growth."

"We'll need to see a solid business case and understand the private sector's appetite and ability to invest and deliver this level of infrastructure in the timeframes proposed," said Ms Addison.

"On top of this, we need a guarantee that there will significant Government investment in the supporting infrastructure needed to underpin the intended population growth of these regional areas. Additionally, the prioritisation of new housing and development by regional councils will be critical for the development industry to provide the homes for the intended new residents."

UDIA Victoria continues to urge both major parties to take a balanced approach to their long-term planning for Victoria's population. The Coalition's previous announcement to reintroduce the two-dwelling limit and height controls in the Neighbourhood Residential Zone was not met enthusiastically by the development industry.

"Up to the end of 2017, the industry was focused on delivering much needed new housing supply in accessible and well-serviced areas. 2018 has demonstrated a downward shift in apartment approvals, and this is not sustainable if we are to deliver the 50,000 new homes needed each year to house our growing population. It's also important we retain focus on our greenfield development pipeline, as this is a vital release valve for housing affordability in Victoria."

"We urge all political parties to focus on balanced planning policies that enable, rather than discourage, all parts of Melbourne and Victoria to accommodate our population.

"At the end of the day, our political leaders must make responsible, educated decisions that will help more people live in well-serviced areas; not lock up these areas for only the privileged to enjoy."

-ENDS-



ABOUT: URBAN DEVELOPMENT INSTITUTE OF AUSTRALIA

The Urban Development Institute of Australia (UDIA) is a nationally recognised body that advocates for Australia's urban development industry. In Victoria, UDIA informs and engages government and industry members, **enabling better policy and better business decisions**. With a primary focus on the residential property sector, UDIA protects and promotes over 320 member companies across Victoria including developers and a range of other professionals involved in producing, financing and marketing residential property.

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