

Chapter 10

OTHER COMMUNITY SERVICES

HOSPITALS

Planning for health in a community involves, in the first place, the proper use of land for each community function—the creation of a healthy environment. Next it involves the reservation of land for both preventive and curative health services. Most of these reservations fall within the realm of local detailed planning, but hospitals are of metropolitan significance, and, therefore, are dealt with in this planning scheme. For this purpose they may be divided into three broad classes:

- (a) General hospitals, both public and private, providing general medical, surgical and maternity treatment.
- (b) Special hospitals including repatriation hospitals for war wounded, mental hospitals and sanatoria for the treatment of tuberculosis.
- (c) Hospitals for convalescent and chronic cases.

Except where they now have sites of ample size within the urban area, the most appropriate location for hospitals of the last two categories is in the rural zone in convenient proximity to the urban area. No special provision has been made, therefore, for these hospitals other than to reserve for this purpose those areas now held by the respective authorities and to make institutions of this type a permissive use of the rural zone. Any future institutions can then be located in this zone according to their special requirements.

The position with general hospitals however is different. If they are to provide a proper and convenient service they must be located within the urban area in locations where they can be conveniently reached both by hospital patients and visitors. It is not possible in a planning scheme of this nature to reserve sites for private hospitals, but it has been provided that they can be located in residential and rural areas in situations approved by the responsible authorities.

At present public hospitals in Melbourne are highly centralised and there are few public general hospitals outside the central district. The Hospitals and Charities Commission, which is responsible for the administration of public hospitals, is aware of the disadvantages of such centralisation and in recent years has been trying to rectify the fault by establishing 200 to 300 bed hospitals in suitable suburban locations. Probably larger units may be found advisable in some places in future.

The Commission considers that a standard of seven hospital beds for each 1,000 people is desirable, although it is recognised that the present trends in the treatment of patients may eventually result in a lower proportion of beds being necessary. From our general consideration of the problem and comparison with other States and countries we are satisfied that seven beds per 1,000 is a reasonable basis for assessing the need for additional hospital sites. An area of at least five acres is necessary for a 200 to 300 bed hospital, and 10 to 15 acres for a 500 to 600 bed unit.

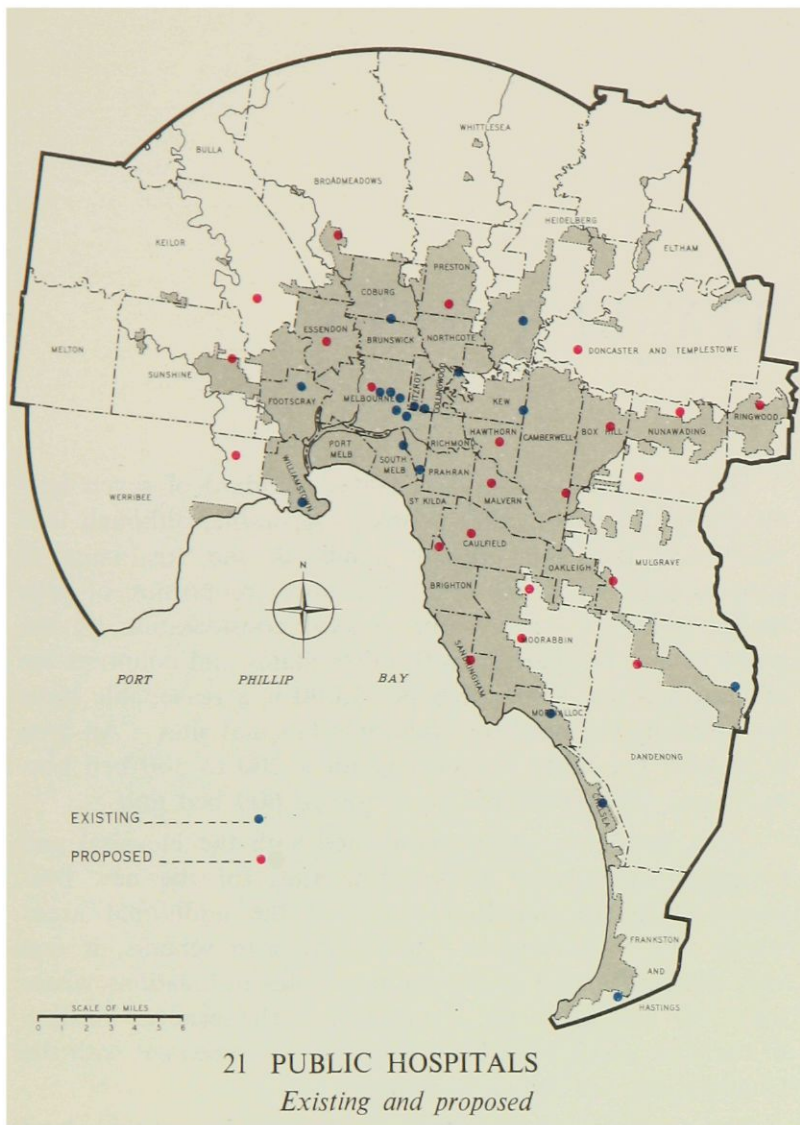
Close liaison has been maintained with the Hospital and Charities Commission in selecting sites for the new hospitals which are required now and the additional areas which will be needed in future. As with schools, it was very difficult to find enough suitable sites in locations where they will best serve the community. The general location of the sites which have been reserved, in agreement with the Commission, are shown in map 21.

The Commission has stressed the need to reserve land between the Royal Melbourne Hospital and the Children's Hospital site at the corner of Flemington Road and Gatehouse Street for a Medical Centre which would fit into the pattern of teaching hospitals grouped around the University. An area between Park Street and Gatehouse street has, therefore, been reserved for this purpose.

MARKETS

In an urban community the expeditious and economical distribution to the consumer of primary products is of great importance. In this process wholesale markets on the one hand and retail markets and shops on the other are vital links.

A *wholesale market* is the central place where not only does the primary producer sell his products to processors, merchants and retailers, but where the law of supply and demand determines the price of basic foodstuffs. Thus, the importance of the market to the consumer is apparent although he does not buy there directly. Melbourne has five wholesale markets, a large central livestock market and two smaller ones, a central fruit and vegetable market (Queen Victoria Market) and a central fish market—the needs of which will be discussed later.



Retail markets normally obtain their goods from the wholesale market or from wholesale establishments, and compete with shops in the direct sale to the consumer, principally of foodstuffs, but also clothing, household requisites and other goods. Their virtue is that, because of low establishment charges and the need to clear perishable goods on each of the limited number of market days, stallholders are able to sell cheaper than can the normal shopkeeper. Some so-called retail markets are more akin to food shopping arcades. The only ones in Melbourne in the true sense of the term are the Queen Victoria Market (operated by the Melbourne City Council in conjunction with the wholesale fruit and vegetable market), and the municipal markets in South Melbourne, Prahran and Dandenong.

There appears to be room for more retail markets in Melbourne, but this is a subject on which no one seems able to express a definite opinion. Retail markets will be a success in one locality and a failure in another where conditions appear to be much the same. In any case, retail markets should be located where they can serve a wide area, and, therefore, the suggested District Business Centres appear to be logical places for any new markets of this type which may be required in future. Provision has been made accordingly in the scheme.

Fruit and Vegetable Wholesale Market. Queen Victoria Market, which occupies a site of 13½ acres on the outskirts of the central business area, is the central metropolitan wholesale market for fruit and vegetables. In addition, after the cessation of the early morning wholesale activities, it functions also as a retail market. Its principal deficiency is the inadequate space not only for market operations but more particularly for parking vehicles. With a growing metropolitan population, this deficiency will become more and more acute.

Because of the sensitivity of retail markets to change of location, it is advisable to retain the retail market on its present site, although the area would be of great value for other community purposes. It will be necessary, however, to provide more adequate parking facilities, for which the site presents great opportunities.

Although it is claimed, probably with some justification, that there is some advantage in the close association of the wholesale and retail markets, the wholesale market must eventually be moved to another site. At the request of the Melbourne City Council, an area of 60 acres at the Footscray end of the new Footscray Road has been reserved for a wholesale food market. This is Crown land not yet specifically allocated to any particular use. The Railways Department considers that all the land between Dynon and New Footscray Roads as far as the Maribyrnong River should be reserved for railway purposes. Undoubtedly more additional space will be required in this area for railway purposes as the port expands, but the Railways Department cannot yet define its future needs. The use of land at the extreme end of the area for market purposes should not interfere with future railway plans. In this location, another retail market operating in conjunction with the wholesale market might prove a boon to the people of Footscray nearby. Special Use Zone No. 16 has therefore been provided there for market and associated uses.

Fish Market. The present wholesale fish market is very badly located close to the approaches of Spencer Street Bridge, the busiest bridge between the central city area and South Melbourne. Parking space is inadequate and the lack of sufficient freezing facilities is a great disadvantage to the trade. The removal of this market to a new site is long overdue. It could be located with advantage on the Maribyrnong River in the area at the end of New Footscray Road which has been reserved for market purposes. About five acres would be necessary to accommodate a fish market satisfactorily.

Livestock Markets. Victoria is the second largest meat exporting State in the Commonwealth and by far the largest exporter of mutton and lamb. Therefore, Melbourne's three livestock markets, in addition to their function of supplying meat to the local market, play an important part in the commercial life of the city.

The markets are at Newmarket, Dandenong and Brooklyn, the Newmarket Saleyards being far the largest and