

Melbourne businesses will only be competitive in national and international markets if the city's basic urban services – electricity, gas, water, roads and public transport – equal the world's best on cost, quality and convenience.

There are several things we can do to achieve this objective. The challenge for all spheres of government and the private sector is to adopt fresh ideas and innovative techniques to direct investment in new infrastructure towards building flexible, multipurpose or convertible facilities that can respond to changing community needs. Municipal councils – which have an important role to play in infrastructure planning, provision and coordination – will be encouraged to form regional alliances for delivering urban services wherever this is practicable and cost-effective. All spheres of government will need to actively encourage greater private sector involvement in infrastructure provision.

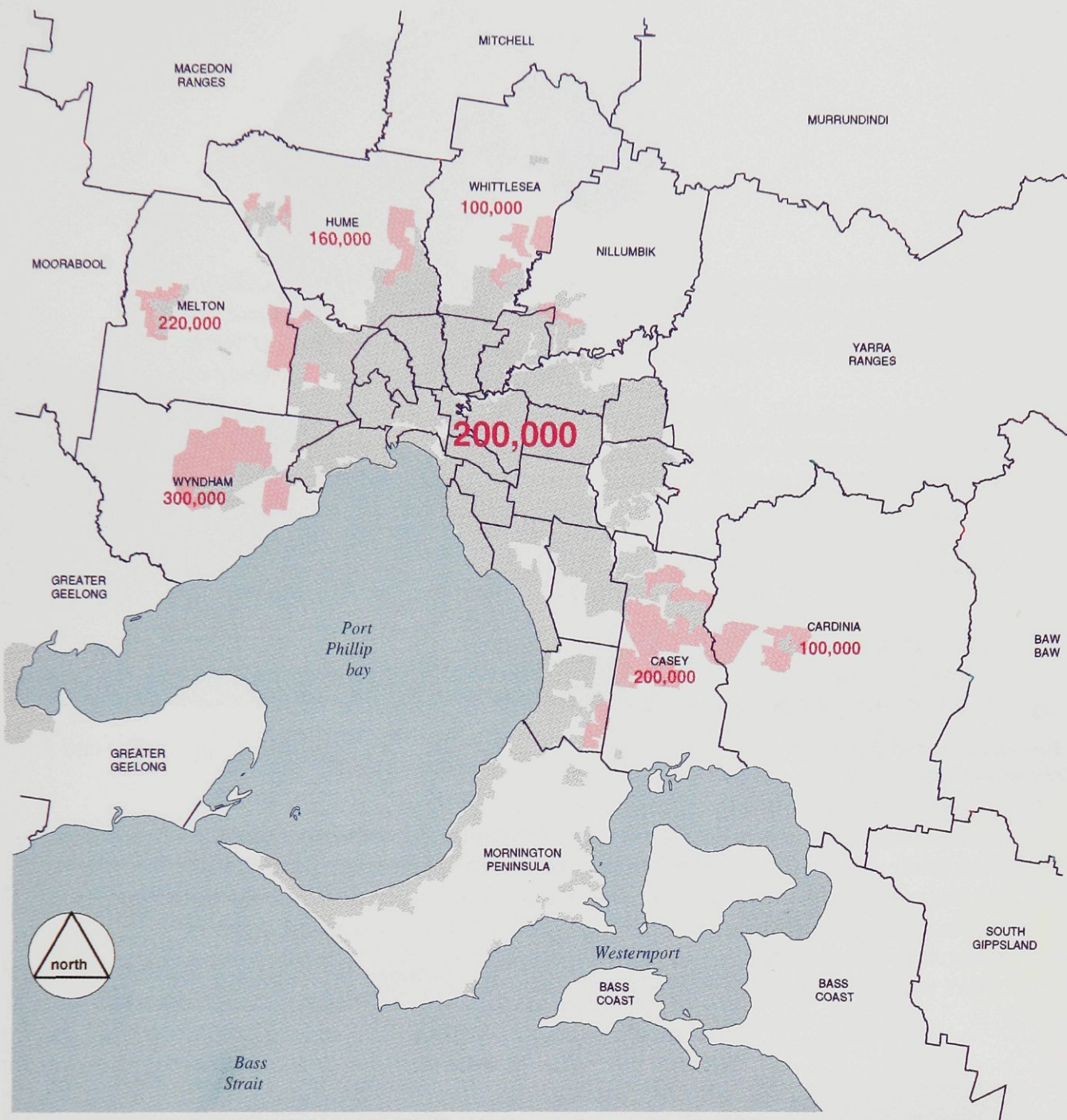
The Victorian Government will improve the management of Melbourne's infrastructure and urban development by:

- ☐ encouraging the more efficient use of land and infrastructure and greater housing choice
- ☐ encouraging redevelopment in areas with underused infrastructure capacity
- ☐ meeting demand for services in growth areas
- ☐ improving energy and water efficiency through effective design of urban areas
- ☐ bringing the provision of urban services into line with world-best practice through measures such as exposing providers to competition where possible
- ☐ integrating land development with transport systems, particularly at major transport nodes and activity clusters
- ☐ ensuring that Melbourne's health services remain among the best in world.

## Encouraging the efficient use of land and infrastructure and greater housing choice

On current trends, a handful of growth municipalities – Cardinia, Casey, Hume, Melton, Whittlesea and Wyndham – will accommodate over half the increase in Melbourne's population by 2011 (see Figures 12 and 13).

Changing lifestyles, family structures and economic conditions; the ageing of the population already referred to – all of these factors have an influence on the kinds of dwellings, infrastructure and services people want and how they use them.



**Figure 12 - ADDITIONAL POPULATION CAPACITY**

- Established urban areas
- Committed land for urban development
- 300,000** Additional population potential of presently committed urban land
- HUME Municipal boundary, municipal name

0 5 10 20 40  
scale of kilometres

/u3/mpe3/stat-policy/STRAT-GROWTH

Source: Department of Planning and Development  
(1993) Perrott Committee Project 1  
Fig. 6.  
Municipal housing statements  
project (1994), Unpublished



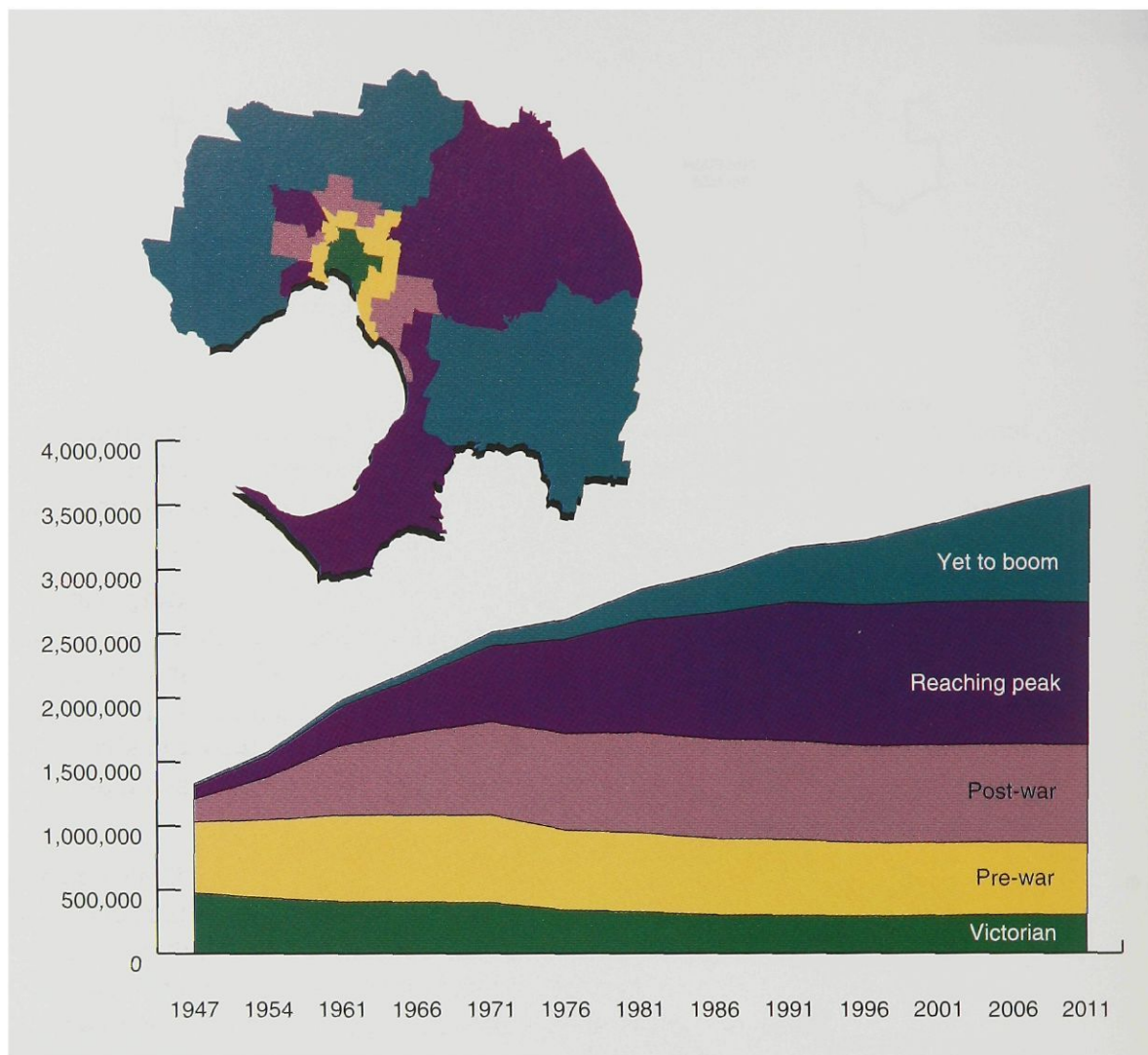


Figure 13

Past and projected population changes by type of suburb

Population growth will largely be confined to one type of suburb located on Melbourne's fringes – the type represented by Cardinia and Casey in the south-east and by Hume, Melton, Whittlesea and Wyndham in the north and west.

One way of catering for the changes occurring in the way Melburnians live is by providing more medium-density housing. Already about 20 per cent of Melbourne's housing stock is medium-density, and this figure is likely to be higher in the future, as more people seek alternatives to the conventional detached dwelling.

Melbourne has an abundant supply of undeveloped but easily serviceable urban land with scope to accommodate population growth in established areas. There is no need to earmark extra land for urban purposes in the foreseeable future.

What we do need is a more sensible approach to using the land we already have. This will mean encouraging higher residential densities with due regard for urban design features, making better use of infrastructure, improving access to services and providing more housing choice – not only in the inner suburbs, where the market is already responding to the growing demand for medium-density housing, but also in growth areas.

The Urban Land Authority is already at the forefront in providing innovative and affordable housing appealing to a wide cross-section of the market. Newer estates like Roxburgh Park at Somerton are models of integrated community development. The Authority has used major infill projects like the ones at Power Street in Williamstown and various former hospital sites in Bundoora to



produce alternative housing forms using new products and technologies. At Janefield, the Urban Land Authority will work with the private sector and RMIT to create an integrated mixed-use development which will capitalise on the recently extended Mill Park tram route.

The Government is also committed to providing public housing that matches people's needs – as well as improving neighbourhood character and blending with private housing. The older people's units at Hotham in North Melbourne, the family units at River Street in Richmond, the medium-density housing at Maureen Crescent in Noble Park and the extensive redevelopment of Nunan Place, McLennan Place and Woodarra in Preston are recent products of that commitment.

Making better use of existing urban land will also mean protecting the many parts of metropolitan Melbourne that have particular characteristics or which support activities incompatible with other urban uses. Examples include airports, tips and sewage treatment plants; mining, agricultural and recreational areas; and areas with high landscape and conservation values.

The Government is committed to protecting high-quality agricultural areas from unplanned changes of land use. The value per hectare of Melbourne's agricultural production is the highest in Victoria. It is essential that these areas retain their value to the State's economy as a source of clean and green produce. Valuable agricultural assets in and around Melbourne include the farms and market gardens of Werribee, Cranbourne and Silvan; the vineyards of Sunbury, the Mornington Peninsula and the Yarra Valley; and the orchards of the Yarra

**A new subdivision in Berwick. Home buyers are increasingly demanding greater choice. Melburnians want houses that suits their changing lifestyles.**

