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BALANCING OPPORTUNITIES AND CONSTRAINTS

The Strategic Framework Plan included in Amendment 150 gives a broad picture of the localities to which objectives now included in the Metropolitan Planning Scheme are to be applied.

In the non-urban area, the objectives reflect established policies and are based on research of physical and social factors in the metropolitan countryside. The Strategic Framework Plan is adequate to indicate the areas in which emphasis is given to particular non-urban objectives.

Because of the overlap of interests in the urban area, the Strategic Framework Plan does not show the degree of emphasis to be given to objectives in particular localities. To provide some understanding of the effect of urban objectives and to give guidance, particularly to councils, as to areas where the objectives can be furthered, the Board has produced plans showing degrees of opportunity for housing diversity, accessibility to jobs and transport, and servicing constraints. These factors have been drawn together in a combined emphasis plan to provide information on degrees of opportunities and constraints for one of the key issues of the metropolitan strategy, the nature and extent of residential development.

The combined emphasis plan, together with the other plans, will assist councils in supporting the provisions of the Metropolitan Planning Scheme and its objectives in local areas through local development schemes. This process will also assist the task group of the State Co-ordination Council (discussed in Chapter 6) in assigning priorities to programmes and in developing a co-ordinated approach by public agencies to implementation of the strategy.

5.1

Developing the Emphasis Plans

The degree of emphasis to be given to the residential objectives will vary from area to area because physical and social factors mean that opportunities and constraints vary between those areas.

The first residential objective, for example, calls for 'diversity in dwelling density, type and tenure'. While some places already have that diversity, and increases may be inappropriate, other places have more opportunity for such an increase.

Constraints exist, for instance, in that some areas have only a limited available capacity in their public utility networks without expending large sums to upgrade those networks.

To identify more clearly how opportunities and constraints affect particular places, the metropolitan area was divided into segments 635 metres east-west and 1 060 metres north-south and census and other data used for computer input.

Computer techniques were then used to produce plans to show how the strategic objectives relate to existing conditions and the potential for further development. Although the analysis covered the Metropolitan Statistical Division, the plans relate to the area for which the Board is responsible.

5.2

A Choice of Emphasis

By scoring individual factors and using computer sieving techniques, it is possible to identify places where the greatest emphasis would need to be given if one aspect of the strategy is assumed to be of prime importance.

Housing: The housing plan shows the relative emphasis that would have to be given to particular parts of the metropolitan area if greater housing density and diversity were the only considerations.

Census data was used to identify places lacking in dwelling diversity, places where larger lots and low occupancy provided opportunities to increase diversity and density, and places which needed more private rental housing. Adjustments were made to give less emphasis to housing in the outer areas than in the more developed areas, with the exception of places committed for urban expansion. Further adjustments were made for places where conservation issues are likely to mean fewer opportunities for physical change.

Taken together, these factors show that the greatest housing emphasis would need to be given generally to the older established or middle suburbs, notably in the east and south and least emphasis to the inner suburbs.

Accessibility: The accessibility plan shows the relative emphasis that should be given to particular places if access were the only consideration.

It gives particular emphasis to places within one kilometre of a tram line or a railway station. It also takes into account access to jobs by car and by public transport, and the marginal cost of transport, information on these factors having been derived from transport computer models.

The accessibility emphasis plan shows the scope for greater emphasis to be given to areas served by both trams and trains, with lesser emphasis on those parts of the outer areas remote from the tram and train networks. There is an obvious contrast with the housing emphasis plan in the emphasis to be given to the inner suburbs.

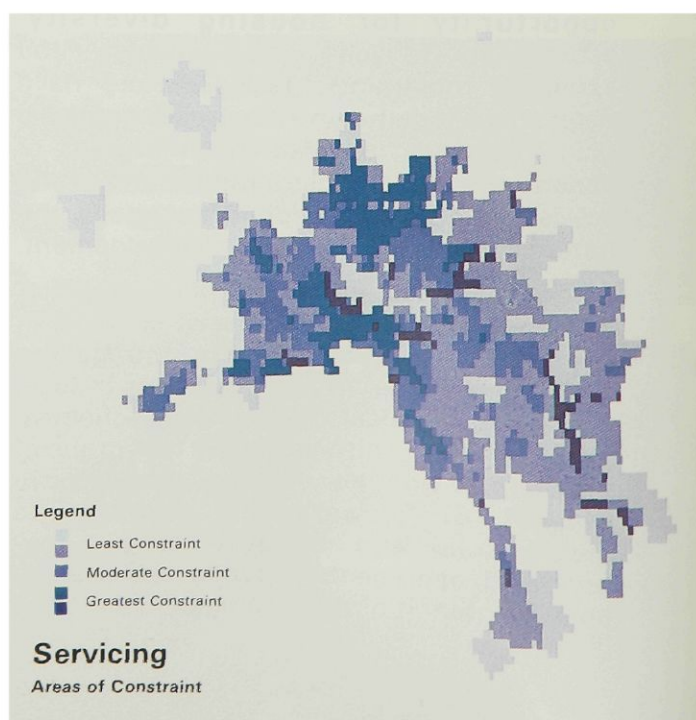
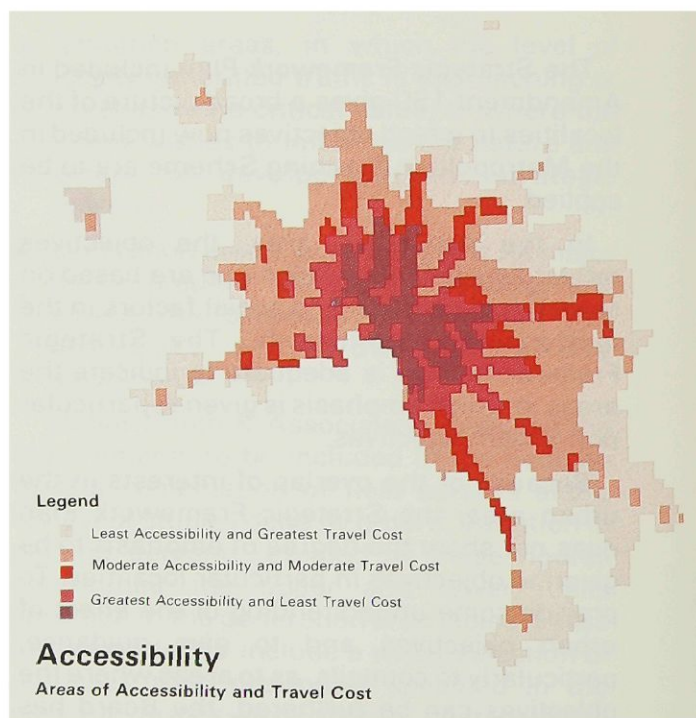
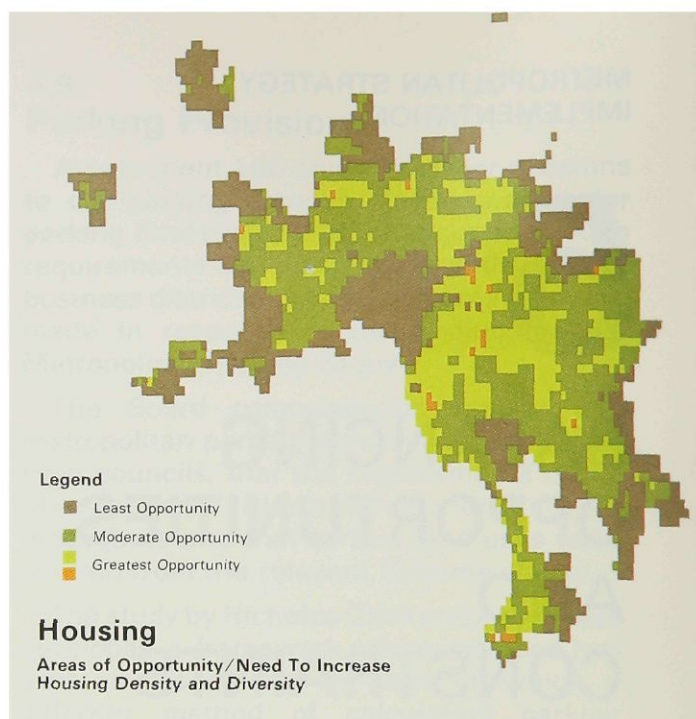
Servicing Constraints: Most development, unless it is slight, is likely to result in extra demands on water supply, sewerage and drainage networks. Some places have capacity to accept these demands, others do not.

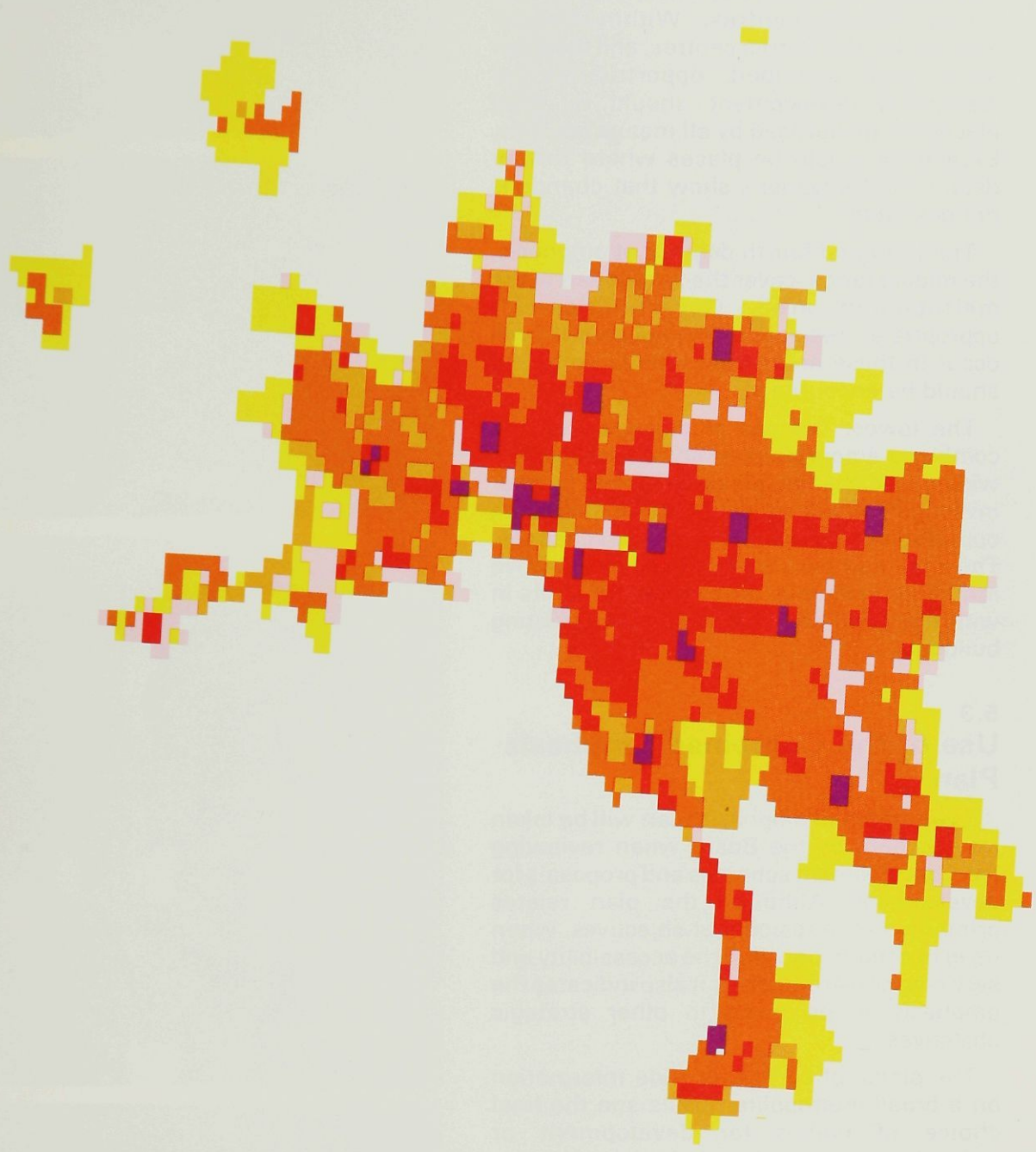
The service constraints plan shows in broad terms the range of such constraints. They are least in the northern inner suburbs, eastern and southern established suburbs, and those parts of the newer established and outer areas where services are already available but not under full load. They are highest in central inner Melbourne and parts of the northern and western suburbs. A policy of minimum spending on services would favour development where there are least servicing constraints.

Combined Emphasis: A combined emphasis plan was then compiled. It took account of the strategic objective to encourage development in and around Central Melbourne and the district centres, and combined this with the factors already discussed: housing, accessibility and servicing constraints.





The combined emphasis plan, as might be expected, identifies the primary areas for development as being those in and around Central Melbourne and the district centres. It does, however, identify certain areas where development is somewhat constrained by service costs.

Following Central Melbourne and the district centres, which are rather localised areas for development, the combined





Legend

-  Least Emphasis
-  Moderate Emphasis
-  Greatest Emphasis
-  Least Emphasis

Combined Emphasis
Areas of Development Emphasis

emphasis plan shows that emphasis should be placed on the inner north and established east and south suburbs, with some extensions along railway lines, plus the six future district centres. Within Central Melbourne, the district centres, and the other areas just described, opportunities for residential development should in most places be encouraged by all means possible. Exceptions would be places where further detailed investigations show that change is not desirable.

The third and fourth degrees of emphasis, the middle range, cover the largest part of the metropolitan area. Opportunities for appropriate residential development will occur in these areas from time to time, and should be encouraged.

The lowest degrees of emphasis on the combined emphasis plan show areas where widespread change is least desirable. Further investigation will no doubt show that some opportunities do exist for beneficial changes. The emphasis here is likely to be on selective infill and residential development that fits in with the scale and character of the existing buildings.

5.3 Use of the Combined Emphasis Plan

The combined emphasis plan will be taken into account by the Board when reviewing local development schemes and proposals for development. Although the plan relates primarily to the residential objectives, when used in conjunction with the accessibility and servicing constraint plans it also indicates the emphasis to be given to other strategic objectives.

The plans, of course, provide information on a broad metropolitan basis and the final choice of places for development or redevelopment is a matter for investigation and discussion.

The emphasis given to particular places may also change from time to time. When public utility works have to be replaced, the service constraints in an area may change, thus opening the way for further development.