

While many Melburnians still favour traditional detached housing, increasing numbers are drawn to other housing forms – most of which have long traditions of their own. Apartments, terraces and shoptop dwellings are three examples.



Valley and the Dandenongs. The value of these areas lies not only in their capacity to generate produce, but also in their attraction to tourists.

The Government will encourage the efficient use of land and infrastructure and increased housing choice by:

- ☐ assisting councils to prepare municipal planning and housing strategies, with special emphasis on identifying areas suitable for more diverse housing and facilitating their development
- ☐ helping councils develop management strategies for non-urban areas
- ☐ maintaining the Metropolitan Services Coordination System – a monitoring and database system for residential land development
- ☐ implementing *The Good Design Guide for Medium-Density Housing*
- ☐ helping councils devise pricing policies and performance measures for infrastructure and service providers – including a consistent approach to the administration of development contributions
- ☐ promoting research into alternative forms of housing.

Encouraging redevelopment in areas with underused infrastructure capacity

Existing water, drainage, sewerage, tram and train networks are not being used to their full capacity in the inner city and some of the older middle suburbs. The demand for human services also changes over time – a suburb

may need more youth and children's services when it is young, but more aged accommodation as it matures. The same is true for schools, hospitals and other facilities. We can accommodate these fluctuations in demand by being innovative in the way we design, locate and mix facilities.

Local councils and service providers will be encouraged to draw up inventories of spare capacity in physical and social infrastructure and, where practical, to promote appropriate development around existing underused facilities. They will also be encouraged to consider alternative uses for underused facilities rather than regarding them as single purpose facilities only.

It is especially important that we maintain and renew ageing infrastructure to preserve its value for succeeding generations. Innovative solutions can be used to minimise the need to replace or upgrade facilities – particularly in newer areas.

The Government will facilitate better use of existing infrastructure by:

- working with local government and the private sector to identify inner urban sites for residential redevelopment
- assisting councils to prepare planning strategies with special emphasis on integrating development with existing infrastructure – for example, by encouraging higher density development along tram routes and near railway stations
- enhancing public transport services – through integration of services across all modes.

Meeting demand for services in growth areas

The municipalities on Melbourne's fringe are expected to continue to grow strongly over the next twenty years. They contain large areas of undeveloped land which has been zoned for urban purposes under previous metropolitan strategies and growth area plans (see Figure 14).

Many of their new residents will be families with young children looking to fulfil the suburban dream. We can't allow a mismatch between supply and demand in community services to destroy that dream.

Inner and middle Melbourne are generally well endowed with facilities, even as their populations age and decline. On the other hand, many outer suburbs do not have sufficient services to meet the growing needs of the people living there.

The planning and delivery of services to new and expanding suburbs by the State Government, local councils, utilities and the private sector is a complex process involving many separate decisions by different stakeholders. With



It is important to plan ahead so that community facilities in new growth areas will be ready when they are needed.

rapid growth the provision of services has lagged behind the construction of homes in these areas. It has been common in the past for families to move into a new area before schools, kindergartens, health facilities and transport services become available.

The challenge for service providers – both public and private sector – is to plan and coordinate infrastructure planning better so this doesn't occur.

The State Government is answering this challenge in a number of ways. It has improved the Budget process for establishing investment priorities across the Government and for allocating funds to capital works like new schools, arterial roads and fire stations.

It has also been moving services from inner Melbourne to places where they are needed, mostly in the outer suburbs. For example the Government is currently building or committed to build new schools in Berwick, Cranbourne, Laverton, Mill Park, Pakenham, Rowville, Roxburgh Park, South Morang, Sydenham South, Taylors Lakes and Werribee.

The same goes for preschool facilities. Some 79 new preschool programs were funded in the ten months to 1 November 1995, bringing the total number of State-funded preschool programs across the State to 1,346. Among the initiatives to be funded in 1995 were preschool facilities in the growth suburbs of Mornington, Cranbourne, Werribee, Whittlesea, Broadmeadows and Melton.

The Government will strengthen the Metropolitan Services Coordination System, which provides demographic projections, land release forecasts and consistent information about the location of available and serviceable land and development activity.

The private sector can do much to accelerate the provision of community facilities in growth areas – for example, by constructing social infrastructure such as neighbourhood houses and child-care centres or assisting the local council to build the facilities when required. Recently enacted legislation governing developer contributions provides for greater consistency and certainty in this area.

The critical thing is to ensure that planning, development and infrastructure provision are coordinated and sequenced so that services are available when people move in – not months and years later.

Improving energy and water efficiency through effective design of urban areas

Neighbourhoods, buildings and domestic appliances have become more energy efficient thanks to the introduction of new standards (like the Home Energy

Rating Scheme), building codes (like the foreshadowed Commercial Building Energy Code), and passive energy conservation measures (like solar-oriented dwelling design). The Government will continue to promote energy efficiency by:

- encouraging councils to prepare municipal strategies for making new and existing urban areas more energy efficient
- drawing up concept plans for urban villages to demonstrate the feasibility of low energy urban development
- preparing procedures and guidelines to make the needs of walkers and cyclists a primary consideration in the design of neighbourhoods and major projects.

Water has traditionally been used to transfer waste from the point of production to treatment and disposal points. Stormwater run-off has been channelled into rivers, streams and Port Phillip Bay. Innovative urban design and engineering techniques can be used to minimise waste water discharges, treat waste water close to where it is produced, and – in many cases – recycle it for irrigating parklands and similar uses. Related techniques can be used to retard stormwater and have most of it absorbed where it falls. The Government will also increase Melbourne’s water efficiency by:

- promoting more efficient use of water, including the use of water-efficient appliances to reduce the need for new water supply infrastructure
- designing open spaces to include wetlands and ponds to collect and filter stormwater run-off

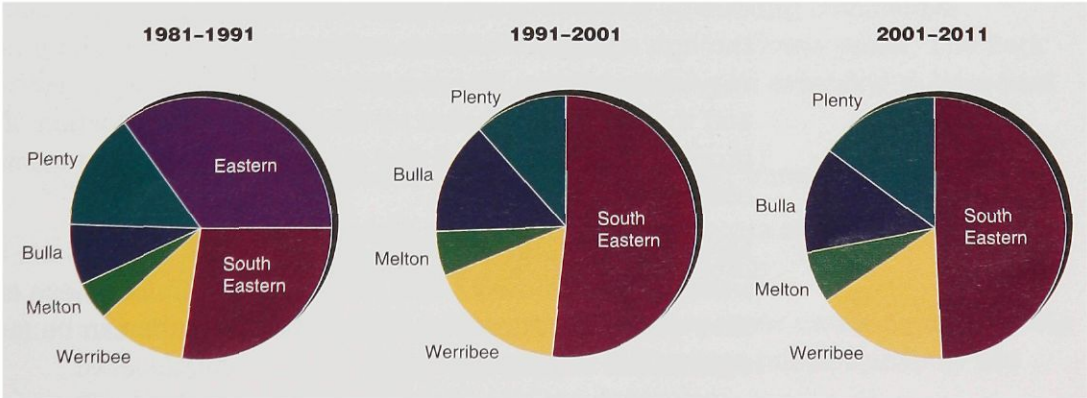


Figure 14
The projected distribution of population in growth areas

Melbourne’s outward growth has been channelled into specific corridors. With the supply of land in the east running down, most of the city’s new growth will occur in the outer south-eastern suburbs.