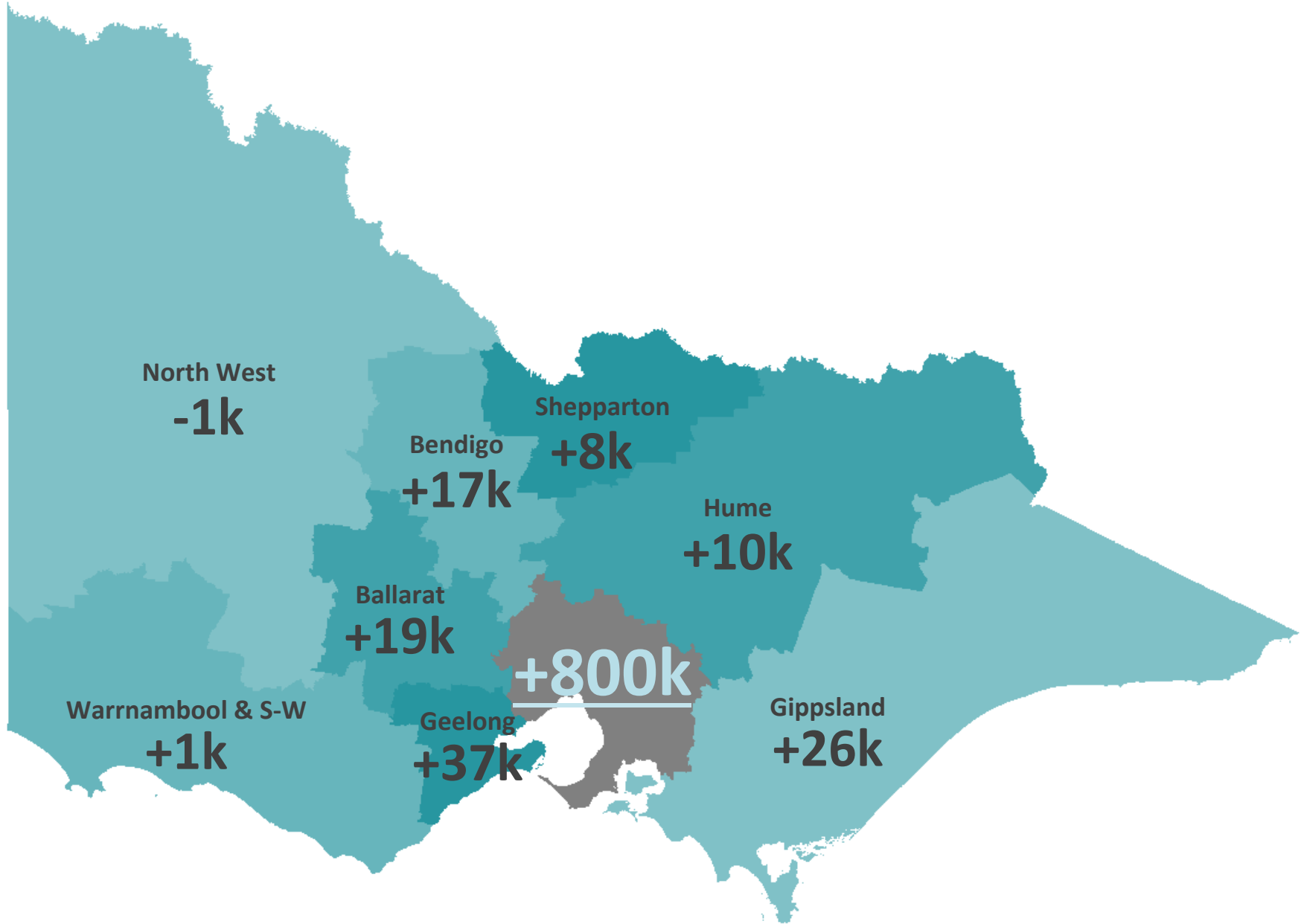
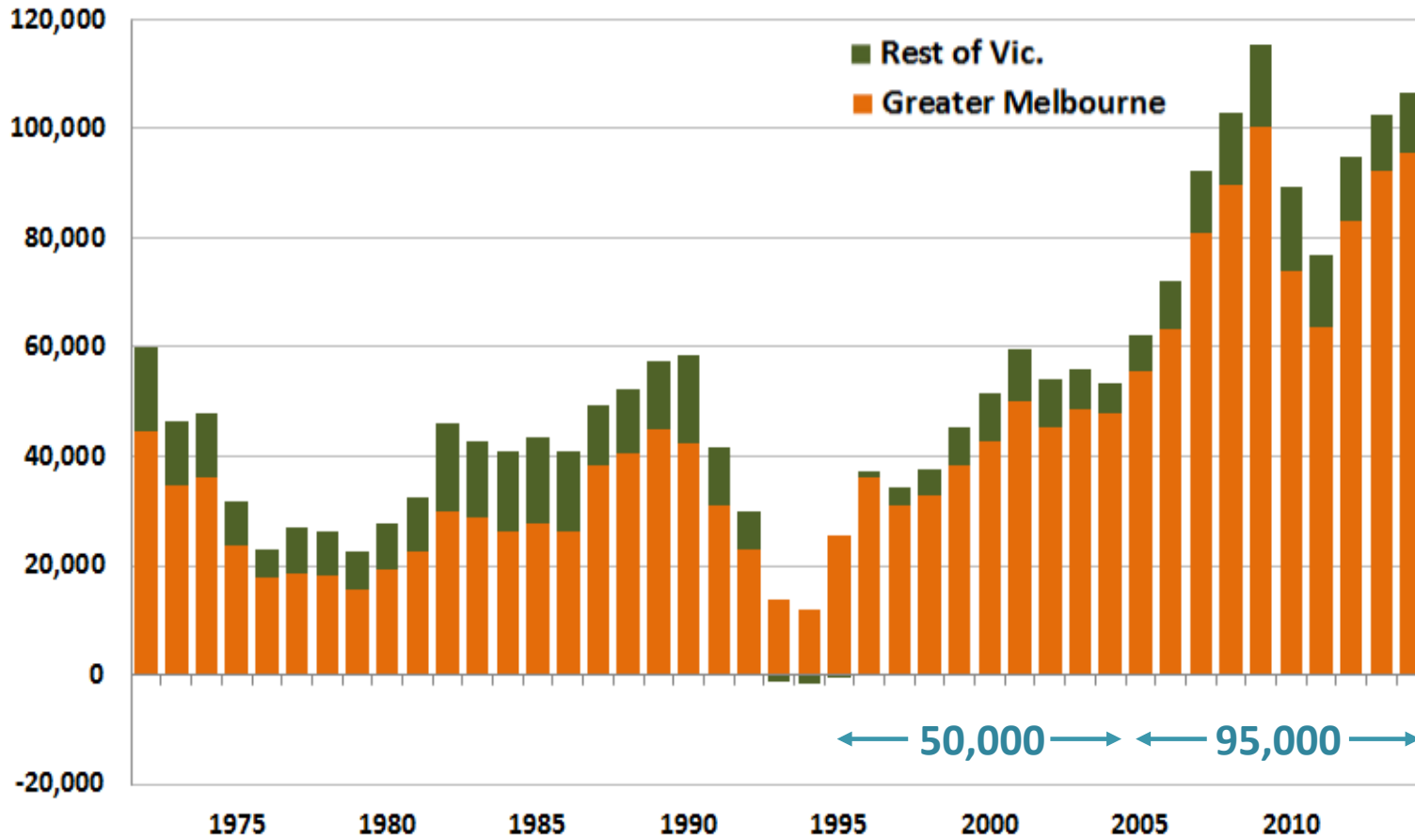


Urban Renewal: Drivers and challenges

It's all happening in Melbourne (population growth 2004-2014)

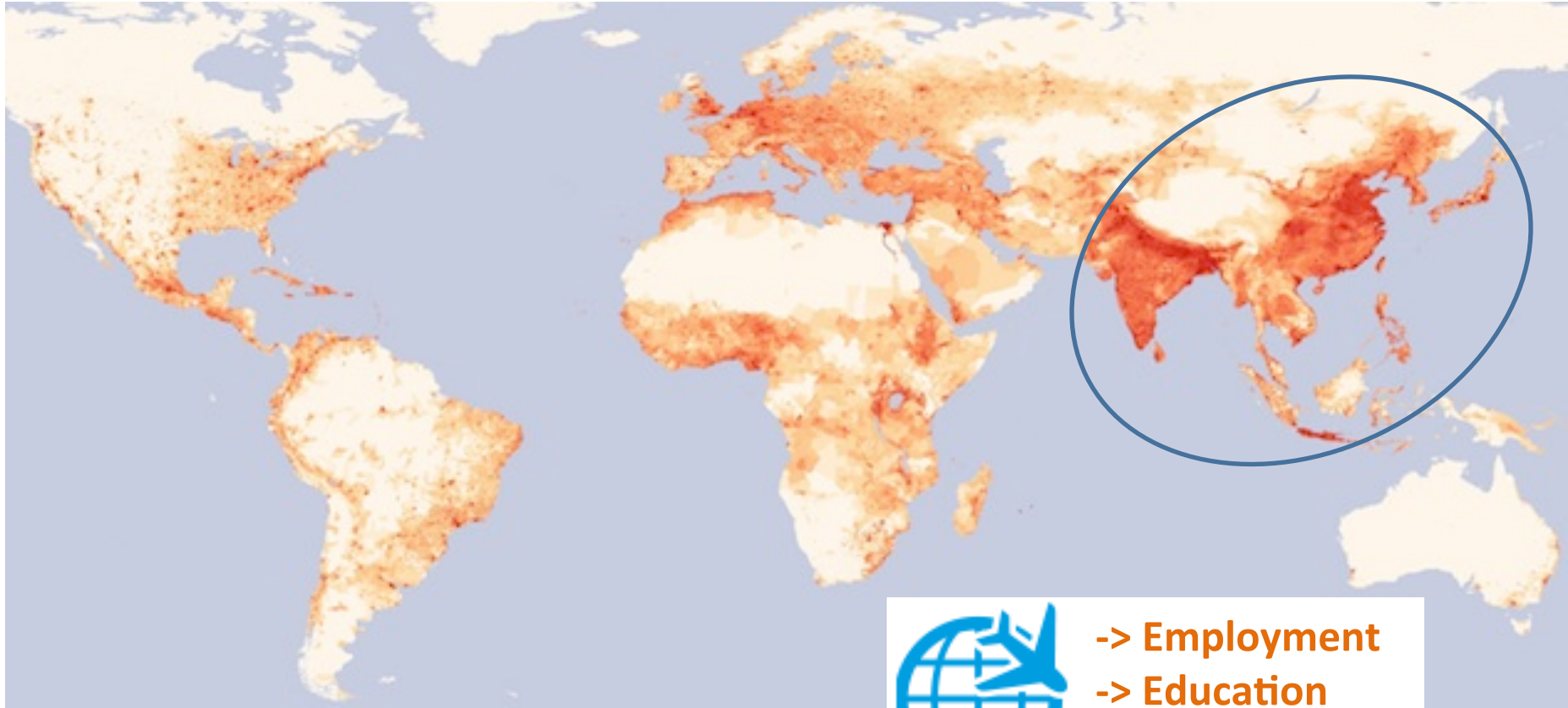


Expanding and record population growth



Source: *Regional Population Growth, Australia* (ABS 3218.0)

Continued growth



- > **Employment**
- > **Education**
- > **Lifestyle**

Population growth and urbanisation



"We're waiting for the city to come to us..."

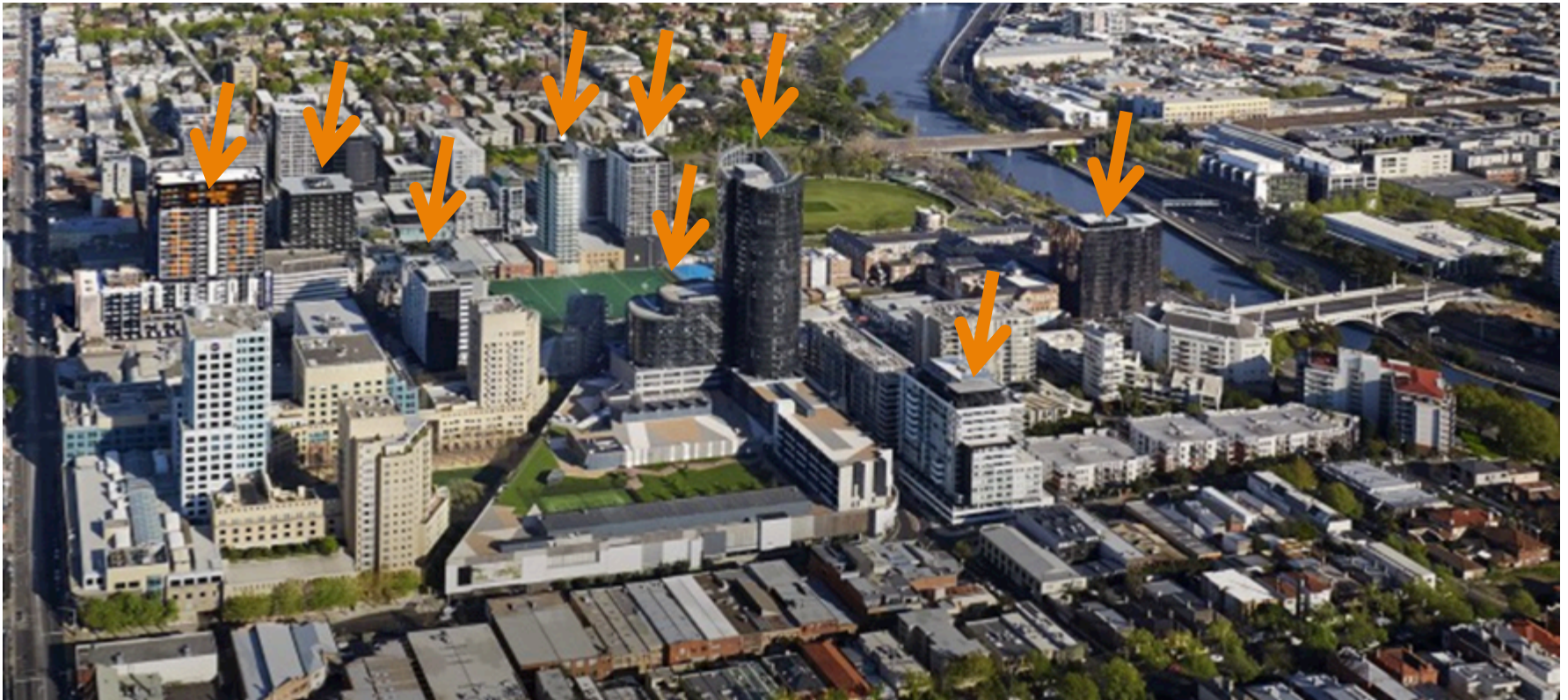
Major redevelopment activity is driving significant physical change



Forrest Hill Precinct, South Yarra 2006-2016

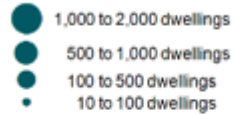


Forrest Hill Precinct, South Yarra 2006-2016

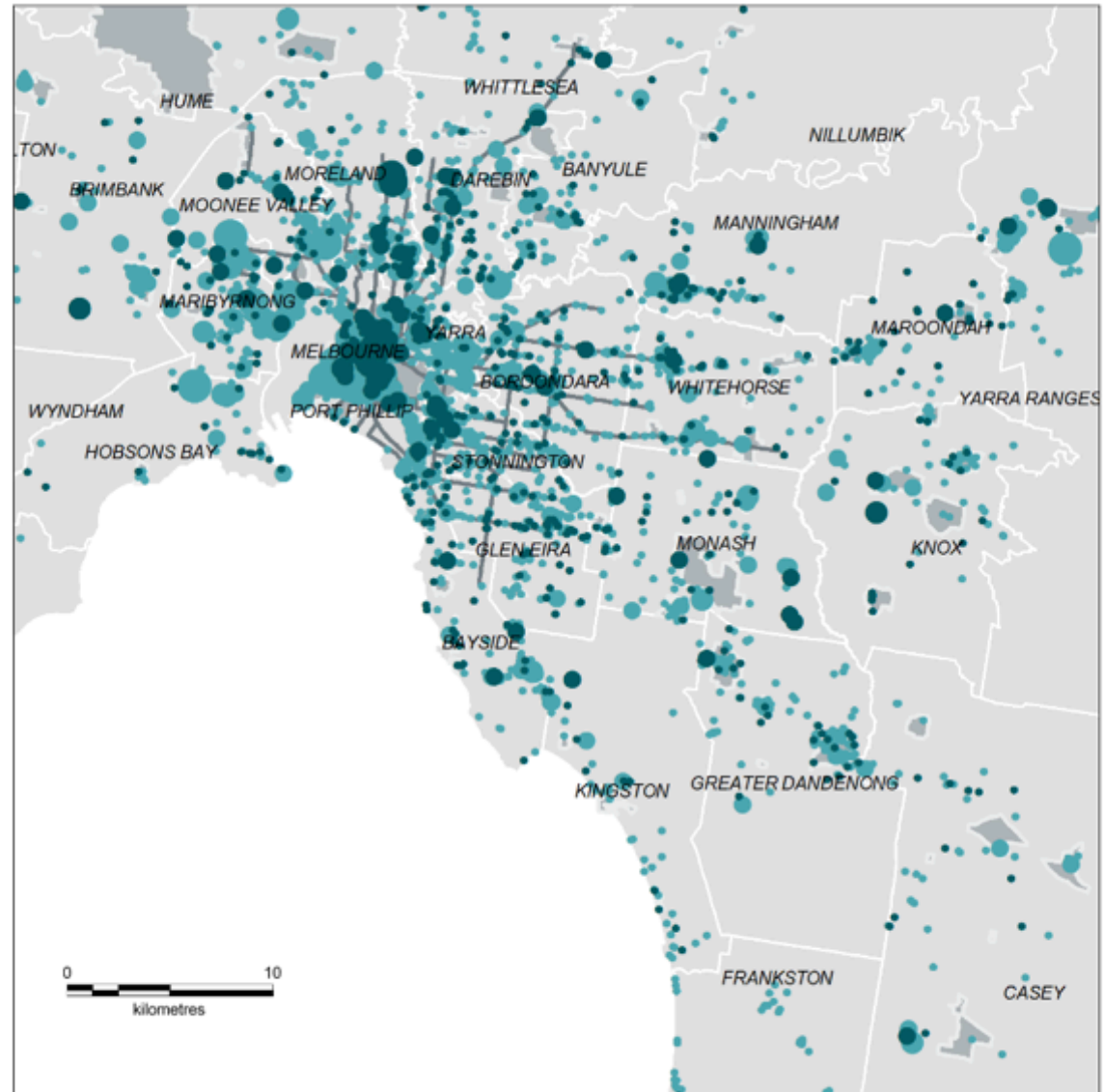
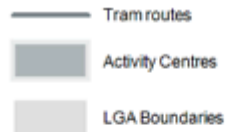


Across Melbourne there is a significant number of sites under redevelopment or planned for redevelopment

Projects under construction in July 2015

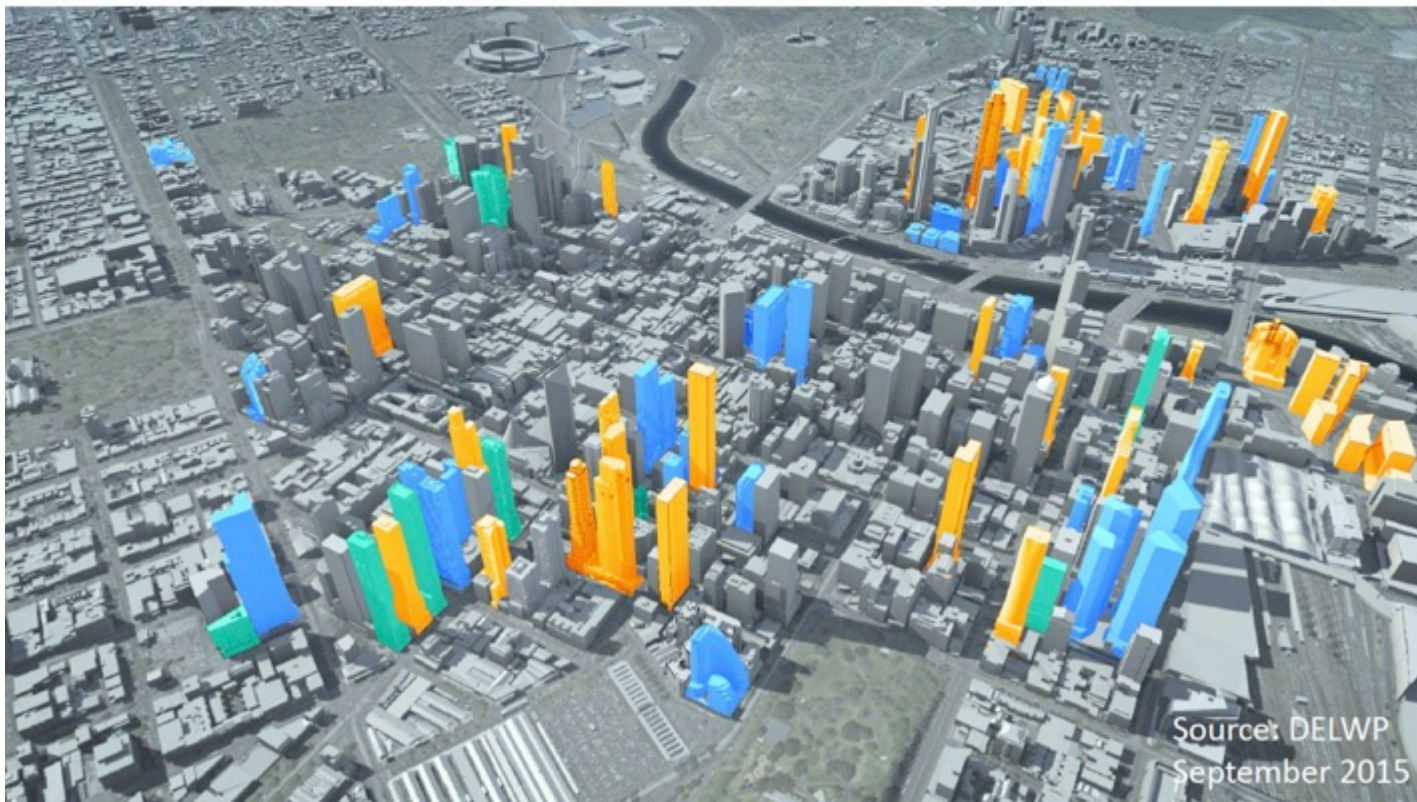
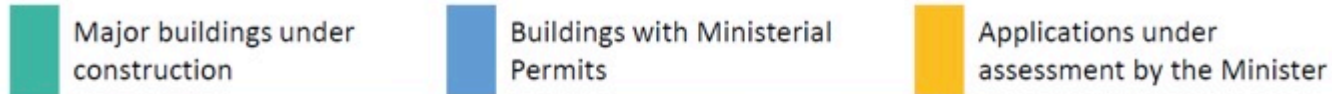


Planned projects

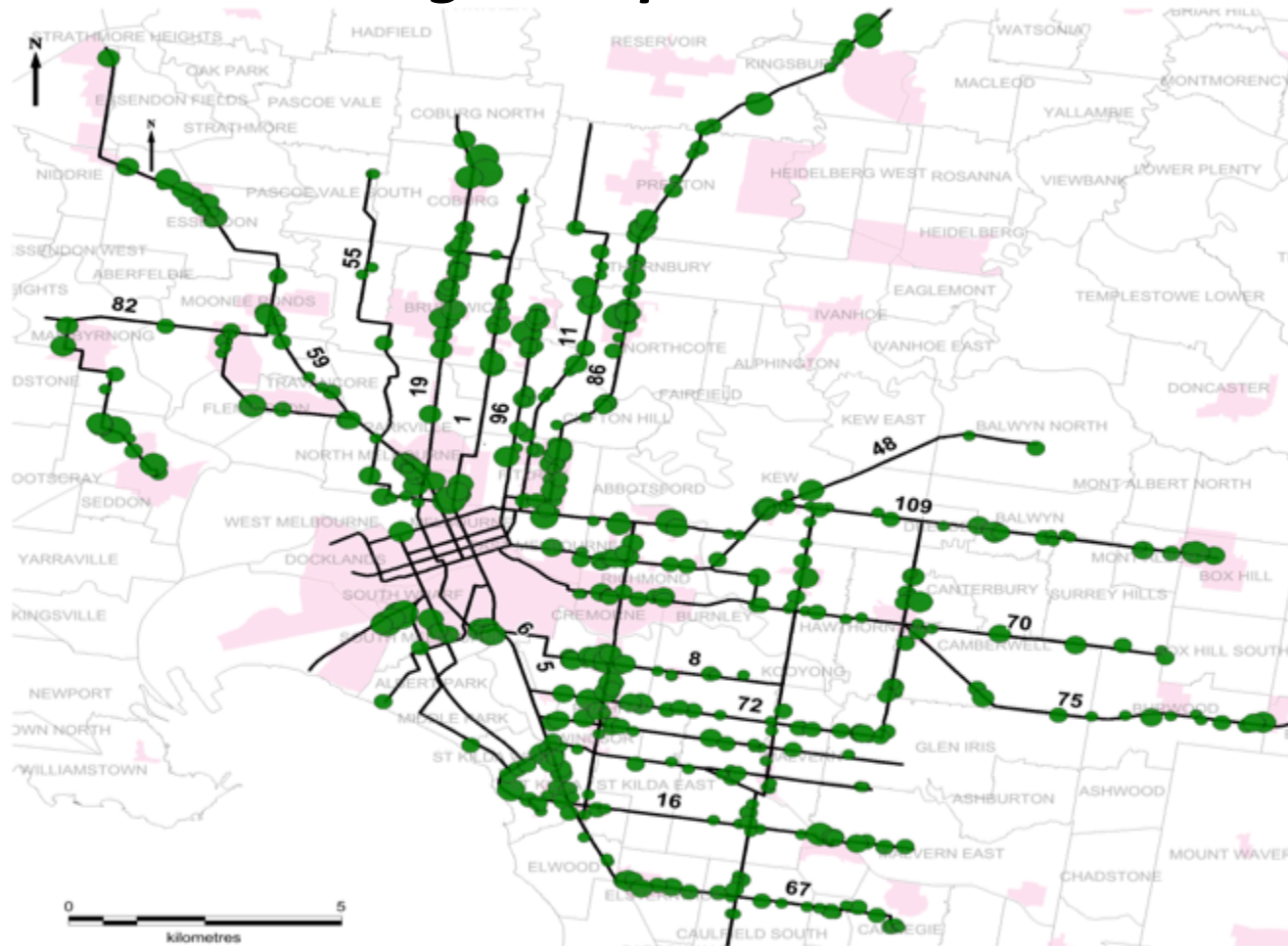


There are also many major projects planned for the Central City

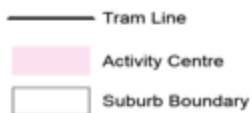
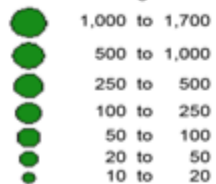
CUMULATIVE PICTURE (MELBOURNE 2020?)



High levels of housing supply are occurring and are planned to occur along transport corridors



Future Major Developments June 2015-2017
Number of Dwellings

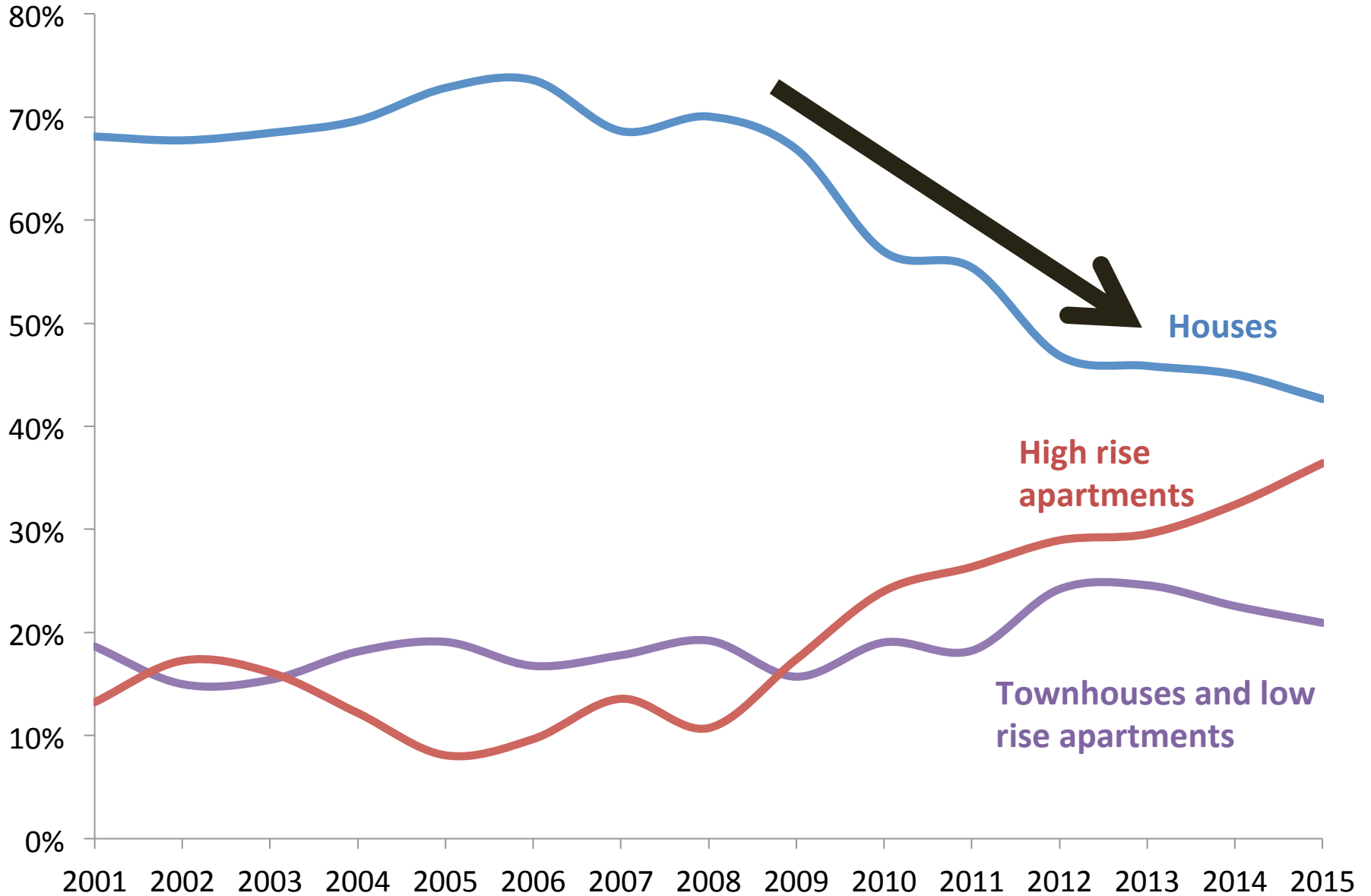


Future development within 100m of tram lines outside of CBD*

*CBD classified as Melbourne, Southbank, Docklands & South Wharf

Source: Urban Development Program 2015

Detached houses have rapidly declined as a proportion of new dwellings but have not declined in absolute numbers



Source: ABS Building Approvals, Australia, (cat. no. 8731.0)

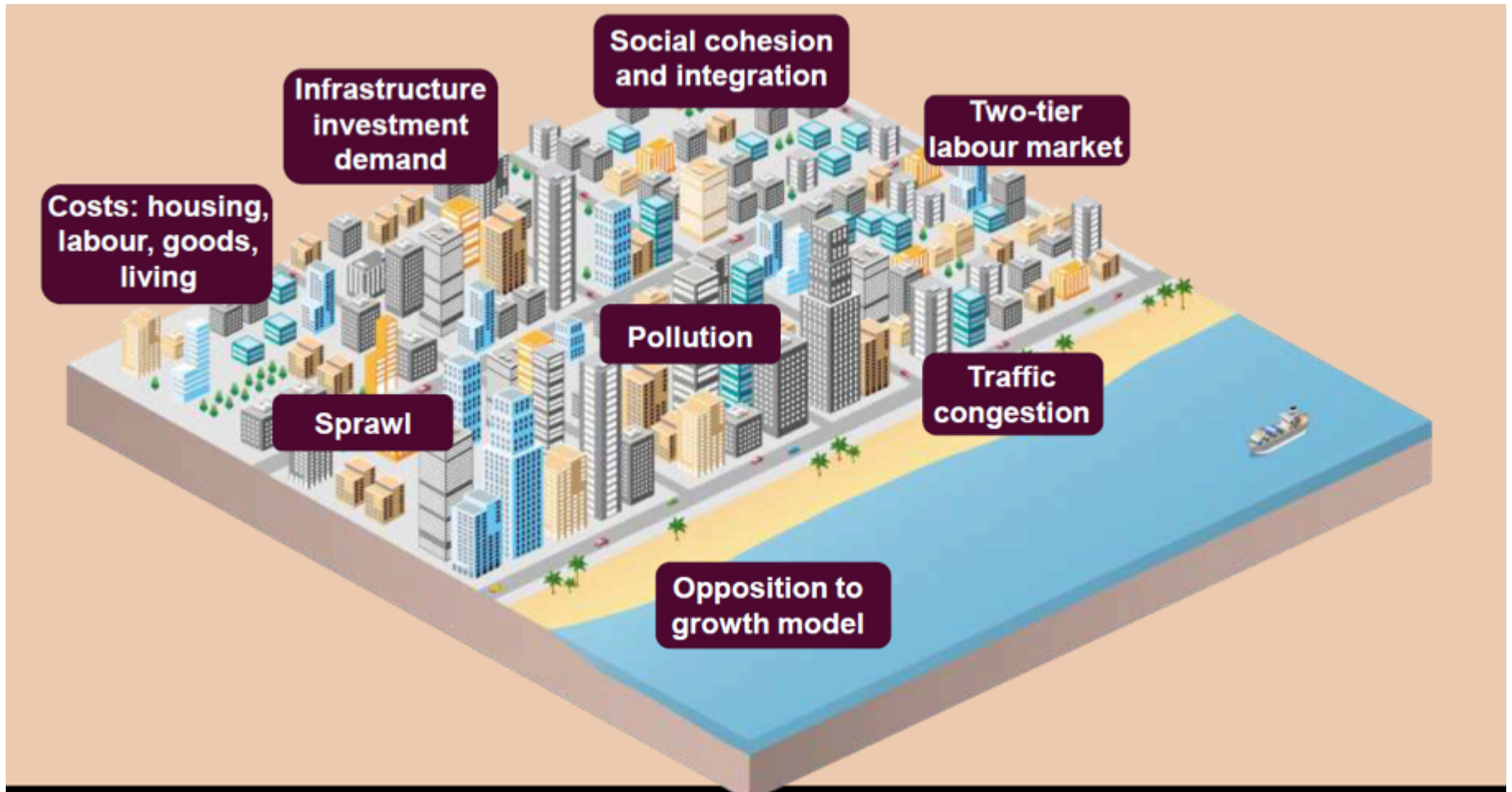
The land use challenge for rapidly renewing areas is about managing increasing densities



Footscray, 2012



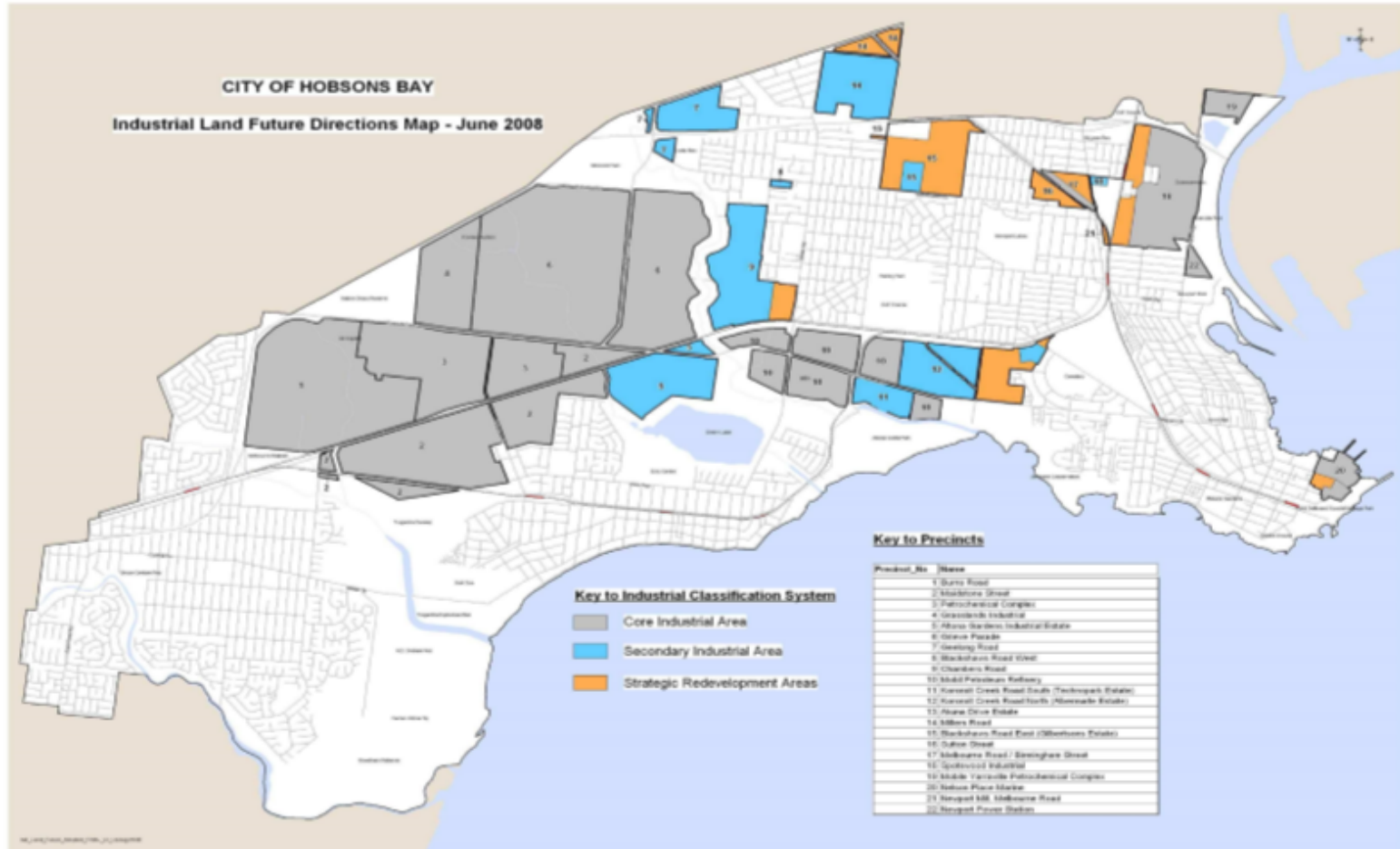
Unintended consequences of success



Source: Greg Clark

Just because it can be renewed.....Hobsons Bay

Map of Core and Secondary Industrial Areas and Strategic Redevelopment Areas:



Docklands stage 2?

