

were put to public auction. The first sales were held in Melbourne, the second in Sydney, reportedly to allow northern investors to stake a claim in the limited supply of land.

Bv 1851, the magnitude of investment in city land began to be realised. The original blocks yielded to a flow provide open plazas, of division and exchange; previously withheld land was released to the market; church reserves contracted in size. Subdivision. at times minute, paid handsome dividends and the net result on the city's surface was a complex, almost random matrix of laneways and allotments.

Speculative pressure to subdivide land was relieved by the introduction of passenger a speculative planning lifts in 1885. Any one allotment, no matter how 2030. It evolves from small, might be multiplied a simple proposition: vertically up to nine times the size of the original plot.

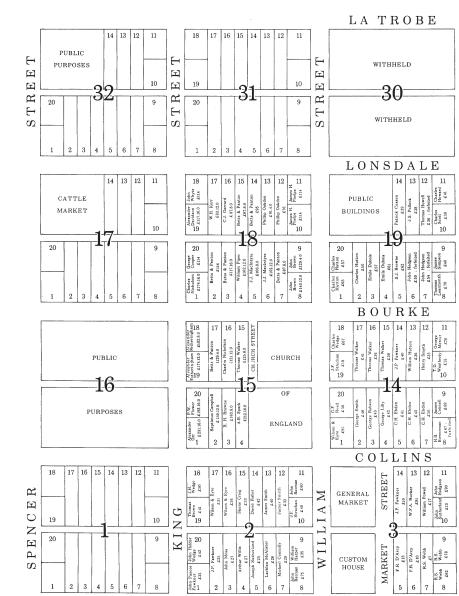
Melbourne CBD began as By the time of the 1893 crash. buildings were a grid of 32 identical olots of land separated elevated confidently to v streets. Each plot the street and would was subdivided into 20 remain so until the equal allotments which introduction of height were roughly the size controls in 1916. of a guarter acre block. The 132 foot height limit(approximately Approximately one fifth 40m) only encouraged of the land was withheld breakaway elements for government, church of greater height to and municipal use and the assert the presence of remaining 517 allotments individual buildings on street corners. In 1957, the replacement plot ratio controls only encouraged single structures to gather the largest possible footprint in order to make the land pay Against this horizon, controls were introduced to widen the laneways, remove street verandas, street setbacks and multi-level podiums. Later, bonuses were offered to incorporate arcades, acquire land, retain historic facades and recycle buildings for residential use.

Money - building · interference provides a timeline of the city's proaress through intervention starting with the first land sales in 1837 and ending with document, Melbourne

Since all town planning acts to alter the value of land, there is no such thing as a free market.

First Buyers of Melbourne Land at Auctions Held 1837–1839

Source: Historical Records of Victoria. Volume Three. The Early Development of Melbourne. (Public Records Office, Victoria: 1984)



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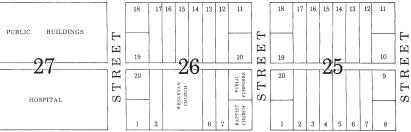
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The town survey of 1837 By 1841, Melbourne's reserved approximately migrant population 20% of the original 32 blocks of land for public and municipal use. The remaining allotments, which were but speculative roughly the size of a quarter acre block, were auctioned in stages between 1837 and 1839. Due to the limited supply of freehold land and high demand, the value of town allotments doubled in the first six months.



The number of public

relatively unchanged

reserves remained

held land led to

of ownership.

lucrative transfers

The discovery of gold, the separation grew from 177 to 4.479. of Victoria from New South Wales and a surge in population to over 20,000 people financed a building investment in privately boom on the public reserves, whilst the remaining allotments vielded to the pressure operators. of subdivision. The surface of the city began to crystallise as a complex matrix of lots and laneways.

The extent of public reserves reduced as government activity relocated to eastern hill outside the grid and the size of church land contracted. Legislation permitted the market sites to be leased to private

multi-level buildings.

The total area of the Speculative pressure city effectively doubled to subdivide land by the construction of was relieved by the passenger lifts which encouraged the vertical multiplication of land areas up to eight or nine times.



At the time of the 1890s By Federation, the crash, the building metropolitan population of city building was programme on public land crept over the half introduction of hydraulic was effectively complete a million mark. In 1906, with the construction of the first multi-level the library, post office, residential apartment town hall, royal mint, block with 27 flats was pump water vertically registrar-general's and constructed in the city, to extinguish fire titles office, supreme on the current site court, records office and of 101 Collins Street. eastern market. This level of consolidation sat awkwardly against the backdrop of a growing metropolis, encouraged by the completion of the suburban railway system.

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In 1916 the height limited to 132 feet, or around 12 storeys. The limit was determined by the ability to but allowed building elements of greater height, as long as they were not inhabited.

The desire for increased floor areas associated with the retail boom encouraged the consolidation of smaller individual lots one year leases were into one title and the construction of large block buildings up to the height limit. Architectural features or ornaments were incorporated in the designs to stress the presence of the building to the street. edge of town.



The revival of retail and industry after the Depression increased the value of land for economic use. Twentyin town planning negotiated for the market sites and in 1934, Melbourne's lack the western market was of a civic square. used as a carpark. Pressure mounted for the reclamation of housing areas which had survived commercial redevelopment on the north-eastern



The resumption of In 1957, the building property development height limit was after the war was replaced by a plot countered by an increased interest ideals, in particular



of original land by

26 times. The eastern

market, then the largest

single under-developed

area of public land,

was granted a ninety-

nine year lease and

redeveloped as a hotel

with two levels of shops.

The western market was redeveloped as a high

rise corporate office

block which included

a large north-facing

public area to Collins

formal attempt to buy

holdings and consolidate

a site for a city square

south of the town hall. At the time, Melbourne had the smallest population of any municipality in the State.

back individual land

Street. By 1968, at the

peak of the boom, Council had completed its first

Throughout the 1960s, the decline in citv commerce, particularly ratio bonus system which by retailers who had allowed increased floor vacated to the suburbs, crisis in 1973. areas in exchange for open was countered by bids to Heritage legislation residual (civic) space consolidate individual was introduced under at ground level. In the allotments into large Premier Hamer in 1974 same year, legislation sites to attract required the widening corporate investment of the laneways by 4'6". back to the city. In 1962, for fear of invoking A metropolitan plan was the first high rise office a compensation claim prepared by the MMBW but tower with a landscaped against Council. 7-day was not given statutory forecourt to the street trading (for bakeries, force until 1968. was constructed under the new plot ratios, representing the vertical multiplication

The boom in office redevelopment slowed down under the inflationary effects of the oil although demolition permits were not refused chemists, petrol stations and pet shops) was permitted in 1972.



In 1982, the liability The 1990s opened up clause for the refusal of permits was excluded floorspace oversupply, from the provisions of low land values, a raft private-partnerships the planning scheme by of protected heritage the Minister of Planning stock and a residential residential use. and Environment and 300 population which buildings were placed continued to decline. on the historic buildings In 1992, subdivision register. By 1984, although the city had allow for the multiple more office space than in 1972 (and a greater building and reduced proportion of it unoccupied), 7/10 of the country's largest multinationals had headquarters here. Around the same time, use and new apartment land buy-backs the size blocks constructed. of city blocks were initiated – across the river to Southbank, and over the railyards for a new city square.

with a commercial laws were relaxed to division of any one off the plan'. Vacant



The former hospital site was subdivided and developed by publicfor commercial and The new high rise towers are elevated hard against the street, multiply the original land area up to 44 times and provide almost 600 new stamp duty when 'buying dwellings in the air. The interior of the heritage and commercial block is irrigated by buildings began to be a system of pedestriar recycled for residential laneways, underground retail and commercial carparking. The current redevelopment of the post office building, will leave the library, town hall, supreme court and churches as the collective remnants of original public land, as it was surveyed in 1837. The remaining city land has, on average, been demolished and rebuilt at least three times. In 2002, the Bracks Government released Melbourne 2030, a metropolitan plan for the sustainable growth of Melbourne for the next thirty years.