

# Residential Intensification in Tramway Corridors

**SGS Economics and Planning, Design Urban and the City of Melbourne, research project for Department of Planning and Community Development.**

In October 2008, the Department of Planning and Community Development commissioned a planning, urban design and market feasibility research study into residential intensification in Tramway Corridors. The project was led by SGS Economics and Planning, together with Design Urban and the City of Melbourne. The overarching objective of the study was to contribute to the debate and understanding of the role of tramway corridors in meeting future housing needs, a pertinent issue given the higher revised population projections of *Melbourne @ 5 Million*.

The project focused on developing a model to explore the capacity of tramway corridors to accommodate housing; identifying barriers and opportunities; identifying preferred urban design and built form outcomes; and evaluating the feasibility of development. This research project was applied to two case study areas – the Tram 96 and Tram 112 Corridors in Melbourne's inner north.

This Research Project has made a significant contribution to urban planning practice in Victoria. It responds to a common challenge in urban management - population and housing growth - with a solution that is specific to the Melbourne, the legacy of the tram network. While the transport function of Melbourne's tramway network is well appreciated in policy, the profound influence that trams have, and could have, on Melbourne's urban form is less understood.

The research project identified four key conclusions. Firstly, there are different types of corridors each requiring distinct land use and transport responses. Secondly, street characteristics should inform urban design and built form. Thirdly, tramway corridors offer significant potential to contribute to both dwellings supply and local amenity and finally, development at higher densities in these areas was found to be feasible, although sensitive to building height, dwelling size and car parking.

The Research Project demonstrates significant innovation in urban planning through the following approaches:

- Building on Melbourne's unique legacy of the tram network and better understanding the potential for transport and land use integration;
- Preparation of clear and simple design guidelines;
- Use of GIS to complete detailed site by site analysis of potential capacity;
- Proposing an approach to intensification based on existing land ownership patterns; and
- Developing a model that can be applied across other transport corridors in Melbourne

The project also showed ways of improving the development equation, and the valuable role tramway corridors have in supporting future land use changes to contribute significantly to Melbourne's liveability and overall supply of housing to meet future housing needs.

