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MELBOURNE AUSTRALIA

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# ECOSO EXCHANGE NEWSLETTER

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Number 2/5, August 1989

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## The "Cluster and Connect" Model And the Nunawading Energy Study

....Applying the cluster-and-connect scheme to the city  
of Nunawading would enable :

People to live better,

Use less than 1/3 of the oil otherwise needed

Save the average household \$35 a week (1980 costs).

Applying it to Melbourne as a whole, it could

Consume in 1996, amazingly, only about 1/3 of the oil  
we use today,

Avoid the need for wasteful oil-from-coal schemes and  
thus -

Make nuclear power for Victoria unnecessary.

The Nunawading Energy Study was an attempt to apply the "Seeds for Change" model for the conservation of urban energy.

Before describing the Nunawading Study it is useful to give some information on "Seeds for change".

"Seeds for Change - Creatively Confronting the Energy Crisis" was prepared by the Conservation of Urban Energy Group and published by the Conservation Council of Victoria in 1978. Its main thrust is to cluster people intensive activities and to effectively serve these hubs with public transport, thus reducing reliance on motor vehicles.

There are four parts to this five hundred page book :-

1. The Energy Gap which deals with energy resources, production and distribution; Victoria's energy prospects; pollution and energy and the information gap.
2. Building a New Perspective which presents a "solution multiplying-approach" and contrast this to the popular approach of a "technical fix".
3. The Model describes the cluster and connect model based on the process of creating community and contrasts this with a detailed analysis of present transport, industry, buildings, urban infrastructure and energy infrastructure; and includes strategies for conservation staged over varying terms of time.
4. The Creating Community chapters have the sub-title of "The Seeds are There" and this section presents examples of community creating projects at domestic, neighbourhood, local and district tiers.

The appendices are about 100 pages of "Seeds for Change". These include information on the data used by the "Seeds" team.

"Seeds for Change" was written by Deborah White, Philip Sutton, Alan Pears, Chris Mardon, John Dick and Maurie Crow.

The Nunawading Energy Study. In 1979 the Nunawading Council (a large, sprawling, car-based municipality about 16 miles from the Central activities Area of Melbourne) established an Energy Sub-committee to work with the Conservation of Urban energy Group (CUE) to prepare a low energy model for Nunawading.

Tony Brown, Maurie Crow and Dennis Sams were the nucleus of the CUE Group working with the Nunawading Council on this project.

In 1978 the CUE Group published the Nunawading Energy Study which attempted to quantify the energy savings of applying the cluster and connect model to a Melbourne post Second World War suburb.

This Nunawading Report included 65 tables (worked out with the help of computers) based on official statistics about journeys to work, recreation, shopping, education and holidaying and so on.

CUE took 1976 as the base year as that was the last year for which census figures were available. The study set out to estimate the energy saving of 'cluster and connect' by 1996 and at the same time estimated what would be the situation if nothing was done.

The Melbourne and Metropolitan Board of Works in association with the Nunawading Council examined the CUE Nunawading Study during 1984. This report stated :- :-

"The cluster and connect model of urban development seeks to strengthen community life, improve accessibility to local services and facilities and to save energy through integrated planning of land use, transport and human services. This study aims to determine the opportunities and constraints to implement these ideas in a typical suburban area of Melbourne." (editorial emphasis)

Despite this lip service to the "Seeds" model stating, unfortunately the research mainly concentrated on the "constraints" rather than the "opportunities".

The report encouraged more community uses of schools (about which there is little disagreement) but missed the essence of the cluster and connect proposals for mixed use hubs which include community services and facilities and also commercial and residential uses.

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"Seeds for Change" is available at the Environment bookshop at 247 Flinders Lane, Melbourne. The original price was \$10.

The other reports, referred to in this article, are available from D.A.T.E. (Documents Available Through Ecoso Exchange 03-328.2345).

D.A.T.E. also has a number of other publications on urban energy which have been prepared by CUE and other community organisations.

Post-script :- The ideas in "Seeds for Change" are being popularised through the Rainbow Alliance and New Left Party campaigns for sustainable societies.

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### A Sustainable Healthy Future and The "New Public Health"

World Health Organisation Representative  
at Health Seminar

In early April the Commission for the Future and the Lincoln School of Health Sciences jointly sponsored a two day seminar to discuss An Ecology of Health.

The seminar was held in Melbourne but some of the sixty participants came from other parts of Australia.

The concept of ecological public health is beginning to emerge in response to a new range of health issues facing the world. The change can be described as a "shift in risk patterns". The new risk patterns refer to the worldwide destruction of the ozone layer and a wide range of environmental hazards and disasters.

Central to the discussions at the seminar was the recognition of our global responsibility for the ecological threats to the world's environment and thus the need to develop ideas on the "new public health". This was linked to the promotion of "healthy locality" projects which could contribute to a more ecologically sustainable society.

#### World Health Organisation

The keynote address was given by Dr Ilona Kickbusch from the World Health Organisation, (WHO) Regional Office for Health, Copenhagen. She presented a mandala on equity, sustainability, conviviality and 'global commons' and she warned that :-

"If sustainable development, equity, conviviality, and global responsibility are to be the guiding principles of an ecological public health then both governments and individuals will be faced with hard choices."

#### Public Goods

An economist, Ian McAuley, addressed the political economy of public goods provision pointing out the helplessness of national governments in acting as custodians for global public goods and he emphasised that :-

"At least a partial solution to this problem may be found in developing a new international trade order, which ensures that goods are traded at their full resource cost."

The workshop was the first known major initiative of its kind in the world, and its recommendations are being forwarded by the Australian Federal Government to the World Health Organisation (WHO) for inclusion in the discussions leading up to the Third International Conference on Health Promotion in Sundsvall, Sweden, in 1991.

Seminar Recommendations on A Sustainable Healthy Future

The recommendations included practical government funding for :-

1. Proposals for a campaign for "Innovations in Health".
2. Consideration of intrasectoral co-operation through public health coalitions.
3. Request for the Australian Broad-casting Commission to articulate global issues and policy directions on health;
4. A reassessment of training and research in fields of public health in order to develop a new public health practice;
5. A suggestion that the Commission for the Future focus its work on healthy futures and monitors the recommendations.

(The Final Recommendations will be available from the Commission for the Future, 96 Drummond Street, South Carlton 3053 03-663.3281)

Questions on Greenhouse  
Political Economy and Health

In the March Newsletter of the Public Health Association of Australia (Political Economy of Health Special Interest Group) there is an article by David Legge which reviews the recent Greenhouse 1988 Conferences. In conclusion he asks the following questions :-

- What is the relationship between individualism and consumerism ?
- Does consumerism compensate for alienation and spiritual emptiness ?
- Is consumerism a dominant aspect of human behaviour ?
- Would a more collectivist, mutually supportive culture accept limits on consumerism both for environmental reasons and as part of moving towards global equity ?
- Will recognition of greenhouse effect strengthen the force towards materialism and selfishness (lifeboat Australia) ?
- Will emphasising that our predicament is global tip the balance towards a sustainable conserver society globally, based on equity, justice and caring for people and environment.

(The Public Health Association Secretariat in Canberra can help with enquiries about the Public Health Association and the Political Economy in Health Special Interest Group. The address is Box 2204, Canberra Act 2601, (062) 85.2373.)

Metropolis '90  
and  
Health for All

Health related issues are on the agenda for the World Congress of Metropolises which will be held in Melbourne in October next year (1990).

The Victorian Ministry of Planning and Environment has already called for papers.

Subjects to be discussed include transport, environment, population growth, major hazards, and housing all of which are directly related to health.

The World Congress of Metropolises could be an opportunity for the Healthy Cities Projects to make a contribution to the implementation of the United Nations slogan of "Health for All" which could popularise the Victorian initiatives at world-wide gathering.



A Sustainable Society  
Two Scenarios

The Rainbow Alliance has held a series of seminars on sustainable societies.

At a Rainbow Forum in July, Drew Hutton, from Brisbane, was the main speaker. He gave some very helpful information on the importance of urban networks, ways of combining convivial occasions with the hard work of organising around urban issues, and the need to recognise the abilities of people to do their own research based on their own experiences in life.

Drew presented a chart to indicate two different types of scenarios for sustainable societies. He based one on the ideas of Peter Newman of Perth and the other on the ideas of Ted Trainer of Sydney.

Here is his schematic way of describing the ideas on sustainable societies of these two well known academics.

Peter Newman

1. Medium density and urban consolidation.
2. Public transport
3. Strong city centre with radial networks
4. Secondary sub-centres
5. Strong sense of local community
6. More open space and "commons".

Newman has emphasis on influencing Government policies.

Ted Trainer

1. No great concern with density and urban sprawl
2. decrease in mobility
3. Local employment, leisure and commerce
4. Strong barter economy
5. Local agric. production
6. Much reduced consumption levels
7. Local renewable energy.
8. Local community autonomy

Trainer has emphasis on community education, and utopian decentralisation.

Drew emphasised that such a chart over-simplifies the two sets of attitudes and that there were many areas of agreement in practice.

Obstacles to Urban Reform

At an earlier Rainbow Sustainable Societies Seminar Margo Huxley (a lecturer in Urban Studies at Royal Melb.Inst. Tech.) and Paul Mees (Public Transport Users Association) presented the keynote talks.

Margo warned that in our Federal system there is no control over investment in the built environment and that the states are open competition to attract development. She said that the Governments :-  
"Instead of bargaining for contributions from developers.... say for schools, housing, welfare jobs or just a guarantee that the finished job will vaguely resemble what is initially proposed.....Give the developers tax and rate holidays and exemptions from normal processes of public accountability. Without these concessions the developers might threaten to take the project to another more amenable state."

Day of Action

For Economic Justice and a Safe Environment

The Rainbow Alliance is organising a National Day of Action on Greenhouse as part of their campaigns around Sustainable Societies.

Leading up to the National Day of Action there will be 10 days of activity (from September 20th to October 1st.)

For more information (03) 379.1185, or box 122 Niddrie 3042.

Traffic Calming"Think New Thoughts, Create New Things to Follow New Dreams"

"Calming" !! What a wonderful word to combine with Traffic ! In this day and age the words are really a poetic oxymoron !

"Traffic Calming" is the title of a very practical Brisbane report produced by Citizens Against Route Twenty (C.A.R.T). It is sub-titled "The Solution to Route 20 and a New Vision for Brisbane".

Not only are the title of the book and the name of the organisation very imaginative, but so also is the 40 page document.

The report has beautiful photos, and what is more important these photos tell the story of CART's campaigns; it presents some of its alternative ideas through graphics; but, most importantly, the urban issues are stated in the text and in the graphics in a way which shows that CART appreciates that community organisation is an on-going affair.

Eight Myths, Three Principles and Nine Techniques

The logical way information in "Traffic Calming" is presented can be appreciated by describing some of the chapter sub-heads.

After the introduction there is a chapter which sets out Eight Myths of Traditional Traffic Planning. These include "that traffic projections are important in deciding what roads are needed"; "bigger roads advantage more people"; "planning should be left to the experts".

This is followed by a chapter on "What is Traffic Planning and how Does it Work ?" Three principles are set out in this chapter :-

1. Roads are not just for cars,
2. Residents have rights and
3. Maximise mobility while decreasing costs.

Having stated the principles the chapter then deals with nine techniques which flow from these principles.

"A Final Word"

On the last page, before a very comprehensive bibliography, there is a statement entitled the "Final Word". Here it is in full :-

"People have become passive consumers of whatever technology offers rather than pioneers of the standards of living that technology makes possible. Cities are being built and rebuilt not with human purpose in mind but with technological means at hand..."

"Cities are living organisms in a constant state of rebuilding, and the opportunity to begin creating a more satisfactory human environment is offered everyday.

"Brisbane has had a town plan, but never a regional design - plenty of drains but no dreams.

"The ultimate aim of all community design is an environment which leads the citizen to think new thoughts, create new things, to follow new dreams."

"Traffic Calming" has been published by CART, 50 Exeter Street, Ashgrove, Queensland 4060. Its ISBN is 0.7316.5414.5.

Local Democracy at Work

"It is sad but true that Local government is a well kept secret. It has scarcely rated a mention in the curricula of most secondary and tertiary students" states the introduction of a brochure which advertises a new 45 minute video on Australian Local Government

This video is "the distillation of the wisdom" of eight elected local government representatives. More information (03)347, 6560. or Box 4122, University of Melbourne P.O. 3052.

New Left Party  
 Suggestions for Policy Statement  
 on  
An Environmentally Sustainable Society

The Launching conference of the New Left Party (NLP) was held over the last weekend of July (just as Ecoso was going to press).

In Victoria, a few weeks ago a group of NLP supporters held a couple of meetings to work out some ideas on an ecology policy for the NLP.

In this report the issues discussed at these meetings are dealt with in four groups, all of which overlap :-

1. What issues.
2. How to campaign around the issues
3. When results can be planned for in a realistic time span.
4. Why bother ?

### 1. What Issues

1.1 Technology :- Privatisation of technology; need for socially useful products, challenging capital intensive solutions.

1.2 Urban life style :- Extravagant use of energy; need for cluster and connect planning of public transport, land-use and human services, importance of local plans. (See "Seeds for Change")

1.3 Agriculture :- Monoculture, seed patenting, loss of arable land (through urban sprawl, chemical damage.. salt etc...and broad acre mining).

1.4 Human Relationships :- Loss of control over own life style, health, welfare etc, escalation of violence, despair especially through threat of war.

1.5 Our global responsibilities :- The effect of our life style on other countries in regard to energy use, food production etc.

### 2. How to Campaign Around These Issues

2.1 Isolate the main enemy, that is the multi-nationals.

2.1 Counter the "common sense arguments" of the new right on the value of privatisation.

2.3 The development of new forms of democracy with special attention to neighbourhood networks and local government, and semi-government initiative around community/ health services etc.

2.4 Recognise the contradictions between the community movement and the trade unions and find ways of overcoming these. (See charts in "Economic Strategy for Social Change").

2.5 Develop flexible ways of forming coalitions (of community organisations; and of community organisations and unions; and of community organisations, unions and political groups such as the "Green Parties", Australian Democrats, Rainbow Alliance etc, around issues of common concern with expectation that such linkages may be only for short term over a particular issue, others longer term, some on several linked issues.

2.6 Recognise the non-ecology language which is used every day, especially in political campaigns. For example substitute the words "standard of living" with the words "quality of life".

2.7 Avoid placing a greater burden on people through the expectation that ecological solutions are the personal responsibility of the person responsible for housekeeping, purchasing etc.



2.8 Popularise how an ecology respecting life style means more enjoyment, conviviality and creative human relationships.

2.9 Stop ecological problems at their source rather than campaigning against symptoms.

2.10 Prepare forward plans for localities, industries and the nation, avoid being reactive, find ways of presenting alternatives which are ecologically sound.

2.11 Think globally and act locally; finding new and creative ways of linking local issues with national and international issues.

2.12 Conviviality, creative entertainment in the here and now can be part of the way of presenting a vision of the future and at the same time helping people to feel human and able to plan for such a future. Thus the importance of new forms cultural activities and the New Left Party.

### 3. When Results Can be Planned For in A Realistic Time Span.

3.1 Recognise that it is usually not possible to have tangible results in campaigns on ecological issues (particularly difficult to measure results in economic terms).

3.2 Recognise that success is often achieved in areas other than those in which a particular group may be directly involved.

3.3 Develop skills in planning for results in various lengths of time :-

3.3.1. Short term, within a few months. This is mainly possible in campaigns on such issues as chemical fire hazards, toxic waste. Mostly such issues are physical problems and the campaigns are reacting to a particular situation. Such campaigns are essential to defend the quality of life.

3.3.2 Medium Term, with a target of about ten years. Present ideas for a different way of living based on realistic appreciation of our present life style but with consideration of ecological responsibilities.

3.3.3 Long Term with a vision of a radically different society. While long term vision is crucially important it is also crucial to be realistic about what is achievable in the here and now. Be warned about "raisins withering in the sun" and "hope deferred maketh the heart sick".

### 4. Why bother ?

4.1 The New Left Party can be a crucial force in preserving the planets diverse ecology and species, developing an environmentally sustainable society and building livable urban environments.

4.2 Other political movements around a sustainable future are also crucial but to date it is only the Left that has the potential (because of its past experience and its theory) of linking the community (environment) movements and the union movements. This is the hardest task facing the ecology movement.

4.3 The escalation of the New Right and the popularisation of ideas about the benefits of privatisation makes it urgent to unite the left and at the same time build a popular movement around ecological issues. Hence the importance of the Rainbow Alliance and the other political movements on "green issues".

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Note 1. Publications such as "Seeds for Change", "Economic Strategy for Social Change", and "Make Melbourne Marvellous" have attempted to do this and are useful drafts for the New Left Party.

Note 2. Documents curenly being prepared by the Rainbow Alliance are also useful tools in planning for the medium term. (Note:- Rainbow Alliance is popularising the ideas in "Seeds for Change" at their seminars on Sustainable Communities.)

Note 3. Government and semi-government proposal may also be useful starting points, for example, the World Health Organisations campaign for a "New Public Health" based on ecological ideas by the year 2000 ; the reports of "The Commission for the Future". Medium term plans are essential for coalitions.

Note 4. All these documents are available from D.A.T.E.

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Day Care As A Political Issue - U.S.A. Example

"When the Government is set to pays for it. We will provide it." !!!

Quote from a Spokesperson for Work-based Franchise Child Care

The issues raised in Ecoso 2/4 on work-based, work-related and community-based child care have resulted in some very useful discussions.

To provide more information here is a quote from an American article published in 1972. It is called "Children of the Corporate Dream" It was written in New york by Katherine Ellis and Rosalind Petchesky and published in a socialist publication. Here is a quote :

"The greatest interest in profit possibilities for private investors exists where day care is the "product" being sold. At this writing, twenty two companies are in business of setting up franchise day care centres using the cost cutting principles of Colonel Sanders and Ronald McDonald.

These companies are aiming their wares at a middle-class market that can afford to pay \$20 to \$40 a week for child care. According to New York Times (27 December 1969) some of these franchisers are already collecting federal and state funds, or are courting federal agencies for additional support. As a spokesman (!) for one of the companies put it, "When the government is ready to pay for it we will be set to provide it."!!!!

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Victorian Public Library ... Unpublished Manuscripts

Thanks to Ecoso subscriber P.J. some of the Crow documents have now been deposited in the Victorian Public Library. The Library was very interested to be given some of the earlier child care documents and later will be given some of the more recent reports on urban issues.

Copies of the documents are in the D.A.T.E. files.

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Subscriptions to Ecoso Exchange Newsletter

Nearly everyone who was on the mailing list for Ecoso Newsletter has now paid their subscription, some have paid much more than the \$10.

If you have any suggestions of people who may like to be on the mailing list please send their name and address to Ruth Crow or ask them to fill in this subscription form.

.....

Name.....

Address.....

Post code.....Phone number.....

Subscription \$10 for 8 Newsletters, please send to

A Government Glossy

"Housing for all" is the name of the pretty, colourful kit recently produced by the Victorian Ministry for Planning and Environment.

It includes a report on "Guidelines for Efficient New Development" such as information on road networks, landscaping, road design, set backs, building bulk and visual intrusion, car accommodation and other such residential requirements, but it has no mention at all of designing buildings to use passive solar energy and other ways of saving energy.

Melbourne in Crisis - City Heritage Forum

A new organisation is being initiated in Melbourne by a group of citizens called together by the former Lord Mayor, Cr Trevor Huggard.

The first public meeting of the "City Heritage Watch" was held in the Atheneum Theatre on Sunday, July 16th.

The advertisement for the meetings stated :-

"The current building boom is changing our City beyond recognition. From massive projects like the Docklands and Southbank, to the opportunistic refurbishment or demolition of well-loved Florinto's - the developments undertaken within the next few years will create a City with which we must live for the rest of our lives.

"Who owns this city? Whose vision lies behind these changes?"

A large proportion of the several hundred people attending the meeting were young men and women and it was noticeable that these younger people participated very enthusiastically in the discussion part of the forum.

It was decided to continue such public gatherings, and to immediately hold a deputation to the State Government.

Discussion from the participants emphasised the need for such an organisation to enlist the support of the architects and the trade unions.

Olympic Games and Multi-Functional Polis (MFP)

Speaking during discussion at the "City Heritage Forum", a councillor in South Melbourne for twelve years, deplored the secrecy which surrounds many State Government decisions.

She warned that the Southbank and Docklands redevelopment could be used as a multi-functional polis (MFP).

She explained that the MFP was a concept being explored by the Japanese Ministry of International Trade and Industry (MITI) as a joint venture between Japan and Australia.

"It would link high-technology industries and services and advanced education and leisure facilities. It would mean employment and educational opportunities for short term stays in Australia for Jpananese workers and academics," she said.

(For more information on MFP see Ecoso 2/1 and 2/2 and Rainbow Alliance Newsletter Vol 2 Number 3)

Mark August 20th in Your Diary

The Winter Ecoso Exchange Convivial Occasion will be held on Sunday, August 20th at Ruth Crow's home, E2/5 89 O'Shanassy Street, North Melbourne.

Come anytime between 11 am and 5 pm. If the weather is gloomy we can chat and look through some of the D.A.T.E. material. If the sun is shining, some people may like to go on an urban walk through North and West Melbourne. (Bring some food to share, please).

The 1996 Olympic Games  
Economics, Ecology, Employment and Equity  
 Part of a Social Justice Submission from  
 The North Melbourne Association

The Melbourne City Council Strategy Plan recognises that the municipality has the potential of developing its assets of compactness, variety and accessibility by public transport.

The State Government has a policy for consolidating the metropolis and recycling sites which are now used for obsolete purposes.

The preliminary plans for the Olympic Village on the docklands site are in line with these policies of both Council and State Government.

Thus there is little concern over the actual site although alternative inner Melbourne sites could also be considered.

In addition, the Council and the State Government have stated policies on equity, employment and the environment, and there is much agreement between them. Despite this, to date there is no guarantee of ensuring that these policies will be carried out effectively in any redevelopment of the sites now being proposed for reclamation.

The proposals in this report are directed at enabling both builders and construction workers to have more control over the buildings they construct, and, at the same time, enabling the community to make a continuous contribution to the whole scheme, ensuring that housing is provided for people of all income groups.

1) A New Type of Economics

Community organisations are not merely watch dogs, protecting the existing way of living; they also have the potential to envisage the future.

In the field of property development the visions are measured in dollars. When this sets the parameters for consultation there are constraints on community organisations.

It is not possible to make measurable estimates (in economic terms) when considering equity, employment and the environment. The traditional methods of accounting do not apply.

Thus, while preparing alternative plans, community organisations are beginning to contribute to developing a new type of economics which takes account of social and ecological responsibilities as well as the profitability of the project.

2) A New Type of Community Control

An example of a dollar making vision is the proposal, in recent years, for a Multi-Functional-Polis (MFP).

This is a plan for a high tech city, combining luxury living with research facilities, information industries, leisure, tourism and culture.

The proposal for such a city has come from Japan where developers are looking for a suitable piece of Australian real estate.

This proposal has been taken seriously in Australia and is being subjected to government and business feasibility studies.

To what extent are we allowing the dollar (yen) to block our vision and to turn us into a dependent post-industrial service sector in the world's economy?

Although, so far, the proposed Dock Land Redevelopment Plan is not for a MFP type of development, the danger is that any large scale, property scheme, backed by the Government will, inevitably attract the interest of multi-national developers or Australian based developers linked with overseas firms.



This would not be in Australia's economic interest nor would it help the interests local developers and construction workers. And, of course, it would not supply homes on any equitable principle.

The community movements can best help the Council and the State Government to reject multi-national overtures by preparing alternatives based on helping the small scale builders to participate in the scheme rather than having to rely on the big investors.

### 3) New Ideas About Building Design.

In Victoria both the developers and the State Government have had considerable experience in developing large sites for residential uses both on reclaimed land in the inner suburbs and on the broad acres on the fringe of the metropolis. In some schemes there have been co-operative ventures between Government and developers, for example, some of the O-Y-O flats in inner Melbourne in the 1960s and 1970s.

There has been much piece-meal hind-sight criticism of most of these schemes, but this criticism has not yet resulted in fundamentally innovative ways of providing housing, especially shelters directed at meeting the need for equity, and employment and the protection of the environment.

There is now a recognition of the ecological consequences of our life style; and thus the need to save energy and prevent the acceleration of the "green house".

The large scale redevelopment of the Dock Lands is an unprecedented opportunity for both the Council and the State Government to put their conservation policies into action.

Such well tested ideas of orientating the buildings to use passive solar energy for heating and cooling; the value of unshaded north facing windows for winter warmth, ideas on shading of these windows for summer coolness, the disadvantages of buildings with un-openable windows and thus making them dependant on air conditioning (including the spread of legionaires disease), the value of adjoining walls for heat conservation are only a few of the obvious ways of reducing energy and providing comfortable homes.

To date little heed has been taken of such evidence by either the developers or the Government. The recent State Government Conservation Report published in the Age on June 5th this year makes no mention of this very important way of being ecologically responsible.

It is also noted, with considerable concern, that the 1988 glossy State Government publication "Housing for All (Residential Development Provisions for Victoria)" has no consideration, what-so-ever, on these architectural energy saving principles.

In addition to the passive use of solar energy there is the possibility of using solar heating systems and constructing such systems as a basic part of the buildings.

Innovative ideas in constructing buildings which can be adapted to changing needs and uses is also a challenge to builders and construction workers. This is particularly important if the buildings are to be designed for the Olympic Games and then recycled as dwellings later.

Two suggestions are offered here :-

Firstly the possibility of using modular, movable furniture and walls as proposed by Habraken in his book "Structures" published in the early 1970s. This is already partly practised in office buildings but Habraken also suggests that some outside doors and windows could be placed at the dwellers' will. For example, a space could be one large room without a balcony or a smaller room with a balcony, the spaces used for bedrooms

could be arranged by placing the wardrobes to make the number needed and later changed as required to more or less bedrooms.

Secondly, proposals by Maurie Breen of Toakley, New South Wales for the use of a resin based building material. Whether such untraditional building materials are ecologically sound or not would have to be investigated. The reason for suggesting Breen's resin is to draw attention to the fact that there is need for research and development of building materials, manufactured in Australia, and that the people with practical experience in the building industry should be encouraged to participate in this.

#### New Ways of Ensuring Security of Tenure

4) There is considerable concern about the affordability of housing on the Dock Land site. To date it seems that the cost of construction will prohibit low income people from being eventually housed there.

The reclamation scheme is not on land already used for housing so it cannot be rationally argued that low income people will be directly dispossessed. However, expensive housing will mean that lower income people will have no opportunity of taking advantage of this large, Government assisted reclamation scheme to decide to live closer to the city centre.

In addition, developing this area with prestigious housing will affect the property values of other inner suburbs, raising the property values, disadvantaging people seeking homes there and raising the rates and thus disadvantaging the present home owners.

A feature of the inner suburbs is the social mix. Partly this is the result of the mixture of buildings which attract a variety of income groups. This social mix is of considerable importance to the viable functioning of the city work places, and commerce and thus the city's life.

There is no easy formula for recreating the typical inner urban social mix but this is no reason why the plans do not include measures to ensure that people from all walks of life can dwell in the newly reclaimed area.

Consideration needs to be given to new forms of renting and home ownership. Central to such consideration should be both affordability and security of tenure.

Until the end of the 1940s Victorians either owned their own home (some, of course would be highly mortgaged) or rented from a private landlord.

Since the Second World War there is been a great deal of experience in new types of rental and home owning relationships.

Lower income people, for example, have had public housing through the Ministry of Housing dating from the 1950s and the various co-operative programs since the 1970s.

New forms of titles were developed in the 1950s and 1960s when the Ministry of Housing developed O-Y-O flats on reclaimed land in co-operation with private developers. These schemes originally helped middle income people to live in the inner suburbs thus contributing to the social mix in these areas.

There is no reason why the reclamation scheme on the Government owned land such as the Dock Land site cannot initiate other forms of renting and owning, more appropriate to the life styles and income range of today, which would be aimed at enabling people from all walks of life to live there if they chose.

The Torrens Title system used in Victoria to record land ownership since almost the beginning of white settlement, was barely changed until the late 1960s. Then with the development of O-Y-O flats it proved to be very adaptable to new forms of ownership.

Similarly, for many years the Ministry of Housing only provided rental accommodation but in the last couple of decades this has changed so that tenants have been able to purchase their homes and, more recently, to be able to acquire cheap loans through Government sponsored co-operatives.

All this experience needs to be used to ensure a social mix on the new sites.

#### 5) Employment and Reskilling

The design of energy efficient buildings on the reclamation site will challenge architects and engineers to prepare more innovative plans and at the same time presents the need for construction workers to learn new skills. Furthermore it encourages research and development on new ways of using already existing building material and developing completely new materials and methods of buildings and basic furniture.

There have been several examples in the past where the construction workers on the building sites have been given considerable opportunities to make contributions on how the building is to be constructed. That is giving the worker more control over the work that is being performed and thus reducing alienation. This was a particular feature of the team work on the 1956 Olympic arena and during the building of the Victorian Art Gallery.

The current union experiences in restructuring the work force can give workers an opportunity of appreciating how their skills fit in with others, and how they can cope with learning new skills.

There is an urgent need to update the trade courses for construction workers. Part of this updating must include recognition of the new responsibilities which we all have for saving the world for future generations. Thus building workers need to be given the opportunity of studying building design and being able to appreciate whether it is ecologically sound or not.

Unfortunately at the Federal Government Housing Summit held earlier this year there was little consideration of updating the skills of the building workers in any direction let alone considering the need for skills such as those proposed above.

Central in any large scale redevelopment scheme should be a recognition of the crucial importance of developing Australia's industrial base, thus the design of the structures should take into account materials that can be produced in Australia and the reskilling of the workforce to build the project.

#### 6) Conclusion

The Docklands and other Government sites are public properties.

Community organisations can contribute to planning their development through not allowing past architectural designs, past construction methods and past relationships to land titles to hinder the provision of shelter which people can afford and which is ecologically responsible.

In order to make this contribution links need to be formed with trade unions as well as with housing, architectural and planning organisations so that alternative plans presented to the Council and Government are based on the many different interests which need to be met.