

Changing land use - retail expansion

Retail centres in 1951 and 2005

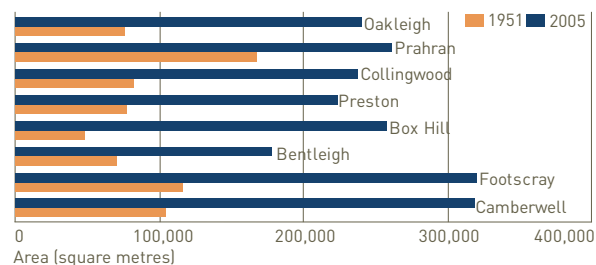
In 1951, there were fewer and much smaller suburban retail centres in Melbourne and approximately 50% of all sales were made in the CBD. Retail centres were concentrated on rail and tram routes, as shown in Map 3. By 2005, retail centres had spread across Melbourne, more widely in the east than in the middle and outer west, reflecting lower population densities in the west (see Map 2). Retail centres added since 1951 have tended to locate on main roads such as the Princes, Nepean and Maroondah highways.

Retail centres that existed in 1951 have expanded significantly in size for the eight centres where comparable data is available (see Graph 1).

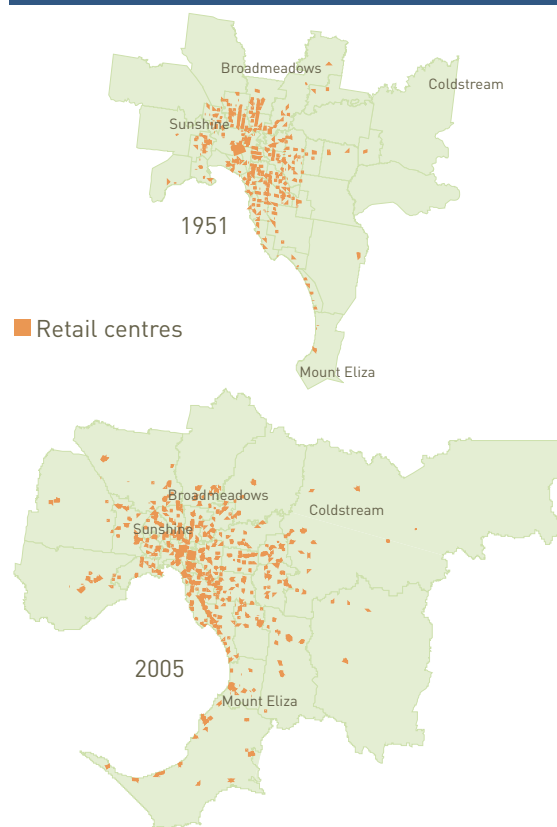
Factors contributing to the expansion of existing centres and the creation of large new shopping areas include the emergence of specialised types of retailing such as bulky goods, warehouses and supermarkets, new technologies that provide economies of scale in larger shops, and expansion of car parking for shoppers. Shopping by car in 1951 was a minority pursuit as just 11.3% of residents owned cars, compared to 49.6% in 1991 (Mees, 2000, p. 182).

As shops have grown in size, the number of shops per head has decreased. In 1951, there were 13.8 shops per 1,000 people in Melbourne. By 1995, the ratio had fallen to 11.9 shops per 1,000 people.

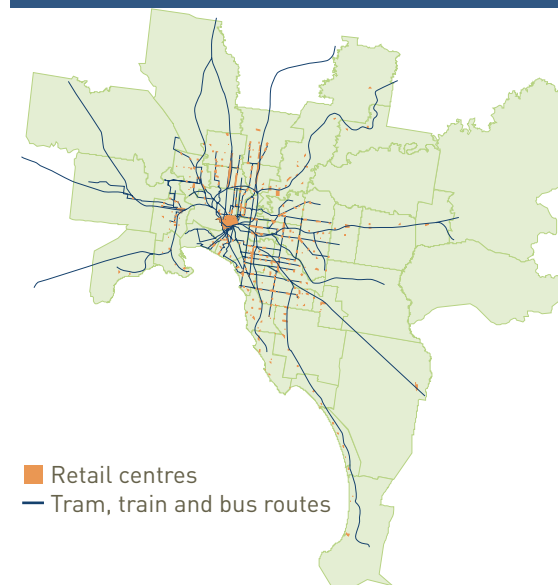
1 Area of selected retail centres, 1951 and 2005



2 Retail centres, 1951 and 2005



3 Retail centres and transport routes, 1951



4 Retail centres and transport routes, 2005

