

small lots of say 5 to 10 acres should be a permissible use in the non-urban zones. It is claimed that this would meet a genuine demand for this type of allotment from people who wish to live in a rural atmosphere and also that this would assist farmers at present in economic difficulties to obtain finance.

This type of subdivision has been fairly common in the past, and eventually the Board decided against its continuation, principally because a substantial number of such lots had been created which were not being used for habitation but principally through resale, were used to create an additional value in the land.

One of the main objectives in non-urban areas is to keep them in a non-urban state, and planning policies and financial policies, mentioned later, are directed towards this end. The creation through such subdivision of additional, and perhaps artificial, values would be contrary to this main objective, and it would be difficult to decide where such subdivision would end. A proliferation of such subdivision would destroy the environment it is desired to retain.

Terrain Characteristics : Overlay 7

Physical land characteristics such as catchment boundaries, stream location, land slope and soil type are major influences in determining land suitable for development.

Catchment boundaries are important because these determine the local and regional drainage pattern. Further, they form logical boundaries for development since the most economical provision of the gravity based services of sewerage and drainage requires that urban development should take place within whole catchments or sub-catchments.

Slope is important because steep land can present major difficulties for building construction and provision of services, especially when associated with strongly undulating or dissected terrain. Again, large areas of flat land can have servicing problems, although these are generally of lesser significance than those arising from steep land.

Information on soil types is useful in indicating areas where building construction, provision of services and absorption of liquid wastes might become problems. Soils with rocky sub-surface and rock outcropping, or unconsolidated sediments are examples of unsuitable soils. It is now considered desirable that where any use is not connected to a reticulated

sewerage system, that the allotment of land in which it is situated should be capable of absorbing all liquid wastes, not just the normal septic tank effluent.

While it is not possible to specify a minimum lot size without investigation of the particular soil type, it is now believed that one acre lots would be inadequate in many parts of the metropolitan region.

As a result of an agreement with the Town and Country Planning Board, the Division of Applied Geo-Mechanics of the Commonwealth Scientific and Industrial Research Organisation has been carrying out work on the classification of the terrain of the Port Phillip District, which includes the metropolitan region, and this information was made available to the Board. It was discussed with officers of the two bodies concerned, and appropriate material was extracted and incorporated with other information obtained by the Board.

From these investigations the terrain in the region has been classified into four categories ranging from strongly adverse terrain (very steep, strongly undulating or dissected land) through adverse terrain (steep, strongly undulating land, combination of poor soil types, or flat land combined with a poor soil type) and mildly adverse terrain (excessively flat land or poor soil types) to terrain with no adverse features.

These categories have been shown on an overlay and from this overlay significant features can be distinguished which include:

- the large areas centred on the Dandenong Ranges and the north-east hill country containing steep to very steep, strongly undulating and dissected terrain
- land east of Craigieburn with rocky subsoils combined with expansive clays.
- the strongly incised valleys of the Maribyrnong River and its tributaries,
- the flat plains to the west of Melbourne with rocky subsoils and rock outcropping,
- large flat areas to the south-east, combined in some areas with areas of unconsolidated sediments.

Synthesis

When the effect of the various constraints is considered, it becomes clear that with few exceptions practically the whole of the metropolitan area has development restrictions of one kind or another, the cumulative effect of which in some areas

2 Structural Elements

will be such as to effectively prevent urban development. An example of such land is found to the north-east of Melbourne where extensive areas of steep broken land substantially covered with trees, of high landscape quality provide a habitat for native mammals and birds.

In general, the constraints indicate areas which should remain non-urban in the future and those areas which should be considered for future urban development. However, in some instances, such as to the west of Melbourne, it may be necessary to introduce additional constraints like the corridor concept of an urban area of limited width in order to determine the extent of permanent non-urban areas.

In view of the small scale of Plan 4 and the overlays, some local details cannot be shown.

