

PART XI

CONCLUSION

## COLLECTION OF DATA.

The Commission has experienced many difficulties in securing the data necessary for the study of the various matters upon which it has been engaged for nearly seven years. It is not considered necessary to instance these difficulties, but it is desired to make two recommendations which, if adopted, would greatly assist future studies of this kind, and also be of benefit in other ways.

### MUNICIPAL RECORDS.

It is a matter for regret that municipalities as a general rule do not possess more statistics of the various aspects of progress and development, and more details of properties and population within their boundaries and subdivisions of their areas. In some cases, Councils have issued annual reports containing varying amounts of detail, and these have supplied much useful information. It is necessary, of course, for Councils to consider the value of expenditure on statistics, but there are some ways in which more information could be compiled without any appreciable alteration in organization or additional cost. Municipalities are being asked constantly for data and there can be no doubt that the institution of more system into some forms of the administration would be of benefit to the Council as well as to those who may require the information.

### UNIFORM SCALES OF PLANS.

The Commission's work would have been much easier had there existed maps of suitable scale giving the information necessary for the preparation of town planning schemes. English town planners have the benefit of the ordnance survey maps of suitable scales, which provide information such as this Commission has only been able to obtain by compilation.

Various plans used by different authorities were utilized in the preparation of maps suitable for the design of town planning schemes. The differing scales of the maps rendered this work much less expeditious, especially in cases where maps with scales of 2,500 feet to 1 inch—as used by the Melbourne and Metropolitan Board of Works—were used in conjunction with those of the Lands Department, with a scale of 2,640 feet to 1 inch. Plans of the Melbourne and Metropolitan Board of Works, which are compiled from their detailed surveys, were extensively used on account of the information they provide in regard to buildings and levels. These, however, only extended over a portion of the area dealt with by the Commission.

In the areas outside that covered by the 160 feet to the inch detail plans of the Melbourne and Metropolitan Board of Works, the Commission has used military maps, which were of great assistance, but as these were plotted to a scale of 1 mile to 1 inch, with 50 feet contour intervals, they provided considerably less information than was necessary.

Many surveys were carried out and much work done which would have been unnecessary had proper maps existed. The Commission considers that a standardization of maps, suitable for use by the many authorities now separately compiling their own, would be much more economical, and would result in providing information which can be obtained now only by a considerable waste of time and money.

### MEETINGS, CONFERENCES, ETC.

The Commission has met very frequently during the term of its existence, and, in addition, there have been meetings of various committees to deal with administration, finance, editing of reports, &c. It has conferred with nearly all municipalities and public authorities, and has had two or more conferences with the majority of them. At the conferences with municipalities, the majority of which have been held at the council chambers of the respective councils, the Commission has submitted its tentative proposals and invited the councils to express their views. The conferences have been most helpful, and the Commission feels that the authorities with whom they have been held have benefited by and appreciated them.

There have been a large number of inspections made, deputations attended, lectures delivered, &c.

The following statement is a complete record of the attendances of Members of the Commission at plenary and other meetings:—

Name of Member.	General Meetings, Number held—282.	Committee Meetings.	Special Meetings, Number held—10.	Conferences and Interviews.	Deputations, Inspections, Lectures, &c.	Total.	Remarks.
Mr. F. Stapley .. (Chairman)	265	145	10	119	79	618	These figures are exclusive of almost daily general administrative attendances at the Commission's Office
Mr. Edw. C. Rigby (Deputy Chairman from October, 1925, to January, 1929)	233 (a)	161	10	110	78	592	(a) 25 general meetings held during visit abroad from January to November, 1929
Mr. W. A. Wharington	275	126	5	31	46	483	
Mr. S. Tuxen ..	232 (a)	2	7	67	46	354	(a) 23 general meetings held during visit abroad in 1925
Mr. C. E. Merrett ..	167 (a)	89	4	26	46	332	(a) 54 general meetings held during visits abroad in 1924 and 1928
Mr. J. J. Liston ..	241	2	8	30	34	315	
Mr. T. P. Strickland	232	49	6	13	13	313	
Mr. E. E. Smith ..	224	3	5	11	21	264	
Mr. H. E. Morton ..	194 (a)	4	7	12	18	235	(b) 65 general meetings have been held since appointment as a member of the Sydney Civic Commission
Mr. C. H. Fethney ..	125 (a)	56	3	8	19	211	(a) 157 general meetings held since appointment in 1925

It will be noted from the "remarks" column that three Commissioners made trips abroad during the term of the Commission, whilst Mr. Morton had returned from a tour a little before the Commission was assembled. These Members spent much of their time in studying town planning matters during those tours, and have given generously to the Commission the benefits of the knowledge gained.

Although Mr. Morton left Melbourne early in 1928 to take up duty as a Commissioner with the Sydney Civic Commission, he has kept in close touch with the Commission in all its work by correspondence and on visits to Melbourne.

#### ACKNOWLEDGMENTS.

The Commission has received so much encouragement, assistance, and support that it would be a difficult matter to make special and separate mention of all those authorities and individuals to whom grateful acknowledgment is due. The Commission appreciates most sincerely the ready assistance given by mayors, councillors, town clerks, engineers, and the various administrative and technical officers of all public authorities. Many private firms and individuals have been approached, or have in some way or other had contact with the Commission and its officers, and the kindly interest and consideration shown has been a feature which has made the task of the Commission much more congenial.

There are some authorities, however, to whom the Commission is specially indebted, and, without any desire to particularize, it is felt that special mention is due to:—

#### *Melbourne City Council.*

It is desired to acknowledge the special help given and facilities granted to the Commission by the Council and its officers for the carrying out of this work, including the use of the office accommodation at a nominal rental.

#### *Melbourne and Metropolitan Board of Works.*

The Commission is specially indebted to the Melbourne and Metropolitan Board of Works, which body has supplied and made available plans and information which have considerably assisted the Surveyor and his staff.



*Police Department.*

To the Chief Commissioner of Police, and the Traffic Control Branch of his administration, the Commission extends its special thanks for tangible and generous co-operation when the various censuses of traffic have been undertaken. Without this aid, the work of the Commission would have been greatly hampered, and there would have been no proof such as is presented herein that the recommendations made are sound in regard to road traffic matters.

*Government Printer.*

The printing of the Commission's Reports involved a large amount of work, including many maps, plans, &c., which required special attention. This Report bears testimony to the excellence of the printing, and the Commission records its appreciation of the help received from the Government Printer and his officers.

## REQUESTS FROM BEYOND METROPOLIS.

In view of the fact that the Commission was set up to deal with the metropolitan area only, it has been unable to comply with many requests for its assistance and advice from other parts of Victoria. An indication of the State-wide interest in its activities may be gauged from the fact that these requests have been received from such municipalities and districts as—

Carrum and Chelsea, Dandenong, Stawell, Tallangatta, Frankston and Hastings, Geelong, Ringwood, Bendigo, &c.

The Commission regrets that it has been unable to render help and advice in these cases, but if the Government sets up the State Town Planning Authority, as urged herein, these and all other country municipalities will receive the necessary guidance.

## COST OF COMMISSION.

The total cost of the Commission, over its seven years, has been £22,500, averaging about £3,215 per annum, out of which the Commission has paid its staff, furnished its offices, and paid rent, cleaning, and lighting charges, and all stationery and materials necessary for the carrying on of its work. A balance-sheet, duly audited, in respect of the complete financial administration of the Commission has been supplied to the Honorable the Minister of Public Works.

The above funds were contributed in accordance with the Metropolitan Town Planning Commission Acts, as under :—

<i>Municipal Contributions—</i>				£	s.	d.
Melbourne	(1923-29)	..	..	4,383	14	0
Prahran	"	..	..	1,179	14	0
St. Kilda	"	..	..	1,021	2	0
Caulfield	"	..	..	969	13	0
South Melbourne	"	..	..	881	12	0
Malvern	"	..	..	821	14	0
Camberwell	"	..	..	721	10	0
Brunswick	"	..	..	616	18	0
Richmond	"	..	..	591	4	0
Essendon	"	..	..	590	13	0
Hawthorn	"	..	..	580	9	0
Fitzroy	"	..	..	549	6	0
Footscray	"	..	..	542	13	0
Collingwood	"	..	..	503	2	0
Brighton	"	..	..	461	16	0
Northcote	"	..	..	437	15	0
Kew	"	..	..	361	0	0
Heidelberg	"	..	..	344	19	0
Coburg	"	..	..	341	7	0
Sandringham	"	..	..	284	5	0
Preston	"	..	..	274	12	0
Williamstown	"	..	..	224	18	0
Moorabbin	"	..	..	194	13	0
Port Melbourne	"	..	..	169	3	0
Oakleigh	"	..	..	156	2	0
*Box Hill	(1926-9)	..	..	120	18	0
*Nunawading	(1923-5)	..	..	119	10	0
*Blackburn and Mitcham	(1926-9)	..	..	55	18	0
Total		..	..	17,500	0	0

\* Shire of Nunawading subdivided in 1925-26 to City of Box Hill and Shire of Blackburn and Mitcham.

<i>Municipal Contributions—</i>		£	s.	d.
Brought forward	.. ..	17,500	0	0
<i>The Government</i>	.. ..	1,000	0	0
<i>Public Authorities—</i>				
Victorian Railways Commissioners	.. ..	1,000	0	0
Melbourne and Metropolitan Board of Works	.. ..	1,000	0	0
Melbourne and Metropolitan Tramways Board	.. ..	1,000	0	0
Melbourne Harbour Trust Commissioners	.. ..	1,000	0	0
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		22,500	0	0

The cost of the Commission, to the contributing municipalities, was equivalent to a rate of 1/32nd of 1d. in the £ on the valuations of properties within their areas.

### CONCLUSION.

In concluding this comprehensive Report, the Commission desires to state that, although it is a record of the work performed for nearly seven years, it does not contain an exhaustive statement of the many investigations that were undertaken before the recommendations made herein could be formulated. The multifarious matters referred to the Commission have been dealt with only in so far as they pertain to town planning problems, which in turn have been studied in accordance with their ultimate relative importance to the development of the metropolis. The work has been unique so far as Australia is concerned, with the result that neither the Commission nor its officers could take advantage of any previous experiences of any other Commonwealth authority that had dealt with similar problems.

The Commission desires to place on record its unanimous view that a nominated board, comprising balanced proportions of expert technical, business, or municipal representatives is eminently fitted for dealing with work of this nature.

The Commission is pleased to record that many municipalities and public authorities have made considerable use of its plans and data. In no other office or organization can any similar set of metropolitan records be secured, and, unfortunately, it is not the duty or pleasure of any other authority to compile and keep up to date these necessary statistics and plans which pertain to the development not only of this City, but of many other places also.

In this brief period, and without any other than advisory powers, the Commission has been able to influence much development in accordance with its plans, and also to prevent the perpetration of many errors. Much greater benefits could have been achieved had there been in existence the powers which a Town Planning Act will give. This Report contains a programme of action which, in the interests of the municipalities and the community generally, should not be further postponed.

It has been a matter of much regret to the Commission that, although many legislators and public officials and a large number of citizens are agreed as to the advantages to be gained from effective town planning administration, sufficient study and enthusiasm have been lacking in the application of such principles by those in a position to give town planning the necessary impetus. In consequence, Victoria lags behind other States and countries in this respect. Unsatisfactory development is allowed to proceed because of the inadequacy of legislation and the absence of proper and more effective guidance and co-operation. This unregulated development has been particularly rapid during the term of the Commission. Large sums of money are unnecessarily absorbed yearly by costs of constructing and maintaining public services in areas unsuitably laid out. Expenditure must be increased as this haphazard development proceeds, bringing in its train, in due course, many reconstruction schemes which could be avoided if proper legislation and supervision were in existence.

In conclusion, the Commission again commends this Report to those who direct civic development in this State, and earnestly appeals for a continuity of town planning administration. The Commission naturally feels that its recommendations are too important and valuable to be merely filed away. Unless a Town Planning Act is passed without delay it is evident that much of the value of this work will be lost to the community by reason of adverse development. The Commissioners will be amply repaid for all the years of honorary work they have gladly given if a continuity of the work is assured.



Although the staff has not at any time exceeded ten in number, six of them have served the Commission for periods of over five years. These include the Surveyor, Mr. F. C. Cook; the Secretary, Mr. A. N. Kemsley; Messrs. K. R. Francis and A. H. Shepherd, draughtsmen; Mr. A. L. McCutcheon, clerk; and Miss H. McDougall, typiste.

The Commission desires to place on record its appreciation of the application and efficiency of the staff in carrying on the work of the Commission, and especially of the services of Messrs. Cook and Kemsley, who have been with the organization from its inception. The Commissioner feels that they were fortunate in securing the services of Mr. Cook, who proved to be a most efficient and painstaking chief technical officer and town planner. His planning and reports have been of the greatest value to the Commission. Mr. Cook's work generally, and the vast amount of knowledge he has acquired of the metropolis from the point of view of its civic development as a whole, have established him as undoubtedly the best qualified man in Victoria, and probably Australia, for the most important technical position possible in connexion with Melbourne's future co-ordinated development. The Commission, therefore, suggests that his services should be secured for this State without delay, as otherwise they will inevitably very soon be sought by some other State. The Commission was also very fortunate in securing the services of Mr. Kemsley. The subject of the Commission's inquiries called for careful organization and painstaking work and the heavy duties entrusted to Mr. Kemsley have been carried out in a manner which has given the greatest satisfaction. He displayed exceptional ability in matters of administration and his knowledge of the duties of the Commission helped considerably to lighten its labours. His enthusiasm and devotion to the work of the Commission could be relied upon at all times.



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