

Appendix I

DENSITY DEFINITIONS

The following terms have been used throughout the planning work when referring to the density of occupancy of an area:

Density is the average number of persons living or working, as the case may be, on each acre of the area under consideration.

Population Density is the average number of persons living on each acre and is obtained by dividing the total population of an area by the total area in acres.

Residential Density is the average number of persons living on each acre of a residential area and is primarily obtained by dividing the total residential population by the area in acres including the area of all internal roads and rights-of-ways and half the area of boundary roads.

Residential Site Density is the average number of persons living on each acre of a residential site and is obtained by dividing the total population living in the dwelling or dwellings erected on the site by the total area of the allotment or allotments on which the dwellings are erected.

Industrial Density is the average number of persons employed on each acre of an industrial area and is obtained by dividing the total number of persons employed in the area by the area in acres including the area of internal roads and rights-of-ways and half the area of boundary roads.

Industrial Site Density is the average number of persons employed on each acre of an industrial establishment or group of industrial establishments, and is obtained by dividing the total number of persons employed within the industrial establishment or establishments by the total area in acres of the site or sites as the case may be.

Appendix II

STATISTICAL COMPARISON OF EXISTING CONDITIONS AND PLANNING PROPOSALS

Statistical District	Municipality	Area (acres)	Population		Industry*		Shopping‡	Public Open Space†	
			1952-3	Planned	Existing	Planned	Planned No.	Existing	Planned
Central	Melbourne	7,850	101,100	90,000	473	627*	860*	1,286	1,480
	Port Melbourne	2,585	13,750	15,000	421	806	180	70	185
	South Melbourne	2,200	43,500	45,000	217	370	430	457	459
	Richmond	1,520	37,200	38,000	201	292	560	189	219
	Collingwood	1,170	28,500	30,000	209	338	325	95	167
	Fitzroy	900	32,000	32,000	101	78	630	47	47
	Total		256,050	250,000	1,622	2,511	2,985	2,144	2,557
Western	Williamstown	3,430	28,900	40,000	228	683	350	247	417
	Footscray	4,370	57,800	68,000	520	814	780	315	464
	Werribee	36,390	6,200	24,000	128	2,304	205	223	623
	Sunshine	19,900	26,900	78,000	1,063	4,701	290	213	689
	Total		119,800	210,000	1,939	8,502	1,625	998	2,193
Northern	Essendon	4,090	59,500	70,000	31	59	880	330	415
	Brunswick	2,595	59,000	55,000	120	163	700	103	142
	Northcote	2,840	46,800	50,000	73	220	540	215	250
	Coburg	4,700	61,000	85,000	80	329	630	237	444
	Preston	9,000	57,750	108,000	200	491	670	307	542
	Keilor	35,080	6,500	75,000	40	234	270	54	802
	Broadmeadows	35,230	14,900	85,000	41	429	550	164	792
	Whittlesea	29,500	2,000	22,000	24	483	140	27	101
	Total		307,450	550,000	609	2,408	4,380	1,437	3,488
Eastern	Heidelberg	27,540	52,700	120,000	151	301	1,005	977	1,308
	Eltham	9,890	4,750	40,000	18	113	155	126	350
	Kew	3,590	33,500	35,000	5	8	355	446	660
	Hawthorn	2,450	41,000	42,000	9	184	595	141	174
	Camberwell	8,735	90,600	115,000	18	85	1,200	757	761
	Doncaster and Templestowe	22,000	5,450	80,000	34	95	295	332	948
	Box Hill	5,200	32,000	62,000	7	140	820	373	579
	Nunawading	10,490	16,750	95,000	57	434	500	141	595
	Ringwood	5,715	9,500	41,000	32	386	350	133	353
	Total		286,250	630,000	331	1,746	5,275	3,426	5,728
Southern	St. Kilda	2,060	58,800	66,000	10	39	850	290	284
	Prahran	2,375	60,700	68,000	48	178	940	82	93
	Malvern	3,890	50,800	56,000	30	83	805	369	362
	Caulfield	5,450	84,200	85,000	19	48	1,320	350	384
	Brighton	3,305	43,300	46,000	20	19	430	340	337
	Sandringham	3,745	32,000	43,000	56	200	525	486	496
	Mordialloc	3,090	19,100	30,000	70	158	240	143	166
	Chelsea	3,050	15,200	27,000	20	91	255	208	315
	Frankston and Hastings	11,800	11,500	53,000	9	186	630	417	867
	Oakleigh	3,360	21,200	36,000	106	520	340	95	110
	Moorabbin	13,730	52,300	105,000	158	862	1,390	339	767
	Mulgrave	16,830	11,950	90,000	26	848	475	211	1,292
	Dandenong	35,840	20,500	85,000	108	927	680	187	721
	Total		481,550	790,000	680	4,159	8,880	3,517	6,194
Metropolitan Total			1,451,100	2,430,000	5,181	19,326	23,145	11,522	20,160

(*) Excluding Extractive Industries.

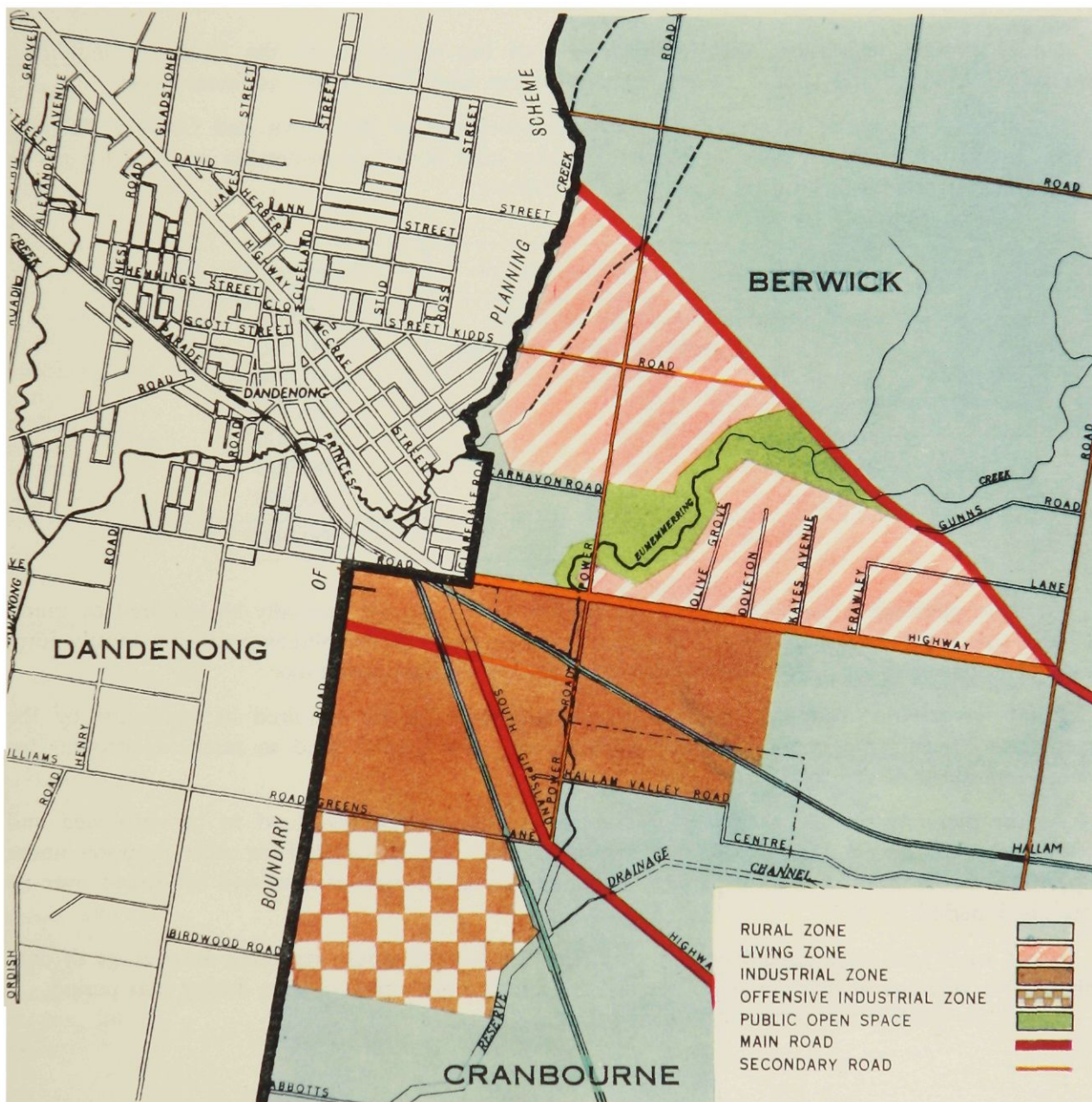
(†) Including creek reserves, public golf courses, etc.

(‡) Number of Units with average frontage of 20 feet.

(*) Excluding Central Business Area.

Appendix III

The boundary of the metropolitan area as defined in the Town and Country Planning (Metropolitan Area) Act 1949 passes just beyond the township of Dandenong. Already substantial industrial development has occurred close by in the adjoining Shires of Berwick and Cranbourne and it is apparent that residential development will follow. Because of this trend, it was considered necessary, in framing planning proposals in the vicinity of Dandenong, to consider how those portions of Berwick and Cranbourne contiguous to the metropolitan boundary should develop. Since the Board's responsibility does not extend to these shires the planning scheme maps do not show the zoning proposals considered appropriate. It is desirable, however, that they should be recorded and they are therefore shown on map 39.



39 SUGGESTED ZONING IN SHIRES OF BERWICK
AND CRANBOURNE

Appendix IV

ESTIMATED COST OF THE PLANNING SCHEME

The cost of the planning scheme is made up of two parts—administrative costs and compensation.

Under present legislation, the administration of the scheme is in the hands of individual municipal councils and should be readily carried out with little or no additional cost.

Compensation payable in accordance with the provisions of the Town and Country Planning Acts should not greatly exceed the value of vacant land in private ownership reserved for public use, which at present-day values is estimated as follows:

<i>Purposes for which Land is Reserved</i>	<i>Valuation</i>
Open space—areas under 20 acres	£ 1,000,000
areas 20 acres and over	1,250,000
School sites	850,000
Hospitals	300,000
Public use	200,000
Roads	500,000
Railways	100,000
Total	£ 4,200,000

Areas of open space under 20 acres in extent are such as would normally be acquired by municipal councils for local purposes. The larger areas reserved in the planning scheme mostly form part of a metropolitan park system and have more than local significance.

Land for schools, hospitals and railways would normally be acquired as necessary by the respective departments responsible for these services. The cost of land so reserved accounts for nearly one-third of the total.

As the planning scheme provides for the existing use of reserved land to be continued and gives the responsible authority power to permit reserved land to be used for other purposes under appropriate conditions, it is anticipated that the cost of acquisition of land will be spread over an extended period.

If the total cost were spread over a period of 25 years it would represent an average of only about two shillings a year for each person living in the metropolitan area during that period.

NOTE REGARDING APPENDIX IV.

The cost of the planning scheme is merely the cost of preserving the opportunities for carrying out the works envisaged in the scheme when they become necessary and, therefore, the estimate of this cost given in Appendix IV does not include the cost of acquiring buildings and other improvements the present use of which can be continued until the works envisaged have to be carried out.