

*Electrical and radio goods:* This group comprises mainly medium-sized organisations, a proportion of which operate on both a wholesale and retail basis. They are concentrated mainly in the north-western area of the city, principally in Bourke Street and Elizabeth Street.

*Drugs:* Three large organisations account for the bulk of this group and over 50% of the floor space is in the Elizabeth, Flinders, Queen Streets, Flinders Lane block. These are primarily concerned with metropolitan distribution although a central city location is convenient for urgent medical requirements.

*Wines and Spirits:* This group is comprised of several large organisations and a number of small ones the majority of which are concentrated in the south-western end of the central area.

*Bulk Storage:* Nearly half the storage space is comprised of the large bond and free stores which are principally located towards the western end of the central area. Another quarter is made up of storage depots for the various wholesale groups while the remainder is mainly transport and forwarding agents' depots and storage for some of the larger retailers.

Wholesale warehouses are an important factor in the process of distribution and several sections of the wholesale trade find it economically advantageous to be located in the central city area. This applies especially to wholesalers who do a high proportion of their business with city retail stores. However, those wholesalers whose business is primarily a matter of suburban distribution, such as those handling foodstuffs, do not need to be so centrally located although many of the larger old-established organisations are reluctant to move. Growing traffic congestion and inadequate off-street facilities for loading and unloading vehicles are increasing the overhead costs of operating in the city area.

The principal location requirement of the bond and free stores is to be relatively close to the main shipping, rail and road freight terminals. However desirable it may be for them and for other storage facilities to be in close proximity to the city centre, they do not need to be located within the central area.

### *Industry*

Industry is the fourth largest user of city space, and the second highest employer of labour. Most industry is concentrated towards the northern and eastern ends of the city although some sections, especially clothing, are intermingled with office space near the centre. Industry in the central area tends to fall into three main categories. Firstly, those industries that are closely related to other essential central area functions such as the clothing industry associated with retail trade; secondly, those industries such as engineering and those engaged in making leather goods that tend to combine sales and service with manufacturing; and thirdly, larger industries that have developed around other central

area functions, primarily because of the convenient location with regard to labour and business negotiations.

There are a large number of small clothing firms spread throughout the central city area many of which are located in office buildings. Some are owned by retail establishments in the city. They find it economic to operate in expensive central city space in close proximity to the stores they supply. Apart from convenience, transport costs are reduced to a minimum. Materials are purchased from nearby wholesalers, made into garments and then retailed all within the central area. In many instances the deliveries are done by hand. Orders are mainly piecemeal and labour turnover is high. Many of the smaller establishments could not exist outside the central area and tend to cluster as close as possible to the wholesalers and retailers they deal with.

The printing industry is another that is heavily concentrated in the city. Apart from the large newspaper organisations which find a central city area location essential to their type of business, the majority of printers are located towards the northern end of the city. The bulk of such business is concerned with advertising and most orders emanate from other businesses within the central area.

Industries combining sales and service with manufacturing are mainly in the light engineering field. In many instances they start as retailers and later the service aspect of their business is developed to a point where it becomes industrial in character. Most of these firms are located in the north and east of the city.

The larger industries are generally in the fields of engineering, plastic manufacturing and food processing. They are chiefly located near the northern boundaries of the area and as a rule combine factory, warehouse and office administrative functions in the one building. This group is the least dependent on central area space and normally tends to move out as existing space becomes inadequate or uneconomic for industrial purposes. This section of industry is gradually going out of the central area as commercial development expands and displaces it. However, although the operation of industry in the central area is often recognised by industrialists themselves as being inefficient, the lack of suitable alternative accommodation and the cost of removal and reorganisation frequently results in its remaining on the old site.

*Condition of Buildings:* Map 75 shows the general condition of buildings throughout the central area classified into three broad categories:

Long Life—structurally sound and suited for modern requirements.

Medium Life—structurally sound but not well suited to modern requirements.

Short Life—buildings in poor condition.

From this map it will be seen how buildings approaching the end of their useful life are scattered among more solid structures. It shows also the vacant space among the buildings much of which occurs in small uneconomical parcels,



THE HUMAN ELEMENT

in dead-end alleys and narrow lanes only wide enough for the passage of single vehicles. From this map the opportunities which exist for projects involving re-development can be appreciated.

THE HUMAN ELEMENT

For a proper understanding of central area problems, it is necessary to know not only how the space is used but also something about the people who use the area—their number, the purpose of their visit, where they come from and how they travel. As previously stated, this information was obtained by sample surveys throughout the metropolitan area, the results of which will be summarised in what follows.

Number of people visiting the Central Area

On a normal week-day there are approximately 210,000 people in the central city area of whom approximately 163,500 work in the area and another 46,000 come into it to shop or for other purposes. It is estimated on peak shopping days that this total is increased to approximately 250,000. On an average Saturday morning about 88,000 people come in to shop. On a normal evening there are approximately 50,000 people in the city of whom 30,000 come in for entertainment or education. On a Saturday evening the number increases to about 75,000 of which 64,000 come in for entertainment.

The Central Area Work Force

A total of approximately 163,500 people work in the central city area of whom approximately 4,000 also live there. The broad occupational grouping of these workers is shown in Table 99.

Distribution of Central Area Employment

The general distribution of employment throughout the central area is summarised in Table 100 and map 76 which show the number engaged in each of the main functions within each of 12 sections of the area. Map 77 shows the

Table 99  
CENTRAL CITY AREA WORK FORCE

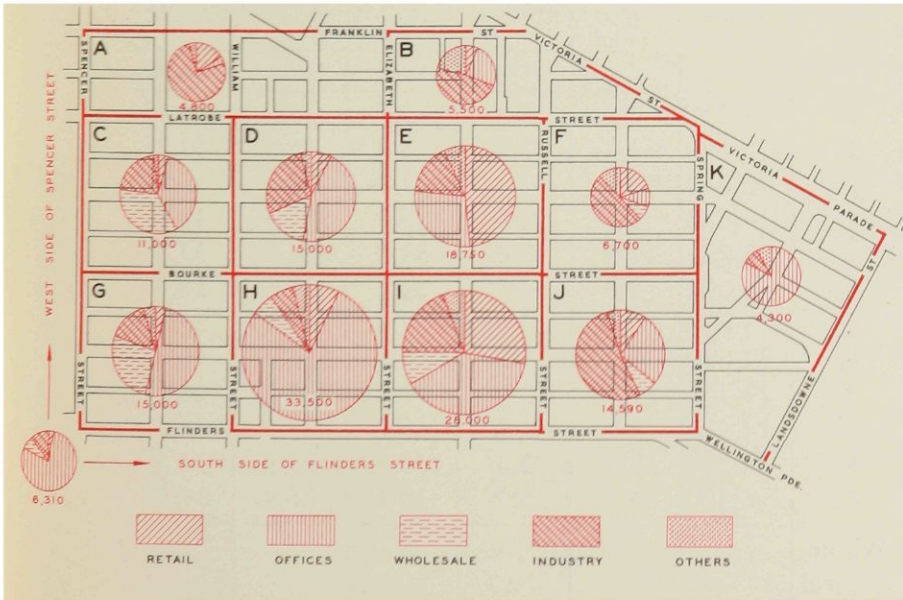
Occupation	Number Employed	% of Total
Office and Professional Workers	75,235	46.0
Retail Trade	25,525	15.6
Wholesale Warehousing and Storage	17,025	10.4
Industry	37,040	22.7
Miscellaneous	8,675	5.3
Total	163,500	100

functional pattern of city development as indicated by the predominant use of floor space throughout the same area. The following broad features are evident:

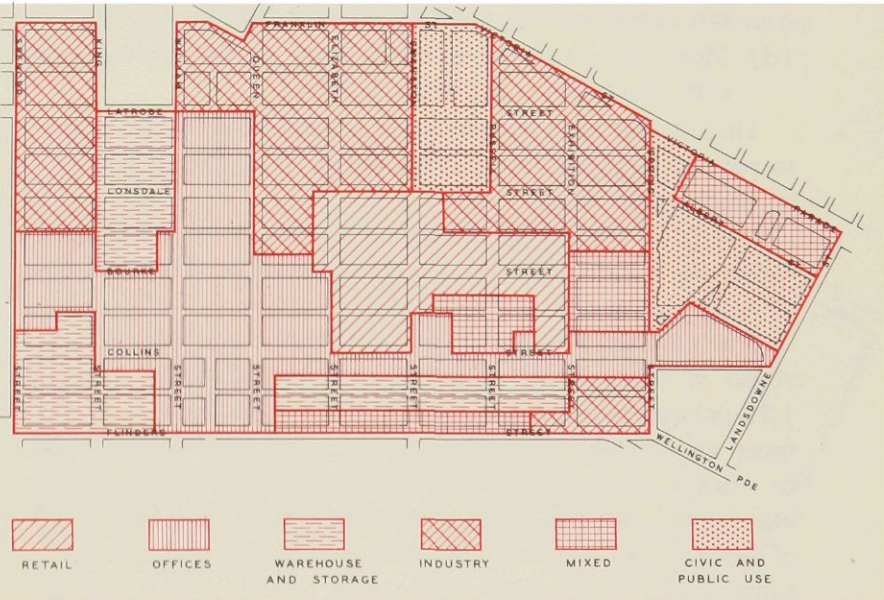
- (a) The highest concentration of employment is found in the blocks bounded by Flinders, William, Bourke and Russell Streets. This area accounts for nearly 40% of total central area employment and half the total office workers in the city.
- (b) Two-thirds of retail employment is found in the area bounded by Flinders, Elizabeth, Latrobe and Russell Streets.
- (c) The relatively high number of industrial workers and the manner in which industrial employment is spread throughout the area, although it comprises a higher proportion of employment in the blocks east of Russell Street and those north of Bourke Street than elsewhere.
- (d) 71% of employment in the wholesale trade is located west of Elizabeth Street, and 22% is in an area bounded by Flinders, Elizabeth, Bourke and Spring Streets.

Movement of Central Area Workers

Relation between home and work places: Of the total of 163,500 workers employed in the central area, about



76 EMPLOYMENT



77 PREDOMINANT EXISTING USE