



Secondly there has already been established a pattern of living which largely reflects the wishes of the people. Habits have already been formed around the existing community structure and the livelihood of many persons is intimately interwoven with it. However imperfect the community structure may be according to modern standards, and whatever the changes that are already occurring, any substantial improvement can take place only very gradually, and any attempt to accelerate the process unduly will probably result in failure.

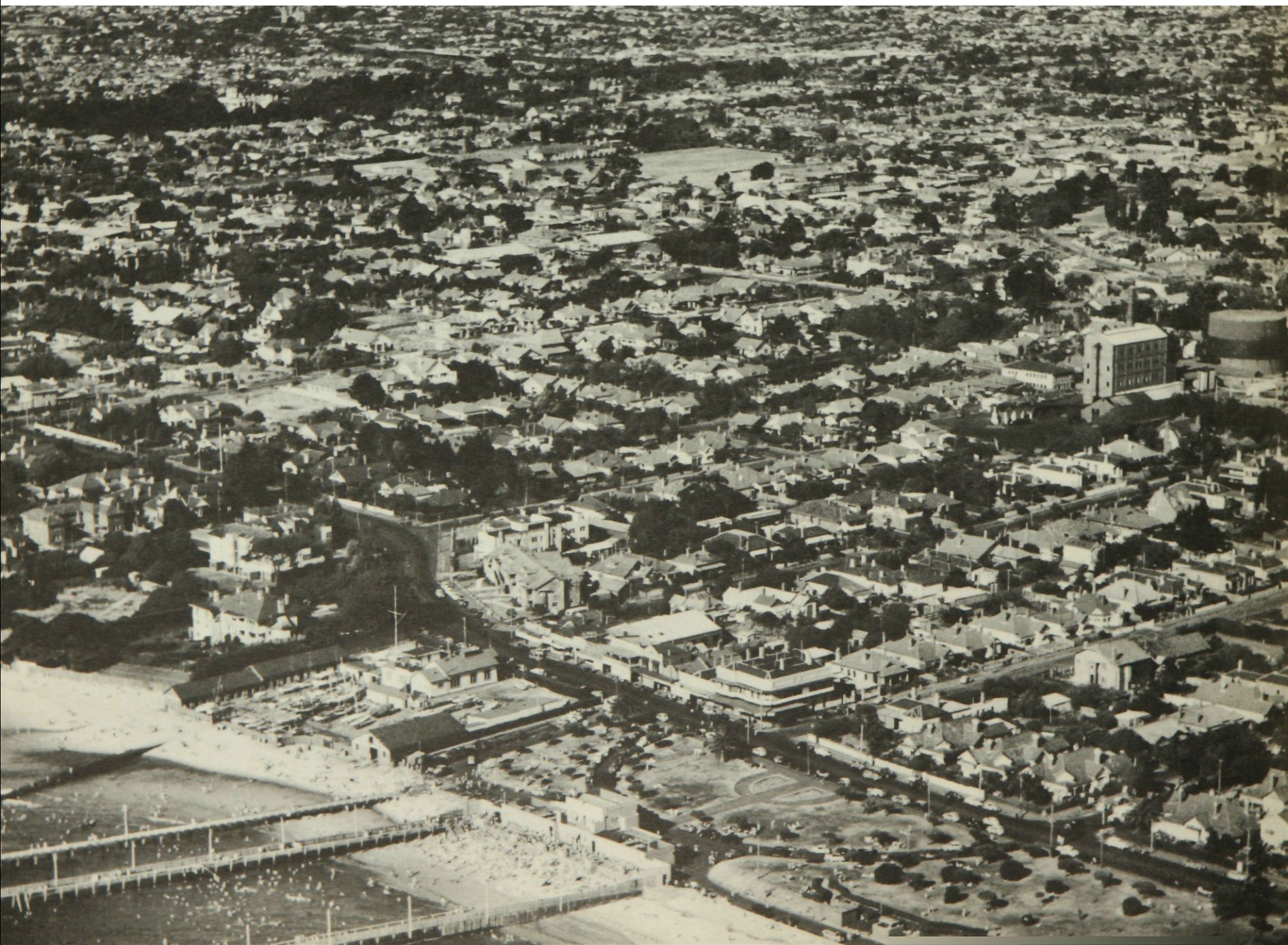
Thirdly, it is not sufficient merely to provide a solution for the needs of the present or the near future. Provision must also be made for the long term needs of the community. It is, of course, impossible to forecast all that lies ahead. It is possible, however, by studying trends at home and abroad, to appreciate the changes which are occurring and which must ultimately be incorporated in our community structure, and opportunities for such new developments should be carefully preserved.

"Low density development"

THE PURPOSE AND LIMITATIONS OF PLANNING

Within any city, as elsewhere, the basic consideration is the maintenance of life, and so the home, the centre of family life, becomes the dominant characteristic of the city. To this all other activities are subservient. To maintain the home and to continue the race, the means of living must be provided. Human effort, expressed as work, provides the wherewithal of living, and within the limits of the resources of the region, the standard of living depends on the effort put into work, and on the efficiency of working. To obtain the maximum results from his labours man must have not only the facilities for avoiding unproductive effort, but the means of happy and healthful living, and the opportunity for recuperative leisure.

A city, therefore, must provide homes for shelter, nourishment, rest and recuperation; work-places for productive effort; facilities for recreation, culture, religious devotion; and for enjoying leisure; and means of transport for change



of environment and for the movement of goods so as to avoid waste time and unproductive effort.

The purpose and aim of planning is to show how all these inter-dependent functions of a city can operate, without interference with one another, and so that they adequately and effectively meet the needs of each component of the family unit—the breadwinner, the housewife, the adolescent and the child. The happiness, well-being, and contentment of the citizens of the city will, in a large measure, depend on how this is done.

The preparation of a town planning scheme involves two major processes—the basic survey and the compilation of the plan itself. From the survey (discussed in detail in a separate report) the planning proposals have been developed. These are shown on a series of plans which indicate distinctly the permissible uses of land. Accompanying these plans is an ordinance which sets out in detail the purposes for which land may be used and the conditions of such use. The plans and the ordinance together constitute

the planning scheme for Melbourne's future development—the result of careful and studied sifting and assessing of the city's needs.

But it is important to realise that planning is a means to an end, not the end itself. It is essentially preventative rather than curative. It merely points the way to the needs of the future and preserves the opportunities now existing to fulfil those needs. It will ensure that the public and private works necessary to satisfy those needs can be carried out at the lowest practicable cost. Planning therefore will save money and thus is a good investment, but it does not of itself provide any of the requisites of the city.

If our city's faults and problems are to be alleviated, if it is to be made more pleasant, more convenient and more efficient, a better place in which to live and work and play, then planning must be followed by positive action. There must be a continuous and co-ordinated programme of public works so planned that it is at all times within the resources of the community.