

*"This sporadic growth on the outskirts of the city "*

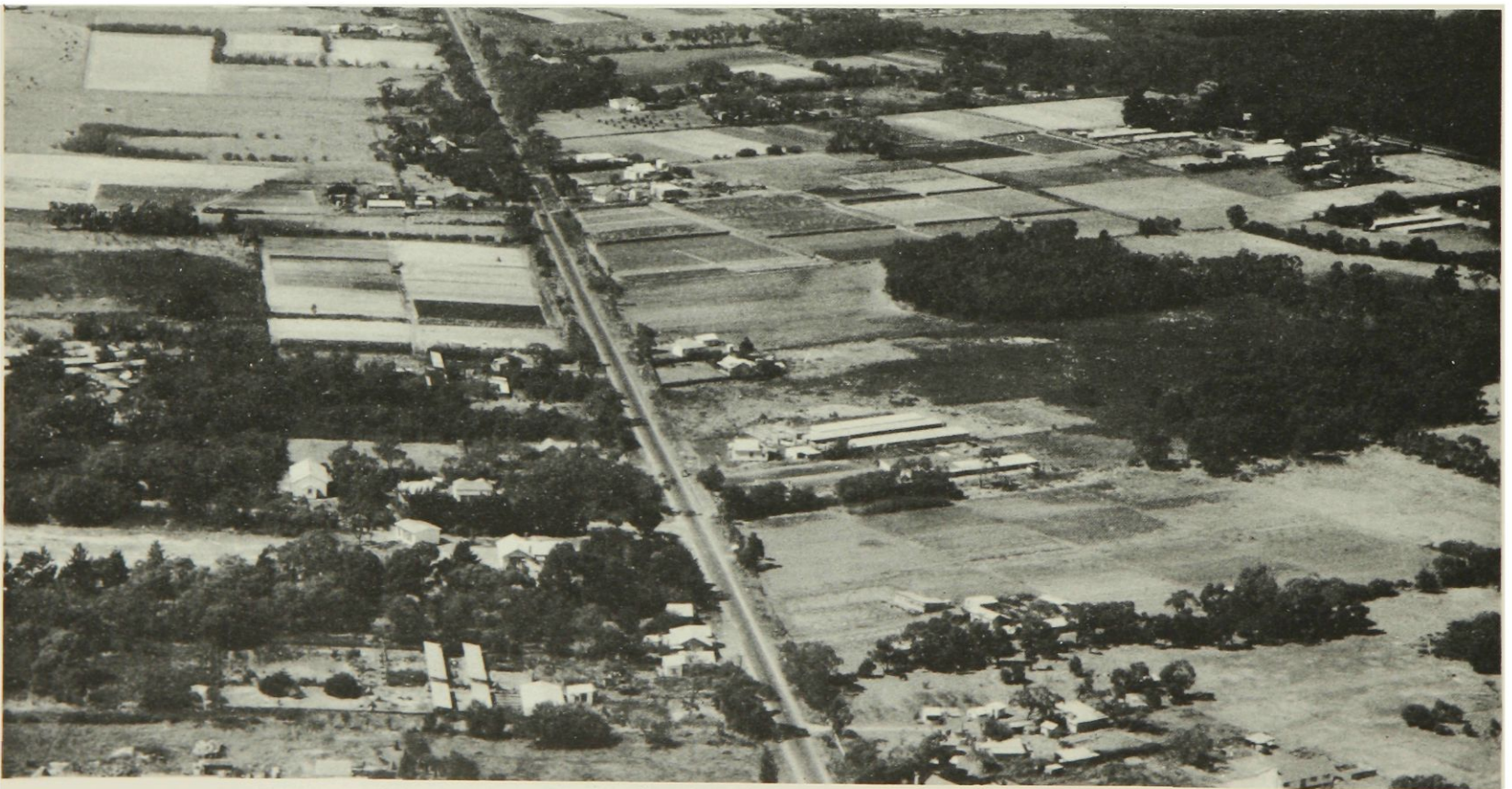


*"Putting out of production more and more food-producing areas "*





*"The vision of earlier administrators has secured for the city extensive watersheds "*



*"A rural zone surrounding the urban area "*



the same time leave available ample space for all the non-residential uses needed for the comfort and well-being of such a population.

Because it is impossible to predict the future gain in national population by migration, no reliable estimate can be made of when the population of Melbourne will reach this figure; but studies suggest that about the end of the present century would be a reasonable time. Planning for possibilities beyond this period is not warranted.

As a basis for planning, a population of 2,500,000 receives support from another angle. Water is essential to living, and the availability of water may yet be a determining factor in the future population of Victoria. As far as Melbourne is concerned, the vision of earlier administrators has secured for the city extensive watersheds which have not yet been fully exploited. Allowing for the increasing use of water, it has been estimated that when the existing sources of supply are fully exploited, the quantity that could be made available would support a population of about 2,500,000. When this figure is reached other sources of supply would have to be sought, and this would mean consideration of the needs of other parts of the State.

Limiting the area to be made available now for urban uses does not necessarily mean that Melbourne will not be permitted to grow beyond a population of 2,500,000. It simply means that when more living room is required to accommodate a greater population within or adjacent to the metropolitan area, then any extension beyond the urban

limits now suggested can be controlled and guided, having regard to all the circumstances existing at that time.

The method proposed for controlling the uneconomic spread of the city is the provision of a *rural zone* surrounding the urban area and extending to the metropolitan boundaries. Besides achieving this control, this zone will preserve for primary production land not necessary to house the people for whom the city has been planned, and to provide for all the desirable facilities for pleasant urban life.

To protect the rural character of the zone, the permitted uses will be limited to those normal to true rural areas. Agriculture, in its broadest sense, is the principal one. Residences on lots of not less than 2½ acres will be permitted, and, subject to approval by the responsible authorities, also institutions, extractive industries, and other uses which will not conflict with the purposes for which the zone has been provided.

In defining the rural zone, allowance has been made for the reasonable expansion of existing isolated communities which generally have been planned to permit their growth to a size which will support at least a primary school and an adequate shopping centre. Where this is not justified, small *village zones* have been provided in which the usual activities of a rural village will be encouraged — the general store, post office, bank agency, garage and other services. This will encourage the grouping of these facilities for their mutual benefit and the convenience of their patrons.