

for its population than most cities of comparable size in other countries. It is interesting to note, however, that some American cities, such as Los Angeles, which have grown over much the same period as Melbourne and Sydney, and where the climatic and geographic characteristics are somewhat similar, have a widely-spread low-density type of development similar to that of Australian cities.

Existing land use within the metropolitan planning area may be broadly classified as follows:

Urban Development (in acres):	
More than 25% developed ⁽¹⁾	107,000
Less than 25% developed ⁽¹⁾	39,000
	<hr/> 146,000
Rural Development (in acres)	292,000
<hr/> Total Planning Area: 438,000 acres	

Thus, the area of 146,000 acres, or nearly 230 square miles, subject to urban development comprises only one-third of the total planning area.

Existing land use within the present urban area may be further classified as in Table 1.

A detailed analysis of existing land use shows that nearly two-thirds of residential land is located in the eastern and southern suburbs, one-quarter in the north and barely one-twentieth within three miles of the city centre. In contrast, nearly half the land at present occupied by industry is in the western and northern suburbs of Melbourne, less than a quarter is in the southern and eastern suburbs, and slightly less than one-third in the central suburbs within three miles of the city centre, where, however, the land is used more intensively than in the outer suburbs.

One-third of the land being used for commercial purposes and for public and semi-public buildings and services is located in the central suburbs, and the balance is dispersed throughout the outer suburbs in approximate relationship to the population.

About one-third of the land being used for public parks and general recreational facilities is located in the inner suburbs, and the bulk of the private recreational land, such

as that used by golf clubs, is located in the outer suburbs to the south and east.

Much of the vacant land is still being used for rural purposes such as market gardens, orchards and grazing, but a substantial proportion of it is already subdivided for residential purposes.

Urban development now extends almost continuously for about 15 miles to the east, 20 miles to the south-east and 27 miles along the bayside. To the north and west it barely reaches 10 miles. Settlement has generally followed the main lines of railway and road communication which were mostly located on the higher ground between the radiating valleys. As the distances between these lines of communications widen, settlement thins out and is retarded, resulting in a fork-like pattern of urban development penetrating into the surrounding rural land.

There are certain basic characteristics of the people of Australia resulting from their physical environment and historical background which have influenced the type of urban development found in most of its large cities. The wide open spaces of Australia and its warm climate have undoubtedly developed in its people a feeling of freedom, expansiveness and independence which is reflected in the strong desire of most people to own their own homes and to suffer what others may consider social hardships in order that this might be achieved. This has accentuated the rapidly expanding, low density type of urban growth. A further characteristic of this environment is the Australian's love of sport and the importance he places on it in his pattern of living. As a result of this, Australians tend to use larger areas of urban land for sport and recreation in relation to population than do most other peoples.

A further feature of Australian life that has developed over recent years, and which has an important bearing on the direction and rate of urban development is the five-day working week. This, together with the rise of real wages for most people in the lower income groups and the considerable increase in car ownership, have resulted in a high proportion of people being influenced in their choice of living areas more by the attractiveness of the environment than by the distance from their place of work.

All these factors have undoubtedly helped the tendency for Australian cities to spread, and it is important to appreciate their significance. Melbourne is an Australian city and any successful plan for its future development must take these influences into account. Australians have had the desire and the space to spread themselves, and no doubt will continue to do so in so far as it is, according to their standards, economically practicable and socially desirable.

ADMINISTRATION

If planning is to be successful, its proposals for civic betterment must be formulated with due regard to whether or not they can be carried out. For this purpose it is essential to understand the administrative system on which the

Table 1

CLASSIFICATION OF URBAN LAND USE, 1951

Use	Approximate areas in acres ⁽²⁾	% of total Urban area
Residential	74,500	51.0
Industry and Commerce	8,500	5.8
Public and semi-public Buildings and Services	8,500	5.8
Open Space for Recreation	11,200	7.7
Vacant Land	42,300	29.0
Land unsuitable for development	1,000	0.7
Total Urban Area	146,000	100%

(1) That is more or less than one subdivided lot in every four built on.
(2) Including half the width of surrounding roads.

