

industries which, because of the nature of the work, requires some degree of insulation from residential areas. They provide for the great bulk of industry, including light industry. Wherever possible they have been separated from nearby residential areas either by a light industrial zone, by a wide road, or by public open space.

*Waterside Industrial Zones:* As the name implies, these zones have been reserved at the waterfront for those industries which need direct access to the water or to shipping. Included are shipbuilding and industries which handle large quantities of raw materials in bulk direct from the ships' holds.

*Special Industrial Zones:* Adjacent to the central business areas there have been established industries and other facilities, such as bond stores and warehouses, whose function is primarily to provide a service to central area businesses. In these areas are also many establishments selling, servicing and sometimes assembling motor cars and other equipment. The result is a somewhat peculiar aggregation of business and industry, in many cases intimately interwoven with central area activities. The fact that they are so strongly established is evidence of the suitability of the location and of the need for their continuance. Special zones (designated Special Industrial Zones A) have hence been provided for these uses and the ordinance has been framed to prevent the further establishment there of industrial uses which can be more appropriately located elsewhere.

There is also a class of industry which requires to dispose of large volumes of polluted liquid. From the inception of the sewerage scheme, the Board has accepted the principle that the most satisfactory and economical way to dispose of such wastes is by discharge into the sewerage system. Many such industries desire to discharge large quantities of liquid at high rates which need sewers of considerable capacity, but because of the limitations of sewer capacity it has often been difficult to find suitable locations for such industries. A special zone for this type of industry (designated Special Industrial Zone B) has been provided in proximity to the main outfall sewer.

*Offensive Industrial Zones:* Certain industries, because of their offensive operations, require to be located at considerable distance from residential areas and from other industrial zones, and in such situation that the prevailing winds will not carry odours to areas where they would cause a nuisance. To accommodate this class of industry two industrial zones have been provided on the outskirts of the urban area at Brooklyn in the west and at Campbellfield in the north. A third zone south of Dandenong, in the Shire of Cranbourne, is considered necessary for future requirements. As the area is outside the planning area, it has not been included in the scheme map, but is shown in Appendix III.

*Dangerous Industrial Zone:* The manufacture of explosives and certain other commodities involve processes which are

liable to endanger nearby property. Such industries require a high degree of insulation from other development. At Deer Park a commercial explosives industry which provides for the needs of the whole of Australia and New Zealand is already established, and in an adjacent area there is a Commonwealth explosives establishment. Already other activities have approached undesirably close to the area which they occupy. The scheme endeavours to prevent any further encroachment by providing a dangerous industrial zone of sufficient extent to provide for expansion of the existing industry and the establishment of future industries, and by zoning surrounding undeveloped areas for rural purposes.

*Extractive Industrial Zones:* Only those areas within the proposed urban limits where extractive industries are now operating have been zoned for this purpose and any new workings must of necessity be located in the rural zone. Provision has been made that when the useful life of the present workings is ended, the excavations can be reclaimed and subsequently become available for public open space. In this way recreational areas will eventually be provided where they are badly needed and where otherwise they would be difficult and costly to acquire.

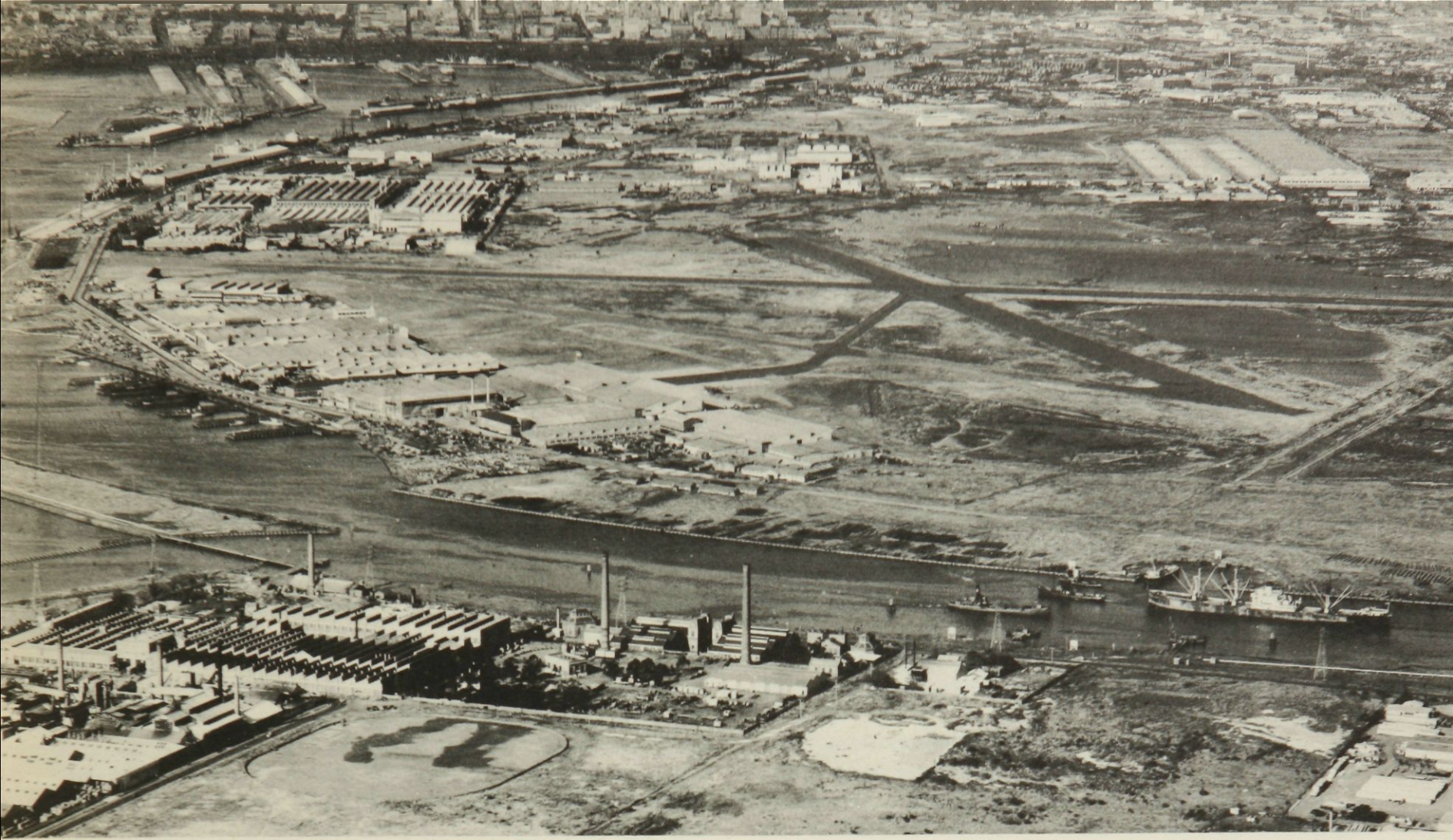
The factors which have been considered in selecting sites for the major industrial concentrations provided for in the scheme are:

- (a) Existing industrial development.
- (b) Availability of a large potential labour pool not catered for by existing industrial establishments.
- (c) Suitability of the land for industrial use in preference to residential development.
- (d) Relationship to the communication system, both existing and planned.

To ensure, as far as is practicable, that industry will be able to secure land in appropriate zones when required, the scheme provides that the various industrial zones shall be reserved solely for use by the particular type of industry for which they are intended and for other uses essential to the proper conduct of industrial activities.

With a view to protecting the amenities of residential areas which adjoin industrial zones, it has been provided also that no industrial process shall be carried out within a distance from the zone boundary defined according to the circumstances. Where possible, also, the boundaries of industrial areas have been chosen so as to preserve the residential character of adjacent streets in neighbouring residential areas.

Thus, as far as concerns the provision for industrial needs, the scheme provides for a better distribution of industrial areas, protects residential areas from the encroachment of industry, prevents their amenities being impaired by industrial expansion, and preserves for industry the opportunity to select locations appropriate to its needs without competition from non-industrial uses.



*"Fishermen's Bend . . . still undeveloped"*



*"Industries which handle . . . raw materials in bulk"*