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MELBOURNE AND METROPOLITAN TRAMWAYS BOARD

ENGINEERING DEPARTMENT

PLANNING BRANCH

CURRENT TRENDS WHICH MAY INDICATE THE FUTURE GROWTH AND NATURE OF THE METROPOLITAN AREA AND IN PARTICULAR THE CENTRAL BUSINESS AREA OF MELBOURNE.

PART I      FUTURE GROWTH OF POPULATION OF THE MELBOURNE METROPOLITAN AREA.

PART II     THE CENTRE OF GRAVITY AND GENERAL DISTRIBUTION OF THE CENTRAL BUSINESS AREA OF MELBOURNE.

PART III    FUTURE GROWTH OF THE CENTRAL BUSINESS AREA OF MELBOURNE.

JANUARY, 1966.

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Part I Future Growth of Population of the Melbourne Metropolitan Area.

A study of the population growth pattern of both Victoria and Melbourne indicates that the population of the Melbourne Metropolitan Area could be expected to reach 4,000,000 somewhere between 1985 and 2010, probably about the end of the present century.

As a basis for planning it is considered that a growth rate such that a population of 4,000,000 would be attained by 2,000 A.D. would be a reasonable assumption.

Part II The Centre of Gravity and General Distribution of the Central Business Area of Melbourne.

The general distribution of activity of the Central Business Area appears to conform with reasonable accuracy to normal probability curves, the peak values of which are near the General Post Office in Elizabeth Street.

Part III Future Growth of the Central Business Area of Melbourne.

While data that would indicate the present and future growth patterns of activity within the Central Business Area are very limited, a study of building activity particularly non-residential building activity within the City of Melbourne indicates that the growth of activity is at best comparable with that of either the Metropolitan Area or the whole of the state.