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# Areas.

Municipality	Area in Acres	Acres per route mile		Acres			
		tramways	Railways	tramways	tramways	Within 1/2 mile Railway Stations	tramways & Railways etc.
Braybrook	33,460	-	4,220	4,220	390	1,834	-
Brighton <sup>2/6</sup>	3,308	1,169	1,260	604	1,222	1,632	864
Brunswick <sup>2/1</sup>	2,403	481	1,545	519	1,409	1,094	1,011
Camberwell <sup>2/6</sup>	8,844	1,034	1,361	588	4,430	2,384	2,336
Caulfield <sup>2/6</sup>	5,600	445	944	431	3,290	2,304	1,696
Coburg <sup>2/1</sup>	4,840	1,493	1,613	445	2,214	1,625	1,184
Collingwood <sup>2/1</sup>	1,139	380	536	222	1,165	902	928
Essendon <sup>2/6</sup>	4,000	812	1,454	521	2,848	1,514	1,424
Fitzroy <sup>2/1</sup>	923	164	615	131	922	416	415
Footscray <sup>2/1</sup>	2,544	545	448	246	1,856	1,414	1,203
Hawthorn <sup>2/1</sup>	2,400	394	619	242	2,202	1,600	1,536
Heidelberg	26,880	-	2,068	2,068	6	3,648	6
Hew <sup>2/6</sup>	3,553	491	4,106	411	1,814	621	1,031
Malvern <sup>2/6</sup>	3,989	442	994	320	2,940	2,163	1,344
Melbourne <sup>2/6</sup>	7,555	293	434	145	5,888	4,243	3,680
Moora bin	14,220	-	2,252	-	-	1,329	-
Mulgrave	15,920	-	4,960	-	83	294	-
Mordialloc	2,500	-	930	-	-	1,256	-
Northcote <sup>2/1</sup>	2,850	651	845	368	1,834	1,369	1,344
Runawading	15,040	-	2,406	2,406	414	2,508	192
Oakleigh <sup>2/1</sup>	2,406	-	1,203	1,203	-	505	-
Port Melbourne <sup>2/1</sup>	2,366	2,044	1,544	894	563	653	416
Prahran <sup>2/1</sup>	2,320	283	580	190	2,248	1,485	1,901
Preston <sup>2/1</sup>	8,800	2,448	2,200	1,165	2,080	1,536	954
Richmond <sup>2/1</sup>	1,430	365	409	193	1,430	1,190	1,190
Sandringham <sup>2/6</sup>	3,440	1,552	1,460	825	1,354	645	341
South Melbourne <sup>2/1</sup>	2,311	541	544	248	1,984	1,433	1,106
St Kilda <sup>2/1</sup>	2,049	216	819	140	1,952	1,139	1,216
Williamstown <sup>2/1</sup>	2,445	-	505	505	-	1,441	-
<b>Totals</b>	<b>190,801</b>	<b>1,539</b>	<b>14,944</b>	<b>4,594</b>	<b>44,504</b>	<b>44,516</b>	<b>24,321</b>

<sup>2/6</sup> 300  
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10,905,173

Areas  
for

Areas	Areas not covered by other transactions	Areas covered by transactions	Areas not covered by transactions	Areas covered by transactions
Municipality	31,533	-	-	66,444
Bay Brook	1318	184	5.56	279,272
Long Point	911	31	1.14	395,206
Carleton Place	1,402	293	5.33	4,006,221
Port Hope	2,185	59	1.22	1,220,928
Port Hope	-	154 1/2	13.56	348,283
Port Hope	1,062	120	3.0	2,324,200
Port Hope	-	65	7.04	400,000
Port Hope	510	34	1.43	562,876
Port Hope	134	60 1/2	2.52	397,643
Port Hope	23,232	586	2.18	175,870
Port Hope	2,146	960	24.01	213,005
Port Hope	200	128 1/2	5.22	506,051
Port Hope	1104	2303 1/2	30.48	2,612,370
Port Hope	12,891	269	1.89	69,026
Port Hope	15,343	15	1.68	43,745
Port Hope	1244	333	13.32	58,825
Port Hope	988	45	1.58	264,530
Port Hope	12,004	255	1.69	154,274
Port Hope	1901	50	2.08	607,995
Port Hope	1566	-	-	118,708
Port Hope	458	35	1.51	848,638
Port Hope	6138	44	.50	122,329
Port Hope	-	205	14.33	413,111
Port Hope	2052	359	9.60	174,658
Port Hope	-	600	25.96	623,870
Port Hope	144	344 1/2	16.96	680,148
Port Hope	1034	104	3.86	153,640
Port Hope	126,099	4445	4.01	18,015,172
Totals				

34260

162790

467392

at 46.5%

1921-22

# Brighton

City.

Population: 19,440.      Area: 3,308 acres.      Dwellings: 4,594.

	<u>Population</u>	<u>Dwellings</u>	<u>area</u>	
1910	12,150	2,666	3,308 acres.	
1911	12,408	2,792	"	
1912	13,698	3,050	"	
1913	14,548	3,227	"	
1914	16,313	3,532	"	
1915	17,378	3,745	"	
1916	18,628	3,943	"	
1917	19,450	4,069	"	
1918	21,000 *	4,320 *	"	* The figures this
1919	18,450	4,281	"	year were estimated
1920	19,440	4,594	"	are apparently wrong.

## Distribution of Population:—

	North Ward.	East Ward.	Central Ward.	South Ward.	Total.
Population of wards.	7,327	3,638	4,608	3,867	19,440
Within 1/2 mile of existing tram routes.	3,664	—	2,304	3,087	9,055
Within 1/2 mile of railway stations.	3,663	1,730	2,304	3,087	10,784
Within 1/2 mile of both tram route & a railway stn.	616	—	522	3,087	4,225
Any other subdivisions available.	—	—	—	—	—
If not evenly distributed, population in its location according to densities.	Equal	less concentrated bounded by Centre Rd. Hampton St. South Rd. St. Nepean Rd.	Equal	Portion bounded by South Rd. Hampton St. Denny & Whyte St. less concentrated pop. only 780.	—
Number of vacant allotments in areas not within 1/2 mile of either tramways or railways.	Nil	4,821	35	245	5,101
Number of vacant allotments within 1/2 mile of existing tram routes.	144	—	100	133	377
Number of vacant allotments within 1/2 mile of railway stations.	145	220	120	133	618
Number of vacant allotments within 1/2 mile of both a tram route & a railway station.	45	—	20	133	198
Areas on which settlements such as Soldiers Homes etc are being built or contemplated.	Nil	a few soldiers homes	Nil	a few soldiers homes	—
Areas which are most suited for settlement.	Nil	Area bounded by Hampton St. South Rd. St. Nepean Rd. Hodder St. North Rd. & Clonraig St.	Nil	East of New St.	—
Area in acres	739.4	1500.7	533.7	588.2	8.63 6.57

Brighton Contd.

Minimum area allowed by local By-laws  
for residential building allotments: - 6,500 sq. ft. 50' x 130'

Areas not available for building purposes: -

Beach Reserves. Landon  
 Park. Elsternwick Park.  
 Harlington Park. 184 acres

Low lying swamps, unfilled quarries &c.: - nil.

Average rate of increase of population  
during last 10 years: -

Steady.  
 Brighton Gas Coy.  
 C'wealth White Lead factory.

Large factories or groups of factories: -

Portion of area expected to become a  
manufacturing district: -

Doubtful.  
 Not yet, but under new  
 by-law restrictions are possible

Any local By-laws governing factory  
areas: -

Location of shopping centres: -

Bay St., North Brighton  
 Church St., Middle Brighton  
 Martin St., Garden Vale  
 Bay St., net Annual Value £7574  
 Church St. " " " 3022  
 Martin St. " " " 2216

Relative importance of shopping  
Centres: -

<u>Route miles of Tramways:</u> -	2.828	<u>Population not served by Tramways</u>	10,385
" " <u>Railways</u>	2.625	" " <u>Railways</u>	8,656
" " <u>Trams &amp; Railways</u>	5.453	" " <u>Tramways or Railways</u>	3,826

Population per route mile of Tramways 6,874

" " " " Railways 7,406

" " " " Tramways & Railways 3,565

Acres " " " Tramways 1,169

" " " " Railways 1,260

" " " " Tramways & Railways 607

Population per acre 5.88

" " Dwelling 4.23

Area within 1/2 mile of Tramways: 1,222 acres

" " Railway Stns. 1,632 "

" " both Tramways & Railway Stns. 864 "

Brighton Contd.

<u>Total number of vacant allotments.</u>	5,898
<u>Estimated population which vacant allotments will carry.</u>	24,949
<u>" " " Municipality " "</u>	44,389

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# Brunswick

City

Area 2,703 acres

Population 42,053

Dwellings 9,216  
Other Buildings 513

Year	Population	Buildings
1910	30,631	6,714
1	32,520	7,083
2	34,945	7,564
3	36,706	7,994
4	38,229	8,505
5	38,883	8,710
6	38,809	8,867
7	39,096	8,982
8	39,909	9,102
9	40,889	9,304
1920	42,053	9,729

South Ward      Middle Ward      North Ward

	South Ward	Middle Ward	North Ward
<u>Population</u>	14,010	8,108	19,935
" <u>per acre</u>	19.38	14.63	13.98
<u>Area, acres</u>	723	554	1,426

For further subdivisions see Plan.

Population within 1/2 mile of Tramways 34,800

Railway Stns. 27,900  
Tramways 27,900  
Railway Stns. 27,900

Minimum area allowed for building

allotments:- No by-law at present but one is in draft now which prescribes 4,950 sq. ft.

Vacant Allotments not within 1/2 mile of either Tramways or Rly. Stns. 1,943

" " within 1/2 mile of existing tram routes 1,915

" " railway stations. 897

" " both Tramways & Railway Stns. 897

Areas most suited for settlement:- The whole of the Municipality with exception of small areas in the bends of the creek which are subject to flood, & quarries.

Areas on which Soldiers Homes are being built:- The War Service Homes Commission have acquired land in the vicinity of Westbourne, Hall & Newman Sts. & have already completed the erection of about 20 houses.

The Northern Timber Mills Pty. Ltd. have just erected 77 dwellings in Stewart St. between Lygon & Nicholson Sts.

Areas not available for building purposes:-

Park Lands:- Brunswick Park 13 acres - North Park 1 acre - Fleming Park 10 acres - Methven Park 3 acres - Temple Park 4 acres. Total 31 acres. (For location see Plan).

Unfilled Quarries:- See Plan.

Average annual increase in population last 10 years:- 1,047.

Boundaries of Wards:- See Plan.



Brunswick Contd.

List of large Factories:- See list attached to Town Clerk's letter.

It is expected that manufacturing districts will extend.

The Council has no by-law governing the erection of factories.

Shopping Centres:-

Sydney Rd.	South Ward	131 shops	£10,933	Annual Value.
"	Middle	126	14,225	"
"	North	129	9,491	"
Lygon St.	South	54	2,881	"
"	Middle	25	770	"
"	North	8	320	"

The above centres are progressing favourably & a small shopping centre has also been established in Victoria St. West between Pearson & Daly Sts.

Route Miles of Tramways 3.4584. Population per route mile of Tramways. 12,160

Railways 1.75 " " " Railways 24,030

Tramways " " " Tramways 8,074

Railways 5.2084 " " " Railways 8,074

Population not served by Tramways 7,179 Acres " " " Tramways 781

Railways 14,124 " " " Railways 1545

Tramways " " " Tramways 519

or Railways 7,179 " " " Railways 519

Area within 1/2 mile of Tramways 1,709 acres Population per acre 15.56

Railway Stns. 1,094 " " " Dwelling 4.56

Tramways " " " Dwelling 4.56

Railway Stns. 1,011 " " " Dwelling 4.56

Total number of vacant allotments. 3,858

Estimated population which vacant allotments will carry. 17,592

" " Municipality " " 59,645

" Density " " 29.0

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# Braybrook

Shire.

Area 33,760 acres.

Population 3500      Dwellings 700

Railway Riding	River Riding	Western Riding
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Population	2,200	1,000	300	Population within 1/2 mile of Tramways	800
Area acres				Railway Stns.	2,000
Popn. per acre.				Tramways or Railway Stns.	-

Population is concentrated near Sunshine, Braybrook & Maidstone.

Minimum area allowed for building allotments: - 5,000 sq. ft.

Vacant allotments not within 1/2 mile of either Tramways or Railway Stns.	1,500
" " within 1/2 mile of Tramways	2,000
" " " " Railway Stns	1,000
" " " " both Tramways & Railway Stns.	-

Areas most suited for settlement: - Between Sunshine & Footscray.

Areas on which Soldiers' Homes &c are being built: - Sunshine, Deer Park, Braybrook, Maidstone.

Areas not available for building purposes: -

Park lands &c: - Small area only.      Swamp lands &c: - None.

Average annual increase of population: - 200.

List of large factories: - See Shire Secretary's letter of 2/2/21. Total number 15.

It is expected that several large manufacturing industries will be located in the Shire at no distant date.

There are no By-laws governing factory areas.

Shopping Centres:

Sunshine 20 shops. Maidstone 2 shops.

Route miles of Railways 8,000.      Population per route mile of Railways 437

Population not served by Tramways 2,700      Acres per route mile of Railways 4,220

" " " " Railways 1,500      Population per Acre 10

" " " " or Railways 700      " " Dwelling 5.00

Area within 1/2 mile of Tramways 390 acres

" " " " Railway Stns. 1,837

" " " " Tramways & Railway Stns. -

Braybrook Contd.

<u>Total number of vacant allotments</u>	4,500
<u>Estimated population which vacant allotments will carry</u>	22,500
<u>" " " Municipality " "</u>	26,000

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Broadmeadows

Three

Population 3651 - Dwellings 426 - Area 109,440 acres

Population 1910 - 3028

" 1921 - 3651

Average increase 5% per annum

Chuckleham

Broadmeadows

Wallan

Campbellfield

Acres 32,000

30,480

44,160

12,800

Population within 1/2 mile of Railway Stations

Campbellfield,

Hawkner,

Glenroy,

Pascoe Vale, Broadmeadows

284

510

243

203

70

Minimum area allowed for residential allotments 5,040 sq ft

Number of Vacant allotments not within 1/2 mile of Rly st 39,680

" " " within 1/2 " " - 8,493

Areas most suitable for settlement - See plan

Park Lands, Bezans etc - B meadows 26 acres

Aviation Grounds 80, Camp 120 acres, Golf Links 50