The Ratio Adopted.

The above analysis makes a total of 5 acres of parks and playgrounds for every 1,000 of potential population, and, taken in conjunction with private provision for sport, this should be a reasonable allowance. Its allocation should, as far as possible, be on the basis already set out of $\frac{1}{3}$ acre for children's playgrounds, 3 acres for playing fields, and $1\frac{1}{2}$ acres for general parks and sports requiring small areas.

Existing Conditions Compared.

The information obtained from the municipalities as to the present metropolitan conditions shows that there are 6,433 acres of public park lands within the Commission's planning area of about 260 square miles. The locations of these reserves are shown on Map No. 8 on page 198.

The population within the same area is approximately 1,008,000, so that there are nearly 6.5 acres of open space per 1,000 of the existing population. As already stated, an analysis of the accessibility of existing large parks in relation to population of the inner areas where the greatest density occurs shows that the distribution is very fortunate. Within the 2-mile radius and well distributed through the most congested portion, and on nearly all sides of the city business area, Melbourne has a liberal supply of open spaces as indicated on the accompanying plan.
It must, however, be remembered that these 6,433 acres of existing reserves are distributed throughout an area capable of housing, under approved conditions, not less than 3,500,000 people. There is at present a need for more playing fields, and municipalities, as a general rule, have been unable to allot all the junior sporting clubs space in which to play. The inability to satisfy these demands does not necessarily mean that the area of reserves is inadequate, but that a sufficient proportion of them is not set aside for playing ovals. Many reservations are comparatively recent purchases and time and funds have not been sufficient to enable their preparation for use as playing areas. Some of the lands acquired are picturesque portions of undulating areas which cannot readily be adapted for use as playing fields. The excessive number of unsuccessful applications for playing space set aside for sport on the reserves nearer the City proper is not necessarily an indication that there is insufficient space, but rather that these reserves are more popular than outer and less developed reserves. Two reasons may be given for this—First, many teams represent industrial, commercial, or public institutions and consequently prefer a central ground because of convenience of travel. Secondly, a central location for teams has the effect of concentrating clubs of the same competition together. There is, nevertheless, definite evidence that sufficient areas are not set aside for use as playing ovals, and in the recommendations for a recreation system which follow, due attention has been given to this matter.

Some of the larger public reserves are laid out as gardens especially in the more developed areas of the metropolis. These areas, where the people may spend many pleasant hours amid beautiful surroundings, will have to be added to as the metropolitan population increases.

The treatment and improvement of the various reserves is regarded by the Commission as a matter secondary to the acquisition of the requisite areas. The ultimate degree of development aimed at can be determined by the funds available. It is of paramount importance, however, that suitable reservations be obtained before the growth of the metropolitan area renders practically prohibitive the purchase of suitable areas in the correct locations, which would form a reasonably well-balanced park and recreation system.

Although there are approximately 6.5 acres of park lands to each 1,000 of present population in the metropolis, many of the public open spaces are outside the present populous areas but are in areas of considerable potential population. This necessarily means that the area of parks within the built-up portions is insufficient for the needs of the present population. Map No. 8, showing the distribution of existing open spaces, also shows in light green colour the radius of service for a ¾-mile distance from the reserves. The uncoloured parts of the map show areas beyond the radius of service of existing parks. It is within the area of these uncoloured portions...
on this map that additional open spaces particularly for the use of children are required. The service area of some of the larger parks, however, is considerably over a ¼ mile from them, and those such as Albert and Royal Parks, the Alexandra, Botanical, and Zoological Gardens attract people from all parts of the metropolis.

The location of parks is equal in importance to their area, because the field of most efficient service does not extend at great distances from them. It becomes impossible for young children to reach them, and the expense and time which would be involved in travelling in the case of large sparsely located parks would preclude their regular and beneficial use by many. It can be readily understood that, while it would be possible to supply by one huge reservation the whole of the City’s park requirements, so far as area is concerned, its location would be such as to prevent its general and continuous use by other than those in its immediate vicinity.

The Foreshore—Beach Bathing and Recreation Facilities.

Within the limits of the area treated by the Commission there are approximately 22 miles of beaches fringing the foreshore of Port Phillip Bay between Altona and Mordialloc available for public recreation. The waterfront between Port Melbourne and the Yarra mouth, together with a part of Williamstown, is practically the only portion of the foreshore which will not be available for recreational use. Outside the above limits, moreover, and readily accessible to the people of the metropolis, are many miles of excellent bathing beaches.

Experience in other countries has shown that each mile of beach will accommodate about 5,000 bathers, and on this basis one in every ten of our present population could bathe at the same time, or one in every 35 of the population allowed for in the Commission’s scheme. Without taking into consideration the large additional mileage available, it is unlikely that the percentage allowed for will have to be accommodated, and there has been no evidence of an insufficiency of beaches to accommodate those desiring open bathing.

Some portions of the available foreshore are more inviting than others, and on occasions the facilities offered in certain areas have had the result of attracting considerable crowds of bathers, with the result that comparatively congested conditions have been noticed. These conditions, however, are an indication that sufficient facilities are not available on or in approaches to the beaches for the use of bathers, and a greater number of improved shelters and enclosed baths and better means of access will need to be provided as the metropolitan population increases. It is highly improbable that the abundant foreshores we possess will ever be unable to cater for that section of the community who seek this form of sport in the summer season.
As has been stated, some portions of our expansive foreshores are more popular than others, and the numbers of sandy beaches extending for miles along the foreshore are the ones most sought by bathers. These sandy beaches are interspersed with stony sections and picturesque cliffs which, although not so attractive to the bathers, are extremely popular for picnic parties. The strip of foreshore lands which has been reserved between the road fringing the beaches, and the water, and which is naturally supplied with ti-tree, affords an extremely valuable park, catering for the recreation of many thousands of persons.

_Erosion and Reclamation of Foreshores; and Foreshore Control._

The erosion of the cliffs and the consequent encroachment on the foreshore reserves is a matter that has caused the Government and the bayside municipalities much concern for many years. Little effective action has been taken by the authorities concerned, and the gradual diminution of the foreshores in certain localities has proceeded at a rate which is alarming.

There does not appear to be any easy solution of the difficulty which is being experienced in the prevention of this erosion, and it is unreasonable to expect the bayside suburbs to bear the cost of the necessary protective measures. The beaches are primarily a metropolitan asset, and secondarily a State asset, and improvements should be controlled and financed as such, with some special contribution by the bayside municipalities who benefit in a variety of ways from the attraction of the foreshore.

_Tremendous advantages are to be gained by the reclamation of shallow areas of the foreshore which do not supply bathing facilities. An illustration of this may be seen by the work carried out at St. Kilda as shown by the photograph on the following page. The St. Kilda Council has been urging that a further large area of nearly 50 acres in front of Marine Parade should be similarly dealt with. This is in shallow water where there is little or no sand and bathing is not possible._

In its First Report the Commission recommended that an unsightly piece of foreshore about 60 acres in extent between the Williamstown ferry and Mariner-street, North Williamstown, which is under the control of the Melbourne Harbor Trust Commissioners, should be generally improved by reclamation in the section fronting The Strand. Some work has been done in this regard, but the Commission again urges that it be carried out to completion.

It is considered that the authority dealing with other recreational areas in the metropolis should also have the responsibility of the beaches. There have been some definite efforts made recently towards an assumption of this responsibility by the bayside municipalities acting in conjunction with the State Public Works Department, and it is hoped that in the interim some attention will be given to the matter of foreshore erosion which is of such pressing urgency.
The reclaimed Foreshore at St. Kilda.

**Alienation of Foreshores.**

On pages 51 and 52 of its First Report the Commission expressed strong objection to the alienation of any part of the foreshores from public control. It is desired to reiterate the recommendations, that wherever foreshores are not required for harbour purposes they should be reserved for the community.

A specific recommendation in this regard in respect of an area at Middle Brighton is made in connexion with the scheme for Arterial Route No. 22 (page 88), and again as part of the park schemes (page 225).

**Country Parks.**

In dealing with the metropolitan requirements of park lands, mention should be made of the value of large country reservations. Country reservations, however, must be considered as supplementing the metropolitan park system and not as superseding or rendering any less necessary a correct amount of well located park lands within the populous areas. For instance, the Kinglake National Park reservation which is 30 miles from Melbourne, embraces 13,800 acres of beautiful scenic lands. This area undoubtedly will attract increasing numbers from the metropolitan area. There are many large parks in the country districts of the State, but there are not many within a 50-mile radius of Melbourne; Kinglake is the largest. The Dandenong Police Paddock comprises 1,850 acres, and there have been many attempts to dispose of large tracts of it which it is hoped will not succeed. There is also a beautiful and popular reserve of 530 acres at Ferntree Gully. All such areas tend to reduce the provision necessary within the metropolitan districts, because if it were not for these added country parks, a greater proportion of open space would be required. Owing to the comparative inaccessibility of these areas they cannot be regarded in the same manner as metropolitan parks which, so far as practicable, should be provided within easy travelling distance of the population which requires them.
THE PROPOSALS OF THE COMMISSION.

It would be possible and desirable in the planning of a new city to set aside an amount of park lands equal to any maximum standard or ratio considered necessary. This area might be supplied by large wedges radiating from the centre, or by a series of large and small parks, or by the planning of belts of open country on the outskirts of the areas reserved for city and suburban development. If the location of such reserves were planned so as not to transgress a rational development of the urban portion, many advantages must result from such liberal provision of open spaces. Owing to the rapid and unforeseen growth of most cities of the world, it is difficult to find any which, in their early stages of development, have been supplied with sufficient lands under public ownership to meet the needs of their existing or prospective population.

The conditions obtaining in most cities of any notable size render it difficult to supply in correct locations the areas that may be regarded as the minimum necessary for the use of their probable future population. An ideal system of recreation areas cannot be obtained in a built-up city.

Melbourne has, however, certain natural physical features suitable for the formation of a system of park lands which could hardly be excelled. If full advantage is taken of these natural conditions, and the system outlined is developed systematically, this City will be in the forefront, by comparison, with cities of equal or greater size.

ZONING AND THE PARK SYSTEM.

It has been shown that the area of park lands required bears a definite ratio to the population to be served, and that the recreation reserves should be located so as to be readily accessible. The most important step, therefore, was to ascertain where and in what density the present and future metropolitan population will be housed. (This part of the Commission’s work was fully dealt with under the zoning chapter, and will not be further referred to except in its relation to the park system.)

The table appended to this chapter (page 211) sets out the area of each municipality within the Commission’s scheme which it is recommended should be set aside for residential development. They are shown on the Zoning Map No. 7, page 184. It has been recommended that the density of settlement in these areas should be regulated so as not to exceed 20, 30, and 40 persons per acre, according to whether the development is in “A,” “B,” or “C” residential districts respectively.

The method adopted to ascertain the amount and locations of park reserves required was as follows:—The existing park lands, open spaces, and areas not available for residential settlement were deducted from the residential areas as outlined, so that a more accurate estimate could be made of the population which could be accommodated within each municipality. A trial estimate of the ultimate population for each municipality on these conditions was made, and the amount of park lands on the adopted basis of 5 acres of park per 1,000 of population was computed. From this preliminary computation, an indication of the park lands required in addition to those already in existence was obtained. It will be recognized that the planning of additional park lands within any municipality will exclude such park areas from the residential area, thus reducing the population figures which in turn would also reduce the amount of parks required. The preliminary estimates were then corrected to give the net population and the area of parks required to serve the future inhabitants of this metropolis.

Before reviewing each municipal district, however, the Commission desires again to draw attention to the difficulty of locating suitable areas within all municipal districts in accordance with their future local needs. The metropolitan quota of park lands can only be obtained by providing surplus reserves in some of the outer municipalities where conditions are favorable.

Although children’s playgrounds, playing arenas, and parks are all devoted to outdoor recreation, they are frequently utilized in a manner which conflicts with their full use and enjoyment. For instance, a game of football, if played in a park which had been primarily allotted for the purpose of peace and restfulness, would defeat the object for which the park had been intended. In designing the park system, care has been taken so far as it is within the province of the Commission to ensure that each form of recreation is provided for without its acting detrimentally on another.

The result of the investigation referred to is given below for each municipality in alphabetical order. References to the sheet plans of each municipality are given. The light-green colourings represent the existing reserves, whilst the darker green indicate the additional areas recommended by the Commission.
1. Blackburn and Mitcham.

(Plan—Sheet No. 15.)

Blackburn and Mitcham is an outer suburban municipality which is as yet sparsely developed. It has within the area dealt with by the Commission approximately 7,622 acres, on which are housed about 4,700 people. Within the part of the municipality included in the Commission's investigation there is sufficient area to accommodate over 180,000 people. It will necessarily take many years, however, to obtain this population, despite the fact that the most rapid growth must take place on the fringe of the metropolitan area.

This number of people would require 904 acres of park lands. The areas of parks recommended by this Commission within that part of the municipality under review, amount to 763 acres, of which 45 acres already exist. The deficiency of 141 acres for this municipality is made up by the provision made in the adjoining areas of Doncaster and Templestowe, Box Hill, &c. This large additional area of parks should be acquired gradually over a long term of years, but sufficiently in advance of settlement to ensure that the purchases are made at a reasonable price, and so that both correct location and area may be obtained prior to subdivision.

2.—Box Hill.

(Plans—Sheets Nos. 9 and 10.)

The municipality of Box Hill, with an area of approximately 5,061 acres, has a present population of about 12,400. The extent of its potential development is illustrated by the fact that the residential areas set out for this municipality, would be capable of housing under approved modern conditions, no less than 129,800 people. The municipality's requirements of park lands would, on the adopted basis, be 649 acres. The existing park lands at the date the general survey was made were 257½ acres, and any recent additions would decrease the amount that it will be necessary to provide to reach the recommended amount.

The Commission's plans for park lands in Box Hill show an area of approximately 708 acres of proposed and existing park lands, or about 59 acres in excess of probable local requirements. Much of the land which it is suggested should be acquired within Box Hill territory is made up of areas along Gardiner's and Koonung Creeks, which are of comparatively low value and eminently suitable for park lands. The excess area will assist in making up the deficiency in the adjoining municipality of Blackburn and Mitcham.


(Plans—Sheets Nos. 5 and 6.)

This municipality has within the Commission's area 9,654 acres, but except for the development around Sunshine and Albion and a small partly-developed section near Ballarat-road on its eastern boundary, it is nearly all vacant lands. The present population within this area is about 7,000. If the development takes place in accordance with the Commission's scheme, 5,261 acres will be available for residential purposes providing accommodation for 157,800 people under the conditions outlined in the zoning scheme.

The open spaces necessary to serve this population would amount to 789 acres. The area of existing park lands is only about 36½ acres. The portion of this Shire within the Commission's scheme is practically on the fringe of the built-up metropolis, but a much more rapid development can be expected in the future. There is ample land suitable for playing ovals, while the Maribyrnong River Valley and Kororoit Creek offer distinct possibilities for economically increasing the amount of public open space. Ninety-seven acres are subject to flood and would be more suitable for recreation than for any other purpose. The Commission's plan for a remodelling of the Maidstone area includes over 70 acres of park lands, which it is believed could be secured as a part of the scheme at no cost to the municipality. The Commission's scheme for park lands aims at providing a total area in that part of this municipality within the area of planning of approximately 1,100 acres, which would be 311 acres in excess of local requirements, but which would assist to compensate for the deficiencies in adjoining suburbs.


(Plan—Sheet No. 12.)

With 3,158 acres of territory and a population of nearly 29,000, Brighton is well provided with recreational areas. It has at present 217 acres of park lands which include about 46 acres of foreshore and beach reserves. There is, however, space within the municipal boundaries for
about 87,100 people, for whom 436 acres of park lands would be required. Although the foreshore and beaches provide a means of recreation comparatively greater than a similar area of park lands, it must be remembered that they are not for the exclusive use of the people of any particular municipality.

The location of the existing reserves is good, and the Commission has planned only about 5 acres of additional open space in the form of small areas readily accessible to children. The requirements of the municipality regarding playing space for team games can be conveniently met by the acquisition of areas outside their boundaries, as shown on the Commission's general scheme.

**Rest House and Municipal Gardens—Brighton Beach.**

The Commission is pleased to record that an area of approximately 10 acres in the vicinity of Creswick and Dendy streets, has been set aside as a high school site and playground, as a result of representations made by the Brighton Council and the Commission jointly to the Education Department. A portion of this area has also been acquired by the Council.

5. **Broadmeadows.**

(Plans—Sheets Nos. 7 and 6.)

Broadmeadows has comparatively little suburban development within its area. In the 8,209 acres which are included in the Commission's scheme, there is a population of approximately 900 only. Under approved conditions the portion of the municipality included in this scheme could house about 221,000 people, who would require 1,105 acres of park lands. The Commission's plans show a satisfactory allocation of park lands, and which would increase their present area of about 83 acres to 833, or approximately 272 acres less than their ultimate local requirements.

There is no reason why adequate park lands should not be obtained within this municipality before settlement takes place. Much of the suggested additional park lands are along the upper reaches of Moonee Ponds Creek. The section of large park lands planned outside the limits of the Commission's scheme are not included in the totals used in analysing the local requirements.

6. **Brunswick.**

(Plan—Sheet No. 4.)

The City of Brunswick has an area of 2,574 acres and a resident population of 56,500. Portions of the city are devoted to industrial purposes, and, after making due allowance for this, 1,900 acres are set aside in the zoning plan for residential use, most of which will probably attain the comparatively high density of about 40 persons per acre. It is estimated that Brunswick's ultimate population will be about 71,600 with recreational requirements of 358 acres. The existing park lands within the municipality are at present only about 59 acres.

The Commission has given special attention to this municipality, and after an exhaustive analysis of its area, is only able to recommend that a total of 193 acres of recreational lands should be situated within the municipal district. This increase of 134 acres is largely composed of land along the Merri and Moonee Ponds Creeks, and small areas in locations, suitable for children's playgrounds. Brunswick, however, has the extensive Royal Park on its southern boundary, which places it in a better position than the figures given would indicate.
The municipal councillors of Brunswick are considering the purchase of an area outside their own municipal district to supplement their existing park lands. There were no Crown grants of reserves in this area. It will be seen, however, in the notes which follow, that many municipalities are in a similar position to Brunswick, and the park system later described is the solution offered by the Commission as a metropolitan scheme to meet these conditions.

7.—Camberwell.

(Plans—Sheets Nos. 9 and 10.)

Camberwell, with its area of 8,540 acres, and a population of 45,400, had more houses built within its borders during the last year than any municipality in the metropolitan area. It has room for a population of 227,000. The existing open spaces total about 244 acres, but 1,135 acres would be required to serve the ultimate population which could be housed under the approved zoning conditions.

The Commission's plans indicate where it is possible to obtain an additional 416 acres, which would increase the park lands within Camberwell territory to 660 acres, or 475 acres less than its ultimate requirements. It is, however, considered that the extensive reserves planned contiguous to Camberwell, as a portion of the general park scheme, will provide sufficient open spaces for the future population.

Having regard to the very large area of this municipality, and the stage of development reached, the Council should persevere with its policy of acquiring open spaces in order to prevent the residents having to travel long distances to areas outside their own municipality.

8.—Caulfield.

(Plans—Sheets Nos. 2, 11, and 12.)

The City of Caulfield has within its boundaries, 5,312 acres, and a population of 70,700. The existing reserves embrace 298 acres, and they are well distributed. Caulfield could, however, under modern zoning regulations, attain a population of over 149,000. The reserves necessary for this number of people would be 747 acres.

It has been stated that the population that could be housed in Caulfield, under its adopted zoning provisions, would be less than is estimated by the Commission, with the consequence that a correspondingly lower figure for recreation reserves could be accepted. The Commission believes that the older parts of Caulfield will attain a greater density of population than at present residing in those districts, and this assumption is already being borne out in the areas nearest to the city.
Caulfield lands have so increased in value in recent years, that any extensive purchases for recreation are a matter of consideration of the relative advantages of purchases at high cost, easily accessible to the population to be served, or the purchase of areas at much lesser cost in the outer and less developed areas, which, in time, will be rendered much more accessible, as the public transport services are extended. Although this Council has done well in acquiring about 140 acres of parks, the 298 acres of existing reserves includes 142 acres of the Caulfield Racecourse Reserve. This reserve is not available to the public as a playing field. If it were not for the inclusion of this 142 acres in the Caulfield figures of existing parks, the position in this municipality would be very different from what it is represented to be. After a careful analysis of the Caulfield territory the Commission recommends only eleven additional acres, mostly as children's playgrounds, for acquisition within the municipal area. If the restriction on the use of the Caulfield Racecourse reserve is to continue, it is considered that the Council should use its best endeavours to have additional space provided in other parts of the municipality, at least equivalent to the area of the Caulfield Racecourse.

9.—Coburg.
(Plans—Sheets Nos. 4 and 7.)

Coburg is rapidly developing, and has at present 38,600 people within its municipal area of 4,467 acres. The Commission estimates that there is space for a population of approximately 111,000 people. When this population is attained, reserves aggregating 555 acres would be required. The park lands in Coburg, at the time the park scheme was planned, amounted to about 118 acres. A total of 455 acres of recreational areas are planned in the Commission’s scheme within Coburg territory, and the deficiency of about 100 acres could be supplied satisfactorily in large reservations outside the municipal district.

10.—Collingwood.
(Plans—Sheets Nos. 3 and 4.)

Collingwood is one of the oldest suburbs, and a gradual reduction in its population is taking place as residential properties are being absorbed by industries. Collingwood has become a large industrial centre, and the Commission considers that the natural factory development which is taking place should not be restricted. It should however, be regulated as suggested in the zoning scheme, which would prevent 426 of its 1,083 acres being encroached upon by additional factories. This would preserve a residential area capable of housing about 17,000 people, but it will be many years before the present population of 31,500 dwindles to this extent. For the population which could be housed in the suggested residential areas, a total of 85 acres of park lands would be required. The Commission’s plans, however, provide for about 91½ acres, which is about half an acre in excess of present reserves.

It is doubtful whether the whole of the residential population will be displaced by factories in the part set aside for factory development, and the acquisition of small areas in this zone for the use of children in their neighbourhood should be seriously considered. Any such areas would, on account of the built-up conditions, mean the resumption of houses, and the municipality should consider when condemning dwellings as unfit for habitation, a policy of acquiring the land and converting it into playgrounds. The adjacent large area of Yarra Bend reserve will supply the recreation needs of other than young children.

As a part of the Yarra Boulevard scheme, and incidental to the Victoria-street widening scheme, both of which are referred to elsewhere, the Commission has planned that the parcel of land bounded by Walmer-street, Victoria-street, and the Yarra, which was then almost wholly unbuilt upon, should be set aside as a reserve. This small area would form a delightful natural park. When it became known that there was a possibility of the land being sold for factory purposes, the Commission urged upon the Collingwood Council, and the adjoining municipalities, the desirability of acquiring it for reserve purposes. A good deal of public support of this view was accorded, but after much deliberation, the Collingwood Council advised that its funds were insufficient to enable it to purchase the land. Some of the area is below flood level, and cannot be built upon, but unfortunately other parts of it have since been taken up by factories.

11.—Doncaster and Templestowe.
(Plan—Sheet No. 9.)

Doncaster and Templestowe has within the area covered by the Commission’s schemes, 5,740 acres of beautiful lands on the outskirts of the metropolis. There are only 1,100 residents in this area which the Commission estimates is capable of absorbing no less than 138,600 people,
Being at present practically a rural area, there are only about 8 acres of public parks in the area treated. Since the preparation of the Commission's scheme an additional 9 acres has been dedicated as park in plans of subdivision, and the Commission assisted in securing this. In the event of the whole of this section being built on, an area of 693 acres of parks would be required. The Commission's proposals for the development of the Yarra Valley would supply a considerable area of park lands for the metropolitan portion of Doncaster. This area would be in the western portion of the municipality, and as development proceeds the opportunity of securing local parks readily accessible to the future population should not be lost. The Commission’s plans allow for a total of 1,111 acres of park lands within this part of Doncaster and Templestowe, with the object of supplying an excess of 418 acres, which will help to relieve the deficiencies in adjacent areas where the requisite park lands cannot be obtained satisfactorily.

12.—Essendon.

(Plan—Sheet No. 4.)

This municipality has an area of 3,915 acres and a population of 43,000. At the date of the compilation of these figures there were 225 acres of park lands, but the Council has since added considerably to this figure, including the purchase of over 60 acres on the Maribyrnong River, in a location which will assist the Commission's scheme for the treatment of the whole of the Maribyrnong Valley. When fully built on Essendon could accommodate 99,400 people, and would require 497 acres of park lands. The Commission's scheme includes within Essendon territory 457 acres of park lands, and it is recommended that this area should be obtained. The general park scheme will supply any additional areas that may be required in the future.

The Council of the municipality of Essendon is to be commended for the persistent and bold policy it has maintained in acquiring lands for the recreation of its citizens.

13.—Fitzroy.

(Plan—Sheet No. 4.)

Fitzroy is the smallest municipality in the metropolis, embracing only 884 acres. It contains a population of over 31,000, and the average density of one Ward reaches the comparatively high figure of 60.5 persons to the acre. It has 36 acres of public reserves. If the industrial development, as set down in the Commission's Zoning Scheme, takes place, the ultimate population in Fitzroy will be reduced to 29,600. This population would require 148 acres of open space for its enjoyment, but there is no practicable method of obtaining the additional park lands within the municipal area. The Commission recommends the acquisition of 12 acres of park lands mostly on the Merri Creek, and other small areas designed for the use of children in the over-crowded areas. The deficiency of 100 acres cannot be reasonably supplied within the municipality. The people of Fitzroy are fortunate in having the Carlton Gardens so close to their municipality, and also in being about midway between the fine reservations known as Royal Park and Yarra Bend Park. If it had not been for the liberal amount of contiguous open spaces, Fitzroy, with its high density of population, would be classed as badly served by recreation areas. Therefore, any endeavour made to secure children's playgrounds must be to the advantage of the people living in the municipality. It is recommended that efforts be made to acquire small areas on which there are houses of low value or which may be condemned, so that open spaces may be provided in suitable locations for the children of the municipality.

14.—Footscray.

(Plans—Sheets Nos. 1, 4, 5, and 6.)

The area of Footscray municipal district is 4,150 acres, and the population 51,300. There would be space in the residential areas allotted in the Commission’s zoning scheme for a population of 63,600. The existing park lands amount to 112 acres, but an area of 318 acres will be required to serve the ultimate population. The Commission’s park scheme allocates 367 acres of park lands in Footscray. This amount is likely to prove in excess of local requirements, and will be available to other places where adequate provision cannot be made.

The Maribyrnong Valley offers an unequalled opportunity for the development of parks. The comparatively wide flats bounded by steep banks, which provide vantage points from which games can be viewed, make the area most suitable for playing ovals. The existing Footscray Park, which would be included in the scheme, is an example of a picturesque treatment which could be gradually extended. The Stony Creek Parkway scheme is suitably situated to supply the needs of many Footscray residents.
15.—Hawthorn.
(Plan—Sheet No. 2.)

The City of Hawthorn comprises an area of 2,290 acres, and has a population of approximately 33,200. This municipality, under proper zoning conditions, can attain a population of about 67,300. Within its boundaries there are approximately 114 acres of park lands. It is estimated, however, that 336 acres will be required to provide sufficient open space for the ultimate population. It is found possible to supply only 53 acres within the municipality of the additional space required, leaving a deficiency of 169 acres, to be supplied outside the municipal boundaries.

The development of the Gardiner Valley, as outlined on the Commission’s plans which follow, will give considerable relief, as it will provide many acres of park land within or contiguous to Hawthorn.

16.—Heidelberg.
(Plans—Sheets Nos. 3 and 8.)

Within the area of planning are included 9,857 acres of the Heidelberg Shire, being practically all that portion of the Shire south of the Electricity Commission’s transmission line. Fairfield, Alphington, Ivanhoe, Heidelberg, and Rosanna districts are within this area, and they have a population of about 22,400. At the time of planning, the Heidelberg Council controlled over 501 acres of public open spaces, and since that date further acquisitions have been made along the Yarra Valley.

The Heidelberg area is capable of accommodating 245,500 people in the areas set down by the Commission for residential development. A population of this number would require 1,227 acres of park lands. The Commission’s plans, however, recommend that within the Heidelberg area there should be 1,510 acres of open spaces for public use, but as a considerable portion of this is embraced in the Yarra Valley scheme, which should be available for general metropolitan requirements, the areas recommended should not prove too great for general requirements.

Heidelberg Council has within recent years made commendable purchases of most attractive lands, and if this policy is pursued the municipality will have recreational facilities unequalled by any other suburban municipality.

17.—Keilor.
(Plan—Sheet No. 6.)

Practically the whole of the Keilor Shire is rural land, with a population of about 320 on the 5,115 acres which are included in the Commission’s scheme. This area is capable of providing the suburban settlement of over 129,000 people which is unlikely, however, to be reached for many years. Within the metropolitan portion of the municipality there are 50 acres of public reserves, and these would require to be increased as settlement takes place to 645 acres.
The Commission’s plans include 814 acres of open space in the area adopted for planning, and also other large areas along the Maribyrnong River outside the metropolitan portion, which will provide recreational areas for the congested inner municipalities.

18.—Kew.

(Plan—Sheet No. 3.)

Kew embraces an area of about 3,422 acres, has a population of 24,200, and a little over 283 acres of public open spaces. The residential areas allotted in Kew will house a population of about 72,100, who would require for their use approximately 360 acres of park lands. Kew has the magnificent and spacious Studley Park within its territory, and the River Yarra, which in this section is extremely picturesque, forms its northern and western boundaries. A portion of the low-lying lands of the Yarra Valley and the Kew Asylum lands, of which 213 acres fronting the River Yarra are recommended for recreational use, is also within Kew boundaries. The Commission’s plans indicate where proposed parks should be acquired to the extent of over 639 acres, making the total open spaces in Kew nearly 923 acres. This would be in excess of local requirements by approximately 563 acres, which would be available for use by other than Kew residents.

19.—Malvern.

(Plans—Sheets Nos. 2, 10, and 11.)

Malvern has an area of about 3,816 acres, and a population of about 45,700. It is estimated that this municipality is capable of housing a population of 102,500. The park lands within the municipality approximate 227 acres, and in the event of the estimated population being reached, 512 acres would be required.

The Commission’s plans indicate where it is possible to obtain an additional 51 acres of land for parks, which would bring the total within the municipality to 278 acres, leaving 234 acres to be supplied outside the municipality as a part of the metropolitan park system.

20.—Melbourne.

(Plans—Sheets Nos. 1 and 4.)

The Municipality of Melbourne is fortunate in the amount of open spaces that lie within its boundaries. Of a total area of 7,285 acres, no less than 1,270 acres are public open spaces, practically all of which are Crown grants. The Zoological and Botanical Gardens are included in this acreage.

As the commercial and industrial districts of the city expand, it is believed that the residential population will be decreased. At present there are about 103,500 people in the municipality, and the Commission estimates that this will ultimately be decreased to about 97,300 persons, who would require only 486 acres, so that the liberal excess of 784 acres is available in the centre of the metropolis for the use of others.
It is regretted that while early planners made such wonderful provision for parks in Melbourne, a similar policy was not pursued as the development of our city progressed.

21.—Moorabbin.
(Plans—Sheets Nos. 11, 12, and 13.)

The Shire of Moorabbin, with 13,200 acres, is the largest municipality within the area treated by the Commission. Much of the eastern area of the municipality, however, will continue to be rural lands for many years to come. The present population is about 15,900, which is an increase of over 5,000 in the last three years. The remarkable progress of areas like McKinnon and Bentleigh, indicate that many people find this municipality attractive as a place of residence. Being on the outskirts of the built-up area it is likely to develop rapidly and attain a considerable population in a few years.

The municipality has about 135 acres of parks, and the Commission’s plans show where it is considered advisable to acquire additional lands to bring the total public open spaces within the shire to 1,238 acres. This amount of open space should serve the municipality for as far ahead as can reasonably be forecast. The ultimate population that may be expected in this extensive new area is over 300,000, but as that figure will not be attained for many years, it is only necessary to obtain the suitable areas sufficiently in advance of settlement to permit of their purchase at reasonable cost.

22.—Mordialloc.
(Plan—Sheet No. 13.)

There are 2,875 acres of land within the municipality of Mordialloc, and a population of just over 10,000. It is estimated that there is space within the municipality for a population of 75,200. The existing public open spaces amount to approximately 100 acres, of which 73½ acres are foreshore reserves. The Commission considers that the future population of Mordialloc will require 376 acres for their recreational use. The plans indicate where an additional 36 acres could be obtained within the municipality, whilst the scheme provides also a large reservation on its northern boundary, which would supply sufficient space for cricket and football ovals for Mordialloc residents as well as for others in its vicinity.

23.—Mulgrave.
(Plans—Sheets Nos. 11, 12, and 14.)

9,196 acres of the Shire of Mulgrave are included within the Commission’s scheme, the population at present being only about 2,500. The new Darling to Glen Waverley railway now in course of construction through this Shire is likely to cause a great increase during the next few years. Within the portion of the Shire included in the Commission’s scheme there is sufficient area to accommodate over 155,500 people. If the expansion of the metropolis continues as in the past, some portions of the area included in the Commission’s schemes will not be developed for very many years.

The population which could be housed in the portion of the municipality within the Commission’s adopted boundary would require 777 acres of park lands. A total of 616 acres is shown on the Commission’s plans; and the purchase of this area well in advance of settlement would be of considerable advantage.

The Commission, by its supervision of all plans of subdivision within the area treated by its scheme in connexion with the Darling to Glen Waverley railway, has already assisted the Shire to obtain free of any cost 30 acres of reserves in correct locations. See also page 260. Before this scheme was adopted by the Council there were only 13 acres of reserves in the Shire of Mulgrave.

24.—Northcote.
(Plans—Sheets Nos. 3 and 4.)

The City of Northcote has within its municipal boundaries 2,731 acres, and about 41,800 people. The Commission estimates that this municipality is capable of housing a population of about 67,900. Northcote has about 89 acres of public open space, but would require approximately 339 acres to serve the prospective population. The opportunity for securing the whole of this area at a reasonable price has passed, but the Commission considers that an additional 148 acres can be obtained within the municipality in the locations shown. The balance will require to be made up in other areas within reasonable travelling distance, as for, instance, the Yarra Bend Reserve, which is not far distant from the southern parts of this municipality.
25.—Oakleigh.

(Plan—Sheet No. 11.)

The Municipality of Oakleigh contains 2,365 acres, and has a population of 10,700. The existing public open spaces amount to approximately 55 acres. It is estimated that Oakleigh is capable of housing a population of about 54,000, and this number would require 269 acres of open space for recreation. It has been found difficult to plan more than an additional 77 acres within the municipality, which would bring the total area of open space in Oakleigh up to 132 acres, leaving 137 acres to be supplied elsewhere.

26.—Port Melbourne.

(Plan—Sheet No. 1.)

Port Melbourne has within its municipal boundaries approximately 2,925 acres of land and a population of 13,100. The large undeveloped Crown area of Fisherman’s Bend is included in this municipality, and if this area is utilized as recommended by the Commission, the ultimate population is likely to reach 24,500, who would require 122 acres of park lands. The Commission’s plan for the development of Fisherman’s Bend will supply 129 acres, which, together with existing reserves, would make available an excess of 30 acres for use by adjoining congested areas.

In the State Savings Bank housing scheme now in progress on Fisherman’s Bend in the residential area planned by this Commission, 4 acres have already been set aside as reserves. In addition, the Government recently agreed to reserve as park 34 acres planned by the Commission on the western end of the housing area. As so much of the ultimate scheme has now been adopted, it is reasonable to anticipate that as further development proceeds the balance of the reserve areas planned will be made available without cost to the metropolis.

27.—Prahran.

(Plan—Sheet No. 2.)

The area of the Municipality of Prahran is approximately 2,187 acres, and the total population is about 52,400. It is estimated that the population of this area may reach 59,600, who would require 298 acres of open spaces. There are at present only about 80 acres of park lands within the municipality.

Prahran Gardens.

Prahran is fortunate in having close to its western boundary the fine Fawkner Park reservation of 102 acres, which, although in Melbourne territory, is extensively used by Prahran residents. Albert Park, the Government Domain, Richmond Park, &c., are also convenient to this municipality. It is impracticable to obtain the whole of the additional 214½ acres of park lands necessary for Prahran within its own boundaries, but small areas in suitable locations are shown, and totalling about 3 acres, should be purchased for children’s playgrounds. The Commission’s general park scheme would supply the area required for sport, &c., at a distance which it is considered would not prohibit its use by the people in this municipality.

This Council has spent a large sum in acquiring its reserves, none of which were Crown grants.
28.—Preston.

(Plans—Sheets Nos. 3, 4, 7, and 8.)

Preston contains 8,713 acres, and has a population of 28,000. Much of its territory is as yet undeveloped, but being on the fringe of the metropolis is likely to develop rapidly.

It is estimated that this municipality can supply housing accommodation for over 195,000 people. The opportunity should not be lost to provide sufficient open space for future needs, which would take about 976 acres of park lands. The existing park lands total about 219 acres, much of which has recently been purchased. The Commission’s plans indicate a total of about 1,183 acres of open spaces within Preston territory, and, while this amount would be in excess of local requirements, it will assist to bring the acreage of the metropolitan parks closer to what is needed, and compensate for deficiencies in other suburbs where the necessary areas cannot be obtained. In addition to the large areas in Preston, the Commission elsewhere recommends the acquisition of over 800 acres on the Merri Creek adjoining the northern boundary of this municipality.

29.—Richmond.

(Plan—Sheet No. 2.)

The Municipality of Richmond covers an area of 1,370 acres, and has a population of about 39,800. If the factory development for which the Commission’s plans allow takes place, it is probable that the population of Richmond will be reduced to about 32,900.

This population would require 164 acres of park lands. On account of the large original reservations in Richmond, the population is well served with a total of nearly 244 acres. The Commission’s plans for the Yarra River improvement provide further additions in the form of river bank parks, which will assist in supplying the deficiency in other areas.

The distribution of parks in Richmond is not suitable from the point of view of children’s playgrounds, and more small areas should be acquired for this purpose. Appropriate locations for an additional 30 acres of parks are shown on the plans embracing this municipality.

30.—St. Kilda.

(Plans—Sheets Nos. 1, 2, and 12.)

St. Kilda has an area of 2,043 acres, and a population of over 41,900. It is estimated that the population will reach about 50,600. There are approximately 286 acres of park lands within the municipality, of which 162 acres are foreshore reserve; a substantial portion of the balance is part of the Albert Park reservation. The greater part of the 570 acres of Albert Park is in the adjoining municipality of South Melbourne, which has a large surplus available for use by the people of other areas. St. Kilda is, therefore, provided in this way with athletic fields. 252 acres of park lands would be sufficient to serve the population within the municipality. The lands along the foreshore are not available for sporting ovals, and, with the beaches, are largely used by a considerable number of people from all parts of the metropolis and State. They, therefore, cannot be considered wholly in relation to the municipality within whose boundaries they lie.

The Commission’s plans indicate locations where about 2½ acres should be provided as children’s playgrounds for the use of children who are at present not within reasonable walking distance of other public open spaces.

Although no allowance has been made for additional foreshore reserves in this municipality, there is a possibility that St. Kilda Council may reclaim between 40 and 50 acres of foreshore in front of Marine Parade. As St. Kilda is the most popular beach of the metropolis, any such scheme should be encouraged, and reference has been made to it on page 197.

31.—Sandringham.

(Plan—Sheet No. 13.)

Sandringham, like St. Kilda, has a large amount of foreshore within its municipal boundaries. Its area is 3,476 acres, and of the 196 acres of public open spaces, 165 acres are foreshore or beach reserves.

The Commission estimates that the Municipality of Sandringham when fully built up will contain 89,400 people, as compared with 25,000 to-day. There would be considerable difficulty in obtaining at reasonable cost within the municipality the 447 acres of park lands that would be required by this population. The Commission’s plans indicate where 46 acres should be obtained, and further areas are suggested outside the municipality, where they could be freely used by Sandringham people.
32.—South Melbourne.

(Plan—Sheet No. 1.)

There are 2,041 acres in South Melbourne, and a population of 48,000. If the industrial and business development which the Commission’s plans would allow takes place, it is anticipated that the resident population will decline to about 31,000, who would require 155 acres for their own recreation. This municipality is extremely fortunate in having within its boundaries the greater part of the splendid reservation of 570 acres, known as Albert Park. This area, together with the long stretch of foreshore, makes South Melbourne one of the best served municipalities so far as park lands are concerned. Like Melbourne, with its extensive original reservations, South Melbourne is also able to cater for some of the population from less fortunate areas.

Within the limits of the South Melbourne municipality nearly 348 acres of reserves are available for other people, so, consequently, no additions to this area are suggested by the Commission.

33.—Werribee.

(Plans—Sheets Nos. 5 and 6.)

A considerable portion of the Shire of Werribee (i.e., about 8,174 acres) is included within the Commission’s metropolitan scheme. Although it contains only 1,800 people at present, there would be sufficient accommodation in the residential areas of this part of the municipality for nearly 135,000 people, who would require 674 acres of park lands. There are within the area treated by the Commission at present only 70 acres, which have largely been set aside for recreation by subdividers of land. The Commission has given assistance in securing a large part of these reserves. The Commission’s plans indicate where an additional 464 acres of open spaces can be obtained, which would bring the total for that part of the municipality to about 535 acres.

There is no reason why adequate park lands should not be obtained in that portion of Werribee which is likely to become, in the future, a portion of the metropolis, if the subdivision of land is regulated along sound lines. The shortage of 139 acres could be partly made up by the use of the surpluses in the adjoining Footscray and Williamstown municipalities.

The southern boundary of this part of the Werribee Shire is Altona Bay, and although at present the foreshore is naturally attractive only in isolated places, it will no doubt be a valuable asset in the future.

34.—Williamstown.

(Plan—Sheet No. 1.)

The Municipality of Williamstown has an area of 2,955 acres, and a population of over 24,600. After allowing for a considerable portion of the municipality being used for industries, it is estimated that the future population will be about 31,300.

The Commission has advocated that the area of 332 acres now comprising the Rifle Ranges should be set aside for residential purposes, and the scheme of future development presupposes the removal of the Rifle Ranges further away from populous areas.

156 acres of park lands would be required for the enjoyment of this future population. The existing park lands amount to approximately 144 acres. The Commission’s plans allow for a total of 191 acres of park lands, the local surplus being available to make up some of the shortages in Werribee and Braybrook Shires.

The foreshore on the south of Williamstown is already attractive, and is likely to become extremely popular in later years.

STATISTICAL STATEMENT.

On next page appears a statistical statement which was used in the study of the recreational system. It gives the area and population of each of the 34 municipalities within the area of planning adopted by the Commission, together with details of the existing public and private open spaces and State School reserves. In order that the area of parks and playgrounds on a basis of 5 acres per 1,000 of potential population may be ascertained and indicated, the distribution of population in accordance with the recommended zoning scheme is shown. This permits of the comparison of each municipality’s theoretical requirements with those found practicable within the individual areas. The excesses and deficiencies noted on the right-hand side of the statement permit a ready comparison to be made of the position of each municipality if the recreational scheme is effected on the lines set out.

The estimated ultimate population of 3,714,820 would require 18,564 acres of parks, &c., and this scheme supplies within the area of planning all but 383 acres of that quantity. In subsequent pages it is shown that large reservations in addition to the above are planned beyond the area under review. (See Map No. 9.)
| Municipality               | Area (Acres) | Present Population | Existing Public Open Spaces | Existing Private Open Spaces | Existing Private Open Space (1) | Existing Private Open Space (2) | Existing Private Open Space (3) | leggings Reserves | leggings Reserves | Total | leggings Reserves | leggings Reserves | leggings Reserves | leggings Reserves | New Open Reserves Planned | leggings Reserves | leggings Reserves | leggings Reserves | leggings Reserves | leggings Reserves | leggings Reserves | leggings Reserves | leggings Reserves | leggings Reserves | leggings Reserves | leggings Reserves | leggings Reserves | leggings Reserves | leggings Reserves | leggings Reserves | leggings Reserves | leggings Reserves | leggings Reserves | leggings Reserves | leggings Reserves | leggings Reserves | leggings Reserves | leggings Reserves | leggings Reserves | leggings Reserves | leggings Reserves | leggings Reserves | leggings Reserves | leggings Reserves | leggings Reserves | leggings 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To-day.—The Same Area showing the Improvements which have been effected.
THE PARK SYSTEM.

The preceding pages and statement supply a record of the conditions existing in the various municipalities from the point of view of their recreational requirements. It will be noticed that the existing conditions of development preclude the provision of sufficient open spaces at reasonable cost within the boundaries of many municipal districts. Melbourne, however, by reason of physical configuration and past growth, lends itself to the creation of an unequalled park system at a relatively small cost compared with the advantages to be obtained. Attention has been directed to the location of the various streams in the metropolitan area, and the comparatively sparse development in their vicinity, which permit the planning of valuable additions to the road system of the metropolis. The proposed development along the watercourses is shown on Map No. 9.

Map No. 8 shows the distribution of existing open spaces. Large sections of the areas in the vicinity of the streams are remote from existing reserves. The areas shown by blue hatching indicate approximately the lands along these creeks that are subject to periodical inundation and valueless from a building point of view. These factors render this area in the vicinity of the streams most suitable for the formation of a park system which will have the advantages enumerated below:—

1. The lands are cheaper than any other on account of their unsuitability for buildings.
2. They are particularly amenable to landscape treatment, and for the formation of playing ovals on the many small areas of flat lands along them, while the steep slopes provide natural vantage points for spectators.
3. Their resumption for park purposes will prevent the erection of buildings which may be subject to flooding, thereby avoiding unsatisfactory housing conditions and added expense to municipalities by reason of flood prevention or drainage measures.
4. The proper treatment of the lands would convert what will become drainage canals with houses close to their banks, into picturesque belts of park lands, which will considerably increase the value of contiguous property, especially the frontages to the proposed fringing roads.
5. Their utilization for park purposes will supply the present deficiency of properly located park lands, and make reasonable provision for the recreation of the prospective population.
6. Their resumption will give public control of the banks of the streams.

The resumption of the lands outlined on Map No. 9, and as shown on the various sheet plans, embracing the valleys of the River Yarra and Plenty River; Maribyrnong River and Rose Creek; Gardiner's and Scotchman's Creeks; Back Creek to Wattle Park; Koonung Koonung Creek; Darebin Creek; Merri and Edgar's Creeks; Moonee Ponds Creek; Stony Creek; and Kororoit Creek, would supply Melbourne with a splendid system of park lands which could be gradually improved and adapted to all forms of recreation.

RIVER YARRA PARKS AND BOULEVARD IMPROVEMENT SCHEME.

The River Yarra is the longest and most picturesque stream in the metropolitan area. East of Prince's Bridge river improvements have been carried out, and the fine boulevards of Alexandra and Batman Avenues following the river bank are fringed by the Alexandra and Botanical Gardens on the south and Yarra Park on the north. These improvements are partly illustrated on pages 214 and 215, and indicate the possibilities of such treatment.

The Commission's plans show in broad outline a definite scheme of parks and boulevards which should be followed in any future beautification of this stream. The following gives a brief outline of the proposals recommended.

The scheme commences at the eastern ends of the existing Alexandra and Batman Avenues at Chapel-street and Punt-road respectively. On the southern side of the river, it is recommended that Alexandra Avenue should be continued as shown on the plan, Sheet No. 2, as far as the proposed bridge crossing the river between Williams-road and Burnley-street.
On the northern side, east of Punt-road, Batman-avenue would be continued by the improvement and widening of Harcourt-parade (see Main Roads—Route No. 37), which is planned to pass under the Church-street Bridge, and to continue along the northern bank under the proposed Williams-road Bridge and the Heyington Railway. The road would cross the River Yarra immediately north of its junction with Gardiner’s Creek. This portion of the river drive and its easterly extension along Gardiner’s Creek, apart from its service in a general scheme of river roads, is most important from a traffic point of view. This road would join, on the eastern side of the river, the proposed connecting link between Kooyong-road and Power-street, which would also be a valuable traffic link and a part of the Yarra Boulevard Scheme. After passing under the railway between Burnley and Heyington, the Yarra boulevard would proceed north-westerly between the railway and the Horticultural Society’s grounds across Swan-street and the Camberwell Railway to Bridge-road. Between Bridge-road and Victoria-street it is recommended that a riverside drive be constructed along both banks. There would be little difficulty in carrying this out on the Hawthorn side, as it would pass through mostly vacant lands subject to flooding. On the Richmond side, however, the proposal would involve the resumption of the noxious trades along the bank of the river. As these trades will, no doubt, in the course of time, be removed from populous areas, under a complete zoning scheme, the riverside drive on the Richmond side will then be a practicable and economical scheme. From Victoria Bridge westerly, a portion of Victoria-street, which the Commission recommends should be widened as set out in its First Report, would be utilized as a link in the boulevard scheme as far as Walmer-street, where by the use of this street and a traffic bridge over the river, access would be given to the fine Studley Park reservation through which a light vehicular road with easy grades should be constructed as shown on the plan Sheet No. 3. This section of the road would cross Studley Park-road and proceed in a northerly direction to the River Yarra, where a vehicular bridge to the east of the existing footbridge will form a connecting link with the Yarra Bend Park, and the Commission’s scheme for the treatment of the Merri Creek, which is described later.

The principal continuation of the road as the Yarra Boulevard would be easterly along the south bank of the river where, after leaving Studley Park, it would pass through private vacant lands close to the river banks and enter the Crown lands of Kew Asylum. The continuation of the road through the Kew Asylum grounds, as far as the disused Outer Circle Railway, is planned so that it will form the boundary between 213 acres along the river, which the Commission considers should be added to the general metropolitan park scheme, and 180 acres which could be retained for Asylum purposes, or, in the event of the removal of the latter, for residential development. This section is practically identical with the proposal of the late Mr. C. Catani, Chief Engineer of the Public Works Department, and if carried out would prove one of the most picturesque sections of the boulevard. The land between the boulevard and the river, where it is not already park lands, should be acquired for public use. No individual should have exclusive rights to the river banks, which should be reserved for the use of all.

Yarra Lake Scheme.

From the Outer Circle Railway bridge and extending north-easterly as far as the Plenty River and Templestowe lie the extensive flat lands of the River Yarra valley. Twenty-five years ago, the Engineer-in-Chief of the Melbourne and Metropolitan Board of Works suggested the construction, near the Outer Circle Railway bridge, of a weir to impound the water and flood the flat lands, thus forming a lake of over 2,000 acres. It is evident from his report that he had several objects in mind, among which were the regulation of the flow of water in the lower stretches of the river with a view to the prevention of flooding, and the generation of electricity by the water power. He also emphasized the value of this sheet of water for recreational purposes. Since the control of electricity in this State is now a matter for the State Electricity Commission, and as the large impoundings at the source of the river and the other measures being carried out by the Melbourne and Metropolitan Board of Works are likely to reduce flooding, the recreational aspect is the chief one remaining for consideration.

In previous pages it has been pointed out that it is impracticable to obtain within each municipal district the whole of the space required for recreation. Taking, for example, the municipalities contiguous to the Yarra valley, it has been shown that Heidelberg has 501 acres of open space, and is likely to require another 726 acres. Kew, with 283 acres, requires another 77 acres; Camberwell, with 244 acres, requires an additional 891; while Doncaster and Templestowe, with about 17 acres, requires provision to be made for an additional 676 acres. In these four municipalities alone the future population is likely to require at least 2,370 acres of park lands in addition to what they now have.