

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 overcrowded 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 allots 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.



View of River Yarra from Fairfield Park.

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.



Malvern Gardens.

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 Fawcner 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 $2\frac{1}{2}$ 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.

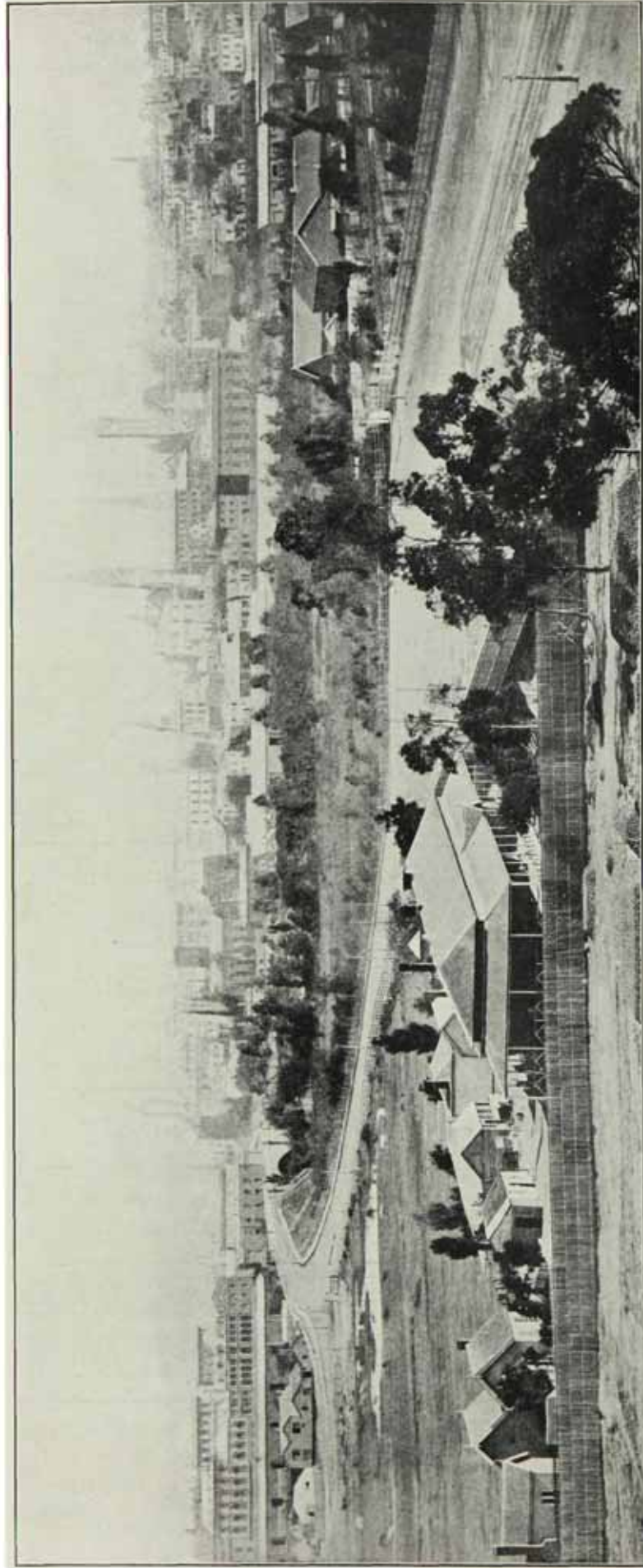
On next page appears a statistical statement which was used in the study of the recreational system. It gives the area and population of each of the 34 municipalities within the area of planning adopted by the Commission, together with details of the existing public and private open spaces and State 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.)

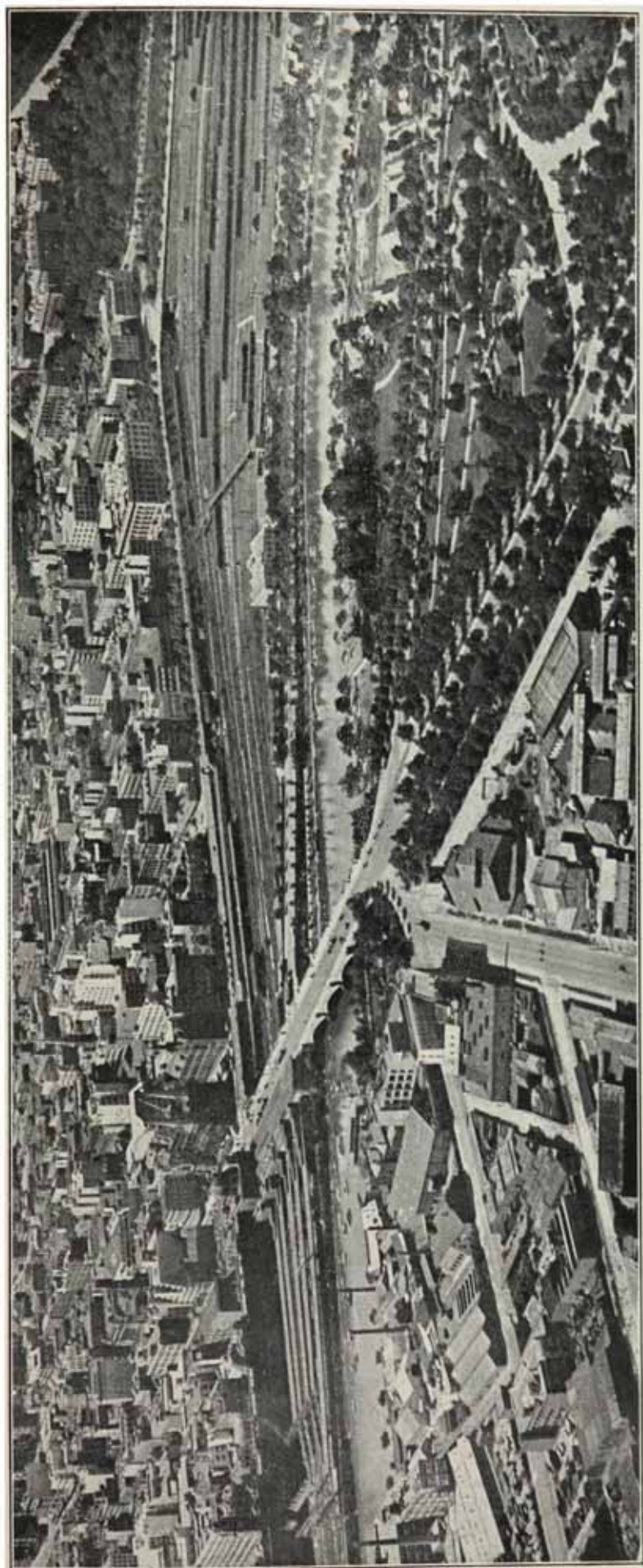
STATEMENT OF STATISTICAL INFORMATION USED IN THE STUDY OF PUBLIC RECREATION.

Municipality.	Area (Acres).	Existing Public Open Spaces.			Existing Private Open Spaces. (d)	Area Allotted for Industrial Purposes.	New Open Spaces Planned.		Total Planned and Existing Public Parks. &c.			Available Residential.			Estimated Unimproved Net Population.	Parks and Open Spaces Requisitioned.	In Excess.		Deficiency.
		Recreation Reserves.	Foreshore Reserves.	Total.			A.	R. P.	A.	R. P.	&c.	A.	R.	P.			A.	R. P.	
Blackburn and Mitcham	7,022	4,660	45 0 0	45 0 0	18 3 17	214	718	0 23	763	0 23		Acres.	Acres.	Acres.	180,780	904	A.	R. P.	
Box Hill	5,061	12,414	257 2 0	257 2 0	23 2 4	2,740	450 3 36	708 1 36	1,099 2 24	708 1 36		6,026	6,026	6,026	129,870	649	59 1 36	149 3 17	
Braybrook	9,654	7,000	36 2 32	36 2 32	17 1 16	22	1,062 3 32	332 3 32	1,099 2 24	332 3 32		5,261	5,261	5,261	157,830	789	310 2 24	..	
Brighton	3,158	28,649	170 3 8	170 3 8	34 0 34	..	4 3 38	221 3 6	221 3 6	221 3 6		75	75	75	87,150	436	..	214 0 34	..
Broadmeadows	8,209	875	82 2 35	82 2 35	8 2 19	461	750 2 26	833 1 21	833 1 21	833 1 21		7,367	7,367	7,367	221,010	1,105	..	271 2 19	..
Brunswick	2,574	56,496	59 0 11	59 0 11	19 3 13	..	134 0 16	193 0 27	193 0 27	193 0 27		4,400	4,400	4,400	71,000	358	..	164 3 13	..
Camberwell	8,540	45,344	243 2 13	243 2 13	23 0 0	..	416 1 27	660 0 0	660 0 0	660 0 0		6,987	6,987	6,987	227,010	1,135	..	475 0 0	..
Caulfield	5,312	70,702	297 3 15	297 3 15	22 2 35	..	11 1 30	309 1 5	309 1 5	309 1 5		4,980	4,980	4,980	149,400	747	..	437 2 35	..
Coburg	4,467	38,573	117 2 31	117 2 31	16 1 1	673	337 0 8	454 2 39	454 2 39	454 2 39		2,194	2,194	2,194	110,980	555	..	100 1 1	..
Collingwood	1,083	31,510	91 0 6	91 0 6	9 1 12	556	0 2 22	91 2 28	91 2 28	91 2 28		426	426	426	17,040	85	4 2 28	..	..
Doncaster and Templestowe	5,740	1,100	8 0 17	8 0 17	9 0 7	..	1,102 3 16	1,110 3 33	1,110 3 33	1,110 3 33		4,620	4,620	4,620	138,600	693	417 3 33	..	..
Essendon	3,915	42,989	224 3 34	224 3 34	30 3 35	270	232 0 11	457 0 5	457 0 5	457 0 5		2,584	2,584	2,584	99,420	497	..	39 3 35	..
Fitzroy	884	31,075	36 0 0	36 0 0	8 0 10	41	11 3 30	47 3 30	47 3 30	47 3 30		186	186	186	29,620	148	..	100 0 10	..
Footscray	4,150	31,309	112 1 23	112 1 23	26 2 33	1,635	254 3 24	367 1 7	367 1 7	367 1 7		2,121	2,121	2,121	63,030	318	49 1 7	..	..
Hawthorn	2,290	33,236	113 3 26	113 3 26	15 1 30	44	52 2 24	166 2 16	166 2 16	166 2 16		1,527	1,527	1,527	47,290	336	..	169 1 30	..
Heidelberg	9,857	22,420	501 0 18	501 0 18	19 0 30	..	1,008 2 32	1,509 3 10	1,509 3 10	1,509 3 10		7,800	7,800	7,800	245,460	1,227	282 3 10	..	..
Keilor	5,115	320	50 0 0	50 0 0	..	..	764 0 0	814 0 0	814 0 0	814 0 0		4,301	4,301	4,301	129,030	645	169 0 0	..	..
Kew	3,422	24,200	283 0 28	283 0 28	4 3 20	911	639 1 27	922 2 15	922 2 15	922 2 15		2,403	2,403	2,403	72,000	300	562 2 15	..	..
Malvern	3,816	46,652	226 3 0	226 3 0	7 2 0	151	51 0 0	277 3 0	277 3 0	277 3 0		3,220	3,220	3,220	102,500	512	..	234 1 0	..
Melbourne	7,285	103,496	1,270 1 20	1,270 1 20	34 2 29	688	1,103 1 14	1,238 0 13	1,238 0 13	1,238 0 13		550	550	550	97,260	485	784 1 20	..	..
Moorabbin	13,200	15,831	134 2 39	134 2 39	18 3 27	378	1,103 1 14	1,238 0 13	1,238 0 13	1,238 0 13		10,495	10,495	10,495	314,850	1,574	..	335 3 27	..
Mordiallo	2,875	10,060	26 3 0	26 3 0	10 2 4	220	36 0 20	136 1 36	136 1 36	136 1 36		2,508	2,508	2,508	75,240	376	..	230 2 4	..
Mulgrave	9,196	2,500	13 0 0	13 0 0	5 0 0	160	603 0 0	616 0 0	616 0 0	616 0 0		7,501	7,501	7,501	155,540	777	..	161 0 0	..
Northcote	2,731	41,805	88 3 25	88 3 25	14 3 9	214	148 1 6	237 0 31	237 0 31	237 0 31		2,265	2,265	2,265	67,950	339	..	101 3 9	..
Oakleigh	2,365	10,700	55 1 0	55 1 0	6 0 2	143	76 2 38	131 3 38	131 3 38	131 3 38		1,799	1,799	1,799	53,970	269	..	137 0 2	..
Port Melbourne	2,925	13,100	23 1 39	23 1 39	5 2 2	..	128 3 39	152 1 38	152 1 38	152 1 38		613	613	613	24,520	122	30 1 38	..	..
Prahran	2,187	52,368	80 1 21	80 1 21	16 1 10	..	3 1 9	83 2 30	83 2 30	83 2 30		4,444	4,444	4,444	59,630	298	..	214 1 10	..
Preston	8,713	28,000	218 3 8	218 3 8	15 1 10	..	963 3 22	1,182 2 30	1,182 2 30	1,182 2 30		6,512	6,512	6,512	195,360	976	296 2 30	..	..
Richmond	1,370	39,769	243 2 2	243 2 2	11 0 94	22	30 1 14	273 3 16	273 3 16	273 3 16		808	808	808	32,920	164	109 3 16	..	..
St. Kilda	2,043	41,934	198 2 39	198 2 39	15 1 5	..	2 2 4	288 2 35	288 2 35	288 2 35		1,665	1,665	1,665	50,590	252	36 2 35	..	..
Sandringham	3,476	25,000	31 0 0	31 0 0	14 2 8	2384	46 0 36	242 0 36	242 0 36	242 0 36		2,081	2,081	2,081	80,430	447	..	204 3 4	..
South Melbourne	2,041	48,000	502 2 21	502 2 21	9 1 19	..	..	502 2 21	502 2 21	502 2 21		793	793	793	31,020	155	347 2 21	..	..
Werribee	8,174	1,800	70 1 24	70 1 24	3 0 36	171	464 1 20	534 3 4	534 3 4	534 3 4		4,497	4,497	4,497	134,910	674	..	139 0 36	..
Williamstown	2,565	24,642	89 1 8	89 1 8	12 3 22	..	46 3 10	191 0 18	191 0 18	191 0 18		1,044	1,044	1,044	31,320	156	35 0 18	..	..
	165,805	1,007,529	6,005 2 23	6,005 2 23	509 3 34	1,981	11,658 3 14	18,091 2 5	18,091 2 5	18,091 2 5		9,391	9,391	9,391	123,713	18,564	3,409 1 11	3,881 3 6	..
			8 6 432	8 6 432	31 509	3 34											Difference	472 1 35	..

* Area of Municipality within area of planning.
 (a) Excludes Commonwealth lands, 429 acres. Area subject to flood, 97 acres.
 (b) Excludes area subject to flood, 23 acres.
 (c) Excludes Mont Park Hospital, 743 acres.
 (d) Includes Racecourses, Golf Courses, &c.
 (e) Based on a building allowance of 7,500 sq. feet as required by municipal by-law.



About 50 Years Ago.—The Southern Approaches to Prince's Bridge.



To-day.—The Same Area showing the Improvements which have been effected.

Photo by "Airsy."

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.



Aerial View of Yarra Valley, looking east from Clifton Hill.

By "Airsy."]

In view of the difficulty of providing areas to overcome these conditions, serious consideration should be given to the acquisition of these Yarra valley lands for recreational use. The Commission therefore recommends that an area of approximately 2,090 acres of the Yarra valley, lying east of the Outer Circle Railway, be acquired for public use.

The Commission considers that this area should not be submerged to form a lake. A careful analysis of the recreational requirements has revealed that one of the existing pressing needs is for playing ovals. This type of use will be in very much greater demand in the future. The flat lands, in addition to landscape treatment, are particularly suitable for use as cricket and football grounds, and, if devoted to these and other games, their value to the metropolitan population would be much greater than that given by a sheet of water.

The present river is very picturesque, and, with comparatively little improvement, is suitable for aquatic sports. In the future its suitability for this purpose may be considerably increased by the construction of small weirs or locks.

The Commission's plans indicate the approximate location of roads which would fringe this extensive reservation. Under the provisions of a Town Planning Act, the road reserves could be set aside at no cost to the community, and their construction could be partly or wholly borne by abutting private owners. On the northern side in the Municipality of Heidelberg and on the southern side in the Shire of Doncaster and Templestowe considerable portions of this boulevard exist, and, where it is not constructed, it is lightly formed.

The reservation of this area for public purposes would definitely prevent the use for residential development of any of the land subject to possible flooding. While the flooding is sufficient to prevent residential development, it would not seriously interfere with the use of this large area for recreational purposes. The average duration of submergence of these areas under flood conditions is only about three days, and in the past 90 years there have been only ten floods.

The total area of private lands to be acquired east of the Outer Circle Railway bridge amounts to 2,052 acres, and its purchase value is estimated at £190,820. A considerable revenue could be obtained from parts of this area during developmental stages, or until the whole area is required for recreational use, as the fertility of the soil along these flats makes them suitable for market gardens and grazing purposes.

Plenty River Parkway.

As an extension of the Yarra Boulevard and Park scheme near the outer part of the area of metropolitan planning, the Plenty River Valley supplies an excellent opportunity to augment the park reserves. This river forms the boundary between the Shires of Heidelberg and Eltham. The lands fronting it on both sides are unsubdivided and unbuilt upon, as may be seen from the plan of Sheet No. 8. The figures given in regard to the Yarra Valley acreages, &c., include this tributary park system. The opportunity is at hand to secure the proposed flanking boulevards as subdivision proceeds in the future. Both of these routes are referred to and recommended as main and circumferential roads in the Main Roads Schedule.

The Plenty River scheme should, in due course, be progressively developed beyond the area of planning on similar lines.

MARIBYRNONG VALLEY PARKWAY.

The Maribyrnong Valley offers exceptional opportunities for bringing the area of park lands of northern and western municipalities more in conformity with their prospective requirements. The Commission's scheme aims at the acquisition of all low-lying and some of the very steep river banks along the Maribyrnong Valley, from near Smithfield-road to the junction of the Macedon River and Deep Creek, all of which are within the 13-mile radius of the City. The plans of Sheets Nos. 4 and 6 indicate the extent of the lands required. The boundaries should be fixed after detailed survey, so that both the flat and precipitous lands in the vicinity of the river will be included. Much of the area suggested for resumptions is outside the Commission's area of planning, but its location in relation to northern and western municipalities makes it attractive in view of the lack of scenic and natural picnic grounds in this sector of the metropolis.



By "Airsy."]

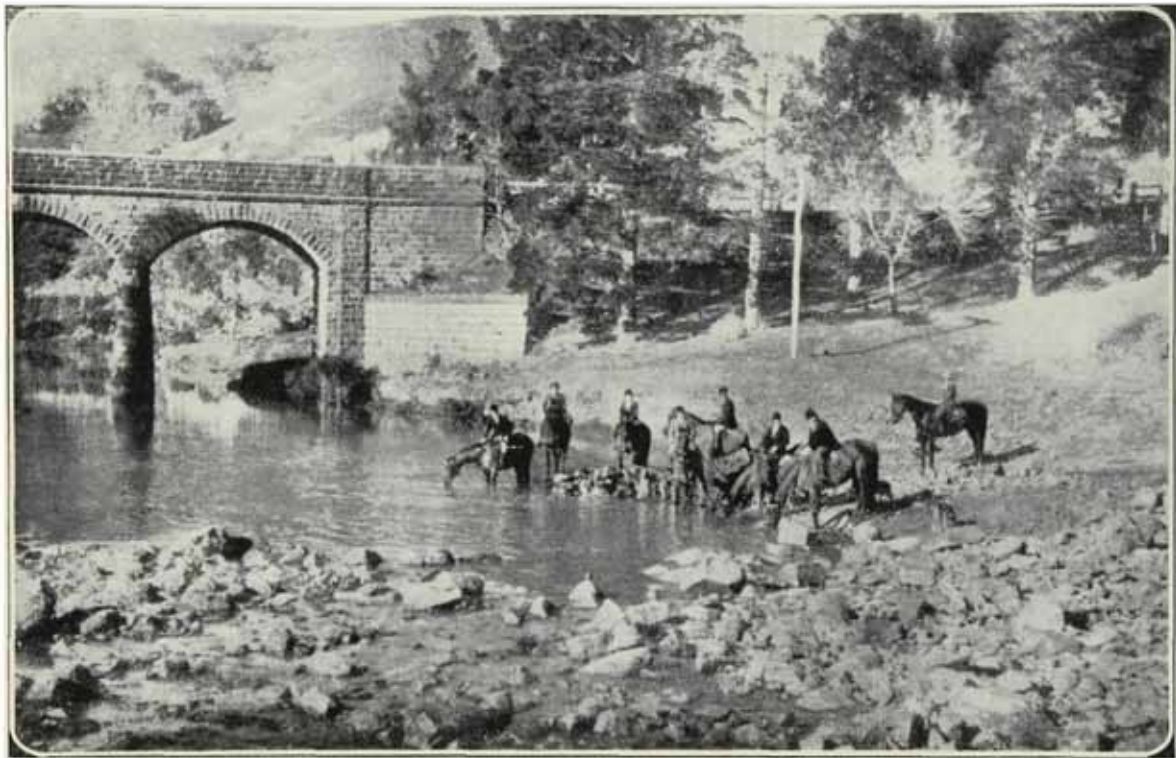
Aerial View of Maribyrnong River Valley.

Between the Maribyrnong-road bridge and Smithfield-road the scheme aims at the provision of 460 acres of park lands along the valley. Most of this area is flat land, and includes approximately 112 acres of existing park lands, of which the recent commendable purchase of 62 acres by the Essendon Council forms part. The greater part of the area of the 460 acres is flat land, and could at comparatively small cost be converted into playing ovals, while the steep slopes, especially on the western side, form natural vantage points. The use of the flat lands along this area as athletic fields will provide for a very large number of players from the inner and more congested suburbs where lands for this purpose cannot be obtained. The Footscray Park and Flemington Racecourse, which adjoin the area suggested for resumption, give an idea

of the suitability of this valley for various forms of sport. Approximately 250 acres of the land included in this 460 acres, which lie south of the Maribyrnong-road bridge, are under the control of the Defence Department, part of it being used as a site for a cordite factory (see plan, Sheet No. 4). Various roadways which give access to and through this area and also to form part of the metropolitan street system are shown on the plans.

Northerly, along the river from the Maribyrnong-road, the scheme of general metropolitan parks includes all the picturesque lands as far as the 13-mile radius.

The boundaries suggested for the park reservation are dependent largely on the topography of the land in the vicinity of the streams, the aim being to retain the more picturesque portions—such as that near the Keilor township—for public use and enjoyment. Within the Commission's planned area, which is in this locality defined by the Morwell to Melbourne electricity transmission line, there are 1,424 acres of existing and proposed park land.



At Bulla, within the proposed large reservation along Deep Creek.

By courtesy—"The Argus."]

The remaining section outside this area, which includes a large metropolitan park as a terminal to the Maribyrnong Valley parks, would occupy an additional 6,500 acres of land, which would become an inestimable asset to the municipalities in the north and west of Melbourne. This large terminal park would include considerable stretches of both Deep Creek and the Macedon River as well as the land lying between. The most northerly portion of this area could be reached by Bulla-road, which in the neighbourhood of the township of Bulla, forms part of its northern boundary. Railway access would be obtained from the site of the old Holden Railway Siding, which is only about $\frac{3}{4}$ mile distant from the most westerly point of this large reservation. It is believed that the gradual development of this large park would supply an ideal picnic resort, and would serve a similar purpose for western and northern municipalities as is now being provided for eastern suburbs by Ferntree Gully and the Dandenong Ranges.

Rose Creek or Spring Gully Parks.

From the Maribyrnong River parks to Keilor-road and beyond to the boundary of this area a park with an area of 168 acres is planned along the course of Rose Creek or Spring Gully. The steep slopes which flank the watercourse are relatively unsuitable for building development. The fringing road planned on the eastern side is an extension of the Maribyrnong Boulevard to Keilor-road, and is regarded as a sufficiently valuable by-pass to Mt. Alexander-road to be included in the Main Roads Schedule.