

PART V

PUBLIC RECREATION



By courtesy of "The Herald".]

A View in the Botanical Gardens.

PUBLIC RECREATION.

The Commission has devoted much time to the study of recreational facilities for the population which could be accommodated within the residential districts outlined on the zoning plan. The provision of sufficient open spaces for the enjoyment of the community in large cities is now generally accepted as a vital part of city development. Abundant evidence is available to substantiate the views of city planners, the medical profession, and psychologists that proper outdoor recreation has a most beneficial effect on the health, morals, and business efficiency of communities, and consequently on the national life. There is a material aspect to the provision of reserves, in that they invariably increase land and property values in their vicinity, thus improving local government finances.

The problem presented to the Commission was not whether recreational facilities were necessary, but what area of open spaces would be required to serve the population within the 260 square miles which the Commission's plans embrace; where they should be located; what land is available in these locations, and how they could be obtained for public uses at reasonable cost.

Melbourne is extremely fortunate in having nearly 2,500 acres of beautiful park lands and gardens within a 3-mile radius of the centre of the city, all of which were reserved for the public in the initial stages of Melbourne's development. These reservations of Albert Park; Fawkner Park, the Government Domain, Botanical and Alexandra Gardens; Yarra and Flinders Parks; Fitzroy and Treasury Gardens; Carlton Gardens; Prince's Park; Royal Park and the Zoological Gardens; Flagstaff Gardens; Studley Park; Richmond Park, &c., are a substantial inheritance. They have formed the city's principal open spaces for many years. These reserves have areas and are utilized as follows:—

Reserve.	Area.	Principal Use.
Albert Park	570 acres ..	Two enclosed arenas. Lake for aquatics. Golf course and playgrounds of all descriptions. Gardens.
Yarra Bend Reserve { Yarra National Park }	315 acres ..	Picnic grounds.
Studley Park	203 acres ..	Golf, cricket, football, &c. River sports.
Royal Park	451 acres ..	Zoological Gardens. Golf course. One enclosed arena. Playgrounds of all descriptions.
Government Domain	219 acres ..	Botanical and other flower gardens, lawns, aquatics, &c. River parkway drive. Equestrian tan track.
Alexandra Gardens		
Queen Victoria Gardens	180 acres ..	Four enclosed sports ovals, including motordrome. Playgrounds, municipal tennis courts, and general recreation facilities.
Alexandra Park and Avenue		
Yarra Park		
Flinders Park	156 acres ..	Football and cricket grounds and general recreation.
Richmond Park		
Fawkner Park	102 acres ..	All classes of recreation, including cricket, football, and municipal tennis courts.
Prince's Park	102 acres ..	General recreation reserve, including enclosed ground. Municipal tennis courts, &c.
Fitzroy Gardens	85 acres ..	Lawns and flower gardens.
Treasury Gardens		
Carlton Gardens	63 acres ..	Exhibition Building and enclosed sports oval. Aquarium. Children's playgrounds, gardens, and lawns.

Few substantial additions to the park areas of Melbourne and suburbs were made while these early reservations supplied the recreational needs of the community, and when cricket fields could be found in nearby vacant paddocks. These conditions, as a result of the subsequent rapid growth of the metropolitan area, have undergone great change, and the vacant paddock which formerly served the purpose of a cricket or football oval, is now a part of the built-up metropolis which, in turn, has contributed its quota of outdoor sporting enthusiasts and recreation seekers. This rapid development, without provision for the recreation of the increasing population, has had the effect of overcrowding the inner parks and causing greater numbers to use temporarily vacant lands on the perimeter of the metropolis.

The insufficiency of public open spaces, and the greater distances that must be travelled in order to reach available areas, have probably contributed to the increasing numbers of spectators of sport.

The state of affairs which has developed, due to the lack of sufficient control in the past, is now realized, and some of the metropolitan municipalities have spent large sums with the laudable object of acquiring areas for permanent reservation.



Queen's Park, Moonee Ponds.

The local government bodies are faced with a difficult problem, inasmuch as some of those most inadequately supplied with public open spaces have reached a stage of development where the cost of acquiring vacant land, even when available, is so high as to prohibit wholesale purchases for public parks. Some of the outer and less developed municipalities have endeavoured to purchase reserves to meet the needs of their own population. In every instance it is found that those already acquired are insufficient to supply the likely demands of their own prospective population, making no allowance for the deficiencies of the more populous and badly served areas.



A view in Studley Park.

On 19th August, 1926, Mr. J. Holland, M.L.A., submitted the following resolution to Parliament:—

“ That, in the opinion of this House, a Commission should be appointed to provide increased facilities for the healthful recreation of children; such Commission to have power to provide ample and fully-equipped playgrounds, where needed, and assist the children in making use of these facilities in a manner that will promote their happiness and increase their physical development.”



Cricket teams in Albert Park.

By kind permission of "The Argus."

The Minister of Public Instruction (Sir A. J. Peacock) secured an adjournment of the debate in order that he could refer the matter to this Commission, and, subsequently, by letter dated 7th September, 1926, he did so. In its reply, a week later, the Commission advised the Hon. the Minister that its plans and proposals, to be submitted to the Government in due course, would make ample provision to meet the intentions of the above resolution. It was added that it was first necessary to complete a regional zoning scheme before laying down any detailed plans for permanent reservations.

AREA OF OPEN SPACES REQUIRED.

The open space required for the use of any community depends largely on the nature of the present and prospective development. For instance, in areas where the density of population is small, where ample private gardens and lawns are available, and where the community is more wealthy, there is relatively less need for public reserves. The other extreme, however, is found in those areas which are densely developed, where yards are small, and families are poorer. Their need of the space and conditions supplied by the playground and park must be met. An analysis of population densities shows a variation in averages of from 65 persons to the acre in certain areas to about twenty persons to the acre in other localities. There are, however, areas where the density ranges higher than that quoted, but they do not represent average conditions in the suburbs in which they are located, while in some of the old mansion home districts, a density of less than twenty persons per acre will be found.

Topographical conditions, use, trend, and density of development, have a material effect upon the numbers of people residing in any neighbourhood, and it is unwise to lay down a fixed ratio of open spaces to total area. The effect of adopting a ratio of, say, 10 per cent. of open space to the total area of a district is best illustrated by the following example. Taking the expected ultimate development of two municipalities which the Commission anticipates will house approximately the same population, Prahran, with its 2,187 acres and population of 59,600, would have 218 acres of parks, whilst Footscray, with 4,150 acres and 63,600 people, would have 415 acres. It is therefore obvious that the setting aside of the same percentage of area under differing conditions of development would not be in accordance with the requirements of those districts.

AMOUNT OF OPEN SPACES REQUIRED.

Various authorities on town planning have endeavoured to decide the amount of open space necessary for the recreational needs of the present and future population. Various assumptions have been made after a detailed study of the conditions, and of the numbers engaged in the playing of games, and these considerations have been used as a basis on which to calculate the probable future park requirements of the prospective population.

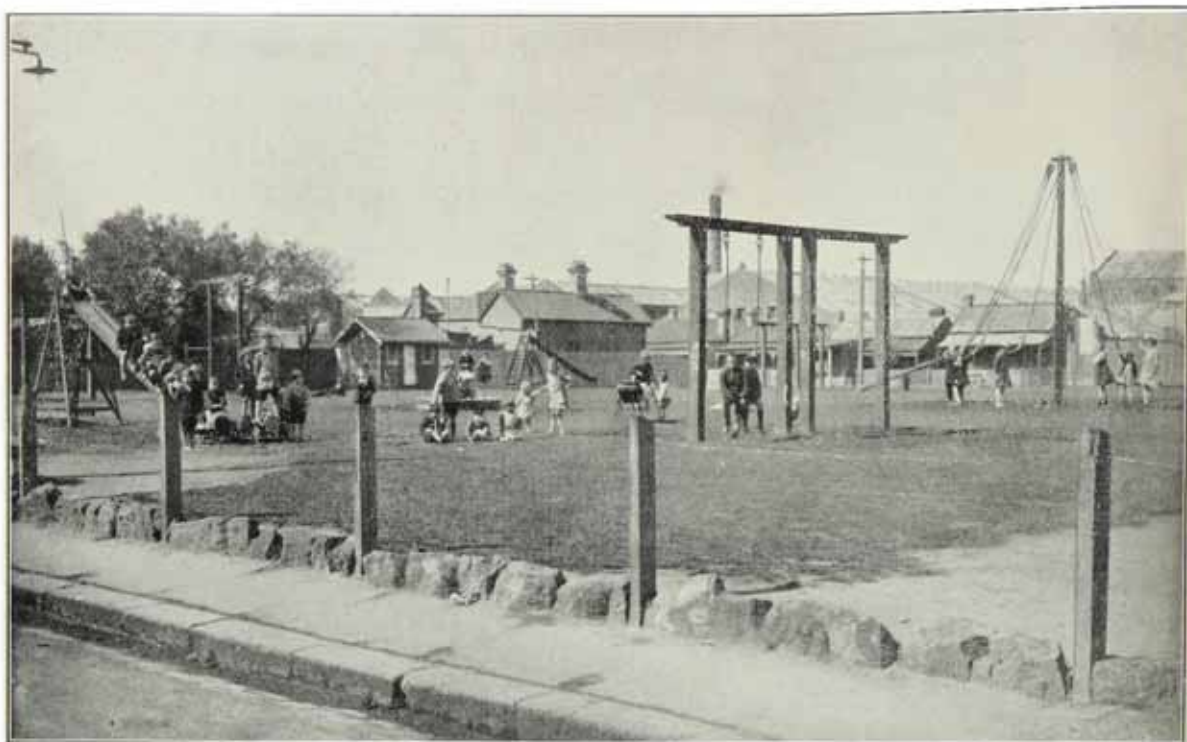
It is necessary, before outlining a scheme of public reservations, to have in mind the estimated amounts required for various recreational uses, so that lands suitable for the purpose can be obtained. The most picturesque lands are usually those which are rugged or undulating, and while they are suitable for the more leisurely forms of recreation, they could not be adapted, except at unwarranted cost, for use as playing ovals.

Children's Playgrounds.

Generally speaking, the suburban development of Melbourne, with its liberal-sized home allotments, provides ample space for children who are too young to avail themselves of the equipment found in modern playgrounds.

Children's playgrounds, as generally understood, are small areas equipped with swings, slides, &c. So long as they are sufficiently large to accommodate the maximum number of children in their neighbourhood, their location is the matter of greatest importance. In Melbourne and suburbs many equipped playgrounds have been installed in recent years, and they are extremely well patronized.

The Commission is of opinion that small areas in some of the existing larger parks could be set aside, where necessary, for equipped playgrounds for the smaller children. In other instances, small or remnant allotments in the more densely built-on areas should be utilized. Both of these methods of providing such reserves have been practised in this city, and the greater hazards of the streets have made it increasingly necessary to provide places where children may play in safety.



"Darge" photo.]

Children's Playground—Ross-street, North Richmond.



Wading Pool and Playground—Prince's Gardens, Prahran.

A children's playground of this type must be within convenient walking distance, and it is generally considered that if the distance to be walked is over a quarter of a mile many children are precluded from using it.



Children's Playground—Powlett-street, East Melbourne.

Approximately 20 per cent. of our population is comprised of children between the ages of four and fourteen years, who do not require the use of large areas for their games. Having regard to the fact that all children within any neighbourhood do not use a play area at the same time, 50 square feet for each child in the area served by the open space is considered to be sufficient. An examination of the views of accepted authorities and of adopted schemes elsewhere shows this to be the usual allowance. **On this basis at least $\frac{1}{4}$ acre of children's playground space would be required for every 1,000 of population.**

Children's Playgrounds—State School Reserves.

Map No. 8 shows the distribution of State Schools within the metropolitan area, and also the number of children attending them. The total area occupied by State school reservations, including buildings, is approximately 510 acres, and, like the public open spaces, the school areas are least where the population is greatest. In many cases, however, the school grounds are large enough to supplement the existing reserves and playgrounds in areas where there is little hope of augmenting them by additional acquisitions. This has been taken into consideration in the recommendations which follow for additional open recreational space for young children.

The Education Department's policy, when acquiring new school sites during recent years, has been to endeavour to obtain areas sufficient for playgrounds as well as for buildings. As schools are amongst the first needs of any new settlement, it is usual for their location to be convenient to the children of the district, and consequently suitable for playground purposes.

Between December, 1926, and May, 1927, conferences of metropolitan municipalities were held to consider this matter. A definite scheme was recommended by that Conference, and the following resolution was one of many adopted:—

“State school grounds, where suitable, to be available for use outside school hours.”

On 10th August, 1927, the Commission was advised by the Melbourne and Metropolitan State School Committees Association that the following resolution had been agreed to:—

“That this Conference recommends the Education Department to take immediate steps to secure suitable areas for school sites in those portions in the Metropolitan District where residential subdivisions are being made from time to time; and that the Town Planning Commission be asked to make provision for suitable playgrounds and parks.”

On 20th August, 1927, the Commission was advised by letter from the Municipal Association that the Metropolitan Sectional Council, amongst other resolutions, had agreed to the following :—

“ That the Education Department, in acquiring land for school purposes, should purchase larger areas, and that these areas should be available for playground purposes.”

In reply to these representations, the Education Department intimated that it was not prepared to grant the use of school grounds for playing purposes after school hours because of the damage done to buildings, when there is no supervision. The Commission understands that the Department is prepared to agree to the use of school grounds after school hours in selected areas where other children's reserves do not exist, on condition that supervision is provided by the municipalities. The Commission considers this point of view reasonable, and recommends that steps be taken to give effect to it.

Playing Fields.

The number and acreage of playing fields required must be determined by the maximum demand of those desiring to play team games, such as football, cricket, and baseball. For a football field, an area of approximately 3 acres would be sufficient if areas could be acquired of the exact shape required. It rarely occurs that such areas are available, and more often the football and cricket grounds will be found in the large reservations where certain areas are allotted to the various junior sporting bodies. This is probably the best method, as liberal areas can be made available before peak conditions are attained, thus causing less interference between various teams.

Approximately 17 per cent. of our population is made up of young people between the ages of 15 and 25 years, and from these the greatest proportion of sporting enthusiasts is drawn. Many of these young people are attending high schools, where provision is usually made for playing ovals; this helps to reduce the amount of space required. There are approximately the same number of each sex between 15 and 25 years of age, or 85 of each in every 1,000 of population.

In making allowance for the playfield requirements, however, it must not be forgotten that boys of school age, between say 12 and 15 years of age, will require some space in which to play football and cricket. As these boys have ample time for recreation on week days, the areas provided for Saturday players should be utilized by those of school age only if sufficient areas are available. They need not therefore be included in the Saturday peak provisions.

Further reductions of the number to be calculated for can be made by deducting those who play tennis, golf, &c., as they are mainly catered for by private courts, clubs, &c. There are, of course, a number of unfit and others who for a variety of reasons would not participate as players whatever accommodation was available. **If space on a basis of one in every four persons between 15 and 25 were allowed, a reasonable provision would be made.** The cricket and football fields require about equal areas, viz., 3 acres, and as one in every four of the male population between the ages named has to be provided for, or 21 per 1,000, this area basis would supply the maximum requirements of cricket or football, and be more than sufficient for all other games.

Thus, children's playgrounds and playing arenas to meet all reasonable demands should aggregate 3½ acres per 1,000 of potential population.

Other Recreation Areas.

In addition to the areas for children's playgrounds and playing arenas, which are based on peak Saturday afternoon conditions, allowance must be made for various other forms of sport, such as tennis, croquet, bowls, putting greens, hockey, basket-ball, &c., which are largely availed of by women and girls. The areas required for their accommodation are relatively small, and they can be provided in parks, gardens, and other lands unsuitable by contour and location for cricket and football fields. Much private accommodation exists for these games, thus further reducing the need for public provision.

Park drives, natural beauty spots, and formal gardens may be classed as general recreation areas, especially for those not desiring or unable to take part in the active games. It is therefore necessary to include some provision for this type of reserve.

It is considered that if 1½ acres were allowed for every 1,000 people, it would prove sufficient for the above purposes, especially if blended into a general scheme of park lands where each use would add to the attractiveness of the others.

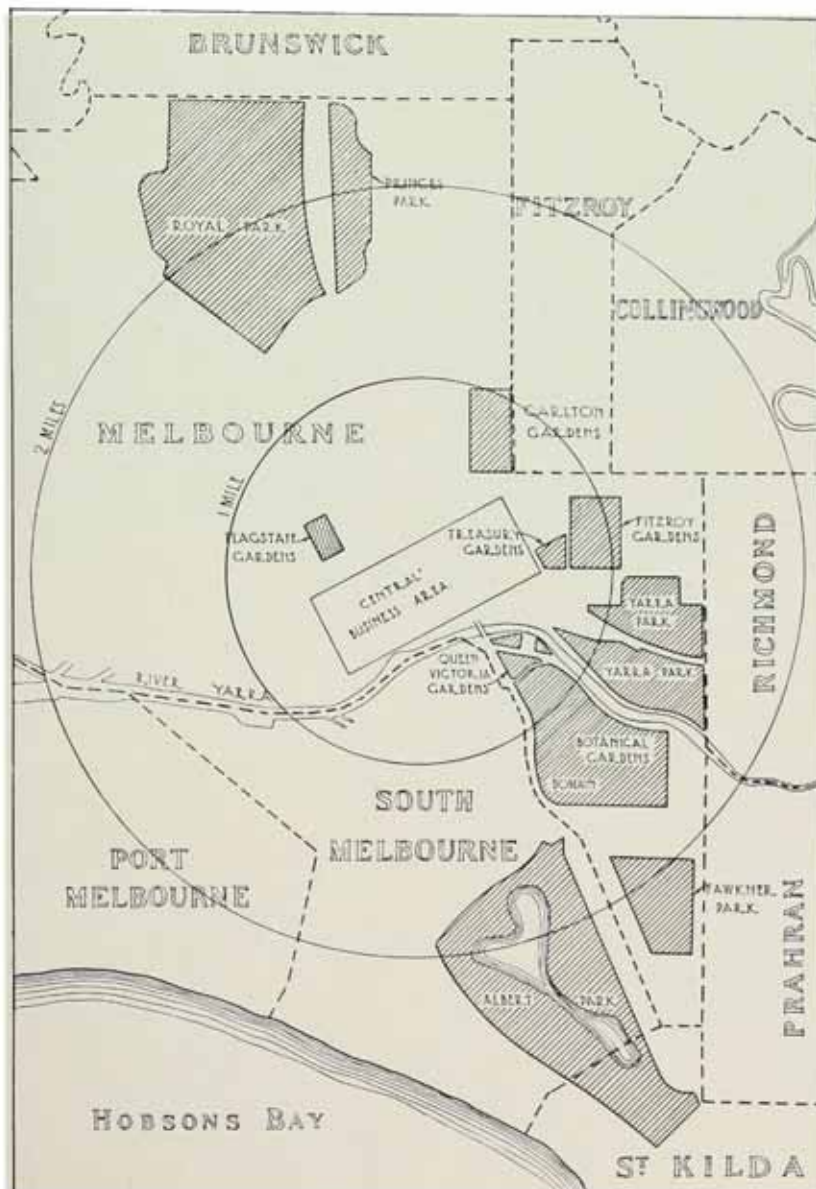
The Ratio Adopted.

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 $\frac{1}{4}$ acre for children's playgrounds, 3 acres for playing fields, and $1\frac{3}{4}$ 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.



Diagrammatic plan showing large reserves within a 2-mile radius of the central business area.

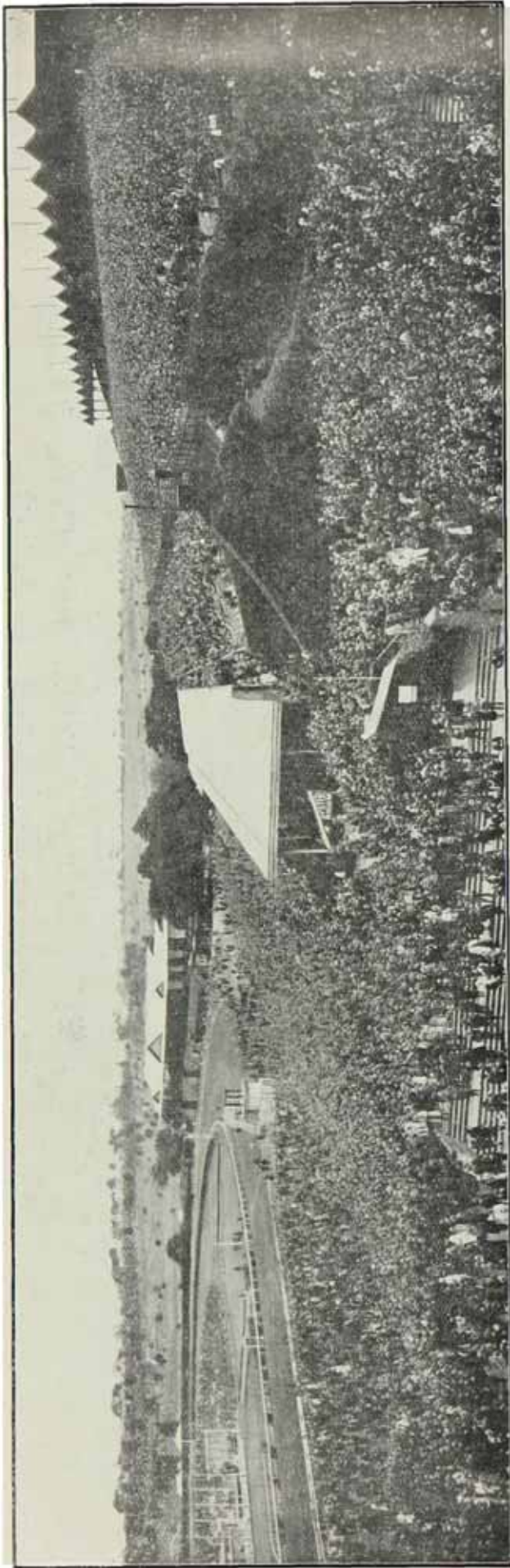
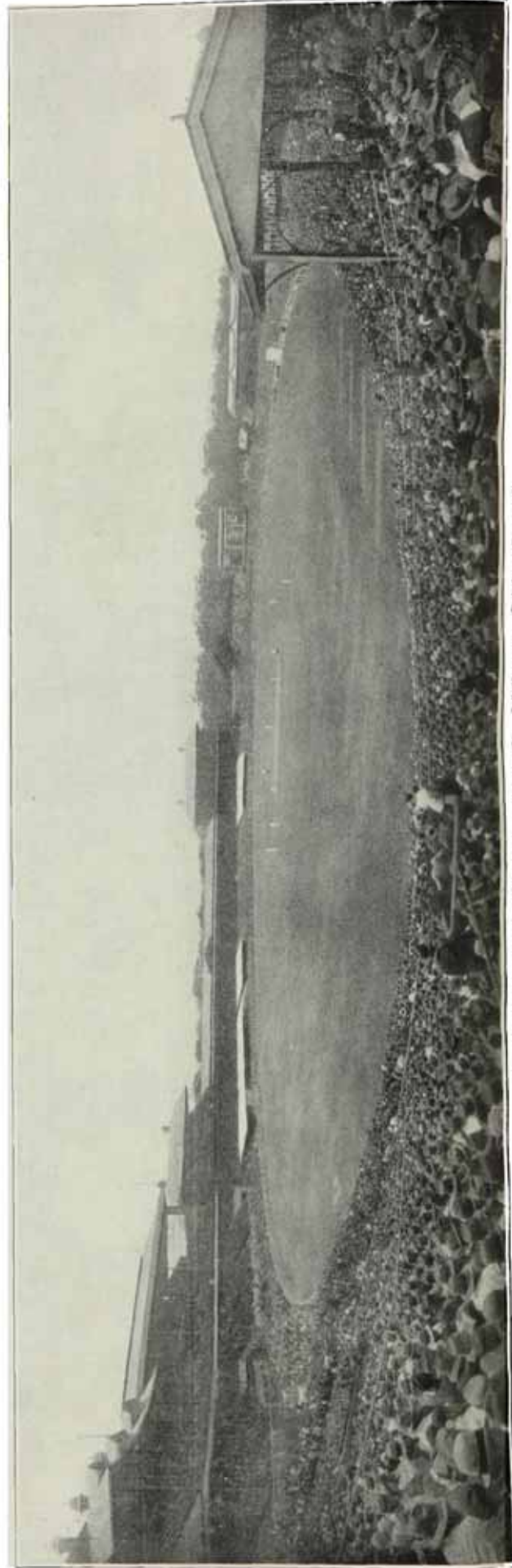


Photo by G. Nimmo.

Flemington Race-course—Melbourne Cup Day.



Sears' Studios photo.]

Test Cricket Match—England *v.* Australia, Melbourne Cricket Ground.

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.



[Sutcliffe Pty. Ltd., photo.]

Henley-on-the-Yarra.

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 $\frac{1}{4}$ -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 $\frac{1}{4}$ 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.



Sandy Beach and Bathing Facilities at Sandringham.

By kind permission of Victorian Railways.]

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.



Photo by A. W. Torode.]

Typical Tea-tree Reserve along 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.



Photo by "Airsy."]

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.

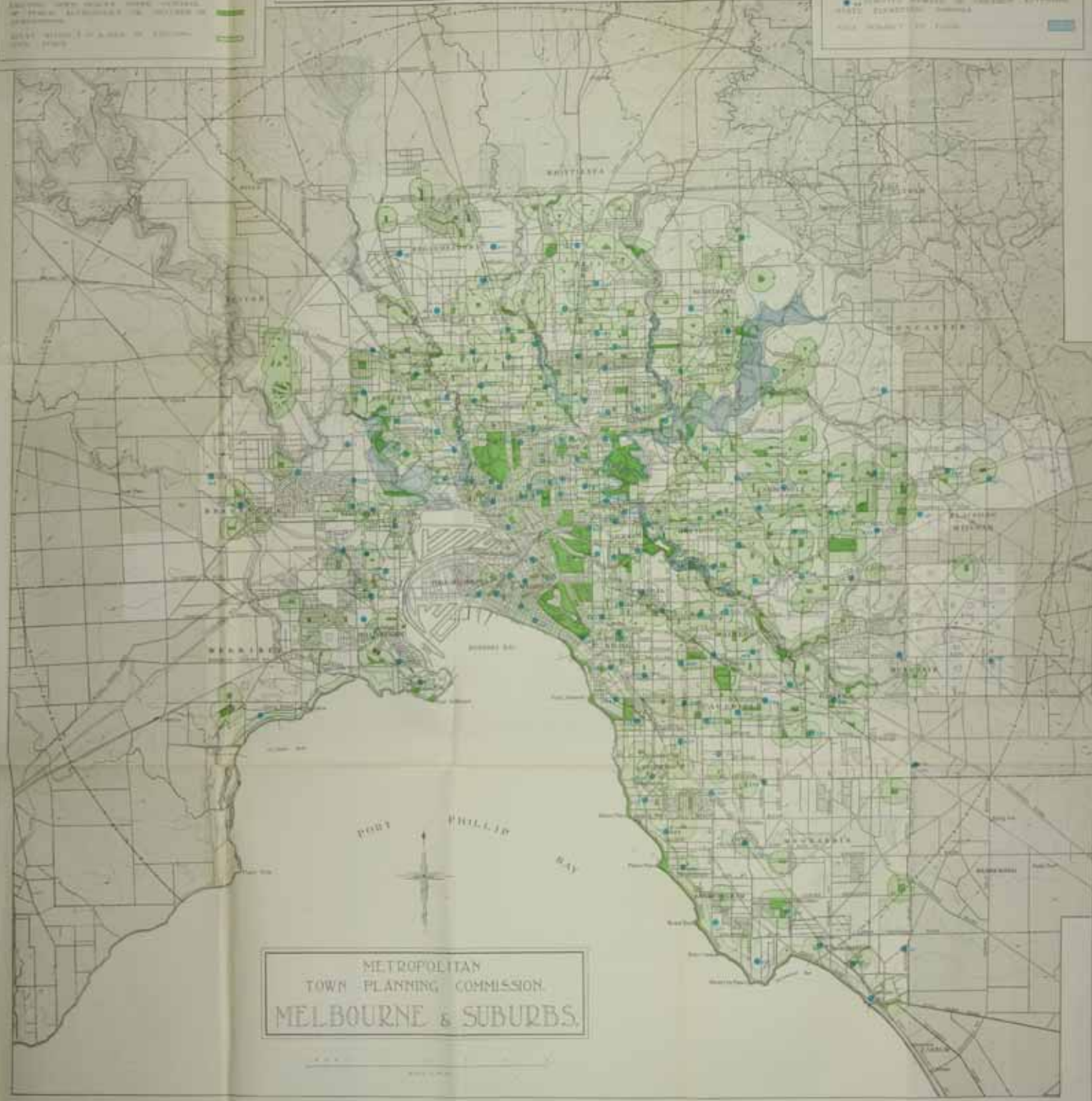
In dealing with the metropolitan requirements of park lands, mention should be made of the value of large country reservations. Country reservations, however, must be considered as supplementing the metropolitan park system and not as superseding or rendering any less necessary a correct amount of well 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.

DISTRIBUTION OF EXISTING OPEN SPACES

(AND STATE OF MAINTENANCE)

AREAS WHERE GREEN SPACE IS REQUIRED
OR WHERE IMPROVEMENT IS REQUIRED IN
EXISTING GREEN SPACES

• 100 ACRES OR MORE IN GREEN SPACE
• 100 ACRES OR MORE IN OPEN SPACE
• 100 ACRES OR MORE IN OPEN SPACE



METROPOLITAN
TOWN PLANNING COMMISSION
MELBOURNE & SUBURBS.

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 also would 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 7,022 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.

3. *Braybrook.*

(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.

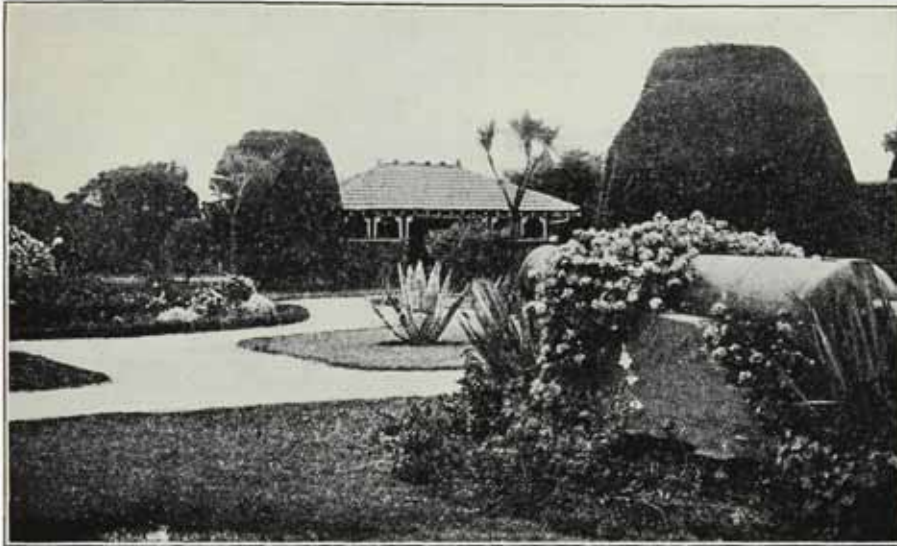
4. *Brighton.*

(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



Canterbury Gardens.

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.