

A L B E R T P A R K

M A S T E R P L A N

Prepared by

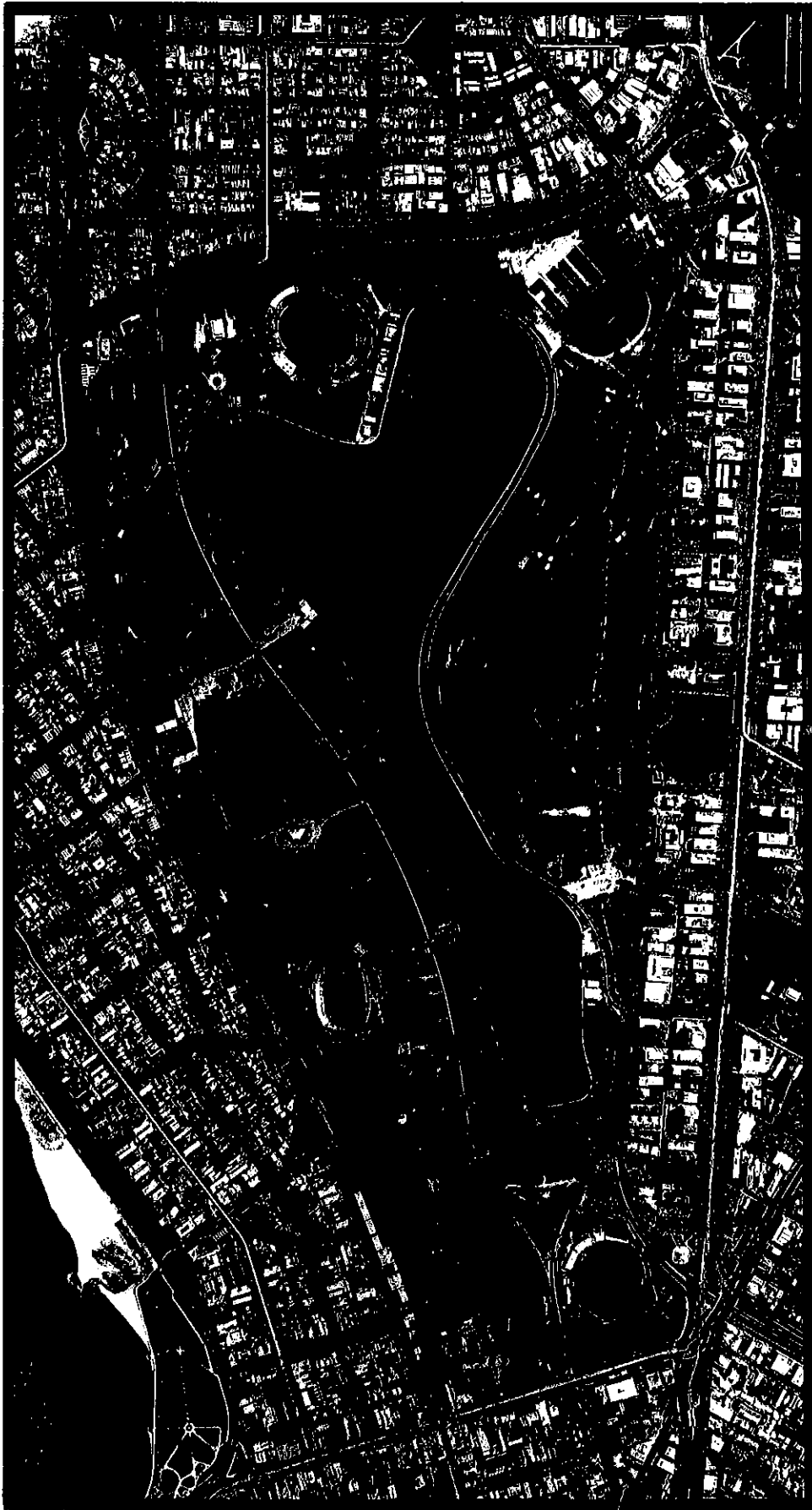
THE HASSELL GROUP

and

MELBOURNE PARKS & WATERWAYS

November 1994

ALBERT PARK



Albert Park 1992

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FOREWORD

The following report outlines the Master Plan for Albert Park. The Master Plan considers each precinct identified within the Draft Strategy Plan issued for public comment in December 1993 and provides detailed proposals for landscape treatment, access and circulation, and building works. The responses received to the Strategy Plan, together with the requirements of the proposed Grand Prix, have been taken into account in the preparation of the Masterplan and incorporated where necessary.

It should be emphasised that this Master Plan includes both short and long term proposals. It will not be possible to implement all the Plan immediately, although many of its proposals will now be implemented in the short term. The purpose of the Master Plan is to provide a sensitive framework within which the Park can be further developed.

The challenge for the Master Plan is to provide for a variety of recreational experiences including sport, leisure and open space enjoyment without destroying the fundamental nature of the Park, built up over many years.

The vision for Albert Park is that it further develop as:

- > **A high quality lakeside city park.**
- > **A home for amateur sporting and recreation activities.**
- > **An outdoor venue for public events and activities.**
- > **A valuable tourist feature in inner Melbourne.**

One of the key proposals of the Plan is to encourage much greater use of Albert Park. This will be achieved by facilitating easier public access, returning some under-utilised or redundant areas to parkland and improving the quality of the environment with more tree planting, new footpaths and cycle paths, improved parking areas, better designed picnic and barbecue facilities, and new sporting pavilions and toilet facilities.

A second key element is the upgrading of the major indoor sports facilities within the Park. The current buildings, built during World War II, are in poor condition. The Plan includes the major Government initiative to relocate these facilities to the Melbourne Sports and Aquatic Centre site located near the light rail line, with the current site reverting to parkland.

Thirdly, the Plan proposes the consolidation and upgrading of existing field sports in the precinct west of Aughtie Drive. Detailed planning has determined that all current sports can be adequately accommodated within this area, provided some alterations are made to playing field layout and some existing pavilions are modified or rebuilt. The area has been allowed to run down over many years notwithstanding the efforts made by individual clubs.

Fourthly, the holding of the Australian Grand Prix in Albert Park from 1996 onwards has necessitated a restructuring of the road system which has been designed to reduce the impact and speed of through traffic as well as being suitable for conversion to a temporary race track.

A fifth key element of the Strategy Plan is the proposal to progressively upgrade the Promontory area, creating a major focus for lake activities and public recreation. This will involve a careful rationalisation over time of the existing uses together with the development of new facilities. For example, a new Public Amenities Building will be created at the tip of the Promontory (Figure 1.0).

Finally, a revised Lake Use Policy has been included in the Plan. This Policy identifies the major existing uses of the Lake, assesses the contribution of each to the quality of the Lake experience and makes recommendations for more efficient use of this major resource. Opportunities have also been explored to increase the recreational, training and educational use of the Lake, without diminishing the important historic role played by the clubs in creating its unique character.

I commend this important plan to you.

Jeff Floyd
Chief Executive
Melbourne Parks & Waterways
November 1994

A L B E R T P A R K



Figure 1.0 Proposed Albert Park Public Amenities Building

1.0 INTRODUCTION

Albert Park is faced with one of the greatest challenges in its long and varied history. It has always been regarded as one of the most popular metropolitan parks of Melbourne and as the home of amateur sports in the State, but this reputation has not always been reflected in the standard of services it has offered nor in the quality of its environment.

However, Albert Park is now run by Melbourne Parks and Waterways whose primary goal is to revitalise the Park and remedy the problems of the past. Furthermore, there is a recognition by users and decision makers alike that the Park has been allowed to run down for too long and is in need of significant repair and upgrading. The recent removal of sediment from the Lake represents the first stage in this process of repair.

There has never been an adequate Master Plan to guide this upgrading process, which has encouraged much of the ad hoc development that characterises the park of today.

In future, changes to Albert Park will be guided by this Master Plan, which defines the strategic policies for the Park and provides detailed recommendations for the development of the individual Park precincts.

1.1 Study Process

The Brief for a Master Plan was issued by Melbourne Parks and Waterways in November 1992 with the "key objective to provide park management with clear and achievable guidelines for the future management and development of the Park".

The development of the Master Plan has been progressed in six distinct stages:

1. **Identification of Existing Precincts**
2. **Establishment of Principles**
3. **Preparation of a New Precinct Plan**
4. **Development of a draft Strategy Plan (released in December 1993)**
5. **Public consultation on draft Strategy Plan**
6. **Preparation of Final Strategy Plan (released in May 1994)**
7. **Detailed Public Consultation of the Plan Proposals**
8. **Formulation of the detailed Master Plan**

Each of the six stages represents a gradual refining of the planning and design process.

The Albert Park Strategic Advisory Committee (APSAC) has contributed throughout this planning process.

Stage 1 Identification of Existing Precincts

The establishment of an existing Precinct Plan for Albert Park involved a critical review of previous studies, a detailed site inspection and building assessment and a thorough analysis of environmental and cultural factors affecting the Park. This process led to the identification of the existing Park precincts, an understanding of their relationship to each other, and an awareness of how each precinct fitted into the whole.

Stage 2 Establishment of Principles

Having defined the basic precincts that make up the Park, a set of principles was established to guide the design process. These principles represent a broad statement of intent upon which the development of the Master Plan could be based.

Stage 3 Precinct Plan

With these guiding Principles in mind, opportunities and constraints were identified, utilising base data collected and analysed in Stage 1. Opportunities and Constraints plans were then developed to demonstrate where changes could take place in the Park and to provide the basis on which a new set of Precincts could be established. These new Precincts form the core of the Master Plan design.

Stage 4 Draft Strategy Plan

The Strategy Plan looked at each of the new Precincts in terms of its component parts and defined the conceptual framework for site planning, recreation planning and landscape design.

Stage 5 Public Consultation on Draft Strategy Plan

The Draft Strategy Plan was made available for public comment for a 6 months period and submissions were sought from interested bodies and organisations wishing to contribute to the design process.

Stage 6 Preparation of Final Strategy Plan

This plan incorporates the extensive public submissions together with the requirements of the Grand Prix.

Stage 7 Detailed Public Consultation of the Plan Proposals

A major program of consultation with interest groups, clubs and members of the Community has taken place since May 1994.

Stage 8 Formulation of the Detailed Master Plan

The final Plan has now been formulated, with detailed Precinct Plans produced.

1.2 Objectives

The Master Plan identifies important existing characteristics, weighs their contribution to the quality of the Park and establishes new proposals for improving spatial relationships, vehicular and pedestrian access, recreational activity, facility provision and landscape treatment. It seeks to bind each of these components into a unified design for the Park as a whole.

The principle aim of the Master Plan is to improve the quality of the Park for people, without altering its fundamental nature which is so beloved of the people of Melbourne.

The key objectives of the Master Plan are to:

- > Ensure a 'balance' between structured and unstructured recreation.
- > Encourage greater use of the Park with more diverse recreational opportunities.
- > Create better public access throughout the Park.
- > Avoid any net loss of open space wherever practical.
- > Develop more efficient use of sporting areas and facilities.
- > Upgrade the visual environment.
- > Reduce the intrusive effects of heavy traffic.
- > Accommodate the Grand Prix without undue detriment to the quality of the Park environment.

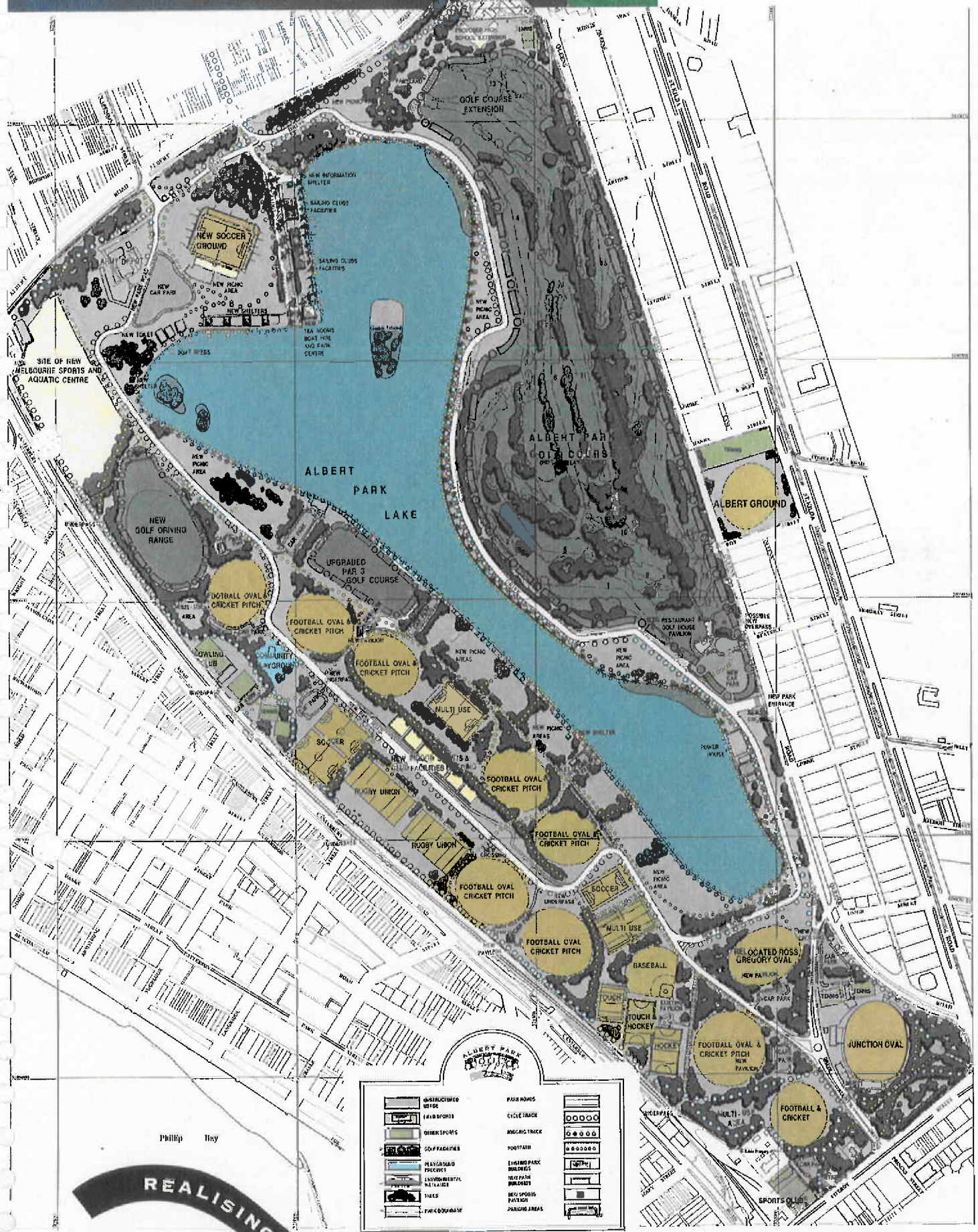
The purpose of this document is to describe how the above objectives can be achieved and to encourage implementation of the proposals over a ten year program.

1.3 Master Plan Summary

The following proposals for Albert Park represent a synthesis of the major recommendations of this report and should be read in conjunction with the Precinct Plans (Figures 46.0, 51.0, 52.0 and 54.0).

Strategic Proposals

- Active recreation will continue to be strongly supported in Albert Park.
- Unstructured parkland will be increased without a corresponding loss in the active recreational role of the Park.
- The visual environment of Albert Park will be upgraded.



REALISING THE VISION

MASTER PLAN
Figure 2.0

- Greater emphasis will be placed on the potential of the Park to become a focus for tourism.
- Special events, including those of major significance to Melbourne, will continue to be encouraged in the Park. This includes the Australian Grand Prix, the FOX FM Skyshow and the Boating Industry Show.
- New Sports Pavilions will be provided in consultation with existing Park sporting groups.
- New toilets and shelters will be strategically located throughout the Park.
- The existing Hellas Stadium will be demolished, with Lakeside Oval upgraded to provide replacement soccer facilities.
- Public access throughout the Park will be increased, in particular to the Lake's edge.

Albert Park Lake

- Use of the Lake will be broadened to satisfy both local and regional needs.
- Water-based recreational clubs will be encouraged to continue using the Lake.
- The Lake will be promoted as a training and educational centre.
- The deposition of sediment and litter into the Lake will be minimised.
- The Lake surrounds will be designated for unstructured usage, wherever possible.

Precinct Proposals

- The Promontory will become the focus of park activities.
- The Aquatic Drive area will be rationalised and upgraded. Better parking provision and more facilities for public use will be provided.
- A new Public Amenities building, incorporating food and hire facilities, will be constructed at the tip of the Promontory.
- Field sports will be consolidated between Aughtie Drive and the light rail line.
- The existing indoor sports area will be removed and the area reinstated to parkland.
- A new major Indoor Sports Complex will be developed at the north-east corner of the Park.
- Albert Park Golf Course and the Par 3 course will be improved, while a new Golf Driving Range will be provided on the deposition site north of the Community Playground.
- The Albert Road and Fitzroy Street frontages will be enhanced as major gateways to the Park.

Facility Provision

- The standard of Park buildings will be improved while redundant or unsafe buildings will be removed.
- New picnic and barbecue areas will be created to provide a range of settings suited to a variety of different sized groups.
- The Community Playground will be upgraded with new Picnic Areas, toilet facilities and BBQ areas provided.

- Paving, park furniture, lighting and signage will be upgraded to provide the unity of style missing at present and to link the character of the Park with that of other inner Melbourne Parks.
- Facilities, paths and picnic areas will be designed to cater for people with disabilities.

Access and Circulation

- The traffic management of the roads within the Park will involve two way operation at all times with one traffic lane provided in each direction.
- The alignments of Aughtie Drive and Lakeside Drive will be modified to slow the movement of through traffic within the Park, provide on street car parking and cater for the annual Grand Prix event. Much of the existing Aughtie Drive alignment will be returned to Parkland.
- The existing junction between Queens Road and Lakeside Drive will be closed. Access to Lakeside Drive from the south will be off a staggered 'T' intersection with Lorne Street.
- The existing alignment of Ross Gregory Drive alongside the lake will be returned to Parkland, with a new road constructed to the south.
- Albert Road Drive will be downgraded to local access only, with redundant paving removed and the land restored to Parkland.
- The layout of Queens Road Drive will be improved, and a new roundabout constructed at the intersection with Aughtie Drive.
- Parking provision will be increased and upgraded throughout the park. In particular, parallel parking will be introduced along all internal roads.

- New cycle tracks will be constructed, running north-south through the Albert Park Sports Precinct, along Lakeside Drive, and running east-west alongside Albert Road and Fitzroy Street.
- Major jogging and walking tracks will circumscribe the Lake with secondary walking circuits also provided throughout the Park.
- Increased use of public transport access to the Park will be encouraged.

Planting Proposals

- A major new tree planting programme will be initiated with both 'native' and exotic trees planted throughout the Park.
- Existing remnant species will be conserved where practical.

ALBERT PARK

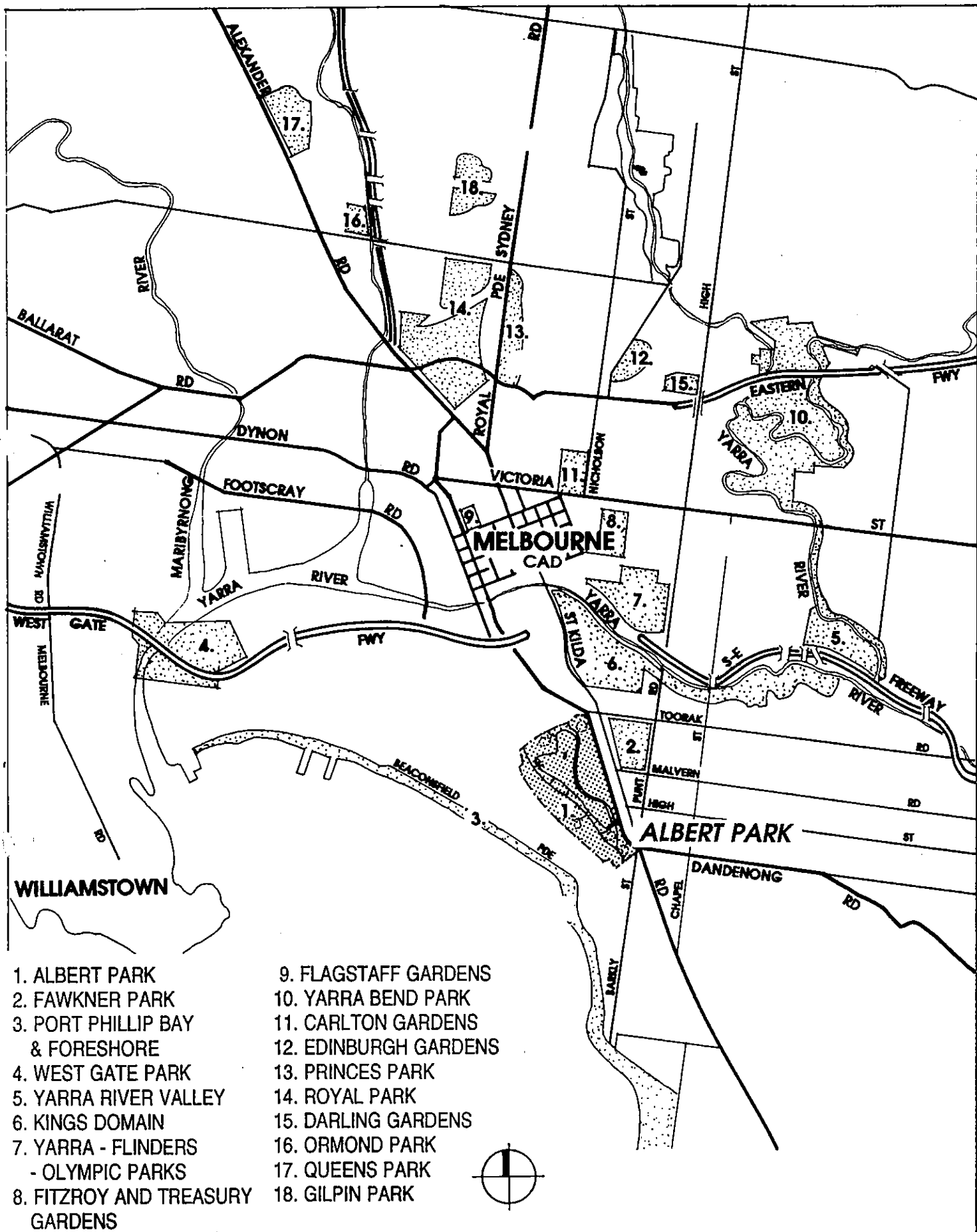


Figure 3.0 Regional Location Plan

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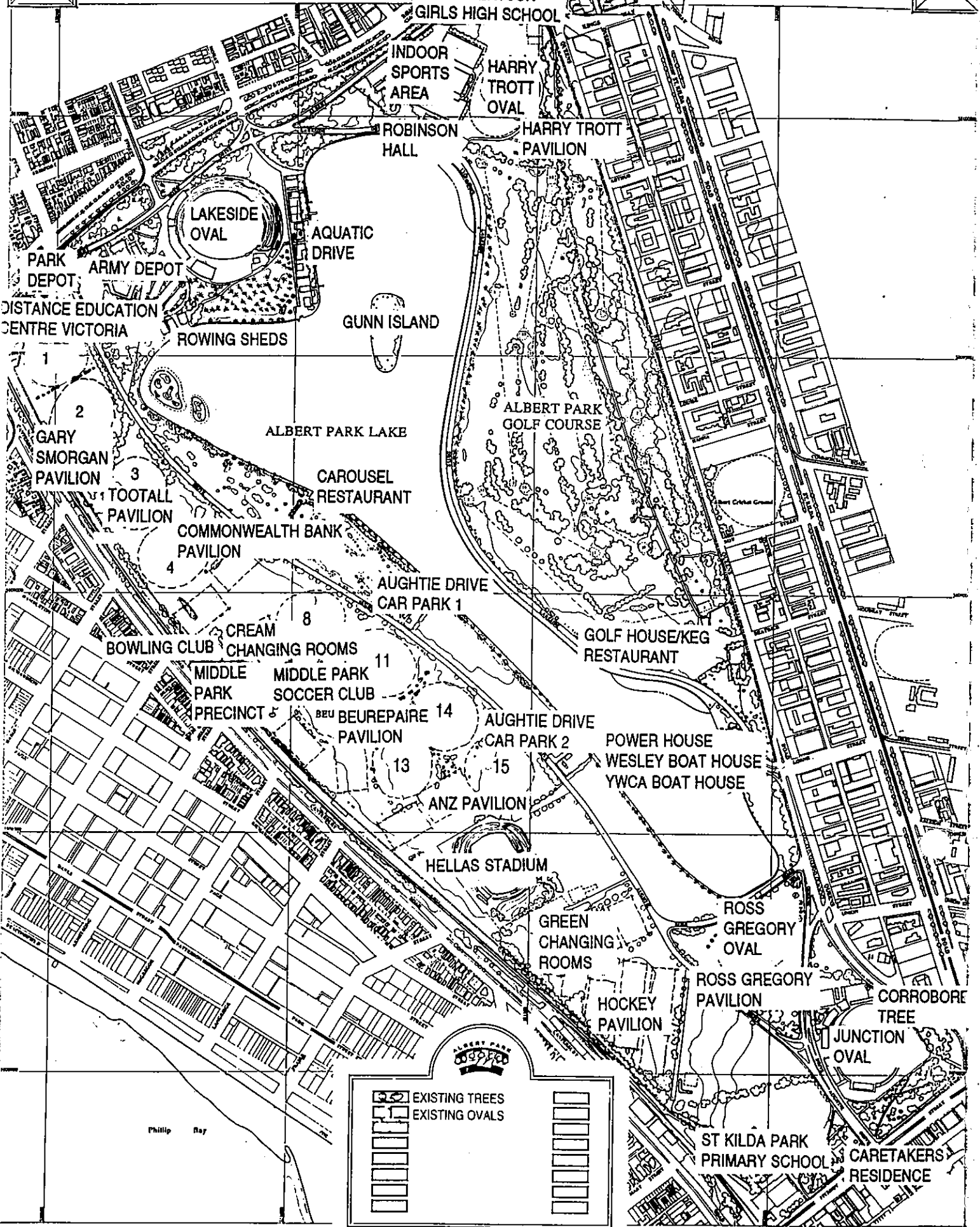


Figure 4.0 Existing Features and Facilities

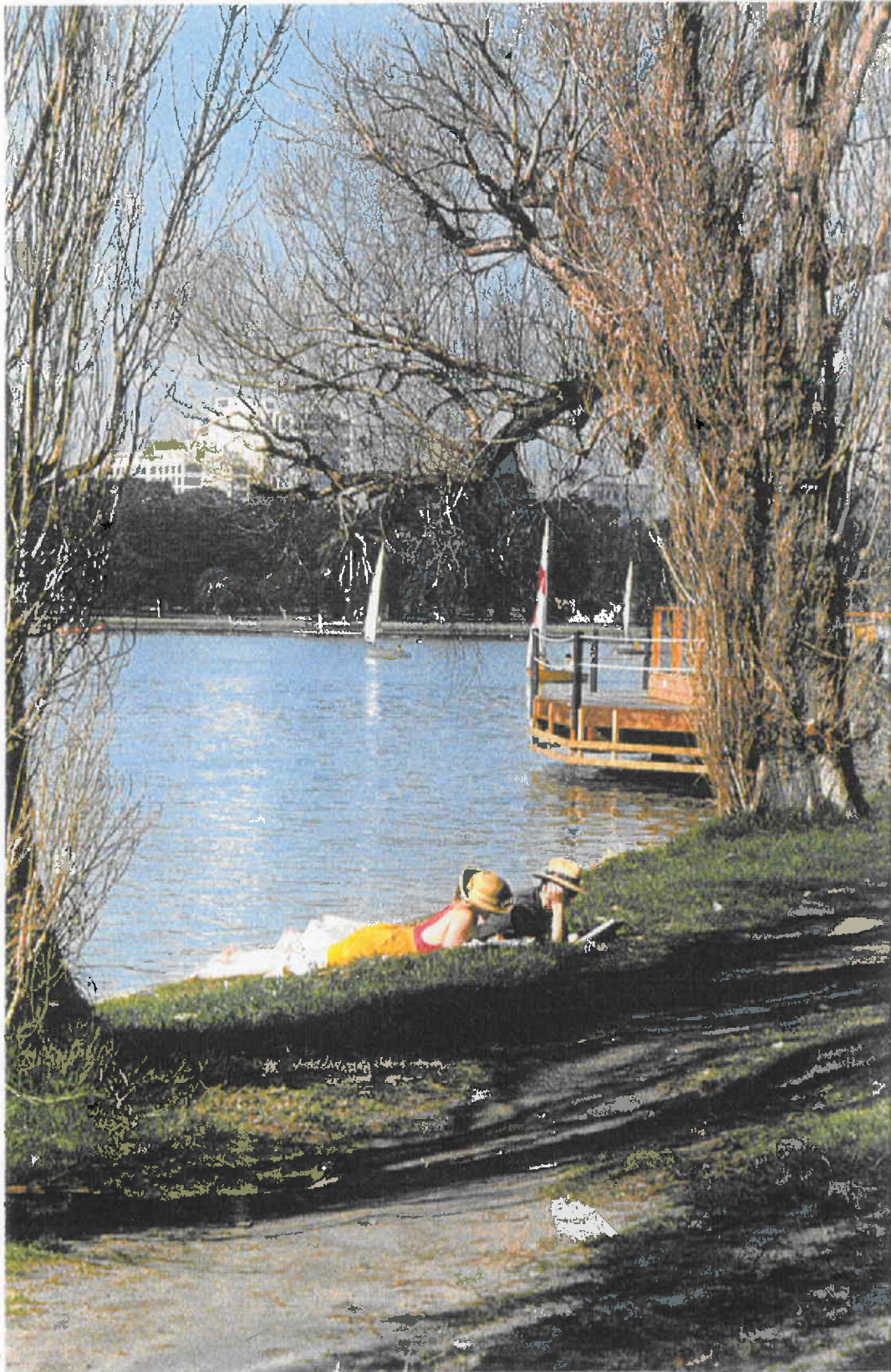


Figure 5.0 Albert Park Lakeside
The Park is a haven from the pressures of the city.

1.4 The Park and its Context

1.4.1 The Park in the Regional Open Space Context

Albert Park is part of the open space network encircling Melbourne, involving 14 separate Parks at a distance of no more than 10kms from the Central Activities District (Figure 3.0). Each park exhibits its own special character with a varying diversity of recreational opportunities. Many, like Yarra Bend Park and Royal Park have both active and informal recreation areas, allowing field sports, golf, indoor recreation, tennis and bowls, with areas set aside for jogging, walking, picnicking and play.

Albert Park comprises 225 hectares of open parkland with facilities for both structured and unstructured recreation (Figure 4.0). Located only 3 kms from the Melbourne CAD it offers easy access to sports fields, golfing facilities, personal fitness activities, children's play areas and picnic facilities, all located in attractive surroundings. It also contains Albert Park Lake which is one of the most important recreational water bodies in Melbourne and the focus of Park activities.

With such an asset, Albert Park is ideally placed between the City and the Beach to act as a focus for both water-borne and land based recreational activities. A recent survey conducted by Melbourne Parks and Waterways of 500 randomly selected Melbourne households shows that Albert Park has the highest visit frequency of the 18 metropolitan parks, with 85% of the respondents indicating that they have visited Albert Park in the last 10 years, and with 10% regularly visiting the Park on a monthly or daily basis. Most importantly, Albert Park is the most well known of the Metropolitan Parks, with 88% of respondents expressing awareness of its existence.

Many people who visit the Park do so for its concentration of active recreational pursuits. Of particular importance to these users is its inner city location and its closeness to major public transport routes. This creates a strong regional catchment, particularly for the golf course and indoor sporting facilities. The regional catchment extends to the inner urban area and the southern suburbs of Melbourne, whilst major events at the park attract people from across the entire metropolitan area.

1.4.2 The Park in the Local Open Space Context

Located in the City of Port Phillip, the Park plays an important role in providing open space opportunities for residents of this municipality, together with access to sporting facilities and venues (Figure 4.0).

This is particularly important in the case of the area formerly administered by the City of South Melbourne as there are no structured sporting grounds located within those original boundaries other than those at Albert Park. The tennis, lawn bowls, fitness facilities and sporting clubs, allocated within the Park, are valuable 'local' facilities, while the new Community Playground, built by the residents, is a major resource for the residents of Middle Park, Albert Park and South Melbourne.

In the case of the area formerly administered by the City of St Kilda, a smaller area of the Park is located within the bounds of the old municipality, and there is a much wider range of open space available for residents. The St Kilda Open Space Strategy identifies key open space areas that more effectively meet the needs of a range of community interests, although Albert Park remains important for unstructured use particularly along Fitzroy Street and as part of the regional cycle and trail networks.

Increasingly, the Park is regarded by many City and local office workers, by visiting tourists and by the increasing numbers of inner city residents alike as their most convenient local park for golf, jogging, walking, indoor sporting activities, and simply relaxing (Figure 5.0).

1.5 The Park and its History

Albert Park, named in honour of Queen Victoria's Prince Consort, was permanently reserved from sale as a public park of 230 hectares in 1876. Prior to this it comprised a series of brackish lagoons and low lying marsh formed by the flow of the Yarra River to the Bay, near St Kilda. Early reports often referred to the picturesque qualities of this area and the abundance of wildlife on the lagoons.

Evidence indicates that the region was inhabited by the Kulin aboriginal tribe at least 40,000 years ago. Early settlers reported corroborees being held beneath an old river red gum which still remains in Albert Park near St Kilda Junction. This tree is known as the Corroboree Tree.

There is no other known evidence of Aboriginal occupation in Albert Park.

The area of the Park originally extended from St Kilda to South Melbourne and included St Kilda Road. This frontage however, was sold as building allotments in 1874 much to the dismay of local residents. Public outrage followed the sale, and plans to sell off the Fitzroy Street frontage of Albert Park were subsequently shelved.

In 1857 the first sporting club, the St Kilda Cricket Club, was granted permission by the Crown Lands Office to use 3 hectares of land at what is now known as the Junction Oval. Following this, other sporting organisations including the South Melbourne Cricket Club and the St Kilda Bowling Club made successful applications to use and develop sites in the park. Over time, extensive development of amateur sporting facilities has occurred and the Park now includes areas for soccer, football, tennis, cricket and golf. Indoor facilities for basketball, badminton and table tennis were developed in three large warehouses constructed as stores in the 1940s.

Non-recreational uses have also been attracted to Albert Park. In 1878 approximately 0.3 hectares was excised from the south-west corner of Albert Park for the St Kilda Park Primary School. In 1915 approximately 0.3 hectares in the north west corner was excised for a technical school for South Melbourne. The school grounds were later extended by a further 0.3 hectares excision in 1957. In 1917 approximately 1 hectare to the north of the Lake was excised for defence purposes. The MacRobertson Girls High School is located on a further 0.6 hectares of land excised from Albert Park in 1933 (Figure 6.0).

These excisions reduced Albert Park from 230 hectares in 1876 to its current area of 225 hectares (including the Lake).

A previous land use with current implications for landscaping and use of Albert Park was the general rubbish tip that was established in 1903 along the western edge of Albert Park (Figure 8.0). The tip operated for more than 50 years and was eventually reclaimed in the mid 1950's as an extensive area of sporting fields. Tree planting within this area has been of limited success due originally to methane gas seepage, and later because of poor soil structure and subsidence.

The Albert Park Lake has been the focus for recreation activities since the 1960's when the public used the lake principally for recreational sailing and rowing. As organised regattas gradually became more popular and the public outcry against the foul quality of the Lake more strident, improvements were attempted, including dredging on numerous occasions, removal of weed growth and the construction of a concrete edge wall in the 1930's. The Lake has recently experienced further improvement work with the dredging and removal of accumulated sediment. Currently the lake is regularly used for water sports ranging from model yacht racing to rowing and sailing.

Roads were built through the park from the earliest days, initially as scenic Park 'drives'. This use has changed over time to the heavily used commuter thoroughfares of today.

Although well used by amateur sporting clubs, Albert Park has always provided the opportunity for unstructured recreation. This is reflected in its reservation under the Crown Land Reserves Act 1978 for the purpose of "public parks, gardens and ornamental plantations". Albert Park is reserved for open-space in the St Kilda and South Melbourne Planning Schemes, and also included in an Urban Conservation Area.

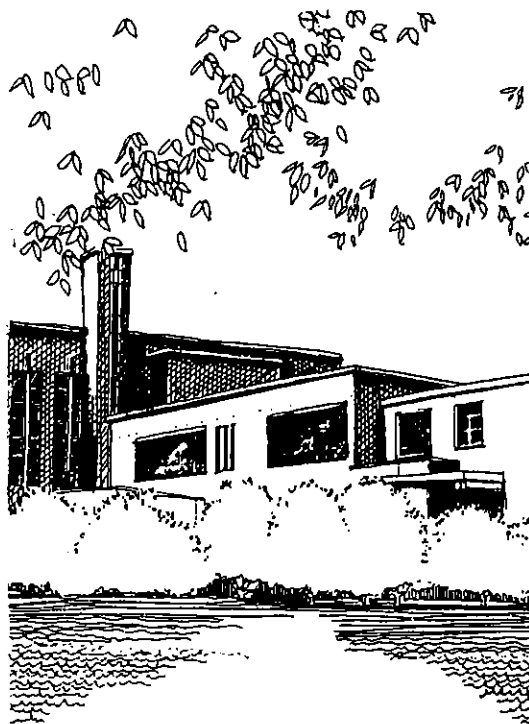


FIGURE 6.0 MacRobertson Girls High School
The building is a fine piece of early modernist architecture.

2.0 EXISTING PARK CHARACTER

A detailed analysis was made of Albert Park during the course of this Study to determine its existing overall characteristics and its potential for upgrading. Assessment was made of the Lake, landform and drainage, vegetation cover, structured and unstructured usage, and service provision. Access and circulation were also assessed together with the state of roads, buildings, pavement surfaces, walls, steps, lighting, signage and site furniture. Finally, a subjective visual assessment was carried out across the Park to assess its visual character.

The purpose of this analysis process was to gain an understanding of both the broad scale factors that affect the Park and also to define the character of its more specific component areas or 'precincts'.

The strategic components that influence the character of Albert Park as a whole are:

- . Albert Park Lake
- . Landform and drainage
- . Vegetation
- . Unstructured recreation
- . Structured recreation
- . Access and circulation
- . Built fabric

2.1 Albert Park Lake

Albert Park Lake is the most significant landscape feature of Albert Park. Stretching for 2 kilometres from north to south, it has a surface area of 45 hectares and a depth of 1.5-2 metres. It comprises two large basins at its north east and north-west corners, both of which are joined to a smaller basin at the southern end by a narrow stretch of water, as little as 100 metres in width, known as the 'Narrows'.

The Lake contains three islands. Gunn Island, which was formed at the same time the Lake was constructed, has recently been modified to act as a passive recreation area and wetlands, while two further islands have recently been developed in the north-west basin to act as both wetlands and bird refuges.

A concrete retaining wall edges the lake, while the bottom of the Lake is a mixture of sand and clay. The Lake acts as a drainage basin to the Park as a whole, and as an overflow to the Cowderoy Street, Bowen Lane and Arthur Street drains.

The Aquatic Drive area on the Promontory is the base for two sailing clubs, hire boat services, sea scouts, a speed boat club and a number of other smaller organisations (Figure 7.0). Associated with these clubs are a number of small timber piers and launching ramps while at the southern end of Aquatic Drive is a large concrete ramp serving the speed boat club.

At 45 ha, the Lake is not large and considerable competition takes place for the use of its surface, particularly at weekends.

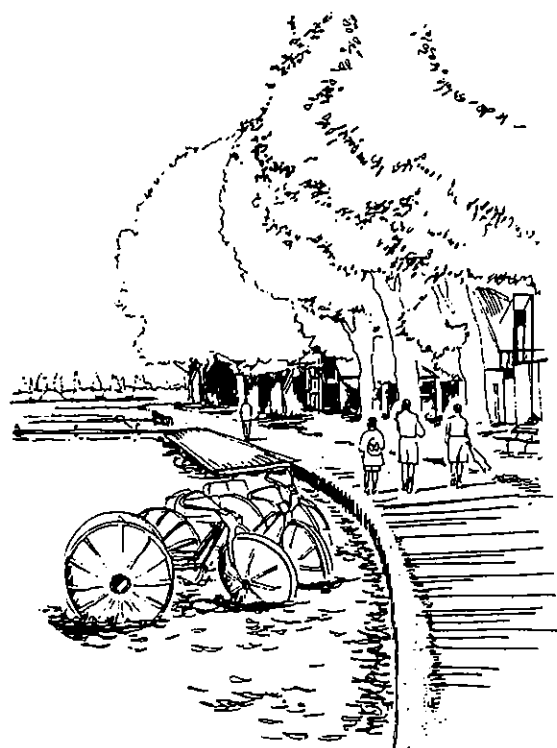


FIGURE 7.0 The Promontory
The Promontory is the strategic focus of the Park

There is very little formalised off street parking in the area with car parking taking place along the roadside or on nearby grassed areas.

At the head of the north-west basin are three buildings known as the 'rowing sheds' used by the South Melbourne Rowing Club, the Albert Park Rowing Club and the Caulfield Grammar Rowing Club, each with its own timber pier. These buildings are adjacent to a large car park area.

The Power House and the Wesley and YWCA rowing sheds are situated in the south-east corner, and have boat launching facilities and small adjacent car parks.

2.1.1 Existing Lake Use

The Lake has been a popular venue for club sailing and rowing for over 100 years. Whilst these have been the major activities on the Lake they have not had exclusive use. Power boats, model yacht racing, hire boats, aqua pedal bikes and shore line fishing have also been popular activities throughout the Lake's history.

Club Use

The existing club use of the Lake is outlined as follows:

- **Sailing**

Both the Albert Park Yacht Club (APYC) and the Albert Sailing Club (ASC) are based at Aquatic Drive and conduct races on the Lake every Saturday and on selected Sundays. The APYC is also the venue for Sailability Australia, an organisation which promotes and conducts sailing days for disabled persons. The Wooden Boat Association is also linked to the APYC and conducts informal sailing activities on Sundays.

- **Rowing**

The rowing clubs conduct training on a number of days during the week and hold a major regatta on the Australia Day weekend.

They are also popular venues for people learning to row especially as the Albert Park Lake is perceived as a 'safe' learning environment.

An informal rowing course has been established running along the western edge of the lake.

- **Model boat racing**

The Albert Park Model Boat Yacht Club uses the southern end of the Lake for racing on Sundays. Although the club does not have a clubroom and uses part of the YWCA building, it is still one of the strongest of its kind in the state.

In past years the Victorian Speed Boat Club conducted motor boat racing almost on a weekly basis. In more recent times the club has had its use restricted to the conducting of three to four events per year.

- **Sea Scouts**

The 1st Victorian Sea Scouts have a long association with the Lake and maintain a small troop that conduct sea craft programs and an annual regatta.

- **Issues Related to Club Activities**

Any matter of concern about club use has in the past been settled by the Albert Park Lake Advisory Committee. The clubs have expressed a need for improved facilities, together with some concern regarding access to their facilities during events at the park.

General Public Use

Historically the general public have not had extensive use of the Lake and have only been allowed to do so after firstly obtaining approval from the Crown Bailiff. In practice, open public access has not been encouraged in the past.

- **Hire Facilities**

A hire service located in Aquatic Drive provides a few sailing and row boats for hire to the public, whilst also operating a small kiosk facility. The Jolly Roger School of Sailing forms part of the hire boat service, and also has a long history of running learn-to-sail classes.

Historically the Lake has been a popular venue for people learning to sail due to its reputation for safety.

Aqua bikes are also hired out for public use, mostly at weekends in the warmer months.

- **Fishing**

The Lake has been a popular venue for fishing from the shoreline in past years. This activity became particularly popular when the Lake was stocked with Shinook Salmon in 1983. This period also saw the conducting of a major fishing competition on the lake which proved highly popular.

Fish caught in the past included redbfin, carp, roach, blackfish and eels. Fishing has not occurred at the Lake since it was dredged in 1992.

- **Public Events**

The Lake and its surrounds have traditionally been used for large public events such as the FOX FM Sky Show and the Boating Industry Show, which have been successful in attracting large numbers of people to the Park.

- **Issues Related to General Public Use**

The following issues are recognised within the Lake Use Policy:

- The perception of the community is that the Lake is not available for general public use.
- The hire boat service has had limited use by the public, particularly during race days.
- Whilst unrestricted fishing on the shores of the Lake has always been popular, it is also a source of conflict with the Lake users. Damage has occurred to piers and landings while rowing and sail boats have become entangled in angler's lines.
- Historically there has been a poor relationship between the public use of the land based recreational activities and the water based recreation ie. between picnic/ barbecue areas and use of the Lake.
- The availability of parking and access to the water are both regarded as inadequate at present.

2.1.2 Lake Management

Management of use of the Lake was historically the responsibility of the Albert Park Committee of Management. In the 1950's, the Albert Park Lake Advisory Committee (APLAC) was established to advise the Committee of Management on issues relating to the use of the Lake.

This advice extended to the development of an annual program for the use of the Lake which was then ratified by the Committee of Management. This program outlined the various races and activities to be conducted on the Lake by the clubs and included any special events.

APLAC was also responsible for settling disputes and issues related to the use of the Lake that occurred between the clubs. In order to manage the use of the lake, and to avoid conflict between activities, the committee developed a general zoning plan. This plan defined courses and use areas for activities such as sailing, rowing, speed boat racing and the model yacht course.

Membership of APLAC included the clubs, with the manager of the hire boat service being the long term chairman.

Issues Related to Park Management

The Park management does not have any agreed basis for deciding on the numerous requests it receives for the use of the Lake. Therefore, the task of approving appropriate activities and their operating conditions, has proved cumbersome.

The development of the annual lake use program has also created concern. The current lack of any agreed basis for the program has created uncertainty for Park management and confusion for the clubs themselves.

2.2 Landform and Soils

Albert Park is a relatively flat, open parkland with a centrally located lake covering 22% of its surface area. Some gentle natural slopes exist principally near St Kilda Park Primary School but most mounding is artificial, developed as either screening or as cover to the excavated sites where sediment from the Lake was deposited (Figure 8.0).

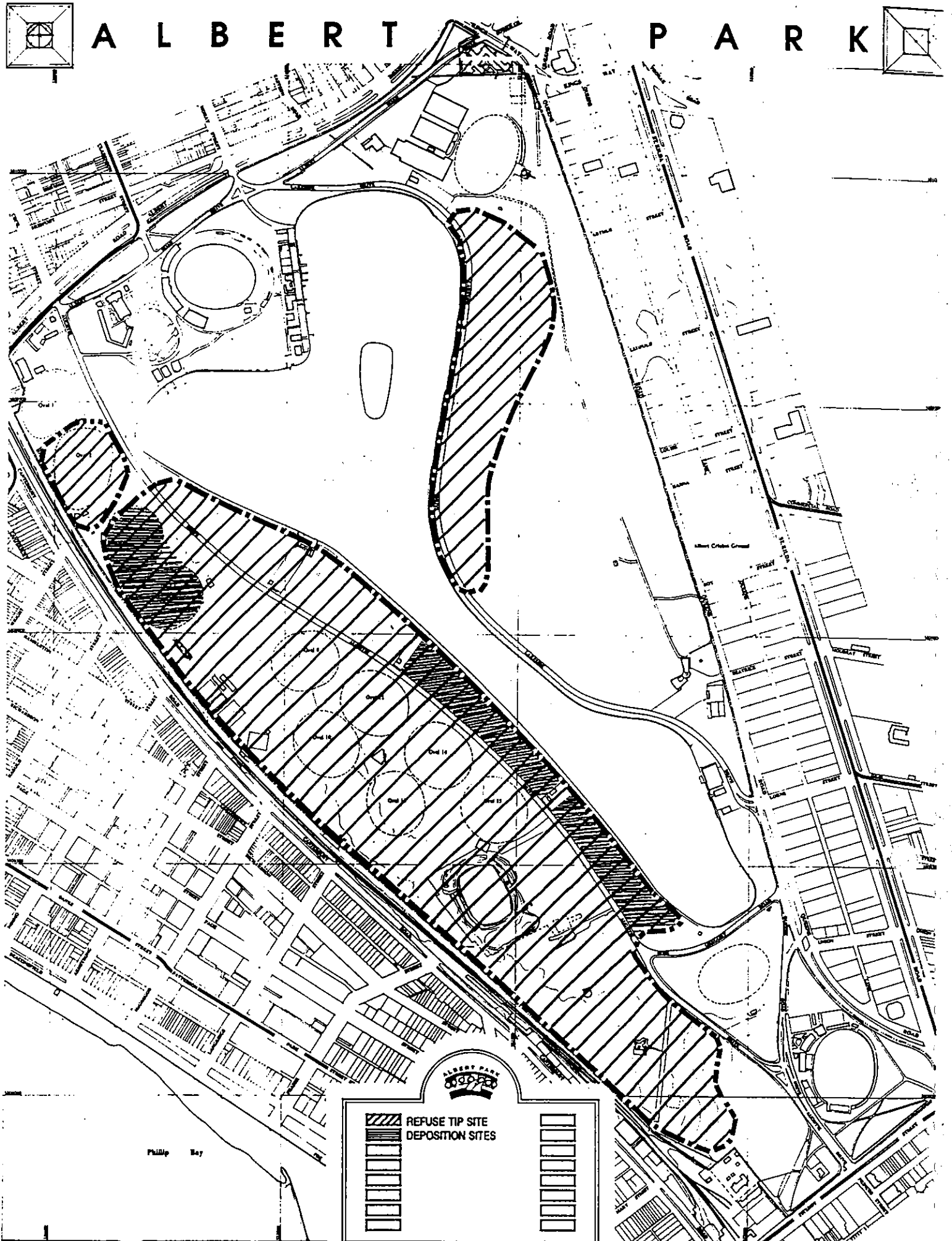


Figure 8.0 Tip Sites and Deposition Areas



Figure 9.0 Palms on the Promontory
Canary Island Palms are a distinctive feature of the Park.

The soils and substrate of Albert Park have been so altered during the course of its history that no more than an indicative description of its soil cover can be made. A total of approximately 39% of the Park was originally a Tip (Figure 8.0) and consequently areas of virgin soil are limited, and confined almost exclusively to the Middle Park Bowling club area, part of the Albert Park Golf Course and the extremities of the Park, north and south of the Lake.

Generally, the tip area is thinly covered with a mixture of soils ranging from heavy clays to sands and gravel. The virgin areas to the north are composed of Quaternary mudflats and beach sediments, while those to the south are composed of Tertiary soils with sands, gravels and clays.

2.3 Vegetation

A vegetation survey* was completed in July 1992 and forms the basis for this vegetation report. A total of 117 different species of tree were identified.

Vegetation cover is largely composed of a random mixture of 'native' and exotic trees, many of which are mature, or in decline. The bulk of the vegetation cover of the Park is found around the periphery, alongside the roads and access ways and within the golf course; and is represented by either avenues or groups of trees.

Tree planting has occurred over various eras in the Park's history and reflects the fashions of those times eg. early plantings of Canary Island Palms (particularly in an attractive grouping at the promontory, Figure 9.0), Elms, Poplars and Cypress, and the more modern planting of 'native' species, some indigenous to the area and others not. Some understorey planting has also recently taken place along the south westboundary and at the south eastern corner.

Only small areas of remnant vegetation exist, notably the River Red Gums in the south east corner, (with the Corroboree Tree as the most significant) and patches of indigenous ground cover found beside the light rail line.

Species identified within the light rail area include:

Wallaby Grass	<i>Danthonia spp.</i>
Kangaroo Grass	<i>Themeda triandra</i>
Sheep's Burr	<i>Acaena echinata</i>
Rush	<i>Juncus flavidus</i>
Common Wheat Grass	<i>Elymus scabrus</i>
Mat Grass	<i>Hemarthria uncinata</i>
Blady Grass	<i>Imperata cylindrica</i>
Spiny Headed Mat Rush	<i>Lomandra longifolia</i>
Common Rice Flower	<i>Pimelia humilis</i>
Yellow Rush Lily	<i>Trichoryne elatior</i>
Flag Reed	<i>Phragmites australis</i>
Common Spike Rush	<i>Eleocharis acuta</i>

The condition of many of the existing trees in the Park is poor, with severe pruning, root rot, borer and soil compaction all taking their toll.

Of particular concern is the difficulty experienced in establishing new trees on the old tip area, probably caused by an inadequate depth of top soil, rather than any inherent toxicity.

The principle planting forms are:

2.3.1 Avenues

Avenue planting is composed mainly of exotic and deciduous trees and is found along roads, access ways, beside parking areas, between sporting fields, around the lake and parallel to the light rail line. There are however, some notable avenues of Port Jackson Fig (*Ficus rubiginosa*) on the western edge of the Park.

Typical species include:

Monterey Cypress	<i>Cupressus macrocarpa</i>
Port Jackson Fig	<i>Ficus rubiginosa</i>
Desert Ash	<i>Fraxinus oxycarpa</i>
Canary Island Palm	<i>Phoenix canariensis</i>
Cottonwood	<i>Populus deltoides</i>
Lombardy Poplar	<i>Populus nigra 'Italica'</i>
English Elm	<i>Ulmus procera</i>

* Albert Park Vegetation Survey, July 1992, compiled by Phil Pegler, Steve Brundel and Peter Ali.

2.3.2 Tree Groupings

Tree Groupings comprise both exotic deciduous and exotic evergreen trees together with some recent planting of 'native' trees. The Groupings are found in unused corners of the park, between fairways on Albert Park Golf Course and along the northern and southern boundaries.

Dominant trees include:

Monterey Cypress	<i>Cupressus macrocarpa</i>
River Red Gum	<i>Eucalyptus camaldulensis</i>
Port Jackson Fig	<i>Ficus rubiginosa</i>
Canary Island Palm	<i>Phoenix canariensis</i>
Pine	<i>Pinus radiata</i>
Cottonwood	<i>Populus deltoides</i>
English Elm	<i>Cupressus macrocarpa</i>

Sub dominant trees within the tree groupings include:

Willow myrtle	<i>Agonis flexuosa</i>
Queensland Brush Box	<i>Lophostemon conferta</i>
Stone Pine	<i>Pinus pinea</i>
Peppertree	<i>Schinus molle</i>

2.3.3 Incidental Trees

There is also considerable incidental tree planting scattered throughout the Park, with a wide range of species such as:

Hoop Pine	<i>Araucaria cunninghamii</i>
Bangalay	<i>Eucalyptus botryoides</i>
River Red Gum	<i>Eucalyptus camaldulensis</i>
Red Box	<i>Eucalyptus polyanthemos</i>
Manna Gum	<i>Eucalyptus viminalis</i>
Silky Oak	<i>Grevillea robusta</i>
Pyramid Tree	<i>Lagunaria patersonia</i>
Canary Island Palm	<i>Phoenix canariensis</i>
Queensland Brush Box	<i>Lophostemon conferta</i>
English Elm	<i>Ulmus procera</i>

2.3.4 'Native' species

Recent native species planted along the western edge of the Park and near the Corroboree Tree include:

Drooping Sheoak	<i>Allocasuarina verticulata</i>
River Red Gum	<i>Eucalyptus camaldulensis</i>
Spotted Gum	<i>Eucalyptus maculata</i>
Brittle Gum	<i>Eucalyptus mannifera</i> <i>sp. maculosa</i>
Swamp Gum	<i>Eucalyptus ovata</i>
Prickly Paperbark	<i>Melaleuca styphelioides</i>

A full list of species to be found in the Park, both native and exotic, can be found in Appendix 2.

2.4 Fauna

As noted by the 'Vision' document, a total of 122 species of bird have been recorded in the Park, of which 31 species are recorded as breeding in the Park, with 21 of these species being indigenous. A full list of species surveyed by M.E. Talmage* between 1979 and 1990 are included in Appendix 2. A list of mammals and reptiles seen at Albert Park are also included.

* M.E. Talmage (August 1990), VORG Survey, Birds of Albert Park.

2.5 Unstructured Recreation

Historically, Albert Park has catered for both active and passive recreation, meeting the needs of both regional and local sporting organisations and those residents and park users who seek a less structured park experience. The Park has a major role of accommodating amateur sporting activities, but there has been too little attention paid to the most popular informal activities in the Park - walking, walking the dog, socialising and picnicking.

Notwithstanding its special role with regard to the people of South Melbourne, Albert Park, Middle Park and St Kilda, the facilities and settings within the Park have generally not been purpose designed to accommodate unstructured recreation activities. Whereas some small areas have been set aside for community activity, particularly near the playgrounds, they are usually unrelated to each other either physically or visually, and are often disparate in both style and quality. No attempt has been made to blend unstructured and structured usage.

Considering the splendid visual qualities of the Lake, the City views and the parkland as a whole, the problem lies not with the overall setting but more with the lack of provision at the local level. The Open Space Customer Research Project has shown that purpose designed passive areas will be provided for the public to undertake the following popular activities.

- taking in the scenery by either walking, sitting, cycling or by casual boat hire.
- picnicking/barbecuing (both in small and large groups).
- using the play equipment and supervising play.

- . using the park as a backdrop for watching special events including water activities, sporting activities, festivals, displays etc.
- . using the park for informal games like kick-to-kick footy, kite flying, cricket, softball, soccer, etc.
- . exercising the dog
- . jogging and other health and fitness activities
- . cycling
- . picnicking
- . socialising with family and friends
- . appreciating the park and having time to contemplate its surroundings.

Albert Park caters reasonably well for many of these unstructured pursuits and in particular for jogging, fitness walking and golf, but less so for cycling. The Lake edge is a well known venue for walking and jogging and is used extensively at all hours of the day and particularly at the peak pre and post work periods as well as at lunchtime. The length of the Lake perimeter makes it ideal for the 'dedicated' fitness person although it is regarded as over long for those wanting a shorter stroll. The recent construction of a designated gravel jogging track has meant that the concrete lake edge path can now be used specifically for walking, although conflicts with cycling still occur. Cycling as a whole is less well catered for with few long distance tracks available, except for the ride from the Queens Road/Albert Park Road intersection along Albert Road Drive to Middle Park.

The golf courses provide the greatest attraction in terms of numbers of visitors to the Park, with the majority visiting the 18 hole Albert Park Golf Course. The Par 3 course is less well used but is still a potentially valuable park resource.

The indoor facilities within the park also encourage unstructured use, particularly for basketball, squash, table tennis, badminton and fitness training. The location of these facilities close to the city and nearby offices, their accessibility by car, and general public awareness of their existence has contributed to their popularity.

2.5.1 Play Areas

Until the recent construction of the highly successful Middle Park Community Playground the only available playgrounds in Albert Park were located at the northern end of Aughtie Drive, the corner of Lakeside Drive and Albert Road and near the Carmelite Tennis Courts. Unchanged for 15 years, the items of equipment are unrelated in theme, often duplicated in the same playground and sometimes unsafe.

The new Community Playground, however, is both challenging, interesting and extremely popular as shown by the large numbers of children using the facility at both weekends and school holidays.

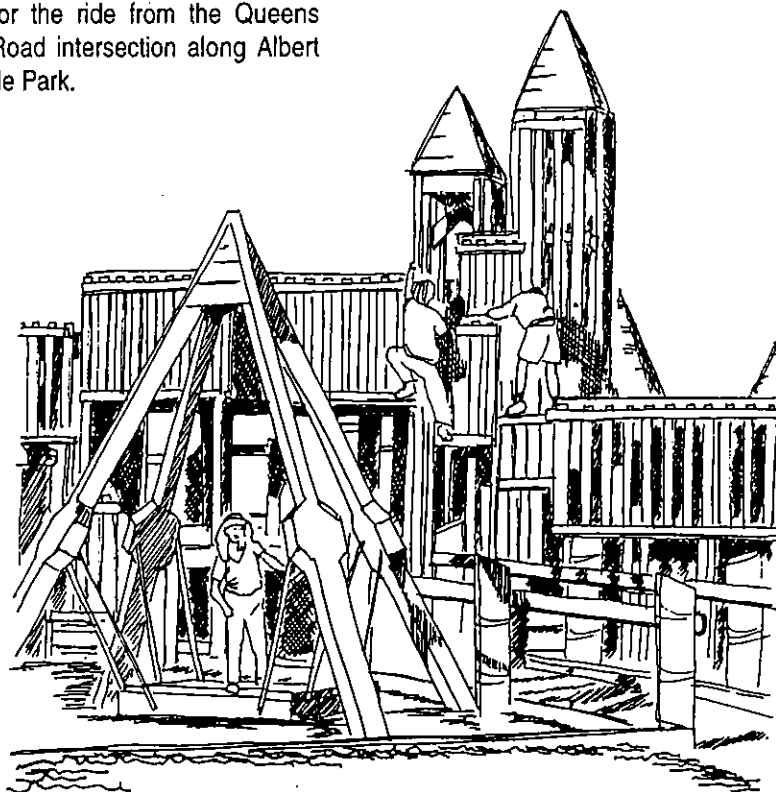


FIGURE 10.0 Community Playground
The Community Playground is a major focus for children in the Park.

The following descriptions of each play area are based on the separate 'Review of Playground Provision within Albert Park', prepared by the Consultant Team.

Playground No. 1: Community Playground

Funded and built by the residents of Middle Park Albert Park and South Melbourne, the Community Playground is an outstanding focus for play in Albert Park. Constructed of treated timber with individual steel and plastic play items it offers scope for imaginative play in a safe, easily supervised environment. Most importantly, the local community has a well deserved pride in what it has achieved which will ensure the facility is well cared for.

Playground No. 2: Aughtie Drive

Originally the major playground for the whole of Albert Park, the lack of an overall design theme and the obvious age of much of the equipment has been greatly accentuated by the creation of the Middle Park Adventure Play Area. Under-surfacing is inadequate and a number of pieces of equipment do not comply with current safety standards. Access to toilets and barbecue areas is poor, while supervision of children from the adjoining picnic area is difficult.

Although some items of equipment are salvageable and the abundance of shade trees make it an attractive setting, it is too close to the competing Middle Park facility to regain its original importance.

Playground No. 3: Comer of Lakeside Drive and Albert Road

Located near a major barbecue and picnicking facility and with impressive views of the Lake, the area is a popular venue for large groups. The mature trees provide good shade in summer, and parking is readily available nearby.

However, the pine log equipment is poorly designed, offering few challenges or providing scope for imaginative play.

Playground No. 4: Carmelite Tennis Court

The nearness of this small play area to the new Middle Park Adventure Play Area now renders it redundant, although the items of equipment could be relocated elsewhere in the Park, if required.

2.6 Structured Recreation in the Park

Albert Park caters for football, cricket, soccer, touch football, hockey, baseball and golf on land, and yachting, power boating, and rowing on water. Sports clubs using the facilities come from both the local area and the wider regional catchment, with many of the clubs having strong historical ties with the Park.

At present, many of the field sports are located between Aughtie Drive and the light rail, and along the northern and southern sections of the Park Cricket and football ovals cover the largest area with 9 ovals located along the western edge, in addition to Lakeside Oval and Harry Trott Oval to the north, Junction Oval and Ross Gregory Oval to the south and Albert Reserve to the east. Ovals 3 and 4 are now deposition sites and will not be playable for the foreseeable future.

Soccer is currently played in the vicinity of the Hellas Stadium, but this will change with the move to Lakeside Oval, although soccer pitches have also recently been developed near the Middle Park Bowling Club. Hockey and Touch Football occupy the pitches south of the existing Hellas stadium near the Hockey Pavilion while two under-sized Rugby Union pitches are squeezed between Ovals 10 and 13 and the western boundary. Baseball is located in the triangle of land south of the Hockey Pavilion.

Bowling Clubs are situated both at Middle Park and near Fitzroy Street, with hard court tennis facilities at Middle Park (Carmelite Tennis Club), MacRobertson Girls High School, near the Albert Park Golf House, at Junction Oval and on Albert Reserve. Petanque courts are proposed adjacent to St Kilda Park Primary School.

Many of the sports surfaces, particularly along the western edge, are subject to continuing settlement because of their location on the former tip site. The quality of the surfaces varies considerably and park management is faced with a continuing requirement for top dressing and re-contouring of some grounds to keep them safe and playable.

The development of a wide range of sporting activities within the Park has also seen an associated diversity of support facilities and amenities, many of which are in a poor state of repair. Unfortunately, the quality of the facilities at Albert Park has deteriorated over the years and many facilities require considerable refurbishment.

The indoor facilities located at Albert Park cater for a wide range of sports but their unco-ordinated spread throughout the Park has seen the duplication of many amenities and little rationale for their siting. Major facilities exist on Albert Park Drive (badminton, basketball, squash and table tennis), at Junction Oval (support facilities for the Oval and tennis courts) and at Lakeside Oval where fitness, aerobics, indoor cricket and support amenities have been developed.

2.7 Access and Circulation

Situated close to the City and with the long axis of the Park running parallel to Canterbury Road and Queens Road, the internal Park roads have always acted as alternative thoroughfares during peak traffic flow. This has resulted in Lakeside Drive and Aughtie Drive losing their significance as 'Park Drives' and becoming more important as commuter relief roads. This emphasis on commuter traffic has also meant that entrances to the Park are concentrated at the northern and southern ends and are designed to cater principally for vehicles not pedestrians. East west access is minimal.

2.7.1 Vehicular Traffic

Major traffic issues are illustrated on Figure 11.0.

Albert Park is bordered by Canterbury Road, Albert Road, Fitzroy Street and Queens Road. Internally, Lakeside Drive links Albert Road with Queens Road, Aughtie Drive links Albert Road with Fitzroy Street, and Queens Road Drive links Fitzroy Street and Queens Road. Albert Road Drive and Ross Gregory Drive are minor internal access roads running north-east/south-west.

Lakeside Drive and Aughtie Drive are identified by the Central Area Transport Strategy (1990)* as Secondary Arterial Roads with limitations to be applied because of the high amenity sensitivity of the surrounding parkland. Both Drives carry 10,000 vehicles per day during weekdays and 6,500 vehicles per day at weekends, while each performs a particularly key role during commuter peak periods when they carry in excess of 1,000 cars per hour. Both have relatively low off-peak usage.

Each of the roads has a high speed potential, a lack of internal pedestrian crossings, no on-street parking, and relatively few gaps in the flow of traffic at peak periods, all of which creates considerable conflict with east/west pedestrian movement.

There is little east-west vehicular traffic movement in that Albert Park Drive and Ross Gregory Drive perform the role of internal access roads only.

The northern entrances to Aughtie Drive and Lakeside Drive are extremely confusing due to the complexity of the Albert Road Drive crossings and the closeness of these crossings to Albert Road.

High traffic speeds through the Park and the banning of on-street parking, have both contributed to a considerable reduction in park amenity and enjoyment.

2.7.2 Public Transport

Public transport access is limited and confined to the periphery of the Park. A light rail service runs the length of the western edge of the Park with stops at Middle park, near Fraser Street and at Fitzroy Street. Tram services run along Clarendon Street and Albert Road to the north and Fitzroy Street to the south. To a lesser extent the Park is also accessible from tram services along St Kilda Road.

2.7.3 Pedestrian Access

Albert Park is surrounded by heavily congested roads making any public access to the park difficult. Both Albert Road to the north and Fitzroy Street to the south carry high volumes of traffic with crossings confined to the major intersections. Once crossed, access to the Park is through open grassed areas with no major restriction on entry. Conversely, Queens Road and Canterbury Road are far more hostile barriers to the Park. Queens Road carries 5,000 vehicles per hour at peak volume, with only two pedestrian crossings located at Lorne Street and Kings Way. Between these two pedestrian crossings and for a total of 60% of the length of the eastern boundary, the Golf Course forms a major barrier to entry to the Park.

*Vic Roads (1990), Central Area Transport Strategy (CATS), Victoria

A L B E R T P A R K

**MORAY STREET/
ALBERT ROAD
INTERSECTION**
Simplification of
Albert Road Drive
intersection would
assist operation.

**RE ALIGNED
LAKESIDE DRIVE**
Opportunity to free
up lake edge by
diverting traffic.

**NEW LAKESIDE DRIVE/
ALBERT ROAD
"T" INTERSECTION**
Opportunity for a
major control point
for park traffic.

ALBERT ROAD
Best access to park
facilities from
public transport roads.

ALBERT ROAD DRIVE
Potential exists
for carparking and
returning redundant
pavement to parkland.

**CLARENDON STREET
ALBERT ROAD
INTERSECTION**
Confusing due to
presence of Albert
Road Drive.

**AUGHTIE DRIVE/
ALBERT ROAD
INTERSECTION**
Confusing due to
presence of Albert
Road Drive.

LAKESIDE DRIVE
High traffic volume,
high speed potential
creates inhospitable
areas for pedestrians.
Traffic volumes concentrated
in commuter peak periods.

QUEENS ROAD
Hostile barrier to
eastern edge of park -
large traffic volumes,
constant flow and
high noise pollution.

AUGHTIE DRIVE
Heavy traffic with high
speed potential, low
off peak usage.

CANTERBURY ROAD
High traffic volumes with
potential for additional
pedestrian crossing
opportunities.

**LAKESIDE DRIVE
QUEENS ROAD
INTERSECTION**
Poor traffic operation

ROSS GREGORY DRIVE
Performs only a minor
role in park traffic
circulation.

**QUEENS ROAD DRIVE/
AUGHTIE DRIVE
INTERSECTION**
Safety concerns.

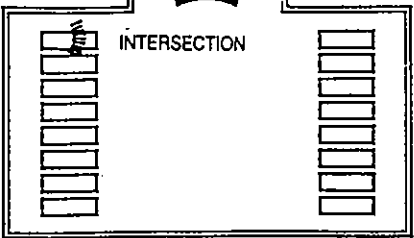


Figure 11.0 Major Traffic Issues

From the west, the barrier formed by Canterbury Road, the partially elevated light rail link and intervening fencing form an equally substantial obstacle to access for the people of Middle Park and South Melbourne, only alleviated by a series of underpasses at Wright Street, Armstrong Street, Langridge Street and Deakin Street. These underpasses are narrow and uninviting, and require considerable upgrading before they will be used to their full potential.

There are no significant pedestrian entrance points to the Park other than the vehicular entrances.

2.8 Built Fabric

Buildings within Albert Park tend to be either clustered together servicing a particular sporting or Park related use or spread individually throughout the Park as changing rooms and/or toilet blocks.

Many are run down or underused while a number of buildings are unconnected to the sewer, employing septic tanks instead. There is no character or style common to all buildings nor is there a unifying theme to the external landscape that would bind the disparate visual styles of the buildings together.

2.8.1 Clustered Buildings

Clustered buildings providing facilities for sporting activities include Lakeside Oval, the Indoor Sports Area, Power House/YWCA/Wesley Boat House, Hellas Stadium, Golf House/Keg Restaurant, Middle Park Precinct and Junction Oval.

Lakeside Oval (Figure 12.0)

Lakeside Oval comprises three main buildings running in a north-south arc along the western edge of the ground, together with a caretakers residence and a score board set apart from the main grouping. Access to the three Grandstands is currently off Albert Park Drive and Aughtie Drive, with access to the residence off Aquatic Drive.

- **'Cream' Grandstand**

The so called 'Cream Grandstand' is a steel framed construction, clad in a distinctive cream brick, with steel trusses and a steel 'Colorbond' roof. The ground floor level is currently utilised for fitness training and aerobics while the upper level forms the grandstands eating area.

The roof to the fitness centre leaks badly at present, while the building as a whole is subject to upgrading requirements under the Building Act. The building is visually unattractive and forms a 'block' to views from Albert Road.

- **Social Club Building**

The Social Club building lies between the two main grandstands. Similar in style to the architecture of the 'Cream' Grandstand the two storey building is constructed of load bearing brick walls and roofed in corrugated iron. The ground floor is occupied by football changing rooms and a gymnasium, while the 1st floor is occupied by club facilities and an extension to the fitness and aerobics centre in the Cream Grandstand. The building is visually poor and does not comply with the conditions of the Building Act.

- **South Melbourne Cricket Club (Red) Grandstand**

The 'Red' grandstand is constructed of load bearing brick walls with steel and timber framing. Steel trusses support a corrugated iron roof. The ground floor of the building and the newly erected external tent structures house a night club while the upper level tiered seating area has been fenced off to public access, as required by the Joint Report Final Notice issued by the then City of South Melbourne. The building as a whole requires substantial upgrading, including replacement of roof sheeting, extensive repair to the stormwater discharge system and repairs to the steel roof trusses.

The building is noted in the South Melbourne Conservation Study.

- **Albert Banquet Centre (Figure 13.0)**

South of the 'Red Grandstand' lies the Albert Banquet Centre. The building has a block and reinforced concrete structure.

The ground floor is utilised for indoor cricket while the upper floor provides banqueting facilities. Lack of available storage is a major problem throughout the building, as is the shared entrance off the car park.

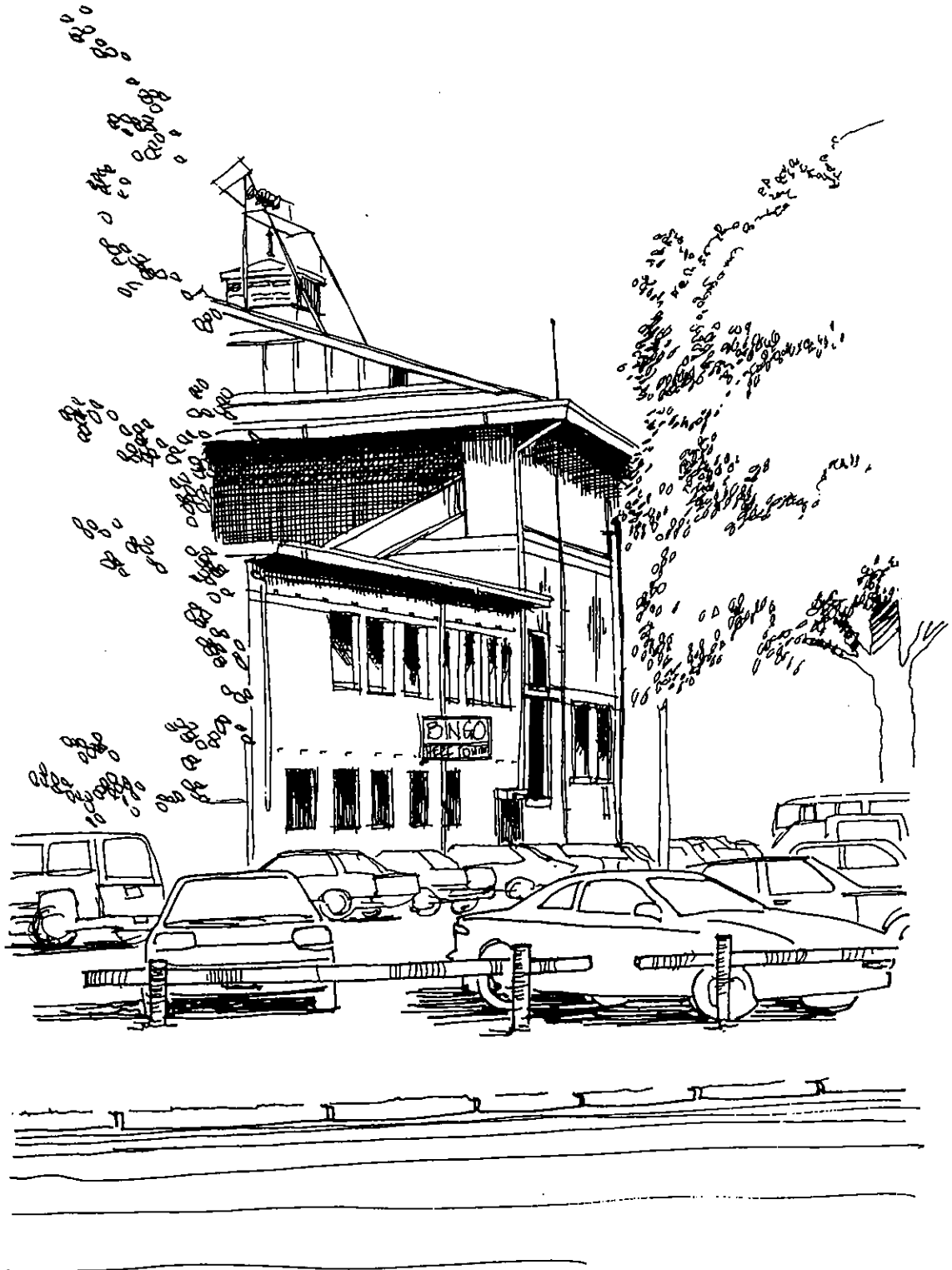


Figure 12.0 Lakeside Oval Buildings
Lakeside Oval blocks views into the Park from the north.

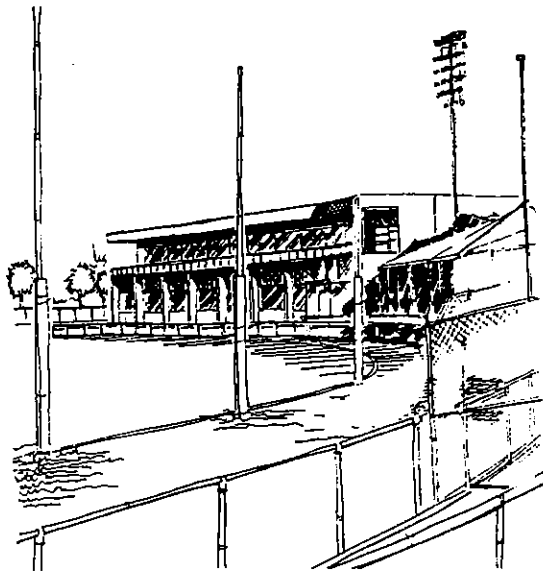


FIGURE 13.0 Albert Banquet centre
Of the three main Lakeside Oval buildings,
the Banquet Centre is in the best condition

Indoor Sports Area

The Indoor Sports Area is located in the north eastern corner of the Park with access off Albert Road. It comprises three former army supply buildings erected in the mid 1940's which house the Victorian Table Tennis Centre, the Victorian Badminton Centre and the Basketball Centre. The Squash Centre, Robinson Hall and the annexures to the Basketball Centre were later additions.

All three original supply buildings are timber framed structures with asbestos cement roofs.

The Victorian Table Tennis Centre is clad in cement shingles while the Victorian Badminton Centre is clad in both cement shingles and metal deck. Two of the annexures to the Basketball Centre are timber framed and clad in cement shingles while the last annexure, built in 1961 is a steel trussed portal framed structure with pre-cast concrete panels. The Squash Courts building is also steel framed and clad in pre-cast concrete. Robinson Hall is a two storey brick clubhouse with an asbestos cement roof.

The Table Tennis Centre comprises room for approximately 29 tables, with change rooms, a committee room and a small canteen. It also houses a tournament table and tiered seating for 200 people.

The Badminton Centre houses 11 courts on a concrete floor, with committee rooms, a small pro-shop, change rooms and a canteen. Approximately one third of the building is used as a gymnasium by MacRobertson Girls High School.

The Basketball Centre has 9 courts, a pro-shop, canteen, and a large area of office space. The small brick residence nearby is used as social rooms.

The Squash Centre has 5 courts with a small gallery and a No. 1 court with grandstand seating for 100.

The buildings are in a poor physical condition and require considerable upgrading. Problems include damage to the cement shingle cladding, termite infestation of the timber framing, major cracking problems and flooding.

Visually, the cluster of buildings dominates the north-eastern corner of the Park and forms a substantial barrier to views, particularly from Albert Road. The character of the buildings is more 'industrial' than park-like, and gives an appearance of ugliness and disrepair to what otherwise would be an attractive corner of the Park, situated as it is between the elegant MacRobertson Girls High School and the 'village green' atmospheres of both Harry Trott Oval and the large public open space to the west. This generally poor appearance is also accentuated by the concrete car park where 400 cars are accommodated with little attempt at screening from any of the main vantage points, as shown in Figure 14.0.

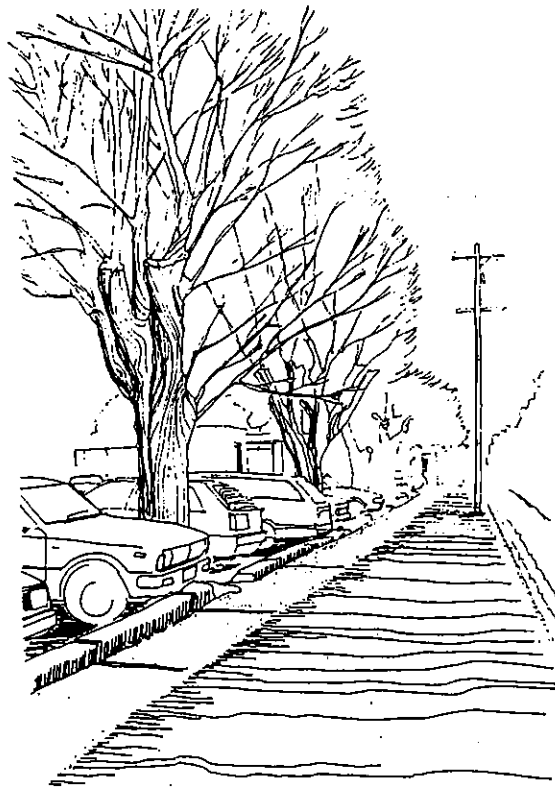


FIGURE 14.0 Indoor Sports Area Car Park
The carpark, as with the nearby buildings, intrudes on
the atmosphere of the Park

The recent initiative by the Victorian Government regarding the construction of a new indoor sports complex at the north eastern corner of Albert Park, to be known as the Melbourne Sports and Aquatic Centre, will ensure the complete removal of these unsightly buildings and carparks, allowing the area to be returned to parkland.

Keg Restaurant/Golfhouse

The Keg Restaurant and the Golfhouse are located at the southern corner of the Albert Park Golf Course, with access off Lakeside Drive and Queens Road. Both single storey buildings are of brick and steel construction with cement bagged facades, painted blue. Both appear to comply with current building regulations.

The Park administration office is currently housed in part of the Golfhouse with a golf pro-shop and kiosk occupying the remainder. The Keg Restaurant is a stand alone restaurant to the south of the Golfhouse. While the building itself is not unattractive, little attempt has been made to relate the building to either the Lake or Queens Road, leaving the carpark as the most visually prominent element within the cluster.

Power House / Wesley Boat House / YWCA Boat House

Squeezed between the southern entrance to Lakeside Drive and the Lake, these three buildings form a base for water borne activities at the southern end of the Lake.

- **Park Power House (Figure 15.0)**

The Power House is a three storey brick and reinforced concrete structure with a vaulted roof of corrugated asbestos cement . The building houses rugby club facilities, change rooms, boat storage and a squash court on the ground floor, with function rooms and a theatrette on the second floor. A social club is situated on the smaller third floor.

Visually prominent on the edge of the Lake, and noted in the South Melbourne Conservation Study, the building is a significant feature of Albert Park. Unfortunately however, its constricted location creates problems for parking when events are being held and forces the walking and jogging tracks to merge together along the Lake edge.

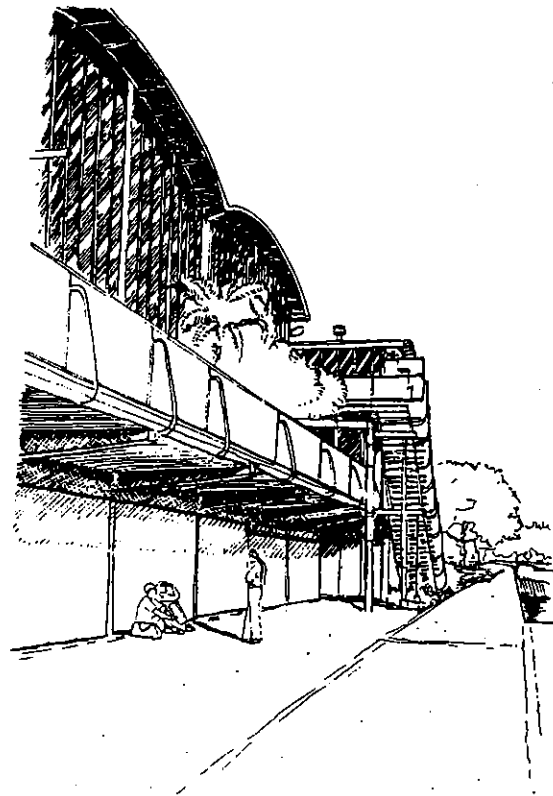


FIGURE 15.0 Power House
The Power House is one of the few good modern buildings in the Park.

- **Wesley Boat House/YWCA Boat House**

Both buildings are single storey brick sheds with hip and gable asbestos cement and corrugated iron roofs. Currently used for boat storage and changing rooms, the buildings are visually plain structures similar in style to the rowing club buildings at the northern end of the Lake.

Middle Park Precinct

Accessible from both Canterbury Road and Aughtie Drive, the buildings of the Middle Park Precinct vary considerably in terms of usage and appearance. The Bowling Club buildings are well utilised and almost village-like in character while the Cream Changing rooms and the Middle Park Soccer Club are unused and derelict in appearance.

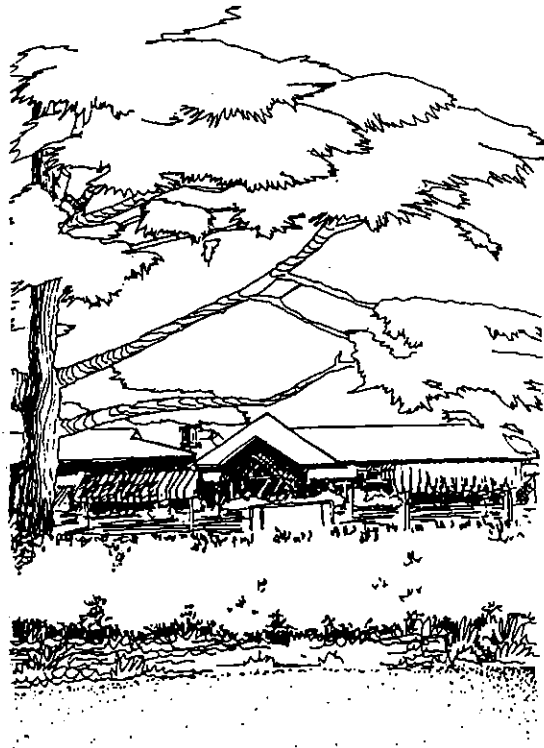


FIGURE 16.0 Middle Park Bowling Club
Small scale buildings which add to the character of the Middle Park Precinct

- **Middle Park Bowling Club (Figure 16.0)**

The main building is a brick and timber construction with a varied hip and gable roof line. The brick single storey annexure is a later addition to the main buildings. Visually the buildings combine well with the bowling greens, hedges and mature Cypress to form a 'village-like' atmosphere. This character has been further enhanced by the nearby construction of the Community Playground.

- **'Cream' Changing Rooms**

Located east of the Bowling Club, the so called 'Cream' Changing Rooms is an unused single storey brick building in very poor condition. Major refurbishment would be required to upgrade the building to match even the minimum of building standards.

- **Middle Park Soccer Club building**

The Soccer Club building is an unused concrete block house that, like the Cream Changing rooms, visually intrudes into an otherwise attractive setting. The building is not connected to the sewer.

- **Carmelite Tennis Club building**

Timber framed and clad in weatherboard with a corrugated iron roof, this building is visually unobtrusive but inadequate in size for club needs.

Junction Oval

St Kilda Cricket Ground, or Junction Oval as it is more commonly known, dominates the southern section of the Park, taking up much of the land between Queens Road and Queens Road Drive.

The Oval is rich in history, dating back to the 1850's, and although no longer resounding to the roar of thousands of footy fans, is still a key component in the sporting character of Albert Park.

"The St Kilda Cricket Ground has its own small claim to international significance as the longest serving home ground site of any cricket club in the world. Its playing surface is also known as one of the finest in the world. As a venue, it is of historical significance on several counts as one of the earliest established sites in St Kilda (predating the formation of the Municipality in its associations with the early days of organised cricket and the genesis of Australian Rules football in Victoria; as one of the original VFL home grounds; and as a communal focus in St Kilda in an era in which so much of the civic identity of each of Melbourne's inner suburbs was invested in its sporting teams."

* St Kilda Register of Historic Buildings, St Kilda Council

As with Lakeside Oval, the buildings at Junction Oval form a north-south arc along the western rim of the ground. They comprise the three main grandstands (the Kevin Murray Stand, the Blackie Ironmonger Stand and the R L Moreton Stand) together with the smaller Open Stand and the more recent Dining Building.

The Kevin Murray Stand and the Blackie Ironmonger Stand, create the historic and visual theme of Junction Oval. Both are simple, stylish buildings that evoke the rich history of the ground, creating an interesting and balanced backdrop to the well maintained oval.

- **Kevin Murray Stand**

The Kevin Murray Stand was built in 1925 of load bearing brick walls, with steel and timber framing supporting tiered seating and steel roof trusses. The building requires major refurbishment including replacement of roof sheeting and stormwater drainage, and numerous repairs to steel work and timber work. Currently, the building does not comply with the Building Act. The ground floor of the Kevin Murray Stand is used as changing rooms, offices and a gymnasium.

- **Blackie Ironmonger Stand (Figure 17.0)**

Built in 1934 and similar in style to the Kevin Murray Stand and requiring similar upgrading, the Blackie Ironmonger Stand contains a toilet block changing rooms and a bar at ground level, none of which is utilised at present.

- **R L Moreton Pavilion**

Built in 1936 the R L Moreton Pavilion is more 'modernist' in its architectural style, with little visual relationship to the other two stands.

Constructed of load bearing brick walls with a concrete ground floor, concrete and timber first floor and steel roof trusses with a corrugated iron roof, the building requires considerable attention, including replacement of roof sheeting, waterproofing, and general repairs to timber work and paint work.

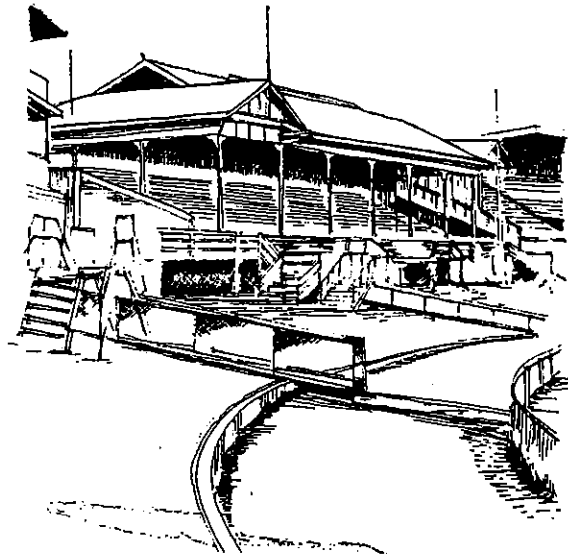


FIGURE 17.0 Blackie Ironmonger Stand
The Blackie Ironmonger Stand and the Kevin Murray Stand create the character of Junction Oval.

The Pavilion currently contains a cricketers viewing room and two sets of changing rooms on the ground floor, with change rooms for the tennis courts situated at the back.

- **Dining Building**

The Dining Building is constructed of block and reinforced concrete with a steel deck roof. The ground floor area is undeveloped apart from a power plant and stair to the first floor, where the dining facilities are situated.

- **Open Stand**

Otherwise known as the 'Racecourse Stand' the Open Stand began its life at the Elsternwick Racecourse, until it was moved to its current location in the 1920's.

Situated directly behind the wicket, it is well used, but is in need of major refurbishment, including new flooring, roof sheeting and repairs to the timber seating.

- **The Scoreboard**

The Scoreboard is a prominent feature both from within the ground and when viewed from Queens Road. It has recently been completely refurbished.

Hellas Stadium

Built in the 1960's, and accessible from Aughtie Drive, the Hellas Stadium is a brick and reinforced concrete grandstand, with concrete floor, timber seats and a steel deck roof. The grandstand is not connected to the sewer, unlike the small public toilets to the east.

The Stadium has been well used with social rooms, change rooms and public toilets occupying the ground floor and tiered seating and a press box on the upper level. Not an elegant building, the long western elevation is too open to views from Middle Park. Parking is also a problem with cars spilling over both into the Park and nearby Streets. To the south of the stadium lies a two storey brick building with a kiosk and toilet block on the ground floor and a V.I.P. viewing area above.

Under a Victorian Government initiative, the existing Hellas Stadium will be demolished and its facilities transferred to Lakeside Oval.

Rowing Club Buildings

Situated at the north-eastern corner of the Lake, with access off Aughtie Drive, the three boatsheds are used by South Melbourne, Albert Park and Caulfield Grammar Rowing Clubs.

Approximately 30 years old, the sheds are built of brick and timber with corrugated iron roofs.

The sheds are visually plain, but could easily be revitalised to respond to their sensitive position on one of the more visible parts of the Lake.

Aquatic Drive (Figure 19.0)

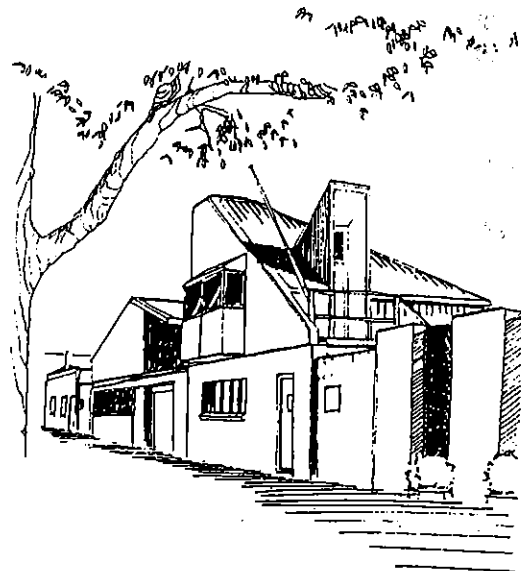
The buildings between the Lake and Aquatic Drive are probably the most visible cluster of buildings in the Park and it is unfortunate that so few of them match the importance of their location with the quality of their architecture.

- **Albert Sailing Club (Building 1)**

The first of the three buildings housing the Albert Sailing Club is a single storey, timber building with weatherboard cladding and a brick frontage to the Lake. The roof is constructed of corrugated iron.

- **Albert Sailing Club (Building 2)
(Figure 18.0)**

The second of the three buildings is a two storey building with a ground floor constructed of load bearing brick and the first floor of timber framing with metal cladding. The building has a prominent metal deck roof, and is structurally sound.



**FIGURE 18.0 Albert Sailing Club
(Building No. 2)**
*The steep roof pitch is a prominent feature of
Aquatic Drive.*

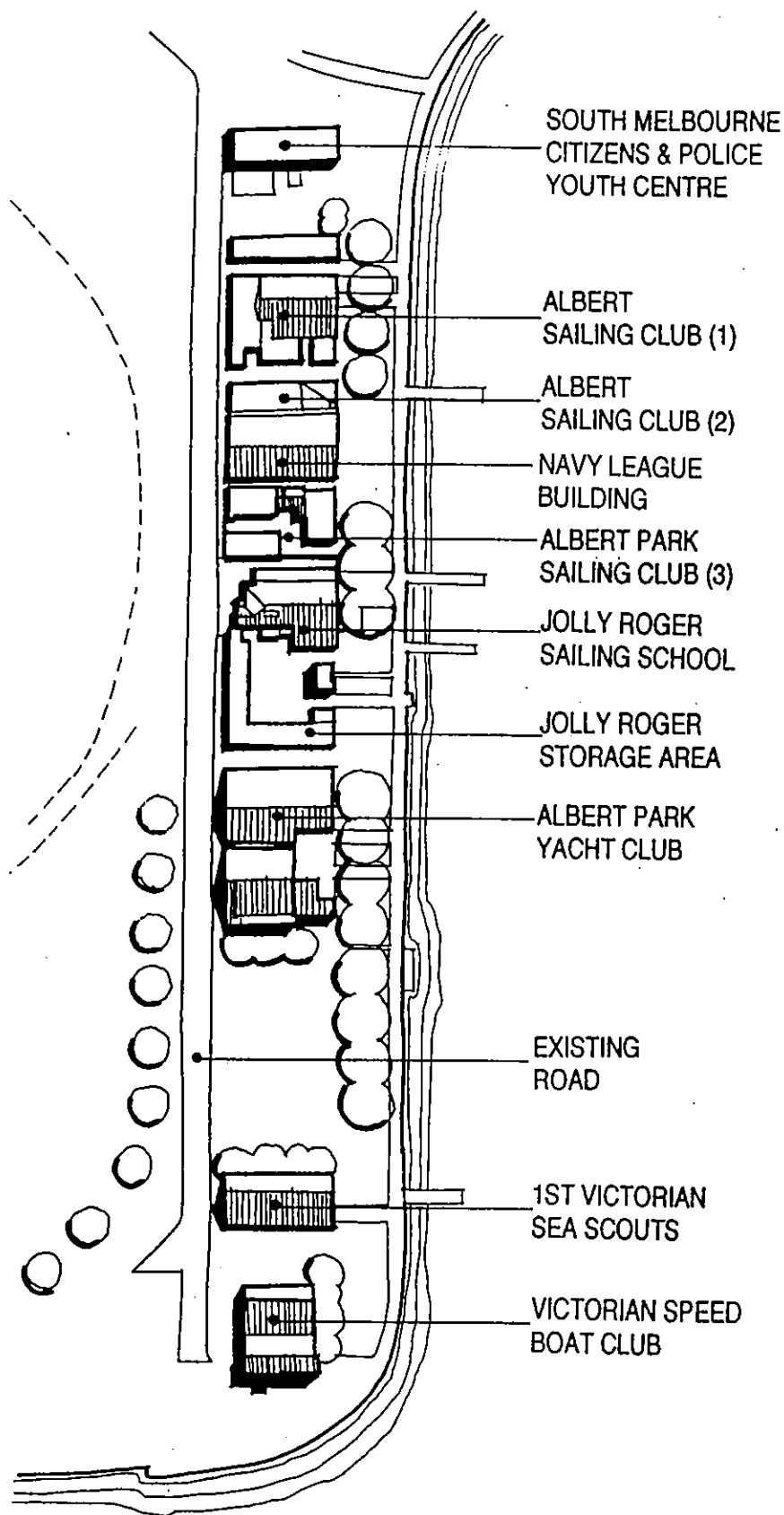


Figure 19.0 Aquatic Drive - Existing Layout

- **Navy League building**

Clad in single skin brickwork, this steel portal framed building is currently used as meeting rooms. It is structurally sound but visually plain.

- **Albert Sailing Club (Building 3)**

The poorer of the three Sailing Club buildings, Building No. 3 is timber framed with weatherboard cladding and a corrugated iron roof.

- **Jolly Roger Sailing School and adjoining Residence and Shop (Figure 20.0)**

Built of solid brick with timber stud walls the Sailing School is in only fair structural condition and requires substantial upgrading, including rewiring of electrical circuiting. The residence and shop are in reasonable condition.



FIGURE 20.0 Jolly Roger Sailing School Building
The simple styling and low pitched roof is a pointer to any future building works.

- **Albert Park Yacht Club (Figure 21.0)**

The Yacht Club comprises a two storey timber framed building with a one storey brick extension. The building is used as a club room, change rooms and storage.

This relatively new building is in a visually prominent position on Aquatic Drive.

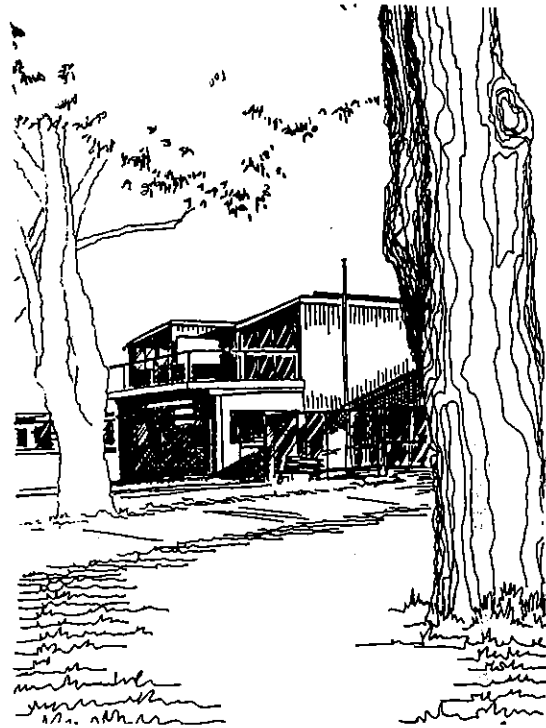


FIGURE 21.0 Albert Park Yacht Club Building
The Yacht Club Building has the potential to host a variety of lakeside functions.

- **1st Victorian Sea Scouts building**

The Sea Scouts venue is a single storey timber framed building with metal cladding and a corrugated iron roof. It requires substantial upgrading to comply with regulations, including improvements to exits, provision of access for people with disabilities, and structural repairs.

- **Victorian Speed Boat Club**

The Speed Boat building is two storey with load bearing brick walls and a corrugated iron roof. It is underutilised at present, but contains changing rooms, meeting rooms and office facilities. Situated at the most prominent location in the Park the poor visual quality of the building does not reflect the strategic importance of its location.

2.8.2 Individual Buildings

The majority of the individual buildings in the Park are either pavilions dedicated to one specific oval or use, changing facilities servicing a number of sports uses, or toilet blocks.

Dedicated Pavilions

The dedicated pavilions service specific football and cricket ovals only, and are often named after someone historically associated with Albert Park. They are used for club activities and changing rooms.

- **Harry Trott Pavilion (Figure 22.0)**

Constructed over 50 years ago the Harry Trott Pavilion is a single storey concrete block house with concrete block first floor and wings added later. Not an attractive structure, the building is inadequate for modern sporting needs and requires considerable upgrading.



FIGURE 22.0 Harry Trott Pavilion
Both the Harry Trott Pavilion and the Ross Gregory Pavilion are old concrete block houses with extensions added in a piece-meal fashion.

- **Ross Gregory Pavilion**

Similar to the Harry Trott Pavilion, the building at the Ross Gregory Oval is constructed of a reinforced concrete ground floor with a later first floor concrete block addition. Strategically located in a very visible location between Aughtie Drive and Lakeside Drive the building is in a very run down condition and is inadequate for current sporting needs.

- **Commonwealth Bank Building**

The Commonwealth Bank Building is a recently completed, two storey brick building which appears to comply with building regulations. Although visually poor, the building is unobtrusively sited amidst screen mounding and planting.

- **Gary Smorgan Pavilion (Oval 2 Pavilion)**

Built of reinforced concrete and block construction with a rendered facade the building is in very poor condition and requires major refurbishment.

- **Tootal Pavilion (Oval 3 Pavilion)**

The first floor of this building is constructed of brick and reinforced concrete, with a first floor brick addition added later. As with the Gary Smorgan pavilion, the building is in very poor condition and is also visually unattractive.

- **Oval 1 Pavilion**

The Oval 1 pavilion is a drab two storey brown brick structure with change rooms, and a small kitchen. Currently, there is inadequate space to meet the needs of clubs.

Multi-Use Facilities

Multi-use facilities are scattered throughout the Park and service a number of different sports areas or uses.

- **New Hockey Pavilion (Cox McKenzie Building) (Figure 23.0)**

Completed in 1988 and constructed of blockwork and metal cladding the building comprises change rooms and storage on the ground floor and club rooms on the first floor. The building services hockey, touch football and baseball and is in reasonably good condition.

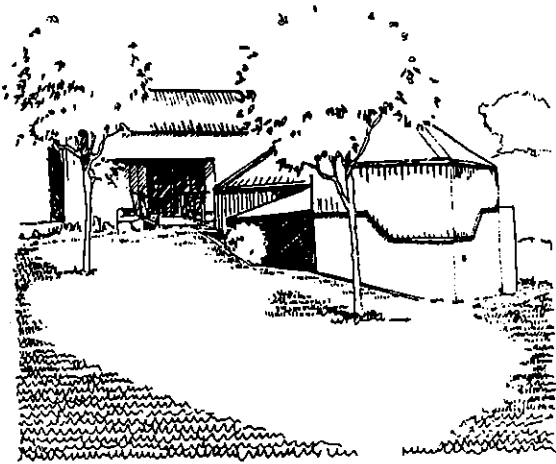


FIGURE 23.0 New Hockey Pavilion

The Hockey Pavilion is a focus for both hockey and touch football.

- **'Green' Changing Rooms (Oval 20 Pavilion)**

Situated south of the existing Hellas Stadium this single storey concrete block house has change facilities and public toilets. It currently services both the hockey pitches to the south and the soccer pitches to the north. An unattractive structure, it requires substantial upgrading, including connection to the sewer, which is some distance away.

- **ANZ Pavilion**

The ANZ pavilion is a single storey brown brick building with a metal deck roof. It contains three separate sets of changing rooms and two sets of public toilets which are connected to the sewer. Currently the building services the nearby soccer pitches. Visually the building is drab, but is generally in good condition.

- **Beaurepaire Pavilion**

The original single storey brick building is stable although later additions are showing signs of subsidence. Also, the building was badly damaged during a storm in 1994. Strategically located servicing both ovals and existing rugby pitches, the building is an important focus for structured recreation, but is in very poor physical condition and gives an air of dereliction to its surroundings.

Toilet Blocks

Following the recent demolition of many of the more remote toilet blocks the only free standing facility now left is located near Harry Trott Oval.

- **Harry Trott Oval Toilet Block**

Unightly and derelict in appearance, this toilet block should be removed.

Other Buildings

The remaining incidental buildings are the Carousel, Caretakers Residence and the RSL Club building.

- **Carousel Restaurant**

Constructed of concrete block, steel and glass with various additions added over 20 years, this building is operating as a restaurant and function centre. Situated on the edge of the lake the Restaurant is visually unobtrusive at present but any unsympathetic alterations or additions would seriously intrude onto the visual amenity of the area. The recent deck extension and public boardwalk have been well designed, and contribute to the Lakeside experience.

- **Albert Park Project Office**

The Project Office near Fitzroy Street is of single storey brick construction. Although suburban in appearance and somewhat alien to the character of the Park the presence of the building does contribute to security in the southern sector of the Park.

- **RSL Building**

The RSL building is a single storey brick building with a corrugated iron roof which requires considerable refurbishment.

2.8.3 Buildings External to the Park

Albert Park is particularly fortunate in that the buildings on its excised corner sites are particularly fine and contribute to the visual amenity of the Park, notably the Distance Education Centre Victoria building, St Kilda Park Primary School, (Figure 24.0) and the MacRobertson Girls High School.

Built in 1915, the Distance Education Centre Victoria building was originally the South Melbourne Technical College. The elegance of the original red brick building, however, is not matched by the drabness of its modern brown brick extension, which unfortunately faces the Park.

The St Kilda Road Primary School is a fine example of Victorian school architecture. Its dark red brick facade and strong roof line of steeply pitched slates dominates views in the south of the Park.

The MacRobertson Girls High School was designed by Norman Seabrook in the 1930's and is a particularly good example of early modernist architecture. The building is strongly organised around a series of orthogonal access, with linear building forms defining courtyard spaces of differing characters.

The school is in need of additional space to meet its curriculum requirements and has proposed an extension to the west of the existing buildings.

2.8.4 Landscape Components

Previous studies describe the landscape elements of Albert Park as being run down, poorly maintained and inappropriate, and indeed that was very much the case up until recently. Now however, the new gravel jogging track around the Lake and the bitumen cycle track along the western edge of the Park have signalled the start of a much more sensitive approach to landscape design, an approach that seeks to create greater unity of style whilst responding more sympathetically to the real needs of park users.

Paving

Apart from the ubiquitous asphalt of the roadways, paving within Albert Park exhibits a plethora of materials and styles. Concrete, gravel and asphalt are the most common materials, but these tend to be used for their functional qualities only. There are virtually no examples of quality surfacing such as sawn bluestone or granite, although bluestone pitchers are common as road edging and channels.

Apart from the new cycleway, pathways are mostly concrete or gravel, with no edging. Roadways are asphalt or gravel with either bluestone or concrete kerb and channels. Car parks are either concrete (Indoor Sports Stadium, Carousel, Golfhouse/(Keg Restaurant), bitumen (Lakeside Oval) or gravel (Junction Oval and all others). Edging to car parks is either formed in concrete or is non-existent.

Site Furniture (Figure 25.0)

Different styles of seating, bollards, signs, litter bins and lighting poles have accumulated in the Park over a number of years to such an extent that there is no longer a recognisable 'suite' of park furniture, that is typical of Albert Park.

As with the paving, however, this situation has begun to change with the introduction of simple, yet effective green-painted timber bollards around the ovals, with chains rather than horizontal poles between posts to allow for subsidence.

Further changes will be required, however, particularly to lighting, signage and seating. Lighting is totally inadequate at present, with many of the more public areas poorly lit, if at all. Signage is also minimal, with signs missing from strategic junctions, few directional signs or location signs and no evidence of a 'park style' or hierarchy of sign types. Seating is in very short supply in the Park and is only found near existing play areas or barbecues.

No adequate Park map is currently available to the public.



Figure 24.0 St Kilda Park Primary School
A fine building, the St Kilda Park Primary school complements the south-western corner of the Park.

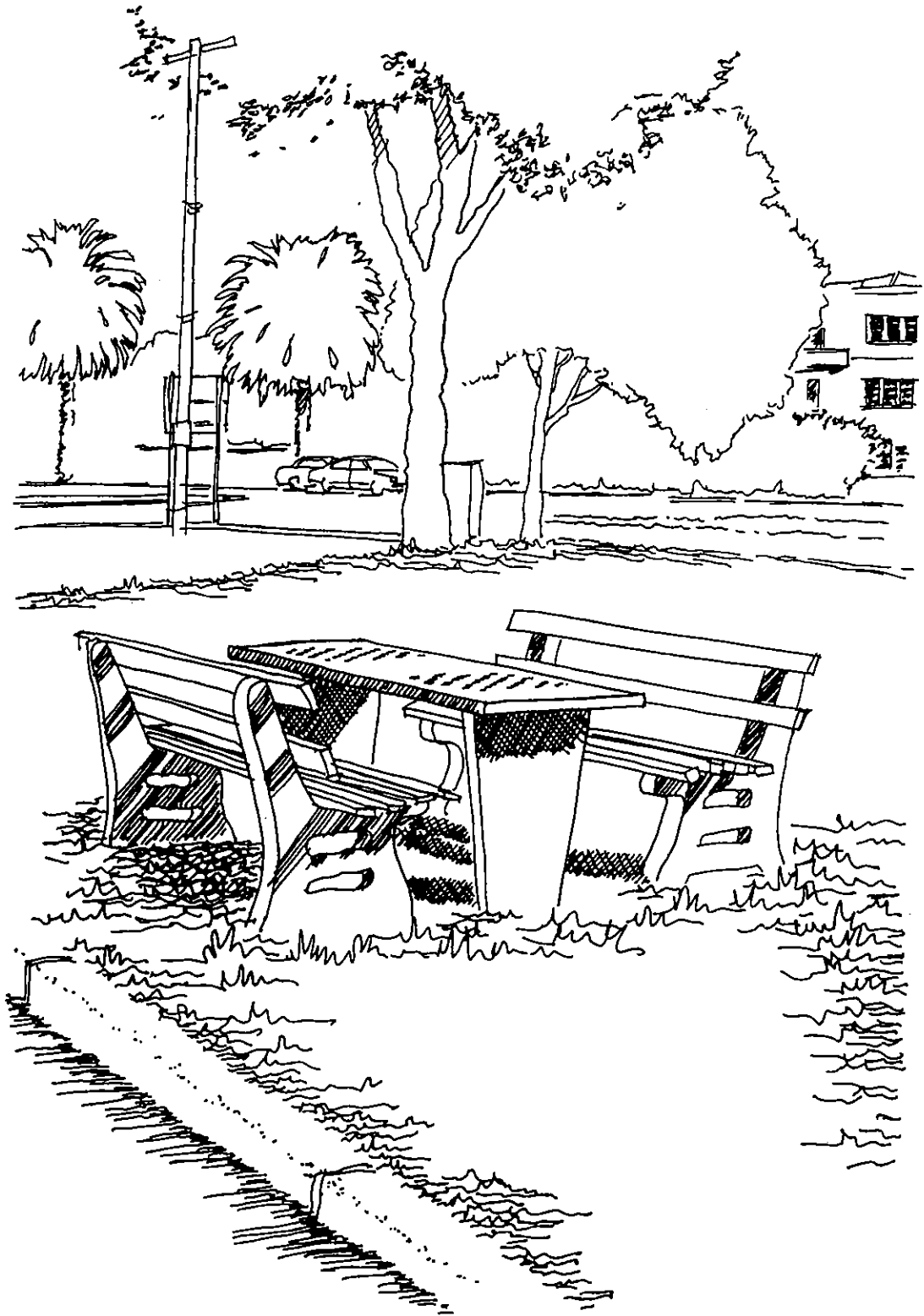


Figure 25.0 Existing Park Furniture
This chessboard table is located far from the areas where people congregate.

3.0 PRINCIPLES

The Key Principles of the Master Plan are as follows:

3.1 Strategic Principles

Wherever practical there should be no nett loss of open space as a consequence of developments in the Park.

The design philosophy should be to increase the availability of open space as far as possible by repairing derelict land, removing or reducing barriers, rationalising existing parkland and returning redundant areas of roadway to parkland.

Wherever practical, the edge of the Park should be opened up to allow better views and more public access.

This is particularly applicable to the northern end of the Park, between the edge of the Lake and Albert Park Drive.

Public usage of the Lake should be maximised, with such uses specified and controlled.

The Master Plan should adopt the main recommendations of the completed Lake Use Policy Plan.

New facilities should be located to take full advantage of public transport nodes, as far as possible.

This is particularly important along the western boundary of the Park.

Deposition of sediment and litter into Albert Park Lake should be minimised.

This must be achieved to avoid regular and expensive dredging of the Lake in the future.

Unsavory and unsafe areas should be eliminated

This would be achieved by such measures as increasing public usage, removing remote and unused pavilions and toilet blocks, providing better lighting and removing understorey planting.

The intrusive effect of traffic on Aughtie Drive and Lakeside Drive should be reduced.

The two roads should become more related to Park use with less emphasis on their arterial usage.

The northern promontory of the Lake is an important feature within the Park and should become the major focus of the new design.

The concentration of boating facilities and clubs is supported at this location but there should be a greater emphasis on public use.

The potential benefits of Major Events in the Park should be maximised.

Major events, such as the Australian Grand Prix, can contribute significantly to public usage of the Park, but should be carefully managed to reduce conflict with other park uses.

More trees should be planted throughout the Park.

A new planting 'Framework' should be established, whilst at the same time maintaining the character of the existing planting.

3.2 Principles for Unstructured Recreation

Existing parking areas should be rationalised and improved, with new parking areas provided. Random parking and parking on grassed parkland areas should not be allowed.

Few of the existing car parks are efficiently designed, and there is a shortage of parking throughout the park.

Better pedestrian access should be established throughout the Park.

This is especially important with regard to east-west movement.

The deposition sites along the western edge of the Lake should be set aside for unstructured public usage.

Settlement problems render these areas unavailable for field sports, now and in the future.

With the exception of designated uses, the edge of the Lake should become parkland set aside for unstructured recreation.

This will ensure that the public feels greater 'ownership' of both the Lake and its 'edge'.

3.3 Principles for Structured Recreation

Existing sporting bodies and sports usage should be supported.

No current sports use with an historic association with Albert Park should be actively displaced from the Park.

More efficient use of sporting facilities should be a major objective.

Sporting facilities should be consolidated within the Park with clubs sharing facilities wherever practical.

The facilities provided at the existing indoor sports area should be relocated within the new Melbourne Sports and Aquatic Centre.

The existing site should be reinstated as unstructured parkland.

4.0 PROPOSED NEW PRECINCTS

The following new precincts are proposed for Albert Park as illustrated in Figure 26.0.

4.1 Precinct Descriptions

Precinct 1 - City Edge

The proposed character of the City Edge Precinct will be similar to the formal parkland experienced at present, but with better public access to the Lake's edge, more open space and fewer buildings 'walling' off the views. Also the Precinct will contain the major Melbourne Sports and Aquatic Centre and the new soccer facility at Lakeside Oval.

Key components of the Precinct will be:

Albert Road Frontage

The character of the land between Albert Road and Albert Road Drive will remain intact but with additional tree planting and less area given over to road pavement.

Melbourne Sports and Aquatic Centre

The new indoor sports complex will be the major focus for indoor sporting activities in Victoria and will be a landmark building in Melbourne.

Lakeside Oval

Lakeside Oval will be less dominated by derelict buildings and more visually integrated into the rest of the Park. With its new role as the home of South Melbourne Hellas Soccer, the old Albert Banquet Centre will become the focal building. The redundant buildings will be removed as leases expire.

Village Green

With the removal of the unsightly indoor sports area and the dilapidated Robinson Hall, a new Village Green Picnic Area will be created adjacent to Albert Park Drive.

Precinct 2 - Lakeside

The Lakeside will display a consistency of character suited to its strategic importance. A Lakeside 'style' will be created with deciduous trees, upgraded park furniture and consistent paving treatments. Most importantly the Lake surrounds will become a public place, with improved access, more picnic areas and better located car parks, some with views of the lake.

Fishing will be allowed from designated areas and a greater range of activities will take place on the Lake for spectators to view. For the first time, people will be encouraged to stop and picnic alongside Lakeside Drive, and to cycle from Albert Road to Fitzroy Street within viewing distance of the Lake.

Major components of the Lakeside Precinct will be:

The Promontory

The Promontory will become the centrepiece of the Park and the focal point for Lake use, special events, information and administration. Park users will be encouraged to make use of the public boat launching ramp and the new timber jetties for boat mooring and fishing. A major new public facility will be built at the tip of the Promontory. Existing clubs which need a lake-edge location will be strongly supported, but further expansion of the total area of buildings will not be allowed.

Lakeside Drive

Lakeside Drive will be opened up to public use with greater access to the water's edge, more useable open space, greater separation between Park users and traffic flow, and new, well-serviced picnic areas.

Lakeside Picnic Area

The Lakeside Picnic Area will consist of rolling parkland with picnic areas, shelters and toilet facilities. The Par 3 course will remain and be upgraded for public use.

Precinct 3 - Albert Park Golf Course

The Golf Course will be upgraded as a major Park resource. Some adjustments in layout will be made and the Golf Course extended northwards into the area currently occupied by the Harry Trott Oval and the existing indoor sports area.

Precinct 4 - Albert Park Sports Precinct

The area west of Aughtie Drive is the traditional venue for field sports in Albert Park, but also contains the major new Adventure Play Area near the Middle Park Bowling Club. Consolidation of sporting uses and better use of previously redundant land will be major features of the new Precinct, together with increased parking and better access.

Key features will include:

Golf Driving Range

In addition to the 18 hole Golf Course and the Par 3 Course, Albert Park will have a major new Golf Driving Range to complete its range of golfing facilities. Screened from the light rail and Aughtie Drive, the facility will be a major resource for tourists, office workers and local park users alike.

Community Playground

The Community Playground is seen as a major asset for Albert Park, further development will concentrate on improvements to existing support facilities and landscaping.

Field Sports

Football, cricket, soccer, touch football, baseball, hockey and Rugby Union will all be catered for in the new Field Sports area, while other sports such as lawn bowls and tennis facilities will also be upgraded.

Precinct 5 - Village Green

Comprising Junction Oval, Ross Gregory Oval and two new ovals to the east and north of St Kilda Park Primary School, the Village Green Precinct will become a major focus for football and cricket in the Park.

Ross Gregory Oval

Ross Gregory Oval will retain much of its existing distinctive character, but with a new pavilion and carpark provided.

Junction Oval

The improvements already made to Junction Oval will continue with the upgrading of the Blackie Ironmonger and Kevin Murray Stands and the removal of the dilapidated R L Moreton Stand.

Village Green Ovals 1 & 2

Two new ovals will be created west of Aughtie Drive.

Fitzroy Street Frontage

The 'European' character of the Fitzroy Street Frontage will be maintained, but with more formalised sitting areas and increased tree planting.

A L B E R T P A R K

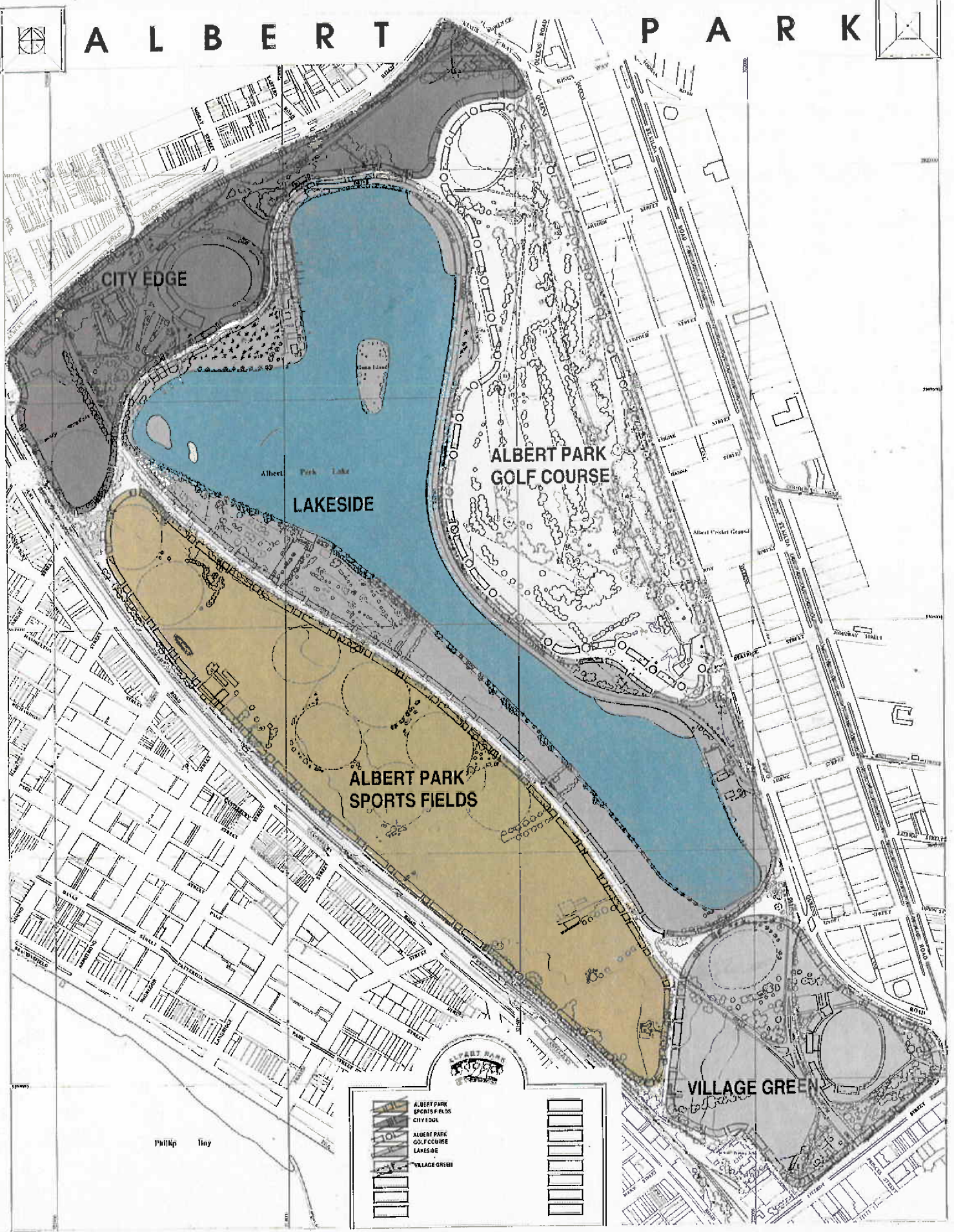


Figure 26.0 New Precincts Plan

5.0 MASTER PLAN

The four primary goals of the original Strategy Plan, which governed the development of the final Master Plan were:

- > **To continue to support active recreation in the Park.**
- > **To increase unstructured use without a corresponding loss in the active recreational role of the Park.**
- > **To enhance the visual environment of the Park.**
- > **To promote greater public use of Albert Park Lake.**

These goals involve a substantial commitment over time, but the reward will be that of Albert Park fulfilling its considerable potential.

To achieve these changes the issues must be tackled at two levels, the **strategic** and the **local**.

5.1 Strategic Policies

The Strategic Proposals for Albert Park (as illustrated on the Master Plan, Figure 27.0), relate to those improvements that affect the Park as a whole and are not limited to the individual requirements of particular precincts. As such they are by far the most important recommendations of this Study and will ensure that a major upgrading of the quality of the Park is achieved.

5.1.1 Albert Park Lake

The 'Vision' for Albert Park contains a number of key points in relation to the Albert Park Lake, its recreational use and the public's ability to gain access to it.

It determined that use of the Lake should be broadened to satisfy both local and regional needs and to increase the opportunities for passive recreation. The Lake should also be developed as a focus for waterbased education and as a venue for public events. Public access to the water should be enhanced, but any increased public use of the water would need to be managed, to prevent conflict with club usage.

Taking the objectives defined in the 'Vision' document as its starting point, a Lake Use Policy Plan has been prepared. Key planks of the policy are:

- > The Lake will be promoted and developed as a metropolitan aquatic recreation centre. This will include general public access for passive recreational activities, including sailing, row boats, hire facilities, fishing, canoeing, and public events.
- > The use of the Lake by existing waterbased recreational clubs will continue and be strongly encouraged.
- > The use of the Lake as a training and educational centre for sailing, rowing, canoeing, fishing, and general water safety, will be encouraged and promoted.
- > The use of the Lake for tourism through the provision of public events and other services will be encouraged.
- > The use of the Lake will be managed in a way that will avoid potential conflicts. This will be achieved by the provision of constraints to users such as zoning, controlled access to launching facilities for boats launched from car trailers, increased Park management presence, and user education through signs, maps or brochures.
- > The safety of users will be a priority.
- > Park management will be provided with an income from the public use of the Lake in order to offset costs associated with the provision of facilities, and administration.

In addition to goals for the future use of the Lake, the following broader aims must also be achieved:

- > Greater public access to the Lake's edge will be provided.
- > Deposition of litter into the Lake will be minimised.

To facilitate these goals, the following actions will be pursued.

Club Use

The existing clubs that use the Lake and provide boat storage facilities will be encouraged to remain and thereby maintain the Lake's important role as an alternative racing and training venue. All piers, ramps and landings will be available for use by the general public (except where restrictions exist for fishing).

Club racing activities will be focused on Saturdays. Racing will only occur on Sunday where this can be accommodated without deriment to casual users. The Lake will be open for unstructured club activities and training at all other times where priority use is not required.

Park Management will promote the use of club facilities and equipment by other organisations such as schools, canoeists etc. Proposals by the clubs to conduct education programs or other activities that promote public use of club facilities will be strongly encouraged.

A campaign will be conducted to advise the public that casual use of the Lake on Sunday is available.

With respect to specific club activities, the following will apply:

Sailing

- . The existing sailing courses will remain.
- . The club racing program will focus on Saturdays, but should leave two Saturdays free in December/January for public events.
- . When clubs are conducting races, they will have priority use of the Lake, although public use of the Lake will not be restricted.
- . The use of club facilities by other organisations will require a Lake Use Permit issued by Park Management and will be subject to the terms of any lease arrangements.
- . Training for sailing will be actively encouraged.

Rowing

- . Rowing will continue to be based at the boat sheds in the north west corner of the Lake and at the Power House, Wesley and YWCA boat sheds. Any new rowing activities will be concentrated at the southern end of the Lake.
- . Rowing clubs will be encouraged to develop a program of 'learn to row' days.

Canoeing

- . Clubs will be encouraged to either train or conduct special races on the Lake, using the rowing course.

Model Yachts

- . Model boating will continue at the southern end of the Lake, and shall have use of the Lake at any time and will not be restricted by race times.
- . Model boats with motors will not be permitted.

Motorised Craft

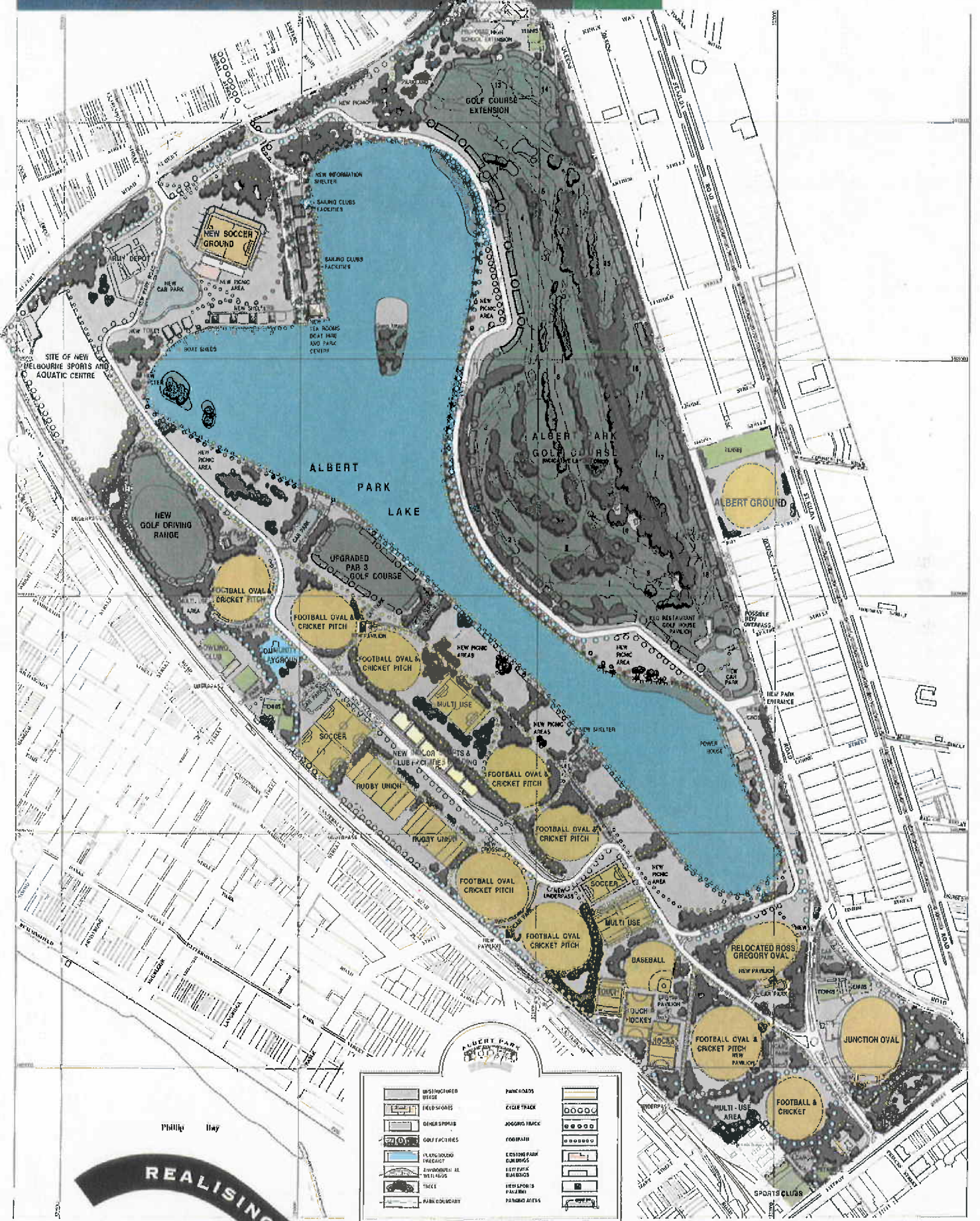
- . Motor boats will be restricted to include rescue boats, cruise vessels and those associated with public events.

General Public Use

Public use of Albert Park Lake and its shoreline are promoted as a key objective of the Master Plan. The activities to be promoted include:

Sailing

- . Access to the Lake for boats requiring launching from car trailers will be facilitated via the ramps at the Promontory, or adjacent to the Sea Scout's Pier when a strong southerly wind is in play.
- . Boats over 5.5 metres in length or catamarans will not be permitted use of the Lake, except at the discretion of Park Management in relation to cruise vessels and special events.
- . A boat launching fee will be introduced for use of the boat launching ramps. This will be operated by Park Management or via the Hire Boat Operator and be available from the new public amenities building at the Promontory.



REALISING THE VISION

MASTER PLAN
Figure 27.0

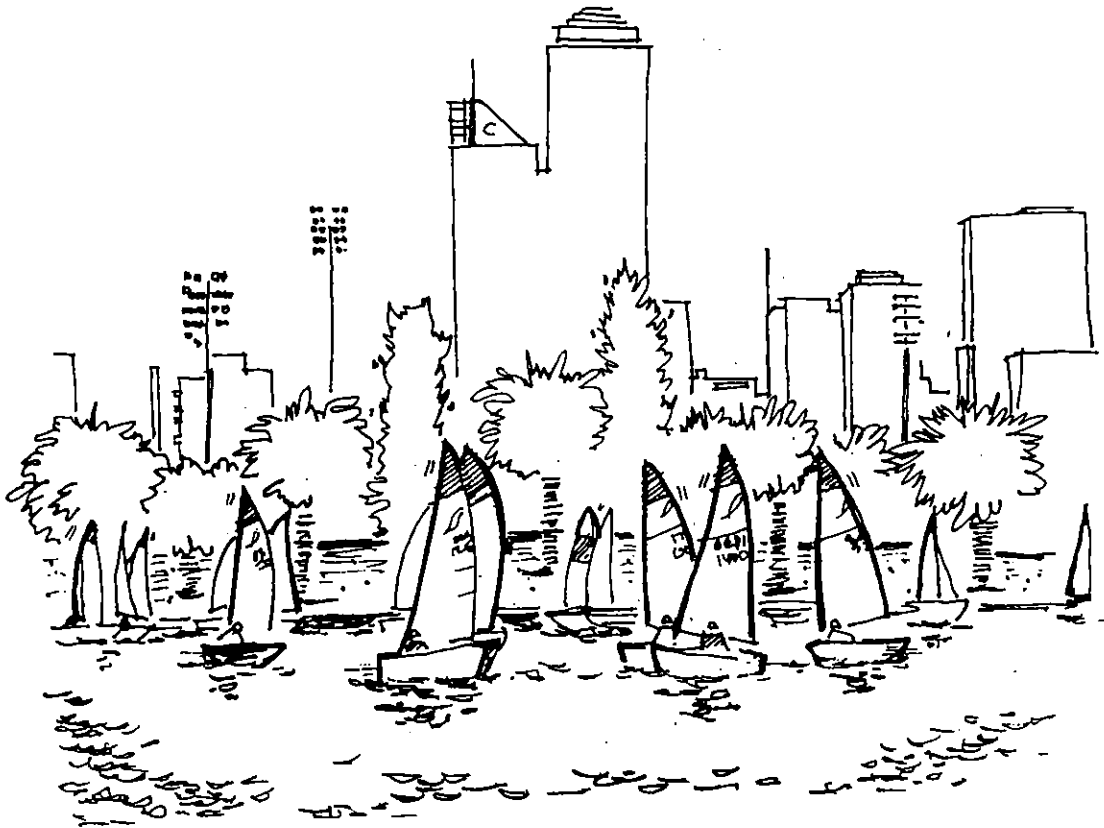


Figure 28.0 Sailing Regatta

Club races are a major and important feature of Albert Park Lake.

Hire Facilities

- . The hiring of sailing craft by the general public, is strongly supported.
- . Craft that will be encouraged to be part of any hire service include sailboats, canoes, row-boats and aqua bikes.
- . The hire boat facility will provide a rescue service for the general public.
- . The hire boat service will be limited in operation during club race times.

Water Based Education

- . Public education programmes relating to the ecology of the Lake will be established.

Rowing

- . The public will be encouraged to bring their own dinghies for rowing on the Lake.
- . Access, however, will be limited to outside club racing times with landing occurring at the public ramp.

Dragon Boats

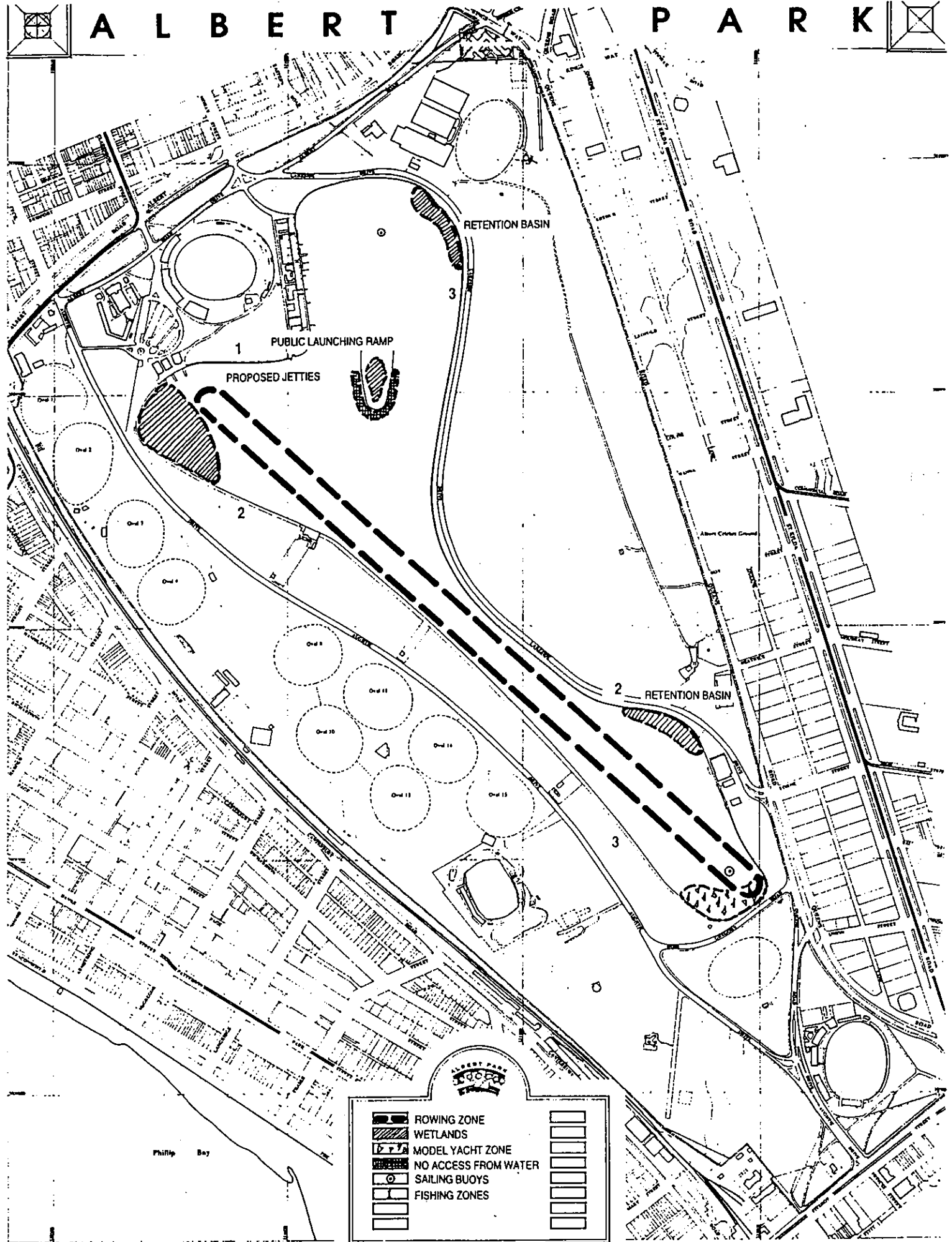
- . Use of the Lake by Dragon Boats will only be considered when it forms part of a public event.

Sail Boards

- . Sail boarding will not be encouraged on Albert Park Lake.

Motorboats/Jetskis/Water Skiing

- . Motorboats (other than rescue craft or low noise lake cruise craft) will not be permitted onto the Lake on a regular basis. Motorboats may, however, be supported if part of a public event.



ALBERT PARK
BOATING CLUB

	ROWING ZONE	
	WETLANDS	
	MODEL YACHT ZONE	
	NO ACCESS FROM WATER	
	SAILING BUOYS	
	FISHING ZONES	

Figure 29.0 Lake Use Zoning Plan

Fishing

. Fishing from the shoreline will be reintroduced to areas that do not conflict with other land or water-based recreation uses.

. Fishing will be banned from the Aquatic Drive Area, the Narrows, Gunn Island and the Powerhouse/Wesley/YWCA boat shed area.

. Fishing will be introduced on a trial basis in Zone 1 (Figure 29.0) in order to monitor any potential conflicts with other users of the Lake.

. Signage will be provided indicating where fishing is allowed.

. The Lake will be stocked as per the Department of Conservation and Natural Resources recommendations.

. Occasional fishing competitions will be conducted at the Lake.

. Fishing from boats will not be allowed.

Gunn Island

. The northern half of the Island will be made available for low key recreational activities. No formal picnic facilities or craft docking facilities will be provided.

Swimming

. General public swimming at the Lake will not be permitted, as the water quality is unpredictable and may not meet State Environment Protection Policy standards.

Lake Cruises

. In promoting Albert Park as a tourism resource, the use of the Lake for cruises will be encouraged and promoted.

. The maximum carrying capacity of each vessel will be 20-30 people, with a speed limit of 8 kph.

. Cruise boats will be based at the proposed public boat hire pier. Pick up and drop off points will be allowed from new jetties located near the Power House and the Carousel. Vessels will be moored between the Carousel restaurant and the wetlands.

. Loud music will not be permitted.

Lake Based Public Events

. Public Events will be held outside race times and preferably on Sundays.

. Events will form part of the annual Lake use program: those that require priority use of all of the Lake will be restricted to 3 or 4 occasions per year.

. No motorboat races will be permitted on the Lake with the exception of the existing Victorian Speed Boat Club events, held a maximum of 4 times per year.

. Waterskiing may be acceptable in association with public events, but at a maximum of once or twice a year only.

. Organised swimming events may be held in future, depending on the results of water quality monitoring studies currently underway, together with water conditions on the day.

Lake Management

The following management initiatives will be implemented:

> A public information program will be developed including the provision of appropriate signage, maps and brochures.

> A permit will be required for any activity to be undertaken on the Lake by any organisation.

> Regulations for Crown Land Reserves under the management of Melbourne Parks and Waterways will apply to the use of Albert Park Lake.

> The exclusive use of part or all of the Lake for any activity will apply only in relation to public events and where public safety is at risk.

> The use of the Lake will be managed by zoning regulations (see Figure 29.0).

> The existing Albert Park Lake Advisory Committee will be encouraged to continue its role as a representative of clubs interests in the use of the Lake.

> An annual Lake Use Program will operate each year from 1st May.

Increasing the public's access to the Lake edge

The establishment of a passive recreation precinct along the full perimeter of the Lake will have the effect of freeing up access to the water's edge, particularly off Aughtie Drive and Lakeside Drive.

New pedestrian footpaths will be provided from the repositioned Aughtie Drive to the Lake while picnic areas will also be located at regular intervals along this western edge. Similarly the public will be encouraged to stop along Lakeside Drive with the provision of new car parks and a grass bank considerably widened by the relocation of Lakeside Drive.

A major focal point within the Lakeside Precinct will be provided by the new Public Amenities Building located on the tip of the Promontory. This building will act as an attraction for drawing people to the water's edge and as a base for recreational activity, particularly walking, socialising and viewing the Lake. New piers will be provided along the eastern arm of the Promontory specifically for public use.

Minimising deposition into the Lake

The following recommendations should be read in conjunction with the 'Albert Park Lake Hydrology and Hydraulic Study' prepared by N M Craigie and Associates, May 1993 and the Albert Park Lake Water Quality Management Plan prepared by Sinclair Knight in 1994.. The main purpose of these Studies was to investigate means of reducing the inflow of material into the Lake so that the recurrent process of removing deposited sediment could be avoided.

Recommendation for improvements to the two existing Pollution Control Ponds (PCP's) on the edge of the Lake include a further slowing of the through flow of water and increasing the size of the macrophyte planting area. Additional wetlands will be created in the northern part of the Albert Park Golf Course, utilising selected macrophyte species typical of vegetation found in permanent wetlands on the eastern shores of Port Philip Bay.

5.1.2 Vegetation

It is widely acknowledged that, although there are 117 different species of tree in Albert Park, tree cover is inadequate for a park of this size. This is particularly true between Aughtie Drive and the light rail line where thin soils have seriously inhibited tree growth.

Some good stands of trees do exist, however, such as within the Golf Course and along Albert Road and Fitzroy Street. These trees, together with the avenues and tree groupings that are scattered throughout the rest of the Park, will form the basis for a revegetation strategy.

This strategy will be guided by the following design principles:

- > **Trees in open grassland will be the dominant pattern of vegetation in the Park.**
- > **The planting framework will emphasise the best aspects of the existing vegetation character, and utilise both exotic and native trees to create a more unified planting regime with less diversity of species.**
- > **Remnant species will be conserved and enhanced where possible.**

Tree Planting Policy

To plant mainly trees in the Park is to be both mindful of existing public safety concerns and to reflect the strong visual character of the existing planting.

Whilst understorey planting does offer a range of planting materials, heights and habitat, it also creates considerable safety concerns amongst park users, particularly as a number of unfortunate incidents have occurred in Albert Park over recent years.

The psychological effect of these incidents has meant that footpaths through dense shrub areas in Albert Park are not used and picnic areas screened from continuing public scrutiny are avoided. Such a situation is untenable in a major urban park of this nature.

Equally important in the determination of this planting policy is the fact that the visual character of Albert Park owes much to the raised canopies of its mature trees which allow wide-ranging views over considerable distances throughout the Park.

Proposed Planting Framework (Figure 30.0)

The purpose of instituting a new planting framework in Albert Park is to create a more unified vegetation character than occurs at present. The existing patterns formed by avenues, groups of trees and incidental trees should be retained as the basis for the new design but the coverage will be extended throughout the Park.

Also, the proposed planting framework will be composed of both exotic and 'native' trees, with the former used as specimens or features and the latter as the 'backdrop' planting against which the exotic trees are viewed. The Park will not be divided into exotic only or native only areas as this would act against achieving a more unified planting character.

Avenue Planting

Within the constraints of the road layout, new avenues of exotic trees will be established alongside roadways, pathways, important edges and in car parks. Where space allows, double avenues will be created.

Suggested species include:

Port Jackson Fig	<i>Ficus rubiginosa</i>
Desert Ash	<i>Fraxinus oxycarpa</i>
Oriental Plane	<i>Platanus orientalis</i>
Black Poplar	<i>Populus nigra</i>
Pin Oak	<i>Quercus palustris</i>

As the English Elm is currently affected by the Elm Leaf Beetle in Melbourne and the prospect of the more serious Dutch Elm Disease is still a real threat, it is considered unwise that Elms be replanted in Albert Park on a large scale, although individual planting will still be encouraged. Oriental Plane will be gradually introduced to replace Elm as the dominant tree.

Feature Planting

Both incidentals and groups of exotic trees will be planted near buildings, play areas and car parks.

Suggested species include:

Alder	<i>Alnus glutinosa</i>
Norfolk Island Pine	<i>Araucaria heterophylla</i>
Swedish Birch	<i>Betula Pendula Dalecarlica</i>
Golden Ash	<i>Fraxinus excelsior 'Aurea'</i>
Desert Ash	<i>Fraxinus oxycarpa</i>
Jacaranda	<i>Jacaranda mimosaeifolia</i>
Liquidambar	<i>Liquidambar styraciflua</i>
Oriental Plane	<i>Platanus orientalis</i>
Cottonwood	<i>Populus deltoides</i>
Algerian Oak	<i>Quercus canariensis</i>
Pin Oak	<i>Quercus palustris</i>

Tree Groupings

Groups of 'native' tree species will be planted primarily between sports fields and in the underused 'corners' of the Park. Note that the recommended species have been chosen for their proven success in the Park and not on the basis of whether they are indigenous to the area. The diversity of species in Albert Park is so great at present, and the presence of exotic species so important to its overall character that creating a new planting structure based only on indigenous plant material would be impracticable without the actual removal of many existing trees.

A L B E R T P A R K

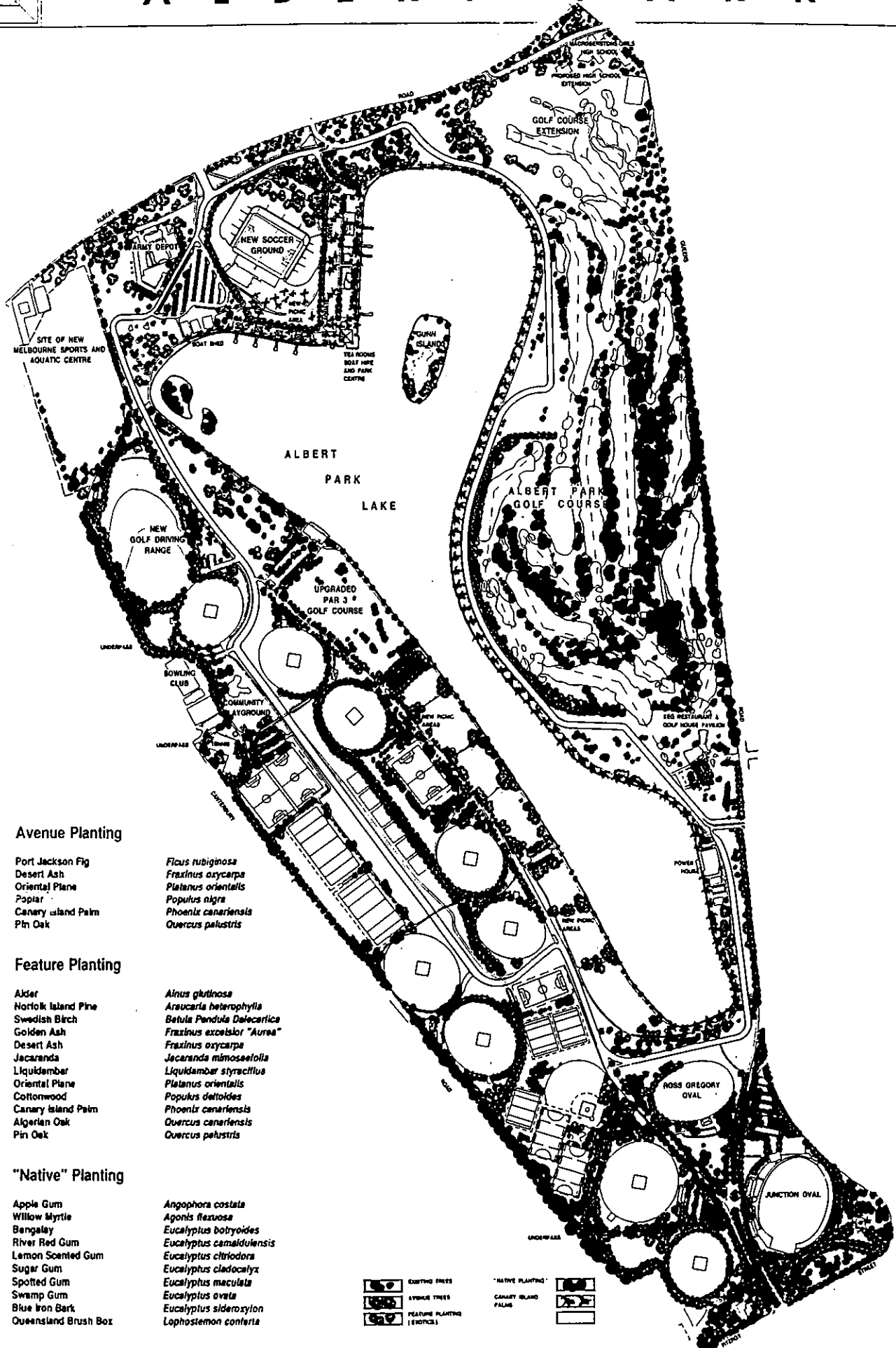


Figure 30.0 Tree Planting Plan

Suggested species include:

Apple Gum	<i>Angophora costata</i>
Willow Myrtle	<i>Agonis flexuosa</i>
Bangalay	<i>Eucalyptus botryoides</i>
River Red Gum	<i>Eucalyptus camaldulensis</i>
Lemon Scented Gum	<i>Eucalyptus citriodora</i>
Sugar Gum	<i>Eucalyptus cladocalyx</i>
Spotted Gum	<i>Eucalyptus maculata</i>
Swamp Gum	<i>Eucalyptus ovata</i>
Blue Iron Bark	<i>Eucalyptus sideroxylon</i>
Queensland Brush Box	<i>Lophostemon conferta</i>

Wetlands

Wetland communities will be introduced into the Park as a vital component in the policy to control sediment deposition into the Lake. These are proposed to be located north of the Albert Park Golf Course and developed in conjunction with the existing pollution control ponds, the new 'islands' and the wetlands on Gunn Island.

*Management options for Albert Park Lake, October 1992, prepared by G. Carr, I. Campbell, G. Pizzey and R. Doyle.

As shown in Figure 31.0, three broad vegetation zones will be established, as recommended by the report, Management Options for Albert Park Lake*.

Zone 1 - Permanently damp or inundated margins to 10cm deep.

This zone will be densely planted with tussock forming and rhizomatous perennials.

Zone 2 - Inundated margins to 80cm deep

Species chosen for this zone will be emergent aquatic plants, many of which would be amphibious, able to survive on wet substrates without free water.

Zone 3 - Permanent water from 80cm to 2m deep

Vegetation in this zone will be obligate submerged aquatic plants.

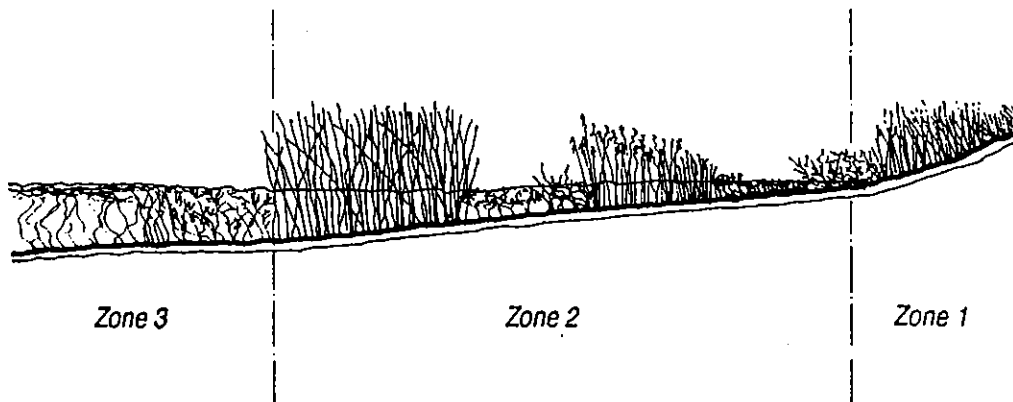


Figure 31.0 New Environmental Wetlands
Broad vegetation zones.

The following species are suitable for the establishment of wetland vegetation in Albert Park.

Water Plantain	<i>Alisma plantago-aquatica</i>
Jointed Twig-rush	<i>Baumea articulata</i>
Marsh Club Sedge	<i>Bolboschoenus medians</i>
Swamp Crassula	<i>Crassula helmsii</i>
Common Spike-sedge	<i>Eleocharis acuta</i>
Tall Spike-sedge	<i>Eleocharis sphacelata</i>
Pennywort	<i>Hydrocotyle sibthorpioides</i>
Floating Club-rush	<i>Isolepis fluitans</i>
Tall Rush	<i>Juncaus procerus</i>
Amphibious Milfoil	<i>Myriophyllum simulans</i>
Common Reed	<i>Phragmites australis</i>
Slender Knotweed	<i>Polygonum minus</i>
Blunt Pondweed	<i>Potamogeton tricarinatus</i>
River Buttercup	<i>Ranunculus rivularis</i>
Mud Dock	<i>Rumex biden</i>
River Club-sedge	<i>Schoenoplectus validus</i>
Water Ribbons	<i>Triglochin aff. procera</i>
Running Marsh-flower	<i>Villarsia reniformis</i>

Planting Density

Examination of the aerial photograph of Albert Park (Frontispiece) demonstrates clearly the relative tree cover of Albert Park Golf Course and the Albert Road and Fitzroy Street frontages in comparison with the rest of the Park. The long term goal of the new planting strategy will be to achieve a substantial cover of mature trees estimated to total 5,000 when the Master Plan is fully implemented.

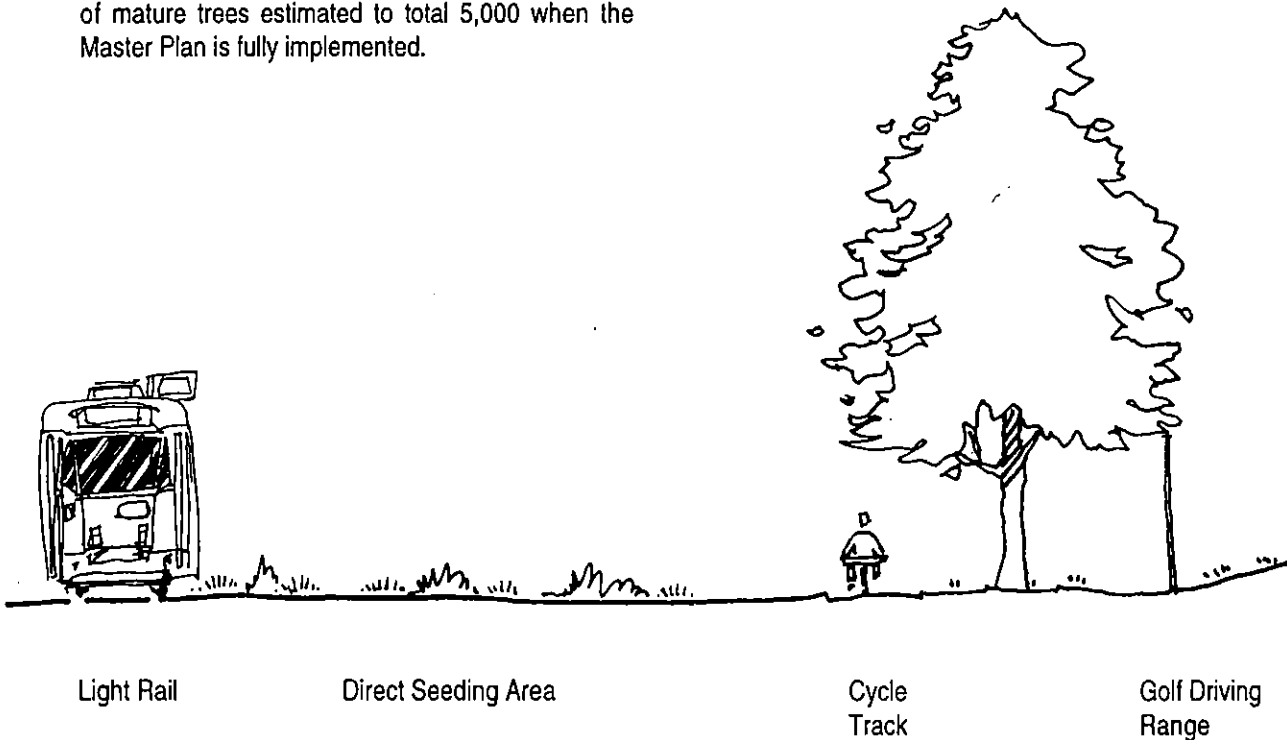
Maintenance of Existing and Proposed Vegetation Cover

Maintenance of existing trees will be enhanced as part of the process of implementing a successful new planting strategy. A Management Plan will be established for Albert Park with the following objectives:

- . to protect remnant plant species.
- . to maintain introduced tree planting where this does not conflict with safety concerns.
- . to protect and care for all future tree planting.

Conservation of Remnant Species

The remnant Red Gums located in the Junction Oval carpark and including the Corroboree Tree in the south eastern corner of the Park, should be conserved as important historical features. In particular, any future improvements of the Junction Oval carpark must not infringe on the rectangular planting area containing the majority of these Red Gums, and care should be taken to maintain surrounding ground levels as close to the existing as possible, and to avoid compaction of the root zones of these trees.



Light Rail

Direct Seeding Area

Cycle Track

Golf Driving Range

Figure 32.0 Direct Seeding Area

The Direct Seeding Area will be located between the light rail line and the western boundary of the Park.

The then City of South Melbourne prepared draft recommendations for the management of the remnant vegetation alongside the light rail line and proposed replanting the area with indigenous groundcover species (Figure 32.0). This is a valuable contribution to the landscape quality of the Park, and is supported. Weed eradication and further direct seeding of these and other ground cover species indigenous to the area will be undertaken between the Reserve and the light rail line as part of the general upgrading of the Park.

5.1.3 Unstructured Use

Simply increasing the areas set aside for informal use at the expense of existing sporting facilities would seriously undermine the Park's key role as an amateur sporting environment. The provision of unstructured open space can be increased by more efficient use of the available land, including utilising redundant areas and reclaiming derelict land unavailable for other uses.

Much of this land is situated between the active sporting areas along the western edge of the Park. The opportunity exists to initiate a blending of structured and unstructured uses by creating a network of informal parkland that links these isolated pockets of land throughout the Park.

These areas will be designed to cater for a range of recreation activities such as walking, cycling, health and fitness activities, informal ball games, picnicking, children's play, sitting, eating and casual use of the lake, pathways and trails. All of these activities have to be provided within well landscaped environments that are pleasant, inviting and interesting, and which take advantage of the many existing assets of the Park, such as shade trees and views of the Lake, city skyline and surrounding parkland.

Picnic Facilities

New picnic areas with barbecue facilities will be designed to provide a range of settings suited to a variety of different sized groups. The areas will have a degree of privacy to encourage people to stay for longer periods, and be located near to parking areas. They will also allow for safe access, particularly from nearby play areas.

The principle location for new picnic areas will be situated within the Lakeside Precinct, especially along the western edge near the proposed car parks, otherwise known as the Lakeside Picnic Area.

The existing under-used barbecue area at the north eastern corner of the Lake will be removed, while the barbecue area adjacent to Playground 3 will be upgraded with new seating, tables and barbecue facilities.

New shelters and barbecue pavilions will be provided within the Lakeside Precinct (at the north-east corner and on the Western Bank) and near the Community Playground.

Play Areas

Albert Park can presently support only one adventure play area of the type built at Middle Park. Any additional play areas will be smaller, more traditional in layout, but with more exciting individual pieces of equipment than exist at present. They will be located either adjacent to specific areas of attraction or near to local communities and will be easily accessed by the track and trail network. The play opportunities will also be varied between each proposed playground. Seating will be provided close by to facilitate supervision, with drinking fountains also installed locally. Trees will be planted to provide shade in summer and allow winter sun to penetrate.

Recommendations for new and existing play areas are as follows:

Playground No. 1 at Middle Park needs no major alterations to the way it functions but there is a need for a shelter, toilet facilities, barbecues, picnic facilities, and seating close to the playground.

Playground No. 2 at the northern end of Aughtie Drive and *Playground No. 3* at the corner of Lakeside Drive and Albert Road will be removed as they are now redundant. The play equipment will not be relocated elsewhere in the Park, as it is out-moded and unsafe.

Playground No. 4 at the Carmelite Tennis Court will be removed as it too has been rendered redundant by Community Playground. The area will be re-grassed, and planted with trees.

Informal Open Spaces

Although much of the Park west of Aughtie Drive is designated for use by formal sports the pockets of open space between playing fields will be used more efficiently for unstructured recreation. Designed attractively, they will be conducive to use by both the local community and spectators alike, providing shelter, shade and seating.

Golf Facilities

The Albert Park Golf Course, the Par 3 Course and the Golf Driving Range, will be leased to a private operator who will then be asked to institute upgrading works in accordance with Melbourne Parks and Waterways requirements. Consequently the Golf Course layout shown on Figure 51.0 is indicative only.

Albert Park Golf Course will remain as a primary feature of the Park, but with improvements to the fairways and an extension of the course northwards. Planting will be increased with more trees planted between the fairways and alongside Lakeside Drive and Queens Road.

With the moving of the Park Administration Office to the Promontory, the Golfhouse will be fully dedicated to servicing the Golf Course (Figure. 33.0).

The existing Par 3 Golf Course will be maintained and upgraded south of the Carousel Restaurant, although in future, the Par 3 will be developed to encourage families to make greater use of its facilities.

A Golf Driving Range with a drive length in excess of 250 metres will be developed on the deposition sites previously occupied by Ovals 3 and 4.

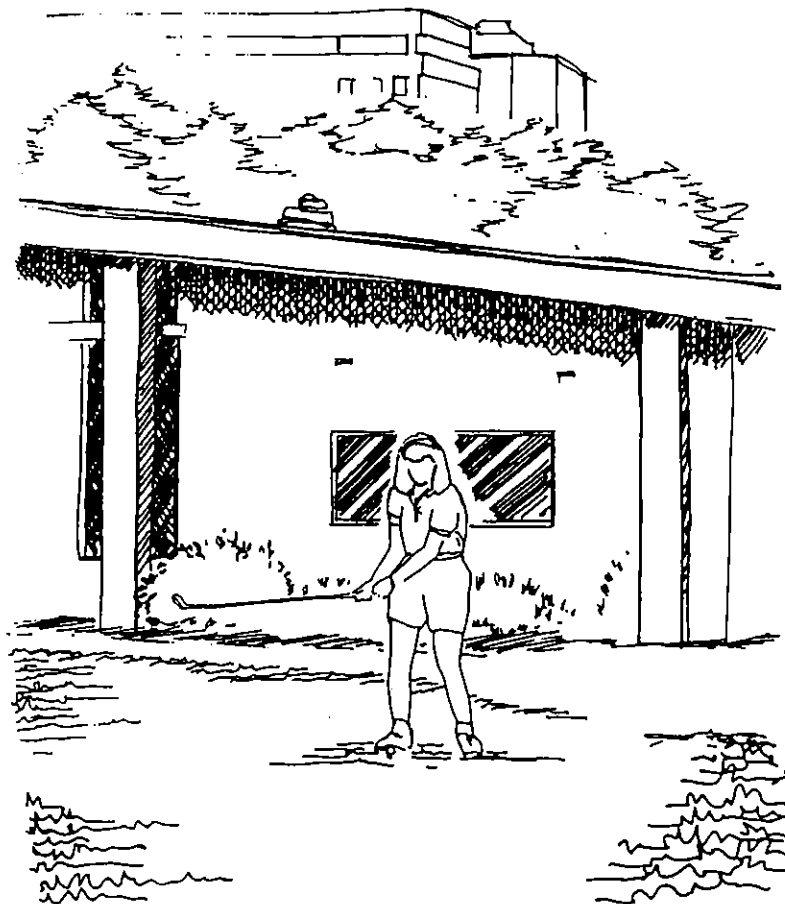


Figure 33.0 Albert Park Golfhouse

With the relocation of the Park Headquarters to a new building on the Promontory, the Golfhouse will be fully dedicated to servicing golfing needs.

5.1.4 Structured Use

It is vitally important that the sporting character of Albert Park be conserved, and that disruption to both existing facilities and the activities of the clubs be minimised as far as possible.

Some degree of change is inevitable, however, as there are many inefficiencies in the layout of existing sportsfields and many areas require a more flexible approach to their use to meet a variety of needs. Also some sports facilities have reached the end of their serviceable life and require rebuilding or relocation.

Consolidating Usage

The Master Plan (Figure 27.0) demonstrates how the major precincts defined in the Precinct Plan can be divided into 'Localities' for each sporting code. This enables playing fields to be consolidated so that the same sporting codes are played within the same geographical area rather than being separated in different parts of the Park.

Localities for football and cricket, soccer, rugby union, hockey, touch football and baseball are identified within the Albert Park Sports Precinct, while football and cricket are also consolidated within the Village Green Precinct.

Relocation of Facilities

Many of the facilities in Albert Park require either major refurbishment or total removal. The siting of some of the older facilities is not always conducive to current needs and therefore alternative locations have been selected.

Unavailability of previously active areas

Ovals 3 & 4 and the area between Aughtie Drive and the Lake, south of the Par 3 course, are unavailable for structured sporting use as settlement of up to 1.5m will occur in the deposition material over the next twenty or so years.

Flexible use of playing areas

A number of multi-use areas have been designated for more flexible use within the active sporting precincts. This will allow Albert Park management a greater flexibility to cater for either sporting use, overflow parking or special events.

Special Events

The use of Albert Park for special events has a long history ranging from the Boat Industry Association Show to the yearly Fox FM Skyshow and the Albert Park Classic Car Event. The central Melbourne location together with large areas of open space provides an excellent venue for large scale outside entertainment. Indeed, the high visitation rates experienced at Albert Park are likely to reflect the large number of people who visit the park particularly for special events.

The hosting of the Australian Grand Prix in 1996 will continue this tradition and will attract large number of people to the Park during the course of the event.

5.1.5 Access and Circulation

The primary objectives of the Master Plan must be to balance the often competing demands of local access with the intrusive impacts of high volume and potentially high speed traffic through the Park. New initiatives on traffic management, changes in the status of internal roads and realignment of through routes will help alleviate many existing Park traffic problems. Furthermore, the Master Plan seeks to rationalise and improve existing parking facilities with more parking made available throughout the Park.

Traffic Management

The Park Roads will continue to have two way operation at all times, with one traffic lane operating in each direction. The roads will still be used by commuter traffic, but internal road re-alignments and changes to intersections will improve traffic flow and reduce speed.

Lakeside Drive and Aughtie Drive

Lakeside Drive (Figure 37.0)

The modification to Lakeside Drive, will result in a reduction in traffic speed, greater separation of Park users from traffic flow and parking along its eastern edge.

The northern end of Lakeside Drive will be realigned away from the Lake edge to exit at a re-configured junction at Moray Street. The redundant road pavement alongside the lake will be returned to parkland.

At the intersection with Queens Road, Lakeside Drive will be realigned to create a staggered 'T' intersection with Lorne Street. An additional left turn lane will be provided on the west side of Queens Road prior to the junction.

Aughtie Drive (Figure 34.0)

Aughtie Drive will be realigned through the Albert Park Sports Precinct, allowing 1 kilometre of the existing road to be returned to Parkland. The new alignment, together with the closure of the existing Cecil Street entrance, will substantially reduce traffic speed and re-establish Aughtie Drive as a Park Road.

Entrance to Aughtie Drive will be off Clarendon Street and Moray Street in the north and Fitzroy Street in the south. Parallel parking will be allowed along the length of Aughtie Drive, with road narrowings at approximately 120 metre spacings to stop vehicles in the peak periods from travelling along the parking lanes. Kerbside parking will be provided for buses near to the Adventure Playground.

Queens Road Drive

Queens Road Drive will be retained for use by commuter traffic but the pavement width will be reduced to one traffic lane in each direction. A peak period clearway will operate on the south-east side in the evening peak period to provide for two traffic lanes. A similar clearway will operate on the northbound carriageway between Fitzroy Street and Aughtie Drive during the morning peak.

A roundabout will be constructed at the intersection of Aughtie Drive and Queens Road Drive to improve safety and to reduce the area of pavement.

Internal Park Roads

Albert Road Drive will be closed between the old Cecil Street entrance and Clarendon Street and between the new Lakeside Drive alignment and the proposed MacRobertsons Girls High School extension. In both instances, much of the redundant roadway will be returned to parkland, with the remainder open for access and parking (Figure 35.0).

The existing Ross Gregory Drive will be similarly returned to Parkland, while a new road will be constructed south of the existing avenue trees (Figure 36.0). This will be a one way Park road primarily used for access and parking.

The existing access road to the Hockey Pavilion has been formalised and landscaped, with 'right angle' parking along its southern edge.

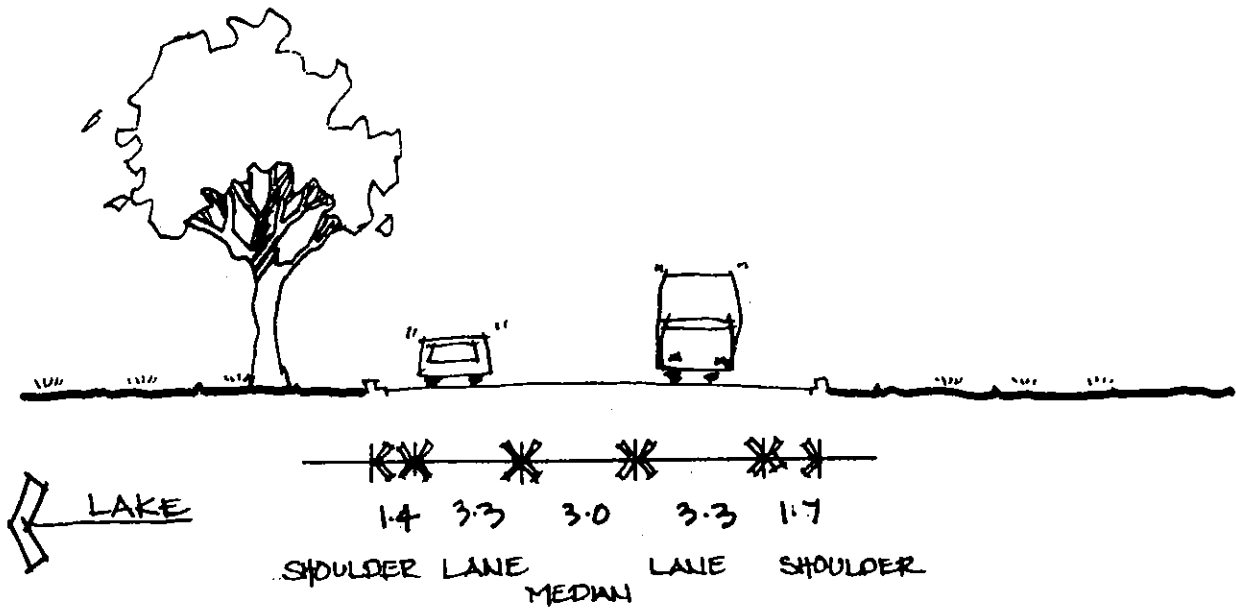
Aquatic Drive, will be improved to service not only the club facilities that exist at present, but also the new cafe/amenities building and the new public boat ramp situated at the tip of the Promontory. An additional 8 metre roadway will be constructed parallel to the existing, with a 13 metre wide median strip, able to accommodate both car and trailer parking with a turnaround facility at the southern, and northern ends (see Figure 50.0).

Parking

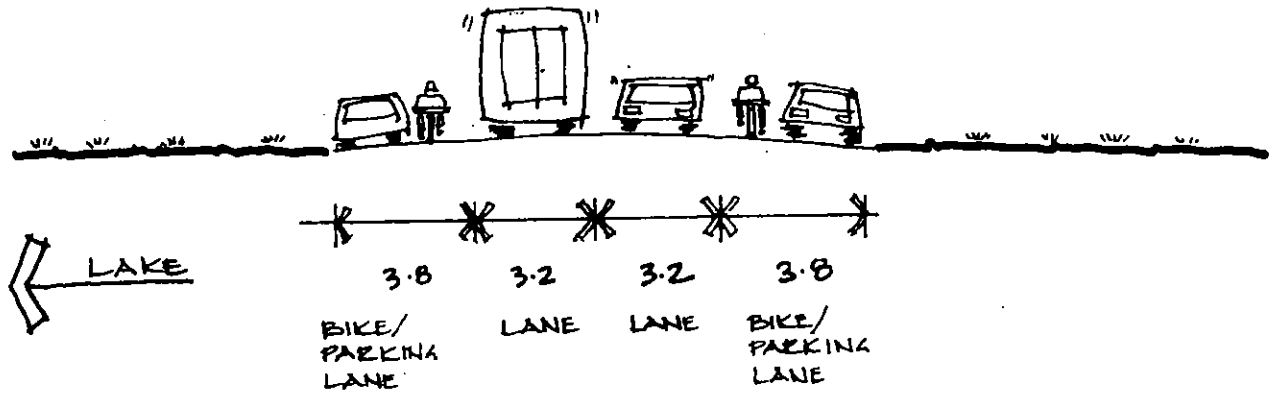
Apart from kerbside parking on all internal Park roads, new asphalt carparks will be strategically located around the park, notably along the Lakeside Picnic Area of the Lake (100 cars), the Adventure Play area (150 cars), and adjacent to the New South Melbourne Soccer Ground (400 cars).

Limited additional gravel parking adjacent to sports fields will be provided near to pavilions to cater for deliveries and some spectator parking. Random parking around ovals and parking on grassed parklands will no longer be allowed in the Park.

A L B E R T P A R K



Before



After

Figure 34.0 Aughtie Drive Proposal

ALBERT PARK

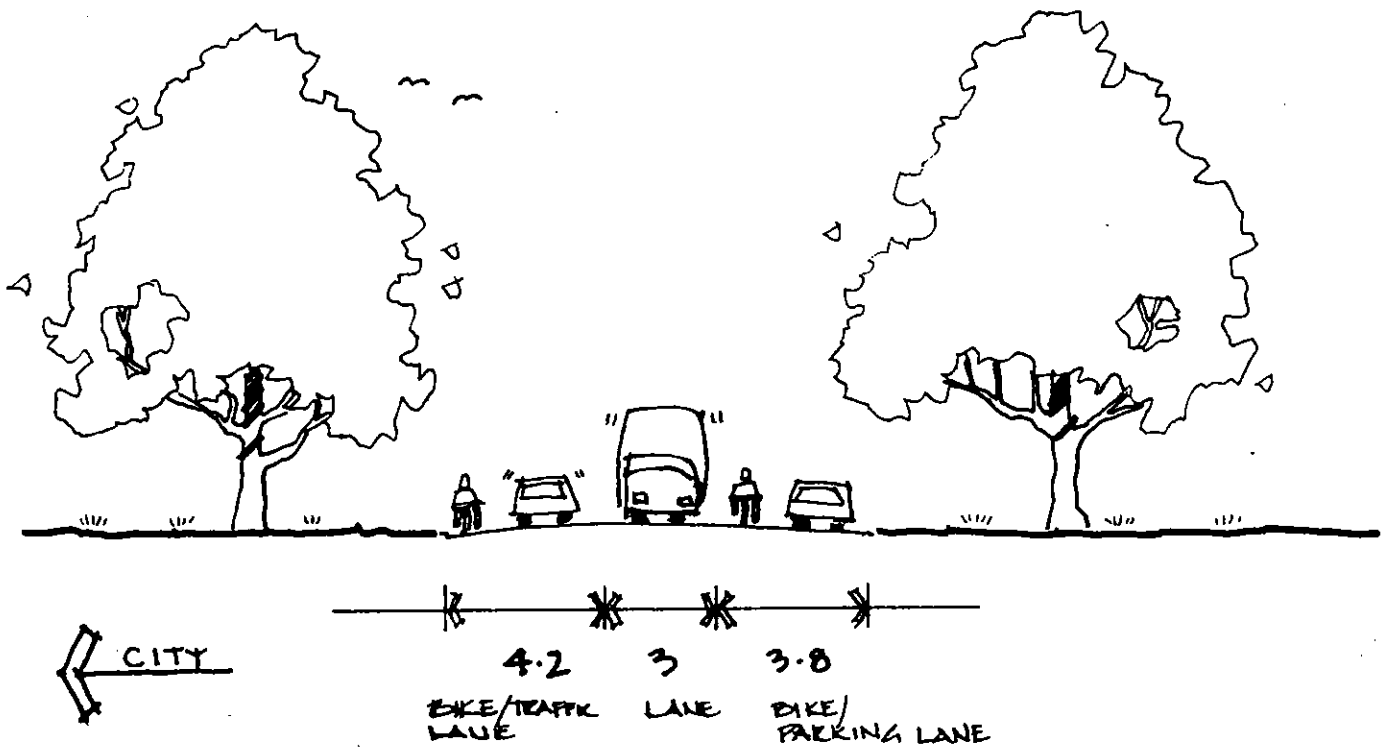


Figure 35.0 Albert Road Drive Proposal

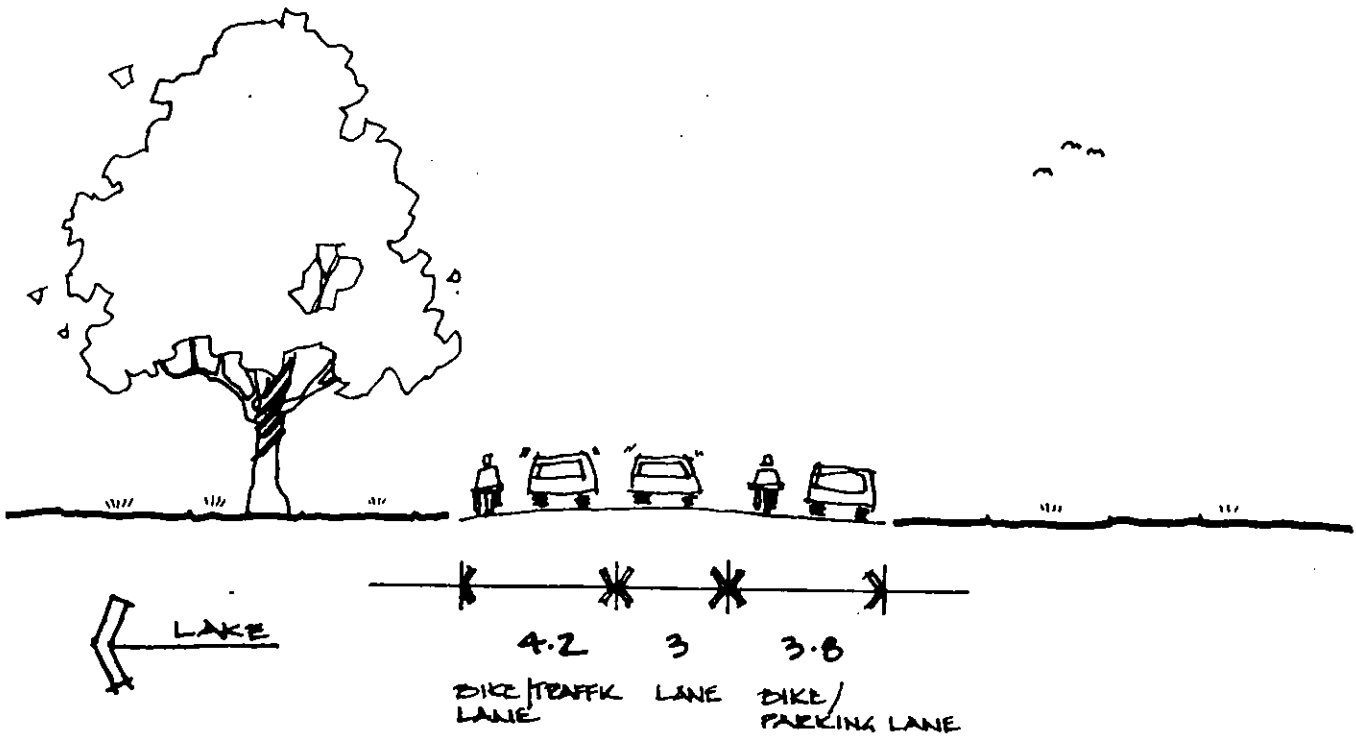


Figure 36.0 Ross Gregory Drive Proposal

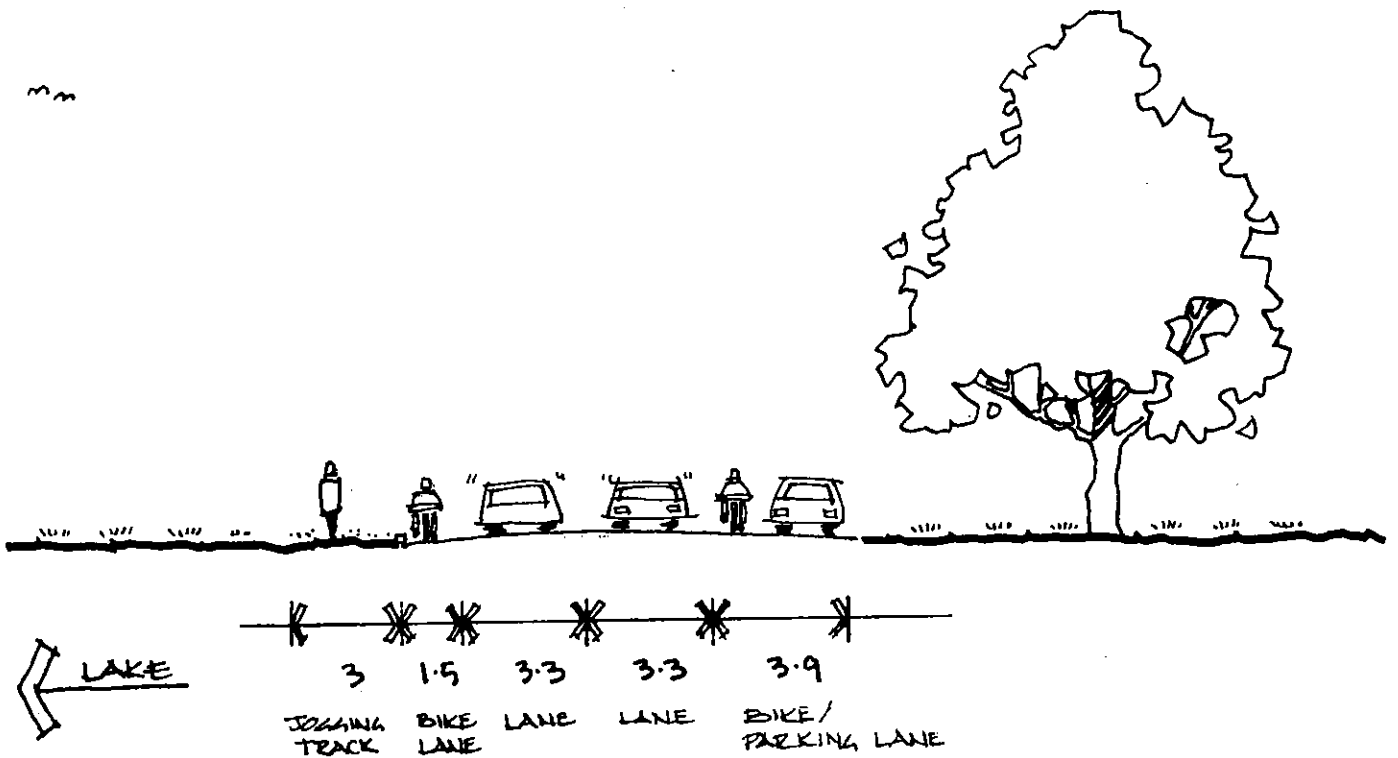


Figure 37.0 Lakeside Drive Proposal

Pedestrian Crossings

Two well lit new pedestrian underpasses will be provided on Aughtie Drive, with a third crossing at grade. Pedestrian crossings will also be provided on Lakeside Drive and Albert Road Drive, with a possible pedestrian overbridge on Queens Road, near Beatrice.

5.1.6 Buildings

Substantial improvements to the built fabric of Albert Park are required as a matter of urgency. The atmosphere of poorly maintained buildings, rough gravel carparks, old worn out footpaths and inadequate and badly designed picnic areas needs to be changed, otherwise these highly visible problems will devalue the many improvements that have already been achieved. Also, the proposed consolidation of structured recreation, the development of purpose - designed unstructured areas, the holding of the Australian Grand Prix and the need for better pedestrian access will create demands for new and improved infrastructure within the Park which will need to be accommodated.

There will also be a need to allow for greater flexibility in the venues provided to match changing requirements. In particular, new facilities will be multi-use and will cater for the needs of women in sport. Multi-use facilities will also reduce the number of buildings required in the Park, as change rooms, storage facilities, toilets, kiosks and meeting rooms can all be accommodated in the one building.

Buildings Requiring Removal

A number of buildings at Albert Park are badly rundown and under-utilised at present and would require considerable expenditure to bring them into a satisfactory condition just to comply with the Building Control Act. Many of these buildings were built at a time when professional sport was a much more significant feature of Albert Park, with Lakeside Oval and Junction Oval packed with people watching the football. Those days are unlikely to return and the substantial resources required for their upgrading are unlikely to be available within the next decade. In the meantime, the buildings are becoming dilapidated and are a major safety concern.

• **Buildings for Removal**

Hellas Stadium

Grandstand
Outer
Carpark

Lakeside Oval

Cream Grandstand
South Melbourne Cricket Club Grandstand

Junction Oval

R.L. Moreton Stand
Open Grandstand

Existing indoor sports area

Victorian Table Tennis Centre
Victorian Badminton Centre
Basketball Centre
Squash Centre
Car Park

Aquatic Drive

Speed Boat Club Building
1st Victorian Sea Scouts Building
Albert Park Sailing Club (No.3 Building)

Middle Park

Cream Changing Rooms
Middle Park Soccer Club Building

Individual Buildings

'Green' Changing Rooms
Beaurepaire Pavilion
Robinson Hall
Oval 1 Pavilion
Ross Gregory Pavilion (to be replaced)
Harry Trott Pavilion
Gary Smorgon Pavilion (Oval 2 Pavilion)
Tootall Pavilion (Oval 3 Pavilion)
Park Depot
Harry Trott Toilet Block
RSL Building
ANZ Pavilion

If the Army Depot were to be vacated, an assessment would then be needed on the suitability of each individual building for Park use.

New Buildings

The Masterplan proposes substantial improvements to the built fabric of Albert Park ranging from the provision of major facilities such as the Melbourne Sports and Aquatic Centre, the South Melbourne Soccer Ground and the Public Amenities Building on the Promontory to sports pavilions, toilet blocks, barbeques and shelters.

The location of all new buildings is illustrated on the Masterplan Precinct Drawings (Figures 46.0, 51.0, 52.0 and 54.0).

All new buildings should adhere to the following principles:

Buildings should:

- > make a positive contribution to the character of Albert Park;
- > express a sense of identity that will be unique to the Park;
- > create a visual statement that maintains interest and provides a rich visual environment;
- > complement and enhance the existing parkland;
- > promote important vistas.

Buildings should be designed to minimise their apparent mass and bulk while at the same time be in scale with their adjacent surroundings. They should take full advantage of their orientation and views but be designed so as to minimise overshadowing of open spaces. Adverse wind affects on the Lake should also be minimised.

For the park user, incidental shelter should be provided in wet weather, while security problems should be minimised, particularly at night.

Also:

- The design of ground floors should be attractive to pedestrians. Active and shared ground floor use is encouraged.
- The use of verandahs is encouraged.
- The use of mirror glass and blank walls should be avoided where possible.

- Durable and high quality materials are encouraged, especially at ground floor level.
- The design of the building facade should make provision for the location of external light fittings and for signage.
- Permanent signs located on buildings should be no larger than 1.0m² in area. They must be consistent with the Park environment, while the colour, contents, style and diversity must be formally approved by Park management. Illuminated signs are prohibited.
- Pedestrian areas should be well lit and visible from the public footpath.
- The external lighting of buildings at ground floor level is encouraged.
- Lighting design should complement the character of the building.
- Windows should be designed to maximise winter solar access and reduce summer heatload. The use of shading devices on northern facades is encouraged.
- Carparking and access must be in accordance with the Master Plan.
- Facilities should be designed to allow all loading/unloading and servicing off-street without disruption of traffic flows on abutting roads.
- Wherever possible, loading/unloading areas and associated manoeuvring space should be separate from carparking and vehicular circulation areas.
- Adequate rubbish storage and pick-up facilities must be provided.
- Landscape treatment associated with buildings must be in accordance with the Masterplan and to the approval of Melbourne Parks and Waterways.

• **Major Facilities**

Melbourne Sports and Aquatic Centre

The new Sports and Aquatic Centre will house badminton, squash, table tennis and basketball, as well as providing an Olympic Standard swimming pool. Aerobic and fitness facilities will also be provided.

New South Melbourne Soccer Ground

Lakeside Oval will be upgraded and converted to a new soccer stadium.

The existing banquet centre will be refurbished to provide social and club facilities, with a new covered grandstand constructed to the front, seating 1,700. Changerooms and toilets will be fitted out within the undercroft of the Grandstand, while a players 'race', coach and substitute boxes will be built at playing field level.

Concrete terracing will be constructed along the eastern edge of the ground with grass mounding at the northern and southern ends.

The playing surface will be improved, new lights located on the grandstand roof, and new ticket boxes, turnstiles and toilets will be installed.

New Multi Function Sports Facility

This facility will comprise six building units, some of which can be linked and used as a major centre for indoor sports, particularly netball, volleyball and indoor cricket. The building units will also service nearby football, cricket, soccer and rugby sporting uses. All building units will convert to a dual level Pit complex during the Grand Prix Event.

Existing sporting bodies and existing sports usage would provide a market for indoor football, hockey, cricket, Australian Rules Football training and school sport including volleyball, basketball, netball, tennis and sports skills coaching. The buildings could also be used in conjunction with events scheduled in the park, including bicycle, walking and running events, social and sporting events and possible coaching clinics or other training or holiday program activities.

Strategic directions for the use of Albert Park include encouraging more female sports and opportunities for netball, indoor tennis, volleyball, indoor hockey would compliment softball, tennis and netball as outdoor sports.

Promontory Building

A new building to house an Information Centre, Cafeteria, Kiosk and Park Administration will be constructed at the tip of the Promontory in place of the Speed Boat Club Building. This new facility would become the focal building in the Park (Figure 1.0).

The two storey building will be constructed of pressed red brick and glass with a pitched Colorbond roof. A viewing tower will be located at its south eastern corner.

• **Sports Pavilions**

Sports pavilions will be of tilt slab construction with pitched 'dove grey' Colorbond roofing. Wall colours will be chosen utilising a palette of 'Australian' earth and plant tones, with contrasting trim.

Sports pavilions will be either single or double storey depending on club requirements. The basic one storey pavilion will incorporate the following:

One Storey Pavilion

- Multi-use change rooms accommodating teams of up to 25 participants.
- Four toilet/shower rooms to serve the four changeroom areas. A typical toilet/shower room should include:
 - 2 x w.c.
 - 2 x basins
 - 3 x showers
- Umpires Room to serve up to six umpires. (the First Aid Station may be incorporated in one of these two rooms).
- Storage areas, including ground maintenance and club equipment.
- Kiosk (approx. 2.5 x 5 metres in size), for the sale of drinks, ice-creams, pies, with Roll-a-Shutter security grill and servery.
- Verandah of 2.4 metres width around the external wall of the lower level.
- Public toilets with a minimum of one male and one female (including disabled) open to the public.

Additional Second Storey (if required)

- Central multi-purpose social and meeting room with balcony and kitchen/beverage area.
- Club meeting rooms, office and storage facilities.
- Male and Female Toilets.

• **Shelters and Toilet Blocks**

As shown on Figures 38.0 and 39.0, both shelters and toilet blocks will be designed around a common theme, with roof styles matching those of the Sports Pavilions. Two sizes will be utilised for both shelters and toilet blocks, both to increase variety within the Park and to respond to varying local needs.

Layout provision will be as follows:

Shelters:

	Bench Seats	BBQ	Tables
Shelter (A)	4	1	4
Shelter (B)	2		

Toilet Blocks:

	Male W.C.	Fem W.C.	Male Basin	Fem Basin	Urinals
Toilet (A)	3*	5*	3	3	1
Toilet (B)	2*	3*	2	2	1

* including disabled

• **Rowing Club Buildings**

The following rowing club buildings should be upgraded:

- South Melbourne Rowing Club
- Albert Park Rowing Club
- Caulfield Grammar Rowing Club
- Wesley Boat House
- YWCA Boat House

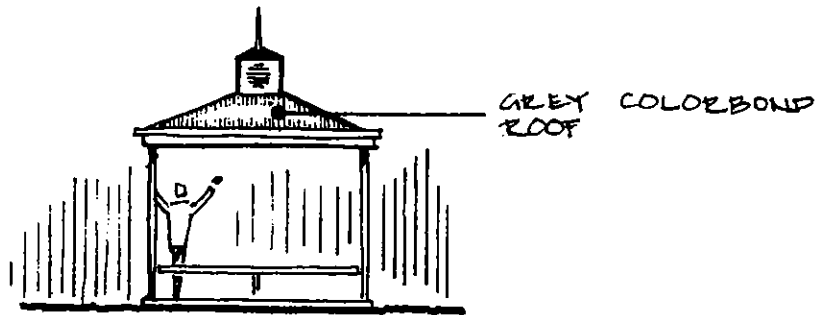
Common design themes should be used as illustrated in Figure 40.0. These involve retaining and renovating the existing brick shells, replacing the roof materials with Dove Grey Colorbond and articulating the facades with new awnings.

Upgraded Buildings

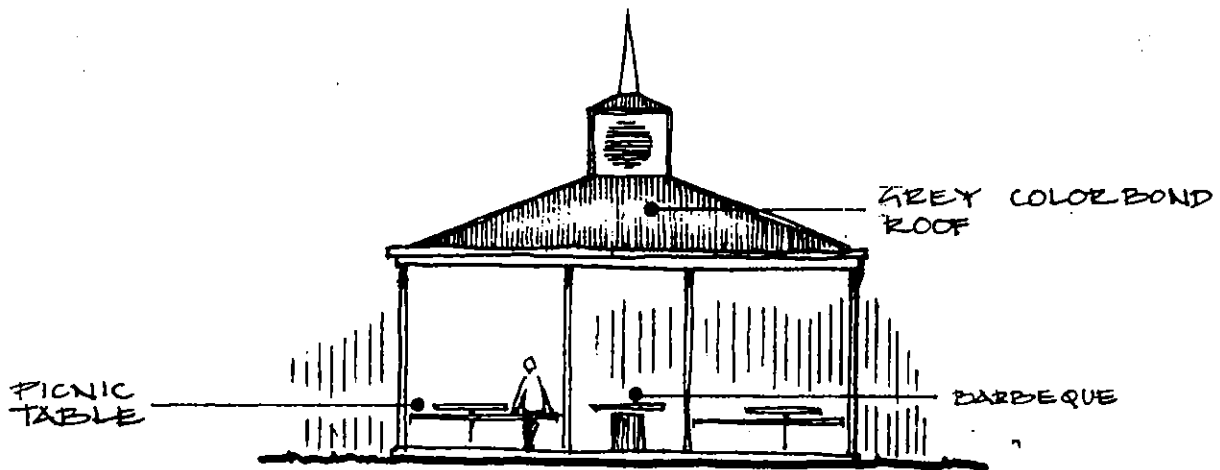
Many of the existing buildings at Albert Park could be refurbished to increase their useful life, improve their appearance and extend the range of facilities they are able to offer. Principle amongst these are the buildings along Aquatic Drive, the Albert Banquet Centre at the Lakeside Oval, and the Kevin Murray and Blackie Ironmonger Stands at Junction Oval.

Other buildings requiring upgrading include those housing the South Melbourne Rowing Club, the Albert Park Rowing Club, the Caulfield Grammar Rowing Club together with the YWCA and Wesley boat sheds.

The Caretakers residence off Fitzroy Street has recently been converted to a Park Project Office. This building will be demolished when no longer needed for park purposes, and the area returned to Parkland.



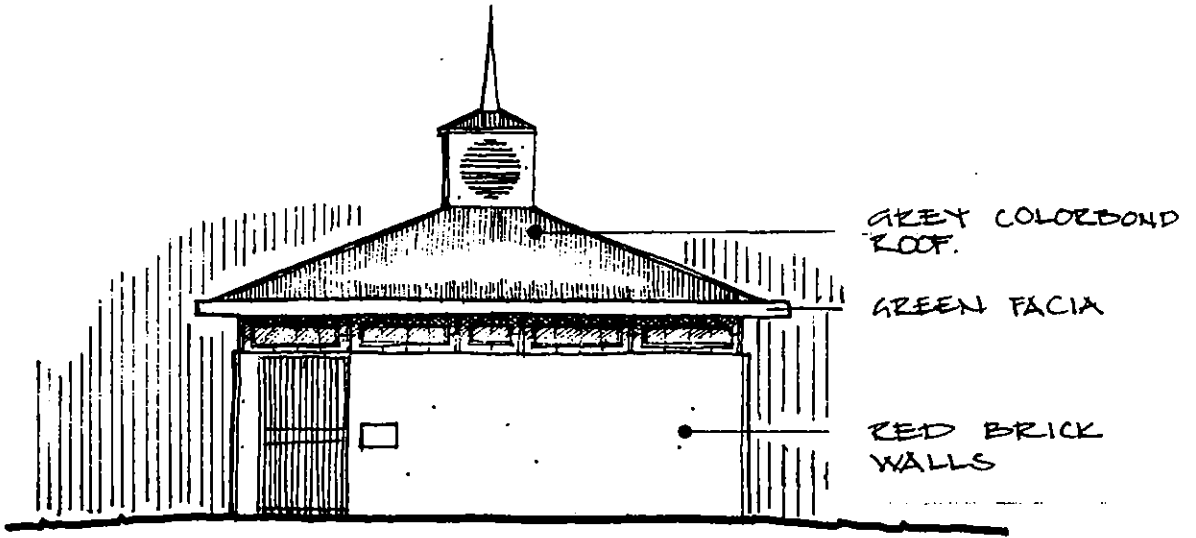
Shelter, Type B



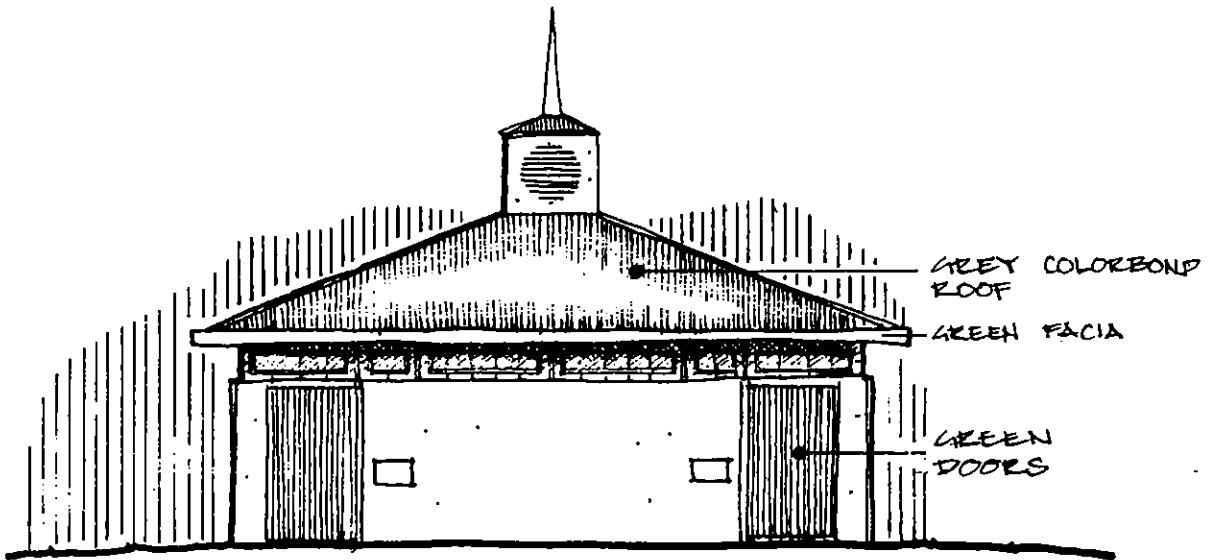
Shelter, Type A

Figure 38.0 Park Shelters

ALBERT PARK



Toilet Block, Type B



Toilet Block, Type A

Figure 39.0 Park Toilet Blocks

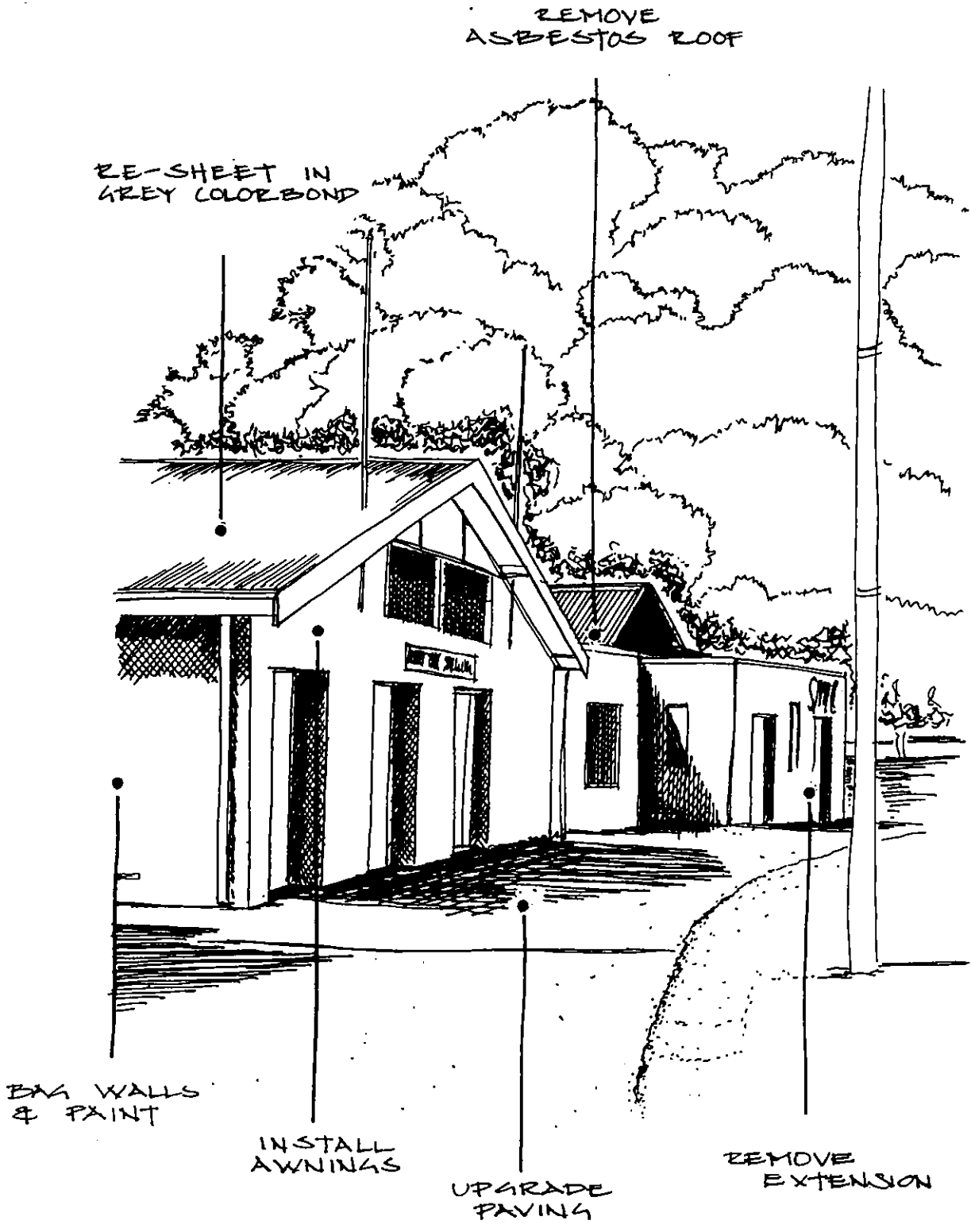


Figure 40.0 Rowing Shed Upgrade

Building Extensions

Building extensions are currently proposed for MacRobertson Girls High School.

The extension to MacRobertson Girls High School is supported. 'MacRob's', as it is called, is seen as visually complementing the Park and, if sensitively designed, the extension could serve to enhance the area.

5.1.7 Tracks and Trails (Figure 41.0)

Albert Park lacks a trail system which encourages people to walk around the Park to experience a variety of environments and vistas. Paths need to offer a range of circuits of varying length and visual interest so people can choose appropriate walks suitable to the length of time they intend to stay in the Park. This is especially important with regard to the five kilometre track around the Lake edge.

In particular the following requirements will be adhered to:

- > tracks will be hard surfaced.
- > seating will be provided at regular intervals, with seats no more than 100 metres apart.
- > drinking fountains will be provided at strategic locations such as picnic and seating areas, and along the Lakeside jogging track.
- > destinations will be clearly signposted where walking times indicated.
- > All ranges of ability and aided movement will be accommodated including tracks where wheelchairs and prams can be used.

Cycle Tracks

Cycle tracks are proposed running the full length of Albert Park both east-west and north-south. The tracks will be shared use with pedestrians and will be available to commuter cyclists and recreational cyclists alike. An internal cycle circuit will also be provided along the major Park Roads.

The east-west track along the northern edge of the Park will commence at Kings Way and run within the parkland between Albert Road and Albert Road Drive as well as along Albert Road Drive itself, crossing the entrances to the Park at Moray Street and Clarendon Street and exiting near the Distance Education Centre. The east-west track near Fitzroy Street will enter just east of the St Kilda Railway Station, run along modified existing footpaths and exit at the corner of Fitzroy Street and Queens Road.

Two cycle tracks will be constructed in a north-south direction. The western cycle track will enter off the corner of Albert Road and Canterbury Road and follow the alignment of the light-rail line, south, diverging momentarily around the Middle Park Bowling Club. The track will be 3.6m wide and laid in asphalt.

To the east, the Lakeside Drive cycle track will enter off the main City link at Moray Street and run along Lakeside Drive in two north/south separate lanes (Figure 37.0) before becoming a 2.5m combined track just south of Ross Gregory Drive. The track will continue south along the eastern edge of the Junction Oval carpark, around the Oval itself and will exit at the corner of Queens Road and Fitzroy Street.

Cycle lanes will also be marked on Aughtie Drive enabling a full internal circuit of the Park to be achieved (See Figure 34.0).

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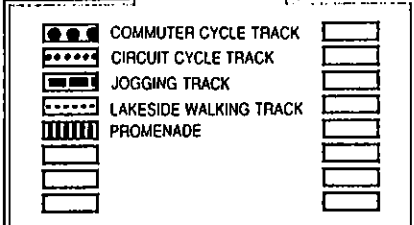
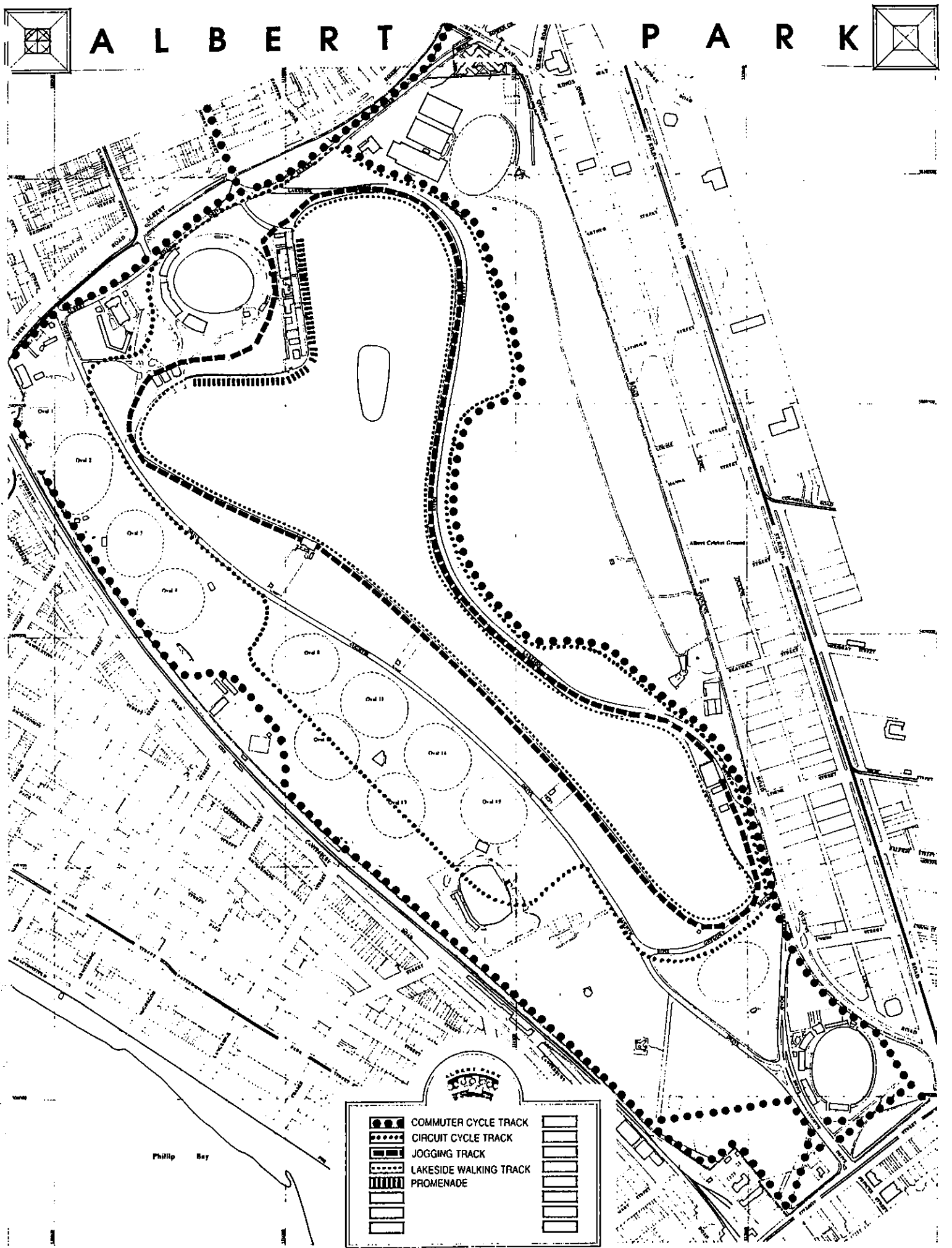


Figure 41.0 Tracks and Trails

Footpaths

Footpaths will be designed to cater for differing levels of usage, and to increase public access throughout the Park.

Major Pathways

Major pathways are intended as primary routes through the Park for both public access and maintenance use. They will be surfaced in asphalt.

Secondary Pathways

Secondary pathways are intended to provide linkages between the primary routes and to cater for areas requiring less frequent access. Surfaced in asphalt, they will also cater for maintenance traffic.

Minor Paths

Local access will be provided for by gravel paths, 2 metres wide, designed to cater for pedestrians only.

Lakeside Jogging track and Walking Track

The Lakeside jogging track will remain as a 3 metre wide gravel pathway with some realignment works along Lakeside Drive, with new alignments built through the Promontory area and to the east of Powerhouse. The Lakeside walking track will remain as a concrete edge to the Lake.

5.1.8 Entrances

Major pedestrian entry points will be provided at the Clarendon Street entrance in the north and the Fitzroy Street/Queens Road junction in the south.

With all vehicular traffic from the north now designated to enter off Moray Street, the Clarendon Street Entry will be upgraded as the formal Park entrance from the City (Figure 42.0). Quality paving materials such as bluestone and granite setts, will be introduced together with street furniture made by Melbourne City Council (See Figure 43.0).

To the south, a new pedestrian entrance off Fitzroy Street will be constructed, again using quality paving materials and new street furniture.

New vehicular 'gateways' will be provided at Moray Street and the Aughtie Drive/Fitzroy Street junction. These gateways will use the bronze panels from the existing gateways within a remodelled surround.

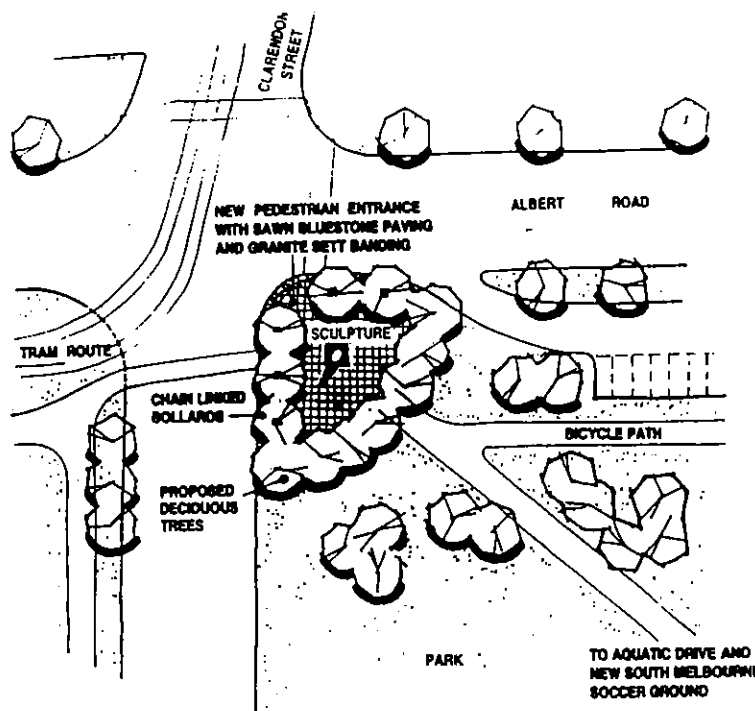


Figure 42.0 Clarendon Street Entrance

5.1.9 Park Elements

The following elements will be used throughout the Park to promote a greater unity of design treatment.

Furniture

The range of furniture currently offered by the Melbourne City Council will be used to provide both a unifying character and a statement of the Park's inner city role. Proposed items of furniture include the park bench, picnic tables and seats, barbecue, bubbler and bicycle rack, all available as standard items (Figures 43.0 and 44.0).

Existing park furniture will be gradually replaced if unsuitable.

Lighting

Park lighting will be used strategically to provide illumination in crucial areas where safety is a concern or where particular effects are required. In the main, lighting on roads, tracks and trails will be confined to junctions, intersections and specific corners. All remaining areas where safety may be a concern will be lit such as toilets, shelters, picnic areas and play areas. All other buildings must have adequate external lighting provided. The perimeter of the Lake will be illuminated, providing lighting to both the jogging track and walking track whilst also creating a dramatic visual effect across the water.

Apart from the street lighting provided for Lakeside Drive and Aughtie Drive, all other free standing poles will be the 'Stirling' unit as used on St Kilda pier (Figure 43.0).

Signage

A new system of Park signage will be introduced, with a hierarchy of signs ranging from entrance signs to locality signs, from street signs to signs denoting local features or historical information.

Signs will be located at entrance points, junctions and at places where people naturally congregate, such as eating areas, picnic areas, play areas and car parks. In particular, attention will be paid to the more strategic entrances into the Park such as at Moray Street, Clarendon Street and Fitzroy Street. The Promontory will also be given careful attention as the major focus of the Park.

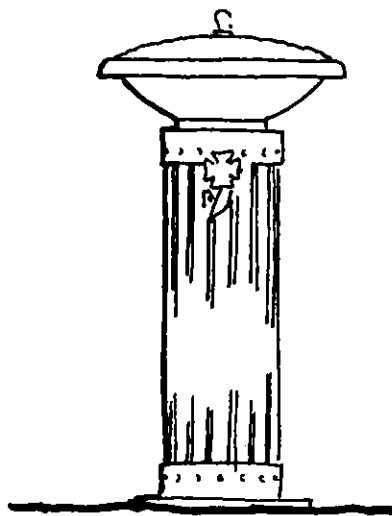
The signage will follow a co-ordinated theme both in terms of style, colour and graphics. Signs will be located in positions where people can view them easily, but will be as unobtrusive as possible. Where more than one sign is required in any one location, every attempt will be made to use only the one mounting facility, be it pole or pillar.

Signs will be as vandal-proof as possible, but will be capable of easy repair, if damaged.

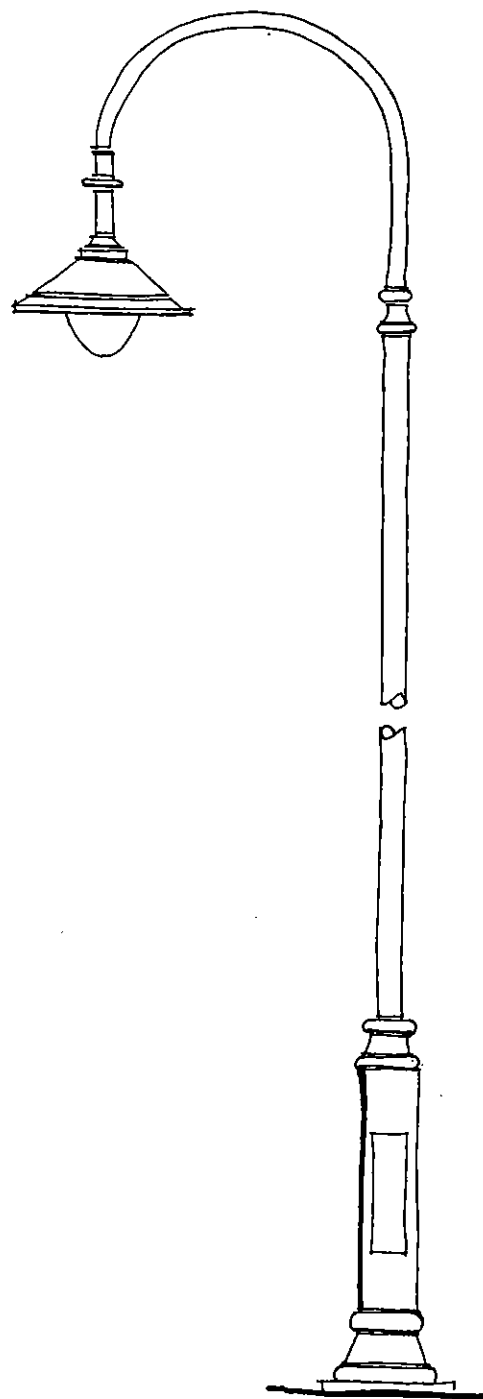
Melbourne City Council has developed an attractive range of signage which could be introduced into Albert Park, including pedestrian signs, poster pillars and information signs. (See Figure 45.0)

The Melbourne Parks and Waterways logo for Albert Park will be included on all Park signs.

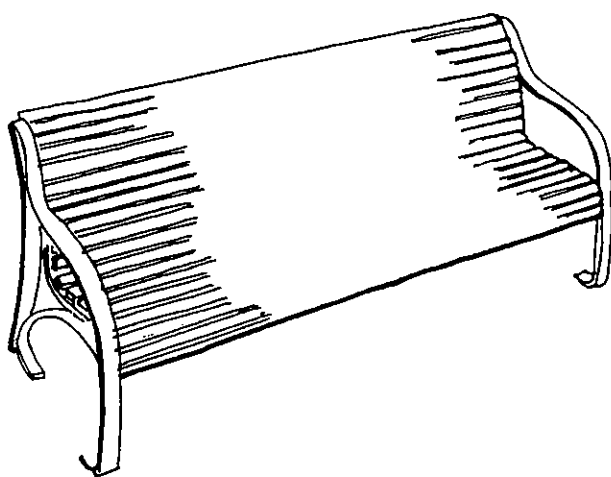
No permanent advertising signage will be allowed on buildings or in the Park.



Bubbler

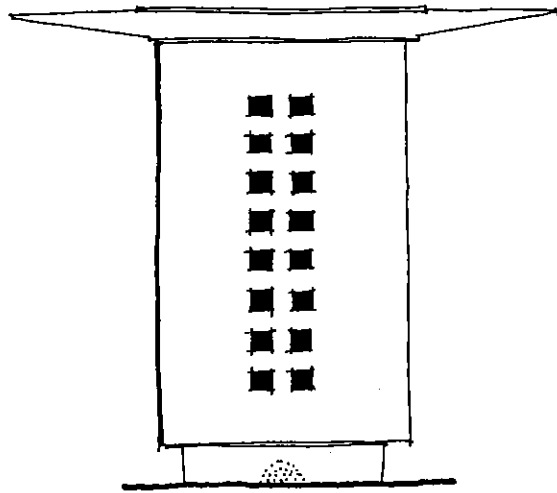


'Stirling' Lamp

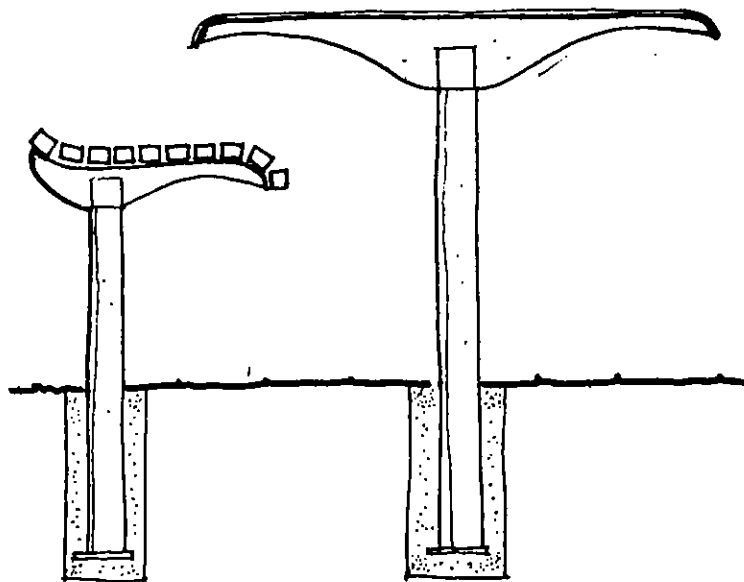


Park Bench

Figure 43.0 Standard Park Furniture

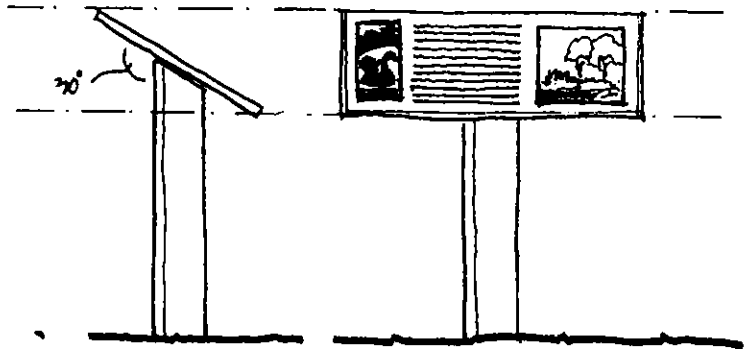


Coin Operated Electric Barbeque



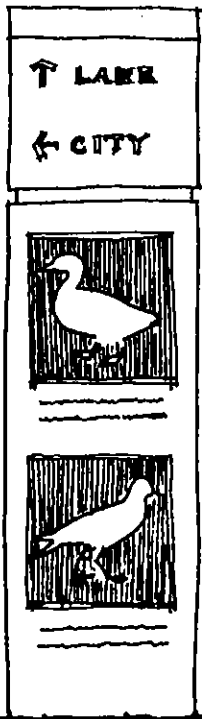
Picnic Table and Seat

Figure 44.0 Picnic and Barbecue Facilities

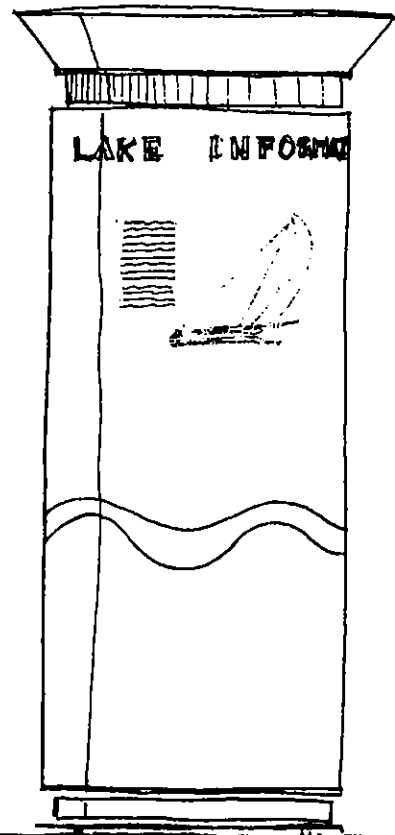


Angled Sign

Park Logo



Poster Pillar



Direction and Information Sign

Figure 45.0 Park Signage

5.2 Precinct Plans

Whereas the Strategic proposals are designed to create improvements to the character of the Park as a whole, the Precinct Proposals are more area specific and relate to upgrading works at the local level. The proposals offer the opportunity to build a more individual flavour into each precinct without challenging the integrity of the main Park concept. The location of these proposed Precincts can be found on Figure 26.0.

5.2.1 Precinct 1: City Edge (Figure 46.0)

Proposals

Demolish and remove the Park Depot and the existing car park.

The existing Park Depot is no longer required. A smaller facility, located less obtrusively just south of the Indoor Sports Complex, will allow the north-eastern corner of the Park to be opened up and 0.4 hectares returned to parkland. Removing the existing car park and reinstating the area to parkland will add a further 0.7 hectares.

Close and remove the Aughtie Drive Entrance.

The roadways, kerbing and footpath will be removed and the land reinstated to parkland.

Close Albert Road Drive as a through route from Aughtie Drive to Kings Way.

The road will remain open for through traffic between Clarendon Street and Lakeside Drive, with access only to the Army Depot and MacRobertsons Girls High School. Approximately 300 metres of the roadway will be removed and returned to parkland, with parallel parking allowed on all remaining road pavement.

Establish Moray Street as the main vehicular entrance with a secondary entrance at Clarendon Street. The Clarendon Street Entrance would also function as the main pedestrian entrance to the Park from the North.

Lighting and seating will also be provided at this point with bluestone and red granite paving (See Figure 42.0).

Plant additional exotic trees throughout the Frontage.

The existing planting needs bolstering with new trees to ensure that the Precinct's 'European' parkland character is retained and enhanced.

Suggested species include:

Desert Ash	<i>Fraxinus oxycarpa</i>
Liquidambar	<i>Liquidambar styraciflua</i>
Oriental Plane	<i>Platanus orientalis</i>
Algerian Oak	<i>Quercus canariensis</i>
Pin Oak	<i>Quercus palustris</i>

Oriental Plane will be introduced as the dominant species of the new planting matrix.

Upgrade the tram corridor between Aughtie Drive and Canterbury Road

The grass median strip between the Park Depot and the tram tracks will be widened by four metres to neaten a rather unkempt and neglected corner of the Park.

Allow the proposed extension to MacRobertsons Girls High School.

The current proposal has been designed to reflect both its important location in the Park and to acknowledge the strength and integrity of the principles established by Seabrook in his original design. (See Figure 47.0)

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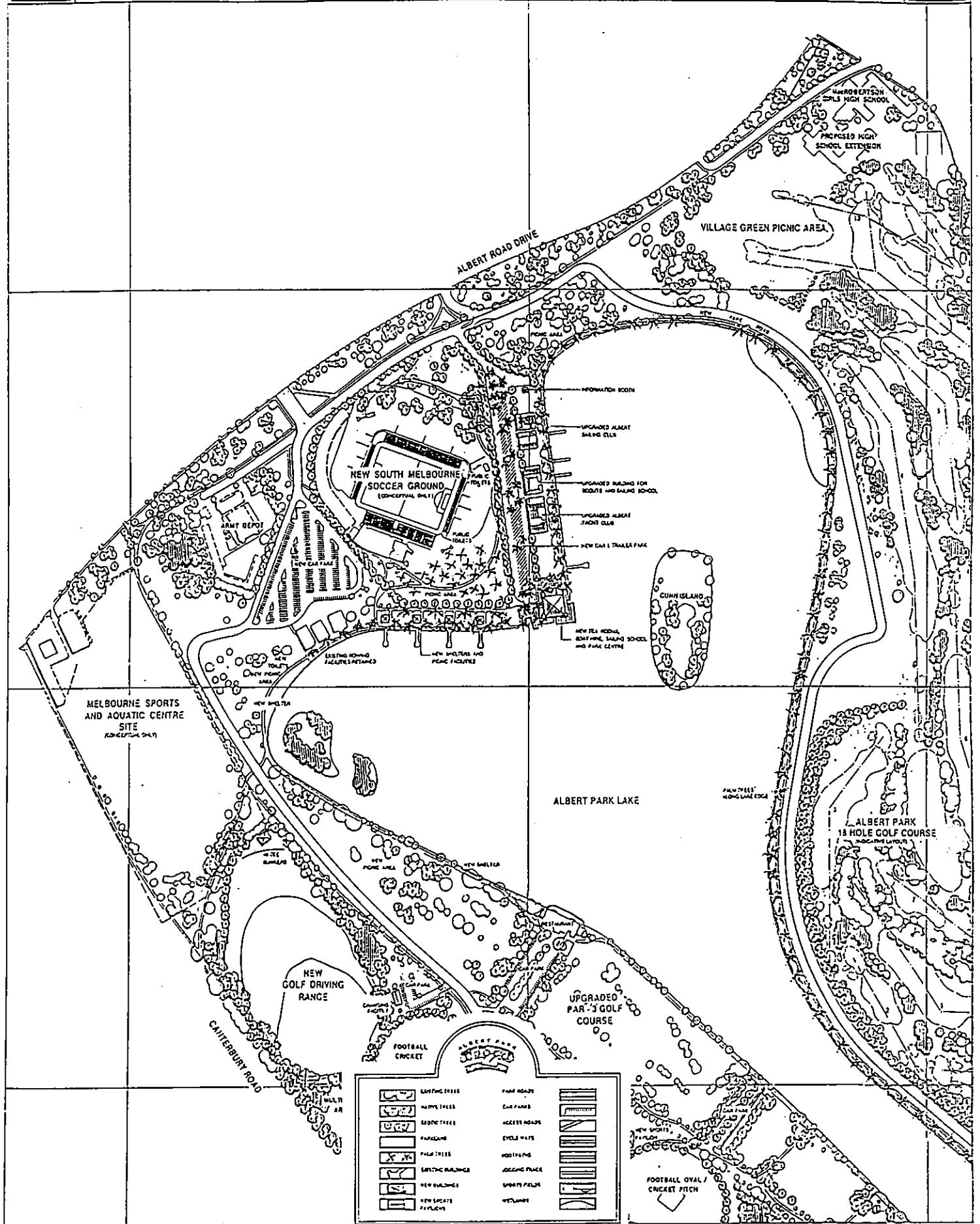


Figure 46.0 City Edge Masterplan

Lakeside Oval

The moving of South Melbourne Hellas to a new home at Lakeside Oval ensures the continued importance of the oval as a focus for sporting use in the park.

The Albert Banquet Centre will be upgraded as a multi-use facility, including change room, meeting rooms, club facilities, kiosk and public toilets. Tiered seating will also be installed to accommodate 10,000 spectators.

The Cream Grandstand and the South Melbourne Cricket Club Grandstand will be demolished after expiry of the current leases.

Improve vehicular access to the Oval

This will be achieved by allowing access off the re-aligned Aughtie Drive which will now run directly past Lakeside Oval. Access will also be possible off Lakeside Drive via Albert Road Drive.

Rationalise the existing carparking provision

The existing poorly designed carpark will be replaced with a more efficient facility with space for at least 400 cars and access off Aughtie Drive. Car parking will also be allowed along Albert Road Drive and Aughtie Drive itself.

Existing Indoor Sports Area

Demolish the existing indoor sports area buildings and associated carpark and replace with parkland

With the construction of the Melbourne Sports and Aquatic Centre, the existing run-down World War 2 buildings in the north eastern corner of the Park will no longer be needed and will be demolished to make way for parkland (Figure 48.0). It is envisaged that the site will be developed as a Village Green together with a future extension of the Albert Park Golf Course. Considerable tree planting will be also undertaken to link the new parkland with the existing frontage to Albert Road.

Melbourne Sports and Aquatic Centre

The new indoor sports complex will be located in the north west corner of the Park. The facility will house all sporting uses currently located in the existing indoor sports area including squash, badminton, basketball and table tennis, plus an Olympic standard swimming pool together with fitness and aerobic facilities.

Access to the centre will be off Aughtie Drive.

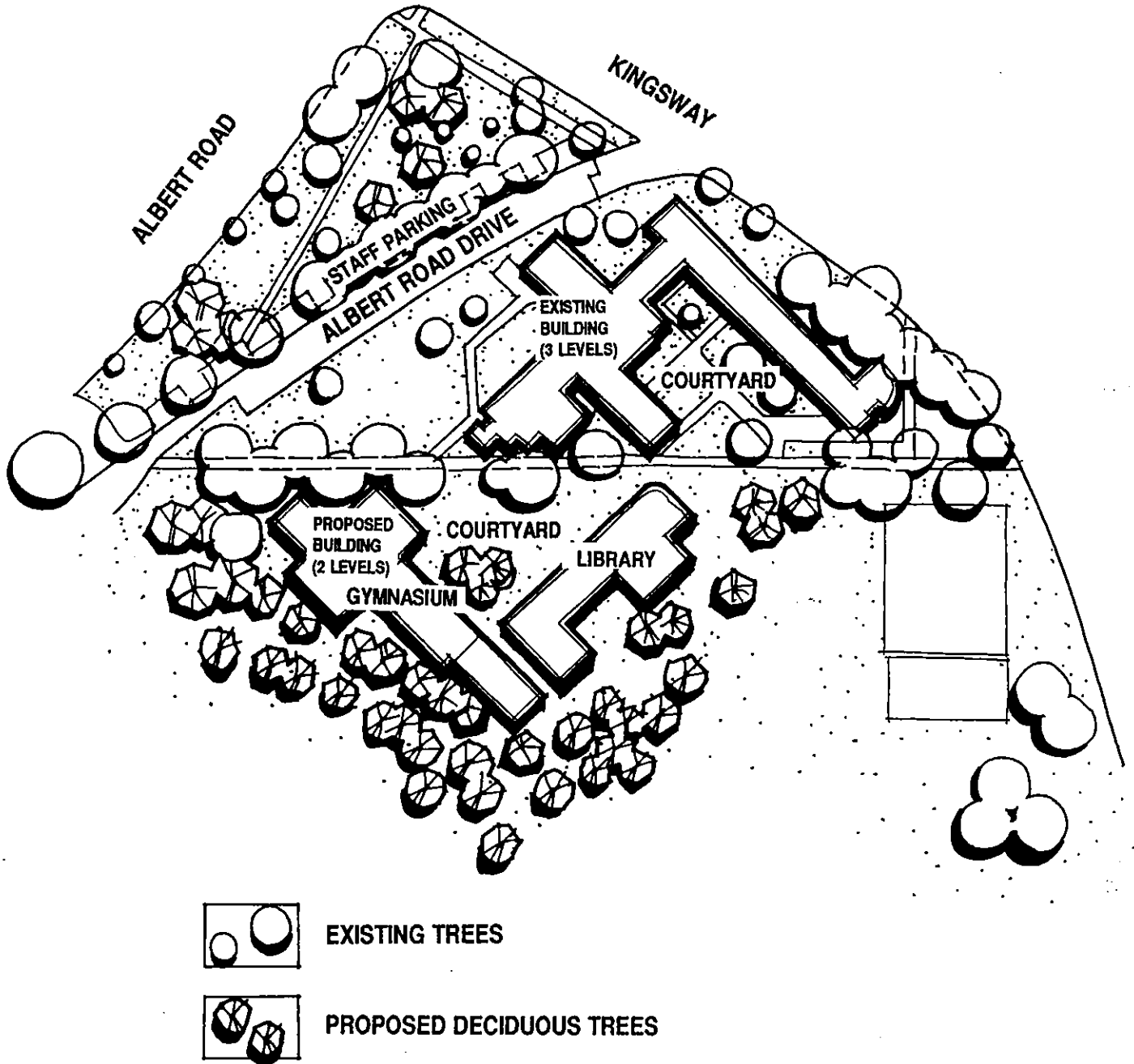


Figure 47.0 Proposed Extension to MacRobertsons Girls High School

A L B E R T P A R K



Before



After

Figure 48.0 Existing Indoor Sports Area returned to Parkland

5.2.2 Precinct 2 - Lakeside

The Lakeside Precinct will be formed by developing a zone of unstructured use, varying in width from 5 metres to 150 metres around the entire circumference of the Lake. It will incorporate the Promontory area as its primary focus and include Lakeside Drive, the Lakeside Picnic Area and the Par 3 Golf Course.

Develop the Lakeside for informal public use

The area will be designed specifically for unstructured use, with new picnic and barbecue areas located near existing and proposed carparks. New toilet facilities and shelters will also be provided.

Encourage greater public access to the western and eastern edges of the Lake by taking advantage of the changes to Aughtie Drive and Lakeside Drive.

The realignment of Aughtie Drive and the reinstatement of the original road to Parkland will allow more land for public use and will lessen the perceived separation between the Lakeside Precinct and the Middle park Sports Precinct. Furthermore, the proposed re-alignments along Lakeside Drive will create valuable additional space for public amenity in an area where available space has been severely restricted in the past.

Introduce design measures to unify the character of the Precinct.

The Master Plan includes design recommendations for the treatment of the Lakeside Precinct, including a unified approach to pathways, sitting areas, picnic sites, parking, site furniture, lighting, signage and planting.

Landscape the deposition sites between the Lake and Aughtie Drive for unstructured public use.

The area would be characterised by sweeping land forms crossed by gravel tracks through groups of exotic trees. Picnic areas will be located adjacent to the upgraded car parks with picnic tables, seating and barbecues provided. A new public shelter will also be provided.

Provide a 3.0m gravel jogging track around the perimeter of the Lake with a narrower concrete walking track close to the Lake's edge.

A significant proportion of both the jogging track and walking track has already been installed.

Plant exotic trees only throughout the Lakeside Precinct.

Both to unify the Precinct and preserve some of its existing character, the following exotic species will be planted around the Lake.

Norfolk Island Pine	<i>Araucaria heterophylla</i>
Liquidambar	<i>Liquidambar styracflua</i>
Canary Island Palm	<i>Phoenix canariensis</i>
Oriental Plane	<i>Platanus orientalis</i>
Black Poplar	<i>Populus nigra</i>

The planting of trees near the western edge of the lake will be undertaken in rows perpendicular to the Lake to reduce any adverse effects from wind shadow. Similarly, Canary Island Palms will be planted at 26 metre centres around the eastern edge of the Lake (Figure 49.0), again to minimise the affects from wind, although wind from the north-east is not regarded as significant.

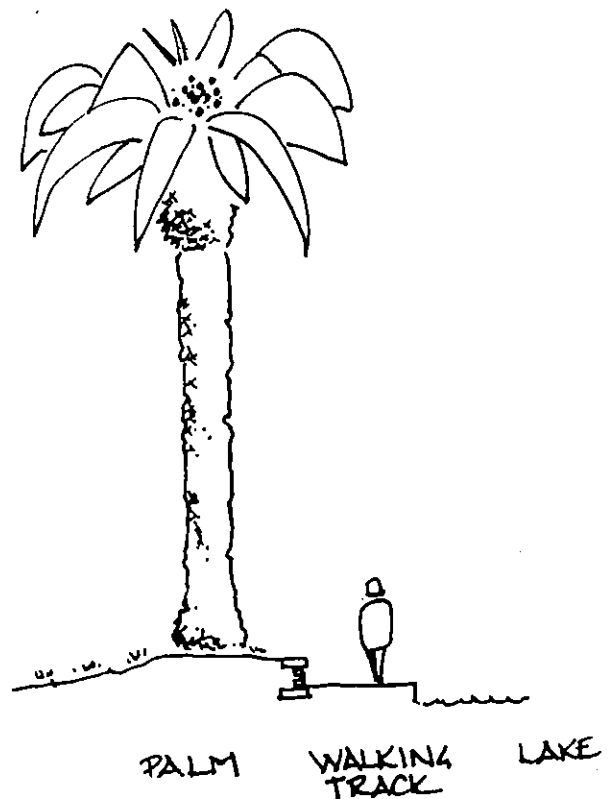


Figure 49.0 Relocation of Canary Island Palms

Provide permanent car parks at regular intervals around the Lake.

This policy would involve upgrading existing car parks with asphalt surfacing and providing new car parks, along the Western Bank with parking allowed on both Lakeside Drive, Aughtie Drive and Ross Gregory Drive.

Maintain and improve the Par 3 Golf Course in its present position but open up the area to the Park.

Greater encouragement should be made for families to make use of the facility.

Construct a new toilet block at Car Park 2 along the Lakeside Picnic Area.

The toilet block would service the southern half of the Western Bank. The northern section would be serviced by public toilet facilities located in the new Pavilion near the Par 3 course.

Replant Gunn Island and provide for public access to its northern end.

Intensive use of the island would not be warranted but occasional access by boat should be catered for with a small landing jetty and picnic area.

Encourage public use of the southern end of the Lake.

Picnic facilities will be provided, with parking allowed along Ross Gregory Drive.

Remove the existing carpark to the north of Powerhouse and replace with turnaround facilities and visitor parking for 5 cars only.

Powerhouse users will be able to use new adjacent roadside parking.

Upgrade the Wesley and YWCA boatsheds.

Both buildings will be upgraded in the manner of the rowing sheds to the north. A small carpark will also be provided.

Promontory

Develop the Promontory as the focus of the Lakeside Precinct and the base for all water borne activities.

The new Promontory Precinct incorporates the existing Palms Precinct, the Aquatic Drive Precinct and part of the North West Lake precinct to create a stronger, more unified focal point to the Park. Specific proposals for Aquatic Drive can be found on Figure 50.0.

Proposals

Construct a new entrance road with central median parking for cars and trailers.

In addition, mature palms will be carefully removed from the area adjacent to Lakeside Oval and replanted along the new median. The existing toilet block will be demolished.

The occupants of the Victorian Speed Boat Club to remove their operations from their existing building.

The activities currently associated with this building not need to be located Lakeside.

The club will be relocated to shared use meeting rooms in new sporting pavilions.

Relocate the Albert Sailing Club to the former Navy League building and demolish the ASC building No. 3.

The site of building No. 3 will then be landscaped as part of an Aquatic Drive redevelopment plan.

Demolish the Victorian Speed Boat Club building.

A new focal building will be constructed at the tip of the Promontory which would contain the Park Administration Centre, Cafeteria, Kiosk and Public Toilets.

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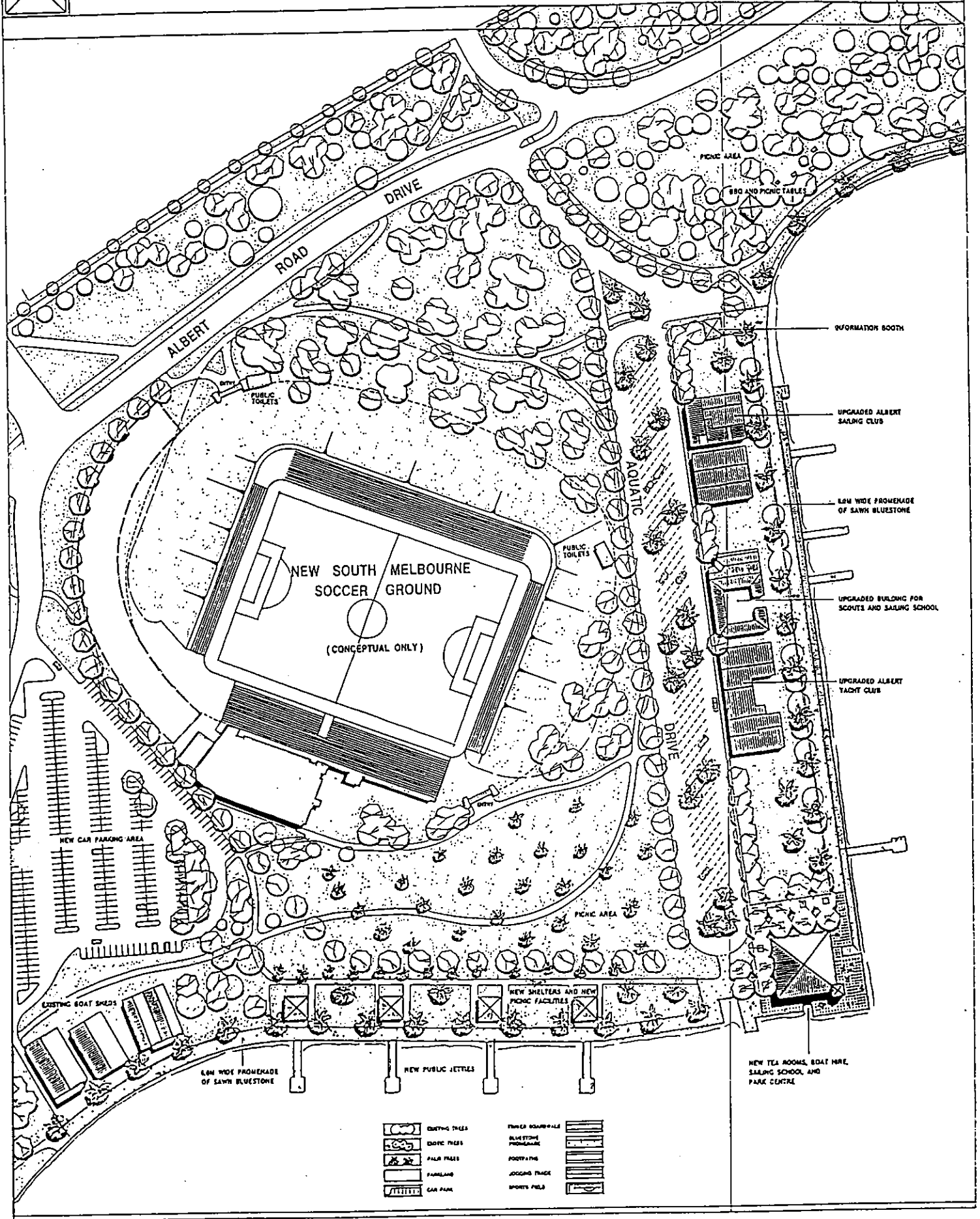


Figure 50.0 Aquatic Drive Upgrading

A L B E R T P A R K

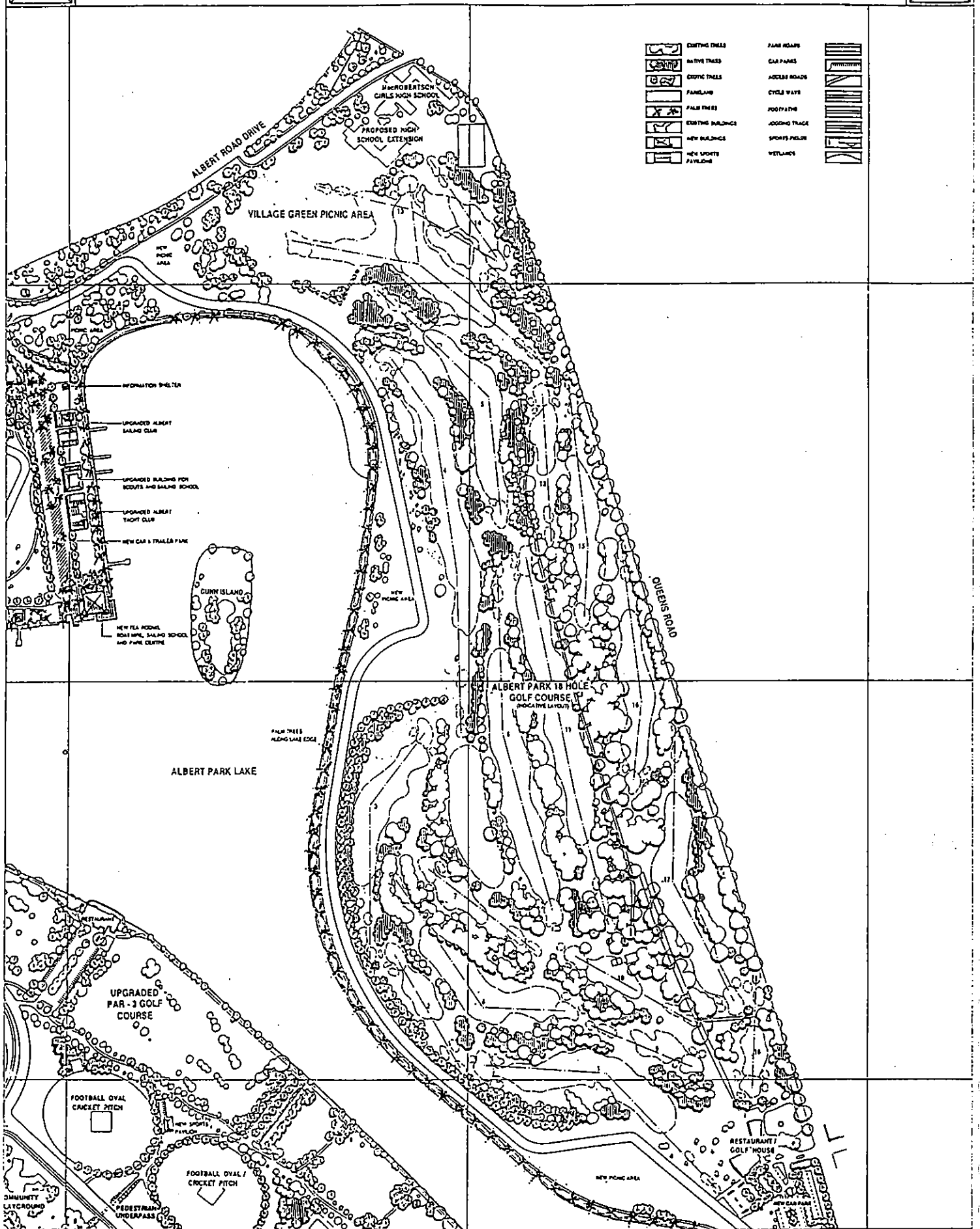


Figure 51.0 Albert Park Golf Course: Indicative Future Layout

. Relocate the Jolly Roger Sailing School to the storage yard area.

The new location would be upgraded to improve both its functional characteristics and its aesthetic appearance.

. Upgrade the Jolly Roger Boat Shed and relocate the 1st Victorian Sea Scouts to the newly upgraded building.

The area will be landscaped to match the quality of the new promenade.

. Construct a new Public Amenities Building at the tip of the Promontory.

This landmark building will be two storey with a three storey tower overlooking the Lake and visible from Moray Street. The main building would house a cafeteria, kiosk and boat hire on the ground floor, while the 1st floor could become the Park Administration Centre. Access will be allowed to the tower for the public to view the Park and for the clubs to monitor race meetings.

. Upgrade the eastern Promenade with quality paving materials and new park furniture (Figure 50.0).

Sawn bluestone slabs, 400 x 400mm in size will be utilised as the dominant paving material along the Promenade to reflect the character of Melbourne City boulevards. Red and light grey granite setts could be used to act as an edging feature and to provide highlights, particularly around buildings and as an edge trim between the bluestone slabs and the existing timber boardwalk. The recently installed boardwalk along the eastern arm will be extended to the new Public Amenities building at the tip of the Promontory.

. Develop new public jetty facilities along the western arm of the Promontory.

This would provide a balance to the club orientated facilities of the eastern arm and enable greater public access to the Lake edge. Proposed facilities will include a new 6 metre wide paved promenade, and four new public pavilions overlooking new timber piers.

. Remove the existing Poplars along the western arm of the Promontory and replace with Canary Island Palms. Palms should also be interplanted between the Elms on the eastern arm.

The Poplars along the western arm are too close to the Lake wall and will impede the flow of pedestrians along the new promenade. They will be replaced by Canary Island Palms relocated from the Palms area and planted 8 metres back from the edge wall.

Many of the Elms on the eastern arm are suffering stress from root rot and will need gradual replacement. They are also badly positioned, relating neither directly to the buildings nor to the promenade. Rather than removing the Elms immediately, it is suggested that they be interplanted with Canary Island Palms, and the Elms removed once the Palms are sufficiently developed in their own right.

. Upgrade the existing rowing sheds.

The building shells should be kept, but the roof should be replaced, facades redesigned and awnings installed (See Figure 40.0)

5.2.3 Precinct 3 - Albert Park Golf Course (Figure 51.0)

Proposals

. **Maintain and improve the Albert Park Golf Course as the major outdoor sports facility within the Park.**

The Golf Course makes a vital contribution to the Park and will remain one of its best assets. Together with the Golf Driving Range and the Par 3 Course, it will be upgraded as a requirement of the lease agreement with any future operator. An indicative only layout is shown on Figure 51.0.

. **Extend the Albert Park Golf Course northward into the area previously occupied by the Harry Trott Oval.**

This enlargement of the Golf Course will allow considerable improvements to the northern-most holes and facilitate the incorporation of the proposed wetlands into the Golf Course design.

Redesign Holes 2 and 3 to allow for the realignment of Lakeside Drive.

Any realignment should take advantage of nearby tree cover to ensure that the changes are absorbed within the existing environment.

Reduce the safety risks from miss-hit golf balls along Lakeside Drive.

This can be achieved by re-orientating Greens 2 and 3 away from the road.

Transfer the Park Administration office to the new facility at the Promontory.

The vacated rooms in the Golf House Building could then be used as a ticketing office and golf course administration centre.

Bolster the existing tree cover by interplanting with exotic trees.

The essentially exotic character of the vegetation will be maintained with Oriental Planes as the dominant species. The declining Monterey Cypress will be gradually replaced by Norfolk Island Pines.

Suggested species include:

Alder	<i>Alnus glutinosa</i>
Norfolk Island Pine	<i>Araucaria heterophylla</i>
Swedish Birch	<i>Betula Pendula Dalecarlica</i>
Golden Ash	<i>Fraxinus excelsior 'Aurea'</i>
Desert Ash	<i>Fraxinus oxycarpa</i>
Jacaranda	<i>Jacaranda mimosiaefolia</i>
Liquidambar	<i>Liquidambar styraciflua</i>
Oriental Plane	<i>Platanus orientalis</i>
White Poplar	<i>Populus alba</i>
Pin Oak	<i>Quercus palustris</i>

A belt of screen planting plus an avenue of Plane trees should be planted alongside Lakeside Drive.

Extend the existing carpark adjacent to the Golfhouse.

The tennis courts would be removed to allow space for the expansion.

5.2.4 Precinct 4 - Albert Park Sports Fields Precinct (Figure 52.0)

The Albert Park Sports Precinct extends from the Golf Driving Range in the north to Hockey Drive in the south, a total of approximately 56 ha. The realignment of Aughtie Drive through the middle of the Precinct has necessitated modifications to the arrangement of the 'Localities' illustrated in the previous Strategy Plan, but these changes are seen as beneficial to the Precinct and have been agreed with all existing user groups.

Proposals

Consolidate field sports into their own 'Localities'.

The re-organisation of the Albert Park Sports Precinct emphasises the consolidation of sporting uses into their own 'Localities' with new or refurbished pavilions acting as a focus for each.

Establish multi-use pavilions as the focal points of these new sporting 'Localities'.

Figure 52.0 demonstrates the location of the new pavilions.

Provide multi-use areas to allow management flexibility.

These areas will be available for a variety of uses, depending on demand.

Construct new access tracks off Aughtie Drive to service the carparks at Middle Park, the Lakeside Picnic Area of the Lake, near the pavilions and at designated ovals. Also provide a new carpark adjacent to the Armstrong Street Underpass.

All access tracks and carparks will be laid in asphalt with concrete kerb edging.

A L B E R T P A R K

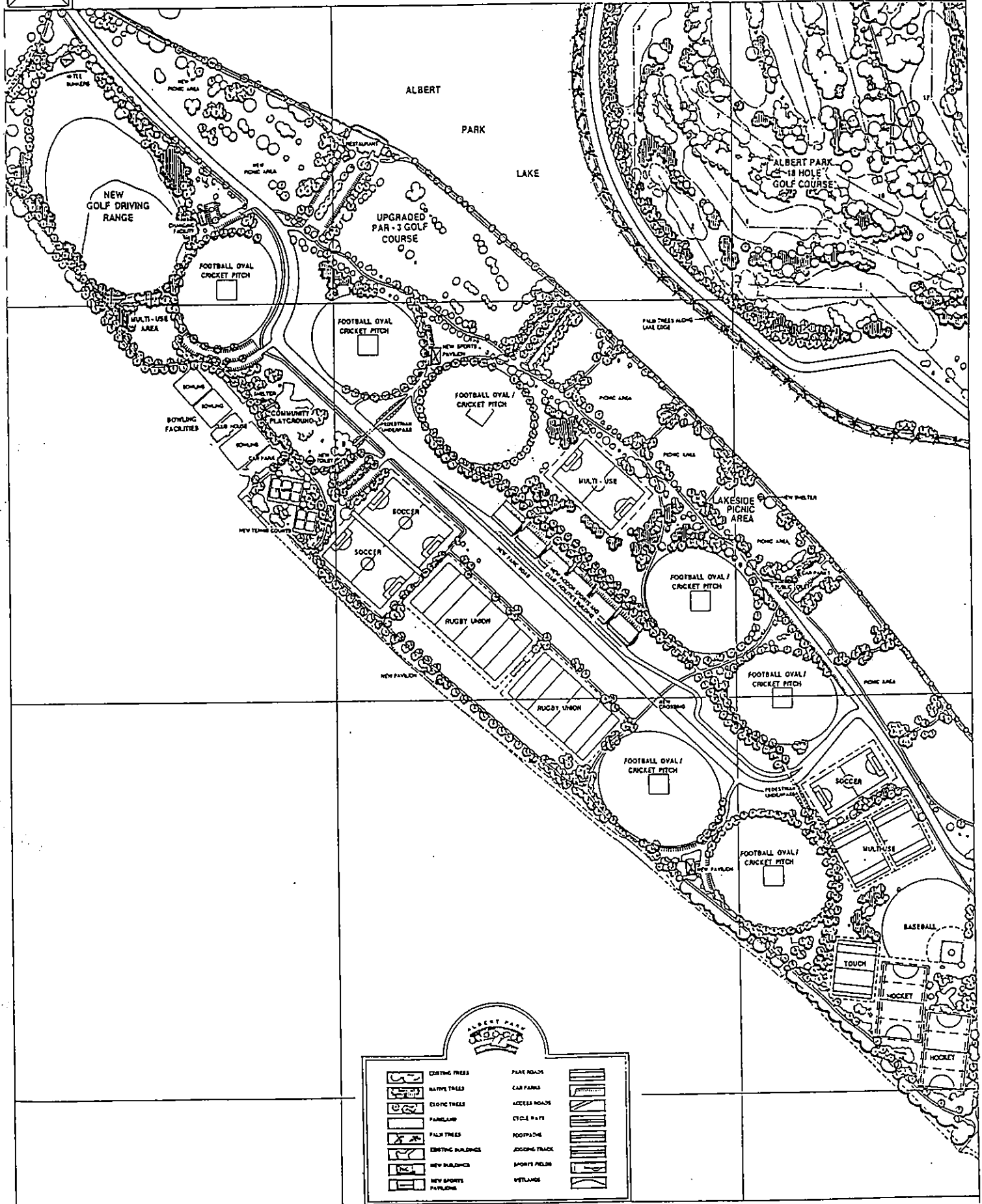


Figure 52.0 Albert Park Sports Fields Precinct

Provide pedestrian routeways across the Precinct to link Middle Park with Albert Park Lake.

A new pathway will be constructed from the light rail stop near Fraser Street, over a new pedestrian crossing at Aughtie Drive and on to the Lake. Further tracks will link the underpass at Armstrong Street with the Lake south of the Par 3 Golf Course, while the underpass at Wright Street will link with the Lake at its northern basin.

Establish a major tree planting program throughout the area.

Investigations will be undertaken to determine the current effectiveness of planting techniques on the tip area, and new techniques employed if required.

The proposed playing fields will then be interspersed with avenues and groups of trees to provide both enclosure and screening and help emphasise footpaths, roads and buildings.

Avenue trees will include:

Port Jackson Fig	<i>Ficus rubiginosa</i>
Oriental Plane	<i>Platanus orientalis</i>
Pin Oak	<i>Quercus palustris</i>

Feature trees around car parks and buildings will include:

Swedish Birch	<i>Betula Dalecarlica</i>
Jacaranda	<i>Jacaranda mimosaeifolia</i>
Liquidambar	<i>Liquidambar styraciflua</i>

Mass planting areas will include:

Black Sheoak	<i>Allocasuarina littoralis</i>
Apple Gum	<i>Angophora costata</i>
Bangalay Birch	<i>Eucalyptus botryoides</i>
River Red Gum	<i>Eucalyptus camaldulensis</i>
Swamp Gum	<i>Eucalyptus ovata</i>
Blue Ironbark	<i>Eucalyptus sideroxylon</i>
Queensland Brush Box	<i>Lophostemon conferta</i>

Golf Driving Range

The Golf Driving Range Precinct will be located on the deposition area north of the Community Playground.

Proposals

Establish the closest Golf Driving Range to Melbourne's City Centre.

The new Range will service City and local office workers, the tourist market and golfers from the surrounding area. It would also greatly extend the range of golf facilities offered by the Park.

Utilise land that would otherwise be unavailable for more structured recreation.

The likelihood of settlement of up to 1.5 metres over the current land form will preclude other sporting uses, but would have only a marginal effect on its use as a golf driving range.

Design the range to achieve a minimum 250 metre driving length.

This will be accommodated in the proposed location, whilst also allowing space to the south of the Range for a multi-use area.

Enclose the Driving Range with protective fencing.

This will be achieved by erecting 5 metre high chain link fencing, close woven and coated in black plastic to reduce its visual impact.

Provide a small club house, ticketing office and kiosk, with parking combined with that provided for the Melbourne Sports and Aquatic Centre.

The single storey clubhouse would be located amongst the existing mature fig trees.

A L B E R T P A R K

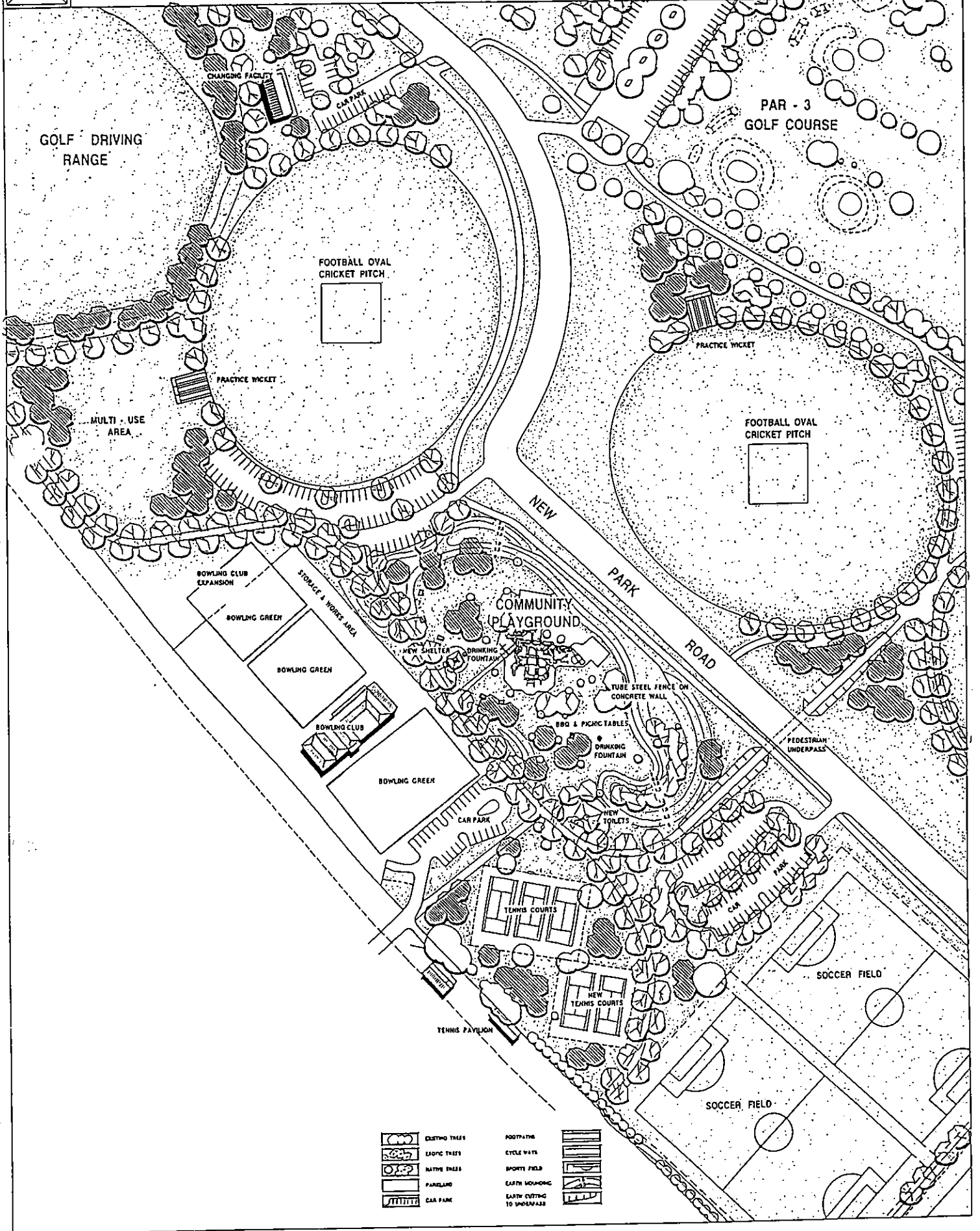


Figure 53.0 Community Playground

ALBERT PARK

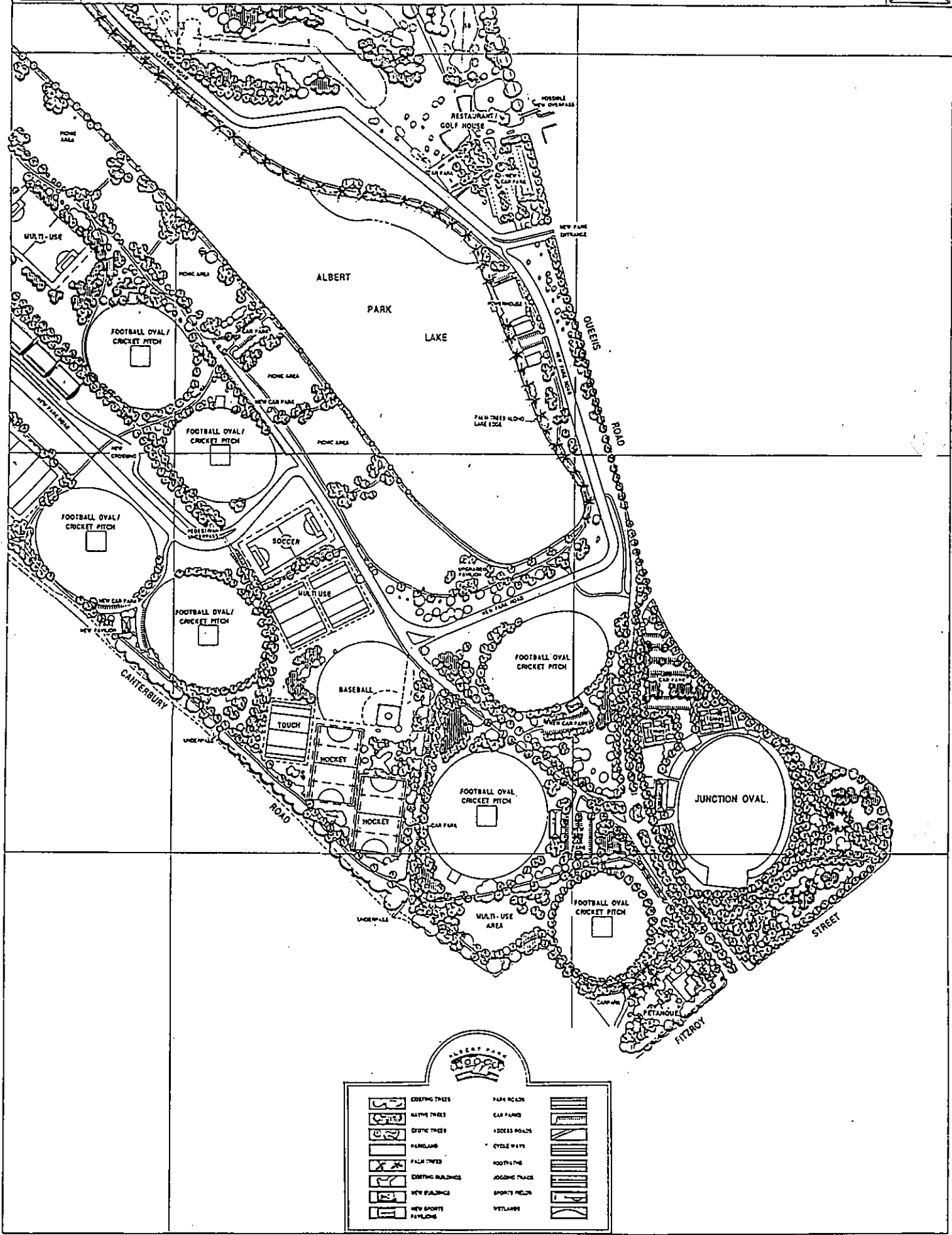


Figure 54.0 Village Green Precinct

Community Playground (Figure 53.0)

Proposals

- **Introduce picnic facilities, sitting areas and informal games areas.**

Valuable as the Community Playground is, it is not a stand alone facility and requires ancillary facilities to enable it to function effectively.

- **Develop vehicle access off Aughtie Drive to service two new carparks.**

Two new permanent carparks for 135 cars will be constructed on either side of the Community Playground with access off Aughtie Drive.

- **Allow the extension of the Carmelite Tennis Club facilities.**

Two new courts will be constructed to the south-east of the existing playing area.

- **Allow the extension of the Middle Park Bowling Club.**

A new bowling green will be allowed to the north-east of the existing green.

- **Demolish the 'Cream' Changing Rooms and the Middle Park Soccer Club Building.**

The land will then be reinstated as parkland.

- **Construct a toilet block and a barbecue shelter within the Precinct.**

The new facilities will considerably upgrade the amenity of the area (See Figures 38.0 and 39.0).

- **Plant exotic trees as avenues and as feature planting around the facilities.**

An avenue of Oriental Planes has already been planted in the area and this will set the style of future tree planting.

Proposed additional species for this area include:

Jacaranda	<i>Jacaranda mimosaeifolia</i>
Liquidambar	<i>Liquidambar styraciflua</i>
Oriental Plane	<i>Platanus orientalis</i>

Port Jackson Fig (*Ficus rubiginosa*) could also be planted in this area to echo the mature stand of trees north of the Golf Driving Range.

5.2.5 Precinct 5 - Village Green (Figure 54.0)

The Village Green Precinct stretches from Hockey Drive and Ross Gregory Drive in the north to Fitzroy Street in the south, and encompasses Ross Gregory Oval, Junction Oval, the two new ovals to the west of Aughtie Drive and the Fitzroy Street frontage. It represents the development of a football and cricket precinct set within a distinctively parkland setting, the tone of which is established by the 'European' style planting along Fitzroy Street.

Ross Gregory Oval

- **Relocate the Ross Gregory Oval southward to allow for the realignment of Ross Gregory Drive.**

Available space allows the Oval to be repositioned directly adjacent to the pavilion.

- **Allow demolition of the Ross Gregory Oval Pavilion and replacement with a new multi-use facility.**

The new facility will provide both male and female changing rooms, club rooms and public toilets.

- **Provide a permanent access to the new pavilion plus a new car parking area.**

A 6 metre wide asphalt road will be constructed off Aughtie Drive using the existing entrance. Parking for a minimum of 45 cars will be provided to the south of the new pavilion.

- **Plant avenue trees along Ross Gregory Drive, Aughtie Drive and Queens Road Drive.**

Suggested species include:

Oriental Plane	<i>Platanus orientalis</i>
Pin Oak	<i>Quercus palustris</i>

Junction Oval

The Junction Oval Precinct will be maintained as an important historical feature of Albert Park.

Proposals

Introduce a policy of staged upgrading of the buildings at Junction Oval.

Stage 1 - Transfer the Tennis Club Changing Rooms from the R.L. Moreton Stand to the ground floor of the Dining Pavilion.

The ground floor requires substantial upgrading prior to the transfer.

Stage 2 - Demolish the R.L. Moreton Stand.

The stand requires substantial expenditure to return it to a reasonable condition, and its removal is recommended.

Stage 3 - Allow the upgrade of the Kevin Murray Stand and the Blackie Ironmonger Stand

Repairs to the buildings will be sensitive to their historic importance and respect the intrinsic character of each.

Improve the existing car park

This could be achieved by rationalising the parking, and providing new exit and entrance points off Queens Road Drive. The area of River Red Gums will be retained as an important historical feature of the Park. Plane trees will be planted along Queens Road with River Red Gum planted within the carpark itself.

Provide a cycle track along the eastern edge of the Oval and Car Park (Figure 55.0).

The cycle track would be part of the north-south route along the edge of the Golf Course.

Fitzroy Street Frontage

The Fitzroy Street Frontage would retain its "European" parkland character. The 'European' character currently exhibited by the frontage to Fitzroy Street would be extended throughout the Village Green Precinct.

The underutilised oval near the school will become a major new Cricket and Football Oval.

The concrete wicket will be removed, and a turf wicket installed. The area could then be used both for football, cricket and for special events, concerts and gatherings. Use of the area as an overflow parking facility during the St Kilda Festival would also be allowed.

Refine the existing path system and locate sitting areas at major junctions.

Part of the existing pathway system will be removed as its location is related to the position of the old Junction Oval wall and is no longer necessary.

Upgrade the corner of the Park at the junction of St Kilda Road and Fitzroy Street as a major Park Entry.

The existing fountain will be relocated as it is obscured by the traffic signals box, and the entire corner redesigned to reflect its prominent location as the major pedestrian entry from the south. Quality paving and furniture will be used in this area.

Provide a new carpark for a minimum of 25 cars adjacent to the St Kilda Park Primary School.

The carpark will also incorporate an access road allowing overflow parking on the Village Green.

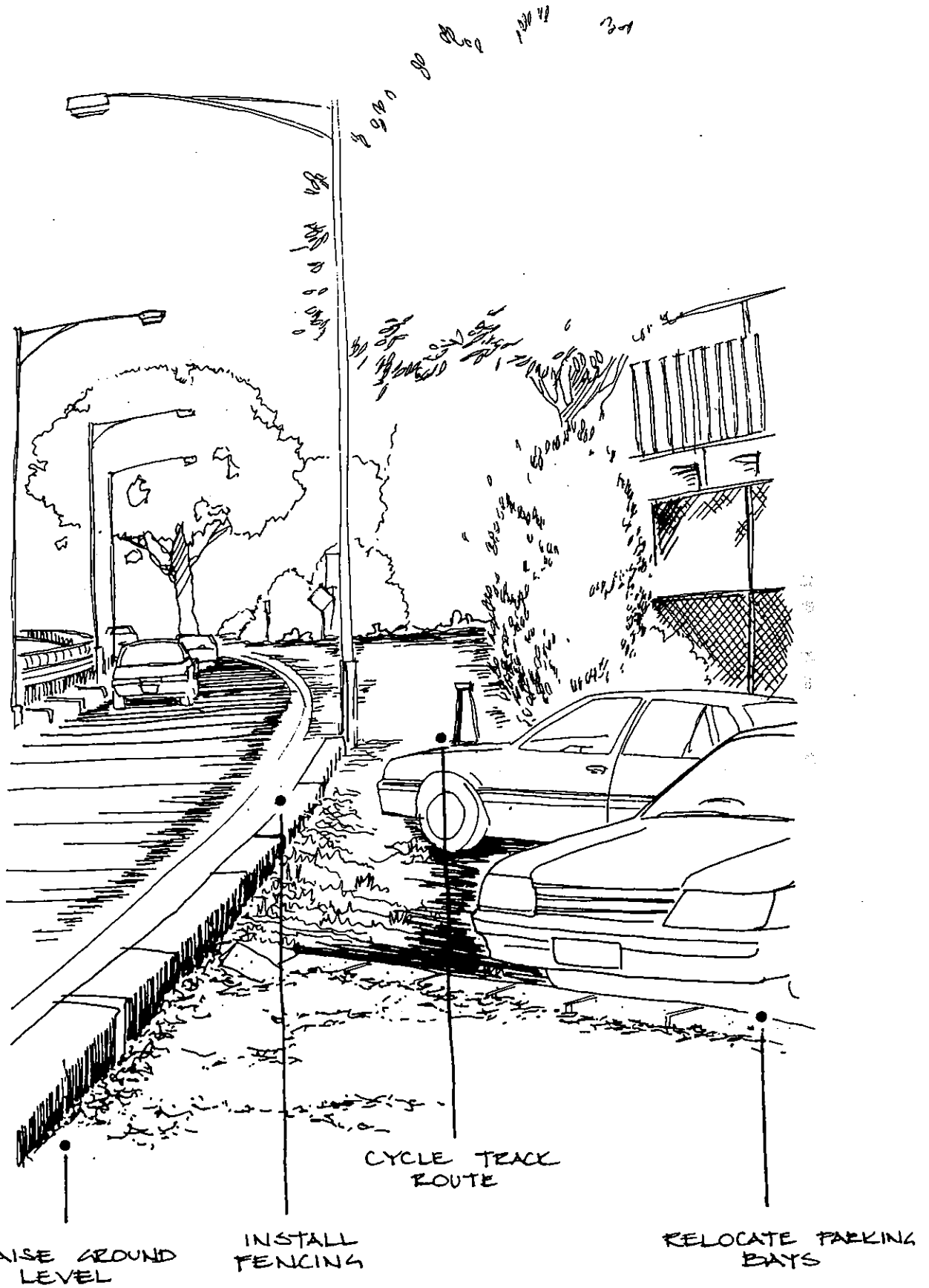


Figure 55.0 Cycle Track near Junction Oval

**APPENDIX 1
PLANT SPECIES FOUND IN ALBERT PARK**

The following list was taken from the Albert Park Vegetation Survey, July 1992, compiled by Phil Pegler, Steve Brundel and Peter Ali. A total of 117 species were recorded.

Species	Common Name
<i>Abies nordmanniana</i>	Caucasian Fir
<i>Acacia baileyana</i>	Cootamundra Wattle
<i>Acacia decurrens</i>	Early Black Wattle
<i>Acacia flexuosa</i>	Willow Myrtle
<i>Acacia implexa</i>	Lightwood
<i>Acacia iteaphylla</i>	Willow Leaf Wattle
<i>Acacia longifolia</i>	Sallow Wattle
<i>Acacia melanoxylon</i>	Blackwood
<i>Acacia prominens</i>	Gosford Wattle
<i>Acmena smithii</i>	Lilly Pilly
<i>Agonis flexuosa</i>	Willow Myrtle
<i>Ailanthus altissima</i>	Tree-of-heaven
<i>Allocasuarina littoralis</i>	Black Sheoak
<i>Allocasuarina verticillata</i>	Drooping Sheoak
<i>Angophora costata</i>	Smooth-bark Apple-myrtle
<i>Araucaria cunninghamii</i>	Hoop Pine
<i>Araucaria bidwillii</i>	Bunya Bunya Pine
<i>Araucaria heterophylla</i>	Norfolk Island Pine
<i>Banksia integrifolia</i>	Coast Banksia
<i>Betula alba</i>	Silver Birch
<i>Brachychiton acerifolius</i>	Illawarra Flame Tree
<i>Brachychiton populneus</i>	Kurrajong
<i>Bursaria spinosa</i>	Sweet Bursaria
<i>Buxus sempervirens</i>	Edging Box
<i>Callistemon citrinus</i>	Crimson Bottlebrush
<i>Callistemon 'King's Park Special'</i>	C. 'King's Park Special'
<i>Callistemon paludosus</i>	River Bottle Brush
<i>Casuarina cunninghamii</i>	River Sheoak
<i>Casuarina obesa</i>	Swamp Sheoak
<i>Cedrus deodara</i>	Deodar
<i>Coprosma repens</i>	Taupata
<i>Cupressus glabra</i>	Smooth Arizona Cypress
<i>Cupressus lusitanica</i>	Mexican Cypress
<i>Cupressus macrocarpa</i>	Monterey Cypress
<i>Cupressus macrocarpa 'Horizontalis Aurea'</i>	Golden Cypress
<i>Cupressus torulosa</i>	Himalayan Cypress
<i>Eucalyptus alligatrix</i>	Silver-leaf Stringybark
<i>Eucalyptus botryoides</i>	Bangalay
<i>Eucalyptus bridgesiana</i>	But But
<i>Eucalyptus calophylla</i>	Marri
<i>Eucalyptus camaldulensis</i>	River Red Gum
<i>Eucalyptus cephalocarpa s.s.</i>	Mealy Stringybark
<i>Eucalyptus citriodora</i>	Lemon Scented Gum

Species	Common Name
<i>Eucalyptus cladocalyx</i>	Sugar Gum
<i>Eucalyptus conferrminata</i>	Bushy Yate
<i>Eucalyptus cypellocarpa</i>	Mountain Grey Gum
<i>Eucalyptus ficifolia</i>	Red Flowering Gum
<i>Eucalyptus globulus ssp. globulus</i>	Southern Blue Gum
<i>Eucalyptus gomphocephala</i>	Tuart
<i>Eucalyptus leucoxyton</i>	Yellow Gum
<i>Eucalyptus macrandra</i>	Flowering Marlock
<i>Eucalyptus maculata</i>	Spotted Gum
<i>Eucalyptus mannifera ssp. maculosa</i>	Brittle Gum
<i>Eucalyptus melliodora</i>	Yellow Box
<i>Eucalyptus nicholii</i>	Narrow-leaf Black Peppermint
<i>Eucalyptus ovata</i>	Swamp Gum
<i>Eucalyptus pauciflora</i>	Snow Gum
<i>Eucalyptus polyanthermos</i>	Red Box
<i>Eucalyptus saligna</i>	Sydney Blue Gum
<i>Eucalyptus sideroxyton s.s.</i>	Blue Ironbark
<i>Eucalyptus stoatei</i>	Pear Gum
<i>Eucalyptus tricarpa</i>	Red Ironbark
<i>Eucalyptus viminalis</i>	Manna Gum
<i>Ficus macrophylla</i>	Moreton Bay Fig
<i>Ficus rubiginosa</i>	Port Jackson Fig
<i>Fraxinus excelsior 'Aurea'</i>	Golden Ash
<i>Fraxinus oxycarpa</i>	Desert Ash
<i>Grevillea robusta</i>	Silky Oak
<i>Grevillea rosmarinifolia</i>	Rosemary Grevillea
<i>Hakea nodosa</i>	Yellow Hakea
<i>Hakea sericea</i>	Bushy Hakea
<i>Hakea suaveloens</i>	Sweet Hakea
<i>Hibiscus syriacus</i>	Syrian Hibiscus
<i>Isolepis nodosa</i>	Knobby Club-sedge
<i>Lagunaria patersonia</i>	Pyramid Tree
<i>Leptospermum laevigatum</i>	Coast Tea-tree
<i>Leptospermum petersonii</i>	Lemon Scented Tea Tree
<i>Ligustrum lucidum</i>	Glossy Tree Privet
<i>Ligustrum ovalifolium</i>	Hedge Privet
<i>Livistona australis</i>	Cabbage Fan-palm
<i>Lomandra longifolia</i>	Spiny-headed Mat Rush
<i>Lophostemon conferta</i>	Queensland Brush Box
<i>Melaleuca armillaris</i>	Bracelet Paperbark
<i>Melaleuca ericifolia</i>	Swamp Paperbark
<i>Melaleuca hypericifolia</i>	Hillock Bush
<i>Melaleuca linariifolia</i>	Snow-in-Summer
<i>Melaleuca nesophila</i>	Showy Honey-myrtle
<i>Melaleuca quinquenervia</i>	Broad-leaf Paperbark
<i>Melaleuca styphelioides</i>	Prickly Paperbark
<i>Metrosideros excelsa</i>	New Zealand Xmas Tree
<i>Myoporum insulare</i>	Common Boobialla
<i>Olea europaea</i>	Olive
<i>Phoenix canariensis</i>	Canary Date Palm
<i>Photina glabra 'Rubens'</i>	Red-leaf Photina
<i>Pinus canariensis</i>	Canary Islands Pine

A L B E R T P A R K

Species

Common Name

<i>Pinus pinea</i>	Stone Pine
<i>Pinus radiata</i>	Monterey Pine
<i>Pittosporum undulatum</i>	Sweet Pittosporum
<i>Platanus x acerifolius</i>	London Plane Tree
<i>Poa labillarderi</i>	Common Tussock Grass
<i>Polygala myrtifolia</i>	Myrtle-leaf Milkwort
<i>Populus alba</i>	White Poplar
<i>Populus deltoides</i>	Cottonwood
<i>Populus nigra</i>	Black Poplar
<i>Populus nigra 'Italica'</i>	Lombardy Poplar
<i>Quercus canariensis</i>	Algerian Oak
<i>Quercus ilex</i>	Holm Oak
<i>Quercus robur</i>	English Oak
<i>Salix babylonica</i>	Weeping Willow
<i>Salix chryscoma</i>	Weeping Golden Willow
<i>Schinus molle</i>	Pepper-tree
<i>Tamarix parviflora</i>	Early Tamarisk
<i>Themeda triandra</i>	Kangaroo Grass
<i>Ulmus procera</i>	English Elm

**APPENDIX 2
BIRDS, MAMMALS AND REPTILES IN ALBERT PARK**

The following list is taken from Albert Park, The Vision (December 1991). The survey was undertaken by M.E. Talmage of VORG Survey, Birds of Albert Park, August 1990. No subsequent survey has been undertaken since the lake sediment was removed in 1992.

Birds

Great Crested Grebe	Hoary-headed Grebe
Australasian Grebe	Antarctic Prion
Australian Pelican	Australasian Gannet
Great Cormorant	Pied Cormorant
Little Black Cormorant	Little Pied Cormorant
Pacific Heron	White-faced Heron
Cattle Egret	Great Egret
Little Egret	Intermediate Egret
Rufous Night-heron	Sacred Ibis
Straw-necked Ibis	Yellow-billed Spoonbill
Black Swan	Australian Shelduck
Pacific Black Duck	Mallard
Domestic Goose	Grey Teal
Chestnut Teal	Australasian Shoveller
Pink-eared Duck	Hardhead Duck
Maned Duck	Musk Duck
Red-rumped Parrot	Pallid Cuckoo
Fan-tailed Cuckoo	Horsfield's Bronze-Cuckoo
Southern Boobook	Barn Owl
White-throated Needletail	Laughing Kookaburra
Common Skylark	Welcome Swallow
Tree Martin	Fairy Martin
Richard's Pipit	Black-faced Cuckoo-shrike
White-winged Triller	Common Blackbird
Rose Robin	Pink Robin
Flame Robin	Scarlet Robin
Jacky Winter	Crested Shrike-tit
Golden Whistler	Rufous Whistler
Grey Shrike-thrush	Restless Flycatcher
Rufous Fantail	Grey Fantail
Willie Wagtail	White-browed Scrubwren
White-throated Gerygone	Brown Thornbill
Yellow-rumped Thornbill	Black-shouldered Kite
Whistling Kite	Brown Goshawk
Wedge-tailed Eagle	Little Eagle

Birds (continued)

Marsh Harrier	Australian Hobby
Brown Falcon	Australian Kestrel
Stubble Quail	Dusky Moorhen
Eurasian Coot	Masked Lapwing
Black-fronted Plover	Black-winged Stilt
Eastern Curlew	Silver Gull
Pacific Gull	Whiskered Tern
White-winged Tern	Common Tern
Crested Tern	Feral Pigeon
Spotted Turtle-dove	Common Bronzewing
Galah	Pink Cockatoo
Sulphur-crested Cockatoo	Rainbow Lorikeet
Budgerigar	Crimson Rosella
Eastern Rosella	Yellow Thornbill
Red Wattlebird	Little Wattlebird
Spiny-cheeked Honeyeater	White-plumed Honeyeater
New Holland Honeyeater	Eastern Spinebill
Spotted Pardalote	Striated Pardalote
Striated Pardalote	Silvereye
European Goldfinch	European Greenfinch
House Sparrow	Eurasian Tree Sparrow
Common Starling	Common Myna
Australian Magpie Lark	Grey Butcherbird
Australian Magpie	Pied Currawong
Grey Currawong	Little Raven
Cream-white Canary	

Total number of species recorded: 122

Total number of species recorded as breeding: 31

- Indigenous species breeding at Lake 21

- Introduced species breeding at Lake 10

*** Mammals and Reptiles**

Common Brushtail Possum	Common Ringtail Possum
White-striped Mastiff-bat	Gould's Wattled Bat
Black Rat	Marbled Gecko*

* Historical Record - 1936

APPENDIX 3

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