

Brunswick Central Parklands and Integrated Water Management Plan

Date: May 2023



Merri-bek
City Council



Project: Brunswick Central Parklands and Integrated Water Management Plan

Merri-bek City Council

Document Issue:
Issue for: Parklands Plan
Revision: E
Date: 30/5/2023

Consultants:



Contents

0.0 Introduction

1.0 Context

- 1.1 Historic Context
- 1.2 Urban Context

2.0 Opportunities & Constraints

- 2.0 Photographic Study
- 2.1 Opportunities and Constraints Mapping

3.0 Parklands Plan

- 3.1 Project Staging
- 3.2 Vision & Design Principles
- 3.3 Opportunities, Ideas & CommunityFeedback
- 3.4 Parklands Plan
- 3.5 Integrated water management plan
- 3.6 Objectives & Actions

4.0 Implementation Plan

- 4.1 Costings
- 4.2 Delivery timeframe

Merri-bek City Council acknowledges the Wurundjeri Woi-wurrung people as the Traditional Custodians of the lands and waterways in the area now known as Merri-bek. It was taken from them without a treaty process, consent, or compensation, and sovereignty was never ceded. Council pay respect to their Elders past, present, and emerging, as well as to all First Nations communities who significantly contribute to the life of the area.

0.0 Introduction

WHAT IS THE PURPOSE OF THE PARKLANDS PLAN?

The purpose of this plan is to define the strategic future direction for Brunswick Central Parklands and provide a framework for new works and future upgrades with a 10-year horizon. The Parklands Plan will provide direction for Merri-bek City Council, local sporting groups, Melbourne Water and other relevant stakeholders in prioritising management and appropriate development of the open space.

The Parklands Plan aims to map out a vision for the Parklands so that it continues to thrive in the face of continued population growth, evolving community needs and climate change. A key outcome of the Parklands Plan is to improve integrated water management outcomes to enhance healthy lawns, planting and trees through sustainable irrigation, improve a sense of “connection to nature” for park users and create a cool green refuge for the community. The Parklands Plan identifies opportunities to improve pedestrian and cyclist safety, support existing and encourage new activities in the Parklands, develop stronger planning controls, improve Parklands amenity, nurture local identity, strengthen environmental values and support health and well-being.

IMPLEMENTATION OF THE PARKLANDS PLAN

- The final Plan acknowledges the significant impact on parkland and community concern regarding building heights and setbacks on privately owned land and resultant overshadowing of parkland. Council acknowledges the need to develop stronger planning controls to protect sensitive open spaces from overshadowing. In 2023, Council began a refresh of the Open Space Strategy, which will lay the groundwork for the review of the planning scheme to better manage overshadowing and other visual impacts from development.
- The plan does not provide detailed designs for each of its proposed projects. If Council was to proceed with a project in the plan, detailed design and community engagement would be required.
- Following engagement on the proposed ideas, all feedback received and has been closely reviewed and incorporated into the final plan, to be considered by Council for adoption in early 2023. Following on from this Plan, further site analysis will be required to assist with preparing a construction-ready design.
- Construction is also dependent on the availability of Council and Grant funding and prioritisation of the project.
- Some of the plan projects can be progressed sooner than others due to funding and stages of project development. In the meantime, the Plan will also be used to inform Council's other current projects, such as the Open Space Strategy and ongoing advocacy with key stakeholders.



Brunswick Central Parklands

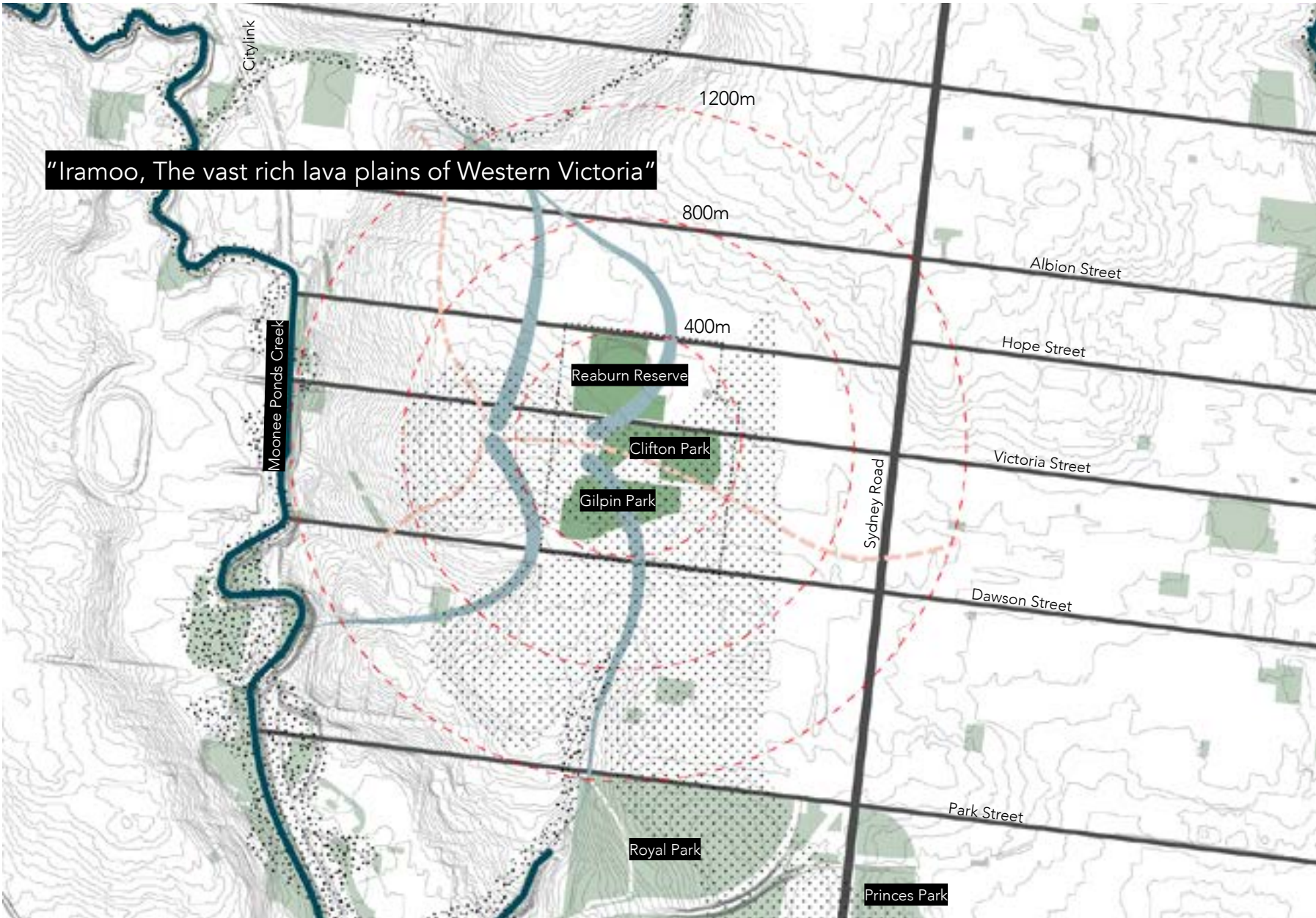
1.1 Historic context

The Brunswick Central Parklands are located on the lands of the Wurundjeri Woi Wurrung people who are the Traditional Custodians of the lands and waterways in the area now known as Merri-bek. Iramoo is the name given to this land by the Wurundjeri people and refers to its geological history characterized by having rich yet heavy soils associated with the Victorian Volcanic Plains. Near the Moonee Ponds Creek, this area was likely characterized by grassy Eucalyptus and Allocasuarina woodlands on heavy clay soil. Upon European settlement the Brunswick grid was established by Robert Hoddle. The land was subdivided into long narrow agricultural lots all with an eastern boundary on Sydney Road and a western boundary along Moonee Ponds Creek.

Clay in the west and bluestone in the east changed this intended agricultural land-use into one of extraction. Land holders haphazardly subdivided their land to accommodate housing for the growing industrial workforce. Brunswick became an unplanned blend of small workers cottages, disconnected streets and sudden adjacency with gaping holes - clay pits. Large holes remained in Brunswick for many years – with the last and largest Hoffmans brickworks closing in 1993.

The clay pits of Hoffman Patent Brick and Tile Company were located adjacent to the site. The initial works and clay pit were on the north side of Albert Street. In 1884 pit number 2 south of Albert Street was established. Pit number 1 closed shortly after the Second World War and became the municipal rubbish tip and was filled over the next twenty years before being converted into Clifton Park. Pit number 2 clay pit works continued for several decades, with the clay pit also filled in as a rubbish tip and then turned into parkland (Gilpin Park).

In contrast to the parklands resulting from the location of former clay pits, Brunswick Park was set aside in 1906 as the first park to provide recreation opportunities for local residents in the Brunswick area. A playing field for football was soon added with a grandstand adjoining Gillon Oval, as well as a croquet lawn and formal park area and later a bandstand (c1920) and bowling green (1926). The park has a long association with a number of local sporting groups forming part of the cultural heritage of the local community. As a result, these parklands are covered by heritage overlays acknowledging their cultural, amenity and recreational values.



- Site area
- Roads
- Waterways
- Public Open Space
- Grassy Woodland 1750 EVC - Heavy clay soils
- Historic wetlands
- 1m Contours
- 400m, 800m, 1200m radius from site

Reference
Harper, L. and Mannering, V., 2018. Urban Fringe Claypits: Effects of Claypit Sites on Urban Form in Melbourne. In Urban History Planning History biennial conference: 'Remaking Cities' (pp. 185-196). Australian Urban History Planning History Group and RMIT Centre for Urban Research.

Brunswick Central Parklands Historic Context

1.2 Urban context

The Parklands cover 19 hectares in Brunswick, on the boundary with West Brunswick. It is the most significant open space across Brunswick, West and East Brunswick with opportunities and facilities for numerous sporting activities, exercise, connecting with nature and relaxation. This precinct offers a refuge within what is otherwise a densely populated and urbanised landscape, with plans for this to intensify into the future.

The City of Merri-bek in the inner north of Melbourne covers 51 km2 and is home to approximately 171,357 people. The Parklands is surrounded by the urban activities and amenities that support these communities including, the commercial corridor of Sydney Road, core employment areas to the east, schools and community facilities and residential housing. The Parklands is also positioned within a changing development context which will soon include more high density residential areas.



Brunswick Central Parklands Urban Context

- | | |
|--|---|
| Public open space | Brunswick core industry and employment area |
| Sports field / active use | School/Educational facility |
| Community facility | Religious centre |
| Commercial / industrial land use | Childcare |
| Proximate industrial zoning | Train line |
| Proximate recently re-zoned to Mixed Use | Train Station |

2.1 Photographic Study

REABURN GILLON, BRUNSWICK



Back of house sporting facilities poorly integrated



Poor street interface and tennis court integration



Heritage structures within Brunswick Park



Constrained shared use trail

CLIFTON PARK



Popular basketball court near future development site



Underused pavilion



Heavily used crossing for cyclists poorly marked



Park facilities under renovation

GILPIN PARK



Denuded dog park



Park signage with playground beyond



Existing topography within Gilpin Park



Existing swales and pedestrian crossings

2.2 Opportunities and Constraints

REABURN PARK, AG GILLON OVAL & BRUNSWICK PARK



CLIFTON PARK

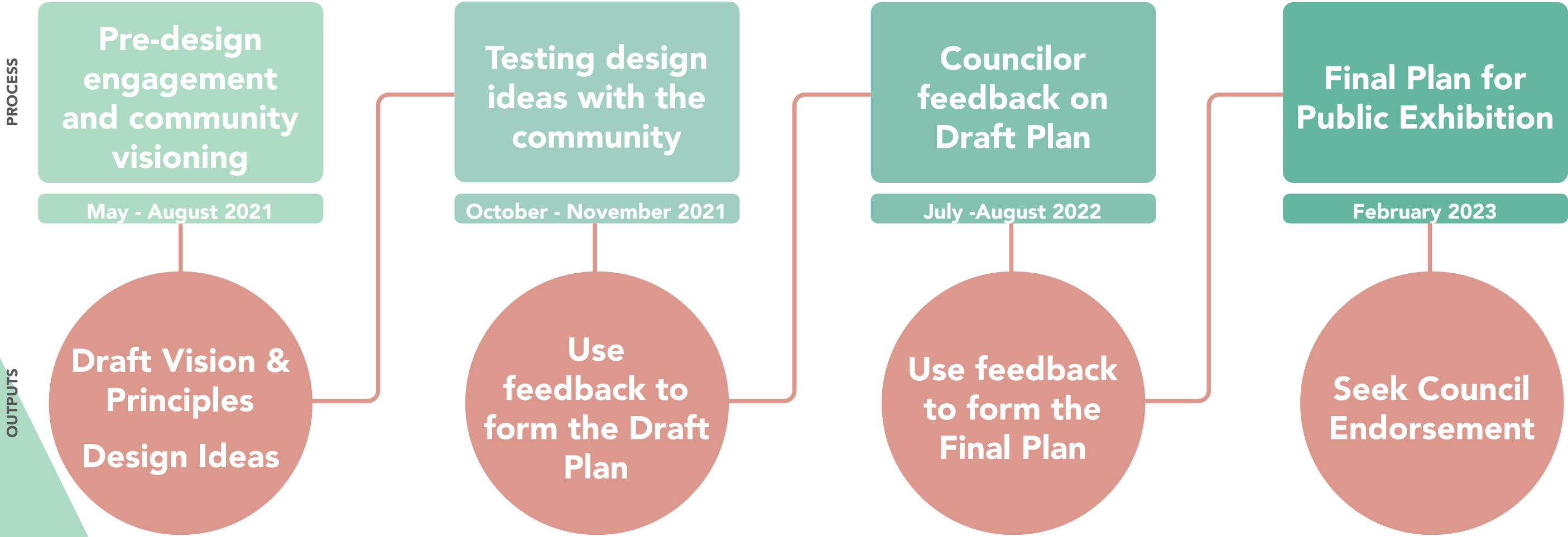


GILPIN PARK



3.1 Community Informed Design

In May 2021 Council commenced a process to produce a plan for Brunswick Central Parklands to enhance and protect what the community values about the precinct. The project has been achieved over four key stages:



3.2 Vision & Design Principles

Visioning is about the future of a place. A vision statement is an expression of what a place could be like in the future - it is the foundation of the development planning process. The vision should relate to the qualities of what is already there and focus on what everyone wants to see happen.

The vision for Brunswick Central Parklands helps to describe how the Parklands could be in the future. It has been informed from the feedback from three phases of community engagement, particularly the mapping of experiences and ideas by the community, and analysis studies undertaken to help us understand the Parklands.

Four design principles have been developed to help guide this design process. They aim to conceptually position this project and the Parklands in their local context.

VISION STATEMENT

Brunswick Central Parklands will be a green and cool refuge in the heart of Brunswick supporting a diverse range of passive informal and active recreation activities in a high quality landscape.

Its natural assets, amenity, connections and areas for people to enjoy will continue to thrive as the community grows.

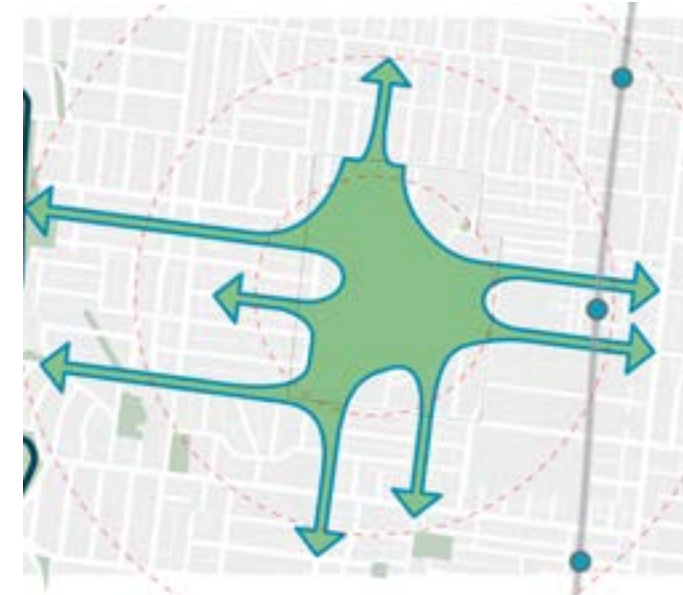


HYDRATED



Position the Parklands within an urban water catchment connected to the creeks, rivers and bay beyond.

GREEN CONNECTOR



Understand the Parklands as part of a biodiversity corridor beyond its boundaries.

COOL REFUGE



Develop the Parklands as a cool refuge that mitigates the urban heat island effect.

FOUR PARKS ONE PARKLAND



Recognise and protect the unique character and uses for each distinct park and how this contributes to the Parklands as a whole.

3.3 Testing design ideas with the community

A critical part of the design process was testing ideas through Stages 2 and 3 with the community. This was done via: the Merri-bek City Council 'Conversations Merri-bek' website; direct emails to and from stakeholders and residents; postcards to 2,600 local residents and businesses; video conferencing sessions; on-site posters; an online survey; on-site pop-up sessions; and stakeholder design sprints.

During the initial two-month visioning period, 2,256 people viewed the page. During Stage 1, Council received 317 submissions and a further 28 suggestions and 46 comments on the Conversations Merri-bek website. During Stage 2, Council received 560 comments on the draft Plan and Ideas and Opportunities through on-site engagement with a further 88 completed surveys and 37 additional open comments provided. During Stage 3, Council received 104 online comments, 78 through on-site engagement and 12 direct emails.

Below is a summary of the community feedback. Refer to the Community Feedback Summary Reports for more details.

- Strong opposition was voiced about the scale and height of the Albert St developments with significant concern the Parkland Plan did not address this issue.
- Transport safety improvements were a consistent priority with many calls for slower speeds, traffic calming and improved pedestrian and cycling crossings on Victoria and Albert Streets.
- The community were very divided in regard to the fenced dog park in Gilpin Park, but all were concerned with the current state of the Gilpin dog park, calling for better design, material choice, and maintenance. Rezoning areas of the parklands to try and reduce existing conflict especially on Gillon Oval were equally contested. Many commented about off leash dogs in Gilpin Park creating issues.
- Most requested the status quo on dog off leash parks with many calling for some dog on leash restrictions while others noted that fenced dog parks weaken the open character of the parkland and community interactions.
- Interventions to enhance and protect biodiversity and habitat in Gilpin Park and surrounding streets with increased vegetation diversity was supported by most respondents.
- Very strong support for the integrated water management interventions with questions about their maintenance, proposed fencing and any nuisance factors.
- Most respondents were supportive of more music events in the parklands with several concerns about noise and loss of access to the parklands during events.
- Half of people support the idea of a community garden within Raeburn Reserve, so long as its not fenced or closed off to the general public.
- Timed parking on Albert and Victoria Streets was supported so long as it balances the needs of local business, workers with park visitors.
- Most people supported refurbishing the Clifton Park Pavilion to create a community meeting room and facility.
- Returning some of the Clifton Park car park to parklands was supported so long as sportsfield and pavilion users had convenient access to parking.
- Pop up cafes were generally not supported due to concerns about the privatization of public space and loss of amenity.
- The idea of nature play elements throughout the Parklands was supported as well as expanding the play opportunities in the Gillon Oval playground. Some were disappointed that natural tree shade, rather than shade sails, are provided to playgrounds.
- There was strong support for a fitness trail and an expansion of the skate park with additional youth focused facilities.
- A stronger acknowledgement of the heritage of the Wurundjeri Woi Wurrung Traditional Owners was called for including more story telling of the local heritage, history, geology and ecology.
- Community planting days were generally supported.
- Improving drainage and park amenity in Brunswick and Raeburn Parks was a priority.

"A cohesive park corridor between the three parks would help connect them, make them safer for pedestrians and cyclists, and more attractive. At the moment these half-considered parks are disjointed by busy, noisy, ugly roads."

"Public toilets are really needed"

"Gillon Oval is the hub and centre of this part of Brunswick in many ways. A beacon for kicking footy, running, dog walking and home to many community clubs."



Draft Brunswick Parklands Plan

The elements on this early draft concept plan were used to encourage community input and were indicative only.



Precedent shelter. Arnolds Creek, City of Melton

3.4 Brunswick Parklands

SIX OBJECTIVES OF THE PARKLANDS PLAN

Based on the community feedback we have developed six objectives that capture all the opportunities and ideas that have been identified. They are:

Objective 1: Improve the amenity of the Parklands

"Public toilets are really needed"

Objective 2: Continue to support the diverse passive and active uses of the Parklands

"Gillon Oval is the hub and centre of this part of Brunswick in many ways. A beacon for kicking footy, running, dog walking and home to many community clubs."

"I would love to see this space returned to being a community space with more community festivals. It's perfect for it!"

Objective 3: Improve the climate resilience and sustainability of the Parklands

"Integrated water management in this park needed to soak up stormwater. swales, raingardens, longer grass."

"Love the idea of tree-lined corridors along the streets adjoining the parks and passive irrigated, rainwater gardens especially in Gilpin park which has some rather denuded areas (especially in summer)."

Objective 4: Protect and enhance the Parklands and Urban Forest for nature

"More tree coverage would be a welcome addition to this entire park."

Objective 5: Provide safe and legible connections to and through the Parklands

"Safer pedestrian / Cyclist crossings' must be a priority and not left for another 10 years."

"A cohesive park corridor between the three parks would help connect them, make them safer for pedestrians and cyclists, and more attractive. At the moment these half-considered parks are disjointed by busy, noisy, ugly roads."

Objective 6: Better integrate Parklands with adjacent land uses

"Parks must be protected from adjacent overshadowing from new developments."

"The biggest threat to our parks is adjacent overdevelopment."



3.5 Brunswick Parklands Integrated water management plan

An integrated water management plan has been developed that proposes several strategies for harvesting, cleaning and storing nearby stormwater resources in an effort to secure a sustainable irrigation water supply for the Parklands while enhancing amenity and biodiversity.

1. Supplying stormwater to Gillon Oval and other open spaces involves constructing a stormwater pump between Hope St and Gillon Oval to access local stormwater drains.
2. Install a grate that excludes gross pollutants from the well with larger flows periodically removing litter.
3. Pump the stormwater to biofilter wetlands in Raeburn Reserve.
4. Treated stormwater is then stored underground for distribution to and irrigation of Gillon, Brunswick Park, Clifton Park, Raeburn Reserve and Gilpin Park
5. In Clifton Park, runoff from 'programmed uses' such as skate parks, soccer fields and other hardstand areas can be diverted into infiltration trenches and passive irrigation assets to provide water to garden beds and trees.
6. In Gilpin Park, a constructed wetland is proposed where water is diverted from the local street catchment into the parkland to restore the original swales and ponds with habitat plantings. A pump system will be installed to circulate water through the parklands.
7. Runoff from buildings on adjoining land to be directed in to infiltration trenches in the parkland so that flows are slowed and infiltrate into Gilpin Park to support the growth of surrounding trees and shrubs.
8. The existing drainage lines within Gilpin will be naturalised to mimic the appearance and function of ephemeral streams. The corridors could be revegetated to include local, native vegetation with rockwork and additional habitat.

The proposed wetlands and swales in Gilpin Park will include curves, shallows and deep pools that are specially designed to allow water to gradually move through the system, without creating stagnant areas for water to sit. This is important to ensure mosquito larvae cannot breed. Also, by calming the speed of water through the system, this will encourage natural mosquito predators, such as frogs.

Gilpin Park will remain a designated dog off-leash park and dogs will still be welcome in the park. A small section of the habitat wetland will be fenced with a low wire post fence to prevent dogs entering the habitat area.



Draft Integrated water management plan

The elements on this concept plan are indicative only and are subject to detailed design, further community engagement and budget.

3.6 Objectives

Improve the Parklands amenity for the community

ACTION 1.1: Investigate the creation of a series of safe, accessible community spaces for diverse user groups across the Parklands.

ACTION 1.2: Improve public amenities in locations that meet the needs of user groups across the Parklands

ACTION 1.3: Deliver a consistent Parklands character through wayfinding, interpretative signage and material choices that respects the sites Wurundjeri and Colonial cultural heritage.

ACTION 1.4: Deliver a lighting strategy that enables greater use of the parklands in the evenings.

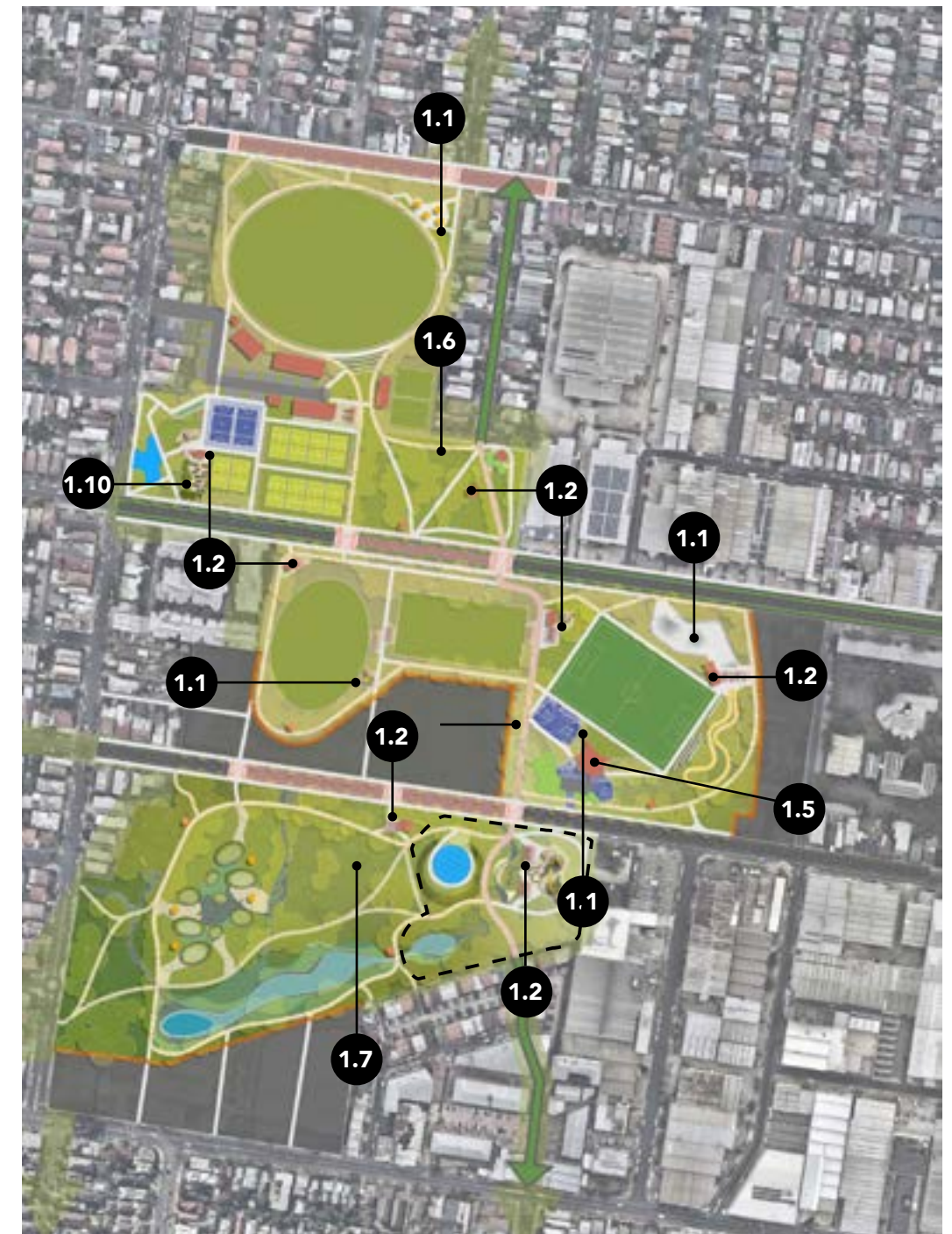
ACTION 1.5: Investigate a refurbishment plan for the existing Clifton Park Pavilion to provide a new community hub that better supports park activities and events in the Parklands

ACTION 1.6: Improve soil compaction and upgrade the park drainage system in Brunswick Park.

ACTION 1.7: Undertake minor park improvements to continue to supporting community and public events like the Brunswick Music Festival.

ACTION 1.8: Include, and advocate for, opportunities for the public to encounter and discover public art and heritage throughout the parklands.

ACTION 1.9: Support initiatives to create inclusive and accessible community garden spaces in Reaburn Reserve and Clifton Park.



Brunswick Parklands Plan

The elements on this concept plan are indicative only and are subject to detailed design, further community engagement and budget.



1.1: Safe community spaces



1.4: Deliver a lighting strategy that enables greater use of the parklands in the evenings.



1.5: Investigate a refurbishment plan for the existing Clifton Park Pavilion to provide a new community hub that better supports park activities and events in the Parklands.



1.6: Improve soil compaction and upgrade the park drainage system in Brunswick Park.



1.7: Supporting community and public events like the Brunswick Music Festival.



1.9: Support initiatives to create community garden spaces in Reaburn Reserve and Clifton Park

Continue to support the diverse uses of the Parklands

ACTION 2.1: Investigate opening up the Clifton Pavilion West toilets to the public.

ACTION 2.2: Deliver a series of park circuit tracks for walking and running including exercise stations, drinking fountains and distance markers.

ACTION 2.3: Deliver an expanded Youth Precinct in Clifton Park. Further uses to be defined in consultation with youth and other users.

ACTION 2.4: Refurbish the fenced dog park in Gilpin Park with dog agility facilities.

ACTION 2.5: Expand the dog on leash area around the playground in Gilpin Park to provide for habitat and reduce conflict between park users.

ACTION 2.6: Work with the local community to develop a Friends of Brunswick Central Parklands to strengthen protection and community activities.

ACTION 2.7: Investigate opportunities for more accessible and flexible multi-use areas for "free play" that work harder for the community.

ACTION 2.8: Ensure expansion of the cricket net facilities in Gillon Oval provide a new multi-use space and improved accessible paths.

ACTION 2.9: Partner with the Tennis Club to improve the heritage landscape interface with the parklands.

ACTION 2.10: Create a range of informal nature play elements throughout the Parklands.



Brunswick Parklands Plan

The elements on this concept plan are indicative only and are subject to detailed design, further community engagement and budget.



2.1: Investigate opening up the Clifton Pavilion West toilets to the public.



2.2: Deliver a series of park circuit tracks for walking and running including exercise stations, drinking fountains and distance markers.



2.3: A youth precinct in Clifton Park would be designed based on consultation with youth user groups.



2.4: Refurbish the fenced dog park in Gilpin Park with improved surfaces and add some dog agility facilities.



2.6: Work with the local community to develop a Friends of Brunswick Central Parklands to strengthen protection and community activities.



2.10: Create a range of informal nature play elements throughout the Parklands

Improve the Climate Resilience and Sustainability of the Parklands

ACTION 3.1: Explore funding for an Integrated Water Management Plan in the Parklands to proceed to detailed design and construct.

ACTION 3.2: Introduce a raingarden into Reaburn Reserve and sustainable irrigation system using capture, storage and use of stormwater for irrigating the Parklands. (Location and shape subject to functional design.)

ACTION 3.3: Introduce a wetland to remove stormwater pollution before entering the Moonee Ponds Creek and provide irrigation to Gilpin Park.

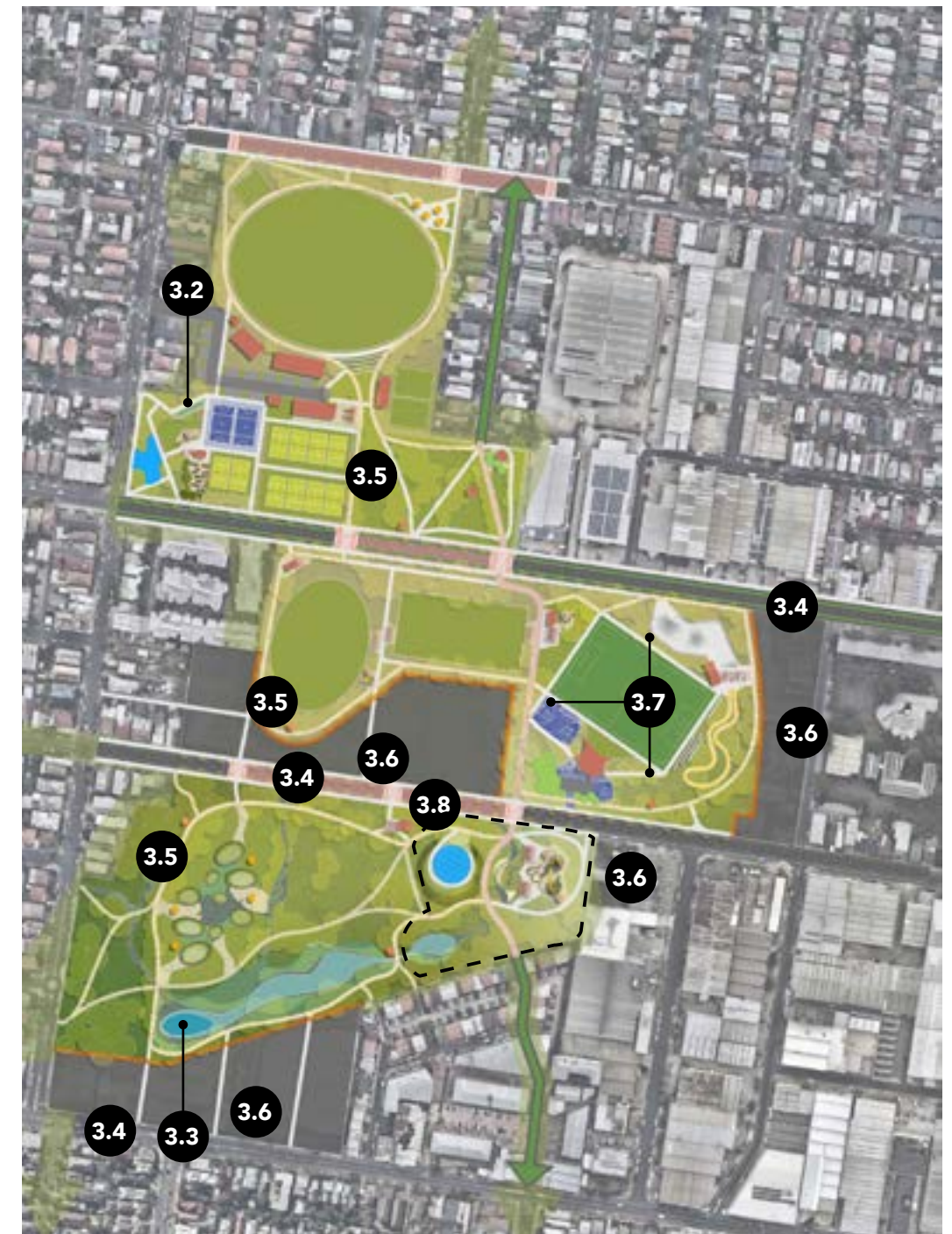
ACTION 3.4: Undertake canopy tree greening with passive irrigation and raingardens throughout the parklands and in adjoining streets.

ACTION 3.5: Increase canopy trees and species diversity in line with the Parklands Arborist Assessment to better respond to climate change.

ACTION 3.6: Advocate for developers to undertake public realm works to underground powerlines, improve canopy trees and to divert excess stormwater from adjacent buildings for the Parklands.

ACTION 3.7: Increase permeability and increase the use of sustainable materials and those with low embodied carbon and high albedo.

ACTION 3.8: Divert stormwater from Albert Street to passively irrigate Gilpin Park and revitalise the swales and park trees.



Brunswick Parklands Plan

The elements on this concept plan are indicative only and are subject to detailed design, further community engagement and budget.



3.1: IWM opportunities create cool and biodiverse public open space.



3.3: Introduce a wetland to remove stormwater pollution before entering the Monee Ponds Creek and provide irrigation to Gilpin Park



3.3: Indicative location for Gilpin Park's wetlands.



3.3: Gilpin Park's existing swales will form the basis for a revitalized passive irrigation system.



3.4: IWM opportunities create cool and biodiverse public open space.



3.4 & 3.6: Passive irrigation, canopy trees and rain gardens.

Protect and enhance the Parklands for Nature

ACTION 4.1: Restore and protect existing habitat areas within Gilpin Park to create an ecological urban forest park.

ACTION 4.2: Plant more trees, native grasses and shrubs for nature across the Parklands.

ACTION 4.3: Create defined spaces within the Parklands for people to connect with nature.

ACTION 4.4: Investigate opportunities for a tree canopy and biodiversity connections to Royal Park and the Moonee Ponds Creek through tree and understorey planting in streets, reserves and private open space.

ACTION 4.5: Partner with local schools to create nature-based education opportunities within Gilpin Park.

ACTION 4.6: Create a fenced off wetland and habitat area in Gilpin Park to protect biodiversity.



Brunswick Parklands Plan

The elements on this concept plan are indicative only and are subject to detailed design, further community engagement and budget.



4.1: Restore and protect the existing habitat areas within Gilpin Park like the tree above.



4.2: Understorey planting that reflects the local soils, climate and ecologies.



4.3: Spaces for people to connect with nature.



4.4: Biodiversity links to Moonee Ponds creek and Royal National Park



4.5: Nature based education opportunity



4.6: Create a fenced off wetland and habitat area in Gilpin Park to protect biodiversity

Provide safe and legible connections to and through the Parklands

- ACTION 5.1:** Deliver safe and accessible connections to, and through the Parklands for cyclists and pedestrians.
- ACTION 5.2:** Deliver clear and safer cycling routes with a consistent wayfinding system.
- ACTION 5.3:** Deliver safer pedestrian and cycling crossing points on Hope, Victoria, Albert, Pearson and Dawson Streets.
- ACTION 5.4:** Investigate safe and accessible pedestrian and cycling connections to the Moonee Ponds Creek, Sydney Road and Royal Park.
- ACTION 5.5:** Investigate opportunities to better connect Clifton and Gilpin Parks.
- ACTION 5.6:** Work with the sporting clubs in AG Gillon Oval and Clifton Park to rationalise the car parking areas and provide WSUDs, improve parkland connectivity and provide safer, more accessible and improved connections through the site.



Brunswick Parklands Plan

The elements on this concept plan are indicative only and are subject to detailed design, further community engagement and budget.



5.1: The informal bike path across Brunswick Park is popular but will be formalized for greater safety.



5.3: An example of a good quality safe path crossing



5.4: Safe bike lanes connecting open spaces.



5.6: The eastern end of the AG Gillons car park

Improve the Parklands in response to the surrounding context

ACTION 6.1: Develop stronger planning controls to protect sensitive open spaces from overshadowing

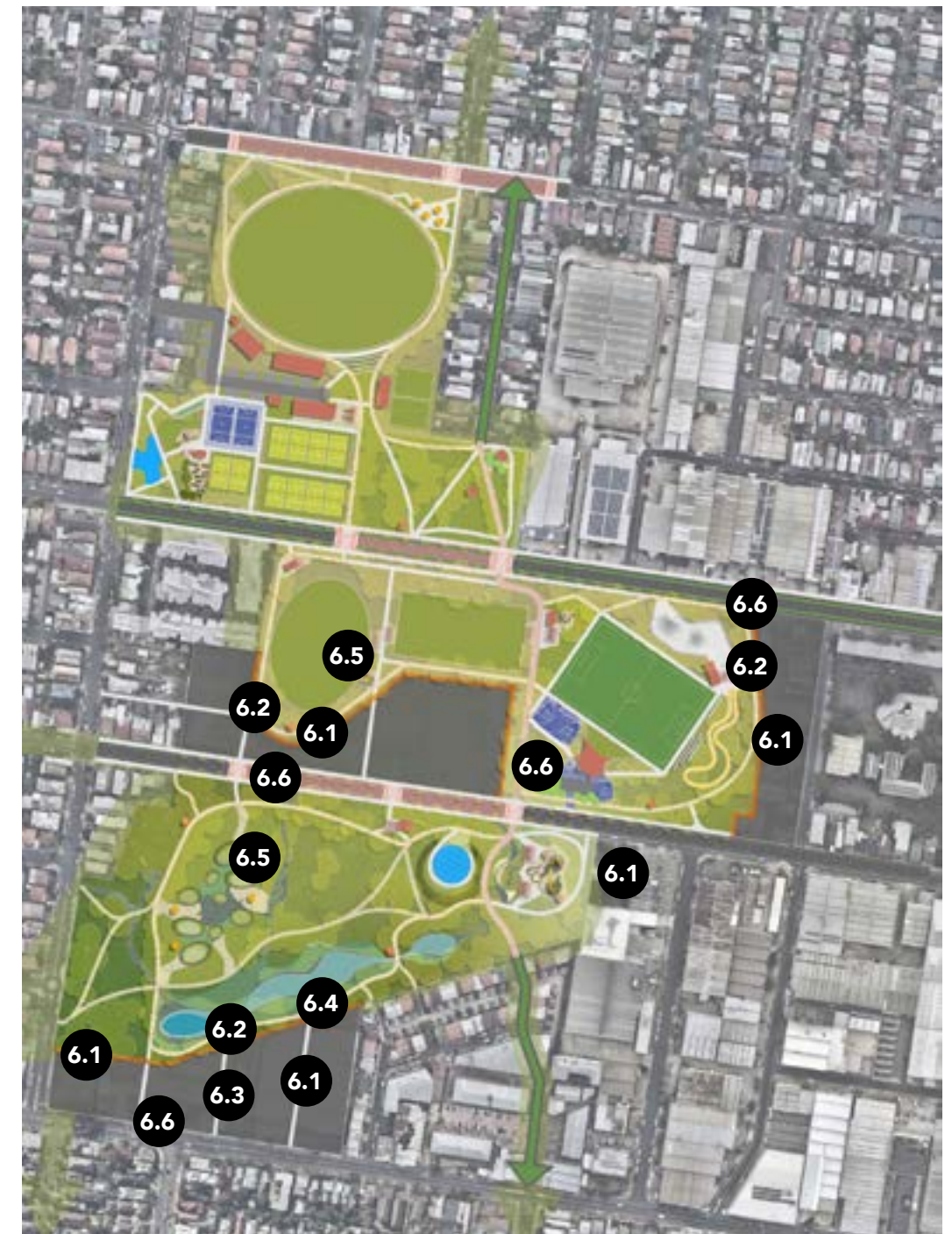
ACTION 6.2: Provide high quality public private interfaces and landscape designs to protect the value, amenity and use of public open space.

ACTION 6.3: Ensure future development applications and land rezonings include requirements for high quality landscaping, best practice water sensitive urban design, vegetative buffers, streetscape greening and new public thoroughfares to the Parklands.

ACTION 6.4: Prepare guidance on high quality and sensitive interface treatments between the public and private realm including water sensitive urban design and landscape concepts for the parkland adjacent to key development sites.

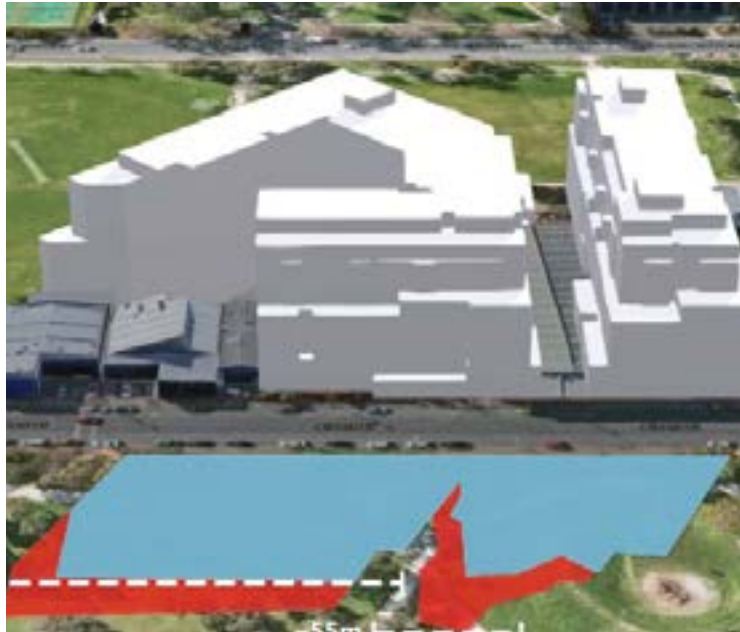
ACTION 6.5: Map out the sensitive areas, and vegetation, of the parklands to encourage suitably designed development that considers the amenity and useability of the park spaces.

ACTION 6.6: Identify public realm upgrade works that are paid for by the developer, including park improvements, safe pedestrian crossings, new raingardens, lighting, street trees, public landscaping and undergrounding of powerlines to provide greater areas for mature trees to grow unencumbered.



Brunswick Parklands Plan

The elements on this concept plan are indicative only and are subject to detailed design, further community engagement and budget.



6.1: Develop stronger planning controls to protect sensitive open spaces from overshadowing



6.1: Quality development interfaces



OPPORTUNITY 6.4: Protect the existing Parklands amenity



6.5: Albert Street could be upgraded with the help of contributions from developers.

4.1 Costings & Timeframe

Brunswick Central Parklands and Integrated Water Management Plan Actions and Cost Plan

Objective	Item	Action	Timing Short 2023-25 Medium 2026-2029	Who	Funding Source (External Grants typically require matching Council contributions)	CAPEX COST	Existing CAPEX	External funding and grants	Open Space Fund*	Business Case*
Improve Parklands amenity	1.1	Investigate the creation of a series of safe community spaces for diverse user groups across the Parklands.	2024	Open Space	Open Space Fund; External Grants	\$120,000		\$60,000	\$60,000	
Improve Parklands amenity	1.2	Improve public amenities in locations that meet the needs of user groups across the Parklands.	2026	Open Space	Existing Capital; External Grants	\$320,000		\$160,000	\$160,000	
Improve Parklands amenity	1.3	Deliver a consistent Parklands character through wayfinding, interpretative signage and material choices that respects the sites Wurundjeri and Colonial cultural heritage	2025	Open Space	Open Space Fund	\$75,000			\$75,000	
Improve Parklands amenity	1.4	Undertake lighting and CPTED assessment to inform a parklands lighting plan which enables sensitive, yet increased use of the parklands and safer connections during evenings.	2024	Open Space; Transport	External Grant	\$25,000		\$25,000		
Improve Parklands amenity	1.5	Investigate a refurbishment plan for the existing Clifton Park Pavilion to provide a new community hub that better supports park activities and community events in the Parklands	2026	Council	External Grant; Business Case	TBC				
Improve Parklands amenity	1.6	Investigate soil compaction and upgrading drainage and irrigation in Brunswick Park.	2024	Open Space; Engineering	Open Space Fund; Existing Capital	\$120,000	\$25,000		\$95,000	
Improve Parklands amenity	1.7	Undertake minor park improvements to continue to supporting community and public events in open space.	2025	Cultural Development; Open Space	External Grants	\$35,000		\$35,000		
Improve Parklands amenity	1.8	Include, and advocate for, opportunities for the public to encounter and discover public art throughout the parklands.	Ongoing	Cultural Development; Open Space	External Grants; Council Grants; Open Space Fund	TBC		\$65,000		
Improve Parklands amenity	1.9	Support community garden spaces initiatives in Reaburn Reserve and Clifton Park.	2027	Community Development; Open Space	Existing Resources; External Grants	TBC				

*Allocation of funds is subject to normal Council budget process

Continue to support the diverse uses of the Parklands	2.1	Investigate opening up the Clifton Pavilion West toilets to the public.	2024	Capital; Facilities	Existing Resources; Open Space Fund	TBC Refer to 1.5				
Continue to support the diverse uses of the Parklands	2.2	Deliver a series of park circuit tracks for walking and running including exercise stations and distance markers.	2026	Open Space	Open Space Fund; Developer Contributions	\$220,000		\$110,000	\$110,000	
Continue to support the diverse uses of the Parklands	2.3	Deliver an expanded Youth Precinct in Clifton Park. Further uses to be defined with targeted engagement with youth user groups as well as the broader community.	2025	Open Space; Youth; Recreation	External Grant; Developer Contributions; Open Space Fund	\$300,000		\$150,000	\$150,000	
Continue to support the diverse uses of the Parklands	2.4	Refurbish fenced dog park in Gilpin Park with dog agility facilities	2026	Open Space	Open Space Fund	\$55,000			\$55,000	
Continue to support the diverse uses of the Parklands	2.5	Expand the dog on leash area around the playground in Gilpin Park to provide for habitat and reduce conflict between park users.	2027	Open Space	Existing Resources; Open Space Fund					
Continue to support the diverse uses of the Parklands	2.6	Work with the local community to develop a Friends of Brunswick Central Parklands to strengthen protection and community activities	Medium	Open Space	Existing Resources	TBC				
Continue to support the diverse uses of the Parklands	2.7	Investigate opportunities for more flexible multi-use areas for “free play” that work harder for the community.	Medium	Open Space; Youth; Recreation	External Grant; Developer Contributions; Existing Base - Park Asset Renewal; Developer Contributions; Open Space Fund	\$125,000		\$65,000	\$60,000	
Continue to support the diverse uses of the Parklands	2.8	Expand the cricket net facilities with a new multi-use space in AG Gillon Reserve.	2025	Recreation; Open Space	External Grant; Cricket Club	\$120,000		\$120,000		
Continue to support the diverse uses of the Parklands	2.9	Partner with the Tennis Club to improve the landscape interface with the parklands.	Short	Recreation; Open Space	Existing Capital	\$80,000		\$40,000		\$40,000
Continue to support the diverse uses of the Parklands	2.10	Create a range of informal nature play elements throughout the Parklands	Medium	Open Space	Open Space Fund	\$35,000			\$35,000	

Improve the Climate Resilience and Sustainability of the Parklands	3.1; 3.2	Detailed design of SWH for Brunswick Parklands with wetland in Reaburn	2023	Sustainable Built Environment; Open Space	IWM Forum; Existing CAPEX - Council IWM Program	\$100,000	\$35,000	\$65,000		
Improve the Climate Resilience and Sustainability of the Parklands	3.1; 3.2	Construction of IWM Stormwater Harvesting System for Brunswick Parklands including raingarden in Reaburn Reserve	2025-2026	Sustainable Built Environment; Open Space	IWM Forum; Melbourne Water; Existing Base - Council IWM Program	\$2,000,000	\$700,000	\$1,000,000		\$300,000
Improve the Climate Resilience and Sustainability of the Parklands	3.1; 3.3	Explore funding for an Integrated Water Management plan in the parklands to proceed to detailed design and construct	2023	Sustainable Built Environment; Open Space	IWM Forum; Existing CAPEX - Council IWM Program	\$70,000	\$35,000	\$35,000		
Improve the Climate Resilience and Sustainability of the Parklands	3.1; 3.3; 3.8	Construct wetland in Gilpin Park, park irrigation and divert stormwater from Pearson and Albert Streets to passively irrigate Gilpin Park and revitalise the swales and park trees.	2026	Open Space; Sustainable Built Environment	IWM Forum; Melbourne Water; Existing Base - Council IWM Program	\$650,000	\$0	\$300,000	\$150,000	\$150,000
Improve the Climate Resilience and Sustainability of the Parklands	3.4	Undertake canopy tree greening with passive irrigation and raingardens throughout the parklands and in adjoining streets.	2024	Open Space	Developer contributions; Urban Forest Budget	\$50,000	\$15,000	\$35,000		
Improve the Climate Resilience and Sustainability of the Parklands	3.5	Develop precinct plan to increase canopy trees and species diversity to better respond to climate change.	2024	Open Space	Existing Resources	NA				
Improve the Climate Resilience and Sustainability of the Parklands	3.6	Advocate for developers to undertake public realm works to underground powerlines, improve canopy trees and to divert excess stormwater from adjacent buildings for the Parklands.	2023	Sustainable Built Environment; Open Space	Existing Resources	NA				
Improve the Climate Resilience and Sustainability of the Parklands	3.7	Increase permeability and increase the use of sustainable materials and those with low embodied carbon and high albedo.	Ongoing	Sustainable Built Environment; Transport; Open Space	Existing Resources	TBC				
Improve the Climate Resilience and Sustainability of the Parklands	3.8	Develop plan to divert stormwater from Albert Street to passively irrigate Gilpin Park and revitalise the swales and park trees.	2024	Sustainable Built Environment; Engineering	Existing Resources; External Grants					
Protect and enhance the Parklands for Nature	4.1	Restore and protect existing habitat areas within Gilpin Park and create a native habitat arboretum.	2025	Open Space	External Grant; Existing Base; Open Space Fund - Urban Forest Strategy	\$35,000	\$20,000	\$15,000		
Protect and enhance the Parklands for Nature	4.2	Plant more trees, native grasses and shrubs for nature across the Parklands.	2025	Open Space	Open Space Fund; Existing Base - Urban Forest Strategy	\$25,000	\$25,000			

Protect and enhance the Parklands for Nature	4.3	Create defined spaces within the Parklands for people to connect with nature.	2027	Open Space	External Grants; Open Space Fund	\$75,000	\$25,000		\$50,000	
Protect and enhance the Parklands for Nature	4.4	Investigate opportunities for a tree canopy and biodiversity connections to Royal Park and the Moonee Ponds Creek through tree and understorey planting in streets, reserves and private open space.	2025	Open Space	Existing Base - NRM Budget and Urban Forest Strategy	\$5,000	\$5,000			
Protect and enhance the Parklands for Nature	4.5	Partner with local schools to create nature-based education opportunities within Gilpin Park.	2025	Open Space; Community Development	Existing Base - NRM Budget and MCMC funding	TBC				
Protect and enhance the Parklands for Nature	4.6	Create a fenced off wetland and habitat area in Gilpin Park to protect biodiversity.	2027	Open Space; Sustainable Built Environment	IWM Forum; Melbourne Water; Existing Base - Council IWM Program	Refer to Action 3.3				
Provide safe and legible connections to and through the Parklands	5.1	Deliver safe and accessible connections to, and through the Parklands for cyclists and pedestrians.	Subject to MITS Review in 2022-23	Transport	Subject to feasibility and detailed design approvals	\$120,000		\$60,000	\$60,000	
Provide safe and legible connections to and through the Parklands	5.2	Deliver clear and safer cycling routes with a consistent wayfinding system.	Subject to MITS Review in 2022-23	Transport	Subject to feasibility and detailed design approvals	\$12,500	\$12,500			
Provide safe and legible connections to and through the Parklands	5.3	Deliver safer pedestrian and cycling crossing points on Hope, Holloway, Victoria, Albert, Pearson and Dawson streets.	Subject to MITS Review in 2022-23	Transport	Developer contributions; Subject to feasibility and detailed design approvals	\$250,000	\$50,000	\$200,000		
Provide safe and legible connections to and through the Parklands	5.4	Investigate safe and accessible pedestrian and cycling connections to the Moonee Ponds Creek, Sydney Road and Royal Park.	Subject to MITS Review in 2022-23	Transport	Subject to feasibility and detailed design approvals	TBC				
Provide safe and legible connections to and through the Parklands	5.5	Investigate opportunities to better connect Clifton and Gilpin Parks.	Subject to MITS Review in 2022-23	Transport; Open Space	Developer contributions; Subject to feasibility and detailed design approvals	TBC				
Provide safe and legible connections to and through the Parklands	5.6	Work with the sporting clubs in AG Gillon Oval and Clifton Park to develop plan to rationalise the car parking areas and provide WSUDs, improve parkland connectivity and provide safer, more accessible and improved connections through the site.	2024	Sustainable Built Environment; Open Space; Recreation	Existing Resources	NA				

Better integrate Parklands with adjacent land uses	6.1	Develop stronger planning controls to protect sensitive open spaces from overshadowing	2023	Council Strategic Planning, Urban Design and Open Space	Existing Resources	NA					
Better integrate Parklands with adjacent land uses	6.2	Provide high quality public private interfaces and landscape designs to protect the value, amenity and use of public open space.	Ongoing	Council Strategic Planning, Urban Design and Open Space	Existing Resources	NA					
Better integrate Parklands with adjacent land uses	6.3	Ensure future development applications and land rezonings include requirements for high quality landscaping, best practice water sensitive urban design, vegetative buffers, streetscape greening and new public thoroughfares to the Parklands	Ongoing	Council Strategic Planning, Urban Design, Sustainable Built Environment and Open Space	Existing Resources	NA					
Better integrate Parklands with adjacent land uses	6.4	Prepare guidance on high quality and sensitive interface treatments between the public and private realm including water sensitive urban design and landscape concepts for the parkland adjacent to key development sites	2023	Council Strategic Planning, Urban Design, Sustainable Built Environment and Open Space	Existing Resources	NA					
Better integrate Parklands with adjacent land uses	6.5	Map out the sensitive areas, and vegetation, of the parklands to encourage suitably designed development that considers the amenity and useability of the park spaces.	2023	Strategic Planning; Open Space	Existing Resources	NA					
Better integrate Parklands with adjacent land uses	6.6	Identify public realm upgrade works that are paid for by the developer, including park improvements, new raingardens, public landscaping and undergrounding of powerlines to provide greater areas for mature trees to grow unencumbered	2023	Council Strategic Planning, Urban Design, Sustainable Built Environment; Open Space; Recreation	Existing Resources	NA					