

Brunswick Central Parklands Plan

Stage 2 : Community Ideas & Opportunities

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Moreland
City Council



Project: Brunswick Parklands

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Introduction

WHAT IS THE PURPOSE OF A PARK PLAN?

The purpose of this Park 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. It is anticipated that the Park Plan will provide direction for Moreland City Council, local sporting groups, Melbourne Water and other relevant stakeholders in prioritising management and appropriate development of the open space.

The Park 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 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 Plan will identify opportunities to improve pedestrian and cyclist safety, support existing and encourage new activities in the Parklands, improve Parklands amenity, nurture local identity, strengthen environmental values and support health and wellbeing.

WHAT IS OUTSIDE THE SCOPE OF THE PLAN?

- This Plan does not provide any guidelines or recommendations on building heights and setbacks on privately owned land.
- 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 will be closely reviewed and incorporated into the final plan, to be considered by Council for adoption in early 2022. Following on from the draft, a detailed design stage will require further site analysis to assist with preparing a construction-ready design.
- Construction is also dependent on the availability of funding and prioritisation of the projects.
- 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.



1.1 Historic context

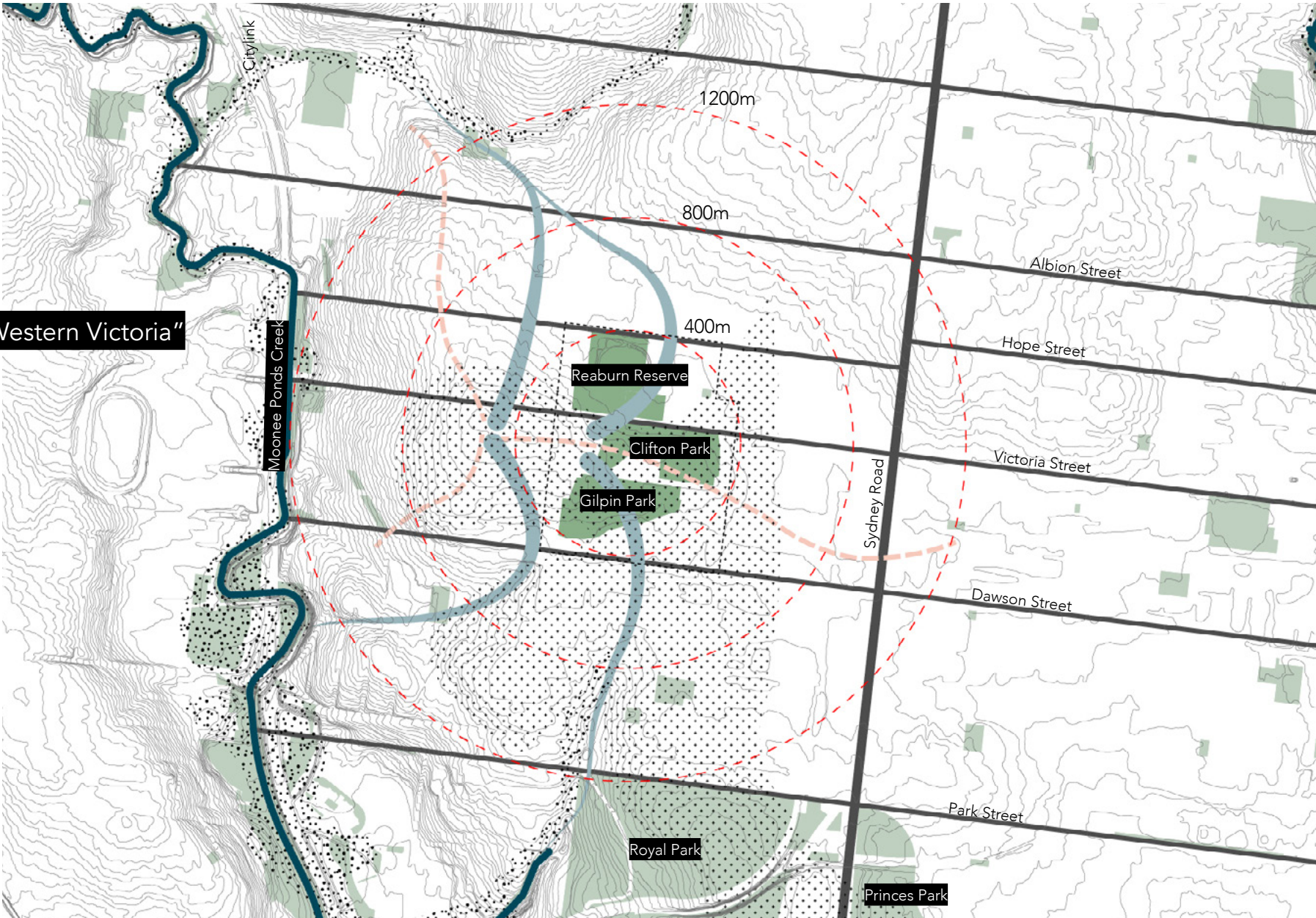
BROAD LANDSCAPE CONTEXT

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 and 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. Initially 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.

“Iramoo, The vast rich lava plains of Western Victoria”

Clay in the west and bluestone in the east changed this initial 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 and turned into parkland (Gilpin Park).



- 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.

1.2 Urban context

The Parklands covers 19 Ha in Brunswick, on the boundary with West Brunswick. It is the most significant open space across Brunswick and Brunswick West 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 Moreland in the inner north of Melbourne covers about 51 km² and is home to approximately 186,000 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.



2.1 Photographic Study

Reaburn Gillion, 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 park



Existing swales and pedestrian crossings

2.2 Opportunities and Constraints

Reaburn Park, AG Gillion Oval & Brunswick Park



Clifton Park



Gilpin Park



2.3 Design principles

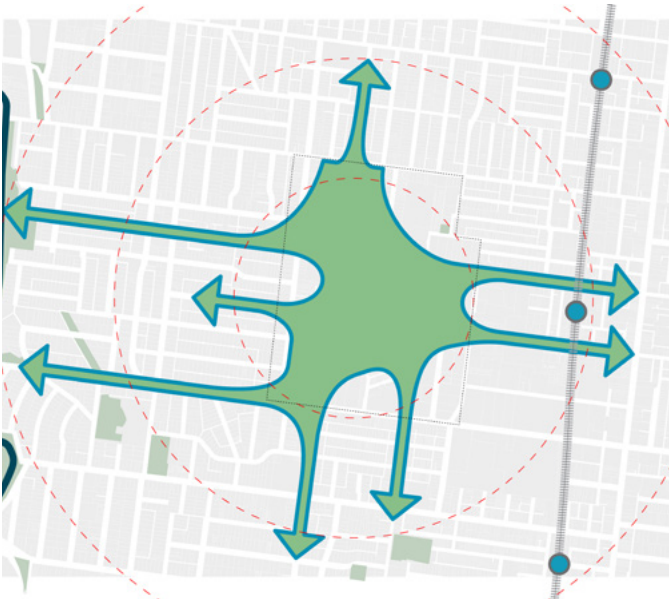
Four design principles have been developed to help guide this design process. They aim to conceptually position this project and the Parklands in their local context.

Hydrated



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

Green connector



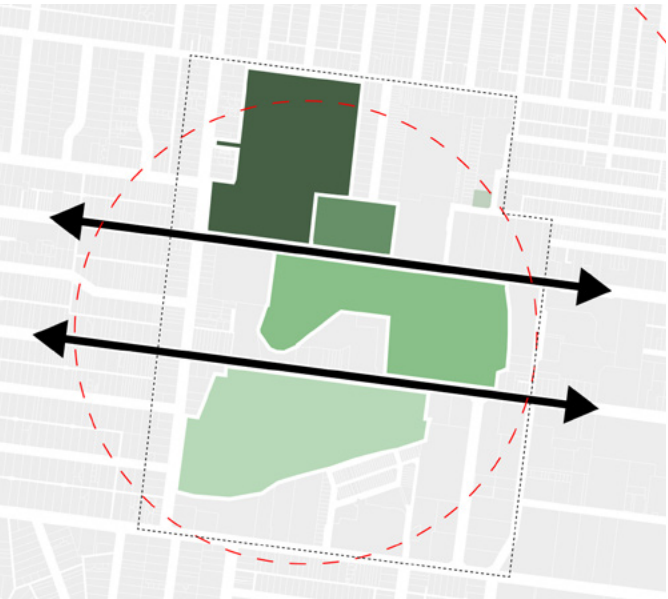
Position the Parklands within an urban water catchment connected to the creeks, rivers and bay beyond.

Cool refuge



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

Four parks One Parkland



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

3.1 Project staging

In June 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 will be achieved over four stages:



3.2 Draft Vision for Brunswick Central Parklands

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

The subsequent objectives help explain the vision in greater detail and the ideas suggest ways of how the vision and the objectives could be implemented over the next 10 to 15 years.

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.



3.3 Brunswick Parklands

SIX OBJECTIVES OF THE MASTER PLAN

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

1. Improve the Parklands amenity for the community
2. Continue to support the diverse uses of the Parklands
3. Improve the climate resilience and sustainability of the Parklands
4. Protect and enhance the Parklands for nature
5. Provide safe and legible connections to and through the Parklands
6. Improve the Parklands in response to the surrounding context

"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."

"More tree coverage would be a welcome addition to this entire park. At the moment the trees are a bit too spread out."

"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"

3.4 Brunswick Parklands Integrated water management plan

A draft integrated water management plan has been developed that proposed several strategies for harvesting, cleaning and storing nearby storm water resources in an effort to secure a sustainable irrigation water supply for the Parklands.

1. Diversion from the Melbourne Water stormwater drain in Hope St via a gross pollutant trap (GPT)
2. Water is pumped to a raw water storage.
3. It is then treated in a biofiltration asset that could be located within Raeburn Reserve. Treated water can then be stored within a sub-surface storage, in this case, beneath Raeburn Reserve.
4. Stored, treated stormwater is pumped from the storage to other open spaces within Brunswick Parklands, including AG Gillon and Clifton Park.
5. Runoff from 'programmed uses', such as skate parks, soccer fields and other hardstand areas, can be diverted to infiltration trenches and passive irrigation assets to provide water to garden beds and trees within Clifton Park and along Victoria Street.
6. Runoff from new developments north of Albert Street can be diverted to Gilpin Reserve to provide irrigation water to support green spaces. This may be achieved by using wicking beds, that run off from both the developments and Albert Street.
7. Developments north and south, and potentially stormwater catchments to the south west, could be diverted to Gilpin Park to feed a wetland system /Melaleuca Swamp, that can treat stormwater, be a source of water for irrigation of the park, while supporting local ecological and biodiversity values.



Objective 1

Improve the Parklands amenity for the community

Community opportunities and ideas

OPPORTUNITY 1.1: Deliver a series of safe community spaces for diverse user groups across the Parklands.

OPPORTUNITY 1.2: Improve public amenities including accessible toilets, bins, water fountains, WIFI, BBQs, power, and shade in locations that meet the needs of user groups across the Parklands.

OPPORTUNITY 1.3: Deliver a consistent Parklands character through wayfinding, interpretative signage and material choices that respects the sites Pre-colonial and Colonial cultural heritage.

OPPORTUNITY 1.4: Develop the Parkland in line with Universal Design and inclusivity principles.

OPPORTUNITY 1.5: Deliver a lighting strategy that enables greater use of the parklands in the evenings.

OPPORTUNITY 1.6: Continue to support community and public events like the Brunswick Music Festival.

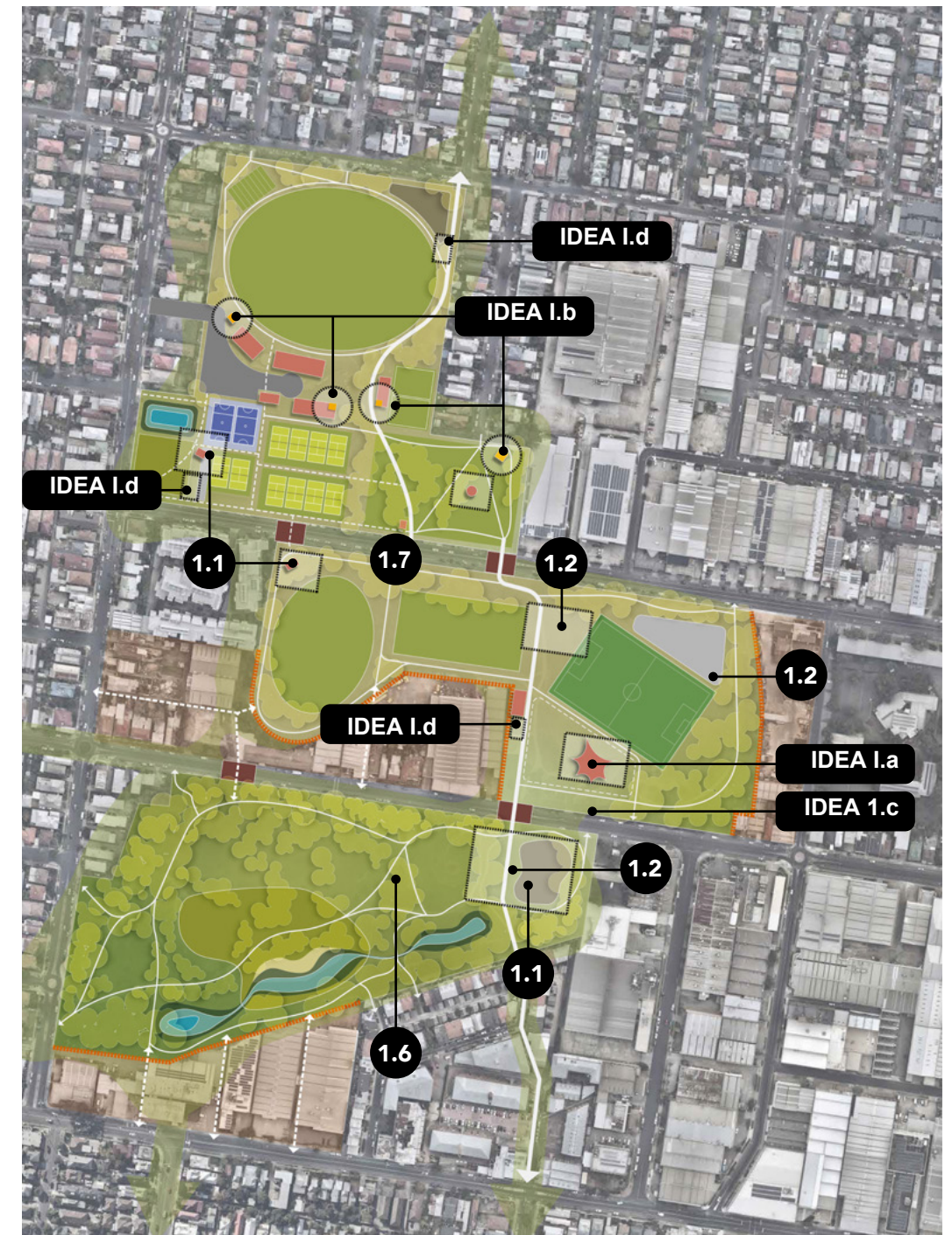
OPPORTUNITY 1.7: Include, and advocate for, opportunities for the public to encounter and discover public art throughout the parklands.

IDEA 1.a: Should we refurbish the existing Clifton Park Pavilion to provide a new community hub that better supports park activities and events in the Parklands?

IDEA 1.b: Should we provide spaces for pop up cafes in the Parklands?

IDEA 1.c: Could the Clifton Park car park be returned to parkland?

IDEA 1.d: Where would a community garden space be good to locate?





OPPORTUNITY 1.1: Safe community spaces



OPPORTUNITY 1.6: Continue to support community and public events like the Brunswick Music Festival.



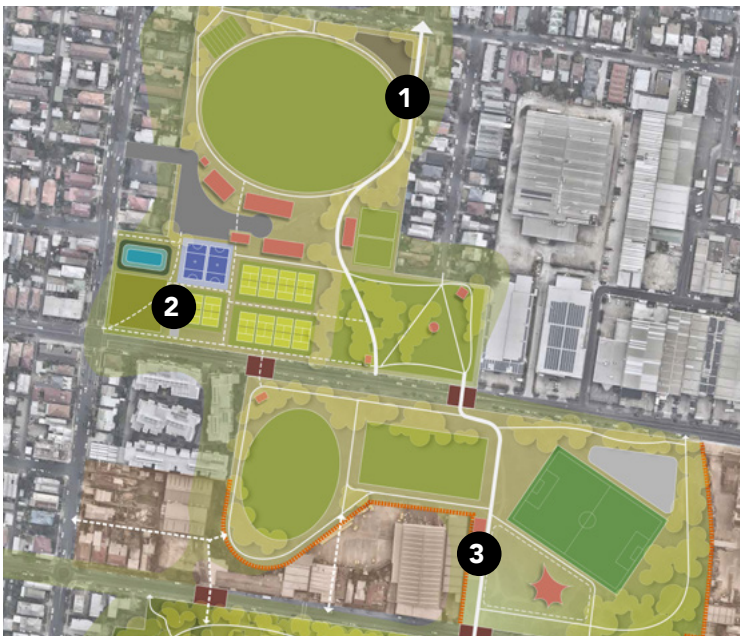
IDEA 1.a: Should we refurbish the existing Clifton Park pavilion?



IDEA 1.b: Should we provide spaces for pop up cafes in the Parklands?



IDEA 1.c Could the Clifton Park car park be returned to parkland?



IDEA 1.d: Where would a community garden space be good to locate?

Objective 2

Continue to support the diverse uses of the Parklands

Community opportunities and ideas

OPPORTUNITY 2.1: Construct a public toilet in Gilpin Park.

OPPORTUNITY 2.2: Deliver an expanded adventure playground in Gilpin Park.

OPPORTUNITY 2.3: Deliver a series of park circuit tracks for walking and running including exercise stations.

OPPORTUNITY 2.4: Deliver an expanded Youth Precinct in Clifton Park, including new multi-use basketball court(s). Further uses to be defined in consultation with youth user groups.

OPPORTUNITY 2.5: Investigate opportunities for more flexible multi-use areas for “free play” that work harder for the community.

OPPORTUNITY 2.6: Expand the cricket net facilities with a new multi-use space in AG Gillon Reserve.

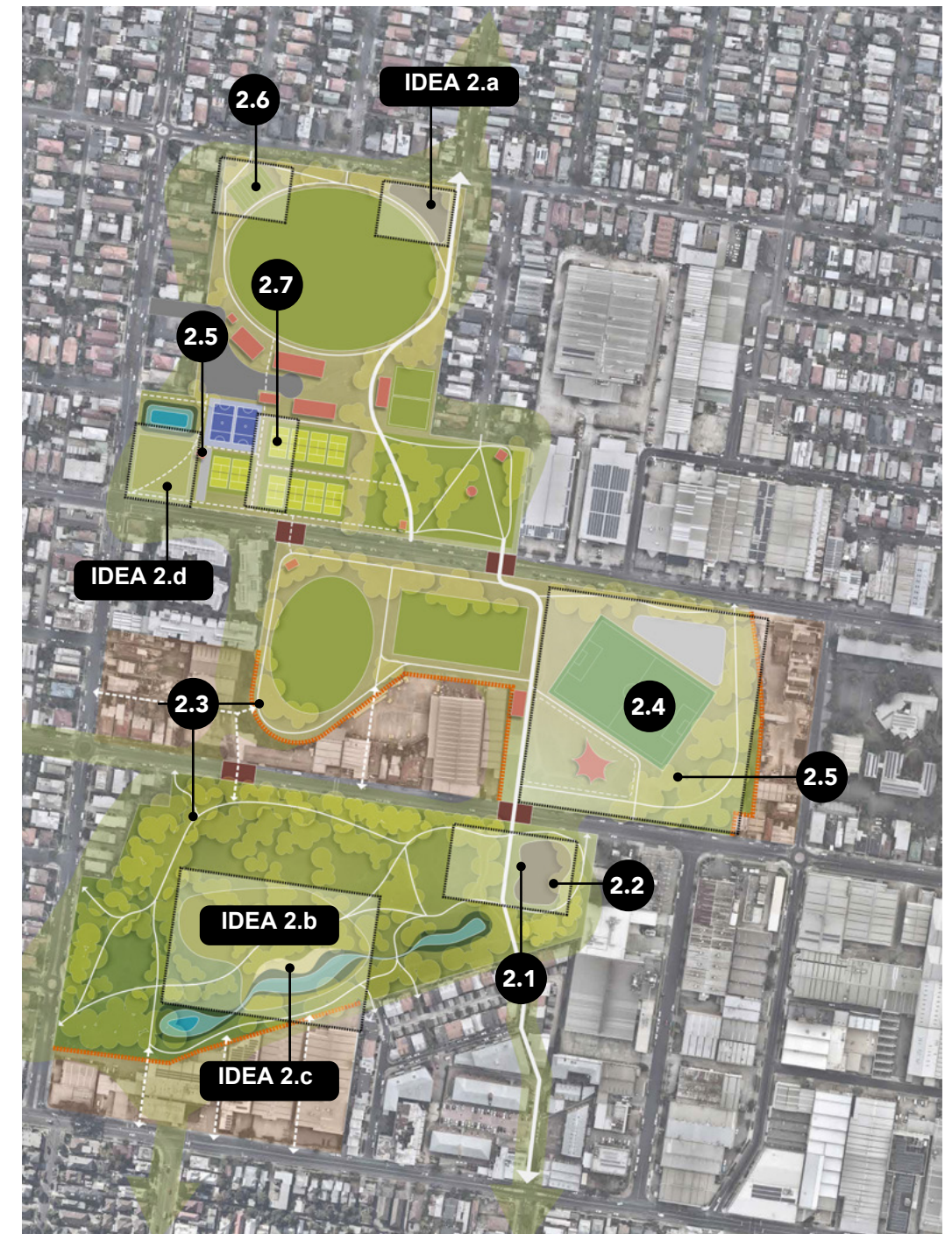
OPPORTUNITY 2.7: Partner with the Tennis Club to deliver two new tennis courts and an improved landscape interface with the parklands.

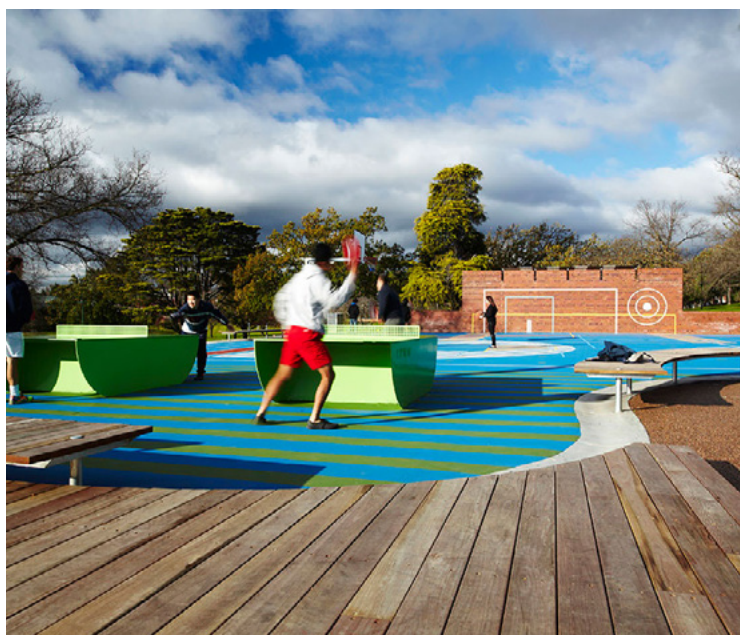
IDEA 2.a: Should we prioritise upgrading the AG Gillon Oval playground or deliver multiple informal nature play elements throughout the Parklands?

IDEA 2.b: Should we refurbish and expand the fenced dog park in Gilpin Park with irrigation and dog agility facilities?

IDEA 2.c: Should we create a dog beach in Gilpin Park?

IDEA 2.d: Should we create a fenced dog park in Reaburn Reserve to reduce the pressure on AG Gillon Oval?

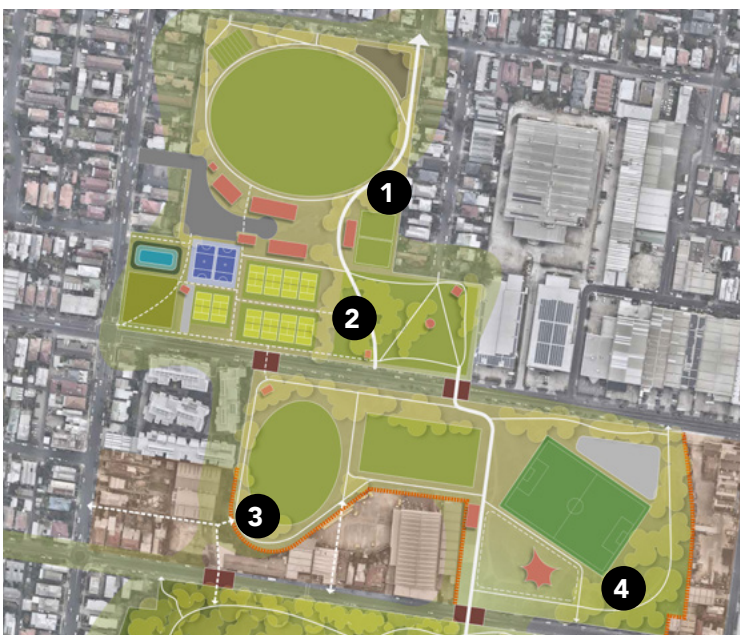




OPPORTUNITY 2.4: A youth precinct in Clifton Park would be designed based on consultation with youth user groups.



OPPORTUNITY 2.5: Free play like beach volley ball.



IDEA 2.a: Informal nature play opportunities



IDEA 2.b: Gilpin Park's dog park could be revitalized and enlarged to better meet community needs.



IDEA 2.c: A dog beach in Gilpin Park could be a fun way for people to engage with nature.



IDEA 2.d: Reaburn Reserve dog park. Above is the Shale Hill dog park in Sydney.

Objective 3

Improve the Climate Resilience and Sustainability of the Parklands

Community opportunities and ideas

OPPORTUNITY 3.1: Introduce a raingarden into Reaburn Reserve and sustainable irrigation system using capture, storage and use of stormwater for irrigating the Parklands.

OPPORTUNITY 3.2: Introduce a wetland to remove stormwater pollution before entering the Moonee Ponds Creek and provide irrigation to Gilpin Park.

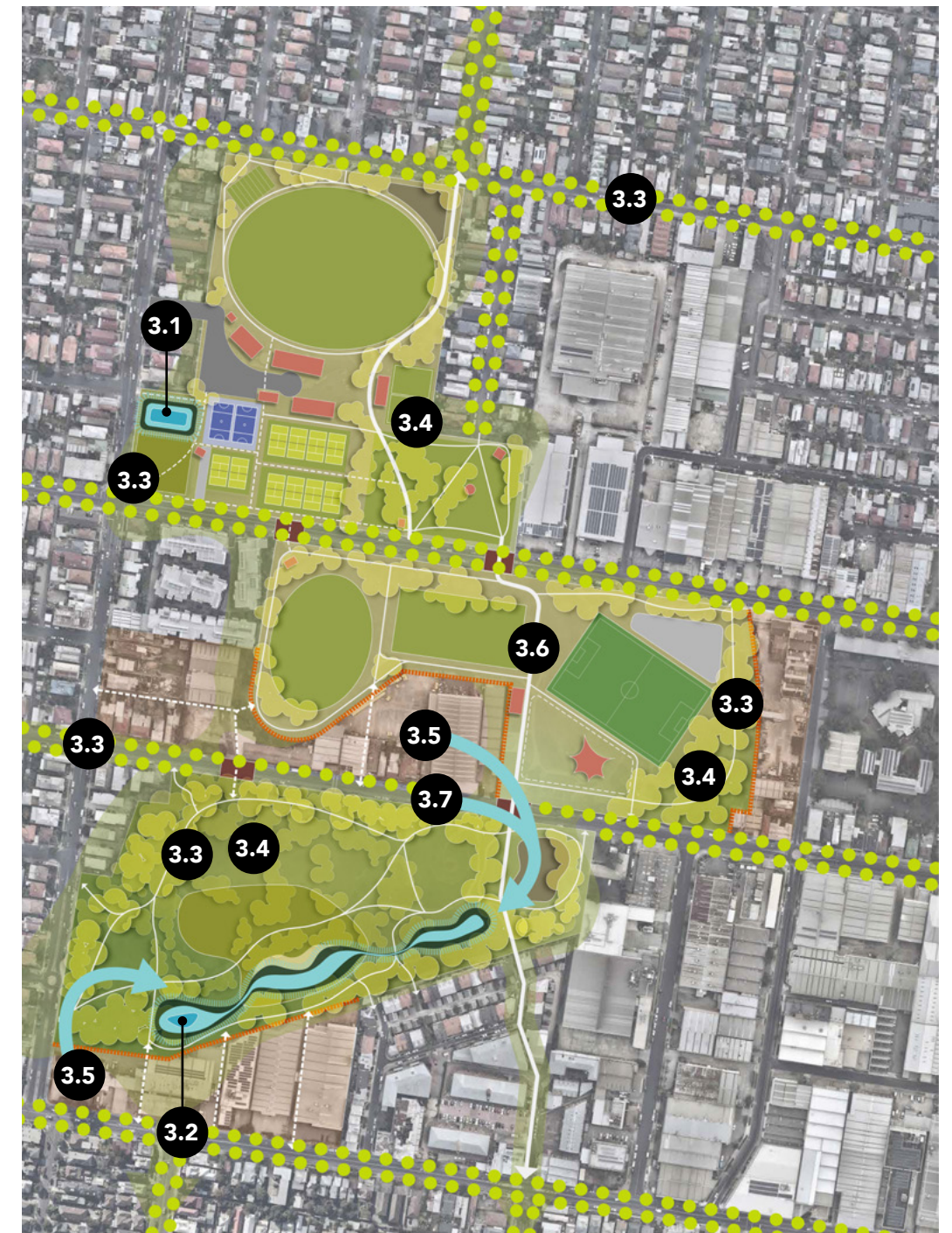
OPPORTUNITY 3.3: Undertake canopy tree greening with passive irrigation and raingardens throughout the parklands and in adjoining streets.

OPPORTUNITY 3.4: Increase canopy trees and species diversity to better respond to climate change.

OPPORTUNITY 3.5: Advocate for developers to harvest excess stormwater from adjacent developments for the Parklands.

OPPORTUNITY 3.6: Increase permeability and increase the use of sustainable materials and those with low embodied carbon and high albedo.

OPPORTUNITY 3.7: Divert stormwater from Albert Street to passively irrigate Gilpin Park and revitalise the swales.





OPPORTUNITY 3.1: An example of a rain garden that will be located within Reaburn reserve to clean stormwater.



OPPORTUNITY 3.2: Indicative location for Gilpin Park's wetlands.



OPPORTUNITY 3.3: Adjoining streets to be prioritized for street tree planting.



OPPORTUNITY 3.2: A diverse water landscape for all is proposed for Gilpin Park's south.



OPPORTUNITY 3.2: A diverse water landscape for all is proposed for Gilpin Park's south.



OPPORTUNITY 3.7: Gilpin Park's existing swales will form the basis for a revitalized passive irrigation system.

Objective 4

Protect and enhance the Parklands for Nature

Community opportunities and ideas

OPPORTUNITY 4.1: Restore and protect existing habitat areas within Gilpin Park.

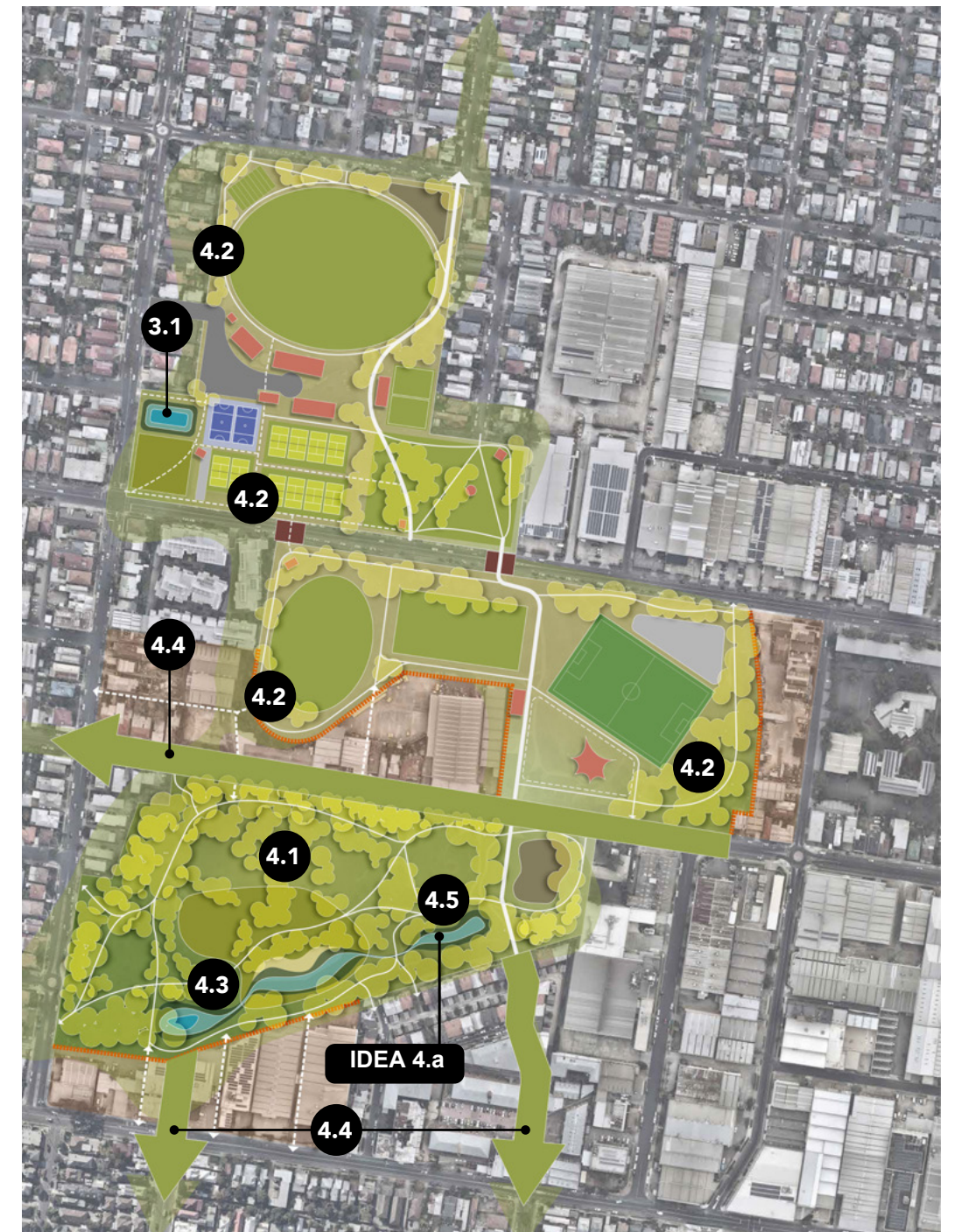
OPPORTUNITY 4.2: Plant more trees, native grasses and shrubs for nature across the Parklands.

OPPORTUNITY 4.3: Create spaces for people to connect with nature.

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

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

IDEA 4.a: Should we fence off some of the proposed wetland and habitat areas in Gilpin Park to protect biodiversity?





OPPORTUNITY 4.1: Restore and protect the existing habitat areas within Gilpin Park like these existing trees above.



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



OPPORTUNITY 4.3: Spaces for people to connect with nature.



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



OPPORTUNITY 4.5: Nature based education opportunity

Objective 5

Provide safe and legible connections to and through the Parklands

Community opportunities and ideas

OPPORTUNITY 5.1: Deliver safe and accessible connections to, and through, the Parklands for cyclists and pedestrians.

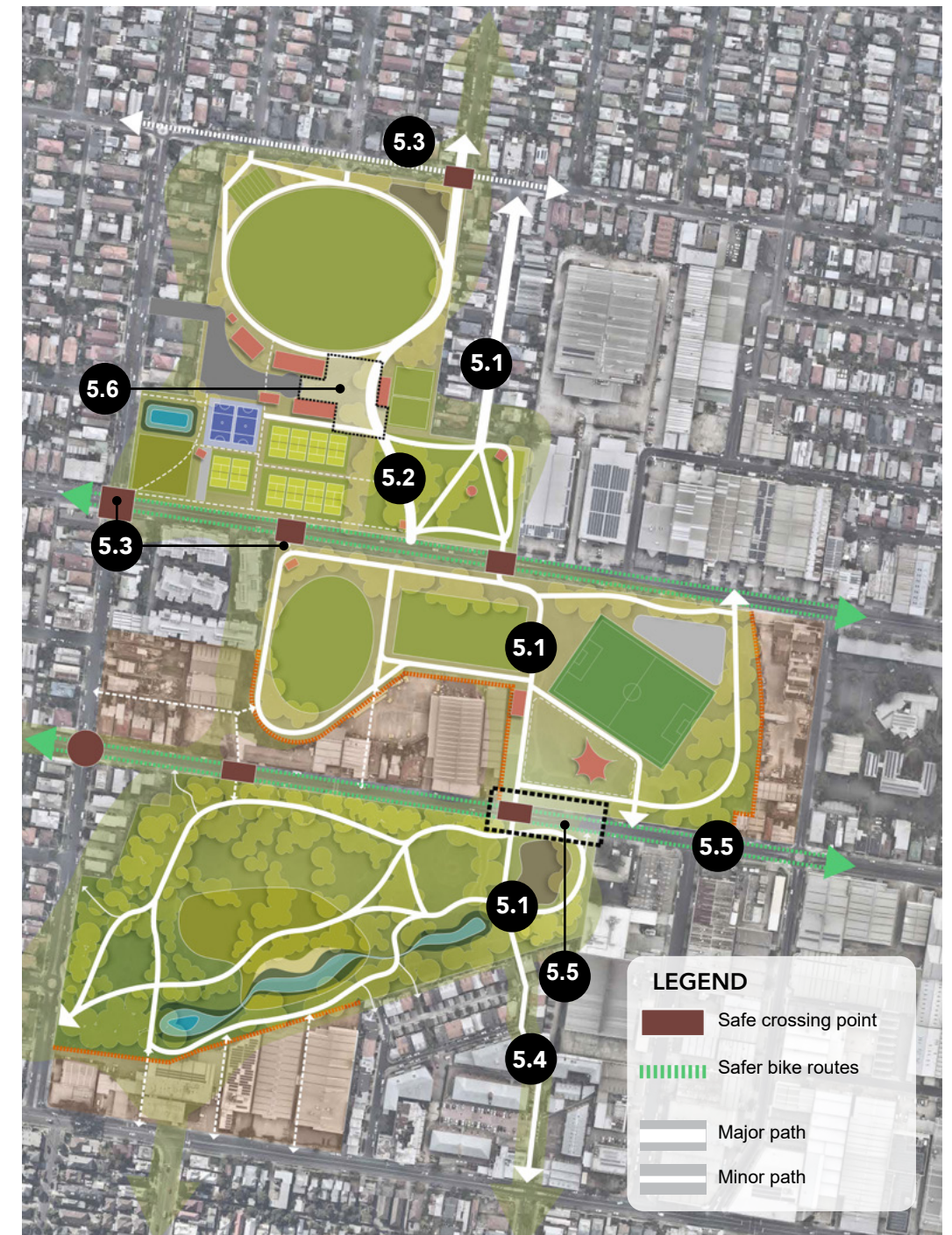
OPPORTUNITY 5.2: Deliver a clear cycling route with a consistent wayfinding system.

OPPORTUNITY 5.3: Deliver safer pedestrian and cycling crossing points on Hope, Victoria, Albert, Pearson and Dawson Street.

OPPORTUNITY 5.4: Investigate safe and accessible pedestrian and cycling connections to the Moonee Ponds Creek, Sydney Road and Royal Park.

OPPORTUNITY 5.5: Investigate opportunities to better connect Clifton and Gilpin Parks.

OPPORTUNITY 5.6: Work with the sporting clubs to rationalise the Gillon Oval car parking area and provide safer and improved connections through the site.





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



OPPORTUNITY 5.3: An example of a good quality safe path crossing



OPPORTUNITY 5.6: The eastern end of the AG Gillons car park

Objective 6

Improve the Parklands in response to the surrounding context

Community opportunities and ideas

OPPORTUNITY 6.1: Provide high quality public private interfaces and landscape designs to protect the value, amenity and use of public open space.

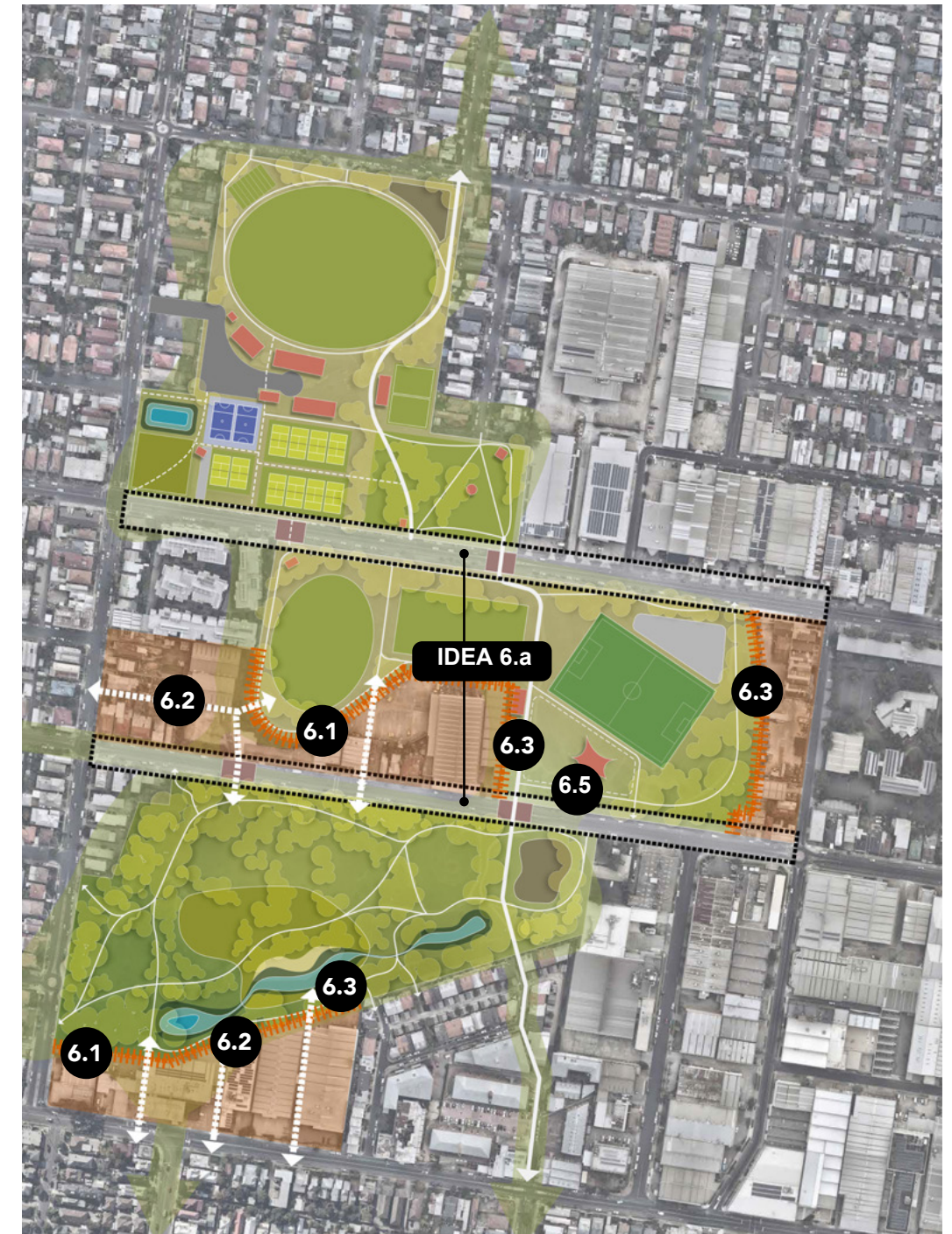
OPPORTUNITY 6.2: Ensure future development applications and land rezonings include requirements for high quality landscaping, best practice water sensitive urban design, vegetative buffers, streetscape greening and new public thoroughfares to the Parklands

OPPORTUNITY 6.3: 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 .

OPPORTUNITY 6.4: Map out the sensitive areas, and vegetation, of the parklands to encourage suitably designed development that has considered the amenity and useability of the park spaces.

OPPORTUNITY 6.5: 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

IDEA 6.a: Should timed parking restrictions on Albert and Victoria Streets be introduced on weekends and evenings to ensure ongoing community access to the Parklands?





OPPORTUNITY 6.1: Quality park improvements



OPPORTUNITY 6.2: Quality development interfaces



OPPORTUNITY 6.3: Protect the existing Parklands amenity



IDEA 6.a: Victoria Street and Albert Street offer abundant, convenient and popular parking for accessing the Parklands.