

8. SUBURB ANALYSIS AND RECOMMENATION

8.1. BRUNSWICK EAST

8.1.1. INTRODUCTION

Brunswick East is a 2.4km² suburb located within the south-east of the municipality. Adjoining suburbs include Brunswick, Northcote, Thornbury, Carlton North and Fitzroy North. A small portion of Fitzroy North is located within Merri-bek and included within this suburb analysis.

The suburb boundaries of Brunswick East are irregular but are generally defined by the Merri Creek along its eastern boundary, Moreland Road to the north, the western side of Lygon Street to the west and Park Street to the south. Topographically, the land falls towards the Merri Creek corridor in the east with a steady rise westwards.

Brunswick East is a well established suburb having been surveyed in 1839 and has historically transitioned from resource extraction (typically bluestone) and industry to low-scale residential with shops and services being focussed along the primary north-south corridors of Lygon Street and Nicholson Street. In more recent decades, extensive higher density residential and mixed

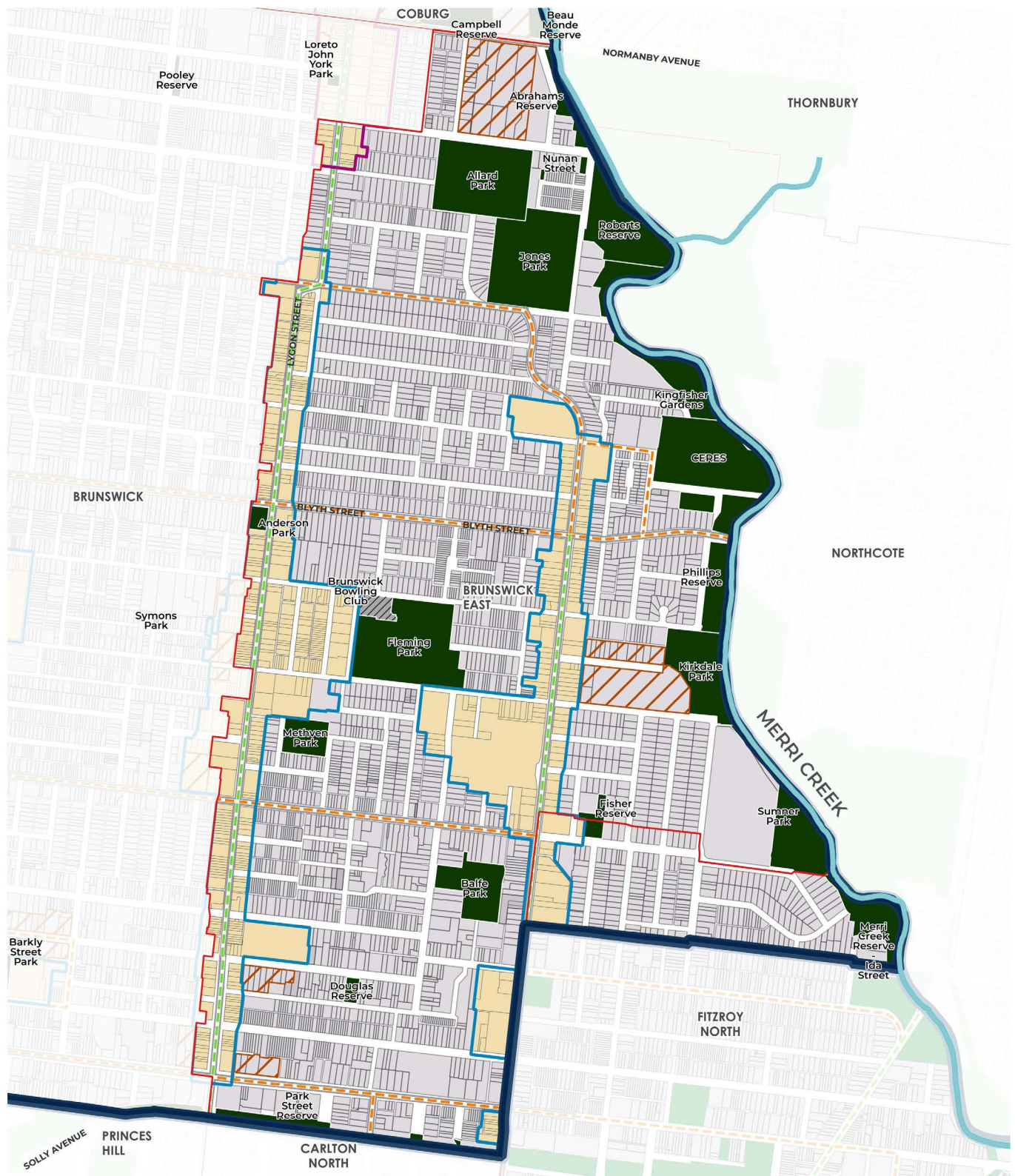
use development (such as the East Brunswick Village) has been realised in the suburb, generally focussed within the Lygon Street and Nicholson Street corridors and urban renewal sites on defunct industrial/employment land.

Clause 2.03 – Strategic Directions of the Merri-bek Planning Scheme identifies two activity centres that occur within the boundaries of Brunswick East. This includes two corridors of the Brunswick Major Activity Centre running along Nicholson Street and Lygon Street) as well as part of the Neighbourhood Activity Centre at the junction of Holmes Road and Moreland Road. These activity centres are the main commercial and retail precincts in Brunswick East. Schedule 19 and Schedule 20 of Clause 43.02 – Design and Development Overlay provide the key development directions of the Nicholson Street and Lygon Street corridors and maintain their role as the primary locations for increased densities, services and amenities into the future. Other significant features within the suburb include the CERES Community Environment Park, a significant public space and community hub adjacent to the Merri Creek as well as Merri Creek itself.

Table 1 outlines some of the key population and area statistics for Brunswick East

TABLE 1 - SUBURB OVERVIEW (BRUNSWICK EAST)

Total Suburb Area - sqm	2,392,119.43
% of Suburb Area vs Municipality Area	5%
Open Space Profile	
No. of Open Space	23
Total Open Space Area - sqm	335,168.73
% of suburb open space vs all open space	5.8%
% of suburb open space area vs suburb area	14.0%
Demographic Profile	
Resident Population (2021) - persons	16,737
Worker Population (2021) - persons	4,473
Open Space per resident + worker - sqm/person	15.80
*Total open space area includes all public open space, restricted open space identified / listed in Table 3	



DRAWING KEY

- | | |
|-----------------------|-------------------------------|
| City Boundary | Neighbourhood Activity Centre |
| Public Open Space | Major Activity Centre |
| Restricted Open Space | Industrial Zone |
| Railway | Locality Boundary |
| Connector Road | |
| Tram Route | |
| Bus Route | |
| Creek | |

BRUNSWICK EAST/FITZROY NORTH

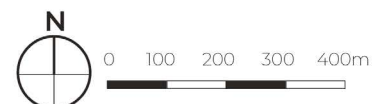


Figure 48. Brunswick East Existing Network

8.1.2. EXISTING OPEN SPACE NETWORK

A total of 23 open spaces are identified within the suburb of Brunswick East, amounting to a combined total area of 33.5 hectares. This represents approximately 15.2 per cent of the total land area of the suburb.

Of this, one (1) space of 0.4ha is identified as restricted open space, being the Brunswick Bowling Club. Twelve (12) other public open spaces are also identified as having a component of restricted open space (eg. Fenced tennis court within a larger public reserve or overland flow path in creek corridor).

Much of this open space is provided along or within direct proximity to the Merri Creek Corridor offering an important linear open space precinct with the Merri Creek Trail effectively linking up numerous smaller open spaces along the creek corridor into a larger regionally significant open space network.

There is 20.3m2 sqm of open space per resident within Brunswick East based on 2021 residential population. Table 2 breaks provides further information on open spaces within Brunswick East to give an understanding of the distribution of open space by hierarchy.

8.1.3. DISTRIBUTION OF OPEN SPACE AND GAPS ANALYSIS

The following open space analysis has been undertaken using the three types of gaps analysis. The three types of analysis are described in Section 7 of this report. Each open space has also been assigned a hierarchy based on its size. Figure 49 identifies all the open spaces in Brunswick East by their hierarchy classification.

In each of the gaps analysis undertaken, areas outside the walking catchments of the different open spaces are identified as 'gap areas'. The assessment of the ability for the existing public open space network to meet the needs of future residents is informed by this analysis. Recommendations for new open space projects within the suburb are informed by the Objectives (see Section 6.4) which includes ensuring people live and work with convenient and walkable access to open space as well as a range of open space types. Consequently, the spatial distribution of open space and 'gaps' identified through this analysis is important in ensuring that future open space projects contribute to establishing an equitable, distributed and connected network of open spaces.

Observations are provided on each gaps analysis which is incorporated into the conclusions and recommended projects identified at the end of this sub-section.

TABLE 2 - OPEN SPACE NETWORK HIERARCHY (BRUNSWICK EAST)

	Quantity	% of Quantity	Total Area (ha)	% of area vs overall OS	% of area vs suburb area
Definition					
Public Open Space	22	8%	33.12	5.8%	13.8%
Restricted Open Space	1	0%	0.39	0.1%	0.2%
Hierarchy					
Regional	11	4%	16.92	2.9%	7.1%
District	3	1%	11.57	2.0%	4.8%
Neighbourhood	4	1%	1.14	0.2%	0.5%
Local	3	1%	3.81	0.7%	1.6%
Pocket	2	1%	0.09	0.0%	0.0%

*Total open space area includes all public open space and restricted open space

TABLE 3 - SUBURB OPEN SPACE FUNCTIONS (BRUNSWICK EAST)

ID	Open Space Name	Area (ha)	Hierarchy	Linking Space	Play Space	Formal Sports	Informal Sports	Civic	Nature Conservation	Creek Corridor	Heritage	Passive Recreation	Utility	Horticulture	Dog Park	Undefined
3	CERES	3.82	Regional	✓	✓	✗	✗	✗	✓	✓	✗	✓	✗	✓	✗	✗
4	Allard Park	3.46	District	✓	✓	✓	✓	✗	✓	✗	✗	✓	✗	✗	✗	✗
9	Jones Park	4.08	District	✓	✓	✗	✗	✗	✓	✗	✗	✓	✗	✗	✓	✗
18	Brunswick Bowling Club	0.39	Neighbourhood	✗	✗	✓	✗	✗	✗	✗	✓	✗	✗	✗	✗	✗
26	Donald Street Reserve Merri Corner	0.06	Pocket	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗
79	Fisher Reserve	0.35	Neighbourhood	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
97	Anderson Park	0.22	Neighbourhood	✓	✓	✗	✗	✗	✓	✗	✗	✓	✗	✗	✗	✗
101	Douglas Reserve	0.17	Neighbourhood	✓	✓	✗	✗	✗	✓	✗	✗	✓	✗	✓	✗	✗
121	Balfe Park	1.53	Local	✗	✓	✓	✓	✗	✓	✗	✗	✓	✗	✗	✓	✗
125	Fleming Park	4.03	District	✓	✓	✓	✗	✗	✗	✗	✓	✓	✗	✗	✓	✗
129	Methven Park	0.82	Local	✗	✓	✗	✗	✗	✗	✗	✓	✓	✗	✗	✓	✗
153	Merri Creek Corridor Abrahams Rese	0.74	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✓	✗	✗	✗	✗
155	Merri Creek Reserve - Ida Street	1.46	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✓	✗	✗	✗	✗
159	Roberts Reserve	2.94	Regional	✓	✓	✓	✗	✗	✓	✓	✓	✓	✓	✗	✓	✗
171	Kirkdale Park	2.15	Regional	✓	✓	✗	✓	✗	✓	✓	✓	✓	✗	✗	✓	✗
173	Sumner Park	2.20	Regional	✓	✗	✓	✗	✗	✓	✓	✗	✓	✗	✗	✓	✗
175	Abrahams Reserve	0.53	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✗	✓	✗	✓	✗
178	Phillips Reserve	1.11	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✓	✓	✗	✓	✗
192	Kingfisher Gardens	0.04	Regional	✓	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗	✗	✗
197	Nunan Street	0.03	Pocket	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
212	Merri Creek Linear Reserve - Blyth St	0.56	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✗	✓	✗	✗	✗
222	Unnamed #2	1.36	Regional	✓	✗	✗	✗	✗	✓	✓	✗	✓	✗	✗	✗	✗
237	Park Street Reserve	1.46	Local	✓	✗	✗	✗	✗	✗	✗	✓	✓	✓	✗	✗	✗

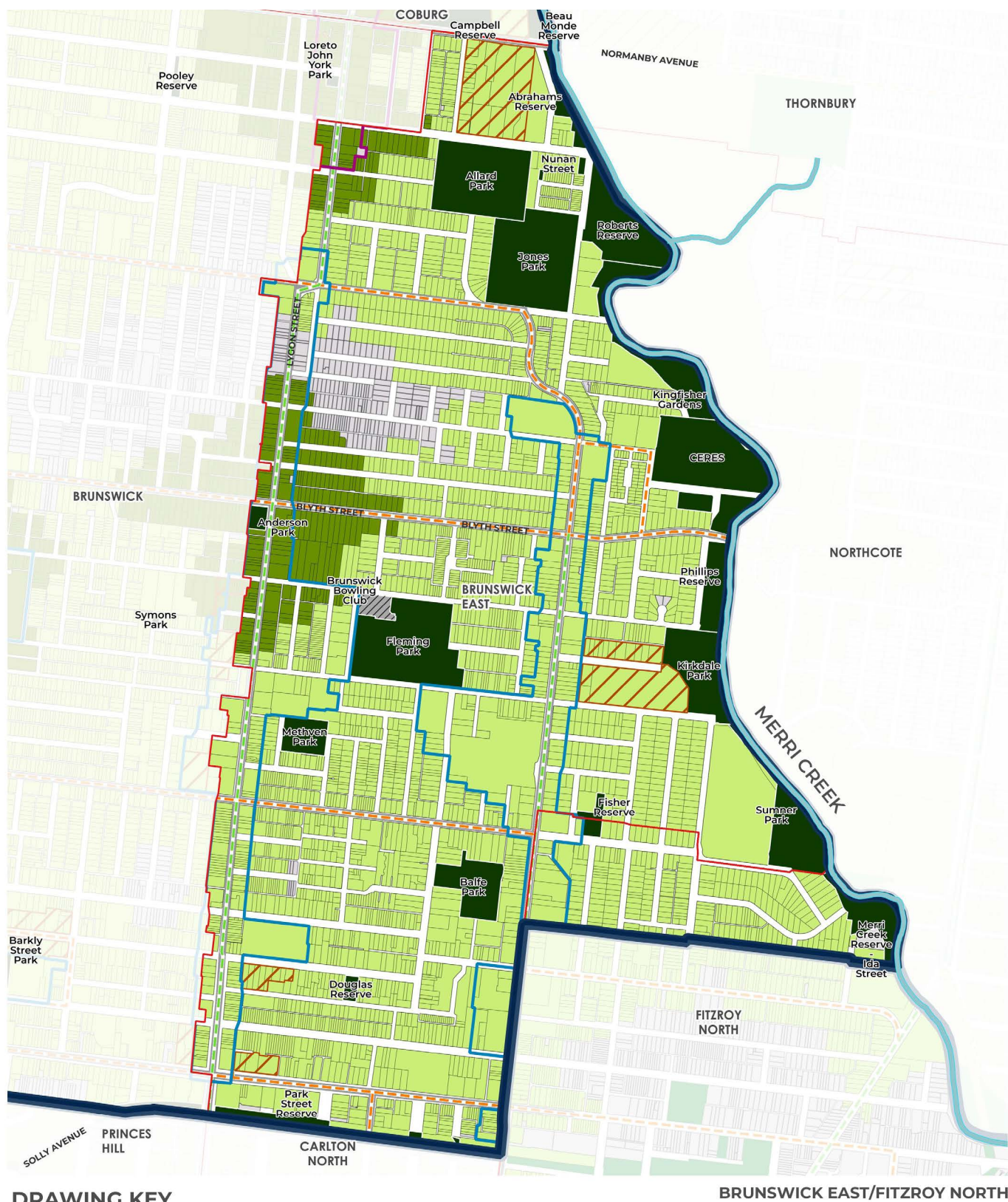


Figure 49. Brunswick East Baseline Service Gaps Analysis

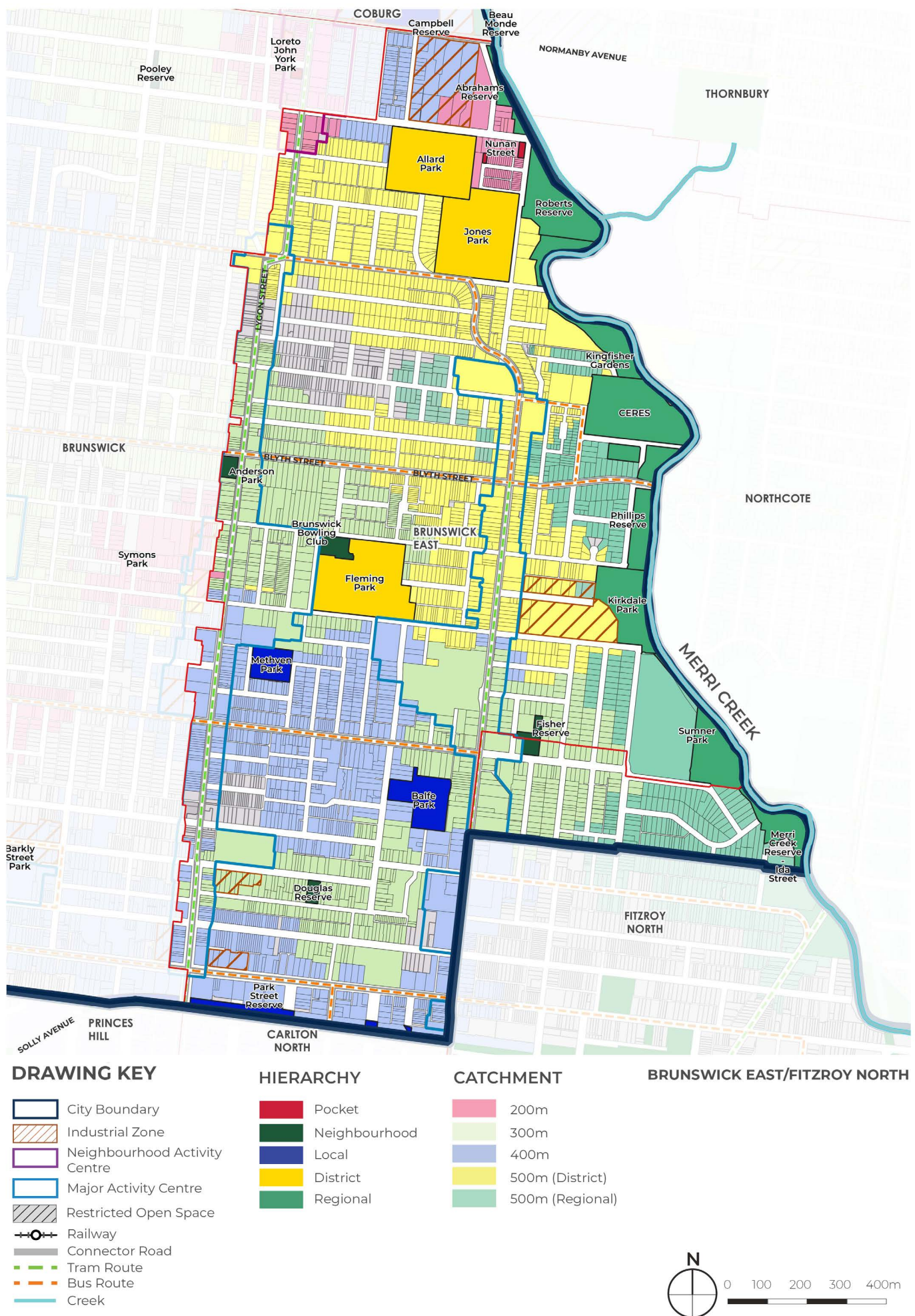


Figure 50. Brunswick East Hierarchy Catchment Gaps Analysis

BASELINE SERVICE OBSERVATIONS

Gaps analysis of the base serviceability gaps analysis reveals a primary gap area to the north of Blyth Street and to the east of Lygon Street. Closest public open spaces from this gap are Fleming Park to the south and Jones Park to the north.

It is noted that only one (1) of the twenty-three (23) parks in the suburb occur within an activity centre with most parks occurring within the residential hinterland.

HIERARCHY CATCHMENT OBSERVATIONS

The open space gaps identified in the baseline catchment also appear in this analysis as well as additional small space in the south of the suburb. The southern portion of the suburb has less accessibility to larger open spaces, however is located adjacent to the Inner Circle Railway line linear park which links east to the Merri Creek and west to Royal Park.

SPECIFIC FUNCTIONS OBSERVATIONS

The creek corridor is relatively intact with numerous open spaces along the western edge of the creek providing an expanded creek corridor environment within which a diverse range of open space functions are co-located.

Play spaces are relatively well distributed across the site with most areas of Brunswick East within a 5 minute walk of an open space with an identified Play Space function... (verify)

Dog Parks (unfenced and off-lead areas) are primarily located along the Merri Creek Corridor and in Neighbourhood and District sized open spaces (Balfe Park and Fleming Park)

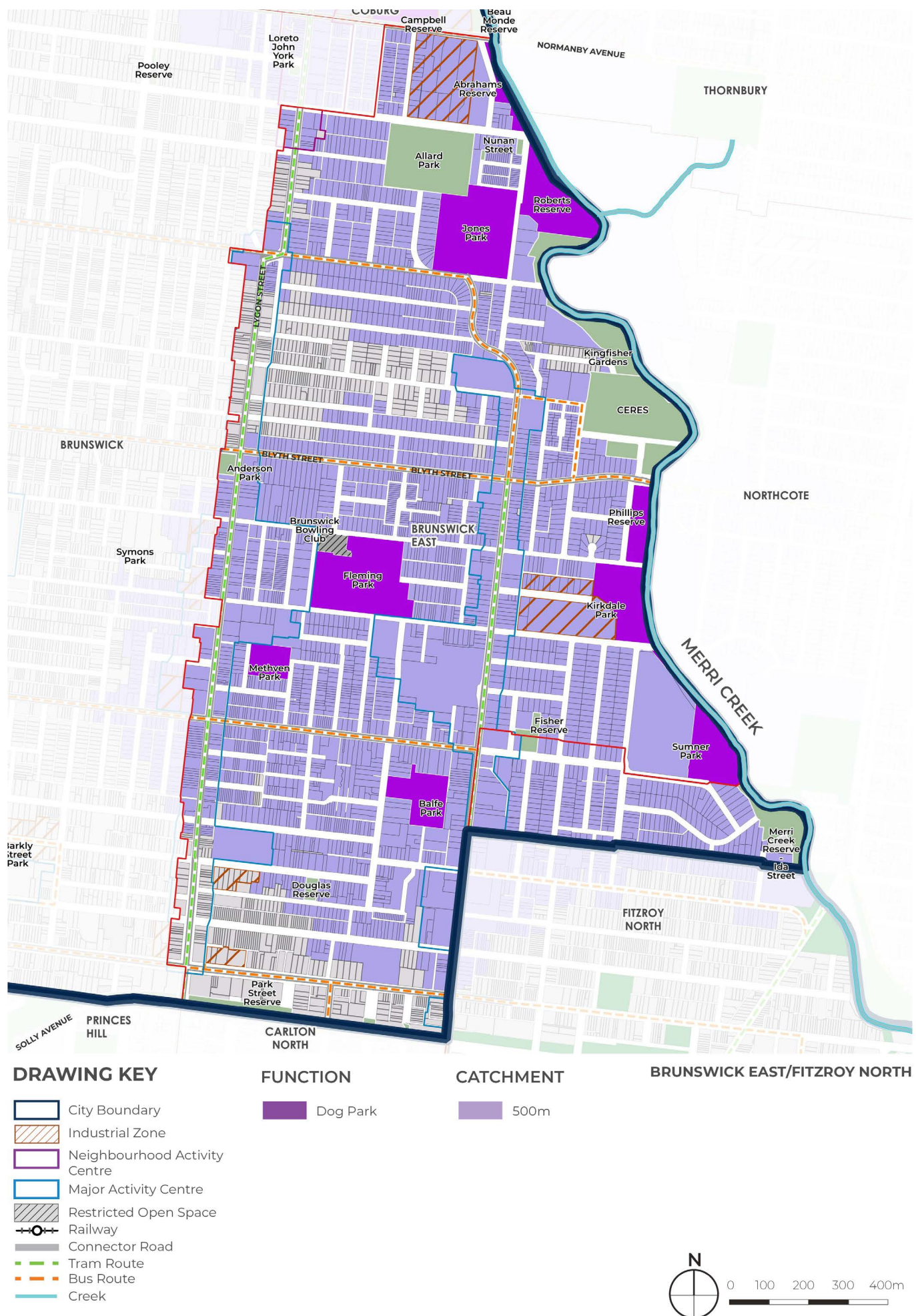
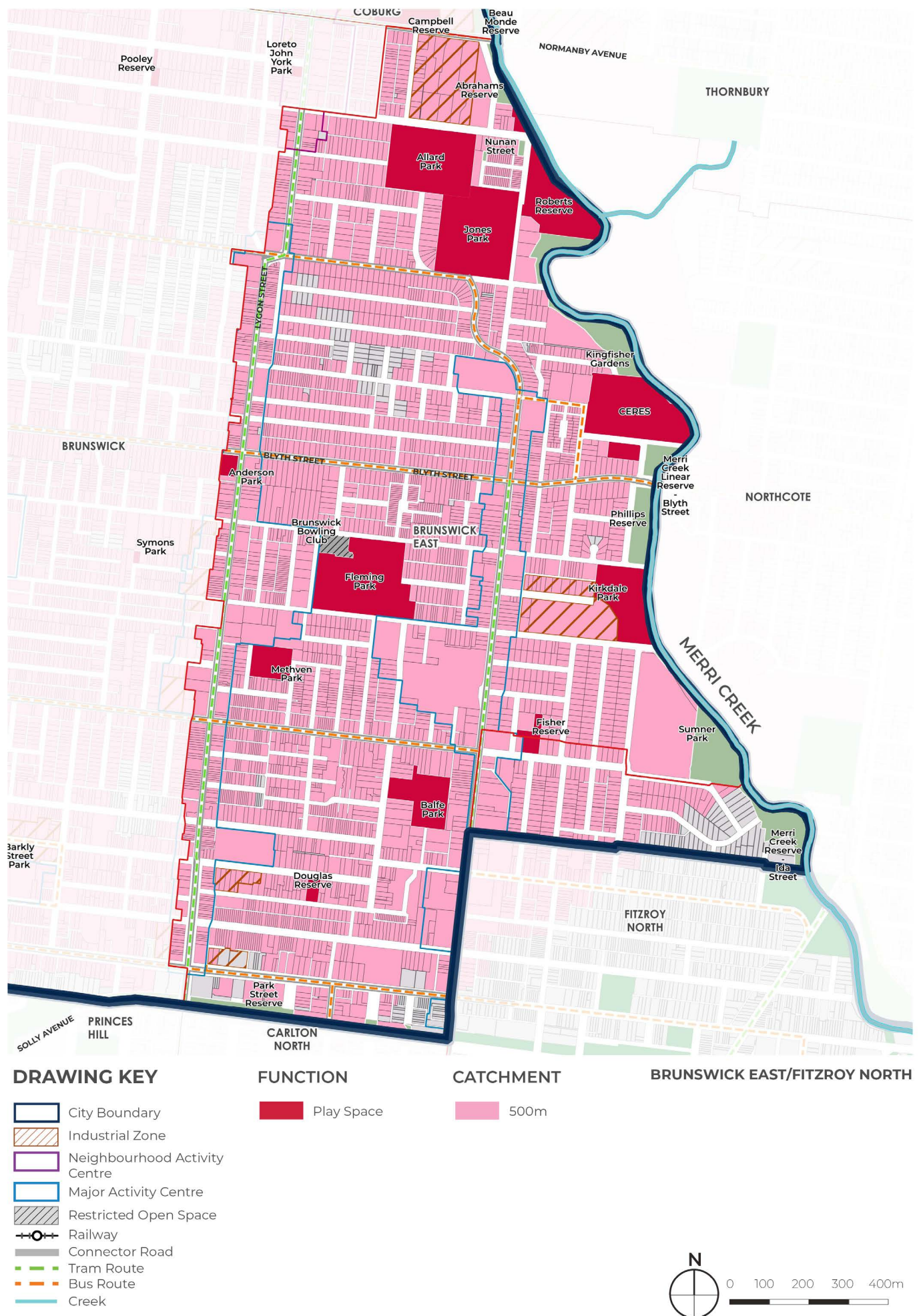


Figure 51. Brunswick East Function Gaps Analysis (Dog Park)



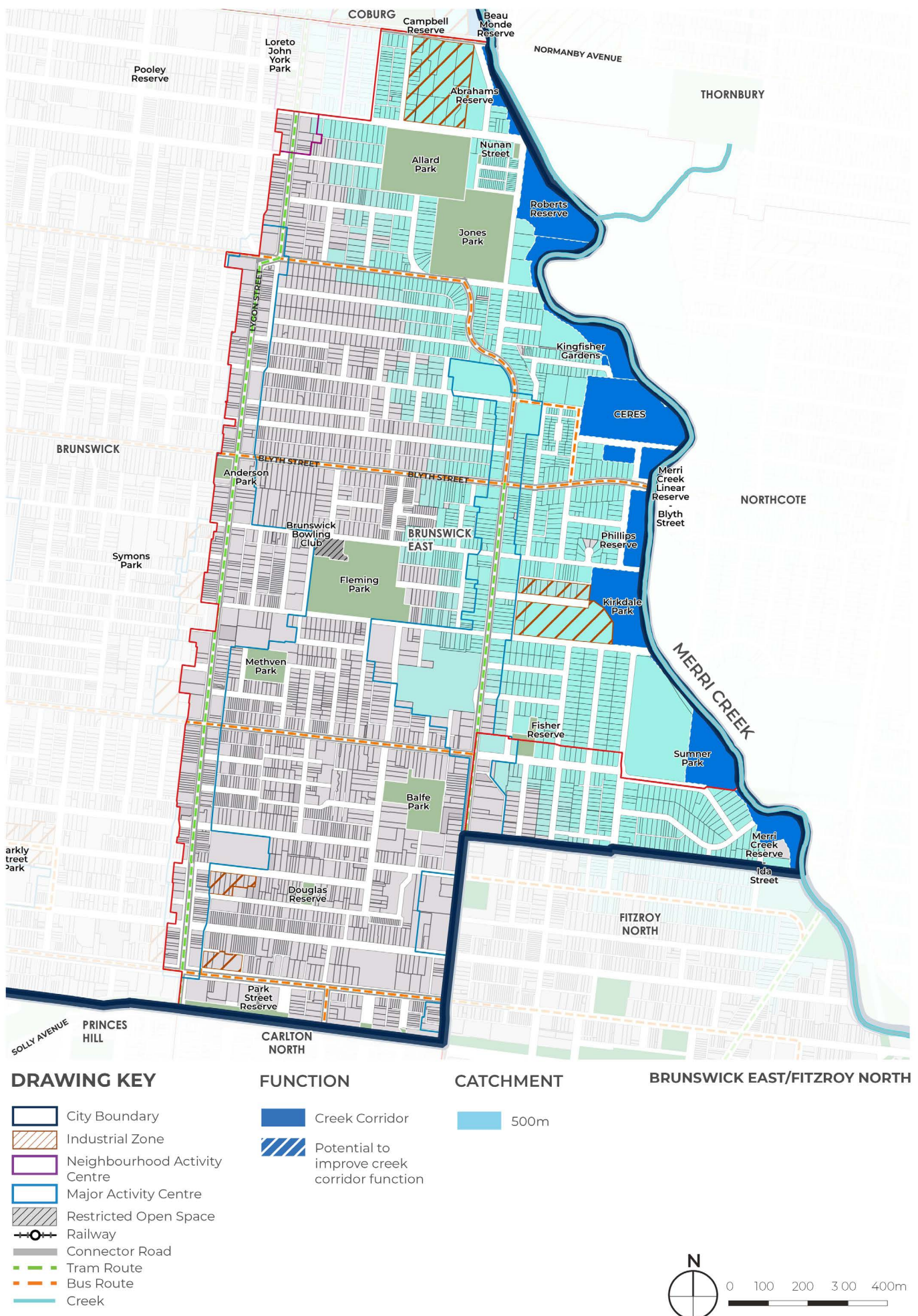


Figure 53. Brunswick East Function Gaps Analysis (Creek Corridor)

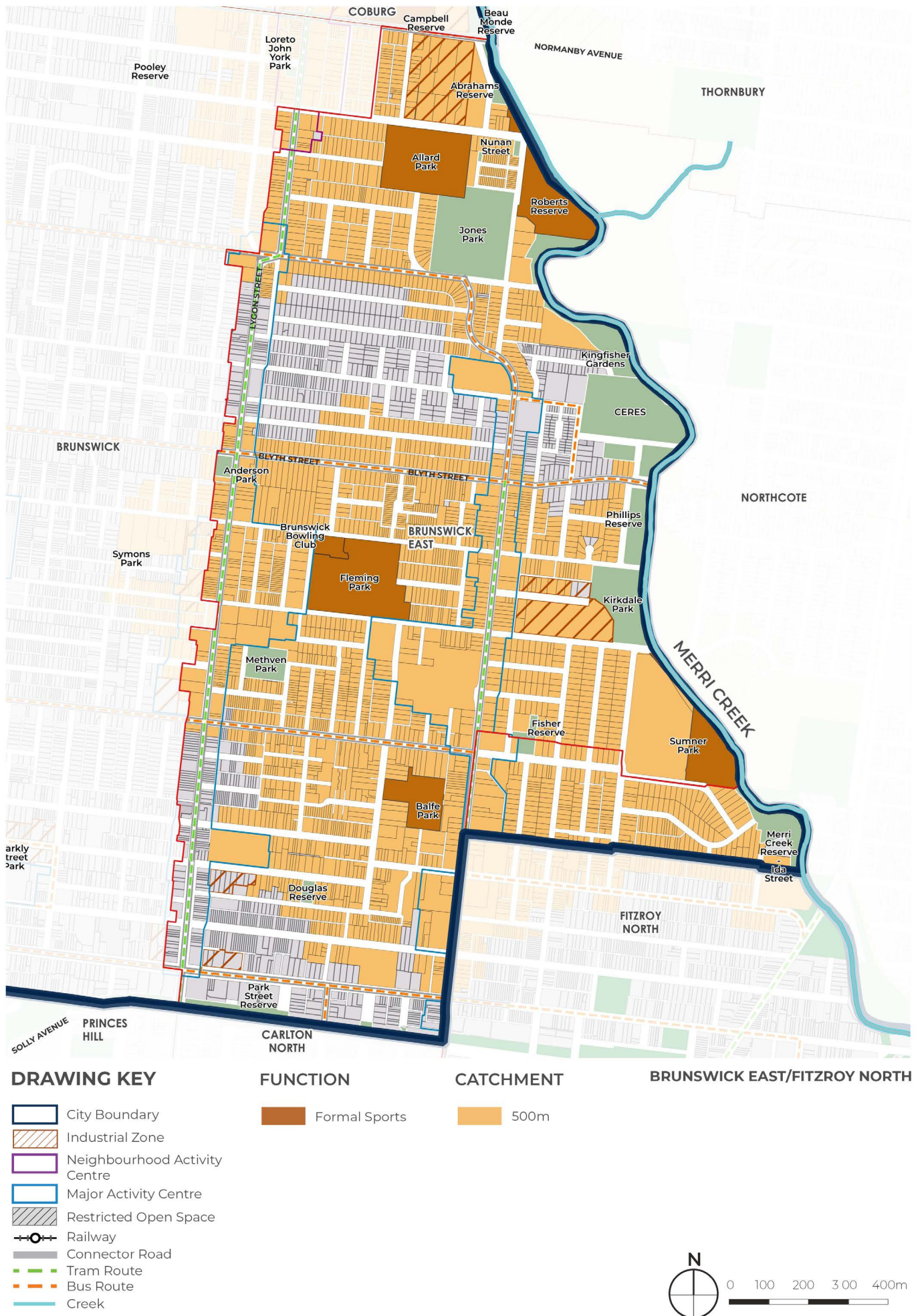


Figure 54. Brunswick East Function Gaps Analysis (Formal Sports)

8.1.4. OPEN SPACE CHARACTER AND QUALITIES

Analysis of the distribution and functions of open space within the suburb clearly reveal the importance of the Merri Creek open space corridor in the provision of easily accessible and walkable open space to a significant portion of Brunswick East. The co-location of open spaces effectively creates a connected linear network of open spaces that is regionally significant and attracts users beyond the suburb and municipality both for its bushland character and opportunity to connect with nature, but also for the range of uses which occur along its length, spanning formal and informal sports, areas of natural conservation, community gardens and play spaces.

West of the Merri Creek Corridor, the remainder of the suburb is serviced by a number of large District scale parks (Allard Park, Jones Park and Fleming Park) which currently offer a diversity of formal sports and passive recreation uses, often supporting local club facilities as well (such as the Brunswick Bowling Club). CERES is a unique District scale open space which offers a wide range of open space functions and is a regional community destination offering a place for passive recreation, events, community learning, nursery, community garden and play.

Below that Methven Park and Balfe Park provide Neighbourhood scale open spaces both of which have been maintained to a good standard with dog off lead areas and playgrounds in well appointed parkland.

Local and Pocket scale spaces have a diverse character with Douglas Reserve providing a tree parkland environment for play while Merri Creek Corner Community Garden is a pocket sized open space exclusively used as a local community garden.

With the provision of a substantial number of significantly sized open spaces in the suburb and the regionally significant Merri Creek Corridor as a large scale linear open space network already in the suburb, there is an opportunity to augment the offer of smaller Pocket and Local scale open spaces.

The opportunity to introduce smaller open spaces in Brunswick East to meet identified gap areas also aligns with the trend towards higher density development in and around the activity centre locations within the suburb, most of which occur outside the walkable catchment to the Merri Creek corridor.

8.1.5. COMMUNITY ENGAGEMENT INPUTS

Brunswick East community consultation captured:

- + Denzil Don playground, Brunswick East was liked as an open space in Merri-bek by the Age Friendly Reference Group.
- + A concern for lack of tree canopy cover in Jones Park, Brunswick.
- + Recommendation for Fisher Reserve in Brunswick East playground to be enhanced with particular demand in this location due local residential development.
- + One of the most common off-leash dog park locations used by survey respondents were Jones Park, Brunswick East and Fleming Park, Brunswick East.
- + Fleming Park, Brunswick East identified as an ideal area for a bushier landscape to allow children to explore (nature play).
- + Parks in close proximity are more common to residents in the North-East and South than the North-West. Cycling to travel to the local park is particularly common in the North-East and South regions.
- + Respondents from the South more commonly said they use/value informal recreation areas (63%, compared to 43% North-West).

8.1.6. FUTURE POPULATION CHANGE AND OPEN SPACE NEEDS

Table 4 below shows the forecast population growth for the residential and worker populations in Brunswick East from 2021 to 2041.

Population growth is significant for the area with a 40% increase in the resident population, most of which is anticipated to occur through higher density development in and around designated activity centres.

The shift towards a more dominantly residential urban character is supported by only a marginal 2% increase in worker population, suggesting the redevelopment of existing commercial and employment land transitioning to residential or mixed use.

This significant population increase is anticipated to occur in and around the Lygon Street and Nicholson Street Local Areas of the Brunswick Major Activity Centre where the resultant increase in density will be significant.

This will place additional pressures and demands on the existing open spaces in this area which are only a small portion of the total open space located within the precinct the balance of which occurs to the east, along the Merri Creek Corridor.

The existing open spaces in the west of Brunswick East around the activity centres will cater for significantly increased volumes of people utilising the space. Overcrowding, the quality and deterioration of facilities including increased maintenance within these open spaces needs to be considered and anticipated.

The Merri Creek corridor and associated open spaces will continue to be a high quality open space asset within the municipality. Given its destination role and ability to attract users from beyond the immediate environs, consideration will need to be given to ensure open spaces are maintained and upgrade opportunities identified to increase the capacity of this important open space corridor.

Demographics indicate an increase in single occupant households and couple households without dependents which suggests that there will be a likely increase in the demand for open spaces that facilitate socialising including seating areas and picnic facilities. This also supports the likelihood of more residents living in higher density dwelling typologies where private open space is significantly less.

TABLE 4 - SUBURB RESIDENT AND WORKER PROJECTED GROWTH (BRUNSWICK EAST)					
	2021	2041	% of Suburb Growth vs Overall Growth		
			Growth		% Change
Estimated Resident Population	16,737	23,458	6,721	11%	40%
Open Space per resident - sqm/person	20.03	14.29	-6		-29%
Estimated Worker Population	4,473	5,054	581	3%	13%
Open Space per worker - sqm/worker	74.93	66.32	-9		-11%
Estimated Resident + Worker Population	21,210	28,512	7,302	9%	34%
Open Space per Resident + Worker - sqm/person	15.80	11.76	-4		-26%

8.1.7. FUTURE ANTICIPATED SETTLEMENT PATTERN

The table below shows the projected growth in dwellings by building typology.

This breaks down the anticipated growth into three dwelling types consistent with definitions from Australian Census data.

The data shows that the vast majority of new dwellings (75%) will be delivered in higher density formats (apartment style dwellings over 3 storeys in scale) with a modest increase in medium density housing (townhouse, unit, villa style development two storeys or smaller).

Given the established subdivision pattern of Brunswick East, no additional dwellings are anticipated as part of separate dwellings.

While a Housing Strategy has not been undertaken for the municipality, the open space strategy considers the likely distribution of higher density dwellings to understand how the delivery of high density development may impact the need for greater open space delivery in and around activity centres where the vast majority of higher density development is anticipated to be delivered.

Table 6 analyses the total land area within the suburb located within an Activity Centre (Major or Neighbourhood). It is anticipated that the vast majority of higher density development will be located within these boundaries and will give a broad understanding of the level of intensification expected in these particular areas.

A total of 18.62% of Brunswick East is located within an Activity Centre boundary, only one fifth of the suburb's area. This is contrasted with over 56% of the Brunswick East's growth anticipated to be in higher density dwellings, the bulk of which are anticipated to be provided within Activity Centres.

It is consequently, anticipated that the demand for and utilisation of public open space in and around Activity Centres in Brunswick East will increase significantly warranting the upgrade of existing open space and provision of new public open space in and around Activity Centres to support this increase in population.

TABLE 5 - SETTLEMENT PATTERNS AND BUILDING TYPOLOGY (BRUNSWICK EAST)

	2021		2041		Growth	Growth
	Total Dwellings	%	Total Dwellings	%	No. of New Dwellings	%
Separate Dwellings	1,758	22%	1,758	16%	-	-
Medium Density	2,536	32%	3,153	28%	617	19%
High Density	3,541	45%	6,211	56%	2,670	81%
Total	7,835	100%	11,122	100%	3,287	100%

TABLE 6 - ACTIVITY CENTRE AREA TO HIGH DENSITY (BRUNSWICK EAST)

Suburb Area (ha)	239	
	Total Area (ha)	% of Suburb Area
Major Activity Centre	43.53	18.20%
Neighbourhood Activity Centre	1.01	0.42%
Total	44.54	18.62%
Total Dwellings (2041)	11,122	
Total High Density Dwellings in Suburb	6,211	
Total High Density Dwellings in Suburb %	56%	

8.1.8. CONCLUSIONS

Table 7 provides a summary of key statistics.

Brunswick East will see significant growth in population in the future. Proportional to its total area within the municipality (5%) it will receive almost double its share of future residents proportionately (10%). With an existing open space provision of 5% of the total suburb area equating to 15.45m2 per resident/worker the significant population growth will put pressure on existing open space assets and require the provision of additional open space.

The increase in future population also comes with a distinct shift towards higher density dwelling typologies with 56% of all future dwellings anticipated to be in higher density typologies (apartments above 3 storeys). With the expectation that these will and should occur within designated Activity Centres, which comprise 18.62% of the land area within Brunswick East, future projections anticipate a significant concentration of future dwellings in and around Activity Centres. This places increased pressure on public open spaces to perform and meet the needs of a future population that is increasingly living in apartments with more limited access to private open space.

Gaps analysis reveals a significant gap area north of Blyth Street for open space as well as more marginally serviced areas in the south which do not enjoy easy access to larger open spaces in the north.

Specific functions such as play spaces and dog parks are generally well distributed across the municipality, with opportunity for new open spaces to augment this, particularly in the identified gap area north of Blyth Street.

8.1.9. OPEN SPACE PROJECT RECOMMENDATIONS

Projects have been identified which respond to the conclusions summarised in the previous sub-section.

The vision for Brunswick East is to address the remaining gap areas in the suburbs west and south west while strengthening and improving access to public open space in and around the suburb’s activity centres where increased population will place additional pressures on existing open spaces.

Each project is assigned a priority based on the assessed need. Existing spatial gaps are identified as a priority in order to realise an equitably distributed open space network that benefits all residents and workers. Specific needs gaps responding to identified community desires are also prioritised as these identify a latent demand for a certain open space offering substantiated by both analysis and community feedback.

In Brunswick East, key recommendations include:

- + To deliver a new Neighbourhood scale park north of Blyth Street to address the suburb’s most significant gap area,
- + The delivery of two Pocket scale park spaces in close proximity to the Activity Centre to meet the needs of a growing population living in higher density dwellings.
- + Upgrades to existing parks include providing additional functions within the Inner Circle Reserve to improve the quality and multi-functional purpose of the existing open space asset and provide opportunities for open space uses other than its primary role for passive recreation and as a linking space.

TABLE 7 - SUMMARY OF CHANGE (BRUNSWICK EAST)		
Projected Growth and Demand	Suburb Based	Municipality Based
Projected Growth (Residents + Workers) and %	7,302	9%
Total Suburb Area (sqm) and %	2,392,119.43	5%
Existing Open Space Supply		
Total Existing OS Area		335,168.73
Total Existing OS Area as % of Suburb		14%
Total Existing OS Suburb Area vs OS Municipality Area		6%
Projected High Density Settlement Pattern		
Projected High Density Dwellings and % of Dwelling Stock	6,211	56%
Total Area (sqm) of Activity Centres (Major and Neighbourhood)	445,395	18.62%

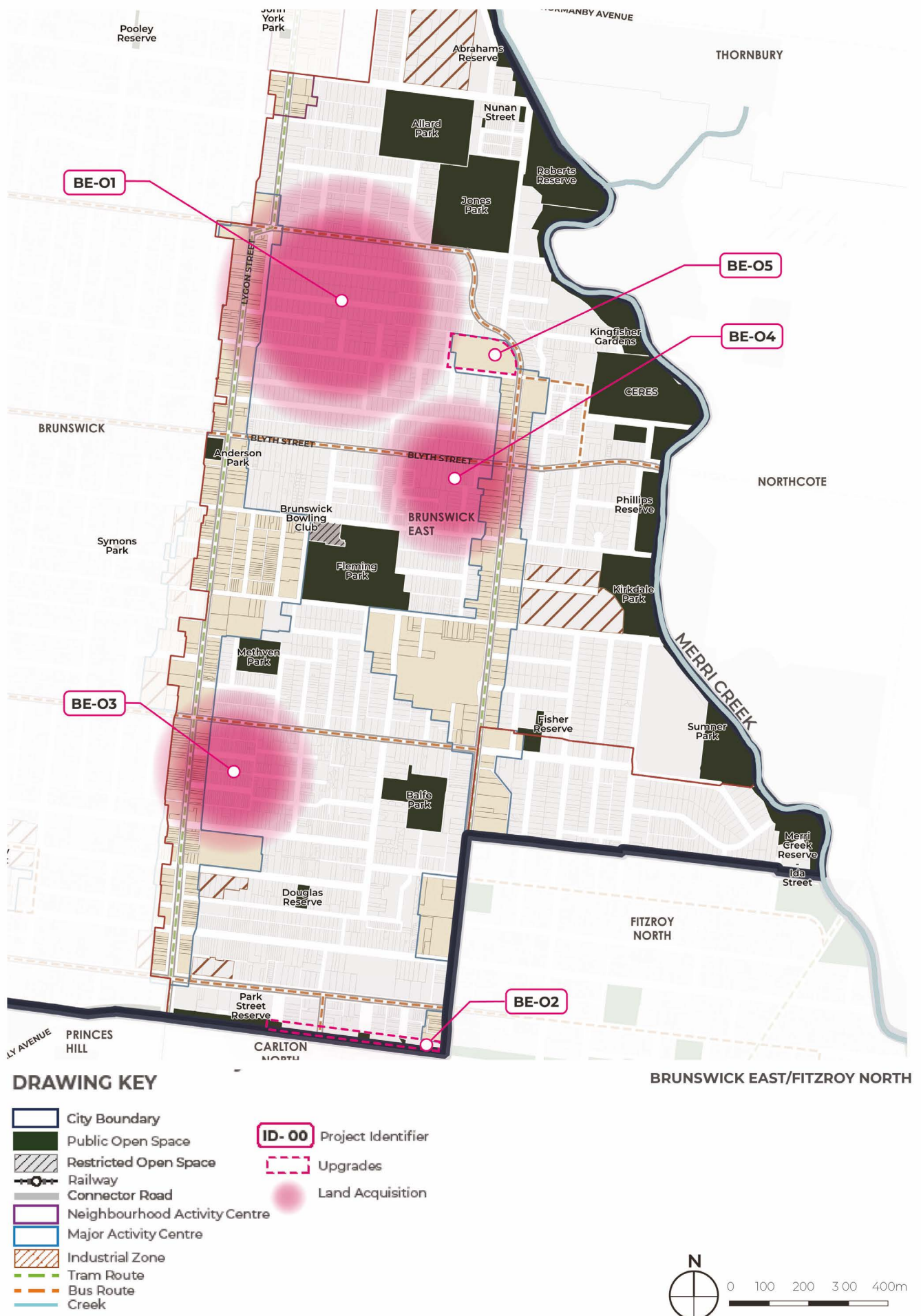


Figure 55. Brunswick East Open Space Key Recommendation

8.1.10. BRUNSWICK EAST KEY PROJECTS

TABLE 8 - PROJECT LISTS						OBJECTIVES							
Project ID	Open Space / Project Name	Project Description	Suburb	Hierarchy	Project Priority (L, M, H)	OBJECTIVE 1	OBJECTIVE 2	OBJECTIVE 3	OBJECTIVE 4	OBJECTIVE 5	OBJECTIVE 6	Cost Bracket	Open Space Strategy Direction (No.)
BE01	New Neighbourhood Park 1 in Brunswick East	Deliver a new neighbourhood space near Temuka Avenue including the installation of a play space and dog exercise function.	Brunswick East	Neighbourhood	H	Y	N	N	Y	N	N	\$\$\$\$	1
BE02	Inner Circle Reserve	Dog exercise facilities, installation of informal sports and seating between Rathdowne Street and Lygon Street.	Brunswick East	Pocket	M	N	N	N	Y	N	Y	\$\$	4
BE03	New Pocket Park (Lygon Street AC)	New Pocket Park space to service gap area and increased population in activity centre	Brunswick East	Pocket	H	N	N	N	Y	N	Y	\$\$\$\$	1
BE04	New Pocket Park (Nicolson Street AC)	New Pocket Park space to service increased population in activity centre	Brunswick East	Pocket	M	N	N	N	N	N	Y	\$\$\$\$	1
BE05	SUA and upgrades to Brunswick East Primary School	Seek shared user agreement to access western half of school grounds on weekends. Potential joint funding of upgrades to passive recreation area	Brunswick East	N/A	L	N	N	N	Y	Y	Y	\$\$	1
BE06	Abrahams Reserve	Abraham Reserve biodiversity focus upgrade.	Brunswick East	Regional	L	N	N	Y	Y	N	N	\$	3
BE07	Kingfisher Gardens	Open space / park upgrade with amenity, landscaping and biodiversity improvements.	Brunswick East	Regional	L	N	N	Y	N	N	N	\$\$	3
BE08	Jones Park / Allard Park	Upgrade of playground, and design and construction of stormwater harvesting including improving the quality of the open space by providing additional irrigation for the sports field and providing a publicly accessible raingarden / swale for public enjoyment. Improvements to Allard Park include to reconstruct playing field, drainage irrigation, coaches boxes, spectator seating, goal protective netting, new goal posts, perimeter fence and sports field lighting (100 LUX LED) and upgrade playground and exercise equipment.	Brunswick East	District	H	N	N	Y	Y	N	N	\$\$\$\$	1
BE09	Kirkdale Park	Upgrade of existing playground.	Brunswick East	Regional	L	N	N	Y	N	N	N	\$\$\$	1
BE10	Methven Park	Upgrade of existing playground.	Brunswick East	Local	L	N	N	Y	N	N	N	\$\$	1
BE11	Fleming Park	Upgrade of existing playground and stormwater harvesting for irrigation (subject to further design work).	Brunswick East	District	M	N	N	Y	Y	N	N	\$\$\$\$	1
BE12	Park Street Reserve	Upgrade of existing playground.	Brunswick East	Local	L	N	N	Y	N	N	N	\$\$	1
BE13	Douglas Reserve	Upgrade of existing playground.	Brunswick East	Neighbourhood	L	N	N	Y	N	N	N	\$\$	1
BE14	Edna Grove Park ('Joe's Market Garden')	Upgrade to improve landscaping, Merri Creek habitat, seating, stormwater harvesting or wetland to provide irrigation for Joe's market Garden.	Brunswick East	Neighbourhood	M	N	N	Y	N	N	N	\$\$\$\$	3, 4
BE15	Balfe Park	Upgrade sports grounds, including sports ground surface, drainage, irrigation and potentially lighting.	Brunswick East	Local	M	N	N	Y	N	N	N	\$\$\$\$	4
BE16	Sumner Park	Sumner Park open space / park upgrade, including landscaping, works to sports ground, drainage, and raingardens / stormwater harvesting for irrigation	Brunswick East	Regional	M	N	N	Y	Y	N	N	\$\$\$\$	3, 4



8.2. BRUNSWICK WEST

8.2.1. INTRODUCTION

Brunswick West is a 3.2km² suburb located within the south-east of the municipality. Adjoining suburbs include Brunswick, Moonee Ponds, Thornbury, Coburg, Pascoe Vale South, Parkville and Ascot Vale. The suburb boundaries of Brunswick West are irregular but are generally defined by the Moonee Ponds Creek and CityLink freeway along its western boundary, Moreland Road to the north, Pearson Street to the east and Park Street to the south. Topographically, the land falls rapidly towards the Moonee Ponds Creek in the west from an undulating plateau that predominates to the east. Brunswick West is a well established suburb having been developed in earnest through the late 19th century and early 20th century, generally later than the rest of Brunswick and Brunswick East which were better serviced by the north-south railway and tram corridors emerging along key roads. The tram line along Melville Road commenced in 1925 and was a major instigator of development in the area. Historically, land uses transitioned from agricultural and some industrial land uses (expanding from the Brunswick industrial hinterland) before concerted residential development took place in the first half of the 20th century. The land use mix has been predominantly residential in nature since however more recent development has seen intensification of residential scale in and along key arterial roads, particularly those closer to the Brunswick Major Activity Centre to the east.

Clause 2.03 – Strategic Directions of the Merri-bek Planning Scheme identifies four Neighbourhood scale activity centres that occur within the boundaries of Brunswick West. These are: Grantham/Union Streets NAC, Melville Road/Albion Street/Victoria Street NAC, Moreland and Melville Road NAC and Albion Street Waxman Parade NAC. These activity centres are the main commercial and retail precincts in Brunswick West. Schedule 24 of Clause 43.02 – Design and Development Overlay provide the key development directions for all Neighbourhood Centres anticipating building heights in the order of 4 storeys within these NAC's, supporting their role as the primary locations for increased densities, services and amenities into the future with a lower quantum of scale than the Brunswick Major Activity Centre to the east.

Table 1 outlines some of the key population and area statistics for Brunswick West.

TABLE 1 - SUBURB OVERVIEW (BRUNSWICK WEST)

Total Suburb Area - sqm	3,259,519.18
% of Suburb Area vs Municipality Area	6%
Open Space Profile	
No. of Open Space	22
Total Open Space Area - sqm	229,891.00
% of suburb open space vs all open space	4.0%
% of suburb open space area vs suburb area	7.1%
Demographic Profile	
Resident Population (2021) - persons	18,035
Worker Population (2021) - persons	1,974
Open Space per resident + worker - sqm/person	11.49

*Total open space area includes all public open space, restricted open space identified / listed in Table 3

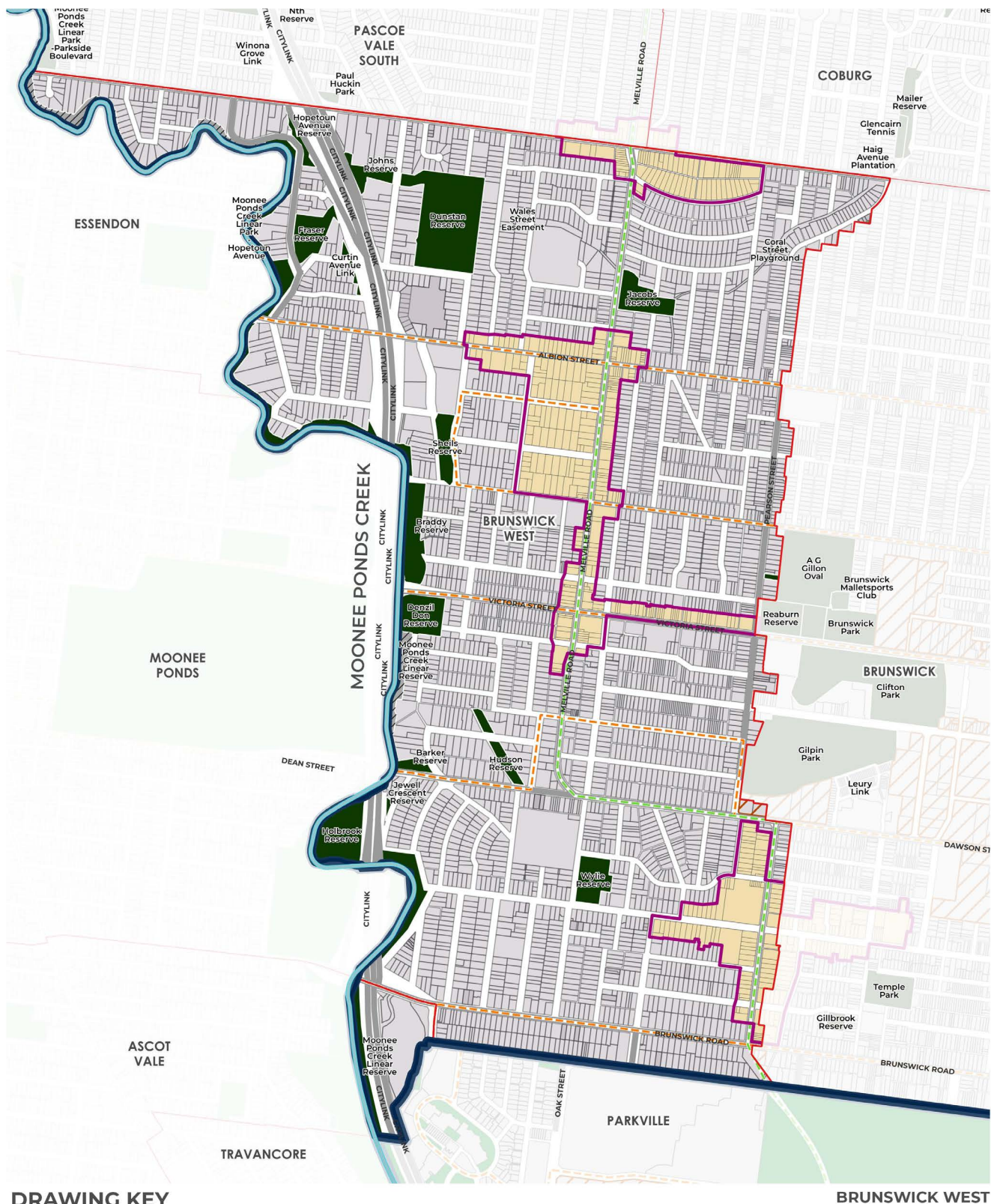


Figure 56. Brunswick West Existing Network

8.2.2. EXISTING OPEN SPACE NETWORK

A total of 22 open spaces are identified within the suburb of Brunswick West, with a total area of 23 hectares. This represents approximately 7.0% of the total land area of the suburb.

Three (3) spaces totalling 2.47ha are restricted open spaces. All three spaces are linear vegetated reserves along the Moonee Ponds Creek that are not publically accessible.

Six (6) other public open spaces are also identified as having a component of restricted open space and include Glencairn Tennis Club.

Much of this open space is provided along the Moonee Ponds Creek Corridor offering a regionally significant linear open space precinct with the Moonee Ponds Creek Trail linking up numerous smaller open spaces. It is noted that the main path of the trail occurs along the western side of the creek, outside the municipality.

There is 11.5m² of open space per resident within Brunswick West based on 2021 residential population. Table 2 breaks provides further information on open spaces within Brunswick East to give an understanding of the distribution of open space by hierarchy.

8.2.3. DISTRIBUTION OF OPEN SPACE AND GAPS ANALYSIS

The following open space analysis has been undertaken using the three types of gaps analysis described in Section 7 of this report. Figure 58 identifies all the open spaces in Brunswick West by their hierarchy classification and attributes walking catchments scaled on the open spaces hierarchy.

In each map, areas outside the walking catchments of the different open spaces are identified as 'gap areas'. The assessment of the existing public open space networks ability to meet the needs of future residents is informed by this analysis. Recommendations for new open space projects within the suburb are informed by the Principles.

The spatial distribution of open space and 'gaps' identified through this analysis is important in ensuring that future open space projects contribute to establishing an equitable, distributed and connected network of open spaces.

Observations are provided on each gaps analysis which is incorporated into the conclusions and recommended projects identified at the end of this sub-section.

TABLE 2 - OPEN SPACE NETWORK HIERARCHY (BRUNSWICK WEST)

	Quantity	% of Quantity	Total Area (ha)	% of area vs overall OS	% of area vs suburb area
Definition					
Public Open Space	19	7%	20.51	3.6%	6.3%
Restricted Open Space	3	1%	2.47	0.4%	0.8%
Hierarchy					
Regional	9	3%	11.30	2.0%	3.5%
District	1	0%	4.66	0.8%	1.4%
Neighbourhood	2	1%	0.42	0.1%	0.1%
Local	7	3%	6.50	1.1%	2.0%
Pocket	3	1%	0.11	0.0%	0.0%

**Total open space area includes all public open space and restricted open space*

TABLE 3 - SUBURB OPEN SPACE FUNCTIONS (BRUNSWICK WEST)

ID	Open Space Name	Area (ha)	Hierarchy	Linking Space	Play Space	Formal Sports	Informal Sports	Civic	Nature Conservation	Creek Corridor	Heritage	Passive Recreation	Utility	Horticulture	Dog Park	Undefined
1	Brunswick Malletsports Club	0.25	Neighbourhood	✗	✗	✓	✗	✗	✗	✗	✓	✗	✗	✗	✗	✗
2	Brunswick Park	1.26	Regional	✗	✗	✗	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗
6	Clifton Park	6.16	District	✓	✗	✓	✓	✗	✗	✗	✗	✓	✗	✗	✓	✗
7	A G Gillon Oval	3.79	Regional	✓	✓	✓	✗	✗	✓	✗	✓	✓	✗	✗	✓	✗
8	Reaburn Reserve	1.05	Regional	✗	✗	✗	✓	✗	✗	✗	✗	✓	✗	✗	✓	✗
10	Gilpin Park	6.61	District	✓	✓	✗	✗	✗	✓	✗	✗	✓	✗	✗	✓	✗
13	Barkly Street Park	0.58	Local	✗	✓	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
47	Jewell Station Reserve	0.49	Local	✓	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗	✗
76	Pooley Reserve	0.14	Neighbourhood	✗	✓	✗	✗	✗	✓	✗	✗	✓	✗	✗	✗	✗
83	Foletta Park	0.08	Pocket	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
95	Loreto John York Park	0.07	Pocket	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
103	Randazzo Park	0.21	Neighbourhood	✓	✓	✗	✗	✗	✓	✗	✗	✓	✗	✗	✗	✗
106	Temple Park	1.20	Local	✗	✓	✗	✓	✗	✓	✗	✓	✓	✗	✗	✗	✗
110	Warr Park	0.60	Local	✓	✓	✗	✗	✓	✗	✗	✗	✓	✗	✓	✗	✗
111	Symons Park	0.05	Pocket	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
194	Leury Link	0.04	Pocket	✓	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗	✗
203	West Brunswick Tennis Club	0.87	Regional	✗	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
205	Gillbrook Reserve	0.25	Neighbourhood	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
236	Wilson Avenue Park	0.06	Pocket	✓	✓	✗	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗
239	Saxon Street Gardens	0.18	Neighbourhood	✓	✗	✗	✗	✓	✗	✗	✓	✓	✓	✓	✗	✗
240	Craig & Seeley Park	0.09	Pocket	✗	✗	✗	✗	✗	✓	✗	✗	✓	✗	✗	✗	✗
246	Hooper Reserve	0.13	Neighbourhood	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗	✗	✗	✗

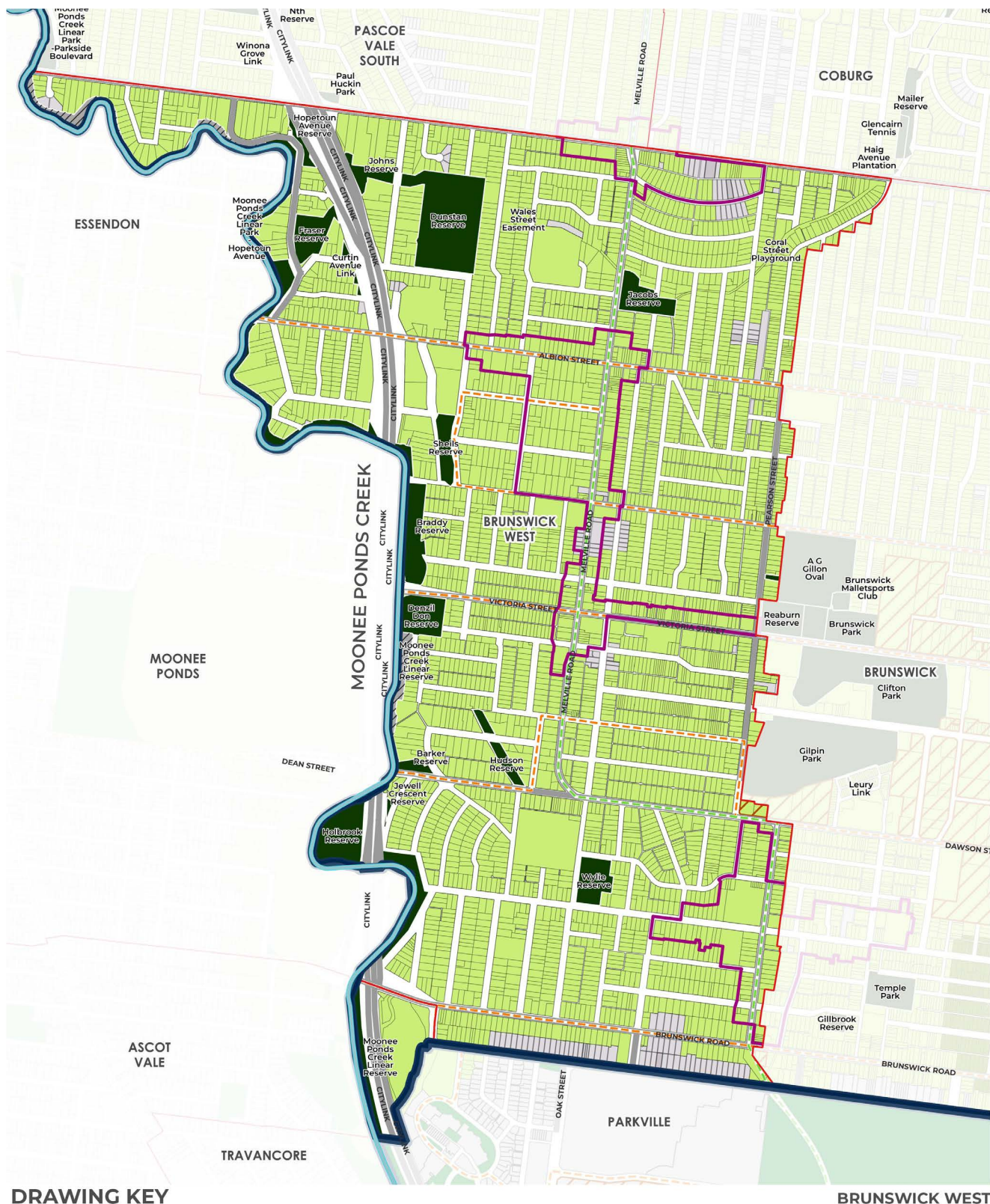
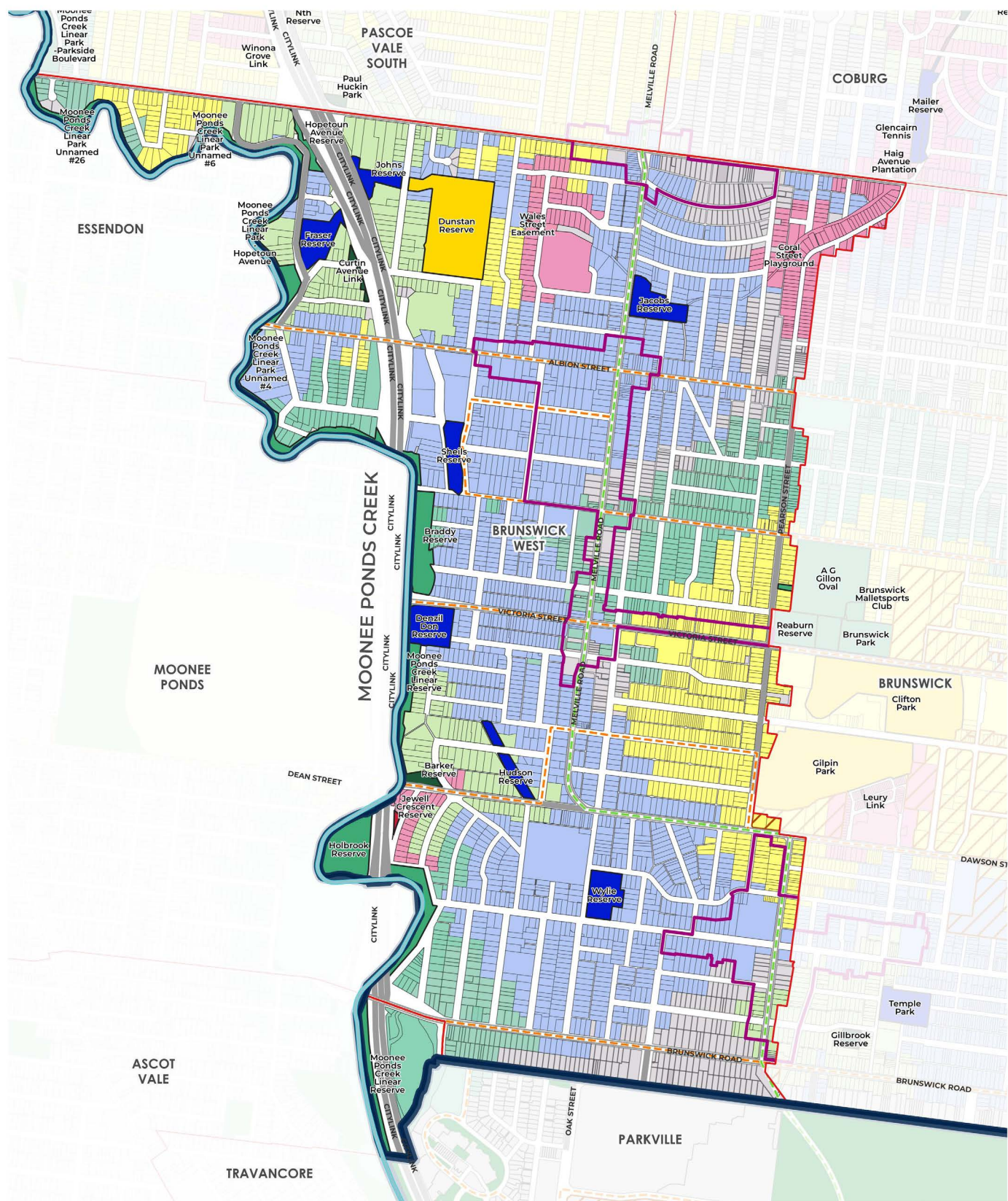


Figure 57. Brunswick West Baseline Service Gaps Analysis



DRAWING KEY

- City Boundary
- Industrial Zone
- Neighbourhood Activity Centre
- Major Activity Centre
- Restricted Open Space
- Railway
- Connector Road
- Tram Route
- Bus Route
- Creek

HIERARCHY

- Pocket
- Neighbourhood
- Local
- District
- Regional

CATCHMENT

- 200m
- 300m
- 400m
- 500m (District)
- 500m (Regional)

BRUNSWICK WEST



0 100 200 300 400m

BASELINE SERVICE OBSERVATIONS

It is noted that none of the suburb's twenty-two (22) parks occur within an activity centre, with future residents in the NAC areas needing to walk into the residential hinterland to access open space.

Only four (4) of the twenty-two (22) parks occur east of Melville Road. It is noted that large open spaces outside the suburb boundary to the east (Gilpin Park, AC Gillon Reserve) are playing a significant role in servicing the eastern part of the suburb.

HIERARCHY CATCHMENT OBSERVATIONS

The catchment gaps analysis which applies a more nuanced catchment to each open space based on size corroborates the gaps identified through the baseline analysis.

The main gaps remain in the south of the suburb and in the north-east with smaller gap areas in close proximity to the Melville Road NAC.

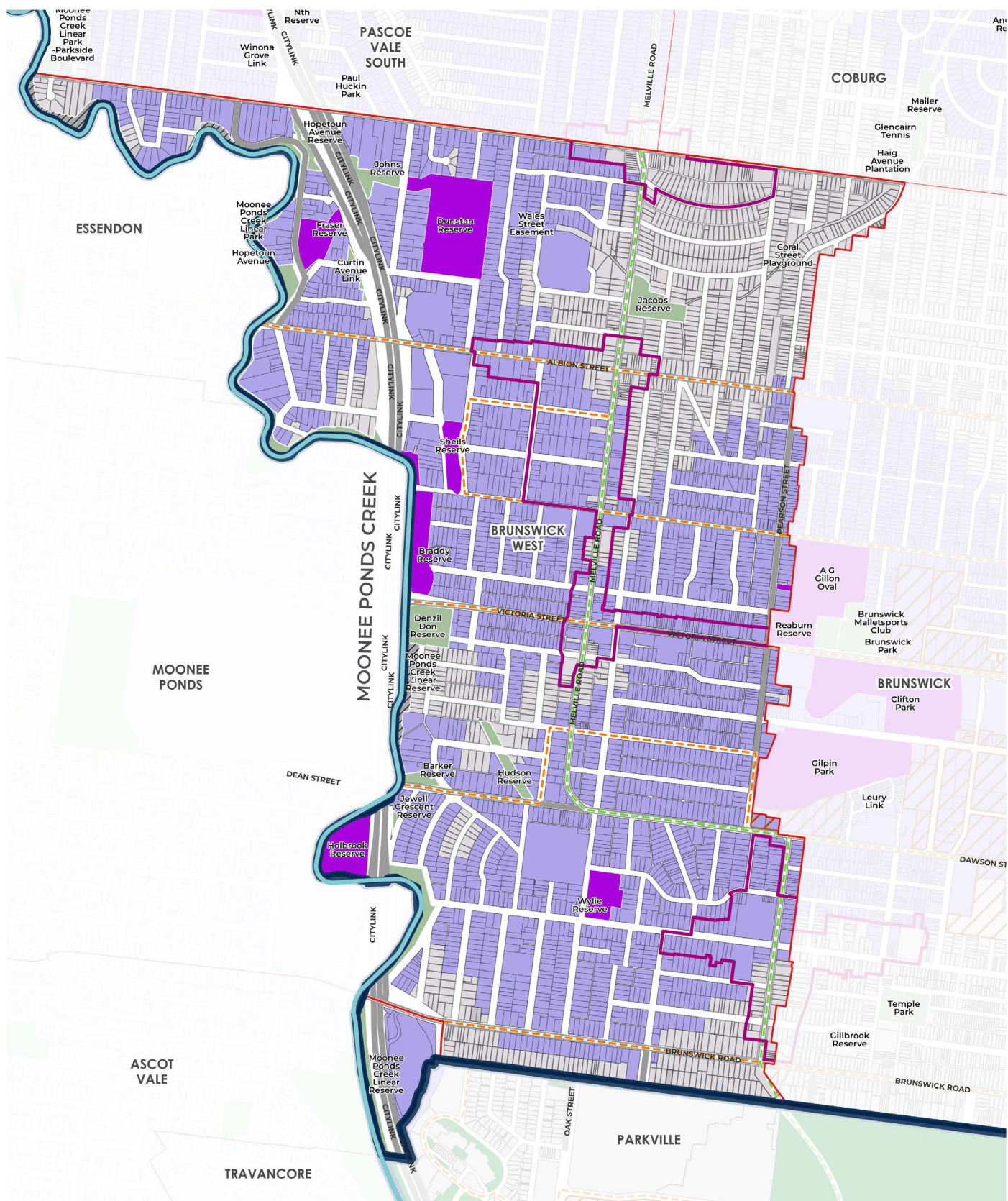
The residential areas to the east of Melville Road are predominantly serviced by district scale open space

occurring outside the suburb to the east in neighbouring Brunswick

SPECIFIC FUNCTIONS OBSERVATIONS

Analysis of the distribution of play spaces across the suburb shows a significant gap in the south of the suburb as well as smaller gaps in the NE and NW. Opportunities exist to address these gaps through upgrading existing open spaces proximate to these function gap areas or ensuring new open spaces in these areas provide play spaces.

Access to fenced or off-lead dog parks are generally well distributed throughout Brunswick West, except for the NE where a significant gap area occurs.



DRAWING KEY

- City Boundary
- Industrial Zone
- Neighbourhood Activity Centre
- Major Activity Centre
- Restricted Open Space
- Railway
- Connector Road
- Tram Route
- Bus Route
- Creek

FUNCTION

- Dog Park

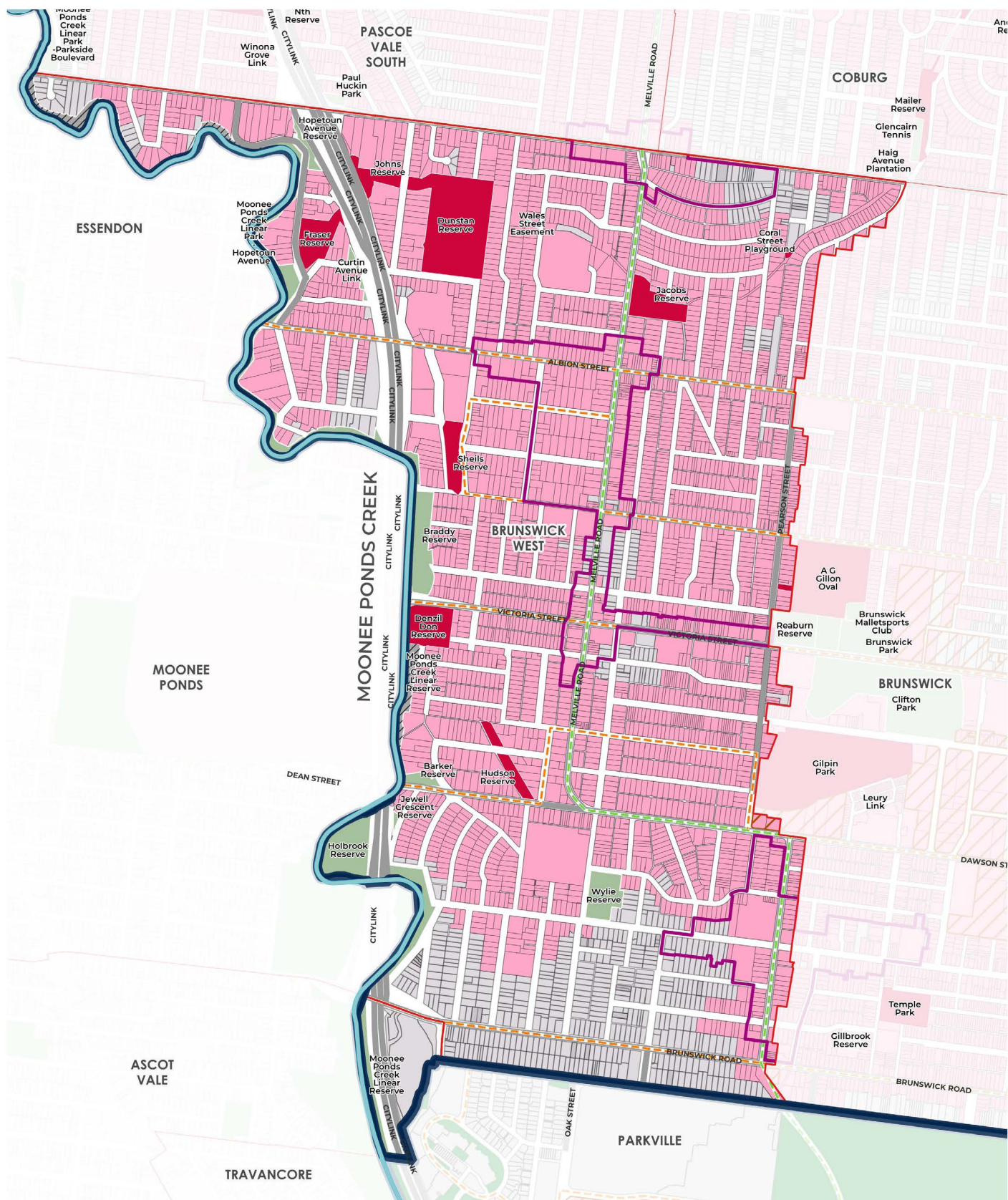
CATCHMENT

- 500m

BRUNSWICK WEST



0 100 200 300 400m



DRAWING KEY

- City Boundary
- Industrial Zone
- Neighbourhood Activity Centre
- Major Activity Centre
- Restricted Open Space
- Railway
- Connector Road
- Tram Route
- Bus Route
- Creek

FUNCTION

- Play Space

CATCHMENT

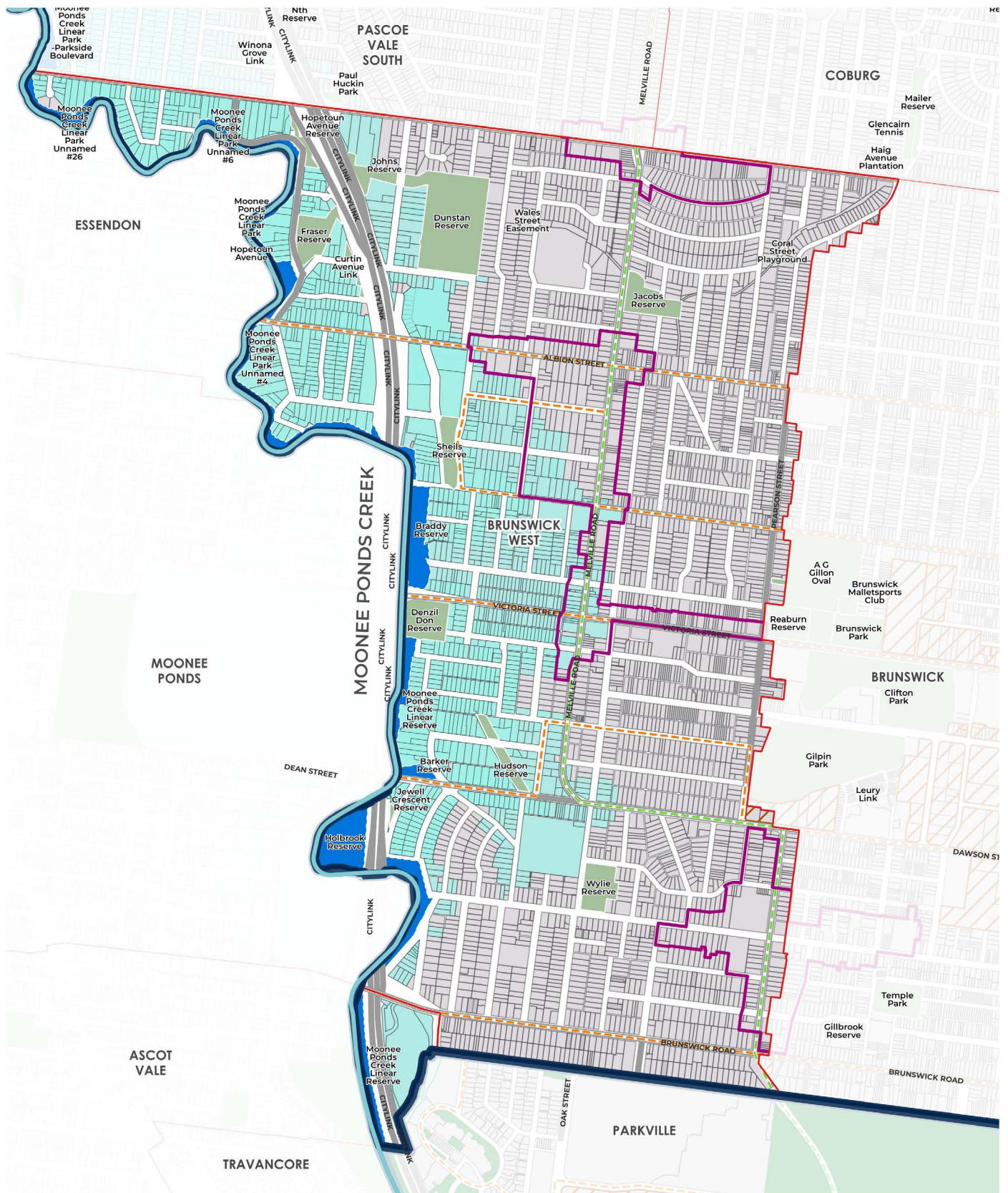
- 500m

BRUNSWICK WEST



0 100 200 300 400m

Figure 60. Brunswick West Function Gaps Analysis (Play Space)



DRAWING KEY

- City Boundary
- Industrial Zone
- Neighbourhood Activity Centre
- Major Activity Centre
- Restricted Open Space
- +

+

 Railway
- Connector Road
- Tram Route
- Bus Route
- Creek

FUNCTION

- Creek Corridor
- Potential to improve creek corridor function

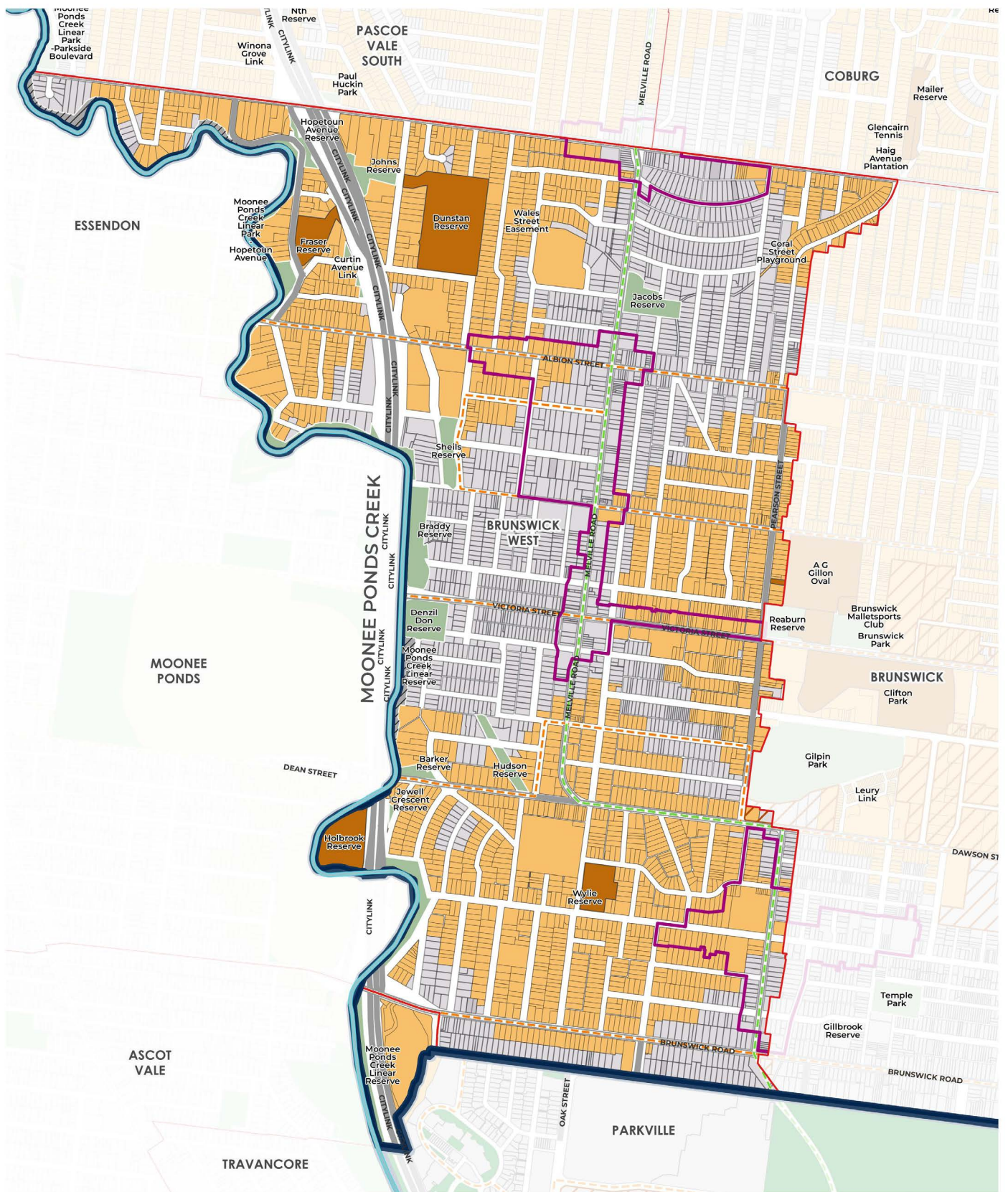
CATCHMENT

- 500m

BRUNSWICK WEST



0 100 200 300 400m



DRAWING KEY

- City Boundary
- Industrial Zone
- Neighbourhood Activity Centre
- Major Activity Centre
- Restricted Open Space
- Railway
- Connector Road
- Tram Route
- Bus Route
- Creek

FUNCTION

- Formal Sports

CATCHMENT

- 500m

BRUNSWICK WEST



0 100 200 300 400m

Figure 62. Brunswick West Function Gaps Analysis (Formal Sports)

8.2.4. OPEN SPACE CHARACTER AND QUALITIES

While there is a significant amount of open space within the suburb its distribution is heavily skewed to the Moonee Ponds Creek corridor in the suburb's west. Only a handful of open spaces are located away from this corridor. Analysis of the quality of these spaces identifies opportunities for upgrades, expanded functions and improved amenities, with many open spaces offering only limited functions and amenities.

Dunstan Reserve is the suburb's only District sized open space, offering formal sports and community garden uses located in the north of the suburb and linking into the Moonee Ponds Creek Corridor.

Away from the Moonee Ponds Creek Corridor, there is dramatically less open space with two Local scale open spaces - Jacobs Reserve and Wylie Reserve. Jacobs Reserve offers formal passive recreation in a heritage park setting while Wylie Reserve is simply a soccer field also used as an off-lead dog area. These spaces offer a limited number of uses for their size with scope for the provision of additional open spaces and functions.

Neighbourhood spaces such as Barker Reserve and Hopetoun Avenue Reserve are reasonably sized spaces which currently act only as vegetation reserves with limited or no amenities or recreation functions. Upgrading of these spaces would better serve their catchments into the future.

Similarly, the Pocket spaces within the suburb represent opportunities for upgrades to better meet the needs of the future population. Coral Street Playground is located within a rear laneway and would benefit from safety upgrades. Jewell Crescent Reserve is a well located pocket park currently only offering a grass lawn.

There is a lack of open space in and around designated activity centres which are likely to see the bulk of future population growth. Scope emerges for additional park spaces being provided to service servicing the heart of Brunswick West as well as upgrading the quality of some existing open spaces.

8.2.5. COMMUNITY ENGAGEMENT INPUTS

Brunswick West community consultation, captured:

- + High instance of LGBTIQ+ living in Brunswick West (41%, compared to 41% non-LGBTIQ+). Through engagement activities with LGBTIQ+ people the following open space needs and wants were identified:
 - + Safe spaces – space to be expressive (inclusivity for all), and protest safely.
 - + Better lighting to improve safety.
 - + Multi-use spaces such as arts and culture events and informal sports – more people using the space increases safety.
 - + Diversity and inclusion signage.
 - + Parks in close proximity are more common to residents in the North-East and South than the North-West. Cycling to travel to the local park is particularly common in the North-East and South regions.
- + Respondents from the South of Merri-bek more commonly said they use/value informal recreation areas (63%, compared to 43% North-West).

TABLE 4 - SUBURB RESIDENT AND WORKER PROJECTED GROWTH (BRUNSWICK WEST)

	2021	2041	% of Suburb Growth vs Overall Growth		
			Growth		% Change
Estimated Resident Population	18,035	24,190	6,155	10%	34%
Open Space per resident - sqm/person	12.75	9.50	-3		-25%
Estimated Worker Population	1,974	2,408	433	2%	22%
Open Space per worker - sqm/worker	116.44	95.48	-21		-18%
Estimated Resident + Worker Population	20,009	26,598	6,588	8%	33%
Open Space per Resident + Worker - sqm/person	11.49	8.64	-3		-25%

8.2.6. FUTURE POPULATION CHANGE AND OPEN SPACE NEEDS

Table 4 below shows the forecast population growth for the residential and worker populations in Brunswick West from 2021 to 2041.

Population growth is expected to be significant for the area with a 34% increase in the resident population through the addition of 6,155 new residents.

Worker population will increase by 22% with commercial uses anticipated to remain centred around the existing activity centres.

At present, Brunswick West provides a total 11.5m² of public open space per resident/worker. In 2041, this is anticipated to reduce to 8.6m² - a reduction of 25% if the existing open space is maintained.

8.2.7. FUTURE ANTICIPATED SETTLEMENT PATTERN

Table 5 and 6 show the projected growth in dwellings by building typology and area of designated activity centres within Brunswick West.

A roughly even mix of higher density and medium density development is anticipated to provide for future population growth (40%/60%). This represents a significant growth in higher density development growing from 1,238 to 2,384 - a 93% increase in the number of higher density dwellings.

While a Housing Strategy has not been undertaken for the municipality, the open space strategy considers higher density dwellings will be predominantly located in activity centres. Table 6 identifies that while higher density dwellings will account for 22% of suburb dwellings in the future, activity centres account for 10% of suburb land area being where the majority of higher density housing will be located.

This will place additional pressures and demands on the existing open spaces in close proximity to activity centres such as Jacobs Reserve and Wylie Reserve. Given the unequal distribution of open space within the suburb, weighted towards the Moonee Ponds Creek with less open space around activity centres, there will be a growing need for new and existing open space closer to the activity centres to be able to support higher utilisation and provide a diverse range of functions.

TABLE 5 - SETTLEMENT PATTERNS AND BUILDING TYPOLOGY (BRUNSWICK WEST)

	2021		2041		Growth	
	Total Dwellings	%	Total Dwellings	%	No. of New Dwellings	%
Separate Dwellings	2,739	35%	2,739	26%	-	-
Medium Density	3,818	49%	5,478	52%	1,660	59%
High Density	1,238	16%	2,384	22%	1,146	41%
Total	7,795	100%	10,601	100%	2,806	100%

TABLE 6 - ACTIVITY CENTRE AREA TO HIGH DENSITY (BRUNSWICK WEST)

Suburb Area (ha)	326
	Total Area (ha)
	% of Suburb Area
Major Activity Centre	0.00
Neighbourhood Activity Centre	33.85
Total	33.85
Total Dwellings (2041)	10,601
Total High Density Dwellings in Suburb	2,384
Total High Density Dwellings in Suburb %	22%

8.2.8. CONCLUSIONS

Table 7 provides a summary of key anticipated open space and settlement changes in Brunswick West.

Brunswick West will see population growth (8%) roughly proportional to the suburb's area within the municipality (6%). With an existing open space provision of 7% of the total suburb area equating to 11.9m² per resident/worker.

The distribution of open space within the suburb is skewed towards the Moonee Ponds Creek corridor while the activity centres where the bulk of new dwellings are anticipated to be delivered are relatively underserved by open space.

The significant population growth, and likely distribution to areas with more limited access to open space will put pressure on existing open space assets and require the provision of additional open space and upgrading of existing assets.

Analysis of the quality of open spaces in Brunswick West also identifies an opportunity to improve the quality of open space in the area, with a number of open spaces identified as being underdeveloped, offering only limited functions and amenities..

Gaps analysis supports this with gap areas near Melville Road and Brunswick Road.

It is noted that a large segment of the east of Brunswick West is serviced by Brunswick Parklands, located outside the suburb. While an important open space resource, additional open space is considered likely to be needed to support future growth

8.2.9. OPEN SPACE PROJECT RECOMMENDATIONS

Projects have been identified which respond to the conclusions summarised in the previous sub-section.

The vision for Brunswick West is to address the gap areas near Brunswick Road and Melville Road. The location of new parks is intended to also support the provision of public open space in and around the suburb's activity centres where increased population will place additional pressures on existing open spaces.

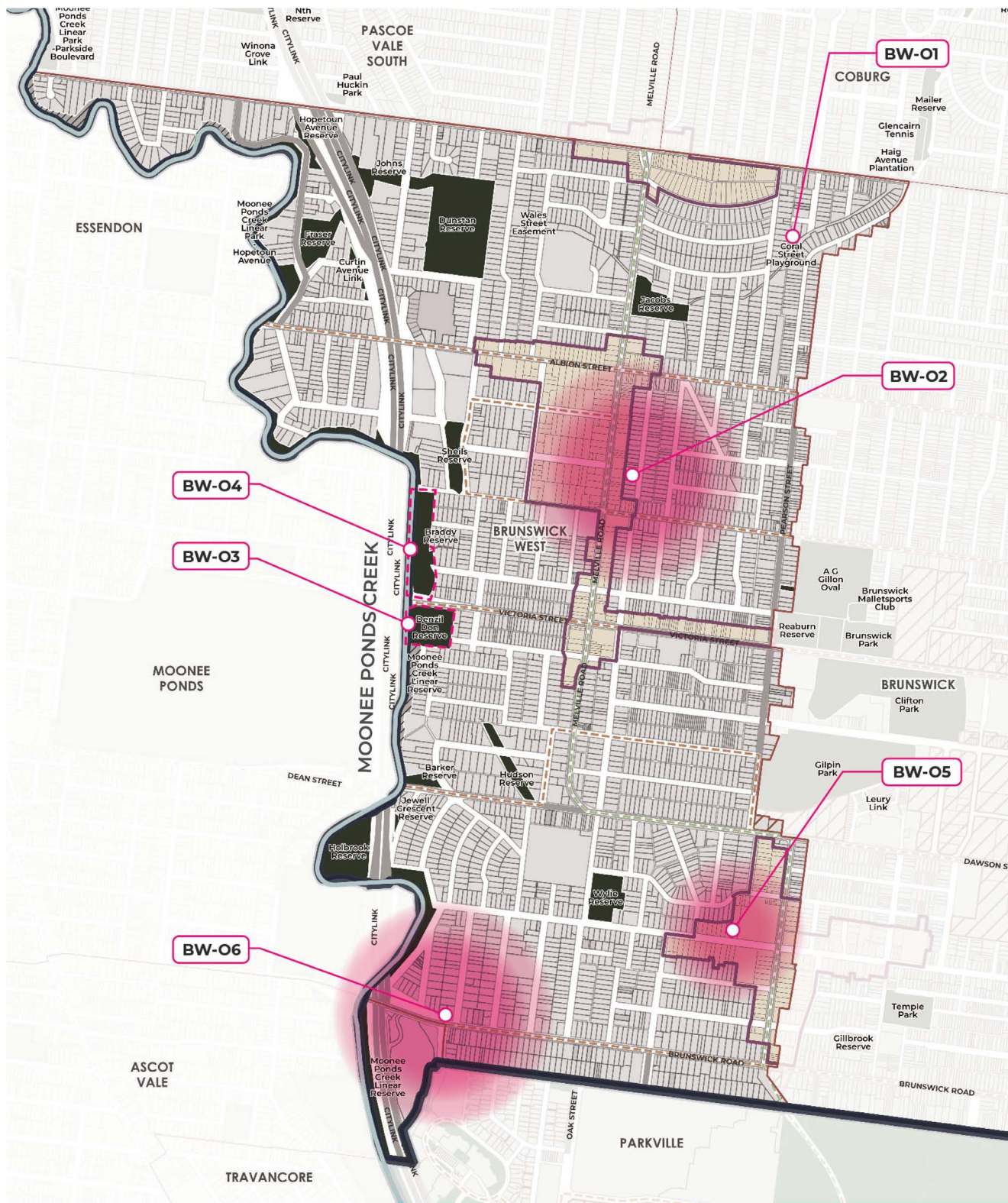
Each project is assigned a priority based on the assessed need. Existing spatial gaps are identified as a priority in order to realise an equitably distributed open space network that benefits all residents and workers. Specific needs gaps responding to identified community desires are also prioritised as these identify a latent demand for a certain open space offering substantiated by both analysis and community feedback.

In Brunswick West, key recommendations include:

- + Deliver a new Neighbourhood scale park north of Victoria Street and south of Albion Street in close proximity to the Melville Road NAC.
- + Deliver a new Neighbourhood scale park near Brunswick Road in the south-west of the suburb to address a gap area.
- + The delivery of a Pocket scale park space near Union Square NAC to meet the needs of a growing population living in higher density dwellings.
- + Upgrades to existing parks include accessibility improvements to Braddy and Denzil Don Reserves, safety upgrades to Coral Street Playground and creek corridor improvements in the north.

TABLE 7 - SUMMARY OF CHANGE (BRUNSWICK WEST)

Projected Growth and Demand		
Projected Growth (Residents + Workers) and %	6,588	8%
Total Suburb Area (sqm) and %	3,259,519.18	6%
Existing Open Space Supply		
Total Existing OS Area		229,891.00
Total Existing OS Area as % of Suburb		7%
Total Existing OS Suburb Area vs OS Municipality Area		4%
Projected High Density Settlement Pattern		
Projected High Density Dwellings and % of Dwelling Stock	2,384	22%
Total Area (sqm) of Activity Centres (Major and Neighbourhood)	338,480	10.38%



DRAWING KEY

- | | | | |
|--|-------------------------------|--|------------------|
| | City Boundary | | Upgrades |
| | Public Open Space | | Land Acquisition |
| | Restricted Open Space | | |
| | Railway | | |
| | Connector Road | | |
| | Neighbourhood Activity Centre | | |
| | Major Activity Centre | | |
| | Industrial Zone | | |
| | Tram Route | | |
| | Bus Route | | |
| | Creek | | |

ID- 00 Project Identifier

Upgrades

Land Acquisition



0 100 200 300 400m

Figure 63. Brunswick West Open Space Key Recommendation

8.2.10. BRUNSWICK WEST KEY PROJECTS

TABLE 8 - PROJECT LISTS						OBJECTIVES							
Project ID	Open Space / Project Name	Project Description	Suburb	Hierarchy	Project Priority (L, M, H)	OBJECTIVE 1	OBJECTIVE 2	OBJECTIVE 3	OBJECTIVE 4	OBJECTIVE 5	OBJECTIVE 6	Cost Bracket	Open Space Strategy Direction (No.)
BW01	Coral Street playground	Upgrade of existing playground including new signage.	Brunswick West		L	N	N	Y	N	N	N	\$\$\$	1
BW02	New Neighbourhood Park 1 in Brunswick West	Provision of new open space with multiple functions to support increasing population in and around activity centre.	Brunswick West		M	Y	N	N	Y	N	Y	\$\$\$\$	1
BW03	Denzil Don Reserve	Upgrade of existing playground and improve gateways to Victoria Street through fencing and connection to Wilson Street underpass.	Brunswick West		M	N	N	Y	N	Y	Y	\$\$\$	1
BW04	Brady Reserve	Improve the amenity and quality of public open space by creating new publicly accessible habitat, walking tracks, access to nature and biodiversity. This includes improvements to southern gateway from Victoria Street and Wilson Street underpass condition, signage and construct wetland and stormwater treatment.	Brunswick West		M	N	N	N	Y	Y	N	\$\$\$\$	3
BW05	New Pocket Space in Brunswick West	New Pocket Space in Brunswick West	Brunswick West		M	Y	N	N	N	N	Y	\$\$\$\$	1
BW06	New Neighbourhood Park 2 in Brunswick West	Deliver a new Neighbourhood Space to the south-western area in the suburb. This open space will provide a play space and other functions to augment the limited open space utility of the Moonee Ponds Creek Linear Reserve in this location.	Brunswick West		M	Y	N	N	Y	N	Y	\$\$\$\$	1
BW07	Holbrook Reserve	Holbrook Reserve open space / park upgrade with amenity, landscaping and biodiversity improvements, and playing field upgrades (such as drainage).	Brunswick West		M	N	N	N	Y	Y	N	\$\$\$\$	3, 4
BW08	Fraser Reserve	Upgrade of existing playground.	Brunswick West		L	N	N	Y	N	N	N	\$\$\$	1
BW09	Jacobs Reserve	Upgrade of existing playground.	Brunswick West		L	N	N	Y	N	N	N	\$\$\$	1
BW10	Hudson Reserve	Upgrade of existing playground.	Brunswick West		L	N	N	Y	N	N	N	\$\$	1
BW11	Wylie Reserve	Design and construction of stormwater treatment and harvesting system to improve the quality of the open space by providing additional irrigation for the sports field and providing a publicly accessible raingarden / swale for public enjoyment.	Brunswick West		L	N	N	N	Y	N	N	\$\$\$\$	3, 4
BW12	Dunstan Reserve	<u>Improving the quality of the open space by providing additional irrigation for the sports field and providing a publicly accessible raingarden / swale for public enjoyment. Installation of new coaches boxes, spectator seating, goal protective netting, new goal posts, perimeter fence and sports field lighting (100 LUX LED).</u>	Brunswick West		M	N	N	Y	Y	N	N	\$\$\$\$	3, 4



8.3. BRUNSWICK

8.3.1. INTRODUCTION

Brunswick is a 5km² suburb located within the south of the municipality. Adjoining suburbs include Brunswick West, Brunswick East, Coburg, Parkville and Carlton North. The suburb boundaries of Brunswick East are irregular but are generally defined by Lygon Street to the east, Park Street to the south, Pearson Street and Brunswick Parklands to the west and Moreland Road to the north. Topographically, Brunswick sits on generally flat high ground between the Merri Creek and Moonee Ponds Creek corridors with a gradual rise to the north, towards Coburg.

Brunswick is a well established suburb having been surveyed in 1830's and has historically transitioned from resource extraction (typically bluestone) in the 19th century to textiles and industry in the early 20th century. The post-war period saw migrant communities establish in Brunswick. In more recent decades, extensive higher density residential and mixed use development has been realised through urban renewal in and around Sydney Road and former industrial precincts.

Clause 2.03 – Strategic Directions of the Merri-bek Planning Scheme identifies one major activity centres and one neighbourhood activity centre that occur within Brunswick. This comprises of the Sydney Road corridor of the Brunswick Major Activity Centre and small parts of the Lygon Street corridor as well as the eastern portion of the Grantham/Union Streets NAC in the suburb's west, well as part of the

These activity centres are the main commercial and

retail precincts in Brunswick. Schedule 18 and Schedule 19 of Clause 43.02 – Design and Development Overlay provide the key development directions of the Sydney Road and Lygon Street corridors and maintain their role as the primary locations for increased densities, services and amenities into the future. Schedule 24 outlines development objectives for neighbourhood centres as lower order centres for increased densities.

Other significant features within the suburb include the Brunswick Parklands, a district significant network of adjoining public open spaces within the suburb's west that provide a range of formal recreation, play, nature and passive recreation opportunities, as well as spaces for events and festivals to take place.

LXRP works are also taking place along the Upfield corridor which will gradually realise new opportunities for linear open spaces underneath the raised rail corridor.

Table 1 outlines some of the key population and area statistics for Brunswick East

TABLE 1 - SUBURB OVERVIEW (BRUNSWICK)

Total Suburb Area - sqm	4,974,140.64
% of Suburb Area vs Municipality Area	10%
Open Space Profile	
No. of Open Space	27
Total Open Space Area - sqm	252,294.59
% of suburb open space vs all open space	4.4%
% of suburb open space area vs suburb area	5.1%
Demographic Profile	
Resident Population (2021) - persons	30,287
Worker Population (2021) - persons	14,153
Open Space per resident + worker - sqm/person	5.68

**Total open space area includes all public open space, restricted open space identified / listed in Table 3*

8.3.2. EXISTING OPEN SPACE NETWORK

A total of 27 open spaces are identified within the suburb of Brunswick East, amounting to a combined total area of 25.2 hectares. This represents approximately 5.2% of the total land area of the suburb.

Four (4) public open spaces are identified as having a component of restricted open space (eg. Sports club facilities within a larger public reserve or overland flow path in creek corridor).

Over 74% of the public open space within Brunswick is located within the Brunswick Parklands open space precinct located in the west of the suburb. This precinct is comprised of 7 of the 27 open spaces within the suburb.

There is 5.68m² of open space per resident/worker within Brunswick based on 2021 residential/worker population.

Table 2 breaks provides further information on open spaces within Brunswick.

8.3.3. DISTRIBUTION OF OPEN SPACE AND GAPS ANALYSIS

The following open space analysis has been undertaken using the three types of gaps analysis described in Section 6 of this report.

In each map, areas outside the walking catchments of the different open spaces are identified as 'gap areas'. The assessment of the existing public open space networks ability to meet the needs of future residents is informed by this analysis. Recommendations for new open space projects within the suburb are informed by the Principles.

The spatial distribution of open space and 'gaps' identified through this analysis is important in ensuring that future open space projects contribute to establishing an equitable, distributed and connected network of open spaces.

Observations are provided on each gaps analysis which is incorporated into the conclusions and recommended projects identified at the end of this sub-section.

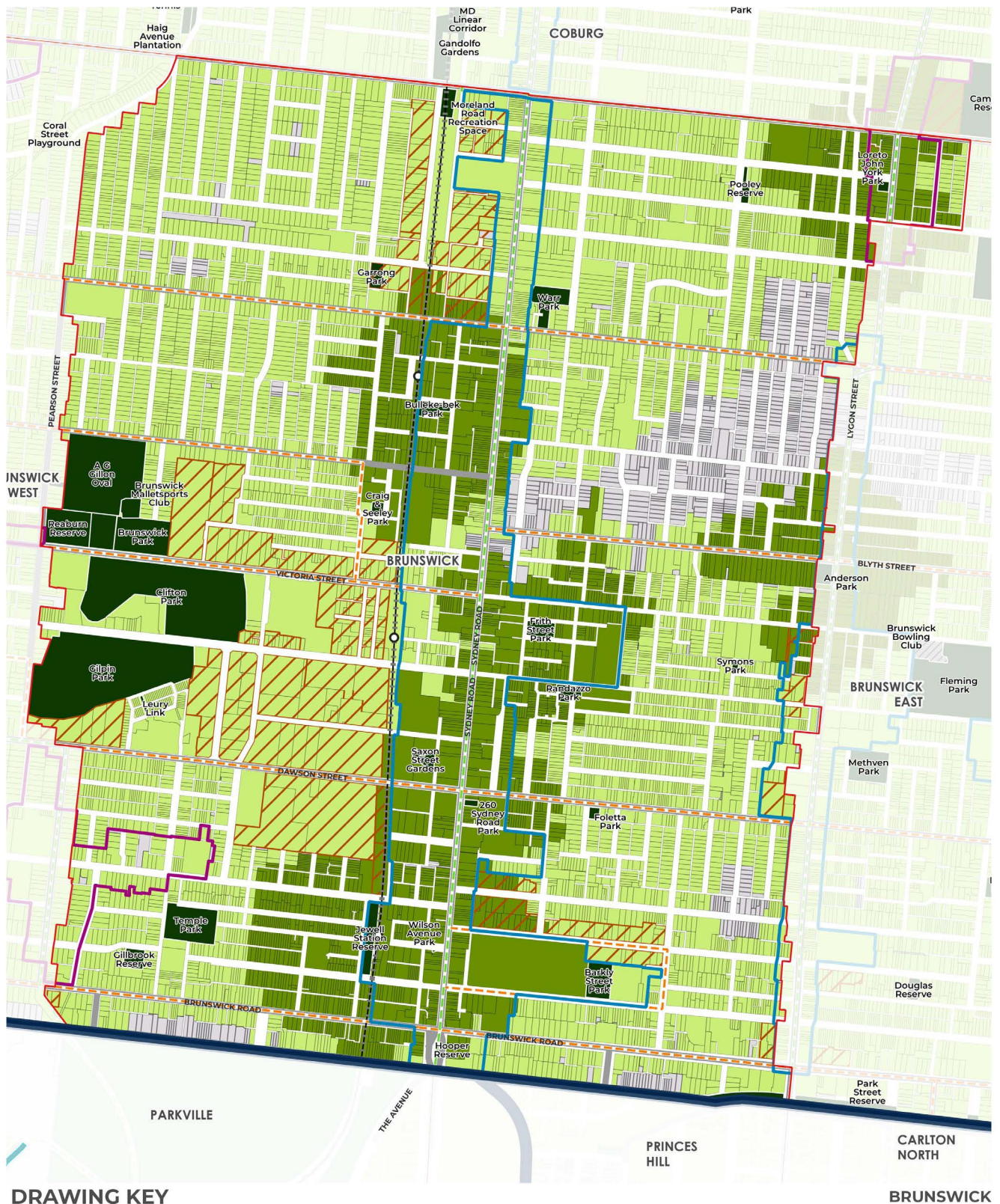
TABLE 2 - OPEN SPACE NETWORK HIERARCHY (BRUNSWICK)

	Quantity	% of Quantity	Total Area (ha)	% of area vs overall OS	% of area vs suburb area
Definition					
Public Open Space	27	10%	25.23	4.4%	5.1%
Restricted Open Space	0	0%	0.00	0.0%	0.0%
Hierarchy					
Regional	4	1%	6.97	1.2%	1.4%
District	3	1%	13.03	2.3%	2.6%
Neighbourhood	9	3%	1.91	0.3%	0.4%
Local	4	1%	2.87	0.5%	0.6%
Pocket	7	3%	0.45	0.1%	0.1%

**Total open space area includes all public open space and restricted open space*

TABLE 3 - SUBURB OPEN SPACE FUNCTIONS (BRUNSWICK)

ID	Open Space Name	Area (ha)	Hierarchy	Linking Space	Play Space	Formal Sports	Informal Sports	Civic	Nature Conservation	Creek Corridor	Heritage	Passive Recreation	Utility	Horticulture	Dog Park	Undefined
1	Brunswick Malletsports Club	0.25	Neighbourhood	✗	✗	✓	✗	✗	✗	✗	✓	✗	✗	✗	✗	✗
2	Brunswick Park	1.26	Regional	✗	✗	✗	✗	✗	✗	✗	✓	✓	✗	✗	✗	✗
6	Clifton Park	6.16	District	✓	✗	✓	✓	✗	✗	✗	✗	✓	✗	✗	✓	✗
7	A G Gillon Oval	3.79	Regional	✓	✓	✓	✗	✗	✓	✗	✓	✓	✗	✗	✓	✗
8	Reaburn Reserve	1.05	Regional	✗	✗	✗	✓	✗	✗	✗	✗	✓	✗	✗	✓	✗
10	Gilpin Park	6.61	District	✓	✓	✗	✗	✗	✓	✗	✗	✓	✗	✗	✓	✗
13	Barkly Street Park	0.58	Local	✗	✓	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
47	Jewell Station Reserve	0.49	Local	✓	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗	✗
76	Pooley Reserve	0.14	Neighbourhood	✗	✓	✗	✗	✗	✓	✗	✗	✓	✗	✗	✗	✗
83	Foletta Park	0.08	Pocket	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
95	Loreto John York Park	0.07	Pocket	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
103	Randazzo Park	0.21	Neighbourhood	✓	✓	✗	✗	✗	✓	✗	✗	✓	✗	✗	✗	✗
106	Temple Park	1.20	Local	✗	✓	✗	✓	✗	✓	✗	✓	✓	✗	✗	✗	✗
110	Warr Park	0.60	Local	✓	✓	✗	✗	✓	✗	✗	✗	✓	✗	✓	✗	✗
111	Symons Park	0.05	Pocket	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
194	Leury Link	0.04	Pocket	✓	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗	✗
203	West Brunswick Tennis Club	0.87	Regional	✗	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗
205	Gillbrook Reserve	0.25	Neighbourhood	✗	✗	✗	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗
236	Wilson Avenue Park	0.06	Pocket	✓	✓	✗	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗
239	Saxon Street Gardens	0.18	Neighbourhood	✓	✗	✗	✗	✓	✗	✗	✓	✓	✓	✓	✗	✗
240	Craig & Seeley Park	0.09	Pocket	✗	✗	✗	✗	✗	✓	✗	✗	✓	✗	✗	✗	✗
246	Hooper Reserve	0.13	Neighbourhood	✗	✗	✗	✗	✗	✓	✗	✗	✗	✗	✗	✗	✗
251	Frith Street Park	0.27	Neighbourhood	✗	✓	✗	✓	✓	✗	✗	✓	✓	✗	✗	✗	✗
252	260 Sydney Road Park	0.06	Pocket	✗	✗	✗	✗	✓	✗	✗	✗	✗	✗	✗	✗	✗
253	Bulleke-bek Park	0.25	Neighbourhood	✓	✓	✗	✗	✗	✓	✗	✗	✓	✗	✓	✗	✗
254	Garrong Park	0.22	Neighbourhood	✓	✓	✗	✗	✗	✓	✗	✗	✓	✗	✗	✗	✗
264	Moreland Road Recreation Space	0.26	District	✓	✓	✗	✓	✓	✓	✗	✓	✓	✗	✗	✗	✗



DRAWING KEY

- | | | | |
|--|-----------------------|--|-------------------------------|
| | City Boundary | | 300m Catchment |
| | Public Open Space | | 500m Catchment |
| | Restricted Open Space | | Neighbourhood Activity Centre |
| | Railway | | Major Activity Centre |
| | Connector Road | | Industrial Zone |
| | Tram Route | | |
| | Bus Route | | |
| | Creek | | |

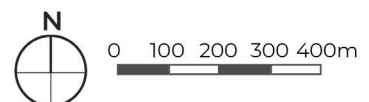


Figure 65. Brunswick Baseline Service Gaps Analysis

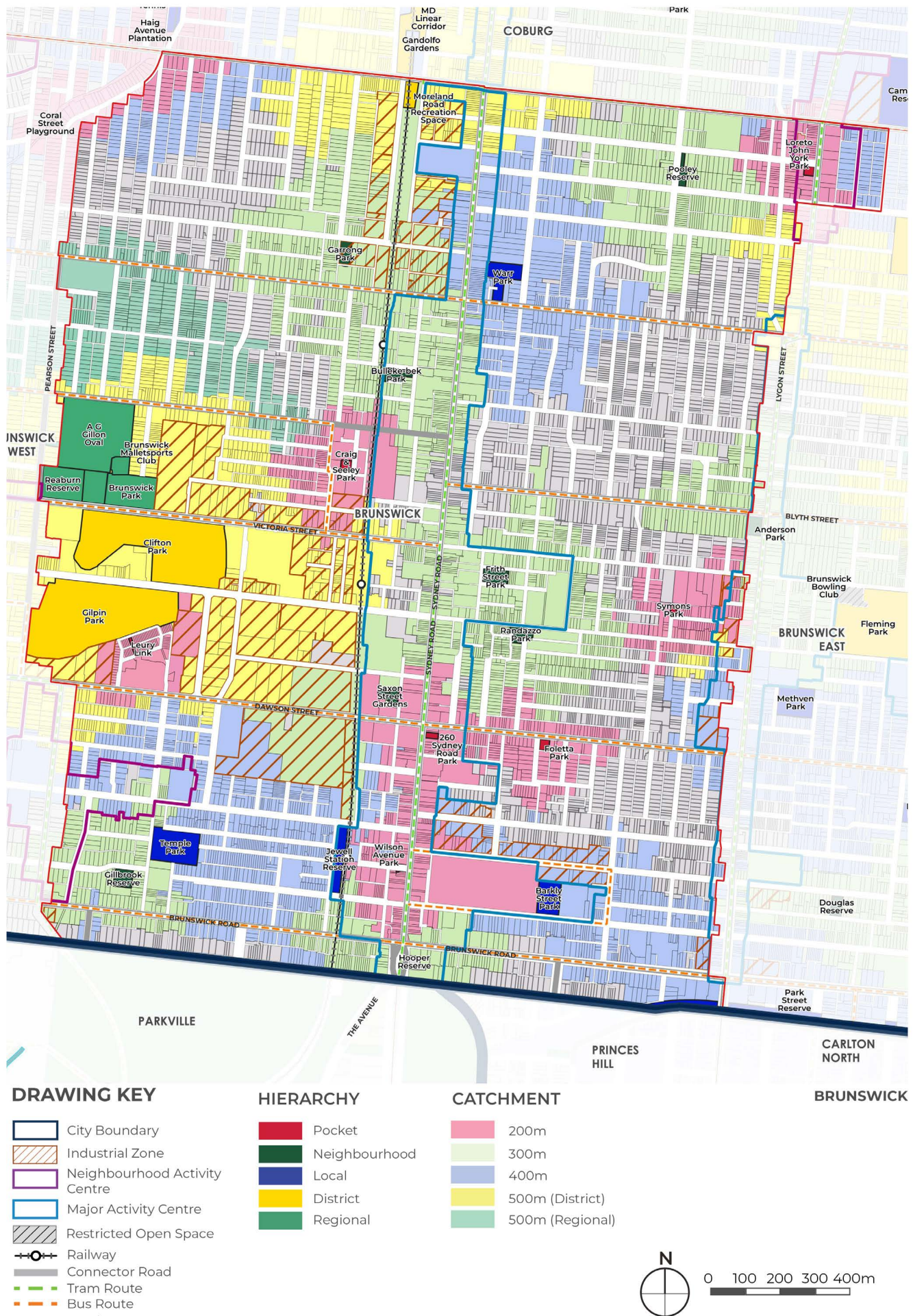


Figure 66. Brunswick Hierarchy Catchment Gaps Analysis

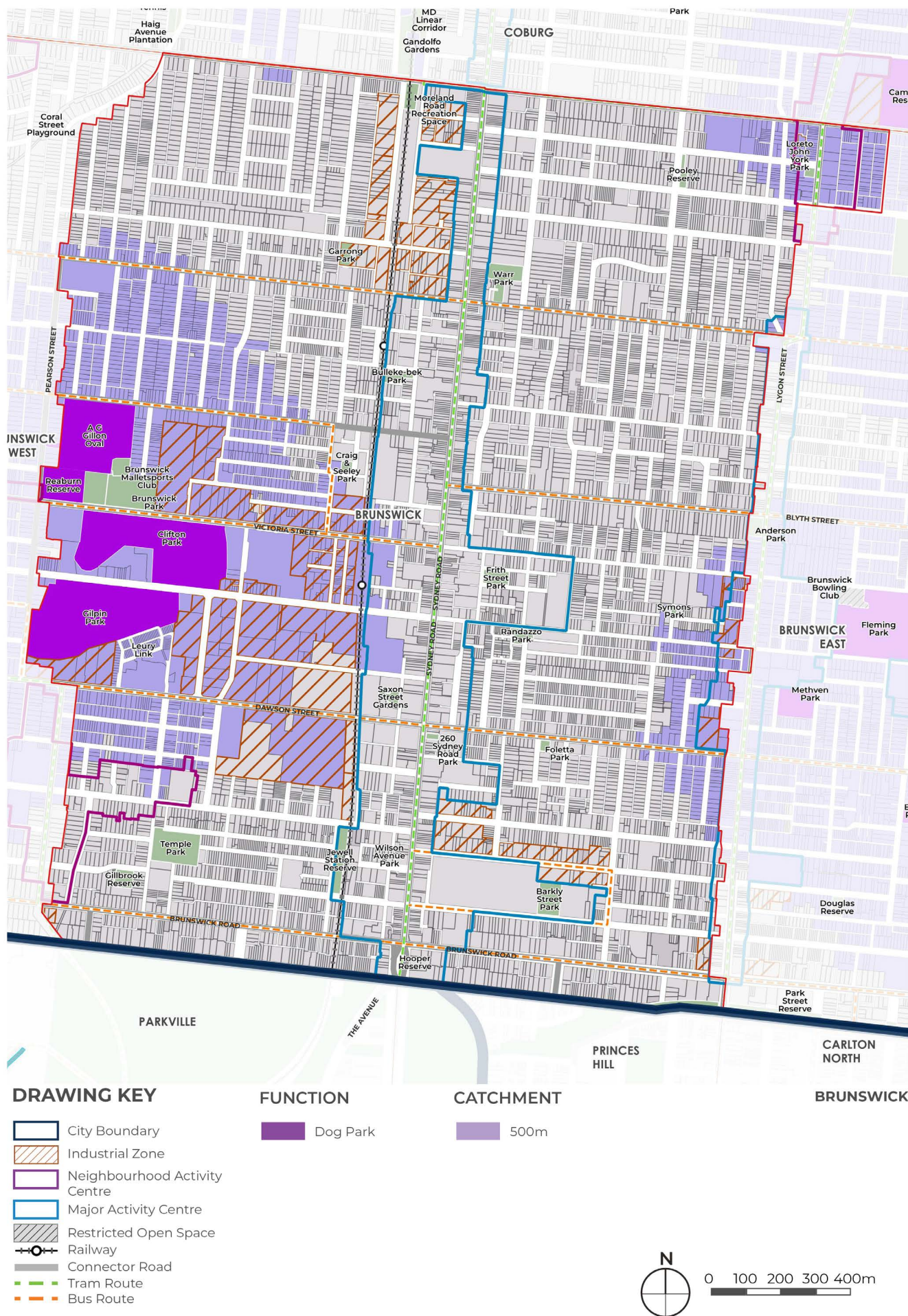
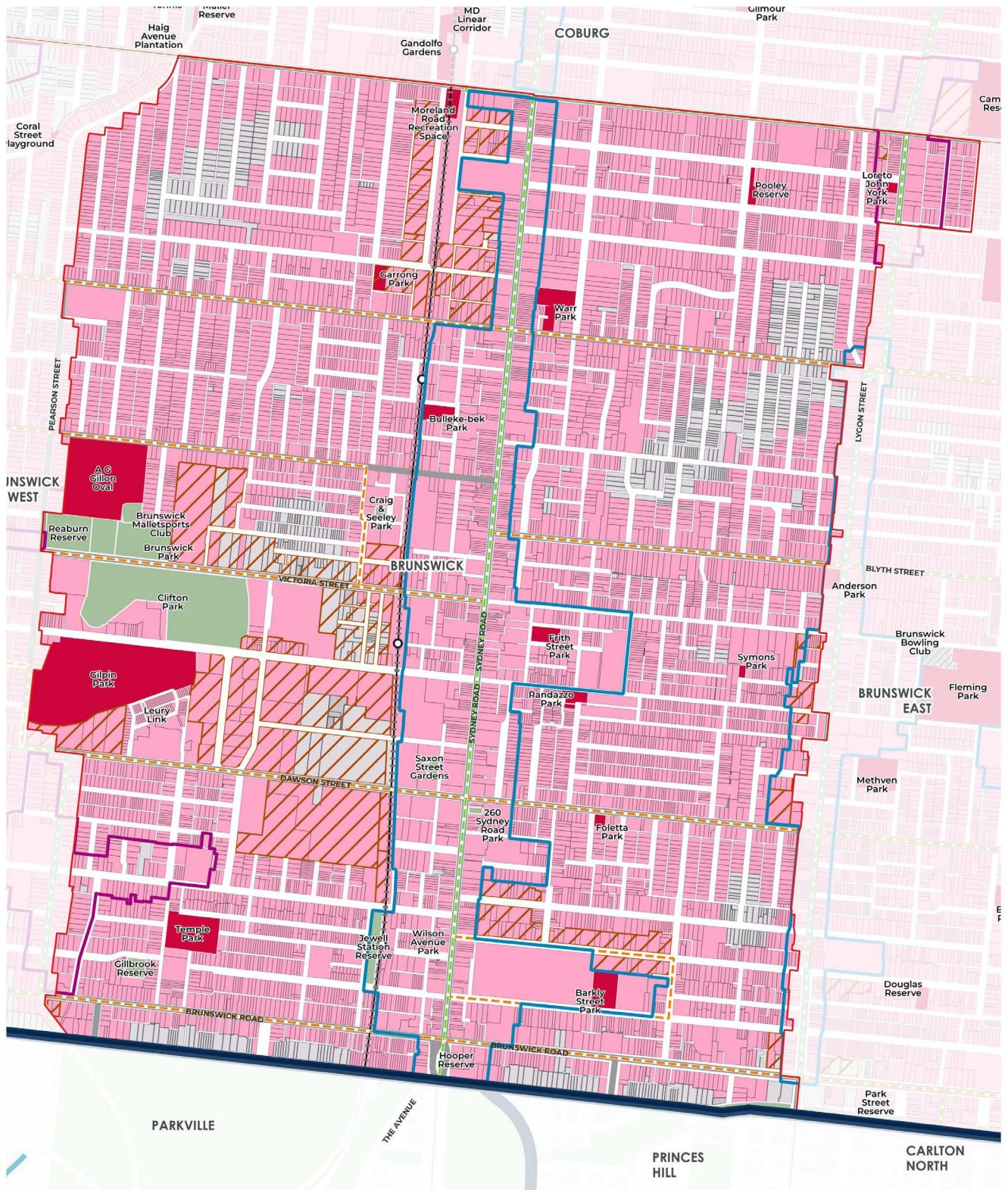


Figure 67. Brunswick Function Gaps Analysis (Dog Park)



DRAWING KEY

- City Boundary
- Industrial Zone
- Neighbourhood Activity Centre
- Major Activity Centre
- Restricted Open Space
- Railway
- Connector Road
- Tram Route
- Bus Route

FUNCTION

- Play Space

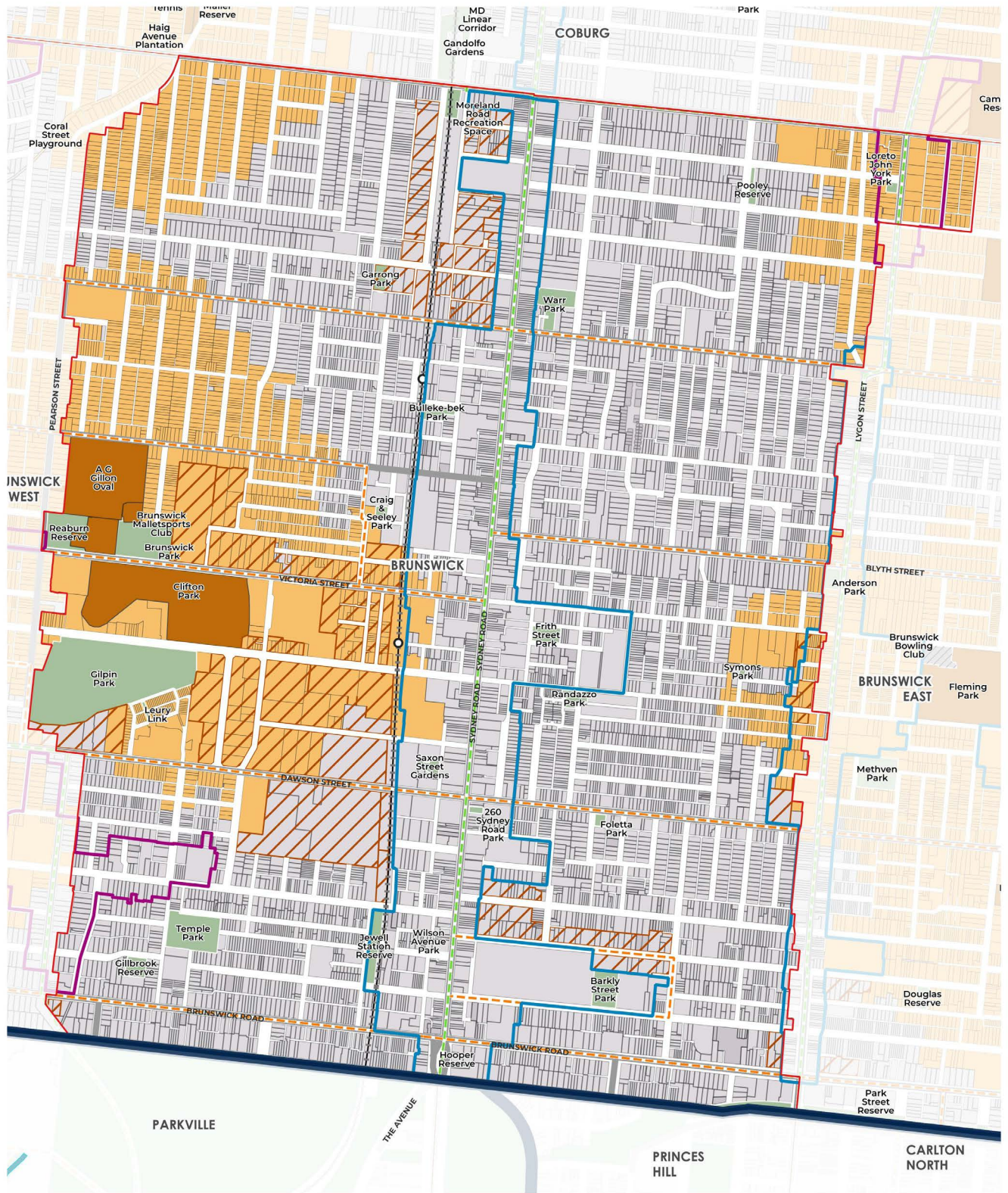
CATCHMENT

- 500m



0 100 200 300 400m

Figure 68. Brunswick Function Gaps Analysis (Play Space)



DRAWING KEY

- City Boundary
- Industrial Zone
- Neighbourhood Activity Centre
- Major Activity Centre
- Restricted Open Space
- Railway
- Connector Road
- Tram Route
- Bus Route

FUNCTION

- Formal Sports

CATCHMENT

- 500m

BRUNSWICK



0 100 200 300 400m

Figure 69. Brunswick Function Gaps Analysis (Formal Sports)

BASELINE SERVICE OBSERVATIONS

Gaps analysis of the base serviceability gaps analysis reveals a significant gap area in the suburb's north-east between Albion Street and Victoria Street and smaller gap areas in the north-west north of Albion Street and southeast south of Dawson Street.

It is noted that only nine (9) public open spaces are currently located within the Sydney Road corridor of the Brunswick MAC.

HIERARCHY CATCHMENT OBSERVATIONS

The catchment gaps analysis which applies a more refined catchment to each open space based on size shows that the gaps in Brunswick are more significant when the relative scale and role of parks are more deeply considered.

It reveals that land around and to the east of Sydney Road is serviced by significantly smaller open spaces than the west, which enjoys access to the Brunswick Parklands.

The south of the suburb benefits from access to Royal Park to the south.

The gap areas in the north-east, north-west and south-east are significantly greater. Gap areas within the MAC are also identified to the west of Sydney Road both to the north and south of Victoria Street.

SPECIFIC FUNCTIONS OBSERVATIONS

Play spaces are relatively well distributed across Brunswick with most areas of Brunswick within a 5 minute walk of a play space function. Gaps still exist in the previously identified areas reinforcing the need for new open spaces in these locations.

The gap areas for dog parks in Brunswick are significant with dog parks only provided in the Brunswick Parklands precinct. It is noted that the entirety of the Brunswick MAC is located in a dog park 'gap area' being located beyond a 500m walking catchment to Brunswick Parklands.

Dog owners east of Sydney Road have no off-lead or fenced open spaces to access within the suburb and must walk to Methven park and Campbell Reserve to the east

8.3.4. OPEN SPACE CHARACTER AND QUALITIES

Analysis of the character and quality of open spaces within Brunswick outlines a broad diversity of different spaces across the suburb from district scale parks to pocket urban squares. The quality of these spaces is often to a good standard in order to meet the needs of an often densely populated urban context.

The open spaces making up the Brunswick Parklands in the suburb's west provide a major open space destination within the suburb of district significance, attracting users from surrounding suburbs. Gilpin Park and AC Gillon Oval are highly utilised, District scale open space assets, characterised by offering a wider range of open space functions and amenities, including capacity to host municipal events and festivals.

The location of Brunswick Parklands in the west of the suburb however, limits accessibility to the precinct from the Sydney Road MAC, noting significant industrial land occurring between.

With only 25% of the land area for public open space provided outside of the Brunswick Parklands, the remaining park network is delivered through a series of smaller spaces.

At the Local level, Warr Park, Temple Park and Barkly Street Park provide well appointed parklands for local community, often including a range of uses such as community gardens (Warr Park), informal sports (Temple Park & Barkly Square) alongside typical play and passive recreation options

Neighbourhood scale open spaces in Brunswick include the new Bulleke-bek Park, Randazzo Park and the under construction Frith Street Park. While smaller than Local scale, these parks manage to provide a wide range of open space functions (passive recreation, play, informal sport, nature, community gardens).

A range of Pocket scale spaces exist across Brunswick from highly programmed spaces such as Wilson Avenue Park in the Brunswick MAC which provides a place to sit in an urban square context with informal sports (climbing wall). To Symons Park, a simple park with basic playground in a residential side street context.

With the bulk of open space in Brunswick being provided to the west in the Brunswick Parklands there is an opportunity for additional open spaces to be provided to augment the Local, Neighbourhood and Pocket scale parks servicing the remainder of the suburb.

8.3.5. COMMUNITY ENGAGEMENT INPUTS

Brunswick community consultation captured:

- + Brunswick Parklands is valued for birdwatching and other natural features.
- + Concerns and recommendations were made around Gilpin Park and Clifton Park) included:
- + Lawns poorly maintained with debris.
- + Excess car park that can be removed.
- + Pedestrian crossing needed between Gilpin and Clifton Parks.
- + Speeding / rat running cars. Needs reduced speed and pedestrian crossing.
- + Bins were removed.
- + One of the most common off-leash dog park locations used by survey respondents was Gilpin Park, Brunswick. A recommendation to include better signage for on-lead dog areas in Brunswick. The inclusion of a new dog park and associated facilities has been identified within the projects list.
- + One of the most common formal sports fields / facilities used by survey respondents was Clifton Park, Brunswick. Clifton Park has been identified for playground and skate park upgrades.
- + Parks in close proximity are more common to residents in the North-East and South than the North-West. Cycling to travel to the local park is particularly common in the North-East and South regions.
- + Respondents from the South more commonly said they use/value informal recreation areas (63%, compared to 43% North-West).

8.3.6. FUTURE POPULATION CHANGE AND OPEN SPACE NEEDS

Table 4 below shows the forecast population growth for the residential and worker populations in Brunswick from 2021 to 2041.

Population growth is significant for the area with an estimated additional 10,400 residents anticipated by 2041 - a 34% increase in the existing population.

Worker population will also increase proportionately by 3,704 - a 26% increase in the existing population.

This significant population increase is anticipated to occur in and around the Sydney Road corridor of the Brunswick Major Activity Centre following the existing trends which have seen significant development and increases in residential population within the activity centre over the past decade.

At present, Brunswick West provides a total 5.68m² of public open space per resident/worker. In 2041, this is anticipated to reduce to 4.31m² - a reduction of 24% if the existing open space is maintained.

8.3.7. FUTURE ANTICIPATED SETTLEMENT PATTERN

Table 5 and 6 show the projected growth in dwellings by building typology and area of designated activity centres within Brunswick.

68% of future housing is anticipated to be delivered as higher density dwellings, which will be predominantly located within activity centre areas. This represents the continued maturation of the Brunswick MAC into a high density urban centre with the share of higher density dwellings growing from 28% to nearly 40% of total dwellings.

Table 6 identifies that while higher density dwellings will account for 40% of suburb dwellings in the future, activity centre areas cover only 17.8% of suburb land area, denoting an ongoing intensification of population in and around activity centres. This assumption does not take into account, the likely location of medium density development which will add additional pressure on existing open space assets.

This will place additional pressures and demands on the existing open spaces in close proximity to activity centres, especially given the unequal distribution of open space within the suburb, weighted towards Brunswick Parklands in the west.

With Brunswick's strong growth anticipated to be delivered in close proximity to designated activity centres there will be a growing need for new and existing open space closer to the activity centres to support the higher utilisation and provide a diverse range of functions to meet the needs of a high density urban community.

TABLE 4 - SUBURB RESIDENT AND WORKER PROJECTED GROWTH (BRUNSWICK)

	2021	2041	Growth	% of Suburb Growth vs Overall Growth	% Change
Estimated Resident Population	30,287	40,687	10,400	17%	34%
Open Space per resident - sqm/person	8.33	6.20	-2		-26%
Estimated Worker Population	14,153	17,858	3,704	18%	26%
Open Space per worker - sqm/worker	17.83	14.13	-4		-21%
Estimated Resident + Worker Population	44,440	58,545	14,104	17%	32%
Open Space per Resident + Worker - sqm/person	5.68	4.31	-1		-24%

TABLE 5 - SETTLEMENT PATTERNS AND BUILDING TYPOLOGY (BRUNSWICK)

	2021		2041		Growth	Growth
	Total Dwellings	%	Total Dwellings	%	No. of New Dwellings	%
Separate Dwellings	4,276	33%	4,276	24%	-	-
Medium Density	4,931	38%	6,575	36%	1,644	31%
High Density	3,666	28%	7,244	40%	3,578	69%
Total	12,873	100%	18,095	100%	5,222	100%

8.3.8. CONCLUSIONS

Table 7 provides a summary of key anticipated open space and settlement changes in Brunswick.

Brunswick will continue to undergo significant and continued urban densification which will place its relatively limited open spaces assets under significant pressure.

Brunswick is anticipated to support 17% of the municipality's additional growth in residents and workers' within 10% of the municipality's land area. Further, only 4% of the municipality's open space is located within Brunswick, representing a significant underprovision of open space relative to the suburb's importance as a place to live and work.

With the distribution of open space within Brunswick skewed to the west by the Brunswick Parklands precinct, there is evidence of a significant future shortage in public open space provision in and around the Sydney Road MAC and in the suburb's east, where a network of smaller Local, Neighbourhood and Pocket spaces will be put under increasing strain from future population growth.

The quality of open spaces in Brunswick is generally of a good standard but quality alone is not expected to be sufficient to accommodate future open space needs. New open spaces will be required to address gap areas in the suburb and bolster the existing open space network to reduce overcrowding of existing open spaces due to increasing population.

Analysis of the quality of open spaces in Brunswick also identifies an opportunity to improve the quality of open space in some areas, and ensure that the delivery of the LXP provides open space functions that directly respond to local needs and function gaps

TABLE 6 - ACTIVITY CENTRE AREA TO HIGH DENSITY (BRUNSWICK)

Suburb Area (ha)	497	
	Total Area (ha)	% of Suburb Area
Major Activity Centre	78.59	15.80%
Neighbourhood Activity Centre	10.21	2.05%
Total	88.80	17.85%
Total Dwellings (2041)	18,095	
Total High Density Dwellings in Suburb	7,244	
Total High Density Dwellings in Suburb %	40%	

TABLE 7 - SUMMARY OF CHANGE (BRUNSWICK)

Projected Growth and Demand	Suburb Based	Municipality Based
Projected Growth (Residents + Workers) and %	14,104	17%
Total Suburb Area (sqm) and %	4,974,140.64	10%
Existing Open Space Supply		
Total Existing OS Area		252,294.59
Total Existing OS Area as % of Suburb		5%
Total Existing OS Suburb Area vs OS Municipality Area		4%
Projected High Density Settlement Pattern		
Projected High Density Dwellings and % of Dwelling Stock	7,244	40%
Total Area (sqm) of Activity Centres (Major and Neighbourhood)	888,036	17.85%

8.3.9. OPEN SPACE PROJECT RECOMMENDATIONS

Projects have been identified which respond to the conclusions summarised in the previous sub-section.

Recommendations for Brunswick address the identified gap areas in the suburbs north-west and east through delivery new Local, Neighbourhood and Pocket scale parks in locations that will also strengthen and improve access to public open space from activity centres where increased population will place additional pressures on existing open spaces.

Other projects include ensuring known future projects such as the LXP deliver open spaces that meet local identified needs and functions gaps.

Each project is assigned a priority based on the assessed need. Existing spatial gaps are identified as a priority in order to realise an equitably distributed open space network that benefits all residents and workers. Specific needs gaps responding to identified community desires are also prioritised as these identify a latent demand for a certain open space offering substantiated by both analysis and community feedback.

In Brunswick, key recommendations include:

- + To deliver a new Local scale park to the east of Sydney Road to address a significant open space gap area between Victoria Street and Albion Street
- + To deliver two Neighbourhood scale open spaces in the north-west and south-east of the suburb addressing other gap areas.
- + To deliver two Pocket scale park spaces in and next close to the Sydney Road Activity Centre to meet the needs of a growing population.
- + Seek the delivery of open spaces catering for dogs within the LXP open space upgrades among other open space functions.

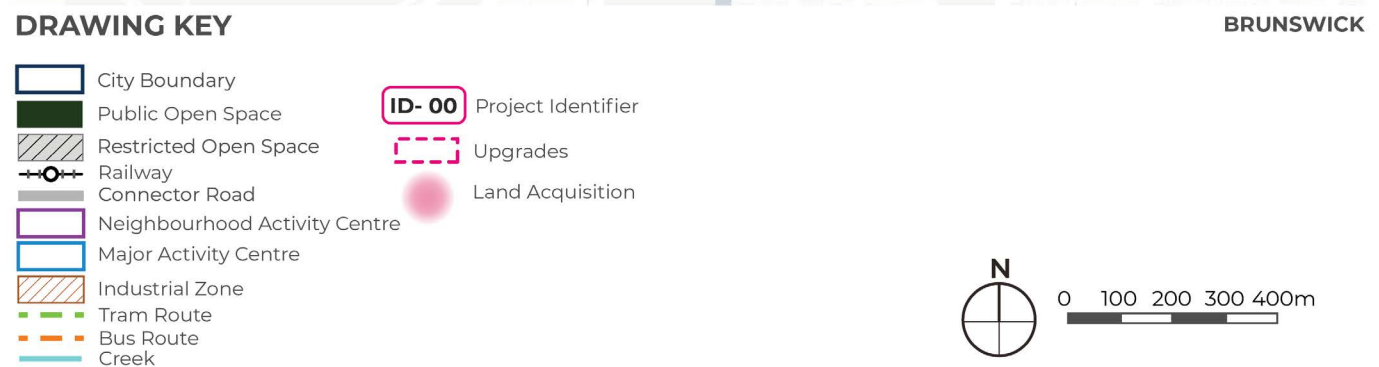
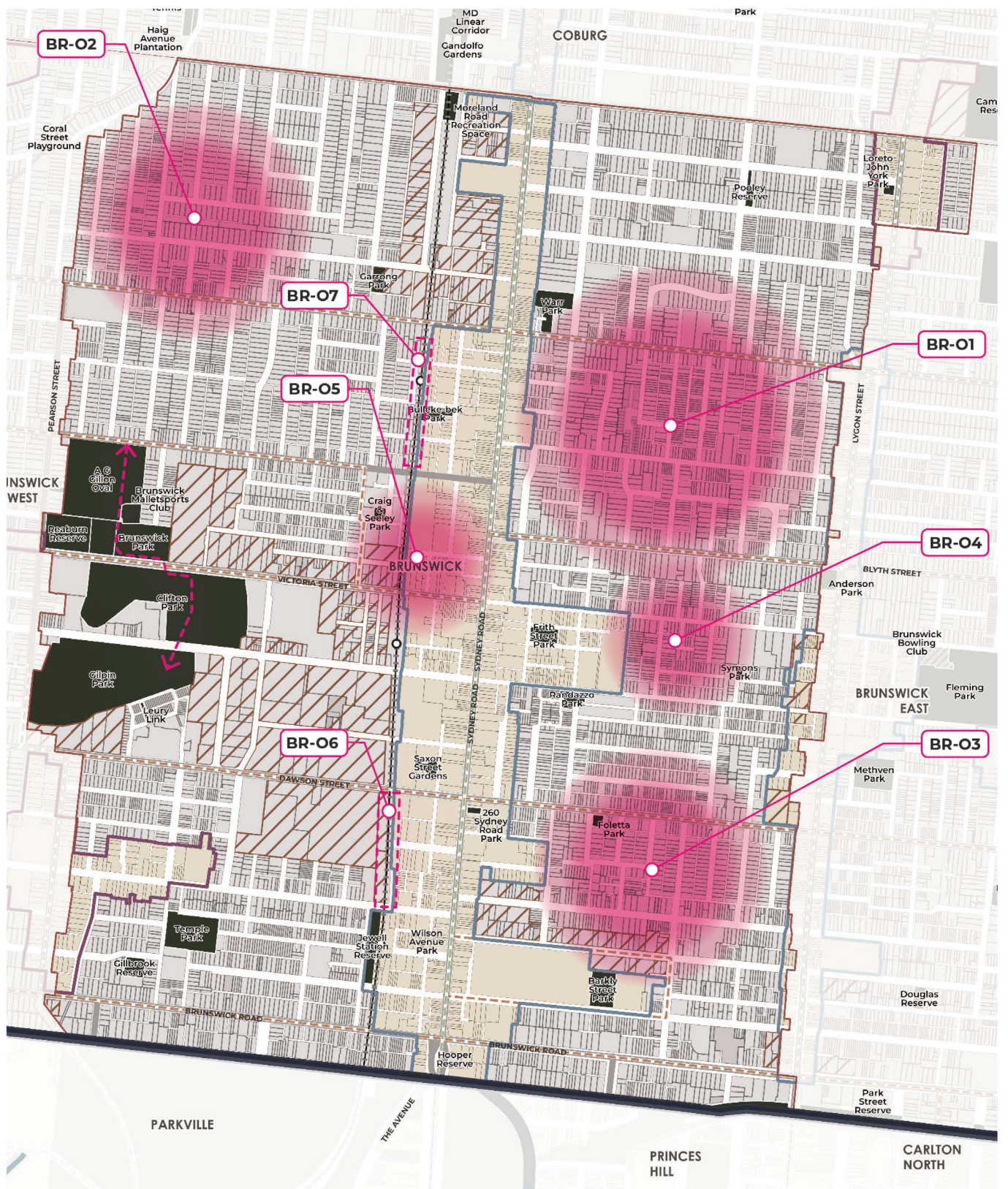


Figure 70. Brunswick Open Space Key Recommendation

8.3.10. BRUNSWICK KEY PROJECTS

TABLE 8 - PROJECT LISTS						OBJECTIVES							
Project ID	Open Space / Project Name	Project Description	Suburb	Hierarchy	Project Priority (L, M, H)	OBJECTIVE 1	OBJECTIVE 2	OBJECTIVE 3	OBJECTIVE 4	OBJECTIVE 5	OBJECTIVE 6	Cost Bracket	Open Space Strategy Direction (No.)
BR01	New Local Park 1 in Brunswick	Deliver a new Local Park to service a significant gap area in the east of the municipality. Provide Play Space and dog exercise area (as per gaps analysis).	Brunswick	Local	H	Y	N	N	N	N	Y	\$\$\$\$	1
BR02	New Neighbourhood Park 1 in Brunswick	Deliver a new Neighbourhood Space to fill a gap area in the west of the suburb. Provide a play space and potential dog exercise area.	Brunswick	Neighbourhood	H	Y	N	N	N	N	Y	\$\$\$\$	1
BR03	New Neighbourhood Park 2 in Brunswick	Deliver a new Neighbourhood Space to address a gap area in the south-east of the suburb (with dog exercise and passive recreation opportunities).	Brunswick	Neighbourhood	H	Y	N	N	N	N	Y	\$\$\$\$	1
BR04	New Pocket Park 1 in Brunswick	New Pocket Park space to service gap area and increased population in AC	Brunswick	Pocket	H	Y	N	N	N	N	Y	\$\$\$\$	1
BR05	New Pocket Park 2 in Brunswick	New Pocket Park space to service increased population in AC	Brunswick	Pocket	M	N	N	N	Y	N	Y	\$\$\$\$	1
BR06	New Dedicated Dog Park in Brunswick	Construct dedicated dog exercise.	Brunswick	Neighbourhood	M	N	N	Y	N	N	N	\$\$	4
BR07	LXRP Dog Parks	Provide fenced dog exercise in LXRP linear space in the area north of Jewell Station and in the area south of Anstey Station.	Brunswick	Neighbourhood	M	N	N	N	Y	N	N	\$\$\$	4
BR08	Jewell Station	Upgrade of the open space outside of Jewell Station at the end of Wilson Avenue next to future LXRP area including installation of a playground, community garden, picnic table.	Brunswick	Neighbourhood	L	N	N	Y	N	Y	N	\$\$	1
BR09	Brunswick Parklands	Upgrade the shared user path within the Brunswick Parklands connecting A G Gillon, Brunswick Park, Clifton park and Gilpin Park.	Brunswick	Regional	M	N	N	Y	N	Y	N	\$\$\$	5
BR10	Temple Park	Upgrade existing playground.	Brunswick	Local	L	N	N	Y	N	N	N	\$\$\$	1
BR11	Craig & Seeley Park	Upgrade of existing park including upgrade of playground, installation of nature play, drinking fountain and seating.	Brunswick	Pocket	L	N	N	Y	N	N	N	\$	1
BR12	Randazzo Park	Upgrade of existing playground.	Brunswick	Neighbourhood	L	N	N	Y	N	N	N	\$\$	1

TABLE 8 - PROJECT LISTS						OBJECTIVES							
Project ID	Open Space / Project Name	Project Description	Suburb	Hierarchy	Project Priority (L, M, H)	OBJECTIVE 1	OBJECTIVE 2	OBJECTIVE 3	OBJECTIVE 4	OBJECTIVE 5	OBJECTIVE 6	Cost Bracket	Open Space Strategy Direction (No.)
BR13	A G Gillon Reserve	A G Gillon Oval playing field upgrade, playground upgrade and oval storm-water harvesting including improvements to the quality of the open space by providing additional irrigation for the sports field and providing a publicly accessible raingarden and swale for public enjoyment.	Brunswick	Regional	H	Y	Y	Y	Y	N	Y	\$\$\$\$	4
BR14	Pooley Reserve	Upgrade of existing playground	Brunswick	Neighbourhood	L	N	N	Y	N	N	N	\$\$	1
BR15	Gillbrook Reserve	Upgrade of existing playground	Brunswick	Neighbourhood	L	N	N	Y	N	N	N	\$\$\$	1
BR16	Barkly Street Park	Upgrade of existing playground.	Brunswick	Local	L	N	N	Y	N	N	N	\$\$\$	1
BR17	Wilson Avenue Parklet	Upgrade of existing park	Brunswick	Pocket	L	N	N	Y	N	N	N	\$\$	1
BR18	Warr Park	Upgrade of existing playground	Brunswick	Local	L	N	N	Y	N	N	N	\$\$\$	1
BR19	Loretto John York Park	Upgrade existing playground.	Brunswick	Pocket	L	N	N	Y	N	N	N	\$\$\$	1
BR20	Saxon Street Gardens	Upgrade existing playground and park	Brunswick	Neighbourhood	L	N	N	Y	N	N	N	\$\$	1
BR21	Clifton Park	Upgrade existing playground and skate park, sports grounds surface, drainage, irrigation and potentially lighting.	Brunswick	District	M	N	N	Y	N	N	N	\$\$\$\$	1
BR22	Gilpin Park	Design and construction of WSUD stormwater treatment and harvesting system and wetland to improve the quality of the open space by providing additional irrigation for the open space and providing a publicly accessible raingarden / swale for public enjoyment.	Brunswick	District	H	N	N	Y	Y	N	N	\$\$\$\$	3
BR23	Symons Park	Symons Park playground and park upgrade	Brunswick	Pocket	L	N	N	Y	N	N	N	\$\$	1
BR24	Reaburn Reserve	Upgrade of existing playground and park.	Brunswick	Regional	L	N	N	Y	N	N	N	\$\$\$	1