

DRAFT

# Brunswick Central Parklands and Integrated Water Management Plan

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Project: Brunswick Central Parklands and Integrated Water Management Plan

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# 0.0 Introduction

## WHAT IS THE PURPOSE OF THE PARKLANDS PLAN?

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

## WHAT IS OUTSIDE THE SCOPE OF THE PARKLANDS 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 project.
- Some of the plan projects can be progressed sooner than others due to funding and stages of project development. In the meantime, the plan will also be used to inform Council's other current projects, such as the Public Space Strategy and ongoing advocacy with key stakeholders.



Brunswick Central Parklands



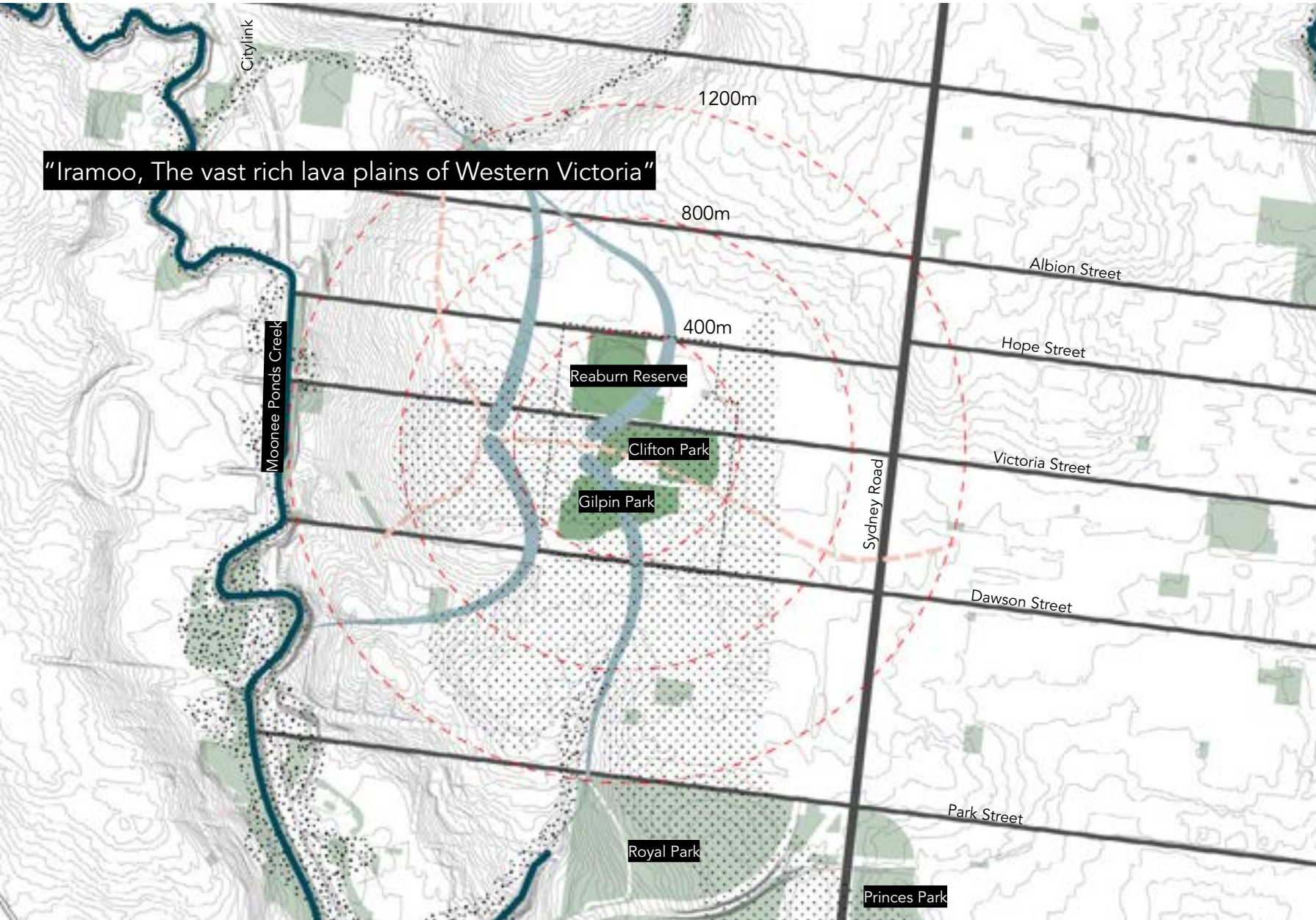
# 1.1 Historic context

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

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

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

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



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

Brunswick Central Parklands Historic Context



# 1.2 Urban context

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

The City of Moreland in the inner north of Melbourne covers 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.



Brunswick Central Parklands Urban Context

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



# 2.1 Photographic Study

REABURN GILLON, BRUNSWICK



Back of house sporting facilities poorly integrated



Poor street interface and tennis court integration



Heritage structures within Brunswick Park



Constrained shared use trail

CLIFTON PARK



Popular basketball court near future development site



Underused pavilion



Heavily used crossing for cyclists poorly marked



Park facilities under renovation

GILPIN PARK



Denuded dog park



Park signage with playground beyond



Existing topography within Gilpin Park



Existing swales and pedestrian crossings



# 2.2 Opportunities and Constraints

REABURN PARK, AG GILLON OVAL & BRUNSWICK PARK





# CLIFTON PARK





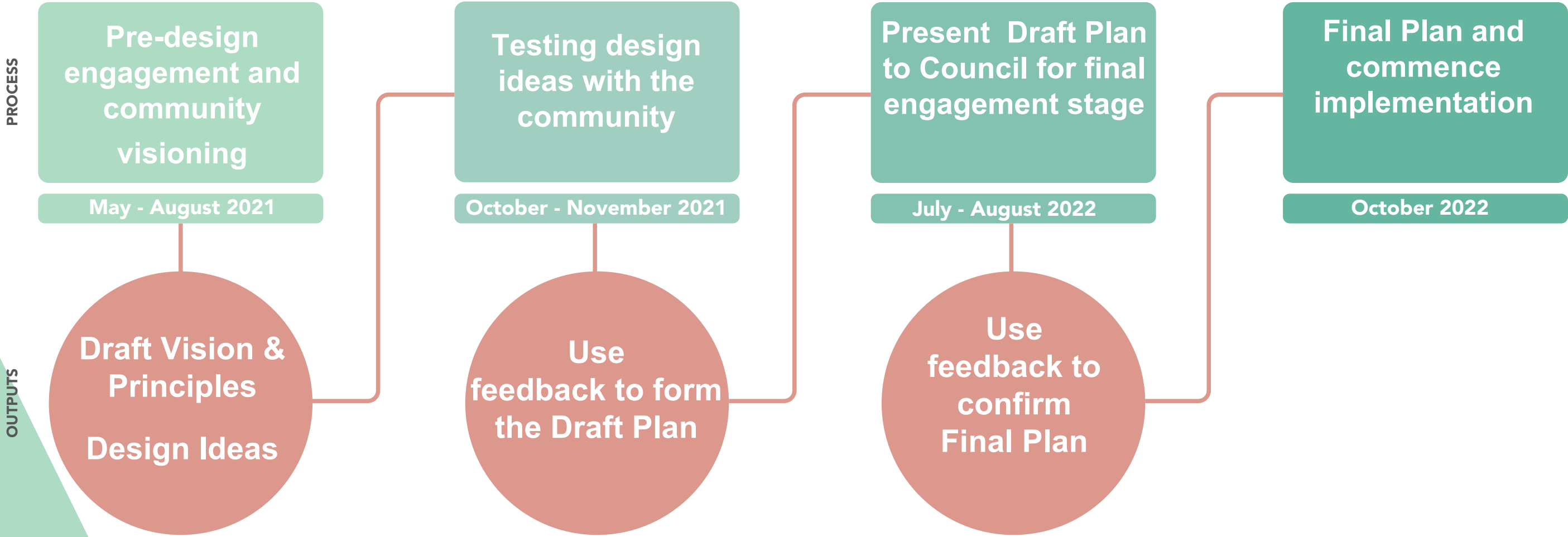
## GILPIN PARK





# 3.1 Community Informed Design

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





## 3.2 Vision & Design Principles

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

The 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.

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

### VISION STATEMENT

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

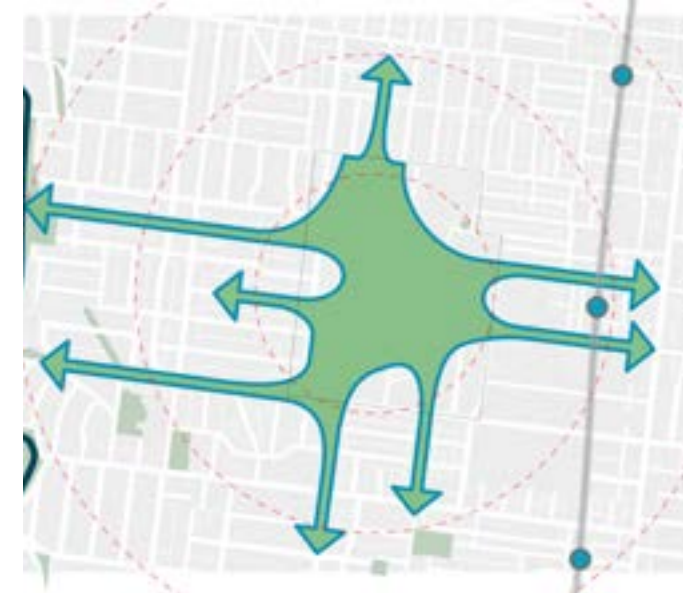
**Its natural assets, amenity, connections and areas for people to enjoy will continue to thrive as the community grows.**

### HYDRATED



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

### GREEN CONNECTOR



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

### COOL REFUGE



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

### FOUR PARKS ONE PARKLAND



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



## 3.3 Testing design ideas with the community

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

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

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

- 87% of respondents support the integrated water management interventions.
- 48% of people support the idea of a community garden within Raeburn reserve but several people commented saying that such a garden should not be fenced or closed off to the general public. Many people commented that a food forest would be appropriate.
- 40% supported a dog park in Raeburn reserve. 34% did not support a dog park and of those who did not support the idea felt strongly that a dog park would exclude non dog owners.
- Expanding the dog park in Gilpin was supported by 42% compared with 27% who did not support the idea. Concern around the current quality of the dog park aroused comments and calls for better design, material choice, and maintenance.
- Interventions to enhance and protect biodiversity in Gilpin Park was supported by 51% and not supported by 21%.
- Many commented about off leash dogs in Gilpin Park creating issues.
- 36% of respondents supported timed parking compared with 39% who did not support the idea.
- 66% of people supported refurbishing the Clifton Park Pavilion. Only 13% did not support the idea.
- 56% of people supported returning the Clifton Park car park to parklands. This was not supported by 22%.
- Pop up cafes were generally supported, 63% compared to 16% of people who did not support the idea. Those that did not support the idea said that they were concerned about the privatization of public space.
- 40% supported the idea of multiple nature play elements throughout the Parklands as well as upgrading the Gillon Oval playground.
- There was significant support for a fitness trail, increased vegetation diversity and an expansion of the skate park with additional youth focused facilities.
- Community planting days were generally supported.

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

"Public toilets are really needed"

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



Draft Brunswick Parklands Plan

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





*Precedent shelter. Arnolds Creek, City of Melton*



## 3.4 Brunswick Parklands

### SIX OBJECTIVES OF THE PARKLANDS PLAN

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

Objective 1: Improve the amenity of the Parklands  
"Public toilets are really needed"

Objective 2: Continue to support the diverse passive and active uses of the Parklands  
"Gillon Oval is the hub and centre of this part of Brunswick in many ways. A beacon for kicking footy, running, dog walking and home to many community clubs."

Objective 3: Improve the climate resilience and sustainability of the Parklands  
"Integrated water management in this park needed to soak up stormwater. swales, raingardens, longer grass."

Objective 4: Protect and enhance the Parklands and Urban Forest for nature  
"More tree coverage would be a welcome addition to this entire park. At the moments the trees are a bit too spread out."

Objective 5: Provide safe and legible connections to and through the Parklands  
"A cohesive park corridor between the three parks would help connect them, make them safer for pedestrians and cyclists, and more attractive. At the moment these half-considered parks are disjointed by busy, noisy, ugly roads."

Objective 6: Better integrate Parklands with adjacent land uses  
"I would love to see this space returned to being a community space with more community festivals. It's perfect for it!"



Draft Brunswick Parklands Plan

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## 3.5 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. Supplying stormwater to A.G Gillon and other open spaces involves constructing a 4.8m deep stormwater pump well between Hope St and A.G. Gillon Reserve to access a 1950mm Melbourne Water drain
2. Construct a diversion from the 1950mm main to the pump well. A GPT could be installed at this depth however an alternative is to install a grate that excludes gross pollutants from the well with larger flows periodically removing litter.
3. A 70 l/s pump conveys stormwater to a 4 ML 'raw' stormwater storage at Raeburn Reserve.
4. Water is transferred from the raw storage to be treated via a 100 m<sup>2</sup> biofilter co-located at Raeburn Reserve (Note: Treatment can also be achieved via a mechanical treatment process at an estimated rate of 15L/s)
5. Treated stormwater is then stored within a 500 kL storage for distribution to and irrigation of A.G Gillon, Brunswick Park, Clifton Park & Raeburn Reserve
6. In Clifton Park, runoff from 'programmed uses' such as skate parks, soccer fields and other hardstand areas can be diverted into infiltration trenches and passive irrigation assets to provide water to garden beds and trees. This is shown surrounding the AstroTurf soccer pitch in Clifton Park.
7. In Gilpin Reserve, a constructed wetland is proposed where water is diverted from the catchment to the west of the reserve. A stormwater pump station will be installed near the intersection of Pearson and Dawson St from a 450mm drain in Pearson St. These flows plus runoff from the redevelopment to the south of Gilpin Reserve, will be pumped to a sediment basin and 2,500 m<sup>2</sup> wetland along the southern boundary of Gilpin Reserve for treatment and reuse.
8. Treated stormwater will be collected in a storage pond (footprint 500m<sup>2</sup>) at the wetland outlet for the irrigation of an expanded dog park. Overflows will be directed toward the drain in Pearson St or south toward Dawson St.
9. Runoff from the development site Albert St, south of Gilpin Reserve, will be directed toward a common pit to be pumped to the Gilpin wetland inlet
10. The existing drainage lines within Gilpin will be naturalised to mimic the appearance and function of ephemeral streams. The corridors could be revegetated to include local, native vegetation with rockwork and additional habitat.
11. Infiltration trenches could also be installed so that flows are slowed and infiltrate into Gilpin Reserve to support the growth of surrounding trees and shrubs.



Draft Integrated water management plan

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## 3.6 Objectives

# Improve the Parklands amenity for the community

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

ACTION 1.2: Create a dog-on-leash social space with improved public amenities including accessible toilets, bins, water elements, BBQs, power, and shade in locations that meet the needs of user groups across the Parklands.

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

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

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

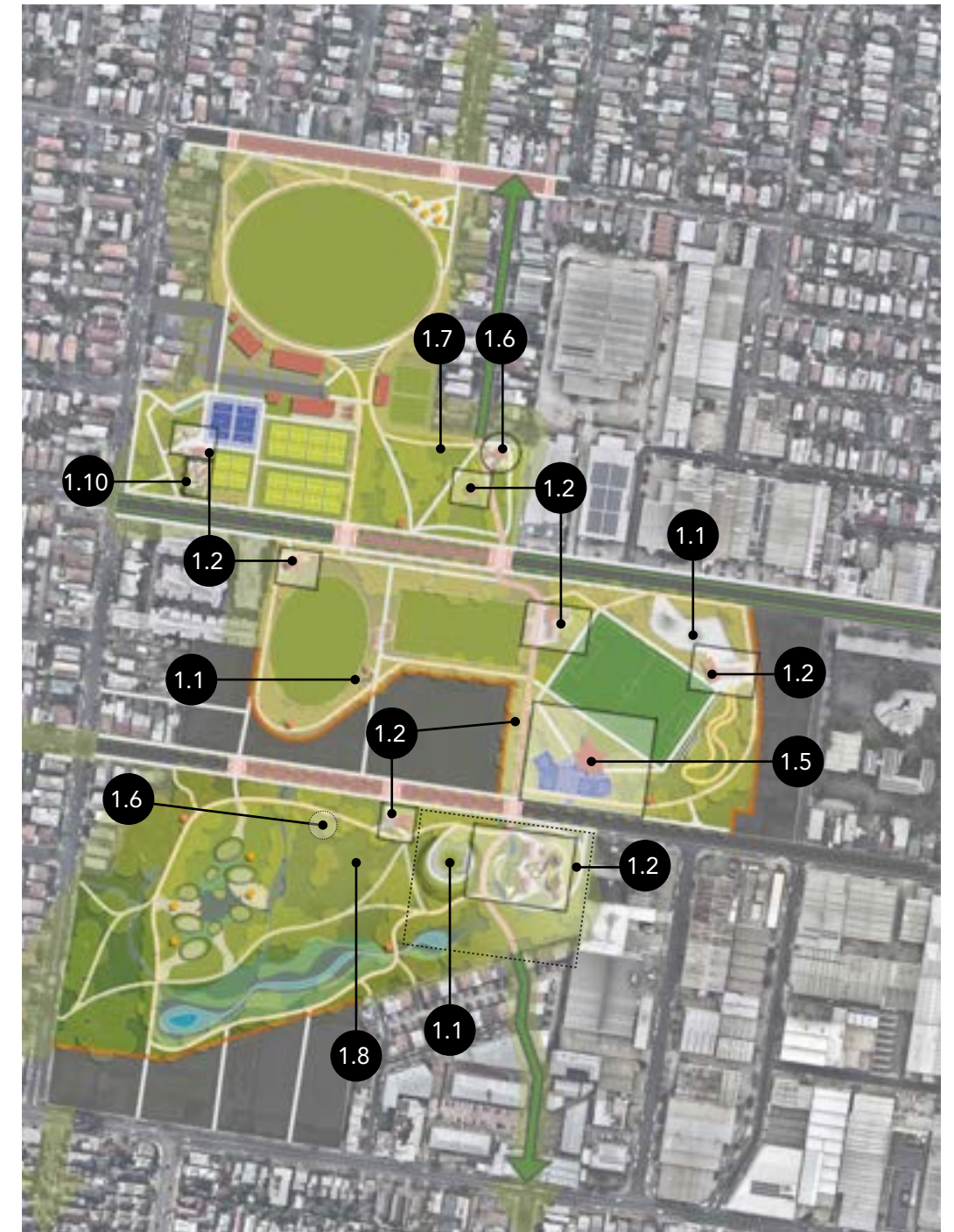
ACTION 1.6: Investigate opportunities and spaces to support pop up cafes in and around the Parklands.

ACTION 1.7: Improve soil compaction and upgrade the park drainage system in Brunswick Park.

ACTION 1.8: Undertake minor park improvements to continue to supporting community and public events like the Brunswick Music Festival.

ACTION 1.9: Include, and advocate for, opportunities for the public to encounter and discover public art and heritage throughout the parklands.

ACTION 1.10: Support initiatives to create community garden spaces in Reaburn Reserve and Clifton Park.



**Draft Brunswick Central Parklands Plan**

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**1.1:** Safe community spaces



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



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



**1.6:** Investigate opportunities and spaces to support pop up cafes in and around the Parklands.



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



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



# Continue to support the diverse passive and active uses of the Parklands

ACTION 2.1: Construct a public toilet in Gilpin Park.

ACTION 2.2: Investigate opening up the Clifton Park Pavillion toilets to the public

ACTION 2.3: Improve playground experience in Gillon Oval Park.

ACTION 2.4: Deliver a series of park circuit tracks for walking and running including exercise stations.

ACTION 2.5: Deliver an expanded Youth Precinct in Clifton Park, including new multiuse basketball court(s). Further uses to be defined in consultation with youth user groups.

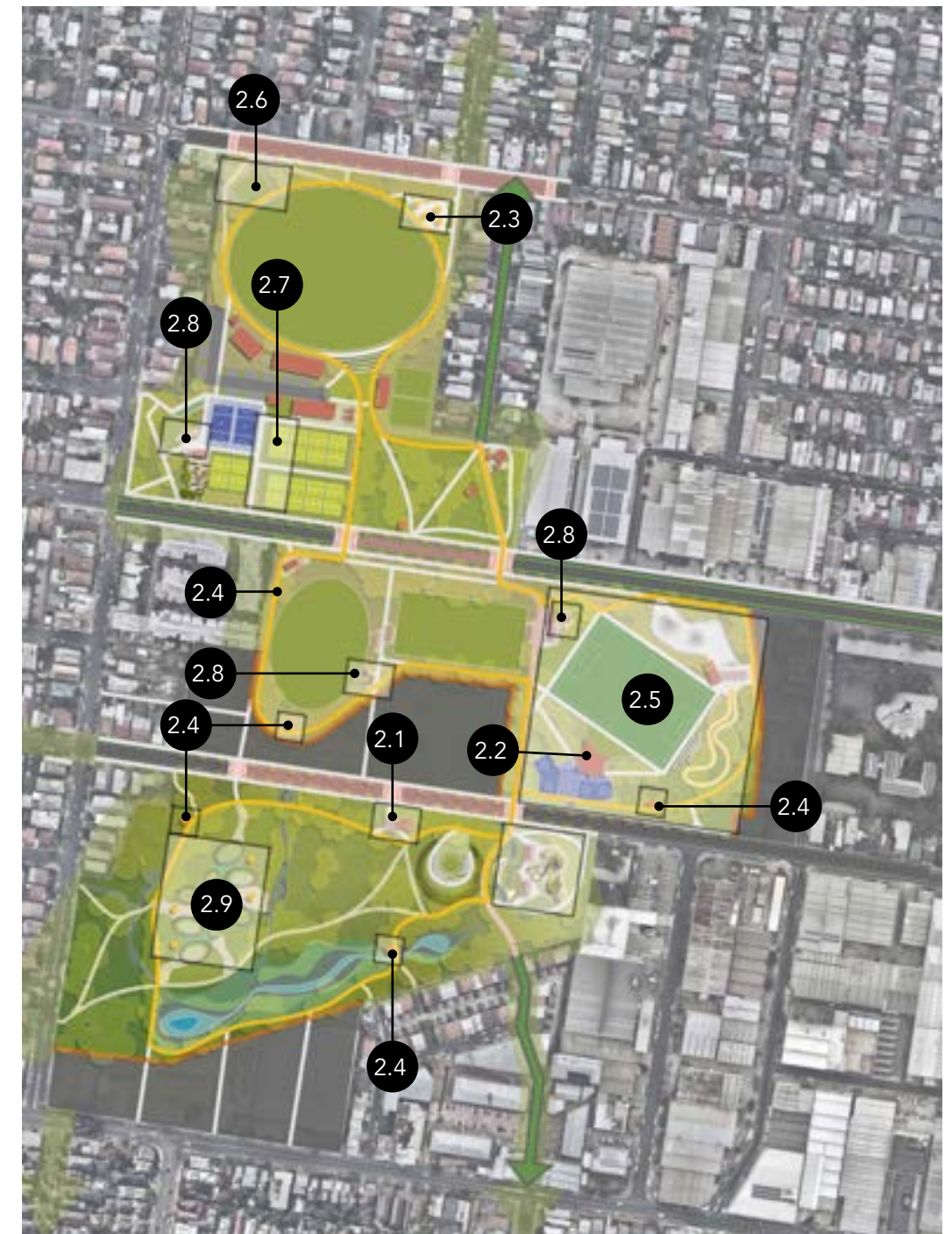
ACTION 2.6: Expand the cricket net facilities with a new multi-use space in AG Gillon Reserve.

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

ACTION 2.8: Create a range of informal nature play elements throughout the Parklands.

ACTION 2.9: Refurbish and minor expansion of fenced dog park in Gilpin Park with dog agility facilities.

ACTION 2.10: Work with the local community to develop a Friends of Brunswick Central Parklands to strengthen protection and community activities.



**Draft Brunswick Parklands Plan**

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



2.1: Construct a public toilet in Gilpin Park.



2.3: Improve playground experience in Gillon Oval Park



2.9: Refurbish and expand the fenced dog park in Gilpin Park with irrigation and dog agility facilities.



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



2.9: Refurbish and minor expansion of fenced dog park in Gilpin Park with dog agility facilities.



# Improve the Climate Resilience and Sustainability of the Parklands

ACTION 3.1: Explore funding for an IWM Plan in the Parklands to proceed to staged detailed design and construct.

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

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

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

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

ACTION 3.6: Advocate for developers to harvest excess stormwater from adjacent developments for the Parklands.

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

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



**Draft Brunswick Central Parklands Plan**

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**3.2:** An example of a raingarden that will be located within Reaburn reserve to clean stormwater.



**3.3:** Indicative location for Gilpin Park's wetlands.



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



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



**3.4:** Passive irrigation and rain gardens.



**3.4:** An example of a street side rain garden on Dawson Street



# Protect and enhance the Parklands for Nature

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

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

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

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

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

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



**Draft Brunswick Central Parklands Plan**

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



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



**4.3:** Spaces for people to connect with nature and water.



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



**4.5:** Nature based education opportunity



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



# Provide safe and legible connections to and through the Parklands

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

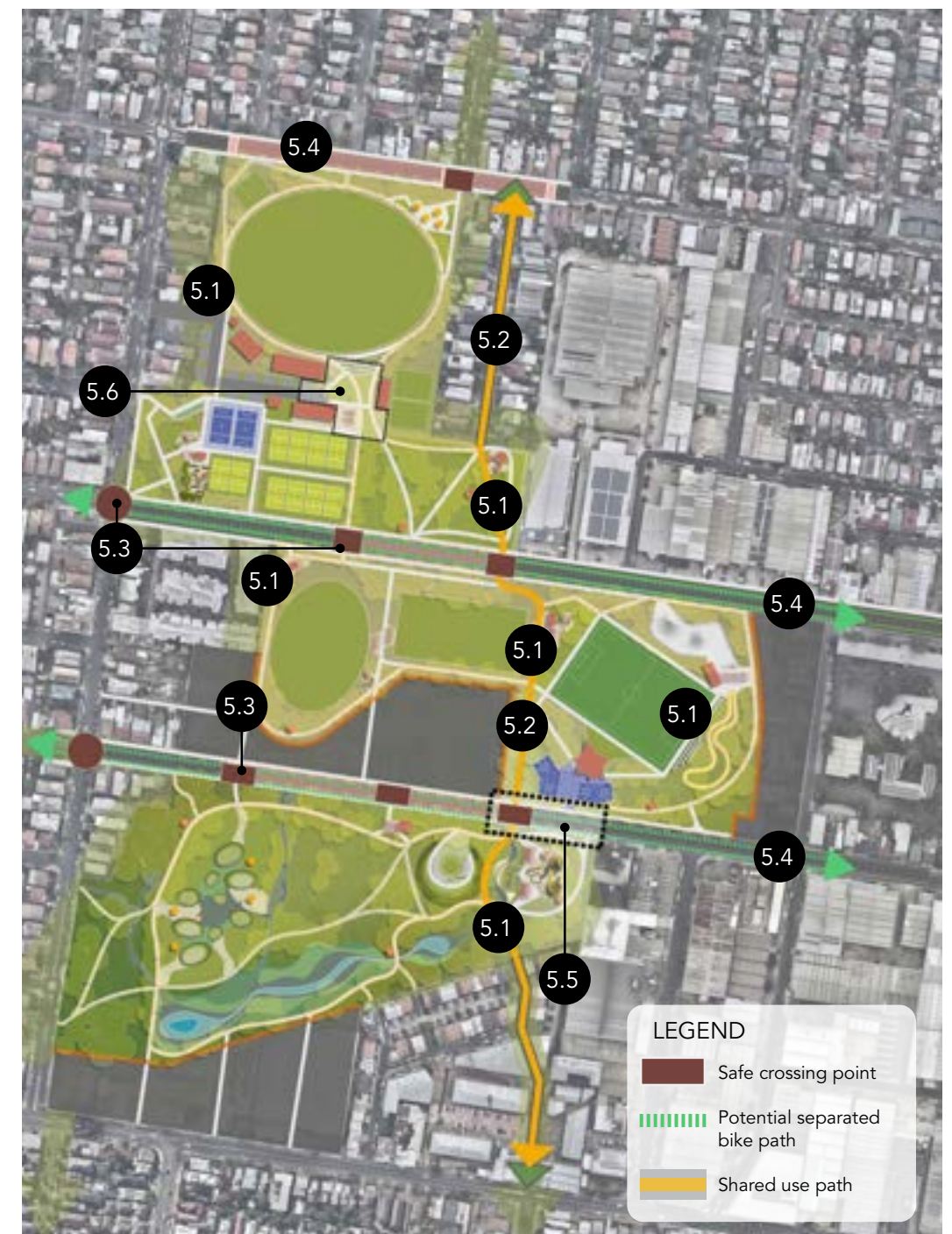
ACTION 5.2: Deliver clear and safer cycling routes with a consistent wayfinding system.

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

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

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

ACTION 5.6: Work with the sporting clubs in AG Gillon Oval and Clifton Park to rationalise the car parking areas and provide WSUDs, improve parkland connectivity and provide safer, more accessible and improved connections through the site.



**Draft Brunswick Central Parklands Plan**

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



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



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



**5.4:** Safe bike lanes connecting open spaces.



# Better integrate Parklands with adjacent land uses

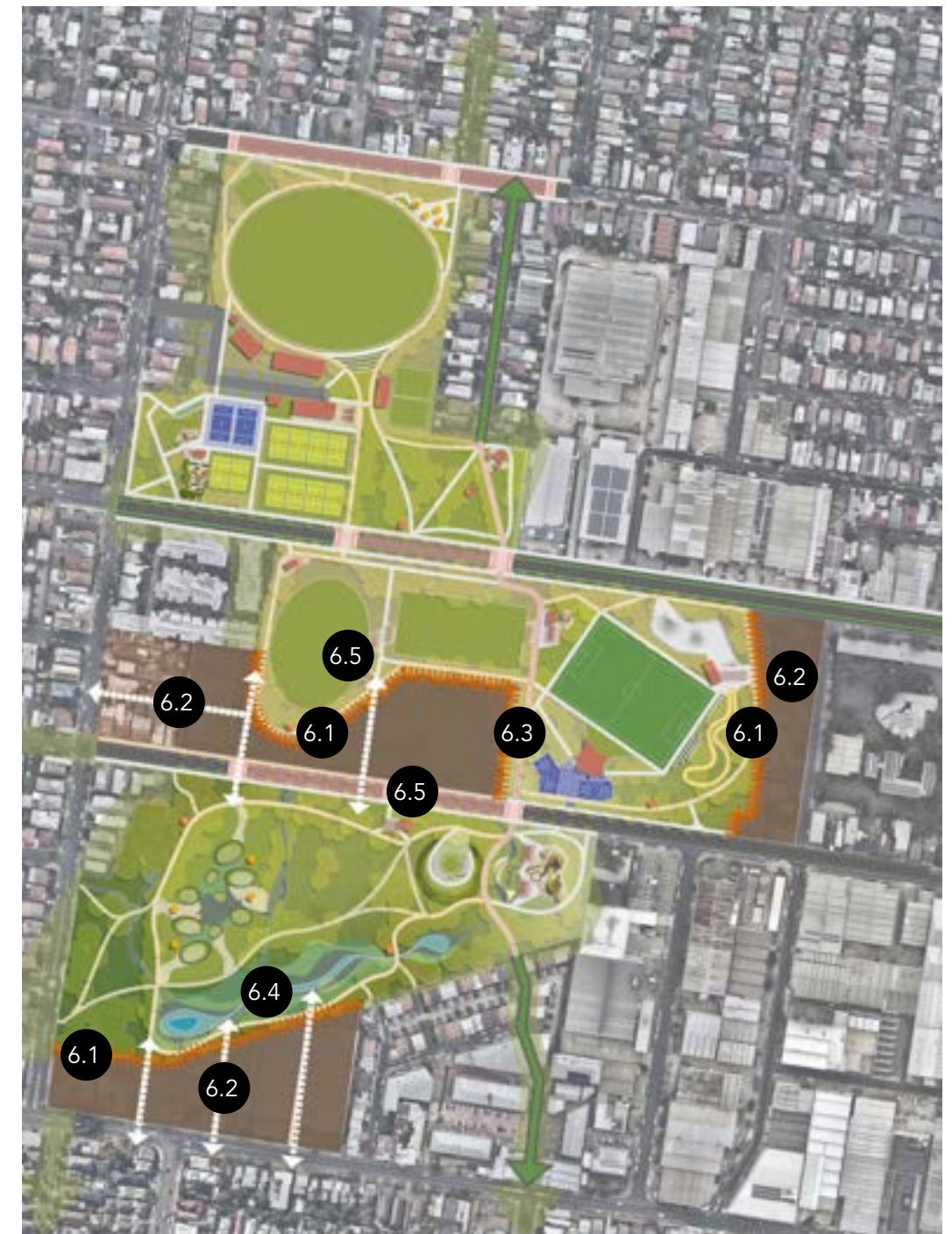
**ACTION 6.1:** Provide high quality public private interfaces and landscape designs to protect the value, amenity and use of public open space.

**ACTION 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.

**ACTION 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.

**ACTION 6.4:** Map out the sensitive areas, and vegetation, of the parklands to encourage suitably designed development that considers the amenity and useability of the park spaces.

**ACTION 6.5:** 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.



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6.1: Quality park improvements



6.1: Quality development interfaces



6.4: Protect the existing Parklands amenity



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