



BULLA PARKLANDS MASTERPLAN

DRAFT PROJECT CONTEXT REPORT

APRIL 2026

PROJECT APPRECIATION

Bulla Parklands is a unique open space and community place in Melbourne’s north-western metropolitan fringe. It offers a tranquil landscape shaped by the Deep Creek corridor, nature reserves and a diversity of recreational and community uses. Located within Hume City Council’s rural precinct, Bulla is a small township of just over 600 residents approximately 6km north-west of Sunbury and 30km from Melbourne’s CBD. Bulla Parklands is the community’s primary local open space and thanks to the variety of activities, draws people from all around to enjoy the natural beauty.

WURUNDJERI HISTORY

The site and its association with the Deep Creek corridor holds cultural significance for the Wurundjeri Woi-wurrung people, the Traditional Owners of this Country. The waterways and surrounding landscape of Deep Creek support a broader network of movement, resource gathering, and cultural practice for Wurundjeri people over thousands of years. These environments provided food sources, seasonal activities, and places social exchange.

HISTORICAL SETTLEMENT PERIOD

European settlement in the Bulla area dates back to the mid-19th century, when the establishment of agriculture, bluestone buildings, and early infrastructure began to shape the township. During the gold-rush era, Bulla was an important stopover on route to the Bendigo goldfields. Bulla emerged as an important local service centre linking larger settlements like Sunbury with the broader Melbourne metropolitan area. Remnants of heritage remain today in bridges, homesteads and public buildings. Historical buildings on the site include St Mary’s Anglican Church and the Former Bulla Shire Hall, contributing to the heritage character of the Bulla Parklands.

BULLA PARKLANDS TODAY

Today, the Bulla Parklands is a hive of diverse activities, with land tenures including the CFA, Alister Clark Memorial Rose Garden, Bulla Hill Miniature Railway and Bulla Village Tennis Club to name a few. Facilities support a range of recreational and community-focused activities that make the parklands the focal point of Bulla township, a destination for locals and visitors alike. Regular market days are held monthly by the Bulla Bohemian Market, activating the site with local vendors, crafts and produce. This event draws a diverse crowd from farther afield. Year round Bulla Parklands fosters informal recreation, social gatherings and connections to landscape.

DEEP CREEK TODAY

Deep Creek flows through Bulla Township and is a tributary of the Maribyrnong River. The creek is a defining natural feature of the Bulla Parklands, shaping its physical character and ecological value. Though the interface between the creek corridor and the parklands is steep and largely inaccessible, there are significant visual connections and views looking west from the site across the creek. The riparian corridor supports remnant native vegetation and wildlife habitats that contribute to local biodiversity.



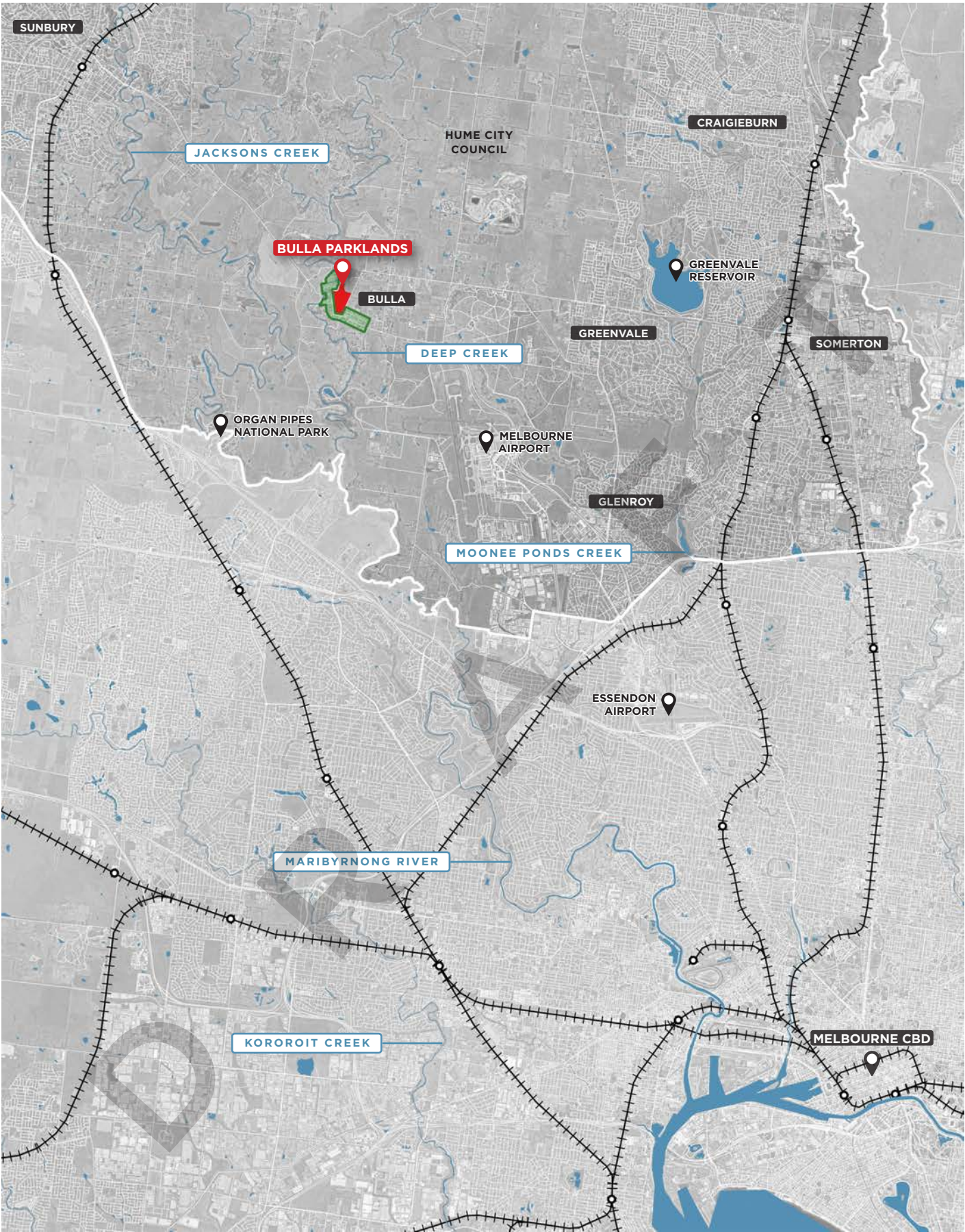
Figure 01: Deep Creek valley (Source: Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation)



Figure 02: Bulla bluestone bridge (Source: VHD)



Figure 03: Bulla Shire Hall (Source: Hume City Council)



MUNICIPAL CONTEXT

- Hume City Council
- Bulla Parklands site
- Bulla Township
- Water
- Rail corridor
- Train stations

SITE CONTEXT

BULLA TOWNSHIP

The township of Bulla was originally surveyed in 1851, shortly after William Wright established the first inn in the 1840's. Bulla grew as industries such as milling, brick making, and dairying developed in the area. Throughout the mid-1800s, the village centred on its school, church, and local businesses, which became key gathering places for the community. The local primary school opened in 1854 near the now heritage listed bluestone bridge crossing Deep Creek. Renamed Bulla Primary School in 1970, the school officially closed in 1996. Following its closure, Bulla Parklands and its amenities became the main community hub for residents. In 1994, the former Shire of Bulla officially amalgamated into Hume City Council.

Today the township of Bulla retains a strong sense of its village identity, with a close-knit community that values its rural heritage and natural landscapes. Its close proximity to Sunbury and Melbourne ensures convenient access to broader metropolitan amenities. The community has an enduring connection to the Bulla Parklands, a valued place of social and cultural significance for all.

BULLA BYPASS PROJECT

The Bulla Bypass is a long-planned-for road project to the north of Bulla Township. The current route is restricted by the physical limitations of the heritage bluestone which narrows to a single lane each way. The bypass construction would greatly improve traffic flows from Melbourne and the airport through to Sunbury and the growth areas beyond.

The diversion of traffic away from Bulla township would fundamentally transform Bulla's character, from a busy roadside thoroughfare and stop into a quieter, more self-contained community. It would increase pedestrian amenity and reduce noise and traffic pollution, it would also reduce 'drive-through' traffic which may impact on local businesses.



Figure 04: Bulla and Deep Creek valley (Source: Wikipedia)



Figure 05: Jack McKenzie Community Centre

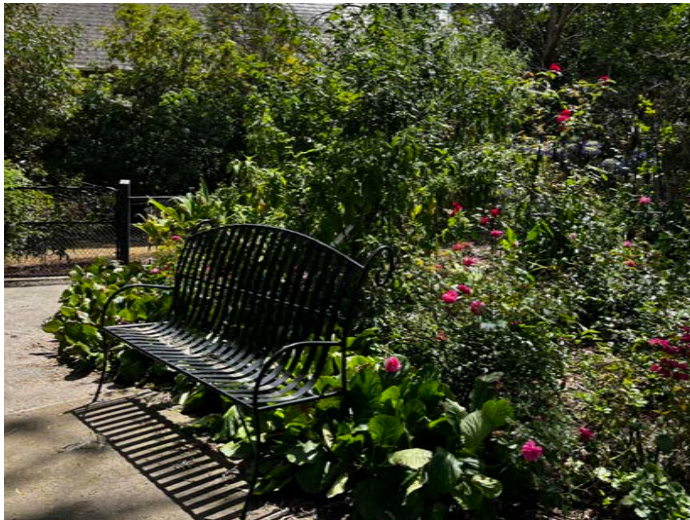


Figure 06: Alister Clark Memorial Rose Garden



BULLA TOWNSHIP CONTEXT

- Site boundary
- Bus route
- Bus stop
- Water
- Open space reserve
- Future Bulla Bypass road corridor
- 1 to 5 metre contours
- Urban Growth Boundary

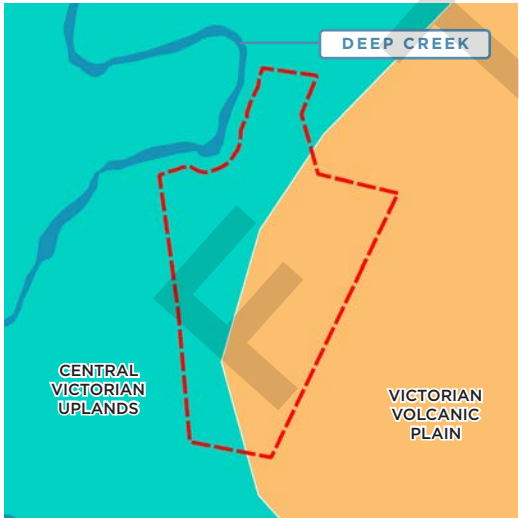
LANDSCAPE CONTEXT

Bulla Parklands and the adjacent Deep Creek corridor form a landscape of unique cultural and ecological significance. The following diagrams illustrate the key landscape features of the site, including bioregions, Ecological Vegetation Classes (EVCs) and topography.

BIOREGIONS

The Bulla Parklands site straddles the boundary between two bioregions, the **Central Victorian Uplands** and the **Victorian Volcanic Plains**.

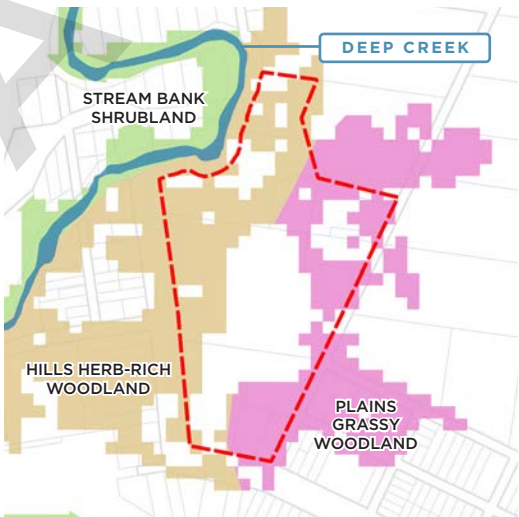
Central Victorian Uplands follows a large stretch of the Deep Creek corridor. It is characterised by its rugged and gently undulating terrain. The **Victorian Volcanic Plain** is a vast landscape in south-western Victoria defined by a volcanic history that features extensive basalt plains, eruption points, and scoria cones.



ECOLOGICAL VEGETATION CLASSES

Ecological Vegetation Classes (EVCs) found at the Bulla Parklands are the **Hills Herb-rich Woodlands** and **Plains Grassy Woodlands**. To the west, interfacing with areas of Hills Herb-rich Woodlands along the Deep Creek corridor, **Stream Bank Shrubland** is present.

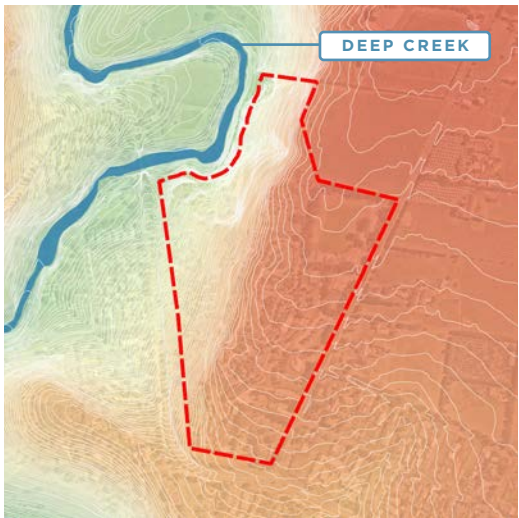
On site, Hills Herb-rich Woodlands are characterised as dry, open eucalypt woodlands often found along fertile, well-drained hills. Plains Grassy Woodlands to the east of the site are made up of open, tree dominated ecosystems, typically species including River Red Gums, Grey Box, or Yellow Box with dense native ground cover.



TOPOGRAPHY

Site topography ranges from approximately +55m to +175m, the highest part of the site is the flat eastern half supporting the majority of the on site activities and amenities.

Elevation in the area drops from the relatively flat plateaus of farmland to the steeper edges of the Deep Creek corridor. Upper slopes at the interface of the nature reserves and the Bulla Recreation Reserve are gentle with grass cover, with mid-slopes rougher from erosion from run off. At the margins of the creek's riparian corridor slopes are steep with unstable soil and denser, greener vegetation.



SITE LANDSCAPE

- | | | |
|-----------------------------------|-------------|--------------------|
| Site boundary | Water | Parkland buildings |
| Bulla Hill Miniature Railway area | Playspace | Surveyed trees |
| Nature reserves | Church land | |
| Sports surface | Fencing | |

SITE ACTIVITY AND MOVEMENT

There are a variety of activities, uses and facilities across the Bulla Parklands. Some amenities are supported by land leases. Current leases on site include:

- Bulla Hill Miniature Rail
- Sunbury Model Railway Club
- Bulla Village Tennis Club
- Bulla Historical Society
- Jack McKenzie Community Centre
- Alister Clark Memorial Rose Garden
- CFA - Bulla Fire Station

Some of the other activities that occur across the Bulla Parklands include:

- Bulla Bohemian Market (third Sunday of every month)
- Cricket (at Bulla Recreation Reserve)
- Australian Federal Police dog training
- CFA training
- Informal picnics and gatherings
- Off-leash dog walking on the oval
- On-lead dog walking around the site
- Celebrations and gatherings at the Community Hall including weddings and birthday parties



Figure 07: Bulla Hill Miniature Railway



Figure 08: Bulla Village tennis courts



Figure 09: Bulla CFA Fire Station



SITE LAYOUT

- | | | | |
|-----------------------------------|-----------------|---------------------|------------------------------|
| Site boundary | Public carpark | CFA lease area | Fencing |
| Bulla Hill Miniature Railway area | Private carpark | Parkland buildings | Pedestrian crossings |
| Nature reserves | Playspace | Formal paved paths | Vehicle Entries |
| Sports surface | Church land | Informal dirt paths | Bulla CFA Fire Station entry |

